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Item No. 13.1.1
Heritage Advisory Committee
March 28, 2018

**Community Planning and
Economic Development
Standing Committee**
April 19, 2018

**Halifax & West Peninsula
Planning Advisory Committee**
April 23, 2018

**Halifax & West Community
Council** **May 15, 2018**

TO: Chairs and Members of the:
Halifax & West Peninsula Planning Advisory Committee
Heritage Advisory Committee
Halifax & West Community Council
Community Planning and Economic Development Standing Committee

Original Signed

SUBMITTED BY:

Kelly Denty, Acting Director, Planning and Development

Original Signed by



Jacques Dubé, Chief Administrative Officer

DATE: March 6, 2018

SUBJECT: **Case H00445: Schmidville Heritage Conservation District Plan, Bylaw, and Amendments to the Halifax Municipal Planning Strategy and the Land Use Bylaw for Halifax Peninsula**

ORIGIN

On April 14, 2015, Halifax Regional Council passed the following motion:

Accept the background studies contained in Attachments A and B to initiate the process to establish a Heritage Conservation District in Schmidville.

LEGISLATIVE AUTHORITY

Heritage Property Act, including section "19A (1) A municipality may establish a heritage conservation district by concurrently adopting a heritage conservation district plan and a heritage conservation district by-law for a part of the municipality and there may be different conservation plans and conservation by-laws for different parts of the municipality."

Heritage Conservation Districts Regulations

Halifax Regional Municipality Charter, Part VIII

Halifax Regional Municipality Charter, 32 (3) The powers and duties of a community committee may include:

- (c) making recommendations to the Council respecting any matter intended to improve conditions in the area for which the committee is responsible including, but not limited to, recommendations respecting... (ii) by-laws or regulations, including those regarding planning, that are required, and

Administrative Order One, Schedule 3, Terms of Reference, The Community Planning and Economic Development Standing Committee:

- 5. The Community Planning and Economic Development Standing Committee shall oversee the Municipality's Community building initiatives in the areas of arts, culture, recreation and heritage and related facilities strategies by:
 - (a) promoting and enabling an inclusive range of arts, culture, recreation and heritage opportunities in the municipality;
 - (b) promoting and enabling access to arts, cultural, recreation and heritage facilities that support the Municipality's Community Outcome areas; and
- 5A. "Heritage" for the purposes of community building initiatives relates to overseeing policy matters respecting heritage and, for greater certainty, excludes oversight of a specific application respecting a municipal heritage property, such as an application for a registration, deregistration, substantial alteration, demolition or heritage incentive.

Terms of Reference, Halifax & West Halifax Peninsula Planning Advisory Committee

- 4. To advise the Halifax & West Community Council with respect to the preparation or amendment of planning documents within or affecting (all or portions of) Polling Districts 7, 8 and 9 incorporated into the Halifax & West Community Council. The term "planning documents" shall be as defined in clause m of section 209 of the Halifax Regional Municipality Charter.

By-law H-200, Heritage Property By-law

- 4 The Committee shall, within the time limits prescribed by Council or the Act, advise the Region respecting:
 - (d) the preparation, amendment, revision or repeal of a conservation plan and conservation by-law;
 - (g) building or other regulations that affect the attainment of the intent and purpose of the Act;
 - (h) applications for heritage agreement, development agreements or amendments to a Land Use Bylaw which may affect a registered heritage property or amendments to a Municipal

Planning Strategy affecting heritage policies;

- (q) and other matters conducive to the effective carrying out of the intent and purpose of the Act.

RECOMMENDATIONS

Halifax & West Peninsula Planning Advisory Committee

It is recommended that the Halifax & West Peninsula Planning Advisory Committee recommend that the Halifax and West Community Council recommend that Regional Council:

1. Give First Reading to consider the amendments to the Municipal Planning Strategy for Halifax and the Land Use By-law for Halifax Peninsula, as contained in Attachments C and D, and schedule a public hearing; and
2. Adopt the amendments to the Municipal Planning Strategy for Halifax and the Land Use By-law for Halifax Peninsula as set out in Attachments C and D.

Halifax & West Community Council

It is recommended that the Halifax & West Community Council recommend that Halifax Regional Council:

1. Give First Reading to consider the amendments to the Municipal Planning Strategy for Halifax and the amendments to the Land Use By-law for Halifax Peninsula as contained in Attachments C and D, and schedule a public hearing.
2. Give First Reading to consider the Schmidville Heritage Conservation District Plan and the Schmidville Heritage Conservation District Bylaw as contained in Attachments A and B, and schedule a public hearing; and
3. Adopt the amendments to the Municipal Planning Strategy for Halifax, the Land Use By-law for Halifax Peninsula, the Schmidville Heritage Conservation District Plan, and the Schmidville Heritage Conservation District Bylaw, as set out in Attachments A, B, C, and D.

Heritage Advisory Committee

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

1. Give First Reading to consider the amendments to the Municipal Planning Strategy for Halifax and the amendments to the Land Use By-law for Halifax Peninsula as contained in Attachments C and D and schedule a public hearing;
2. Give First Reading to consider the Schmidville Heritage Conservation District Plan and the Schmidville Heritage Conservation District Bylaw as contained in Attachments A and B, and schedule a public hearing; and
3. Adopt the amendments to the Municipal Planning Strategy for Halifax, the Land Use By-law for Halifax Peninsula, Schmidville Heritage Conservation District Plan, and the Schmidville Heritage Conservation District Bylaw as set out in Attachments A, B, C, and D.

Community Planning and Economic Development Standing Committee

It is recommended that the Community Planning and Economic Development Standing Committee recommend that Halifax Regional Council:

1. Give First Reading to consider the Schmidville Heritage Conservation District Plan and the Schmidville Heritage Conservation District Bylaw as contained in Attachments A and B, and schedule a public hearing; and
2. Adopt the amendments to the Schmidville Heritage Conservation District Plan and the Schmidville Heritage Conservation District Bylaw as set out in Attachments A, and B.

BACKGROUND

The Halifax Regional Municipality currently has one Heritage Conservation District in place: the Barrington Street Heritage Conservation District. However, there are concentrations of heritage resources in many areas throughout the region that merit protection and conservation measures. The municipality has formally identified three areas that warrant consideration for formal designation as heritage conservation districts: Schmidville is one of these areas.

A Heritage Conservation District is an urban or rural area with historic or architectural value that is established as a heritage conservation district pursuant to the *Heritage Property Act* to guide exterior alteration and applications for demolition. Financial incentives may apply within a District to assist in restoration or renovation of properties within a heritage conservation district. A heritage conservation plan and bylaw works with the local municipal planning strategy and land use bylaw to achieve its objectives.

Registered heritage properties within a District will continue to be registered. As such, provisions of the *Act* relating to substantial alteration, demolition, and deregistration will continue to apply to these properties. However, Section 18 of the *Act*, which allows for alteration or demolition of a registered heritage property after three years where the municipality does not approve the application, does not apply within a District. Also, no further property within a District shall be registered as a municipal heritage property. All other properties within a District, which are not registered heritage properties, shall be subject to the provisions and processes specified in the Heritage Conservation District Plan and By-law as these relate to alterations, demolitions, and other conservation measures.

Background Study

On April 14, 2015, Regional Council initiated a process to prepare a Heritage Conservation District plan and by-law for the Schmidville neighbourhood. A background study was accepted by both 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 accordance with the *Heritage Property Act*, the content of the background study must support the content of the heritage conservation plan and by-law. The background study addressed the requirements of the *Heritage Conservation Districts Regulations* in preparation for a heritage conservation plan and by-law as follows:

- 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).*

Rationale for Heritage Conservation Measures and District Boundaries

Schmidville is the first private subdivision in Halifax. The neighbourhood is valued as a largely intact area of traditional architectural character and for its association with the early settlement of Nova Scotia as one of Halifax's first suburbs outside the fortified fences. Schmidville is also valued for its association with the economic and social history of Halifax, revealed through its existing character. Schmidville buildings have

strong associations with the Georgian and Victorian eras and most buildings exemplify these architectural traditions.

Heritage conservation measures are justified in Schmidville because of its existing heritage character and the increasing pressure for redevelopment in and around this area. In terms of the boundaries, the proposed Schmidville Heritage Conservation District includes three of the original blocks of Schmidville, planned and subdivided in 1830, and additional areas that evolved adjacent to the original planned area but remain an integral part of the historic neighbourhood.

The purpose of the Schmidville Heritage Conservation District plan is to encourage the preservation, rehabilitation, and restoration of Schmidville's historic buildings and public spaces. The Heritage Conservation District Plan recognizes both the thriving residential community and the historic significance of the built environment in Schmidville.

DISCUSSION

To establish Schmidville as a Heritage Conservation District, a Heritage Conservation District Plan (the Heritage District Plan) and Heritage Conservation District By-law (the Heritage District By-law) must be adopted. The Heritage District Plan and the Heritage District By-law require amendments to the local municipal planning strategy and land use by-law to provide consistency between these documents.

The role of the Halifax Peninsula Planning Advisory Committee is to advise the Halifax and West Community Council on the amendments of the Municipal Planning Strategy and Land Use Bylaw as well the Heritage District Plan and the Heritage District By-law.

The Heritage Advisory Committee role is to advise Regional Council on the amendments to the Municipal Planning Strategy and Land Use Bylaw as well the Heritage District Plan and the Heritage District By-law.

The Community Planning and Economic Development (CPED) Standing Committee's role is to advise Regional Council on the Heritage District Plan and the Heritage District By-law.

Schmidville Heritage Conservation District Plan

The Heritage District Plan identifies three heritage conservation goals:

- a. Support a setting that inspires a greater understanding of the cultural heritage values inherent in the District.
- b. Facilitate the financial viability of housing to encourage residential use as a character-defining element of the District.
- c. Secure and encourage public and private investments in heritage resources to protect and conserve the traditional character of the District.

Heritage Conservation Measures

The Heritage District Plan includes heritage conservation measures in the form of policy directions to develop and implement the heritage conservation goals as follows:

1. *Supporting a Heritage Setting*

The Heritage District Plan recognizes that there is significant interest in Schmidville both for its history and for its architecture. It recognizes Schmidville's proximity to the Central Library and Spring Garden Road commercial area and encourages the public to learn about and experience the historic and architectural significance of Halifax through one of its oldest neighbourhoods. Architectural guidelines ensure that the character of the neighbourhood is reflected in new construction.

2. *Encouraging Housing and Residential Use*

The Heritage District Plan recognizes that the existing traditional housing stock of Schmidville is largely residential in use and this use constitutes part of the character defining elements of the District. Commercial uses within Schmidville and in the Spring Garden Road area provide destinations for residents and visitors to enjoy the historic neighbourhood and the vibrant business district of downtown Halifax. The Heritage District Plan seeks to secure the residential character of the neighbourhood while encouraging commercial activity where appropriate.

3. *Protecting and Conserving Traditional Character*

The Heritage District Plan includes policy directions for a financial incentives program to encourage architectural conservation on private property. It includes processes to consider exterior alterations for the conservation of historic buildings. It also deals with the demolition of such buildings. The Heritage District Plan includes a provision to secure the historic park and institutional uses on the public land south of Morris Street.

Streetscape Improvements and Interpretive Signage

The Heritage District Plan outlines recommended improvements to streetscaping and the implementation of an interpretive program as potential future amenities in the District. The purpose of these programs will be to enhance the public realm within the District, interpret the history of the area and encourage additional pedestrian traffic into the area. The extent, costing, and prioritization of these improvements will be made in conjunction with other municipal departments including Transportation and Public Works staff and would be approved separately as a future capital budget item by Regional Council.

Cost estimates for interpretive panels is approximately \$50,000. Public realm improvements including street lamp installations on new sidewalk bump-outs at intersections to delineate the district is estimated at \$225,000. A small heritage interpretative park at the front of Saint Mary's Elementary School is estimated at approximately \$100,000. These estimates are based on current average costs for equipment and installation. Prioritization of this proposed work will be made based around the future re-capitalization of the streets and sidewalks within the District.

Future Heritage Incentives Program

The Schmidville Background Study, as well as the proposed the Heritage District Plan identify the need for an incentives program as being integral to revitalizing streetscapes and encouraging the conservation of historic buildings within the District. A similar program was vital to encouraging the façade improvements within the existing Barrington Street Heritage Conservation District which has resulted in extensive improvements within that District. Staff are still in the process of developing the details of this proposed incentives program and will be bringing it forward for consideration in the coming months as a separate item. Adopting the Plan ahead of a financial incentives program will provide immediate benefits in line with the goals and objectives of the Plan. The Plan will then provide a framework to secure public investments in private property when the financial incentives program is adopted.

Schmidville Heritage Conservation District By-law (H-700)

To further implement the policy directions of Heritage District Plan, a Heritage Conservation By-law must be established, see Attachment B: By-law H-700. It provides a regulatory framework to implement those policies of the Plan that require regulatory support. The heritage officer is responsible for the administration of the Heritage District Plan and Heritage District By-law and for the issuance of certificates of appropriateness which address compliance with the Heritage District By-law. In accordance with the By-law, the heritage officer will issue certificates only for specific types of development in Schmidville including exterior alterations to existing heritage buildings, subdivision of land, and demolition of heritage buildings.

Certificates of Appropriateness

The heritage officer shall evaluate and decide to either approve or deny a certificate where an application is required including applications for substantial exterior alterations. An application for demolition of a heritage building requires a public hearing and a decision of Regional Council before the heritage officer can issue or deny any certificate. The approval, imposition of conditions on, or denial of a certificate may be appealed to the Nova Scotia Utility and Review Board pursuant to the *Heritage Property Act*.

Heritage Design Guidelines

Heritage design guidelines for the Schmidville Heritage Conservation District form part of By-law H-700. The heritage officer will consult these guidelines along with the HRM Conservation Standards to evaluate any proposed development which is subject to a certificate of appropriateness. The heritage design guidelines provide guidance on the following types of development within the district: exterior alterations to heritage resources, construction of new buildings, signs, and utility structures.

Heritage Impact Statements and Development Agreement

If an application is made for an alteration to a contributing heritage resource, the heritage officer may require the applicant to submit a Heritage Impact Statement as part of the application where the alteration involves the removal or alteration of a character defining element, including an existing rear wing with a footprint greater than 150 square feet.

If an application is made for the construction of any structure or an addition to an existing heritage property with a footprint larger than 1,500 square feet within the park and institutional land, south of Morris Street, the applicant would be required to enter into a development agreement with the municipality to ensure that the new institutional development fits with the character of the district.

Amendments to Secondary Municipal Planning Strategy

In accordance with the *Heritage Property Act*, a Heritage Conservation District Plan and By-law work together with the local municipal planning strategy and land use bylaw. Therefore, amendments to the Halifax Secondary Municipal Planning Strategy and Halifax Peninsula Land Use Bylaw are necessary to implement the policy directions of the Heritage District Plan (see Attachment C). The amendments establish a new planning district (District 9) to delineate the boundary of the Schmidville Heritage Conservation District. The new planning district contains policies that seek to implement the goals and objective of the Schmidville Heritage Conservation District Plan to ensure development within the district is consistent with the character defining elements.

Amendments to Land Use Bylaw

Amendments to the land use bylaw establish two new zones within the boundaries of the planning district established for the Schmidville Heritage Conservation District: the Schmidville Heritage Residential (SHR) zone and the Schmidville Heritage Residential Commercial (SHRC) zone. See Attachments C and D for the amending by-laws to the Halifax Peninsula Land Use Bylaw, including the two new zones, which are described as follows:

Schmidville Heritage Residential (SHR) Zone:

- permits a broad range of low density residential uses such as single unit dwellings, two-unit dwellings, townhouses, and existing multi unit dwellings along with limited home occupation uses;
- enables additions at the rear of buildings but no development is permitted on top of a historic building;
- contains two separate sets of requirements: one set for Schmidville Heritage Properties; and another set for Properties which are not Schmidville Heritage Properties;
- discourages the demolition of historic buildings that contributes to the character of the Heritage Conservation District by permitting greater development potential on these properties than on non-Schmidville Heritage Properties;
- enables non-Schmidville Heritage Properties to be developed to a depth of 30 feet and include up to two units. Whereas, a Schmidville Heritage Property can be developed to a depth of 60 feet and can include up to four units;
- allows greater development on the larger lots along the main streets of the District including South Park Street, Morris Street, Queen Street, and the east block of Clyde Street; and
- allows development of rear yards, on through lots, fronting the north side of Wright Avenue to provide additional dwelling units in the neighbourhood.

Schmidville Heritage Residential Commercial (SHRC) Zone:

- permits all SHR uses and a limited range of commercial uses such as personal service uses, restaurants, retail stores, inns and institutional uses to maintain the character of the District;
- applies to all heritage properties where commercial uses exist now and are permitted to continue and extends to significant heritage properties along Clyde Street recognizing the proximity to the Spring Garden Road commercial area and the commercial uses on the ground floor of the new midrise buildings across the street; and
- discourages the demolition of heritage buildings in the District by only permitting commercial uses within an existing Schmidville Heritage building. If the building is demolished, then the zone will only permit residential uses on the property.

Conclusion

Schmidville is an urban neighbourhood with both historic and architectural value. It is an area of heritage significance as one of the first suburbs of the old town of Halifax. It deserves both the recognition and conservation status that Heritage Conservation District designation affords. The community has engaged with the municipal process to develop the Plan through five public workshops and ten Stakeholder Steering Committee meetings. Community input has informed the core policy directions of the Plan such as development processes, public investments, and design guidelines.

The Schmidville Heritage Conservation District Plan increases overall as-of-right development potential beyond what is allowed today to facilitate appropriate rehabilitation projects for heritage buildings. It also secures investments in private property by ensuring that new development, including exterior alterations and demolitions, are carefully considered to maintain the integrity of the District. Heritage education, financial incentives, and public realm improvements will further encourage residents of Schmidville and the public at large to appreciate this important heritage community.

Staff recommend adoption of the Schmidville Heritage Conservation District Plan and its associated documents including the Schmidville Heritage Conservation District By-law and the amendments to the Halifax Municipal Planning Strategy and the Land Use Bylaw for the Halifax Peninsula.

FINANCIAL IMPLICATIONS

There are no immediate budget implications resulting from the report recommendations.

The Schmidville Heritage Conservation District Plan provides policy direction for financial incentives and describes streetscape elements and signage for the district. Specific options and recommendations for a financial incentives program or streetscape improvements within the Schmidville Heritage Conservation District will be brought forward to Halifax Regional Council as separate reports for consideration. The estimated costs for these initiatives will be provided at that time.

All other HRM costs associated with implementing the Schmidville Heritage Conservation District plan can be accommodated within annual operating budget for C310 Planning & Applications.

COMMUNITY ENGAGEMENT

The community engagement process has completed all requirements of the Public Participation Program approved by Regional Council for the adoption of heritage conservation districts. In accordance with this program, the municipality established a Stakeholder Steering Committee and held a series of nine meetings to review the community engagement process, issue and opportunity identification, draft policies, regulations, and program elements. The community engagement process included two public meetings, a community survey, and several community workshops. Refer to Attachments E to S for all notes from these public meetings and workshops. Feedback from these community engagement activities shaped much of the policy directions in the Plan including processes to consider the alteration and demolition of buildings, public realm investments, appropriate development, and architectural design guidelines. The community was largely in favour of extending the boundary of the Heritage Conservation District to include properties

north of Clyde Street at 5673-81 Brenton Place, 1445-47 Brenton Street, and 1448-1468 Brenton Street. However, staff do not recommend extending the boundary to include these areas since site plan applications have been approved for the redevelopment of most of these properties and extending the District boundary across two separate Municipal Planning Strategy boundaries could result in administrative complications.

ENVIRONMENTAL IMPLICATIONS

No concerns identified.

ALTERNATIVES

Halifax Peninsula Planning Advisory Committee

1. The Halifax Peninsula Planning Advisory Committee may recommend that the Halifax and West Community Council recommend that Regional Council adopt the amendments to the Halifax Secondary Municipal Planning Strategy and Halifax Peninsula Land Use Bylaw, with changes.
2. The Halifax Peninsula Planning Advisory Committee may recommend that the Halifax and West Community Council recommend that Regional Council refuse to adopt the amendments to the Halifax Secondary Municipal Planning Strategy and Halifax Peninsula Land Use Bylaw. This is not staff's recommendation.

Halifax & West Community Council

1. Halifax & West Community Council may recommend that Halifax Regional Council adopt the amendments to Municipal Planning Strategy for Halifax and the Land Use By-law for Halifax Peninsula, and adopt the Schmidville Heritage Conservation District Plan and the Schmidville Heritage Conservation District, with changes.
2. Halifax & West Community Council may recommend that Regional Council refuse to adopt the amendments to the Halifax Secondary Municipal Planning Strategy and Halifax Peninsula Land Use Bylaw and refuse to adopt the Schmidville Heritage Conservation District Plan and the Schmidville Heritage Conservation District. This is not staff's recommendation.

Heritage Advisory Committee

1. The Heritage Advisory Committee may recommend that Halifax Regional Council adopt the amendments to Municipal Planning Strategy for Halifax and the Land Use By-law for Halifax Peninsula, and adopt the Schmidville Heritage Conservation District Plan and the Schmidville Heritage Conservation District Bylaw, with changes.
2. The Heritage Advisory Committee may recommend that Regional Council refuse to adopt the amendments to the Halifax Secondary Municipal Planning Strategy and Halifax Peninsula Land Use Bylaw and refuse to adopt the Schmidville Heritage Conservation District Plan and the Schmidville Heritage Conservation District Bylaw. This is not staff's recommendation.

Community Planning and Economic Standing Committee

1. The Community Planning and Economic Standing Committee Council may recommend that Halifax Regional Council adopt the Schmidville Heritage Conservation District Plan and the Schmidville Heritage Conservation District Bylaw, with changes.

2. The Community Planning and Economic Standing Committee may recommend that Regional Council refuse to adopt the Schmidville Heritage Conservation District Plan and the Schmidville Heritage Conservation District Bylaw. This is not staff's recommendation

ATTACHMENTS

- Map 1: Schmitdville Heritage Conservation District Boundary
- Attachment A: Schmitdville Heritage Conservation District Plan
Attachment B: By-law H-700 Heritage Conservation District (Schmitdville) By-law
Attachment C: By-law to Amend the Halifax Municipal Planning Strategy
Attachment D: By-law to Amend the Halifax Peninsula Land Use By-law
Attachment E: Stakeholder Steering Committee Minutes July 29, 2015
Attachment F: 1st Public Meeting Minutes September 9, 2015
Attachment G: Online Survey Results: A Heritage Conservation District for Schmitdville October 2015
Attachment H: Stakeholder Steering Committee Minutes October 29, 2015
Attachment I: Commercial Activity, Traffic & Parking Workshop January 20, 2016
Attachment J: Public Investments: Streetscape & Financial Incentives Workshop January 27, 2016
Attachment K: New Construction: Design & Massing Workshop January 28, 2016
Attachment L: Stakeholder Steering Committee Minutes February 22, 2016
Attachment M: Stakeholder Steering Committee Minutes April 25, 2016
Attachment N: Stakeholder Steering Committee Minutes June 9, 2016
Attachment O: Stakeholder Steering Committee Minutes June 20, 2016
Attachment P: Stakeholder Steering Committee Minutes July 20, 2016
Attachment Q: Stakeholder Steering Committee Minutes July 27, 2016
Attachment R: 2nd Public Meeting Minutes September 21, 2016
Attachment S: Stakeholder Steering Committee Minutes March 1, 2017

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

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

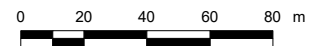
Report Approved by: ORIGINAL SIGNED
Kurt Pyle, Acting Manager, Heritage Property Program, 902-490-6011



Map 1- Schmidtville Heritage Conservation District Boundary

HALIFAX

 Schmidtville Heritage Conservation District Boundary



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

Effective:

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Attachment A

Schmidville Heritage Conservation District Plan

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Schmidville Heritage Conservation District Plan is hereby adopted as follows:

Schmidville Heritage Conservation District Plan

Prepared by:
HRM Planning & Development

Table of Contents

- Attachment A..... 1
- 1. Introduction..... 3**
 - 1.1 Historical Context..... 3
 - 1.2 A Heritage Conservation District in Schmitdville..... 4
 - 1.3 Developing this Plan 5
- 2. Statement of Significance..... 6**
 - 2.1 Description of Historic Place 6
 - 2.2 Heritage Value 6
 - 2.3 Character-Defining Elements 7
 - 2.4 Examples of Historic Buildings Illustrated by Historical Period 10
- 3. Rationale for Heritage Conservation Measures and for District Boundaries .. 12**
 - 3.1 Schmitdville’s Original Three Blocks 12
 - 3.2 Evolved Areas Adjacent to Schmitdville’s Original Three Blocks 12
- 4. Heritage Conservation Measures..... 14**
 - 4.1 Supporting a Heritage Setting 14
 - 4.2 Encouraging Housing and Residential Use 17
 - 4.3 Protecting and Conserving Traditional Character 19
- 5. Implementation Policies..... 25**
 - 5.1 General..... 25

- Map 1.....Schmitdville Heritage Conservation District Boundary**
- Map 2.....Heritage Properties and Resources**
- Appendix A..... Inventory of Heritage Buildings in Schmitdville**

1. Introduction

1.1 Historical Context

Concerns in Massachusetts about the possibility of rival invasions prompted the British Government to create a fortified town in the colony of Nova Scotia. George Montague, Earl of Halifax, enthusiastically went about recruiting likely settlers, earning the compliment of having the town named for him. In 1749, the town of Halifax was established between Citadel Hill and the harbour.

The start of the American Revolutionary War sparked a period of great expansion and enhanced prosperity for Halifax. Its fallout prompted a huge influx of United Empire Loyalists, troops and refugees, among them Christian Wilhelm Schmidt, a 22-year-old Hessian captain in King George III's Royal Foreign Artillery, from Rottenburg, Germany. He married Elizabeth Pedley, the daughter of James Pedley, a merchant and substantial land owner in Halifax, originally from Birmingham, England. Pedley owned 12 acres of grazing land, to the south of the Citadel which was known as Pedley's Fields. He was, for reasons unknown, not at all favourably disposed to his son-in-law, Christian Schmidt. He bequeathed much of his property to his daughter, Elizabeth, on the explicit understanding that Schmidt was not to have any "concern, interest, control or management whatsoever, of the bequests." James Pedley died in 1807. In 1830, two years after her husband's death, Elizabeth Schmidt subdivided Pedley's Fields into small building lots during a period of great economic expansion and immigration which encouraged much residential growth beyond the confines of the town plot. This new suburb became known as Schmidt's Ville. By 1837, the area was substantially developed, extending from Morris Street to Spring Garden Road and from Dresden Row to Queen Street, its narrow streets lined with urban cottages.

More than half of Schmidville's historic building stock was lost in the 1960s during the period of urban renewal in Halifax like in many other cities across North America. This urban renewal witnessed the removal of aging inner-city housing stock for the provision of commercial development and modern amenities including large open parking areas south of Spring Garden Road that have since been developed. During this same period, Rottenburg Street was renamed Clyde Street and the street was extended through the Brenton Street block to connect with Brenton Place and South Park Street to alleviate traffic congestion along Spring Garden Road.

In the 1970s, the large multi-unit Park Victoria building was constructed between South Park Street and Brenton Street which is out of character with the neighbourhood. However, during this same period, the former City of Halifax and other levels of government funded a Neighbourhood Improvement Plan that recognized the value in preserving mixed use neighbourhoods in the downtown. Government made investments in public infrastructure such as sidewalks, trees, and parks. Residents began to make investments in their traditional Georgian and Victorian homes to begin the revitalization of the historic neighbourhood.

1.2 A Heritage Conservation District in Schmidville

Although half of the Schmidville neighbourhood was destroyed in the 1960s, the remaining half of Schmidville is very much intact. Ninety-five percent (95%) of the properties in the remaining neighbourhood of Schmidville contribute to the heritage value and character of the area.

Schmidville is recognized for its heritage value as one of the first contiguous suburbs of the once fortified town of Halifax. It is valued as an area of traditional architectural character and for its associations with the early social and economic life.

In September 2008, the Friends of Schmidville was formed by members of the community with the purpose of preserving and enhancing the unique character of the neighbourhood and ensuring a liveable community for all residents. Since 2012, there has been new and proposed large-scale, mixed-use and multi-unit development in and around the area. There is also a risk of losing the neighbourhood of small single and multi-unit dwellings to large scale redevelopment which may be out of character with the neighbourhood.

Schmidville deserves formal recognition as a Heritage Conservation District where processes are established to guide development such as demolition and exterior alteration. A Heritage Conservation District is established by adoption of a Heritage Conservation District Plan (herein called “this Plan”) and Heritage Conservation District By-law (herein called “the By-law”). In conjunction with this Plan, Council will consider amendments to municipal planning strategies and land use by-laws to complement this Plan.

This Plan and its accompanying By-law are adopted under the *Heritage Property Act* in accordance with the *Heritage Conservation Districts Regulations* and Regional Municipal Planning Strategy policy. The purpose of this Plan is to encourage the preservation, rehabilitation, and restoration of Schmidville’s historic buildings, streetscapes, and public spaces.

Policy 1 Establishment of District by Adoption of Plan & By-law

The Municipality hereby establishes the Schmidville Heritage Conservation District (the “District”) by concurrently adopting this Heritage Conservation District Plan and the accompanying Heritage Conservation District By-law, HRM By-law H-700.

This Plan recognizes that there is much interest in Schmidville both for its history and for its historic architectural importance. It recognizes Schmidville’s proximity to the Central Library and Spring Garden Road commercial area as an opportunity to invite the public to explore the historic neighbourhood. This Plan seeks to provide streetscape elements and signage for the public to learn about and experience the historic and architectural significance of the District and of Halifax. In addition, architectural guidelines ensure that the character and setting of the District is maintained and conserved with new construction projects.

This Plan includes policy directions for a financial incentives program to encourage preservation of heritage property within the District. It includes processes to consider demolition and exterior

alteration to facilitate the protection and conservation of historic buildings. It also includes a provision to secure the historic park and institutional uses on the land south of Morris Street within the District.

The Plan further recognizes that the existing traditional housing stock of Schmitville is still largely residential and that this continued residential use is a character defining element of the District. Commercial uses within the District and within the Spring Garden Road area provide destinations for residents and visitors to enjoy the historic neighbourhood and the vibrant business district of downtown Halifax. This Plan seeks to secure the residential character of the neighbourhood while encouraging appropriate commercial activity.

1.3 Developing this Plan

In accordance with the provisions of the *Heritage Property Act* and *Heritage Conservation Districts Regulations*, this Plan was developed by the Municipality in three phases: 1) project initiation; 2) community engagement; and 3) adoption. In the first phase, the Municipality prepared a background study to support this Plan¹. This study was reviewed by the Heritage Advisory Committee, accepted by Regional Council, and reviewed by the Minister responsible for the *Heritage Property Act*. The first phase concluded with the appointment of a Stakeholder Steering Committee by the Heritage Advisory Committee.

Throughout the second phase, the Municipality held a series of meetings with the Stakeholder Steering Committee to review the community engagement process, policies and regulations. The community engagement process included two public meetings, a community survey, and several community workshops. In the third phase, the Plan and By-law were reviewed by the Heritage Advisory Committee and Planning Advisory Committee, adopted by Regional Council, and approved by the Minister responsible for the *Heritage Property Act*.

¹ McGreal, S. (2015). *Schmitville Background Study*. Halifax Regional Municipality.

2. Statement of Significance

Understanding an historic place is an essential first step to good conservation practice. A Statement of Significance identifies and describes the character-defining elements that are important in defining the overall heritage value of the historic place.

2.1 Description of Historic Place

The Schmidville Heritage Conservation District is a historic suburb on the fringe of downtown Halifax which includes traditional residential building stock mostly from the early to mid 19th century. The District extends from Brenton Street to Queen Street and from Clyde Street to Morris Street, including Wright Avenue and a section of streetscape along South Park Street. The Schmidville neighbourhood once extended north from Morris Street to Spring Garden Road but the housing stock was substantially reduced in area through demolitions in the 1960s to create commercial amenity space and large parking lots south of Spring Garden Road.

2.2 Heritage Value

Schmidville is the first private subdivision in Halifax. The neighbourhood is valued as a largely intact area of traditional architectural character and for its association with the early settlement of Nova Scotia as one of Halifax's first suburbs outside the fortified fences. Schmidville is also valued for its association with the economic and social history of Halifax, revealed through its existing character. After her husband Captain Christian Schmidt's death in 1830, Elizabeth Schmidt subdivided Pedley's Fields, 12 acres of grazing land purchased by Ms. Schmidt's father, James Pedley, in 1781. The small building lots were developed rather quickly.

Area of Traditional Architecture

The heritage value of Schmidville is characterized in its distinctive architectural style from the Late Georgian period which is simpler and less adorned than the more decorated buildings of the Victorian period that followed it. Most of the buildings of Schmidville are of wood construction with a high concentration of largely intact one-and-a-half-storey urban cottages and two-and-a-half-storey mirror-image houses along narrow streets providing an old-world charm. The heritage value of the District is characterized by the distinctive mirror-image cottages and houses consisting of two identical houses built under a single roof with dormers. These dwellings are typical of what was built (in stone) in Northern Britain from about 1700.

Greater affluence and the passage of time eventually led to the introduction of more decorated Victorian buildings. The Georgian character is complemented by Victorian infill buildings that punctuate the original neighbourhood with more ornate architectural elements such as Mansard roofs, lintels over the windows, and dentils under the roofs. Architectural styles changed gradually during the mid-Victorian years of the 1860s and 1870s. This gradual shift or evolution in styles extends the cohesive fabric of Schmidville beyond its original planned area.

Early Social and Economic Life

Schmidville is also valued for its associations with the economic and social history of Halifax. Between 1830 and 1860, the neighbourhood housed a burgeoning population of skilled tradesmen, such as coopers, sail makers, sea captains, clerks, carpenters and even a fresco painter. Schmidville was a cosy and busy community that grew slowly and steadily. The Victorian class structure is apparent in the layout of the neighbourhood. The traditional upper class Victorian homes developed around the periphery of the original planned area of Schmidville along the main streets of Queen, Morris and South Park. These buildings became a part of the neighbourhood's historic fabric as the area evolved. The smaller traditional middle and lower-class homes are located within the original planned area along the inner central core streets of Brenton, Dresden Row and Clyde. In this central area, there are a variety of detached, semi-detached and row house dwellings of varying heights including one-and-a-half, two, and two-and-a-half-storeys. The historic residential layout of the historic suburb is also apparent in the park and institutional uses south of Morris Street which has always served the neighbourhood first as the Morris Street Public School and later as a school, daycare and seniors' centre.

The District is valued for its association with many notable people including George Henry Wright. Mr. Wright was a successful printer who made a fortune publishing Wrights World Business Directories and later became a private developer who was committed to better housing for the working poor. In 1896, he purchased a large industrial lot, formerly used as a tannery, from Philip Letson where he constructed Queen Anne style mansions along South Park Street, south of Morris Street. He also constructed infill buildings along Morris Street and a series of traditional semi-detached houses along Wright Avenue for the working class of the time. Tragically, George Wright died on the Titanic's maiden voyage in 1912.

Schmidville is valued as home to many immigrants during the early 20th century including Irish, German, Greek, Italian, British, Scottish and Jewish people. During this time, several properties were converted to commercial purposes, especially on the interior corner lots, and served uses such as grocery stores, laundries, dressmakers, and liquor stores. During the aftermath of the Halifax Explosion in 1917, many of the dwellings were converted to three storey boarding houses in response to the sudden increase in housing need.

2.3 Character-Defining Elements

The character-defining elements means the materials, forms, location, spatial configurations, uses and cultural associations or meanings that must be conserved to preserve the heritage value of the Heritage Conservation District and its contributing heritage resources. The character defining-elements of each contributing heritage resource should generally complement the character-defining elements of the District. If a contributing heritage resource has a specific character-defining element that does not complement the District, this element should be conserved regardless of the District's character-defining elements.

Character-defining elements of the District:

- a) Cohesive streetscapes and active use of a building or site, especially residential use;
- b) Active park and institutional uses on the large lots south of Morris Street within the District;
- c) Largely intact street pattern as laid out in 1831 with trees between curbs and sidewalks;
- d) Buildings largely of wood construction finished with shingles with some masonry buildings;
- e) Prominent brick chimneys;
- f) Detached, semi-detached and row house dwellings including one-and-a-half, two, and two-and-a-half-storeys. Pitched, truncated-pitched, hipped, Mansard and flat roofs;
- g) Buildings with very little set back from the sidewalk or just enough to allow for front steps to create a consistent street wall;
- h) Simple and undecorated form of Georgian buildings. Some buildings have cornices supported by brackets or dentils;
- i) Dormers are plentiful with the five-sided Scottish dormer being particularly characteristic of the area. Hipped and gable dormers are also present and some dormers have segmental arched roofs;
- j) Width of buildings divided into three bays with side hall entrance plan. A front porch covers the side entrance on many buildings;
- k) Entrances facing the street and doors have transoms and sidelights. Some entrances have a fan or round-headed light and others have molded entablatures. Doors are paneled and some are double paneled doors;
- l) Windows are higher than wide and have over-and-under sashes. There are bay windows and paired ganged windows. Most windows are rectangular but windows with segmental arched tops are also present. There are decorative hood moldings over windows and doors;
- m) Small lots including laneways and side yards providing access to rear yards;
- n) Building depths are approximately between 10 metres and 20 metres, allowing for light penetration through windows from both east and west, and leaving room for gardens in the back yards;
- o) Dwellings from the Late Georgian period or in the Georgian style with simple and symmetric form and massing;
- p) Dwellings from the Victorian period with more ornate architectural elements and details;
- q) Along South Park Street, Queen Anne style mansions with prominent bay windows, front porches, pediments, and shaped shingles. Second Empire style mansions with prominent central towers and Mansard roofs;
- r) Mirror-image cottages consisting of two identical houses built under a single roof with three-bay building widths and paired side hall entrances in the central bay giving the appearance of double doors and a single grand entranceway. Sometimes the side hall entrances are on bays at opposite ends of the building, some of which include covered porches with side entrances; and
- s) Along Wright Avenue, two-storey semi-detached dwellings with separate front gable roofs joining into a shared hipped gable roof at the front of the building which extends into a shared gable roof at the rear of the building. This large shared roof is intersected by a cross hipped gable at both sides of the building. A one-storey side porch with shed roof includes an entrance at the front of each building. Under the gable on the second storey, the front of

each building includes either a pair of small square-shaped ganged windows with shutters or a small tripartite window, consisting of tall and narrow windows, with shutters.

Policy 2 Conserve Character-Defining Elements of the District

It is the intent of the Municipality that the character-defining elements of the Schmidville Heritage Conservation District, as identified in this Plan, are conserved in the application of the Bylaw and the Standards and Guidelines for the Conservation of Historic Places in Canada, 2nd Edition, along with the character-defining elements of each contributing heritage resource.

2.4 Examples of Historic Buildings Illustrated by Historical Period

Late Georgian and Early Victorian Period (1800-1867)



Simple and undecorated form of Georgian building with front porch covering side entrance



One-and-a-half storey mirror image houses with shared gable roof and prominent brick chimney



Detached "Halifax House" on Morris Street with truncated gable roof and Scottish dormer

Mid-Victorian Period (1867-1885)



Building, on left, with decorative hood moldings over windows and doors.



Two-and-a-half storey mirror image houses with shared flat roof on Dresden Row



One of only two masonry buildings in the District

Late Victorian Period (1885-1900)



Second Empire style mirror image houses with Mansard roof and bay windows



A plain artisan home with double bay window



Queen Anne and Second Empire style mansions on South Park Street

George H. Wright Development on Former Industrial Land (c. 1895)



Queen Anne style mansions at the corner of Morris Street and South Park Street



Queen Anne style mansion on Morris Street



Semi-detached dwellings along Wright Avenue

3. Rationale for Heritage Conservation Measures and for District Boundaries

The Municipal Planning Strategy for Halifax identifies policy criteria by which the Municipality shall evaluate heritage conservation districts. Schmidville meets the criteria for consideration as a heritage conservation area. It expands an area that is larger than one block and includes a concentration of heritage buildings. It creates the atmosphere of the 19th century era and acquaints the public with the buildings and sites of that era.

Schmidville includes many important buildings that contribute to the heritage value of the District. These properties are called contributing heritage resources. On average, the buildings of Schmidville were constructed prior to the turn of the 20th century and are intimately related to occasions, institutions, and personages of local significance. The buildings have strong associations with the Georgian and Victorian eras and most buildings exemplify early architectural styles from both eras with original façades intact. Schmidville provides an excellent atmosphere of a past era and successfully acquaints the public with the Georgian and early to mid-Victorian periods through the architectural integrity of its building stock. There are very few modern buildings within the District that would create “a continuum of styles from the past to the present”. As such, Schmidville is a reminder of a past era. The compatibility of the buildings in Schmidville is also excellent regarding their architecture, scale, height, building materials, age and proportion.

Heritage conservation measures are justified in Schmidville because of the District’s heritage values and the pressure for redevelopment in and around this area which are set out on Map 2 . In terms of the boundaries, the Schmidville Heritage Conservation District includes three of the original blocks of Schmidville, planned and subdivided in 1830, and additional areas that evolved adjacent to the original planned area but remain an integral part of the historic neighbourhood.

3.1 Schmidville’s Original Three Blocks

The original planned area of Schmidville includes the three blocks framing Dresden Row, Birmingham Street, and the west side of Queen Street, between the south side of Clyde Street and the north side of Morris Street, refer to Map 2. This is the area of Pedley’s Fields that Elizabeth Schmidt subdivided into small building lots in 1830, after her husband’s death. This area once included six blocks when it extended north to Spring Garden Road. However, this half of Schmidville’s historic building stock was demolished and redeveloped in the 1960s during the period of urban renewal.

3.2 Evolved Areas Adjacent to Schmidville’s Original Three Blocks

The following areas include buildings that are contiguous and compatible with the buildings of the Schmidville original three blocks in terms of their architecture, scale, height, building materials, age and proportion. The park and institutional uses south of Morris Street are part of

the social history of Schmidville. These lands have always serviced the neighbourhood first as the Morris Street Public School in the 19th century, where Spencer House is located, and used as a school, daycare and seniors' centre. There are a few contemporary buildings which are included in the District boundary because of their visual impact on the District. These areas are included within the District boundary:

- East side of Brenton Street, south of Clyde Street;
- West side of Queen Street, south of Morris Street; and
- Park and Institutional Uses, south of Morris Street.

Evolved Areas Associated with George Henry Wright

The following areas also include buildings that were constructed by George H. Wright in the 1890s during the Late Victorian period. Although sections of these areas were developed a bit later than the rest of Schmidville in a later architectural style, the buildings are contiguous and compatible with the buildings of the Schmidville original three blocks in terms of their architecture, scale, height, building materials, age and proportion. These buildings are also intimately related to George H. Wright, a personage of local significance:

- East side of South Park Street, south of Morris Street;
- South side of Morris Street, west of Wright Avenue intersection; and
- Wright Avenue (former Letson's Lane).

Policy 3 District Boundary and Contributing Heritage Resources

It is the intent of the Municipality to establish the boundary of the District, as shown on Map 1, and to identify its contributing heritage resources, as shown on Map 2. The Heritage Conservation District Plan and Bylaw shall apply to all properties within the District and include heritage conservation measures to protect and conserve those properties identified as contributing heritage resources.

Policy 4 Heritage Conservation Measures

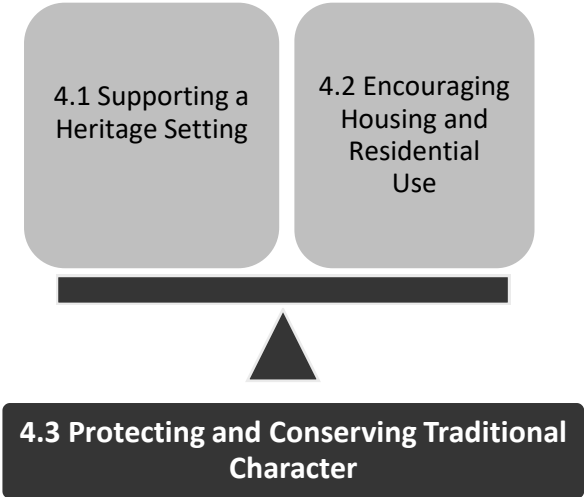
It is the intent of the Municipality to develop heritage conservation measures within the boundaries of the Heritage Conservation District and interrelated amendments to the applicable secondary municipal planning strategy and land use bylaw to further support these measures.

4. Heritage Conservation Measures

The purpose of this Plan is to encourage the preservation, rehabilitation, and restoration of Schmidville’s historic buildings, streetscapes, and public spaces. This Plan recognizes both the thriving residential community and the historic significance of the built environment in Schmidville. There are three heritage conservation goals:

- *Support a setting that inspires a greater understanding of the cultural heritage values inherent in the District;*
- *Facilitate the financial viability of housing to encourage residential use as a character-defining element of the District; and*
- *Secure and encourage public and private investments in heritage resources to protect and conserve the traditional character of the District.*

The diagram below illustrates the approach to heritage conservation measures:



4.1 Supporting a Heritage Setting

The Municipality shall use interpretive programs to recognize and commemorate Schmidville as an area of historic and architectural importance. The Schmidville Heritage Conservation District is adjacent to the southwest corner of the Halifax Central Library. There are opportunities for partnership to combine the educational objectives of this Plan with the educational interests of this public institution by encouraging library users to explore the surrounding built environment. Alongside Spring Garden Road, Clyde Street serves an important pedestrian function and it has become a destination for commercial retail. This Plan encourages pedestrians along Clyde Street to explore the historic neighbourhood. Public realm features throughout the

neighbourhood, such as historic street lamps, will provide an engaging experience, especially at night, to complement the historical information on the interpretive signage. Public realm improvements will strengthen and enhance the distinct identity of Schmidville through attention to the heritage value and character defining elements of the District. The Municipality may consider planting a row of trees along Brenton Street to screen the concrete wall along the Park Victoria parking lot.

Design guidelines will ensure that new construction complement the distinct built form qualities that define the traditional residential character of the District. Streetwall heights of new construction, within downtown Halifax, around the periphery of the District reflect the historic building heights to provide a transition in scale between the new construction and the historic District.

Interpretation and Streetscape Program

Schmidville provides a distinct setting and a desirable historic destination for residents and visitors, including cultural heritage travellers. Both residents and visitors need to feel welcomed. Interpretation and educational programming can awaken their interests in the history of Halifax and relate to them at a personal level. Public and open spaces, such as the park space in front of St Mary's Elementary School, provide destinations for public education.

Features of the public realm will strengthen the public's understanding of Schmidville as an area of heritage value and character. Although not part of the Schmidville Heritage Conservation District, the vision for the Central Library is for it to become a vital centre for learning and culture in the community. Visitors to the Library may also explore the District which may also provide an authentic learning experience to immerse people in the rich history of the Halifax Regional Municipality. Clyde Street serves as a pedestrian link connecting Victoria Park to the Central Library's south plaza and it includes several commercial retail destinations along the way.

Policy 5 Interpretive Signage Program

It is the intent of the Municipality to use an interpretive signage program that will include interpretive panels at prominent locations accessible to pedestrians throughout the District.

Policy 6 Heritage Education

It is the intent of the Municipality to maintain a park within the front yard of the St Mary's Elementary School property, in consultation with the School. The park may include public art, educational signage pertaining to the history of Halifax, Schmidville and other topics as each relates to the heritage value of the District.

Policy 7 Street Lamps

It is the intent of the Municipality to maintain street lamps throughout Schmidville with a design appropriate to the Late Georgian or Early to Mid-Victorian period and an intensity of light producing a quiet ambience on the street. Street lamps will be arranged to provide a visual and physical link between the Central Library and Schmidville that will encourage people to explore Schmidville, especially its heritage education park.

Policy 8 Trees along West Side of Brenton Street

It is the intent of the Municipality to plant and maintain trees on the grassed lawn along the west side of Brenton Street, consistent with the Urban Forest Master Plan, to screen the abutting concrete wall from public view. New tree plantings in this area will include both coniferous and deciduous species that share profiles like the existing trees in Schmidville.

Heritage Design Guidelines

Heritage design guidelines include provisions relating to infill development, rear additions and signs. The heritage design guidelines shall be used in parallel with the municipality's adopted conservation standards, the *Standards and Guidelines for the Conservation of Historic Places in Canada, 2nd Edition* used to guide decision making with respect to the issuance of Certificates of Appropriateness. These guidelines ensure that the built form of new construction is appropriate to the scale, massing and character of the Georgian and Victorian-style architecture that characterizes Schmidville without producing fake historic buildings. German architectural historian, Heinrich Klotz, explains that "paying regard to historical need does not automatically lead to historicism, and combining it with the modern does not necessarily result in eclecticism." This quote addresses a key principle in the conservation standards that seeks to make new work in the District physically and visually compatible with, subordinate to, and distinguishable from the contributing heritage resources of the District.

A transition of heights between the mid-rise buildings along the east side of Queen Street and the low-rise buildings of Schmidville, along the west side of Queen Street, will frame the historic District appropriately while providing a more walkable and pedestrian-friendly approach to the Heritage Conservation District, Spring Garden Road and the Central Library. The institutional use of the properties south of Morris Street is significant to the heritage value of Schmidville although the Spencer House and St Mary's School buildings do not contribute the traditional residential character of the neighbourhood. Any redevelopment of these properties needs to both respond and contribute to the heritage value and character of the neighbourhood.

Policy 9 Heritage Design Guidelines Supplement Conservation Standards

The heritage design guidelines in the Schmidville Heritage Conservation District By-law shall supplement the Conservation Standards and shall provide design criteria by which applications for Certificates of Appropriateness shall be evaluated. These guidelines shall apply to all properties within the District but registered municipal heritage properties shall meet additional heritage conservation practices in the District, especially by using authentic materials such as wood and masonry. The use of such authentic materials may be encouraged on all contributing heritage resources through a financial incentives program.

Policy 10 Streetwall Height Reflecting Traditional Residential Character

It shall be the intent of the Municipality to consider amending the applicable municipal planning strategies and land use by-laws to ensure that the streetwall height along Queen Street reflects the traditional low-rise residential character of Schmidville, after the adoption of this Plan.

Policy 11 **Redevelopment of Park and Institutional Properties**

It shall be the intent of the Municipality to amend the applicable municipal planning strategy and land use by-law to ensure that any future redevelopment of the Historic Park & Institutional Area, identified on Map 2, is appropriate to the character of Schmidville. A Certificate of Appropriateness shall not be required within this area for any redevelopment involving the construction of any addition to an existing building where the addition exceeds a footprint of 1,500 square feet or any new building exceeds a footprint area of 1,500 square feet. For any development, a development agreement shall be required for such construction, as long as it is for an existing or new institutional use on these properties in accordance with the applicable Municipal Planning Strategy. A heritage impact statement may be required as part of the development agreement application.

4.2 **Encouraging Housing and Residential Use**

The existing traditional housing stock of Schmidville is largely residential in use and this use constitutes part of the character defining elements of the District. The *Heritage Property Act* provides legal protection from demolition of a property located within the Heritage Conservation District or substantial alteration of a registered municipal heritage property within a Heritage Conservation District by establishing standards and processes that consider applications for building alterations and demolition.

Heritage strategies can offer a form of protection that encourage owners to protect and rehabilitate their buildings by facilitating the financial viability of the housing. In addition to promoting the unique identity and history of a neighborhood, heritage conservation is a viable housing alternative to redevelopment in city centres that are facing pressures of population growth.

There is also commercial interest in Schmidville with a restaurant, stores and offices operating in the area. These commercial uses in Schmidville and within the Spring Garden Road area provide destinations for residents and visitors to enjoy the historic neighbourhood and the vibrant business district of downtown Halifax. However, these commercial uses also increase traffic flow and parking within Schmidville which may have a negative impact on the residential use of the neighbourhood.

Additional Space within Heritage Properties

The accommodation of additional living space within heritage properties provides more opportunities to meet the expectations of a modern lifestyle together with the traditional character of a heritage building. The heritage buildings of Schmidville compete with modern buildings in the housing market to provide financially viable living space near the downtown and universities, especially for households of three or more people.

The creation of additional space is not appropriate on top of heritage buildings in the Schmidville Heritage Conservation District, this Plan seeks to accommodate additional space to the rear and in the basement of heritage buildings. Additional living space in basements can be acquired by digging and securing the foundation or by raising houses by no more than two feet. The through lots with frontage on both Morris Street and Wright Avenue present a unique opportunity for coach houses along Wright Avenue to better frame the public Right of Way with a streetwall.

Policy 12 Additional Living Space within Historic Buildings

It is the intent of the Municipality to amend the applicable municipal strategy and land use bylaw to allow additional living space at the rear of contributing heritage resources, as identified on Map 2, subject to the design guidelines of the Bylaw.

Policy 13 Development along Wright Avenue

It is the intent of the Municipality to amend the applicable municipal planning strategies and land use bylaws to allow detached dwellings at the rear of through lot properties with frontage along Wright Avenue through subdivision of the lots. New dwellings shall be subject to the design guidelines of the By-law and setback from the street to complement existing development at the south side of Wright Avenue.

Residential and Commercial Uses

Mature residential neighbourhoods often include commercial uses that service the local community, especially on corner lots. Mixed uses improve the walkability of a neighbourhood because residents can walk to a nearby store, restaurant or other commercial service without relying on a vehicle. The existing commercial services support a mix of uses in Schmidville by encouraging residents and visitors alike to explore the neighbourhood while providing access to some of its heritage buildings.

Schmidville is located to the south of the Spring Garden Road Business District where there are many commercial services including boutique stores and coffee shops between Spring Garden Road and Clyde Street, and extending north to Sackville Street. Clyde Street is located along the boundary of the Downtown Halifax Municipal Planning Strategy and serves as a transition between the largely commercial uses to the north and the largely residential uses to the south. The mixed use multi-unit buildings along Clyde Street also provide commercial retail uses on the ground floor. There is little parking available in Schmidville to support additional commercial uses and commercial uses which involve alterations to traditional residential buildings to address fire safety and accessible access. Therefore, Schmidville will remain a largely residential neighbourhood supporting the existing residential uses with a few commercial services.

Policy 14 Preserve Residential Use and Character

It is the intent of the Municipality to amend the applicable municipal planning strategy and land use bylaw to ensure that properties within Schmidville are

limited to residential uses with home occupations while supporting existing commercial retail uses in specific areas.

Policy 15 Mixed Use along Clyde Street

It is the intent of the Municipality to amend the applicable municipal planning strategy and land use bylaw to support existing commercial and residential mixed uses within Schmidville. Further, mixed uses may be extended to contributing heritage resources along Clyde Street subject to architectural design guidelines to protect the traditional residential character of the building. Mixed uses shall be limited to properties identified as contributing heritage resources on Map 2 to prevent an incentive to demolish historic residential buildings or to construct modern commercial buildings.

4.3 Protecting and Conserving Traditional Character

The second half of the 20th century has witnessed periods of unprecedented change. Half of Schmidville was lost in the 1960s and the remaining half of the neighbourhood continues to experience development pressure around its periphery. A Historic Conservation District invites the community and Municipality to participate in this change by allowing for the protection and conservation of important reminders of the past alongside innovations in housing practice and technology. The Municipality's distinctive Georgian, mid-Victorian and Late Victorian architectural forms, styles and details preserved in Schmidville all contribute to the local character and sense of place of the municipality.

The preservation, rehabilitation and restoration of heritage resources are essential to the revitalization of heritage resources. This Plan encourages the conservation of Schmidville's historic buildings, streetscapes, laneways, and public spaces and it seeks to guide the alteration and redevelopment of these properties and their character defining elements. There are many historic buildings in the District that have lost integrity due to substantial alterations over time such as the introduction of vinyl cladding and additions that enclose character defining elements of the building. Rehabilitation and restoration projects can accurately reveal, recover, or represent the state of a historic building, or a component of the historic building, as it appeared at a period in its history.

Process to Protect Historic Buildings

The dense concentration of historic architecture in the District defines the character of Schmidville. In establishing a Heritage Conservation District, the Municipality seeks to strengthen the protection of registered municipal heritage properties. It also ensures careful consideration of applications for demolition and inappropriate exterior alterations on all properties in the District that contribute to its heritage value and character.

The purpose of the following policies is to ensure that significant changes to properties do not occur without consideration of its impact on the heritage value and character of the District and the property.

Policy 16 Certificate of Appropriateness Required

It shall be the intent of the Municipality to require a Certificate of Appropriateness for the following types of development within the District:

- a) Exterior alteration of buildings and structures, including additions, façades, roofs, windows, doors, storefronts, signs, awnings, canopies, exterior materials, exterior steps and stairs;
- b) Demolition or removal of buildings and structures identified on Map 2 as contributing heritage resources, including registered municipal heritage properties;
- c) Construction of new buildings;
- d) Fences in front yards;
- e) Utility structures, including but not limited to fuel tanks, mechanical or electrical equipment, satellite dishes, etc.; and
- f) The subdivision of land.

A Certificate of Appropriateness is not required for the demolition or removal of buildings and structures identified on Map 2 as neither a contributing heritage resource or building or a registered municipal heritage property.

Policy 17 Preference for Retention of Heritage Buildings

It shall be the intent of the Municipality to make every reasonable effort to seek the retention, preservation, rehabilitation, and restoration of buildings, streetscapes, features, spaces and areas with heritage value in the District in accordance with the Municipality’s general policy on the protection of heritage resources in the Regional Municipal Planning Strategy. Furthermore, this Plan discourages activities that neglect the maintenance or conservation of Schmidville’s historic buildings.

Policy 18 Demolition Rationale

Every application for a Certificate of Appropriateness for demolition or removal of a contributing heritage building or structure or registered municipal heritage property shall include a rationale for the reasons why the proposed demolition or removal is necessary and cannot be avoided and the alternatives to demolition or removal that may be available.

Policy 19 Demolition or Substantial Alteration of Registered Municipal Heritage Property

An application for the demolition or substantial alteration of a registered municipal heritage property shall proceed in accordance with the *Heritage Property Act*. Further, applications for the demolition or removal of a registered municipal heritage property shall proceed in accordance with the *Heritage Property Act* in tandem with an application for a Certificate of Appropriateness for the demolition or removal of a contributing heritage resource in accordance with

Policy 20 and Policy 21. All registered municipal heritage properties are also contributing heritage resources.

Policy 20 Demolition of a Contributing Heritage Resource

The Municipality shall hold a public hearing before considering a Certificate of Appropriateness for the demolition or removal of a contributing heritage resource that is identified on Map 2. After the public hearing, the Heritage Officer shall:

- (a) (i) If Council approves an application for a Certificate of Appropriateness for demolition or removal of a contributing heritage resource, grant a Certificate of Appropriateness in accordance with the decision of Council; or
- (ii) If Council denies an application for a Certificate of Appropriateness for demolition or removal of a contributing heritage resource, refuse a Certificate of Appropriateness in accordance with the decision of Council; and
- (b) only grant or deny a Certificate of Appropriateness after the time for appeal has elapsed or the appeal has been disposed of, whichever is the longer.

Policy 21 Notwithstanding Map 2, if a Certificate of Appropriateness is issued for the demolition of a contributing heritage resource, the property containing the building is no longer a contributing heritage resource when the building is demolished.

Policy 22 Conditions on Certificate of Appropriateness

In addition to the conditions set out in Section 14 of the Heritage Conservation Districts Regulations, a Certificate of Appropriateness may include conditions respecting:

- a) a time limit on an approval under which a demolition or alteration can be carried out; and
- b) suitable restoration of the site following demolition or removal of a building.

Policy 23 Hazardous Derelict Buildings

Nothing in this Plan and its accompanying By-law restricts the authority of the Municipality, pursuant to the Fire Prevention By-law or the Dangerous and Unightly Premises provisions of the *Halifax Regional Municipality Charter* to demolish a building.

Heritage Conservation Incentives

This Plan will seek to encourage private property owners and non-profit organizations interested in carrying out conservation and other improvements on their heritage buildings. A new financial

incentives program for Schmidville can encourage and support conservation projects on heritage resources including maintenance, preservation, rehabilitation and restoration work.

Policy 24 Financial Incentives Program

The Municipality may consider a financial incentives program for Schmidville in consideration of a needs assessment study² to encourage and support conservation work on heritage resources. The financial incentives program shall prioritize revitalization projects, especially rehabilitation work.

Conservation Standards

In 2014, the Municipality adopted the Standards & Guidelines for the Conservation of Historic Places in Canada, 2nd Edition. This document offers results-oriented guidance for sound decision-making when planning for an historic place. The Standards & Guidelines will be used to evaluate any proposed alteration to a property within the District based on its heritage value and character defining elements.

Policy 25 Conservation Standards for Issuance of Certificates of Appropriateness

The Standards and Guidelines for the Conservation of Historic Places in Canada, 2nd Edition, shall be included within the Heritage Conservation District By-law and shall apply to all properties in the District and shall be used to evaluate any proposed alteration to any property within the District.

Alterations to Heritage Properties

Schmidville is characterized by its variety of traditional dwellings including detached, semi-detached and row house dwellings and their varying heights including one-and-a-half, two, and two-and-a-half storeys. These traditional dwellings also include a variety of roof types including pitched gable, truncated-pitched gable, hipped, Mansard and flat roofs. Many of these roofs include dormers with the five-sided Scottish dormer being particularly characteristic of the area. An addition that exceeds the height of a historic building will greatly impact at least one of these character-defining elements of the District and its buildings.

The heritage value of Schmidville is further characterized in its distinctive architectural style reflecting the Georgian period which is simpler and less adorned than the more decorated buildings of the Victorian period. Adding historic buildings from other areas to properties within the District would create a false sense of historical development. The addition of Victorian style adornments and decorations to Georgian buildings would impact the essential Georgian character of the District which is defined by its simplicity and symmetry. The symmetry of the mirror-image cottages also defines the character of the District. These dwellings consist of two identical houses built under a single roof. Alterations to mirror-image cottages and houses that

² Turner Drake & Partners Ltd. (2017). Recommending Financial Incentives for Heritage Conservation Districts. Halifax, NS: Halifax Regional Municipality.

remove symmetry in the visual relationship between the two attached dwellings would impact the character of the dwellings and the District.

Policy 26 Alteration to Heights and Rooflines of Historic Buildings

It is the intent of the Municipality to amend the applicable municipal planning strategies and land use bylaws to ensure that any addition to a heritage building, identified on Map 2, shall not exceed the height of the heritage building to conserve existing building heights and roofs, such as the pitch and dormers, which are character defining elements. However, raising historic buildings from their foundations by no more than two feet shall be permitted to create more liveable space in basements.

Policy 27 Simplicity of Georgian Style Buildings

It shall be the intent of the Municipality to prohibit the creation of a false sense of historical development by prohibiting the additions of elements or details from other historic places, especially Victorian style adornments and decorations to those Georgian style buildings identified on Map 2, unless there is evidence of the pre-existence of such elements or details on the building.

Policy 28 Schmidville as a Historic Record

It is the intent of the Municipality that, in accordance with the Conservation Standards, Schmidville be recognized as a physical record of its time, place and use. Historic buildings from other areas, outside of the District, shall not be moved on to properties within the District to avoid creating a false sense of historical development.

Policy 29 Financial Incentives for Attached Buildings

If a financial incentives program is created, it is the intent of the Municipality to prioritize conservation projects in its financial incentives program for attached buildings if:

- a. two or more applications are made in the same fiscal year for conservation work on the roof or foundation of two or more attached buildings that abut and share a common roof or foundation; or
- b. an application is made to rehabilitate the front elevation of a mirror-image building, identified on Map 2, to ensure a symmetric visual relationship between the two attached dwellings.

Policy 30 Symmetry of Mirror-Image Buildings

It shall be the intent of the Municipality to preserve or establish a symmetric visual relationship between mirror-image buildings identified on Map 2 in respect of their front elevation. Such conservation projects do not include maintenance of existing features of the building.

Policy 31 Side Yards and Laneways

It is the intent of the Municipality to amend the applicable municipal planning strategy and land use bylaw to ensure the conservation of existing side yards and spaces between buildings.

Conservation Treatment of Historic Rear Wings

Many buildings in Schmidville include rear wings. A rear wing is part of a main building that is subordinate to it and projects to the rear of the property. The rear wing can be an original part of the main building, such as a rear ell, or a later addition to it. If the rear wing is an original part of the main building, then it has historic significance. Also, if the rear wing was added to the building during an important period in the history of the building then the rear wing can be considered a significant historic addition. However, some rear wings have been added more recently and are not of historic significance. As such, these additions can be removed to facilitate appropriate rehabilitation projects.

Policy 32 Heritage Impact Statements

An application for a proposed development of a contributing heritage resource has the potential to impact a character-defining element, including a character-defining building rear wing that is greater than 150 square feet, the Heritage Officer may require a heritage impact statement to complete the application. In determining if a heritage impact statement is required, the Heritage Officer shall consider the heritage value of the property and a visual assessment of the structural integrity of the structure. If a heritage impact statement is required, the statement shall demonstrate how the character-defining element shall be conserved in the context of redevelopment or site alteration.

Policy 33 If a heritage impact statement is required, the financial incentives program may support appropriate mitigative measures or alternative development recommended in the statement.

Park and Institutional Uses

Throughout most of its history, Schmidville was a small community on the fringes of the old town of Halifax that would have required institutional services, such as a school and open spaces. The park and institutional uses south of Morris Street have always serviced the neighbourhood, first as the Morris Street Public School in the 19th century, where Spencer House was established in the 1970s and used as a school, daycare and seniors' centre.

Policy 34 Historic Park and Institutional Uses South of Morris Street

It is the intent of the Municipality to preserve the setting of the active park and the character defining elements of the parks and institutional uses south of Morris Street, identified on Map 2 as Historic Park and Institutional Area.

Policy 35 It shall be the intent of the Municipality to amend the applicable municipal planning strategy and land use by-law to protect the institutional uses, south of Morris Street, identified on Map 2 as Historic Park and Institutional Area.

Trees

In 2012, the Municipality adopted the Urban Forest Master Plan to ensure a sustainable future for its urban forest recognizing that trees provide multiple benefits to people in an urban environment including many natural services to the economy such as slowing down storm water flow, habitat for birds, and cleaning air. The people of Halifax value trees for their social benefits associated with quality of life and for their character and charm.

Policy 36 Conservation of Street Trees

It is the intent of the Municipality to protect and maintain existing trees along the public rights of way and to ensure that new tree plantings are consistent with the Urban Forest Master Plan.

5. Implementation Policies

5.1 General

Schmidville Heritage Conservation District Plan

Policy 37 This Plan complements amendments to the applicable municipal planning strategy and land use by-law to guide decision-making with respect to heritage conservation within the Schmidville Heritage Conservation District.

Policy 38 This Plan shall be adopted by the Municipality pursuant to the Nova Scotia *Heritage Property Act*, the *Halifax Regional Municipality Charter*, and such other statutes as may apply.

Schmidville Heritage Conservation District By-law

Policy 39 Pursuant to the authority of Section 19A of the *Heritage Property Act*, it is the intent of the Municipality to adopt the Schmidville Heritage Conservation District By-law to further the objectives and policies of this Plan.

Strengthened Protection from Demolition for Registered Municipal Heritage Properties

Policy 40 In accordance with the *Heritage Property Act*, the Municipality shall not allow for substantial alteration or demolition of a registered municipal heritage property after three years following a refusal of an application within the District.

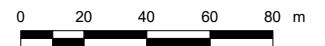
Policy 41 It is the intent of the Municipality to prepare statements describing heritage value and character defining elements for all contributing heritage resources identified on Map 2 that shall be used by the Heritage Officer or Council when evaluating applications for Certificates of Appropriateness.



Map 1- Schmidtville Heritage Conservation District Boundary

HALIFAX

 Schmidtville Heritage Conservation District Boundary



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

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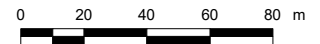


Map 2 - Heritage Properties and Resources

Schmidville Heritage Conservation District Boundary

HALIFAX

- Schmidville Heritage Conservation District Boundary
- Registered Municipal Heritage Property
- Schmidville Original Planned Area
- Contributing Heritage Resource/Building
- Historic Park & Institutional Area
- Georgian Style Building
- Mirror Image Building



Halifax Plan Area
Downtown Halifax Plan Area

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

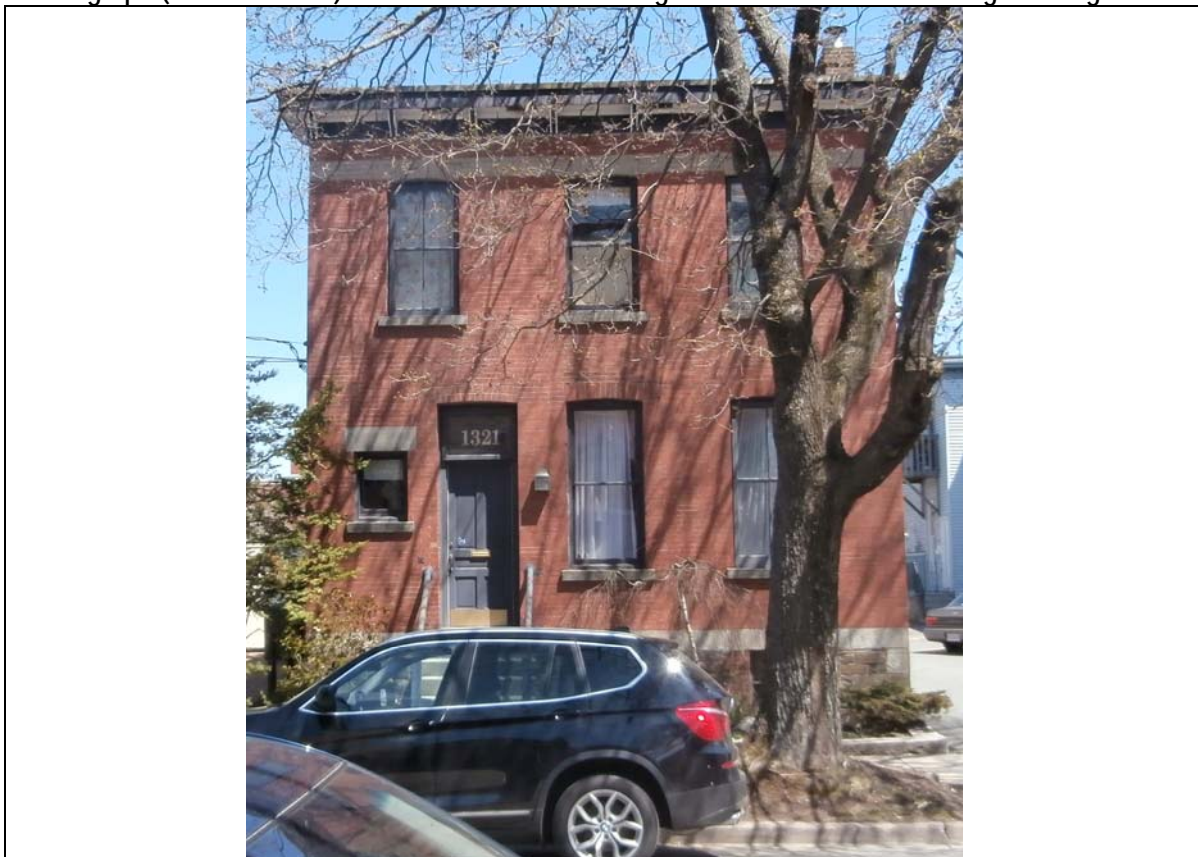
Effective:

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APPENDIX A

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

Historical Comments:

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

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

Contextual Building Comments:

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

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

Contextual District Comments:

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

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

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

Source(s):	Barker, Diane M and David A Sutherland. "Collins, Enos." <i>Dictionary of Canadian Biography</i> . http://www.biographi.ca/en/bio/collins_enos_10E.html .
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	<p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1895.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory</i>. Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory</i>. Halifax: McAlpine's Publishing from 1901 to 1999. Archives of Nova Scotia <i>Library</i>.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	James Taylor
Biographic Description:	James Taylor died in 1933 at age 79 while residing at 9 now 1321 Birmingham Street. His occupation listed on his death certificate was Mason and Contractor.
Significance:	--

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

Historical Comments:

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

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

Contextual Building Comments:

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

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

Contextual District Comments:

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

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

Construction Date:	1834-1843
Factual/Estimate?	Estimate

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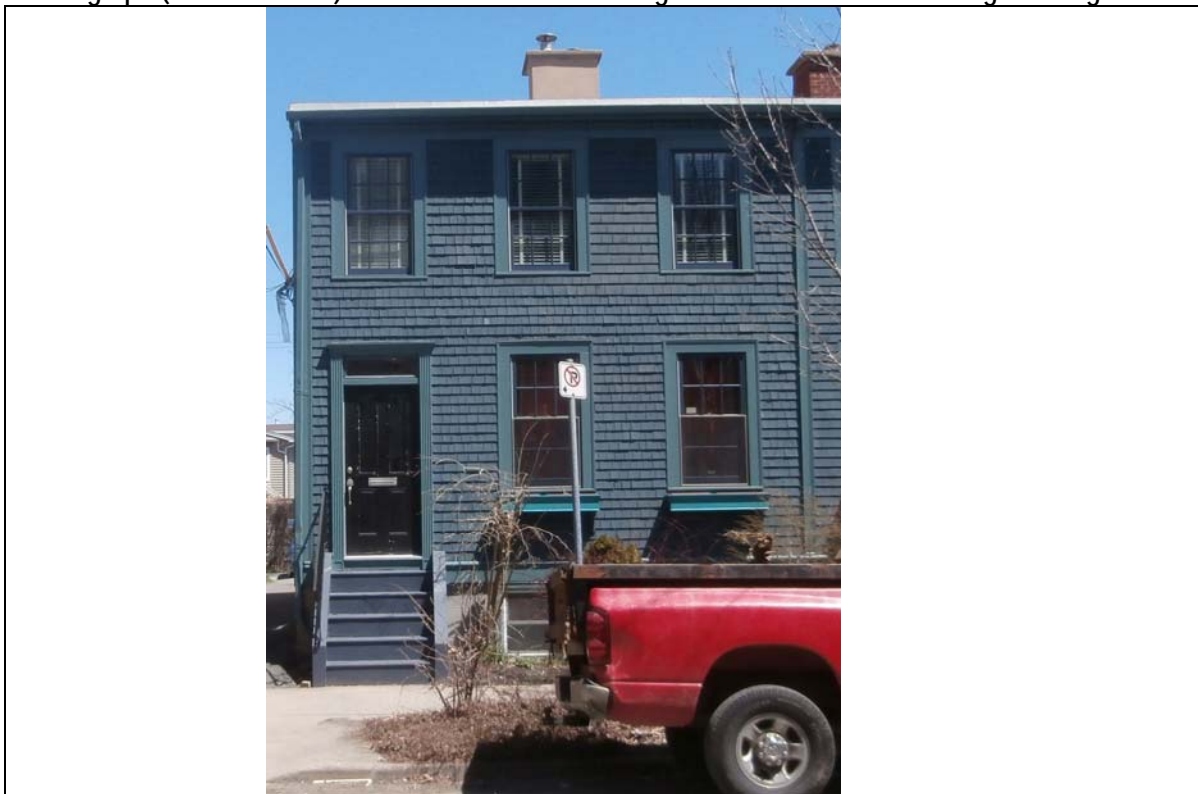
Builder and/or Architect:	Peter Grant
Biographic Description:	Peter Grant was of carpenter who immigrated to Canada from Banffshire, Scotland. He died on Dec 9 th , 1870 at the age of 82 while residing at 13 Birmingham Street in Halifax. A significant number of dwellings constructed by himself and his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

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

Historical Comments:

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

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

Contextual Building Comments:

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

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

Contextual District Comments:

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

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

Construction Date:	1834 -1843
Factual/Estimate?	Estimate

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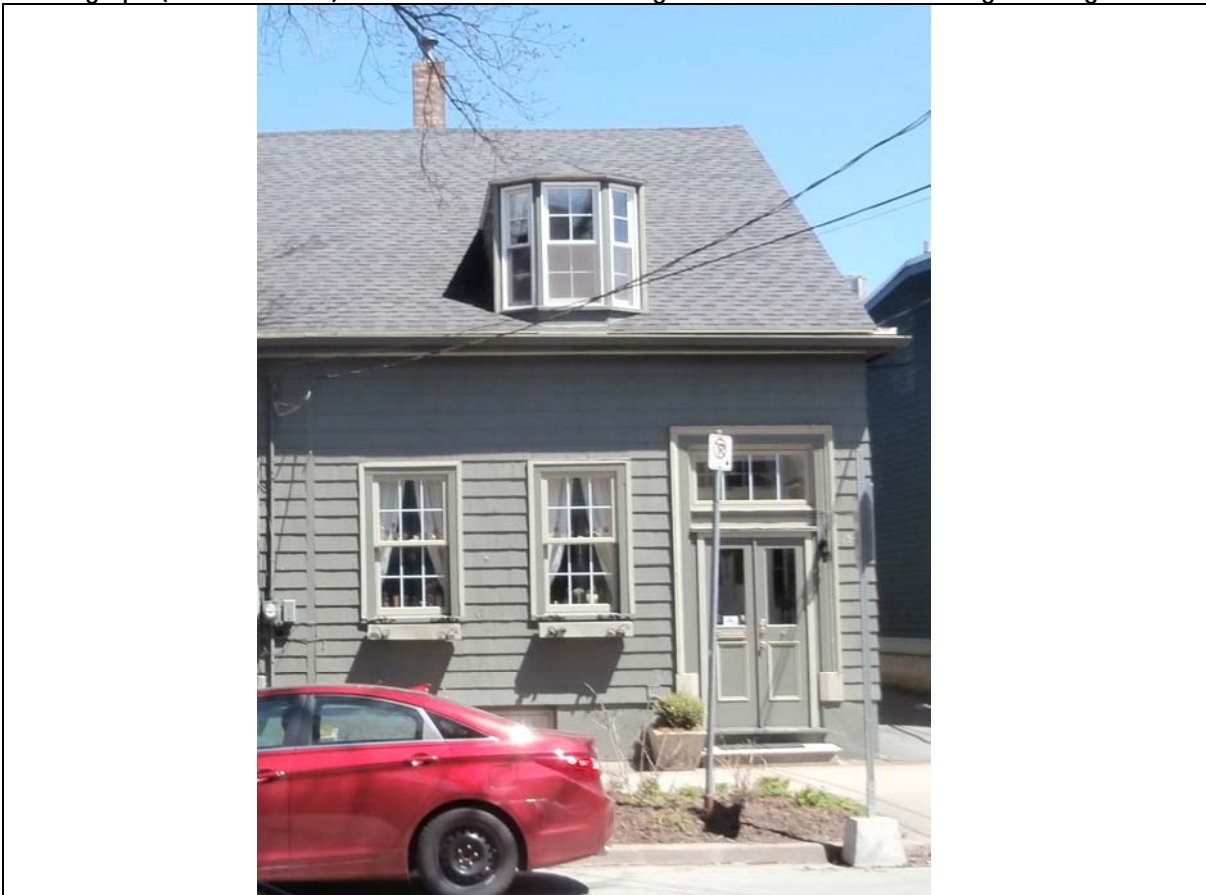
Builder and/or Architect:	Peter Grant
Biographic Description:	Peter Grant was of carpenter who immigrated to Canada from Banffshire, Scotland. He died on Dec 9 th , 1870 at the age of 82 while residing at 13 Birmingham Street in Halifax. A significant number of dwellings constructed by himself and his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

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

Historical Comments:

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

Construction Date:	1843-1864
Factual/Estimate?	Estimate

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

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

Historical Comments:

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

Construction Date:	1843-1864
Factual/Estimate?	Estimate

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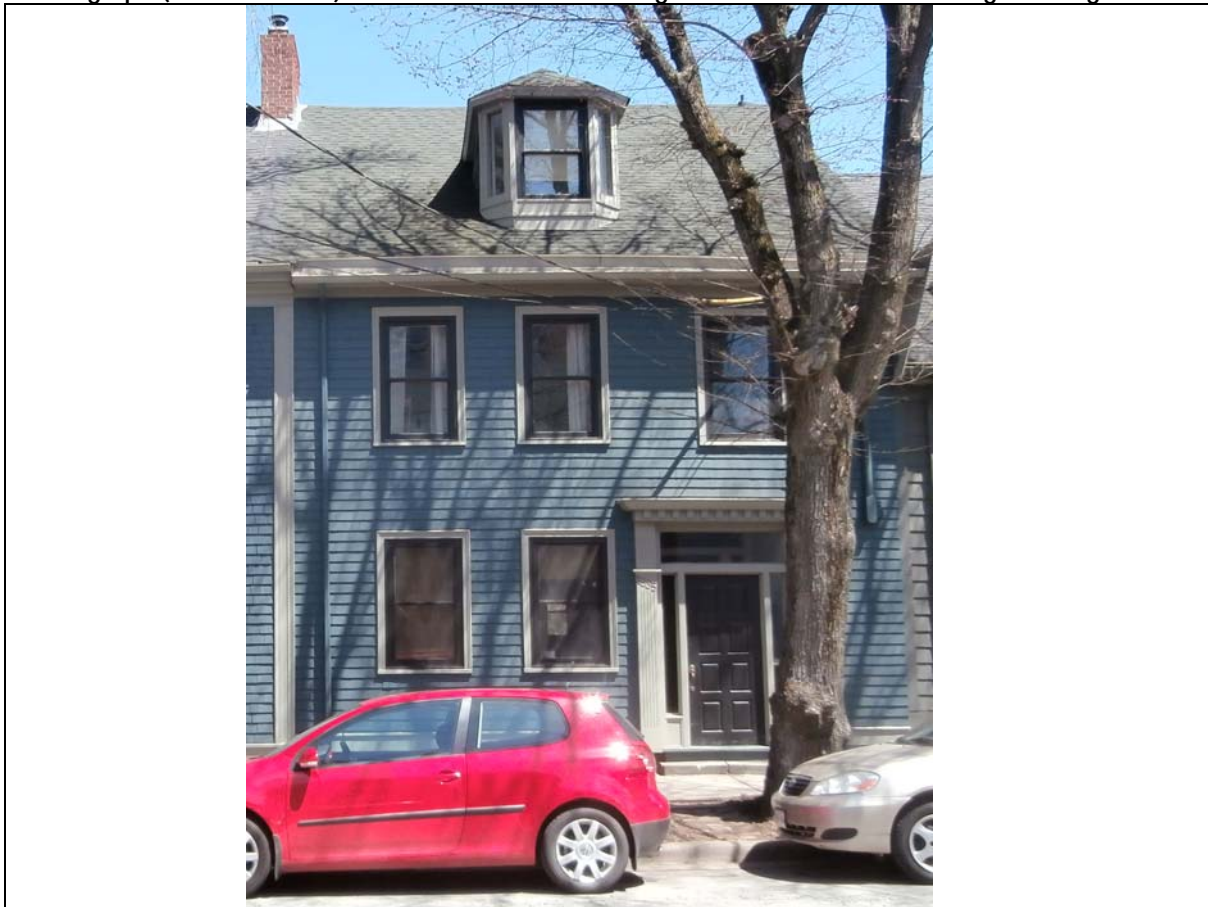
Builder and/or Architect:	Peter Grant
Biographic Description:	Peter Grant was of carpenter who immigrated to Canada from Banffshire, Scotland. He died on Dec 9 th , 1870 at the age of 82 while residing at 13 Birmingham Street in Halifax. A significant number of dwellings constructed by himself and his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

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

Historical Comments:

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

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

Construction Date:	--
Factual/Estimate?	--

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

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

Historical Comments:

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

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

Construction Date:	--
Factual/Estimate?	--

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

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

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

Historical Comments:

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

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

Historical Comments:

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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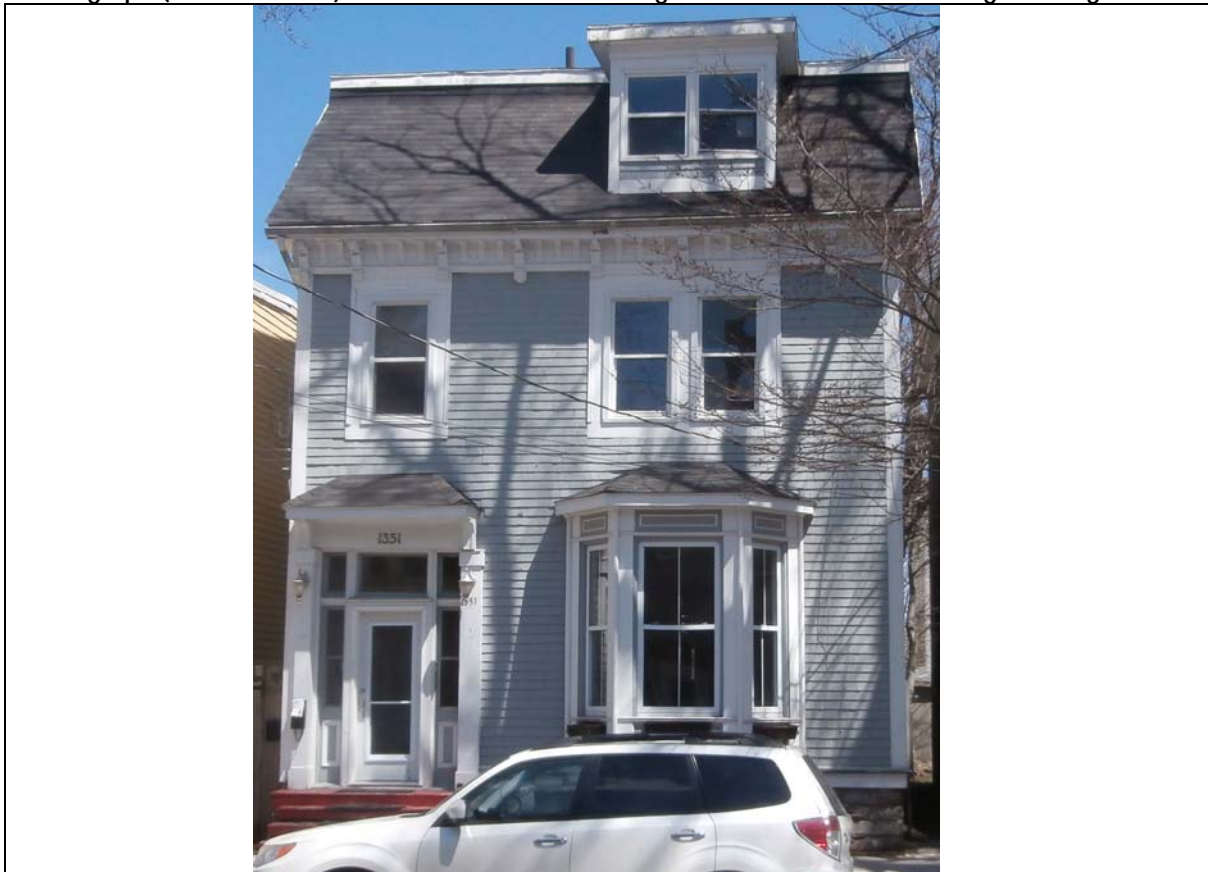
Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

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

Historical Comments:

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

Construction Date:	--
Factual/Estimate?	--

Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p>
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	<p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6J240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

Historical Comments:

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

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

Historical Comments:

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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

History of Building: 33 Birmingham Street and 8.5 Clyde Street

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

History of Building: 33 Birmingham Street

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

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

History of Building: 8.5 Clyde Street

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

Historical Comments:

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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

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

History of Buildings:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

Historical Comments:

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

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

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

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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

Construction Date:	1832
Factual/Estimate?	Factual - Deed

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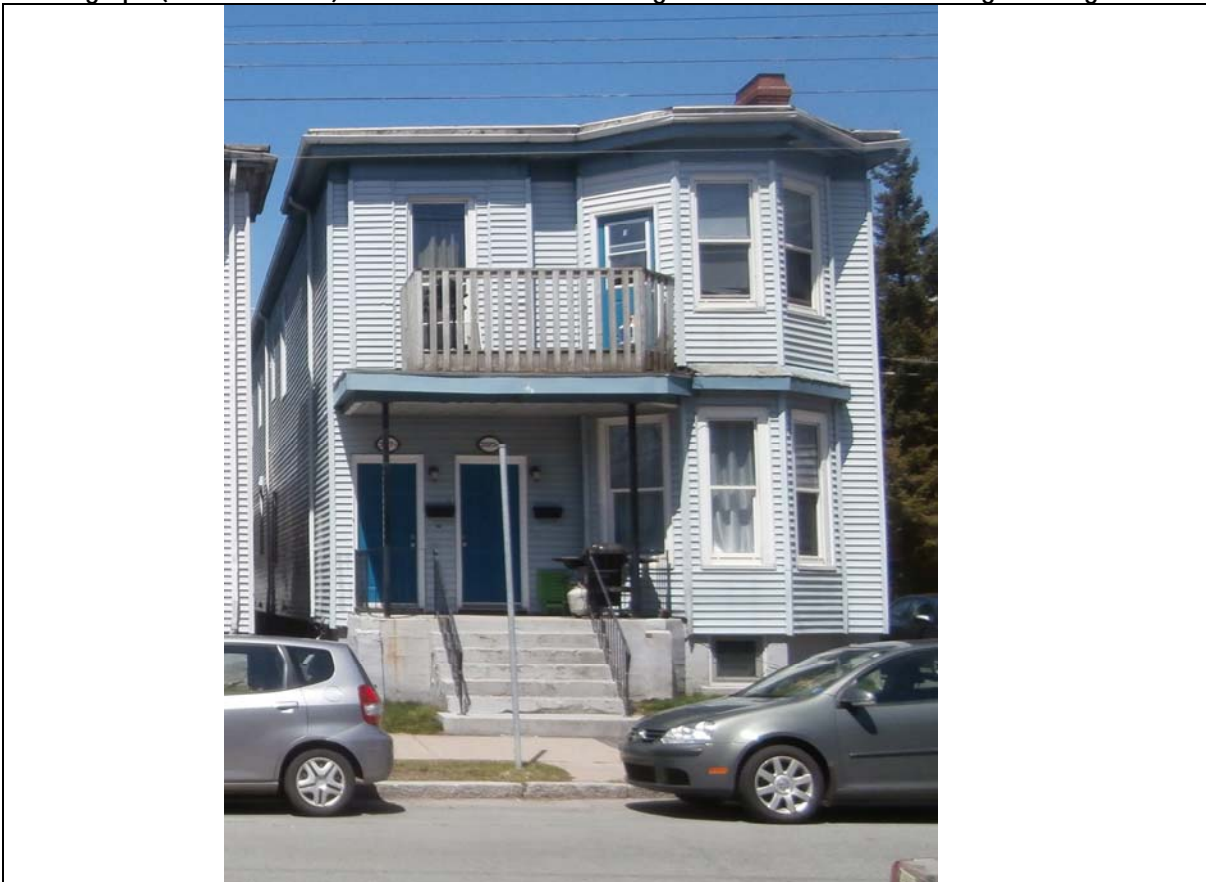
Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

Historical Comments:

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

Historical Comments:

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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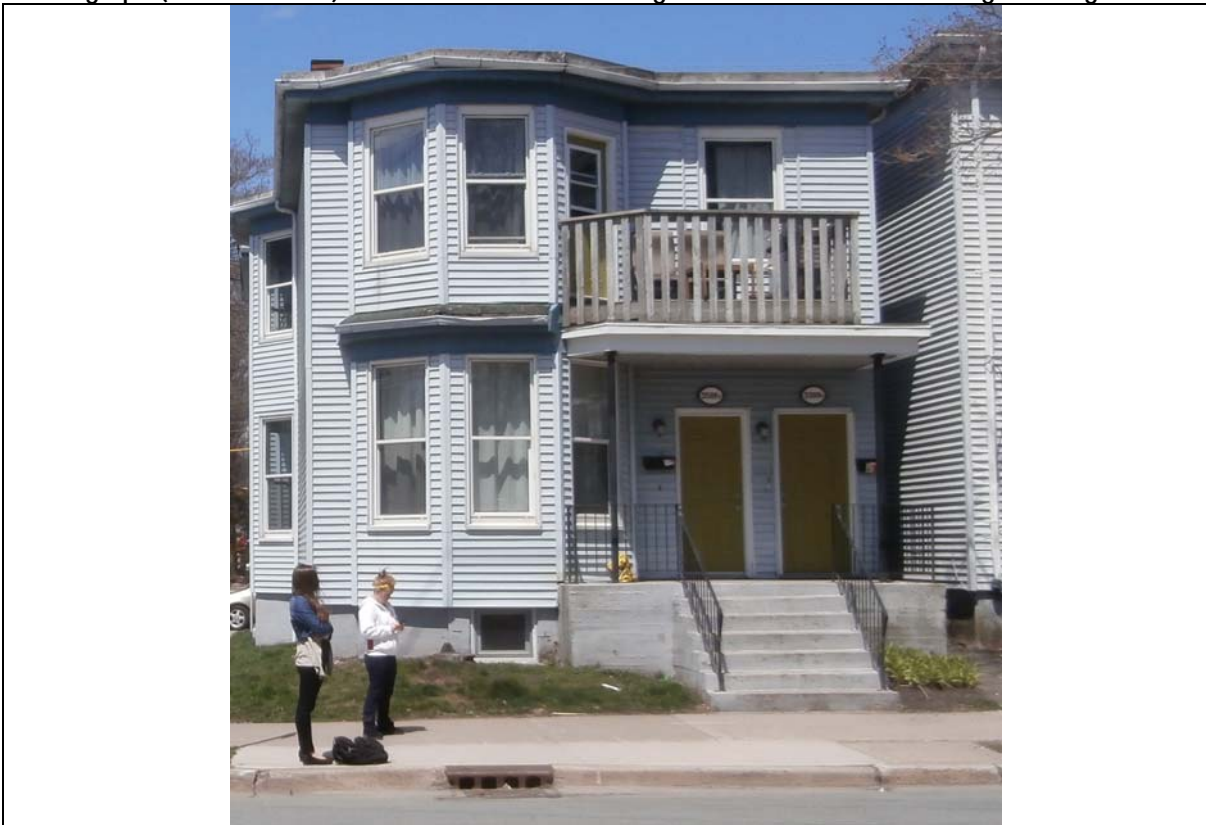
Builder and/or Architect:	E.J. Horne
Biographic Description:	Edward J Horne died a widower at age 75 in 1919. Born in Halifax, his parents were of Irish decent. His occupation is listed as contractor on his death certificate.
Significance:	--

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

Historical Comments:

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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

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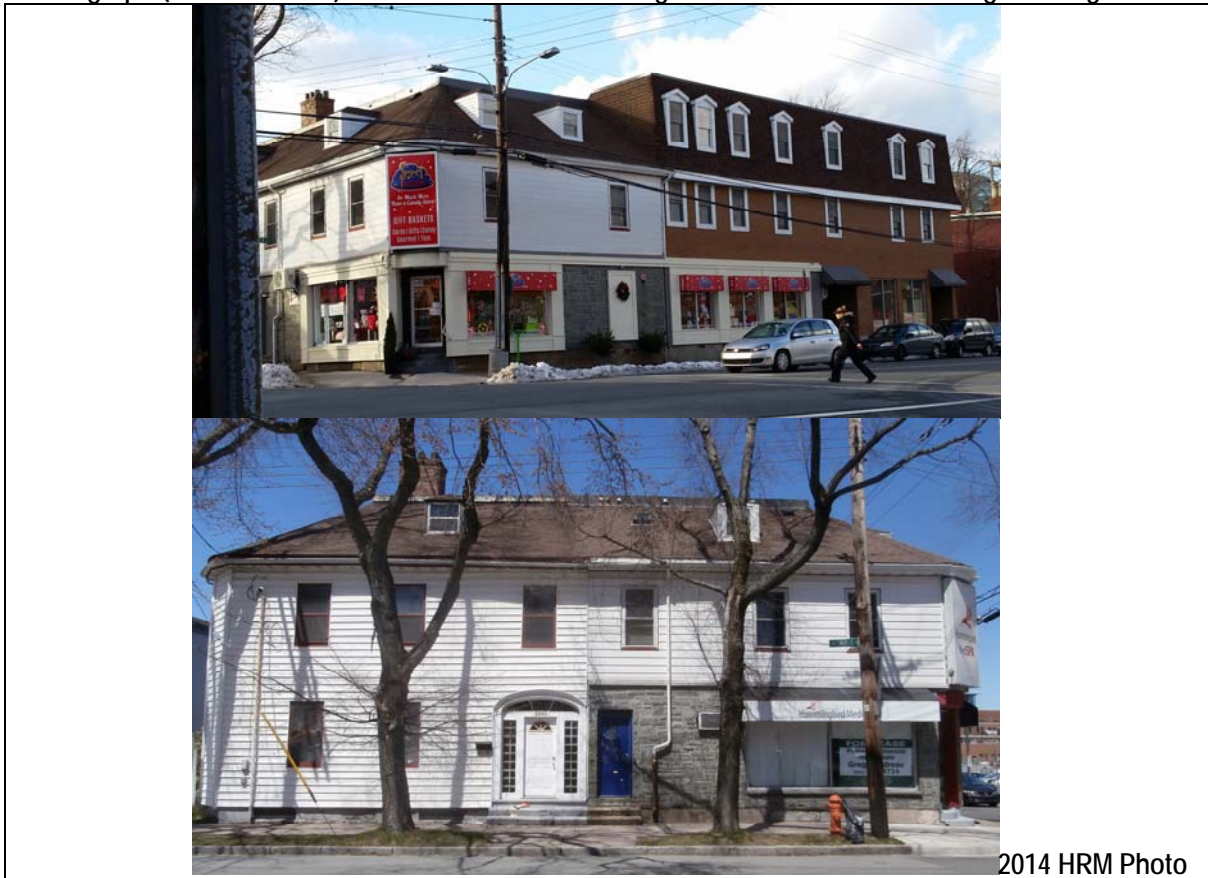
Builder and/or Architect:	Freeman Bros. (Harold S and Karl)
Biographic Description:	Carpenters and builders with an office located at 15 & 17 Carleton Street
Significance:	Locally significant; seemly established and enough in demand to have a telephone and paid advertisements in McAlpine City Directories

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



2014 HRM Photo

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

Architectural Comments:

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

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

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

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

Historical Comments:

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

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

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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

Construction Date:	1832
Factual/Estimate?	Factual - Deed

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

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

Historical Comments:

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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

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

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

Historical Comments:

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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

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

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

Historical Comments:

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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

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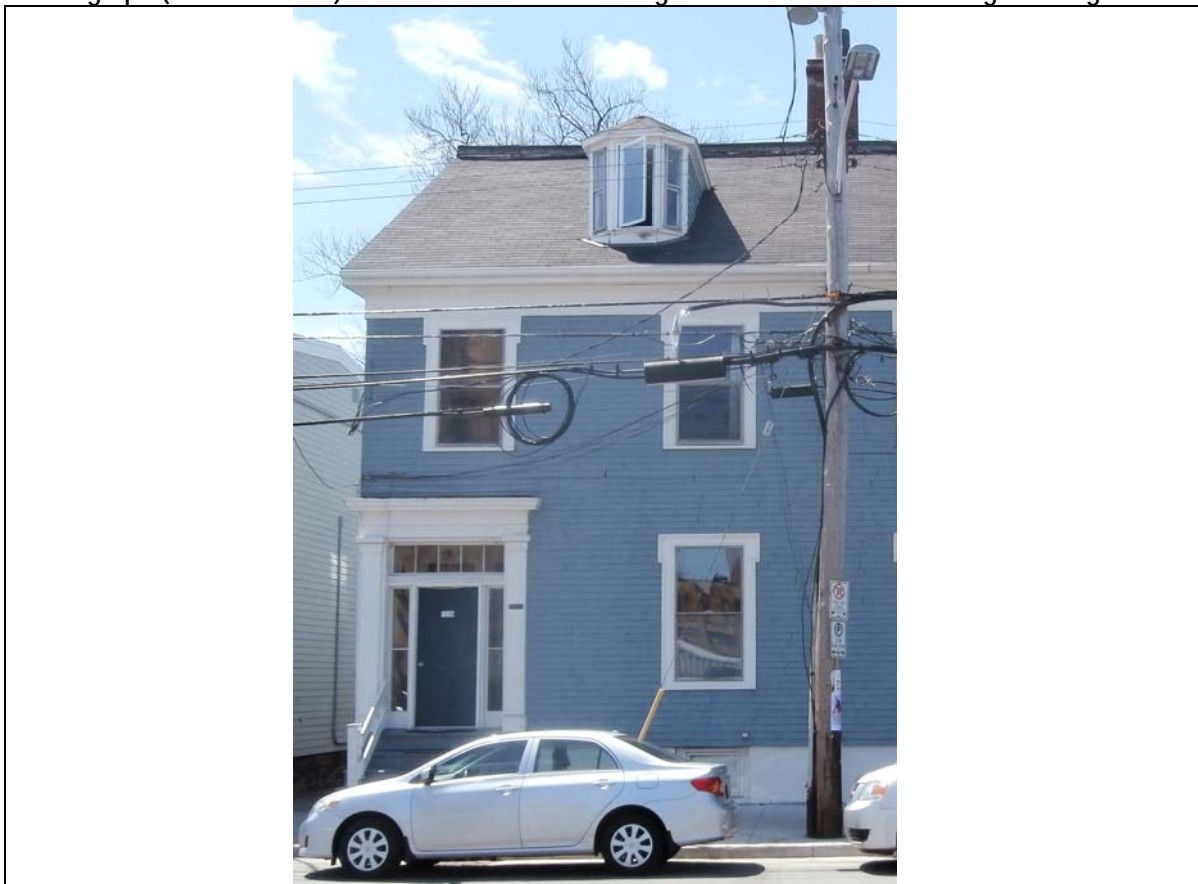
Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

Historical Comments:

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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

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

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

Historical Comments:

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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

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

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

Historical Comments:

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

Historical Comments:

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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

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

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

Historical Comments:

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

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

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

Construction Date:	1875-1878
Factual/Estimate?	Estimate

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

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

Historical Comments:

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

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

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

Construction Date:	1875-1878
Factual/Estimate?	Estimate

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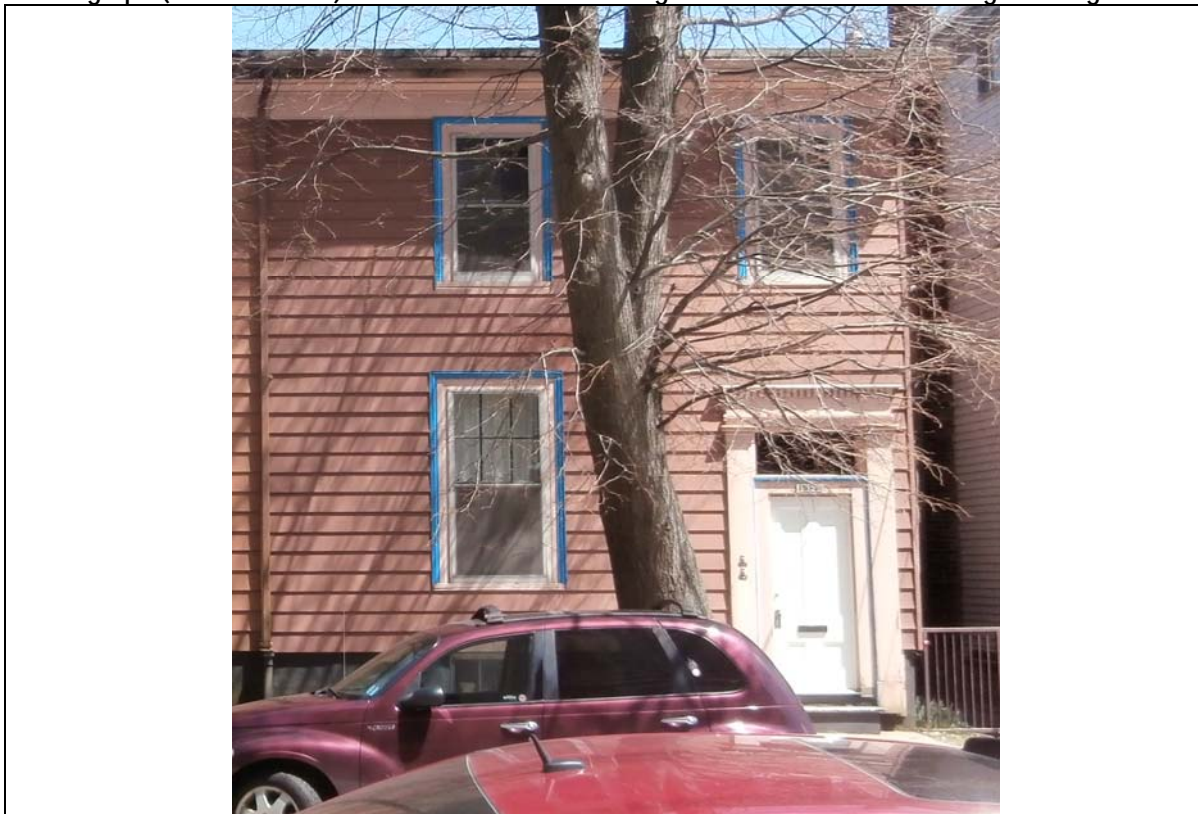
Builder and/or Architect:	Duncan Grant
Biographic Description:	Of Scottish decent and born in Halifax, Duncan Grant died at age 83 on May 5 th in 1910 while residing at 19 Brenton Street. His father Peter Grant was also a builder and a number of his constructions can also be found within the Schmidville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

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

Historical Comments:

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

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

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

Historical Comments:

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

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

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

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

Contextual Building Comments:

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

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

Contextual District Comments:

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

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

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

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

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

Historical Comments:

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

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

Construction Date:	1869
Factual/Estimate?	Estimate

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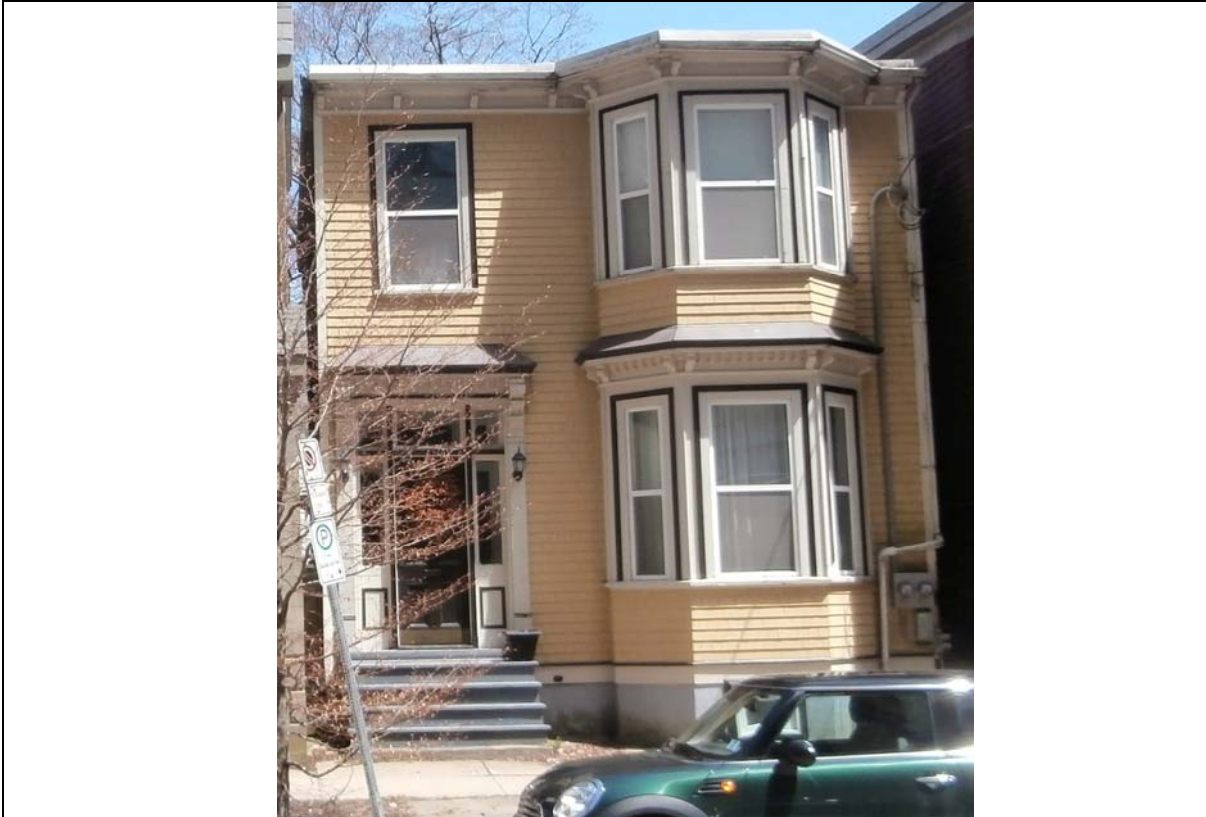
Builder and/or Architect:	Duncan Grant
Biographic Description:	Of Scottish decent and born in Halifax, Duncan Grant died at age 83 on May 5 th in 1910 while residing at 19 Brenton Street. His father Peter Grant was also a builder and a number of his constructions can also be found within the Schmidville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

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

Historical Comments:

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

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

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

Contextual Building Comments:

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

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

Contextual District Comments:

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

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

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

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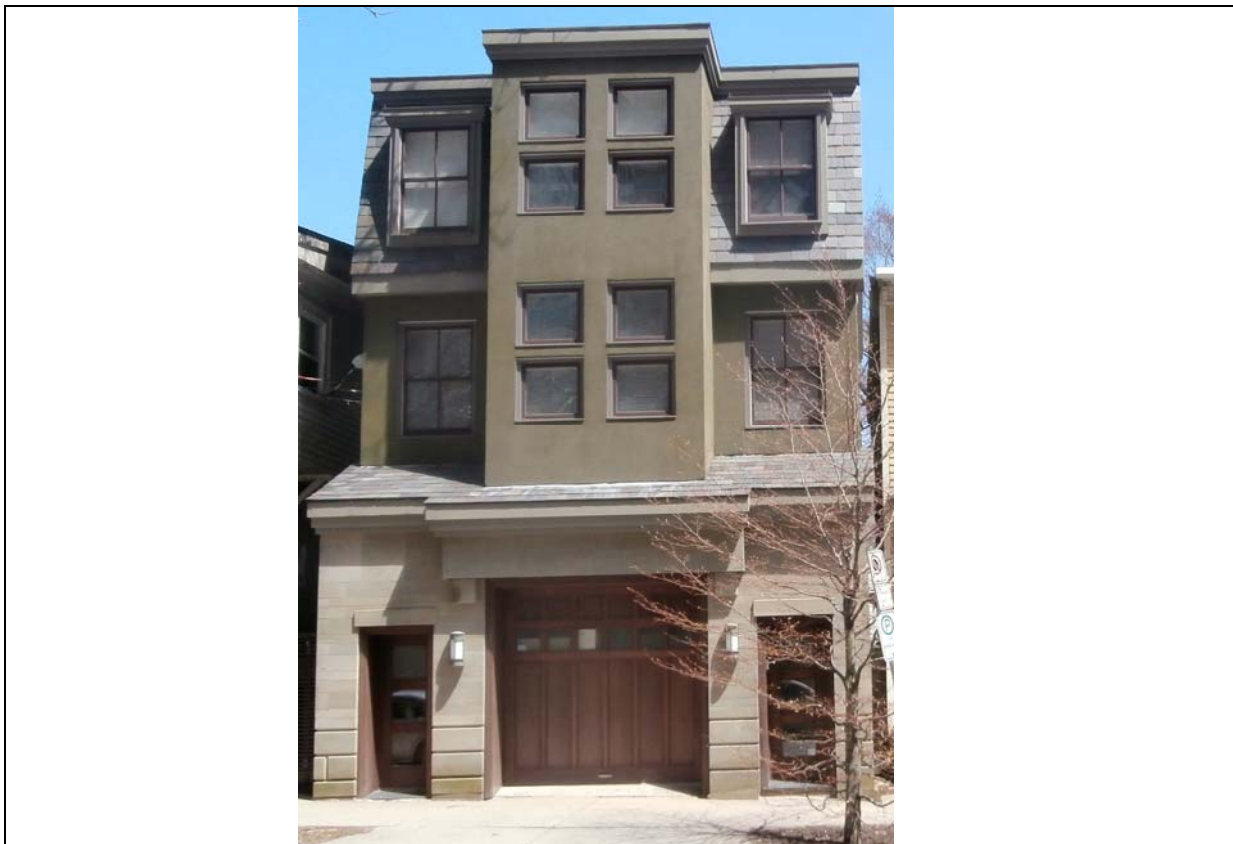
Builder and/or Architect:	Surname of applicant on building permit illegible.
Biographic Description:	
Significance:	

History of Building:

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

Photograph (front elevation)

Building Classification: New Building



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

Architectural Comments:

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

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

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

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

Historical Comments:

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

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

Contextual Building Comments:

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

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

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

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

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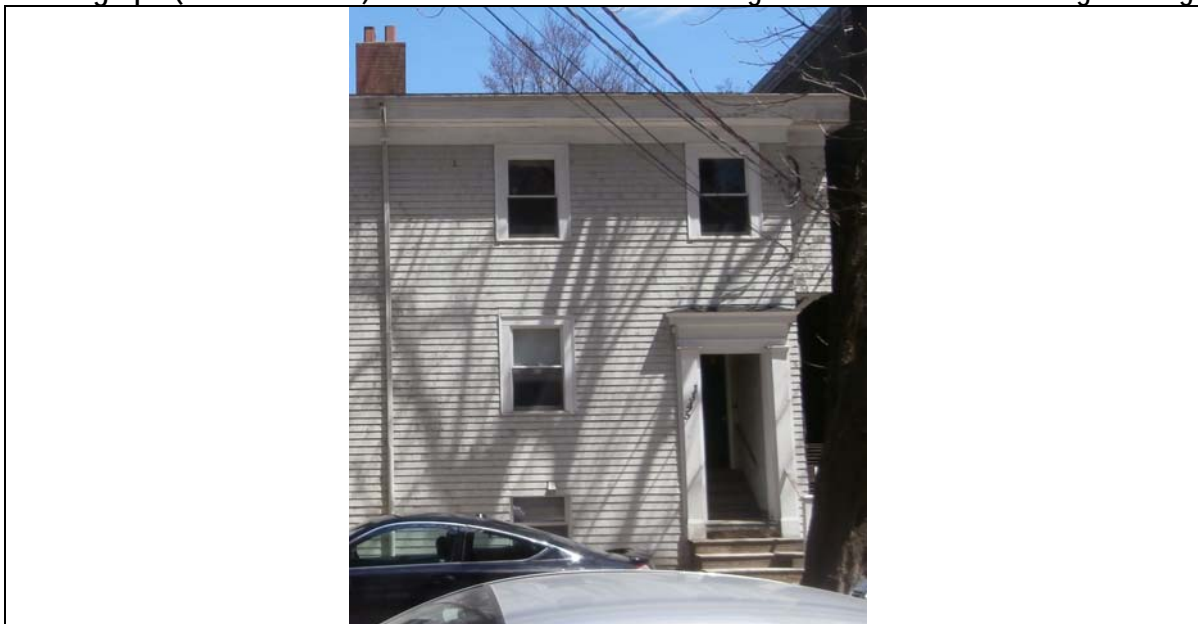
Builder and/or Architect:	David M Rickard
Biographic Description:	
Significance:	

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

Historical Comments:

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

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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

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

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

Historical Comments:

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

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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

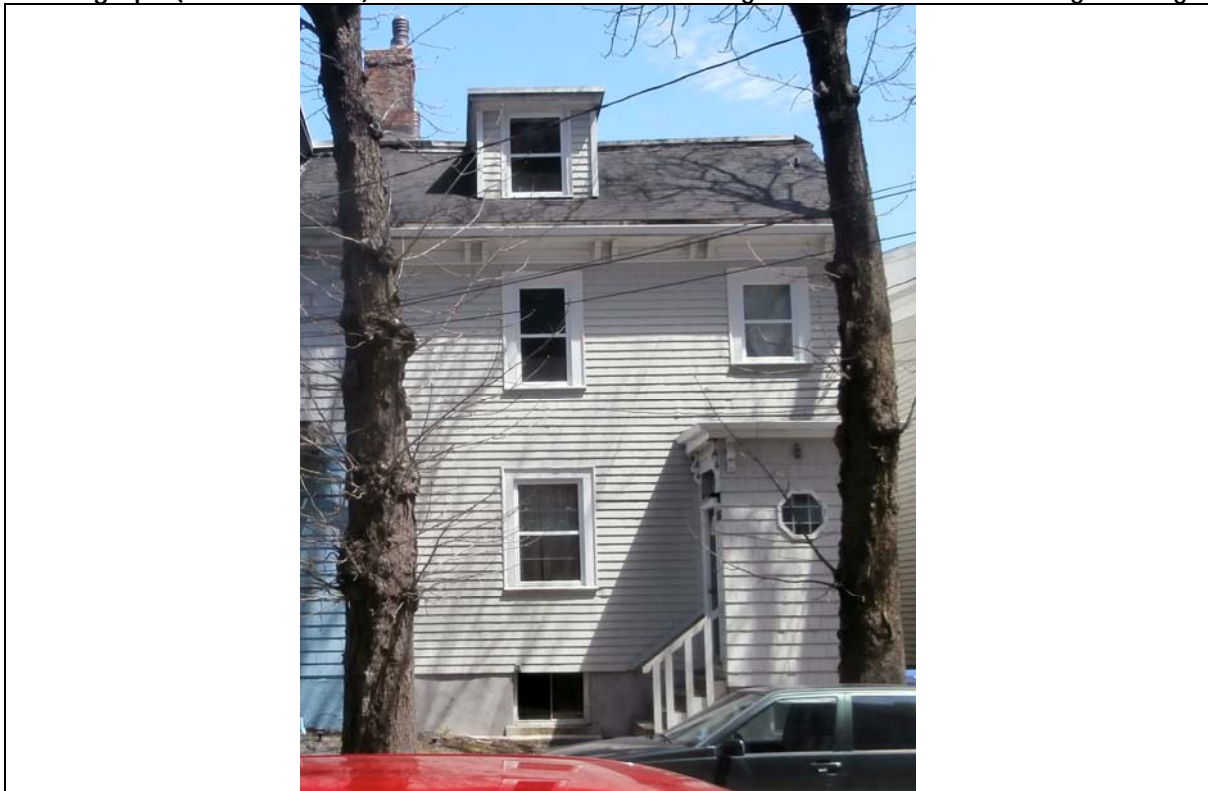
	decent, who passed away one year prior at age 84.
Significance:	Locally significant due to the Grant family's multi-generational contribution to Halifax's built heritage.

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

Historical Comments:

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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

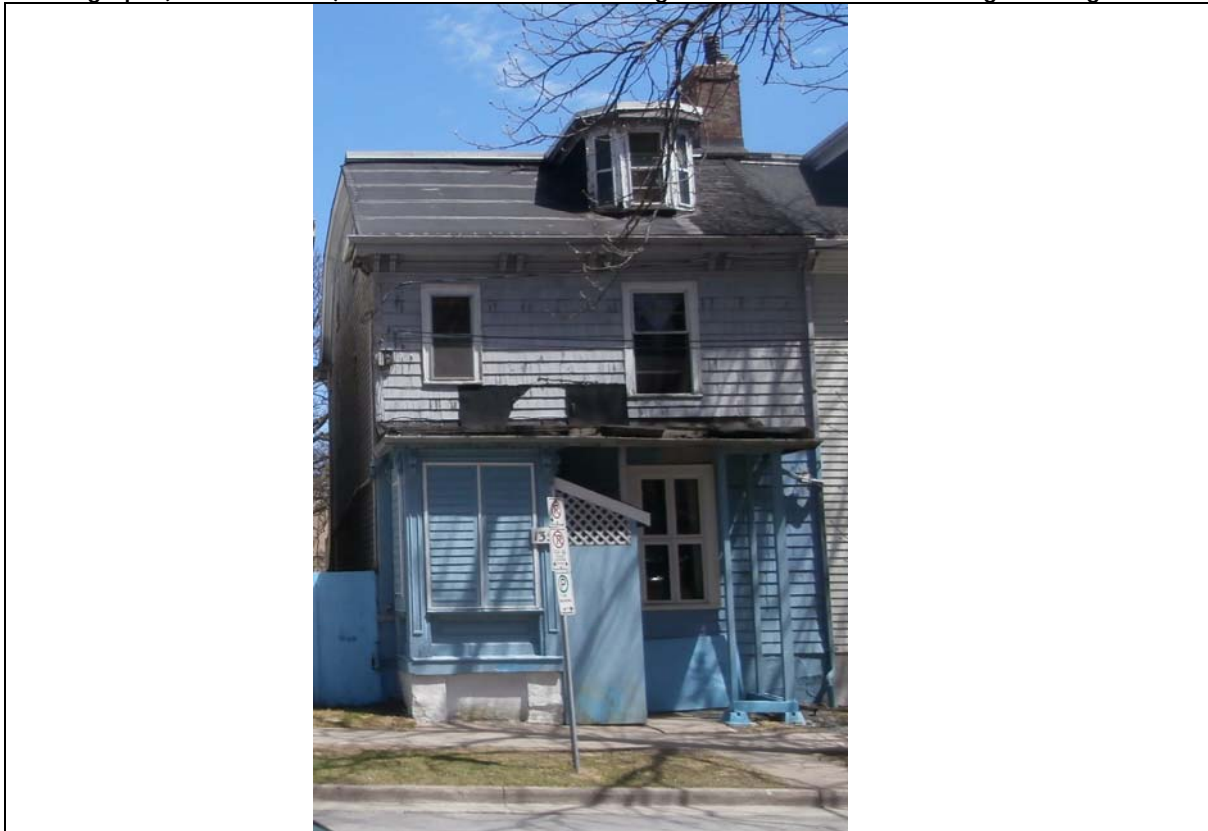
	in 1910 while residing at 19 Brenton Street. His father Peter Grant was also a builder and a number of his constructions can also be found within the Schmitville neighbourhood. Duncan's religious denomination is listed on his death certificate as Roman Catholic. He was married to Matilda, also of Scottish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

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

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

Historical Comments:

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

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

Historical Comments:

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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

History of Building:

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

Photograph (front elevation)

Building Classification: New Building



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

Architectural Comments:

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

Historical Comments:

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

Contextual Building Comments:

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

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

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

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

History of Building-Lots 9 & 10:

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

History of Building - Lot 9

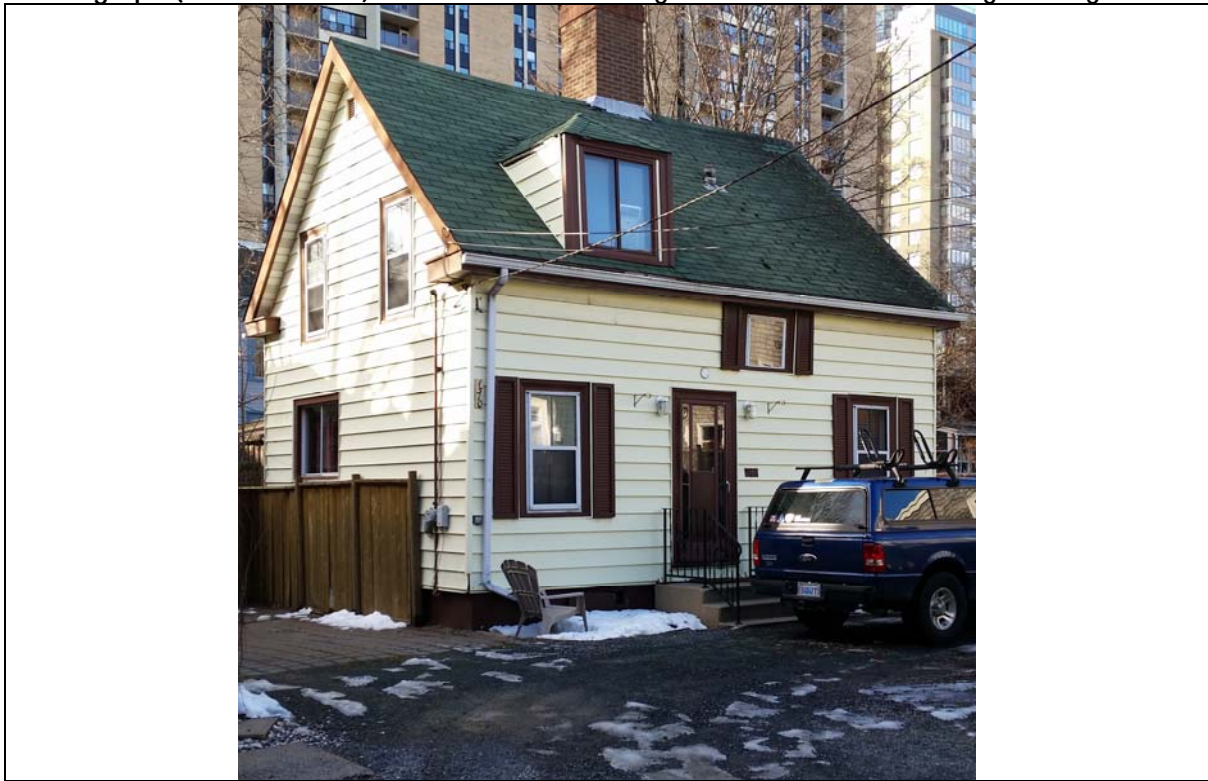
OWNER	FROM:	TO:	OCCUPATION	SOURCE
Patrick Dawson	1881	1881	Yeoman	Will Bk 227 Pg 88
Richard Dawson	1854	1881	Labourer	Bk 107 Pg 262
Chris McDermot	1845	1854	Yeoman	Bk 81 Pg 287
Thomas Gilfoy	1845	1845	Truckman	Bk 81 Pg 266
Estate Elizabeth Schmidt	--	1845	--	--

History of Building - Lot 10

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

Historical Comments:

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

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

Historical Comments:

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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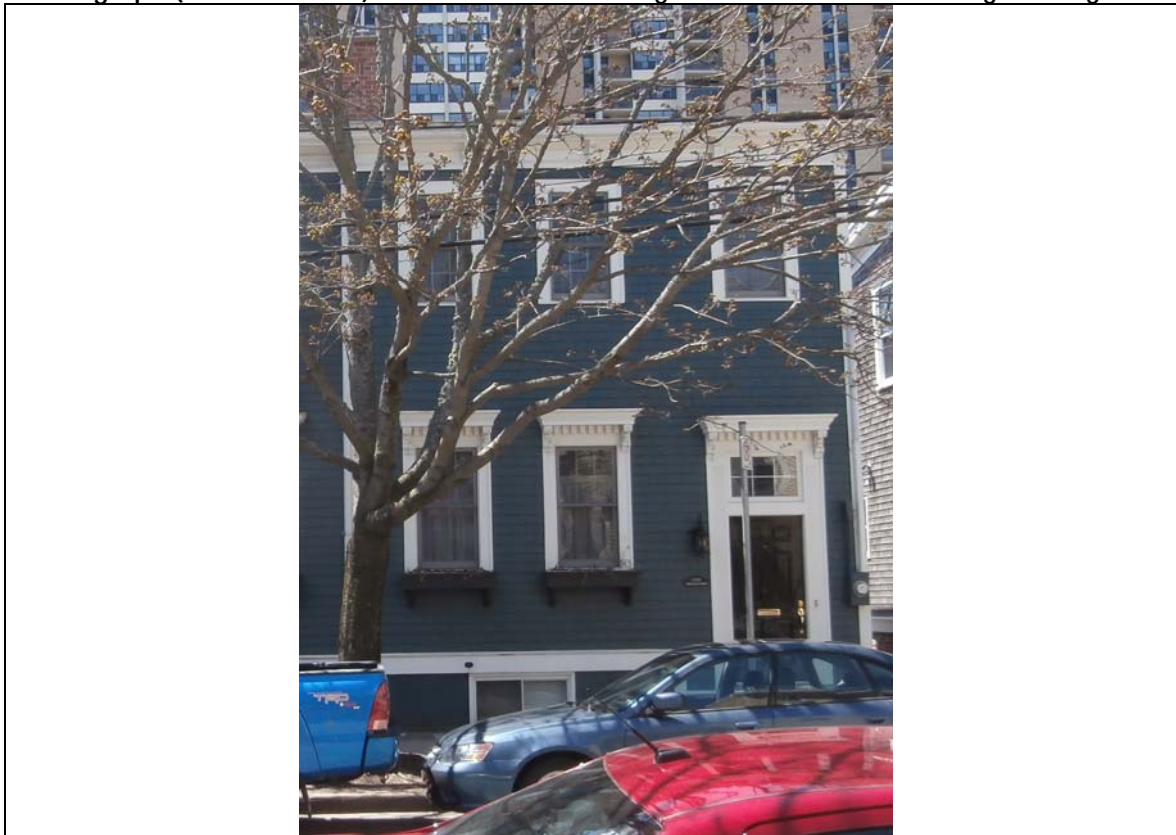
Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Architectural Comments:

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

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

Historical Comments:

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

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

Contextual Building Comments:

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

Contextual District Comments:

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

Present Owner(s):	Michael W and Mary J McKenzie	Original Owner (s):	Laleah P Almon
Address:	PO Box 71 Newport, NS	Occupation:	Widow
Present Use:	Residence	Historic Use:	Residence

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

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

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
Michael W and Mary J McKenzie	2001	2014		Bk 6693 Pg 492
Brian M Jardine and Katherine H Poulos	1999	2001	--	Bk 6391 Pg 639
Philip R Murphy and Kathryn MP Storey	1991	1999	--	Bk 5170 Pg 299
Karl E and Gertrude M Lawlor	1974	1991	--	Bk 2841 Pg 799
Estate Edward Arsenault	1973	1974	--	--
Henrietta Arsenault	1971	1973	Widow	Will Bk 4634 Pg 680
Edward and Henrietta Arsenault	1952	1971	--	Bk 1156 Pg 121
Louis E Arsenault	1946	1952	Stevedore	Bk 951 Pg 29
Johanna Kirby	1920	1946	Widow	Bk 508 Pg 541
Fannie Keshen	1920	1920	Married Woman	Bk 505 Pg 149
James T Thomson	1897	1920	Merchant	Bk 315 Pg 604
John Dean	1861	1897	Yeoman	Bk 134 Pg 57
Laleah P Almon	1847	1861	Widow	Bk 90 Pg 81
John and Ann Rottenberry	1846	1847	Carpenter	Bk 85 Pg 102
Henry and Eliza P Pryor	1844	1846	Esquire	Bk 78 Pg 411
Estate Elizabeth Schmidt	--	1844	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092361	Date:	14 November 2014
Civic Address:	1322 Dresden Row, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:			
Construction Date:	Pre-1858		

Architectural Comments:

This dwelling is a mirror image townhouse from the Victorian era in a transitional vernacular style. It is a two storey, two bay wide side hall plan dwelling with an asymmetrical façade and raised first floor. The flat roof with a red brick shared central chimney has a deep eave that is underscored by a cornice and wide frieze board. Wood framed and shingled complete with water table and corner board, the house rests on a red brick masonry foundation. The second and first floor windows are single hung single pane sashes and are surrounded by a wide wood moulding. The first floor windows are capped with an entablature supported by decorative brackets. The main entry enframing system is composed of a five pane fixed transom and flanking sidelights. The internal pair of pilasters are structural framing members and aid in supporting the transom above while the outermost pair are decorative and visually support the ornamental entablature. The decorative moulding of the entablature and capitals illustrate a revival in the popularity of classical styles.

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

Historical Comments:

Henry Pryor, Esquire, bought two adjoining lots, fourteen and fifteen, from the estate of Elizabeth Schmidt in 1844. Pryor was from a prominent Loyalist family with long standing involvement in the merchant trade, legal and political realms of Halifax. Pryor in his lifetime was a lawyer, magistrate, a member of Halifax city Council and the Mayor of Halifax on three separate occasions. It is highly probable that he had the mirror image townhouses constructed as investment properties, as was this was a popular method for upper class Haligonians to generate income at the time.

Contextual Building Comments:

The mirror image townhouses are represented a survey plan produced by William Gossip. This plan contains data from 1858 to 1864.

Contextual District Comments:

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

Present Owner(s):	Stephen G Patterson	Original Owner (s):	Henry Pryor
Address:	1322 Dresden Row, Halifax, NS	Occupation:	Magistrate, Mayor
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre -1858
Factual/Estimate?	Factual based on historic mapping

Source(s):	<p>"Henry Pryor." <i>Wikipedia</i>. http://en.wikipedia.org/wiki/Henry_Pryor</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Girard, Philip. "Pryor, Henry." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/pryor_henry_12E.html</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
Stephen G Patterson	1997	2014	--	Bk 5996 Pg 845
Gavin HO Brimer and Christopher T Lane	1992	1997	--	Bk 5249 Pg 764
Melvin J Hackett	1989	1992	--	Bk 4696 Pg 991
The New Scotland Financial Group Ltd	1989	1989	Company	Bk 4696 Pg 958
Estate Arthur S Horne	1951	1989	--	--
Arthur S Horne	1928	1951	Policeman	Bk 604 Pg 749
Vera Cuvelier	1928	1928	Spinster	Bk 604 Pg 577
Hannah and Luce Cuvelier	1897	1928	Shoemaker	Bk 327 Pg 267
Brenton H and Helen E Collins	1880	1897	Esquire	Bk 231 Pg 262
John Egan	1876	1880	Gunsmith	Bk 206 Pg 244
Emma Egan	1876	1876	Widow	Bk 206 Pg 268
John S Thomson	1876	1876	Barrister at Law	Bk 206 Pg 237
Emma Egan	1872	1876	Widow	Bk 181 Pg 195
William J and Catherine M Egan	1871	1872	Gunsmith	Bk 172 Pg 641
James and Isabella Cordwell	1856	1871	Truckman, Inn Keeper	Bk 115 Pg 60
Henry and Eliza P Pryor	1844	1856	Esquire	Bk 78 Pg 411
Estate Elizabeth Schmidt	--	1844	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40516361	Date:	14 November 2014
Civic Address:	1326 Dresden Row, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:			
Construction Date:	Pre-1858		

Architectural Comments:

This dwelling is a mirror image townhouse from the Victorian era in a transitional vernacular style. It is a two storey, two bay wide side hall plan dwelling with an asymmetrical façade and raised first floor. The flat roof with a red brick shared central chimney has a deep eave that is underscored by a cornice and wide frieze board. Wood framed and shingled complete with water table and corner board, the house rests on a red brick masonry foundation. The second and first floor windows are single hung single pane sashes and are surrounded by a simple wood moulding. The first floor windows are capped with an entablature supported by decorative brackets. The main entry enframing system is composed of a five pane fixed transom and flanking sidelights. The internal pair of pilasters are structural framing members and aid in supporting the transom above while the outermost pair are decorative and visually support the ornamental entablature. The decorative moulding of the entablature and capitals illustrate a revival in the popularity of classical styles.

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

Historical Comments:

Henry Pryor, Esquire, bought two adjoining lots, fourteen and fifteen, from the estate of Elizabeth Schmidt in 1844. Pryor was from a prominent Loyalist family with long standing involvement in the merchant trade, legal and political realms of Halifax. Pryor in his lifetime was a lawyer, magistrate, a member of Halifax city Council and the Mayor of Halifax on three separate occasions. It is highly probable that he had the mirror image townhouses constructed as investment properties, as was this was a popular method for upper class Haligonians to generate income at the time.

Contextual Building Comments:

The mirror image townhouses are represented a survey plan produced by William Gossip. This plan contains data from 1858 to 1864.

Contextual District Comments:

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

Present Owner(s):	Stephen G Patterson	Original Owner (s):	Henry Pryor
Address:	1322 Dresden Row, Halifax, NS	Occupation:	Magistrate, Mayor
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre -1858
Factual/Estimate?	Factual based on historic mapping

Source(s):	<p>"Henry Pryor." <i>Wikipedia</i>. http://en.wikipedia.org/wiki/Henry_Pryor</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Girard, Philip. "Pryor, Henry." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/pryor_henry_12E.html</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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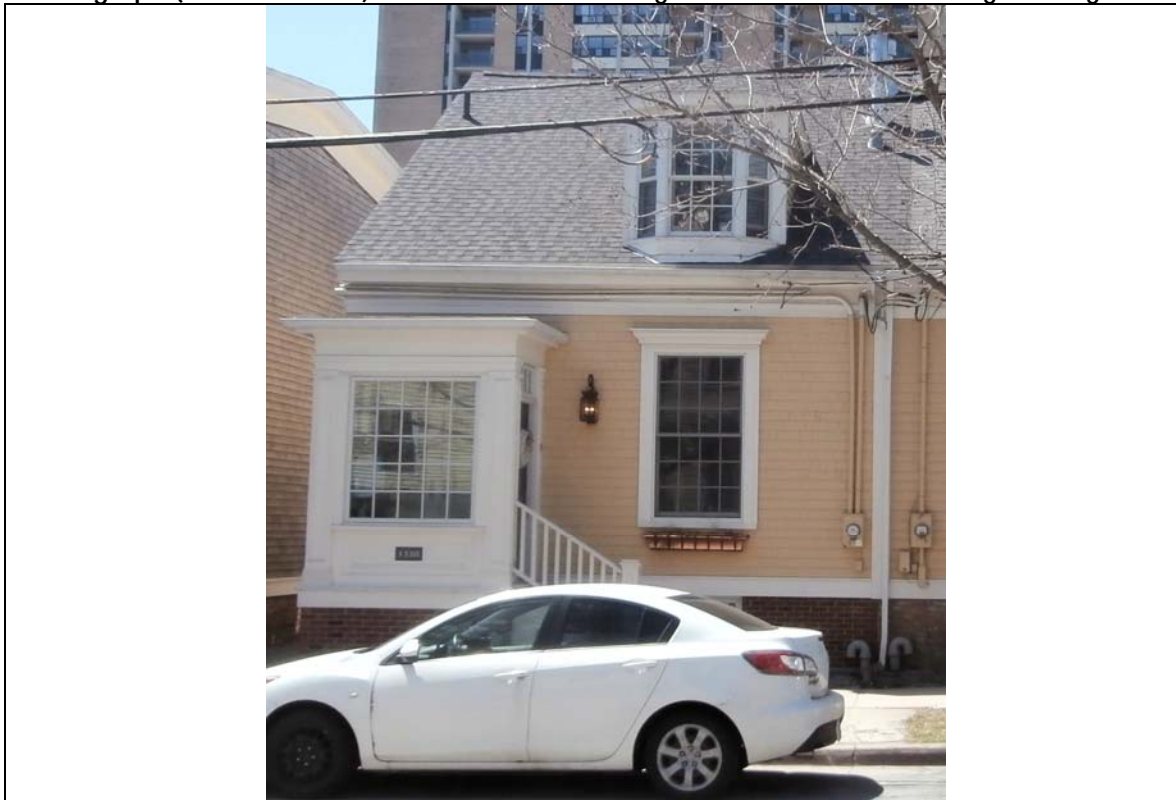
Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
Stephen G Patterson	1996	2014	--	Bk 5995 Pg 1
Gavin HO Brimer	1990	1996	--	Bk 4924 Pg 239
Robert F Gray	1989	1990	--	Bk 4767 Pg 403
The New Scotland Financial Group Ltd	1989	1989	Company	Bk 4696 Pg 958
Estate Arthur S Horne	1951	1989	--	--
Arthur S Horne	1946	1951	Policeman	Bk 604 Pg 749
Herbert P Meehan and Katherine Beazley	1943	1946	Employee CNR	Bk 865 Pg 25
Heirs John H Meehan	1941	1943		
John H Meehan	1917	1941	Police Sergeant	Bk 467 Pg 829
John Robinson	1900	1917	Engineer	Will Bk 287 Pg 475
Jane Robinson	1877	1900	Widow	Bk 212 Pg 58
Joseph C and Mary Ashwood	1876	1877	Master Mariner	Bk 206 Pg 242
Richard and Margaret Abbott	1876	1876	Blockmaker	Bk 206 Pg 238
John S and Annie Thompson	1876	1876	Barrister at Law	
Joseph C and Mary Ashwood	1872	1876	Master Mariner	Bk 179 Pg 140
William J and Catherine M Egan	1871	1872	Gunsmith	Bk 172 Pg 641
James and Isabella Cordwell	1856	1871	Truckman, Inn Keeper	Bk 115 Pg 60
Henry and Eliza P Pryor	1844	1856	Esquire	Bk 78 Pg 411
Estate Elizabeth Schmidt	--	1844	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092358	Date:	12 December 2014
Civic Address:	1328 Dresden Row, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1864-1866		

Architectural Comments:

This dwelling is mirror image Georgian Cottage. It is one and a half storey, two bay wide side hall plan residence with an unsymmetrical façade, raised first floor and gabled roof. Wood framed and shingled, the house rests on a red brick masonry foundation. The deep eave is underscored by a wide frieze board and complete with corniced eave returns and an asymmetrically located dormer. The five sided Scottish dormer has a center single hung window with six over six vinyl sashes. This window is flanked by identical two over two single hung vinyl side lites. The large first floor window is single hung with twelve over twelve vinyl sashes and is surrounded on three sides by a simple wide trim board. The window is capped with a cornice moulding and there is an ornamental metal window planter below.

Wood steps complete with a plain wood railing and balusters lead to the main entrance in the side wall of a storm porch which rests on a red brick masonry foundation. The building setback from the street and historical mapping from 1889 indicate that the porch is historic if not original. The flat roof is visually supported by a deep entablature complete with moulded corner pilasters. The large window that is facing the street is fixed with a 25 pane vinyl sash and a moulded wood apron below the window. The cottage is in excellent condition and largely intact. Other more recent modifications include the asphalt roof shingles, exterior light fixture, and the insulated metal entry door complete with transom.

Historical Comments:

William Pryor, Esquire, bought two adjoining lots, twelve and thirteen, from the estate of Elizabeth Schmidt in 1857. Pryor was from a prominent Loyalist family with long standing involvement in the merchant trade as well as legal and political realms of Halifax. His early career involved being a ship's captain and privateering up until about 1800 when he began a small trading business on the Halifax waterfront. The death of his brother and father benefitted his marine trade business endeavors and significantly increased his land holdings. In 1825 he became one of the eight founding members of the Halifax Bank Company, colloquially known as Collins' Bank after its location in one of Enos Collins waterfront warehouses. Before to his death in 1859, Pryor appears to have conveyed Lot thirteen in Block E of the Schmidville subdivision to his son George Pryor who later sold the property to John Lane.

Contextual Building Comments:

This cottage is not present on the survey plans produced by William Gossip which contain data from 1858 to 1864. However, it does appear to be represented on a map of Metropolitan Halifax dating from 1866. Both halves of the mirror-image cottage were sold together until 1981.

Contextual District Comments:

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

Present Owner(s):	3004767 Nova Scotia Limited	Original Owner (s):	John Lane
Address:	2830 Point Edward Hwy, Point Edward, NS	Occupation:	--
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre -1858
Factual/Estimate?	Factual based on historic mapping

Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Sutherland, David A. "Pryor, William." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/pryor_william_1775_1859_8E.html</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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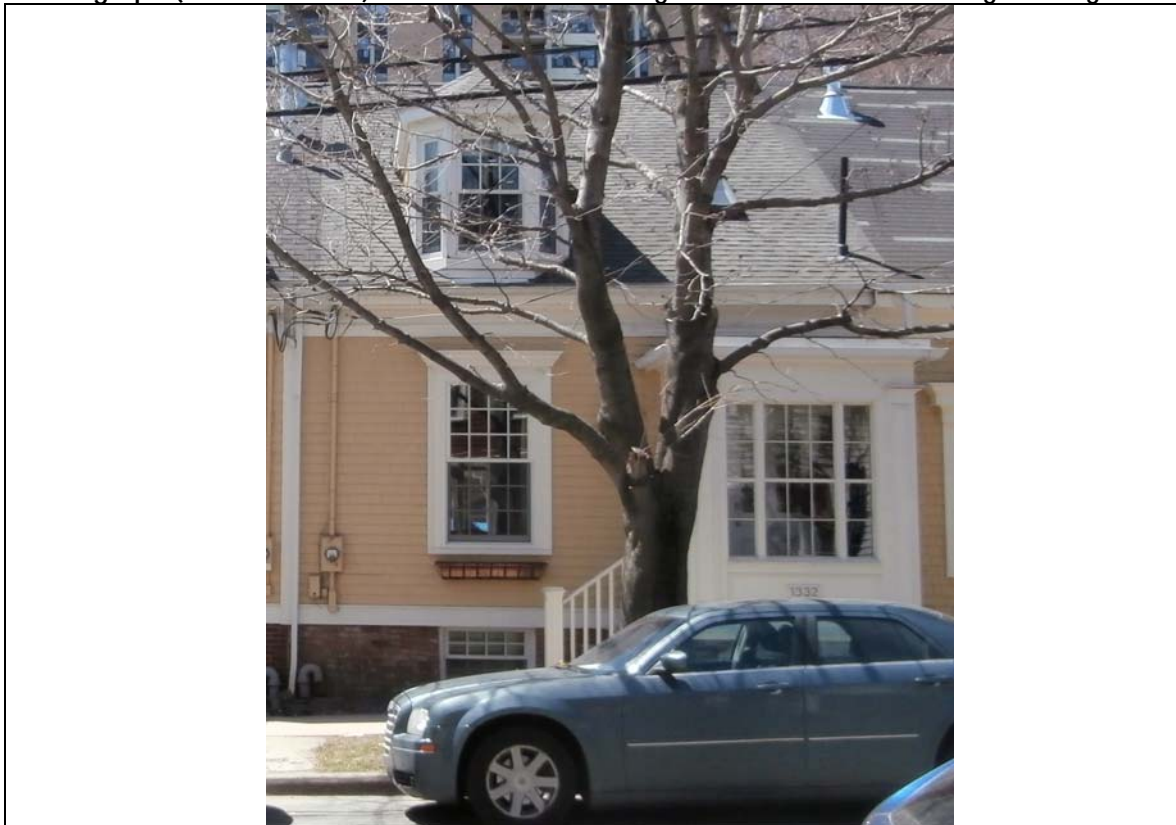
Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
3004767 Nova Scotia Limited	2011	2014	Company	Deed
Amanda D Rennehan	2011	2011	--	Deed
John Bourniot and Shirley Grant	2004	2011	--	Deed - 81168552
Mary A Taylor	1981	2004	Registered Nurse	Bk 3518 Pg 169
Chestnut Realty Group	1971	1981	Company	Bk 2480 Pg 378
NS Savings & Loan Company	1971	1971	Company	--
Gordon R and Beryl F Daw	1970	1971	--	Bk 2376 Pg 370
RGR Limited	1967	1970	Company	Bk 2215 Pg 452
Town & Country	1965	1967	Company	Bk 2092 Pg 1043
Cecil E Kenefick and Lorna M Burton	1965	1965	--	--
Estate Evelyn Kenefick	1965	1965	--	--
Evelyn Kenefick	1953	1965	Widow	Will Bk 1245 Pg 740
John E Kenefick	1921	1953	Clerk/ Meat Cutter	Bk 538 Pg 333
James E and Emma J Roy	1915	1921	Real Estate Dealer	Bk 433 Pg 797
Harry Kitz	1914	1915	Jeweller	Bk 443 Pg 20
Diocesan Synod of Nova Scotia	1895	1914	Corporate body	Bk 303 Pg 359
John Lane	1858	1895	--	Bk 121 Pg 23
George Pryor				
William Pryor	1857	1858	Esquire	Bk 119 Pg 297
Estate Elizabeth Schmidt	--	1857	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40286957	Date:	12 December 2014
Civic Address:	1332 Dresden Row, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1864-1866		

Architectural Comments:

This dwelling is mirror image Georgian Cottage. It is one and a half storey, two bay wide side hall plan residence with an unsymmetrical façade, raised first floor and gabled roof. Wood framed and shingled, the house rests on a red brick masonry foundation. The deep eave is underscored by a wide frieze board and complete with corniced eave returns and an asymmetrically located dormer. The five sided Scottish dormer has a center single hung window with six over six vinyl sashes. This window is flanked by identical two over two single hung vinyl side lites. The large first floor window is single hung with twelve over twelve vinyl sashes and is surrounded on three sides by a simple wide trim board. The window is capped with a cornice moulding and there is an ornamental metal window planter below.

Wood steps complete with a plain wood railing and balusters lead to the main entrance in the side wall of a storm porch which rests on a red brick masonry foundation. The building setback from the street and historical mapping from 1889 indicate that the porch is historic if not original. The flat roof is visually supported by a deep entablature complete with moulded corner pilasters. The large window that is facing the street is fixed with a 25 pane vinyl sash and a moulded wood apron below the window. The cottage is in excellent condition and largely intact. Other more recent modifications include the asphalt roof shingles, exterior light fixture, and the insulated metal entry door complete with transom.

Historical Comments:

William Pryor, Esquire, bought two adjoining lots, twelve and thirteen, from the estate of Elizabeth Schmidt in 1857. Pryor was from a prominent Loyalist family with long standing involvement in the merchant trade as well as legal and political realms of Halifax. His early career involved being a ship's captain and privateering up until about 1800 when he began a small trading business on the Halifax waterfront. The death of his brother and father benefitted his marine trade business endeavors and significantly increased his land holdings. In 1825 he became one of the eight founding members of the Halifax Bank Company, colloquially known as Collins' Bank after its location in one of Enos Collins waterfront warehouses. Before his death in 1859, Pryor appears to have conveyed Lot thirteen in Block E of the Schmidville subdivision to his son George Pryor who later sold the property to John Lane.

Contextual Building Comments:

This cottage is not present on the survey plans produced by William Gossip which contain data from 1858 to 1864. However, it does appear to be represented on a map of Metropolitan Halifax dating from 1866. Both halves of the mirror-image cottage were sold together until 1981.

Contextual District Comments:

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

Present Owner(s):	James D and Susan D Fraser	Original Owner (s):	John Lane
Address:	1332 Dresden Row, Halifax, NS	Occupation:	--
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre -1858
Factual/Estimate?	Factual based on historic mapping

Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Sutherland, David A. "Pryor, William." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/pryor_william_1775_1859_8E.html</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
Chris M Gillis and Laurie M Messenger	2007	2014	--	Deed-88639944
Susan M Murray	1981	2007	--	Bk 3527 Pg 656
Periwinkle Properties	1981	1981	Company	Bk 3519 Pg 301
Chestnut Realty Group	1971	1981	Company	Bk 2480 Pg 378
NS Savings & Loan Company	1971	1971	Company	--
Gordon R and Beryl F Daw	1970	1971	--	Bk 2376 Pg 370
RGR Limited	1967	1970	Company	Bk 2215 Pg 452
Town & Country	1965	1967	Company	Bk 2092 Pg 1043
Cecil E Kenefick and Lorna M Burton	1965	1965	--	--
Estate Evelyn Kenefick	1965	1965	--	--
Evelyn Kenefick	1953	1965	Widow	Will Bk 1245 Pg 740
John E Kenefick	1921	1953	Clerk/ Meat Cutter	Bk 538 Pg 333
James E and Emma J Roy	1915	1921	Real Estate Dealer	Bk 433 Pg 797
Harry Kitz	1914	1915	Jeweller	Bk 443 Pg 20
Diocesan Synod of Nova Scotia	1895	1914	Corporate body	Bk 303 Pg 359
John Lane	1858	1895	--	Bk 121 Pg 23
William Pryor	1857	1858	Esquire	Bk 119 Pg 297
Estate Elizabeth Schmidt	--	1857	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



2009 - Google Image Streetview

2014 - Photograph

PID:	00092346	Date:	12 December 2014
Civic Address:	1336 Dresden Row, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1864-1866		

Architectural Comments:

This dwelling is a semi attached Georgian Cottage immediately adjoining a pair of similar mirror image cottages. It is one and a half storey, three bay wide side hall plan residence with an unsymmetrical façade, slightly raised first floor and gabled roof. Wood framed and shingled, the house rests on a parged and painted foundation. The deep eave is underscored by a wide frieze board and complete with corniced eave returns and a centrally located dormer. The three sided dormer has a hipped roof and a single hung window with cornice mouldings and six over one vinyl sashes. The two large first floor windows are also single hung with six over one vinyl sashes and are capped with large cornice mouldings.

Wood steps complete with ornamental side pedestals lead to the main entry. The entry enframing system is compiled of an insulated metal door with glazing, multi pane vinyl sidelights and transom. The wood entablature over the entrance is supported by ornamental pilasters.

A photograph from 2009 shows that this home was extensively renovated. Exterior renovations include but are not limited to removal of vinyl siding and metal awnings, new painted wood shingle cladding, new entrance system, new windows, new ornamental mouldings and the removal of a red brick masonry chimney. It is apparent that the exterior upgrades are intended to be in character with the adjoining mirror image cottages and the aesthetic of the front elevation has been improved. However, there does not appear to have been consideration for the continuance of historical accuracy in style and scale of the decorative mouldings.

Historical Comments:

William Pryor, Esquire, bought two adjoining lots, twelve and thirteen, from the estate of Elizabeth Schmidt in 1857. Pryor was from a prominent Loyalist family with long standing involvement in the merchant trade as well as legal and political realms of Halifax. His early career involved being a ship's captain and privateering up until about 1800 when he began a small trading business on the Halifax waterfront. The death of his brother and father benefitted his marine trade business endeavors and significantly increased his land holdings. In 1825 he became one of the eight founding members of the Halifax Bank Company, colloquially known as Collins' Bank after its location in one of Enos Collins waterfront warehouses.

Prior to his death in 1859, Pryor appears to have conveyed Lot twelve in Block E of the Schmidtville subdivision to his son James Pryor who later sold the property to James Reardon, who was a painting contractor who had a business relationship with the nearby O'Brien carriage factory on Brenton Street. By 1871 Reardon had grown his painting company to employ "12 men and two boys" and within a few years he opened a shop on Barrington Street that specialized in interior décor items.

Contextual Building Comments:

This cottage is not present on the survey plans produced by William Gossip which contain data from 1858 to 1864. However, it does appear to be represented on a map of Metropolitan Halifax dating from 1866.

Contextual District Comments:

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

Present Owner(s):	Cygnat Properties Ltd	Original Owner (s):	James Reardon
Address:	187 Bluewater Rd, Bedford, NS	Occupation:	Painter
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre -1858
Factual/Estimate?	Factual based on historic mapping

Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Sutherland, David A. "Pryor, William." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/pryor_william_1775_1859_8E.html</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library</p>
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	V6 240-1831 Neg No N-674.
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
Cygnets Properties	2012	2014	Company	Deed
Ross G and Elaine Nixon	1973	2012	--	Bk 2737 Pg 121
Sophia and John Morris	1929	1973	--	Bk 649 Pg 341
Marie E Durand	1929	1929	Real Estate Dealer	Bk 651 Pg 192
Kate Hyde	1916	1929	Widow	Bk 462 Pg 1249
James and Grace Roue	1887	1916	Soda Water Manufacturer	Bk 261 Pg 496
Benjamin G and Mary J Gray	1887	1887	Barrister at Law	Bk 261 Pg 492
Murdock M Lindsay	1882	1887	Builder	Bk 238 Pg 400
Michael J and Jane Clinton	1878	1882	Grocer	Bk 215 Pg 510
James and Margaret S Reardon	1857	1878	Painter	Bk 119 Pg 299
William Pryor	1857	1857	Esquire	Bk 119 Pg 297
Estate Elizabeth Schmidt	--	1857	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:		Date:	12 December 2014
Civic Address:	1338 Dresden Row, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1864-1889		

Architectural Comments:

This building is a townhouse from the Victorian era in the "Halifax House" style. It is a two and a half storey, three bay wide side hall plan dwelling with an unsymmetrical façade, raised first floor and a truncated gable roof. Wood framed and metal clad sitting on a parged and painted foundation the house contains many Georgian elements such as eave returns and a Scottish five sided dormer with a center single hung window with six over six wood sashes. This window is flanked by identical single hung two over two side lites. The first and second floor windows are single hung vinyl inserts.

Sidelights flank the front door which is further highlighted by moulded pilasters and topped with an ornamental entablature. The door is insulated metal.

The townhouse is in fair condition and while the form of the residence retains its historical integrity many of the details have been removed or obscured by more modern materials. Although this dwelling appears to be attached to a neighboring pair of mirror image cottages, historical mapping from 1889 show that even at that time it was a two and a half storey townhouse.

Historical Comments:

William Pryor, Esquire, bought two adjoining lots, twelve and thirteen, from the estate of Elizabeth Schmidt in 1857. Pryor was from a prominent Loyalist family with long standing involvement in the merchant trade, as well as legal and political realms of Halifax. His early career involved being a ship's captain and privateering up until about 1800 when he began a small trading business on the Halifax waterfront. The death of his brother and father benefitted his marine trade business endeavors and significantly increased his land holdings. In 1825 he became one of the eight founding members of the Halifax Bank Company, colloquially known as Collins' Bank after its location in one of Enos Collins waterfront warehouses.

Prior to his death in 1859, Pryor appears to have conveyed Lot twelve in Block E of the Schmidville subdivision to his son James Pryor who later sold the property to James Reardon, who was a painting contractor who had a business relationship with the nearby O'Brien carriage factory on Brenton Street. Reardon sold the property to Emily Cogswell, fourth generation Nova Scotian, daughter of Rev William Cogswell and granddaughter of Henry Cogswell, a prominent figure in the legal and banking realms of the fledgling City of Halifax. He was mentored by a Richard Uniacke in his early legal career and worked his way into politics through a connection forged with Chief Justice Sampson Blowers. Cogswell later turned to entrepreneurial endeavors and founded the Halifax Fire Insurance Company among other ventures. He also joined forces with Enos Collins and William Pryor and was the first president of the Halifax Banking Company.

Property investment and mortgage holding as a means to increase material wealth was a popular method among the higher ranks of society in Halifax. As an infant upon the early demise of her father, Emily Cogswell was endowed with the means to continue this activity. Several properties in the Brenton Block were held in trust for Emily until she came of age. Some were sold by her trustees to fund her upbringing in England while others were held until she was an adult and conducted the transactions herself.

Contextual Building Comments:

This cottage is not present on a survey plan produced by William Gossip which contains data from 1858 to 1864. However, it does appear on a fire insurance map from 1889. Thought to be built during the ownership of James Reardon.

Contextual District Comments:

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

Present Owner(s):	Cygnat Properties Ltd	Original Owner (s):	James Reardon
Address:	187 Bluewater Rd, Bedford, NS	Occupation:	Painter
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1864-1889
Factual/Estimate?	Factual based on historic mapping

Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidtville</i>. Heritage Trust of Nova Scotia.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Sutherland, David A. "Pryor, William." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/pryor_william_1775_1859_8E.html</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
Peter C and Leona M Arab	2006	2014	--	Deed-86027449
Cadillac Developments Ltd	1989	2006	Company	Bk 4709 Pg 868
Geraldine R Sheppard	1986	1989	--	Bk 4269 Pg 873
Bruce A and Pauline T Barber	1983	1986	--	Bk 3746 Pg 253
Diana M and David E Bently	1981	1983	--	Bk 3495 Pg 513
Chestnut Realty Ltd	1977	1981	Company	Bk 3110 Pg 820
Countryside Developments Ltd	1976	1977	Company	Bk 3056 Pg 94
John Laba	1931	1976	Merchant	Bk 663 Pg 556
Mary Murphy and Thomas W Murphy	1924	1931	Widow, Barrister at Law	Bk 572 Pg 407
Minnie E and Charles A Rockwell	1922	1924	Commission Merchant	Bk 547 Pg 997
Louis G and Edna P Cox	1918	1922	Photographer	Bk 487 Pg 781
Catherine Donnelly	1910	1918	Widow	Bk 406 Pg 449
Emily I Cogswell	1887	1910	Spinster	Bk 258 Pg 507
James and Margaret S Reardon	1857	1887	Painter	Bk 119 Pg 299
William Pryor	1857	1857	Esquire	Bk 119 Pg 297
Estate Elizabeth Schmidt	--	1857	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:		Date:	12 December 2014
Civic Address:	1342 Dresden Row, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1864-1866		

Architectural Comments:

This dwelling is a semi attached Georgian Cottage. It is one and a half storey, three bay wide side hall plan residence with an unsymmetrical façade, raised first floor, gabled roof and central chimney. Wood framed and shingled, the house rests on a red brick masonry foundation. The shallow eave is underscored by a minimal frieze board and complete with an asymmetrically located dormer. The three sided dormer has a hipped roof and a single hung window with one over one vinyl sashes. The two large first floor windows are also single hung with one over one vinyl sashes and are surrounded by simple wood moulding.

Wood steps complete with wood railing and balusters lead to the main entry which lacks adornment. The entry door is insulated steel. Other more recent modifications include a skylight and vinyl window inserts. The residence is in good condition and the form, opening locations and materials are traditional.

Historical Comments:

This residence was owned by James D Leary from 1859 to 1911. Leary was a Station Master for the Canadian National Railway. Later the home came into the possession of Arthur S Horne, a retired officer and grocer. The Horne family owned numerous properties in the Schmidtville neighborhood.

Contextual Building Comments:

This cottage is not present on a survey plan produced by William Gossip which contains data from 1858 to 1864. However, it does appear to be represented on a map of Metropolitan Halifax dating from 1866.

Contextual District Comments:

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

Present Owner(s):	Philippe D and Mary RD Arab	Original Owner (s):	Ellen Cummings
Address:	67 Castlepark Grove, Halifax, NS	Occupation:	Widow
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1864-1866
Factual/Estimate?	Factual based on historic mapping

Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

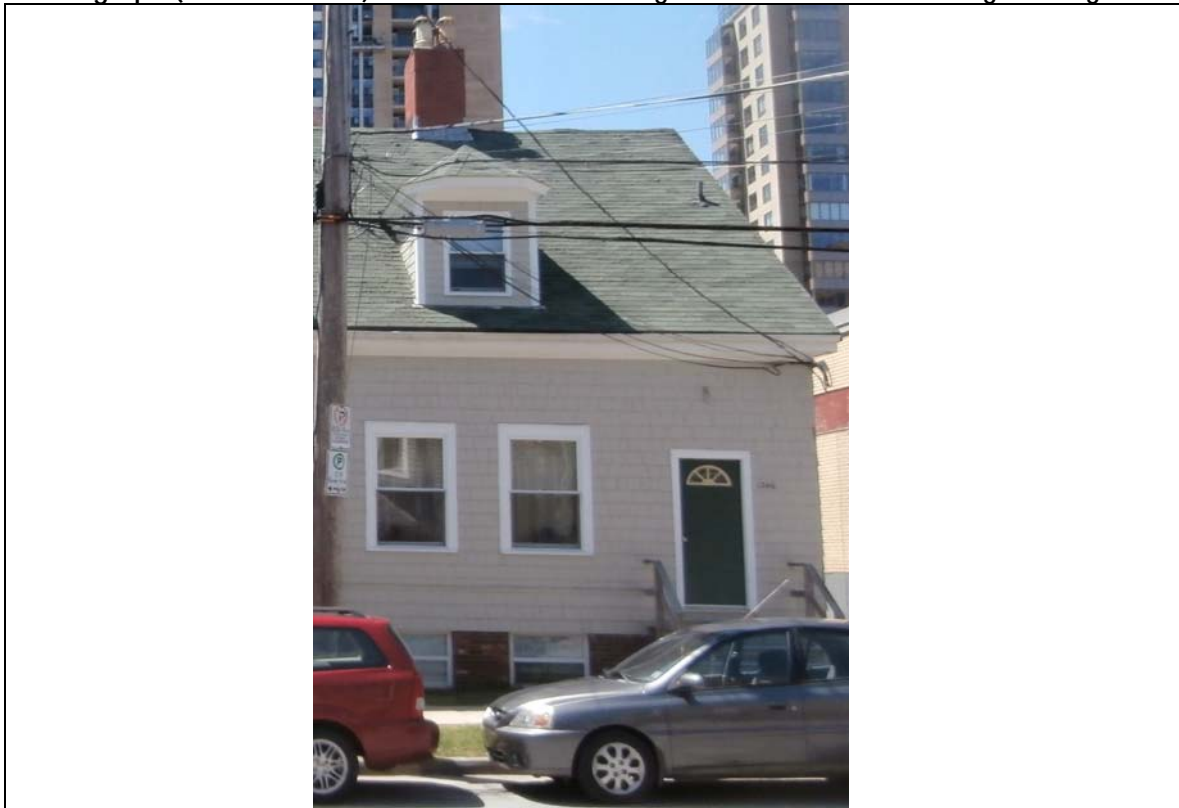
History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
Phillippe D and Mary RD Arab	2006	2014	--	Deed - 86027159
Cadillac Developments Limited	1981	2006	Company	Bk 3480 Pg 527
Chestnut Realty Limited	1981	1981	Company	Bk 3458 Pg 884
Estate Arthur S Horne	1951	1981		Will Bk 1109 Pg 336
Arthur S Horne	1948	1951	Grocer, Merchant	Bk 968 Pg 633, Death Certificate
Eastern Trust Company	1945	1948	Company	Will Bk 907 Pg 341
Emma C Leary	1911	1945	Spinster	Bk 406 Pg 845
James D Leary and Thomas M Leary	--	--	Station Master, Plumber	--

James Leary	1859	1911	Yeoman	Bk 123 Pg 550
Mary and Michael Lowry	1852	1859	Yeoman	Bk 100 Pg 248
Ellen Cummings	1844	1852	Widow	Bk 78 Pg 330
Estate Elizabeth Schmidt	--	1844	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:		Date:	12 December 2014
Civic Address:	1346 Dresden Row, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1864-1866		

Architectural Comments:

This dwelling is a semi attached Georgian Cottage. It is one and a half storey, three bay wide side hall plan residence with an unsymmetrical façade, raised first floor, gabled roof and central chimney. Wood framed and shingled, the house rests on a red brick masonry foundation. The shallow eave is underscored by a minimal frieze board and complete with an asymmetrically located dormer. The three sided dormer has a hipped roof and a single hung window with one over one vinyl sashes. The two large first floor windows are also single hung with one over one vinyl sashes and are surrounded by simple wood moulding.

Wood steps complete with wood railing and balusters lead to the main entry which lacks adornment. The entry door is insulated steel.

The residence is in good condition and the form, opening locations and materials are traditional.

Historical Comments:

Henry Pryor owned the residence for less than a month in 1859. Property investment and mortgage holding as a means to increase material wealth was a popular method among the higher ranks of society in Victorian Halifax. Pryor was from a prominent Loyalist family with long standing involvement in the merchant trade as well as legal and political realms of Halifax. Pryor in his lifetime was a lawyer, magistrate, a member of Halifax city Council and the Mayor of Halifax on three separate occasions.

Contextual Building Comments:

This cottage is not present on a survey plan produced by William Gossip which contains data from 1858 to 1864. However, it does appear to be represented on a map of Metropolitan Halifax dating from 1866.

Contextual District Comments:

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

Present Owner(s):	Philppe D and Mary RD Arab	Original Owner (s):	Ellen Cummings
Address:	67 Castlepark Grove, Halifax, NS	Occupation:	Widow
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1864-1866
Factual/Estimate?	Factual based on historic mapping

Source(s):	<p>"Henry Pryor." <i>Wikipedia</i>. http://en.wikipedia.org/wiki/Henry_Pryor</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Sutherland, David A. "Pryor, William." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/pryor_william_1775_1859_8E.html</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
Phillippe D and Mary RD Arab	2006	2014	--	Deed - 86027159
Cadillac Developments Limited	1981	2006	Company	Bk 3480 Pg 527
Chestnut Realty Limited	1981	1981	Company	Bk 3458 Pg 884
Estate Arthur S Horne	1951	1981		Will Bk 1109 Pg 336
Arthur S Horne	1948	1951	Grocer, Merchant	Bk 968 Pg 633, Death Certificate
Eastern Trust Company	1945	1948	Company	Will Bk 907 Pg 341
Emma C Leary	1911	1945	Spinster	Bk 406 Pg 845
James D Leary and Thomas M Leary			Station Master, Plumber	--
James Leary	1859	1911	Yeoman	Bk 123 Pg 550
Michael Lowry	1859	1859	Yeoman	Bk 123 Pg 548
Henry Pryor	1859	1859	Esquire	Bk 123 Pg 545
Catherine and Sylvester Lydiard	1852	1859	Upholsterer, Shoemaker	Bk 100 Pg 249
Ellen Cummings	1844	1852	Widow	Bk 78 Pg 330
Estate Elizabeth Schmidt	--	1844	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092403	Date:	14 November 2014
Civic Address:	5633 Morris St, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:			
Construction Date:	1846		

Architectural Comments:

This building is part of a four unit townhouse terrace from the Victorian era in the "Halifax House" style. It is a two and a half story, three bay wide side hall plan dwelling with an unsymmetrical façade, raised first floor and a gable roof with a large shared red brick chimney with clay pots. Wood framed and shingled, the house rests on a parged and painted foundation. The foundation cornerstones are visible at the intersection of Morris Street and Dresden Row. This historic middle class residence contains many Georgian elements such as a deep eave that is underscored by a wide frieze board and complete with corniced eave returns and two asymmetrically located dormers. The dormers are three sided, however the roofs are hipped in a manner similar to that of a Scottish five sided dormer, creating a trapezoidal eave above a single window. The windows in both dormers are single hung with two over two wood sashes. The second floor windows are also single hung but the number of mullion divisions in each sash varies. The first floor windows are single hung with six over six wood sashes

Wood steps, complete with a large landing and plain wood railing and balusters, lead to the main entrance in the side wall of a storm porch which rests on a poured concrete foundation. The building setback from the street and historical mapping from 1889 indicate that the porch is historic if not original. The flat roof is visually supported by a deep entablature complete with a corner pilaster with capital moulding. The large window that is facing the street appears to be original, with a central single hung window with six over six wood sashes flanked by narrow one over one windows. There is a moulded wood apron below the window. The basement windows in the porch and portion of the main house facing Morris Street have been boarded and painted to match the foundation. The townhouse is in good condition and largely intact. Other more recent modifications include most windows and the infill of the transom above the entry door.

Historical Comments:

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

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

Contextual Building Comments:

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

Although the style of the townhouse is common for Halifax, middleclass row-housing is far less prevalent, making this set of four adjoining townhouses one of the two examples in the South End of Halifax.

Contextual District Comments:

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

Present Owner(s):	Nancy O'Brien	Original Owner (s):	Laleah P Almon
Address:	1540 Summer St, Halifax, NS	Occupation:	Widow
Present Use:	Multi-unit residential	Historic Use:	Residence

Construction Date:	1846-48
Factual/Estimate?	Estimate based on deeds and occupation of first occupant after lot subdivision

Source(s):	<p>"Henry Pryor." <i>Wikipedia</i>. http://en.wikipedia.org/wiki/Henry_Pryor</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p>
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	<p>Howell, Colin D. "Almon, William Bruce." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/almon_william_bruce_7E.html</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Sutherland, David A. "Pryor, William." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/pryor_william_1775_1859_8E.html</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6j240-1831 Neg No N-674.</p>
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Builder and/or Architect:	John Rottenberry
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
Nancy O'Brien	1998	2014	--	Will Bk 6309 Pg 443
Roy A and Nancy O'Brien	1994	1998	--	Bk 5573 Pg 579
August P and Catherine A Pross	1980	1994	--	Bk 3387 Pg 1215
Brian A McFadden	1970	1980	--	Bk 2415 Pg 434
McFadden Estate	1967	1970	--	Will Bk 2164 Pg 197
Andrew McFadden	1964	1967	--	Will Bk 2008 Pg 875
Kathleen and Andrew McFadden	1942	1964	--	Bk 849 Pg 309
Mary F Scott	1923	1942	Spinster	Bk 513 Pg 795
Daniel J and Elizabeth Scott	1912	1923	Baker	Bk 420 Pg 457
Andrew and Annie L Muir	1895	1912	Merchant	Bk 307 Pg 63
John and Jessie Naylor	1892	1895	Real Estate Agent	Bk 283 Pg 460
Levinia Mortimer and Charlotte A Wilkins	--	1892	Spinsters	Will Bk 227 Pg 317
Jane Wilkins	1883	--	Widow	Will Bk 227 Pg 317
Martin I and Jane Wilkins	1871	1883	Prothonotary of the Supreme Court	Bk 171 Pg 537
Philip and Eliza Letson	1869	1871	Tanner	Bk 168 Pg 97
Leleah P Almon	1846	1869	Widow	Bk 87 Pg 186
John and Ann Rottenberry	1846	1846	Carpenter	Bk 85 Pg 102
Henry and Eliza P Pryor	1844	1846	Esquire	Bk 78 Pg 411
Estate of Elizabeth Schmidt	--	1844	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092411	Date:	14 November 2014
Civic Address:	5635 Morris St, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:			
Construction Date:	1846-1848		

Architectural Comments:

This building is part of a four unit townhouse terrace from the Victorian era in the “Halifax House” style. It is a two and a half story, three bay wide side hall plan dwelling with an unsymmetrical façade, raised first floor and a gable roof with a large shared red brick chimney with clay pots. Wood framed and shingled, the house rests on a parged and painted foundation. This historic middle class residence contains many Georgian elements such as a deep eave that is underscored by a wide frieze board and complete with corniced eave returns and an asymmetrically located dormer. The dormer is three sided, however the roof is hipped in a manner similar to that of a Scottish five sided dormer, creating a trapezoidal eave above the single window. This window is single hung with one over one wood sashes. The first and second floor windows are also single hung with one over one wood sashes and are surrounded by a simple wood moulding.

Wood steps complete with a plain wood railing and balusters lead to the main entrance in the side wall of a storm porch which rests on a poured concrete foundation. The building setback from the street and historical mapping from 1889 indicate that the porch is historic if not original. The flat roof is visually supported by a deep entablature complete with a corner pilaster with capital moulding. The large window that is facing the street appears to have been replaced but appears to be of the same dimension of the original when compared to the adjoining porch. There is a moulded wood apron below the window. The townhouse is in excellent condition and largely intact. Other more recent modifications include all windows, the insulated metal and glazed entry door and skylight.

Historical Comments:

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

Rottenberry sold the property to John W Ritchie, prominent barrister and judge, who later participated in Legislative Council as a played an important role in legislative union and Confederation. He was later summoned to the Senate and became a Nova Scotia Supreme Court judge in 1870.

Contextual Building Comments:

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

Although the style of the townhouse is common for Halifax, middleclass row-housing is far less prevalent, making this set of four adjoining townhouses one of the two examples in the South End of Halifax.

Contextual District Comments:

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

Present Owner(s):	New Scotland Financial Group	Original Owner (s):	John Rottenberry
Address:	1317 Dresden Row	Occupation:	Carpenter
Present Use:	Multi-unit residential	Historic Use:	Residence

Construction Date:	1846-48
Factual/Estimate?	Estimate based on deeds and occupation of first occupant after lot subdivision

Source(s):	<p>"Henry Pryor." <i>Wikipedia</i>. http://en.wikipedia.org/wiki/Henry_Pryor</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p>
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	<p>MacKinnon, Neil J. "Ritchie, John William." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio.php?id_nbr=5799</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Sutherland, David A. "Pryor, William." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/pryor_william_1775_1859_8E.html</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	John Rottenberry
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
The New Scotland Financial Group Limited	1988	2014	Company	Bk 4580 Pg 1183
Arnold S Forsythe	1969	1988	--	Bk 2288 Pg 638
John Sfalagakos and Thomas Sfalagakos	1966	1969	--	Bk 2140 Pg 68
Arthur Spiropoulos and Thomas Themelis	1966	1966	--	Bk 2114 Pg 577
Charles H Kirby	1919	1966	--	Bk 499 Pg 537
WF and Emilie Kettle	1919	1919	Lieutenant	Bk 492 Pg 73
Harris Pliskow and Harry Kitz	1917	1919	Real Estate Agent, Jeweller	Bk 473 Pg 825, Bk 488 Pg 761
Maurice Markley	1891	1917	Mason	Bk 283 Pg 190
John W Ritchie	1848	1891	Barrister at Law	Bk 92 Pg 509
John and Ann Rottenberry	1846	1848	Carpenter	Bk 85 Pg 102
Henry and Eliza P Pryor	1844	1846	Esquire	Bk 78 Pg 411
Estate of Elizabeth Schmidt	--	1844	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092429	Date:	14 November 2014
Civic Address:	5639 Morris St, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:			
Construction Date:	1846-1848		

Architectural Comments:

This building is part of a four unit townhouse terrace from the Victorian era in the “Halifax House” style. It is a two and a half story, three bay wide side hall plan dwelling with an unsymmetrical façade, raised first floor and a gable roof with a large shared red brick chimney with clay pots. Wood framed and shingled, the house rests on a parged and painted foundation. This historic middle class residence contains many Georgian elements such as a deep eave that is underscored by a wide frieze board and complete with corniced eave returns and an asymmetrically located Scottish five sided dormer. The center window in the dormer is fixed with eight panes while the identical side lights are single hung with four over four sashes. The first and second floor windows are single hung with six over six sashes and are surrounded by a simple wood moulding. The head of these windows are tight to the underside of the frieze board. The first floor windows have a wide moulding with cornices and are also single hung with one over one wood sashes.

Wood steps complete with a plain wood railing and balusters lead to the main entrance in the side wall of a storm porch which rests on a poured concrete foundation. The building setback from the street and historical mapping from 1889 indicate that there was a one story porch in the same location, although when compared to the porches at 5635 and 5633 Morris Street it is evident that this porch is a reconstruction. This theory is supported by the poured concrete foundation, reduced window size, and modified wood moulding. The townhouse is in excellent condition and largely intact. Other more recent modifications include all windows which are vinyl, the aluminum entry door and skylights.

Historical Comments:

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

Contextual Building Comments:

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

Although the style of the townhouse is common for Halifax, middleclass row-housing is far less prevalent, making this set of four adjoining townhouses one of the two examples in the South End of Halifax.

Contextual District Comments:

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

Present Owner(s):	Philippe D and Mary D Arab	Original Owner (s):	John Rottenberry
Address:	67 Castlepark Grove, Halifax, NS	Occupation:	Carpenter
Present Use:		Historic Use:	Residence

Construction Date:	1846-48
Factual/Estimate?	Estimate based on deeds and occupation of first occupant after lot subdivision

Source(s):	<p>"Henry Pryor." <i>Wikipedia</i>. http://en.wikipedia.org/wiki/Henry_Pryor</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p>
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	<p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Sutherland, David A. "Pryor, William." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/pryor_william_1775_1859_8E.html</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6j240-1831 Neg No N-674.</p>
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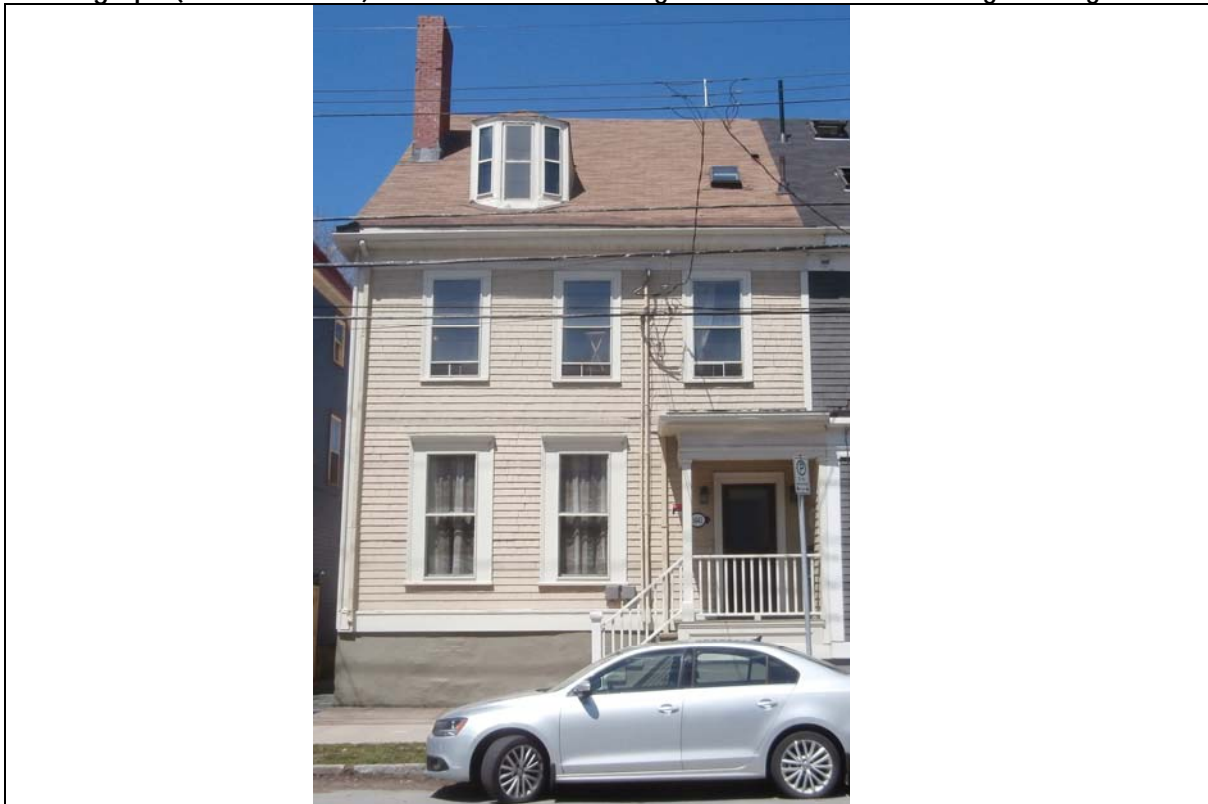
Builder and/or Architect:	John Rottenberry
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
Philippe D and Mary D Arab	2004	2014	--	Bk 7912 Pg 76
Patricia A Volpe and Judith K Brem	1989	2004	--	Bk 4736 Pg 23
Halliburton Habitation Company Ltd	1984	1989	Company	Bk 3874 Pg 116
Moisson Investments Company Ltd	1976	1984	Company	Bk 3004 Pg 297
Dorothy (Chaput) Simms	1973	1976	--	Bk 2636 Pg 45
Estate Arthur S Horne	1951	1973	--	--
Arthur S Horne	1938	1951	Merchant	Bk 725 Pg 993
Eastern Canada Savings and Loan Company	1934	1938	Company	Bk 712 Pg 445
Catherine P McLellan	1930	1934	Widow	Bk 658 Pg 1249
Johanna Kirby	1919	1930	Widow	Bk 490 Pg 833
Estate Robert Malcom	1869	1919	--	
Robert and Helen Malcom	1847	1869	Mason/ Master Builder	Bk 90 Pg 169
Henry and Eliza P Pryor	1847	1847	Esquire	Bk 87 Pg 534
William Slight	1847	1847	Carpenter	Bk 85 Pg 104
John and Ann Rottenberry	1846	1847	Carpenter	Bk 85 Pg 102
Henry and Eliza P Pryor	1844	1846	Esquire	Bk 78 Pg 411
Estate Elizabeth Schmidt	--	1844	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092437	Date:	14 November 2014
Civic Address:	5641 Morris St, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:			
Construction Date:	1846-1848		

Architectural Comments:

This building is part of a four unit townhouse terrace from the Victorian era in the “Halifax House” style. It is a two and a half story, three bay wide side hall plan dwelling with an unsymmetrical façade, raised first floor and a gable roof with a red brick chimney and deep eave that is underscored by a wide frieze board. Wood framed and shingled, the house rests on a field stone foundation that is exposed on the side and parged on the front. This historic middle class residence contains many Georgian elements such as corniced eave returns and an asymmetrically located Scottish five sided dormer. The center window in the dormer is single hung with one over one sashes and is flanked by identical fixed two pane side lites. The second floor windows are single hung with one over one wood sashes and are surrounded by a simple wood moulding. The head of these windows are tight to the underside of the frieze board. The first floor windows have a wide moulding with cornices and are also single hung with one over one wood sashes.

Wood steps complete with a plain wood railing and balusters lead to the main entrance below a covered stoop. The building setback from the street and historical mapping from 1889 indicate that there was a one story porch in the same location. The flat roof is supported by a deep entablature and post. The entrance door is a half glazed wood panel door that appears to be historic if not original. The townhouse is in excellent condition, largely intact and has been maintained using traditional materials. More recent modifications include

aluminum storm windows on the second floor and dormer windows.

Historical Comments:

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

Another notable occupant of the residence at 5641 Morris Street was Robert Noble, a merchant with a general goods store and wharf on the Halifax waterfront. He resided at this address from 1870 to 1896.

Contextual Building Comments:

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

Although the style of the townhouse is common for Halifax, middleclass row-housing is far less prevalent, making this set of four adjoining townhouses one of the two examples in the South End of Halifax.

Contextual District Comments:

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

Present Owner(s):	James R Sealy and Christina A Rosetek	Original Owner (s):	John Rottenberry
Address:	5641 Morris Street, Halifax, NS	Occupation:	Carpenter
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1846-48
Factual/Estimate?	Estimate based on deeds and occupation of first occupant after lot subdivision

Source(s):	<p>"Henry Pryor." <i>Wikipedia</i>. http://en.wikipedia.org/wiki/Henry_Pryor</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p>
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	<p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Sutherland, David A. "Pryor, William." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/pryor_william_1775_1859_8E.html</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6J240-1831 Neg No N-674.</p>
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Builder and/or Architect:	John Rottenberry
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
James R Sealy and Christina A Rosetek	2001	2014	--	Bk 6919 Pg 401
Wayne M and Sharon I Butler	1997	2001	--	Bk 6158 Pg 699
Christos Tzanteas	1996	1997	--	Bk 5980 Pg 359
Sharry G Newman and Lena O'Malley	1992	1996	--	Bk 5215 Pg 19
Gary W Newman and Brian E O'Malley	1991	1992	--	Bk 5152 Pg 411
George and Alice Muise	1962	1991	Stevedore	Bk 1829 Pg 106
Gordon E and Marion Horne	1951	1962	Retired	Bk 1118 Pg 1217
Robert M and Beatrice V Soper	1951	1951	Salesman	Bk 1101 Pg 605
William GJ & Emma F Soper	1915	1951	Superintendent Lighting Department Halifax Electric Tramway Company	Bk 449 Pg 192
Acadia University	1896	1915	Institution	Bk 310 Pg 374
William A and Annie R McKenzie	1896	1915	Carpenter	Bk 310 Pg 373
Robert & Nancy Noble	1870	1896	Merchant	Bk 167 Pg 685
Robert Malcom	1847	1870	Mason/ Master Builder	Bk 90 Pg 169
Henry and Eliza P Pryor	1847	1847	Esquire	Bk 87 Pg 534
William Slight	1847	1847	Carpenter	Bk 85 Pg 104
John and Ann Rottenberry	1846	1847	Carpenter	Bk 85 Pg 102
Henry and Eliza P Pryor	1844	1846	Esquire	Bk 78 Pg 411
Estate of Elizabeth Schmidt	--	1944	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092445	Date:	14 November 2014
Civic Address:	5651 Morris St, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:			
Construction Date:	1866-1868		

Architectural Comments:

This building is a stand-alone townhouse from the Victorian era in the “Halifax House” style with understated Italianate ornamentation. It is a two and a half story, three bay wide side hall plan dwelling with an symmetrical façade, raised first floor and a mansard roof with a deep eave that is underscored by a wide fascia and scribed frieze board with paired brackets. A single centered dormer is capped with a curved roof with flared eaves. The window in the dormer is arched and bracketed, and is a single hung with two over two wood sashes. Wood framed and shingled, the house rests on a fieldstone foundation, which is parged and painted on the front elevation and exposed on the side elevations. The narrow painted wood trim around the windows is slightly flared at the head of the second floor windows.

Wood steps lead to the main entrance in the side wall of a wood framed and shingled storm porch built upon a wood skirted foundation. The building setback from the street and historical mapping from 1889 indicate that the porch is historic if not original. The eave of the flat roofed porch boasts similar detailing to that of the main roof. The corners of the porch are highlighted with corner boards in a contrasting colour. The entry door is paneled wood with a mail slot and a fixed transom above. There are two identical windows on the South façade of the porch, each comprised of side rails and center mullion that join at a double arched top rail.

These windows, as well as a third similar window on the East face, are single hung with two over one wood sashes.

The townhouse is in fair condition, largely intact and has been maintained using traditional materials. A more recent modification includes aluminum storm windows over single hung single pane wood sash windows.

Historical Comments:

This townhouse was built by Duncan Grant who purchased the land as part of a larger 86 foot wide lot in 1865. He subdivided the lot into three smaller lots with dwellings within a period of five years. Grant sold the townhouse in 1868 to John Kelly, Deputy Commissioner of Mines for the District of Montague, a historic gold mining area in Cole Harbour, Nova Scotia.

Contextual Building Comments:

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

Contextual District Comments:

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

Present Owner(s):	Kay E MacDonald	Original Owner:	John Kelly
Address:	89 Spruceview Dr, Bedford, NS	Occupation:	Deputy Gold Commissioner
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1866-1870
Factual/Estimate?	Factual (deed and historic mapping)

Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Court, Nova Scotia. Supreme. <i>The Nova Scotia Reports Containing Reports of Cases Argued, 1882</i>. Vol. 2. 1882. Reprint. London: Forgotten Books, 2013. 308-9. Print.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p>
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	<p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	Duncan Grant
Biographic Description:	Of Scottish decent and born in Halifax Duncan Grant died at age 83 on May 5 th in 1910 while residing at 19 Brenton Street. His father Peter Grant was also a builder and a number of his constructions can also be found within the Schmidville neighbourhood. Duncan's religious denomination is listed on his death certificate as Roman Catholic. He was married to Matilda, also of Scottish decent, who passed away one year prior at age 84.
Significance:	Locally significant due to the Grant family's multi-generational contribution to Halifax's built heritage.

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Kay E MacDonald	2004	2014	--	Bk 7749 Pg 211
Michael and Donna Susnick	1977	2004	--	Bk 3152 Pg 955
Reta M and Lewis H Lockhart	1949	1977	--	Bk 1060 Pg 361
Elizabeth Martin	1945	1949	Married Woman	Bk 894 Pg 721
Walter M MacDonald	1937	1945	Veterinary Surgeon	Bk 764 Pg 118
Maud McDonald	1930	1937	Spinster	Bk 628 Pg 597
Susan McDonald, Maud McDonald	1913	1930	Widow, Spinster	Bk 418 Pg 345
Harris and Janet Pliskow	1906	1913	Real Estate Agent	Bk 377 Pg 214
E Sherburne and Ellen F Blackie	1900	1906	Druggist	Bk 343 Pg 162
Mary A Kelly	1886	1900	Widow	Bk 257 Pg 120
John and Mary A Kelly	1868	1886	Deputy Gold Commissioner	Bk 159 Pg 649
Duncan Grant	1865	1868	Master Carpenter	Bk 149 Pg 524
George P Mitchell	1860	1865	West Indies Merchant	Bk 129 Pg 546
George Grassie	--	1860	Esquire, Merchant	Deed
Sir Brenton Halliburton	1805	--	Knight, Esquire, Judge	Map

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092452	Date:	14 November 2014
Civic Address:	5651 Morris St, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:			
Construction Date:	1866-1870		

Architectural Comments:

This building is a mirror image townhouse from the Victorian era in the “Halifax House” style fronting on Morris Street. It is a two and a half story, two bay wide side hall plan dwelling with an unsymmetrical façade, raised first floor and a mansard roof with a deep eave that is underscored by a wide frieze board. Wood framed and shingled, the house rests on a field stone foundation and contains many Georgian elements such as corniced eave returns and a Scottish five sided dormer. The center window in the dormer is single hung with four over four wood sashes and is ganged with and flanked by identical fixed eight pane side lites. The first and second floor windows on the South façade are single hung with six over six wood sashes and are surrounded by a simple wood moulding. The top of the second floor windows are tight to the underside of the frieze board.

Wood steps lead to the main entrance in the side wall of a wood framed and shingled storm porch built upon a red brick masonry foundation. The foundation of the main residence is fieldstone along this façade. The building setback from the street and historical mapping from 1889 indicate that the porch is historic if not original. The gable roof and wrap around cornice moulding create a pediment above a fixed twelve pane vertical window on the South elevation of the porch. There is an identical window on the East elevation of the porch. Basement windows in the South elevation of the porch and the main building are single pane with a large granite sill. The townhouse is in excellent condition, largely intact and has been maintained using traditional materials. A more recent modification is an insulated steel entry door.

Historical Comments:

This townhouse was built by Duncan Grant who purchased the land as part of a larger 86 foot wide lot in 1865. He subdivided the lot into three smaller lots with dwellings within a period of five years.

Grant sold the townhouse in 1870 to William A Decker, a ship owner and Master Mariner. He was lost at sea before 1884 and his trustees sold the townhouse in 1877 to Henry W Barnes a printer and publisher.

Contextual Building Comments:

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

Contextual District Comments:

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

Present Owner(s):	Gregory and Hisayo Seo-Jones	Original Owner (s):	William A Decker
Address:	563 Tower Rd, Halifax, NS	Occupation:	Shipowner/ Master Mariner
Present Use:	Multi-unit residential	Historic Use:	Residence

Construction Date:	1866-1870
Factual/Estimate?	Factual (deed and historic mapping)

Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia <i>Library O/S G 1129 H3 H67 1878</i></p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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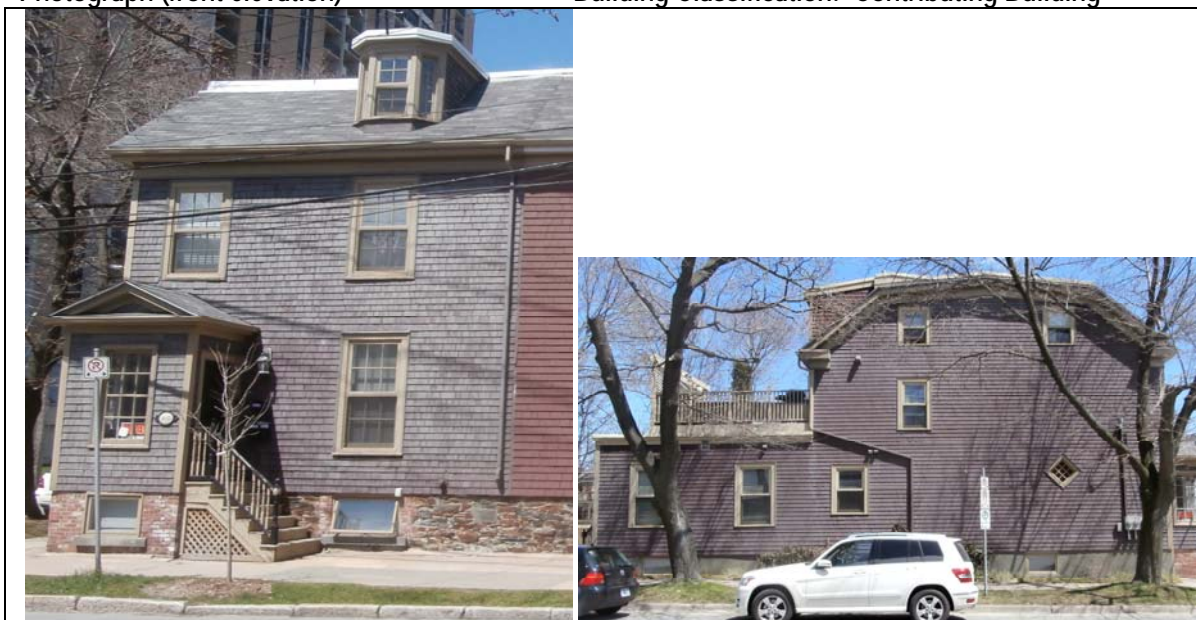
Builder and/or Architect:	Duncan Grant
Biographic Description:	Of Scottish decent and born in Halifax Duncan Grant died at age 83 on May 5 th in 1910 while residing at 19 Brenton Street. His father Peter Grant was also a builder and a number of his constructions can also be found within the Schmidville neighbourhood. Duncan's religious denomination is listed on his death certificate as Roman Catholic. He was married to Matilda, also of Scottish decent, who passed away one year prior at age 84.
Significance:	Locally significant due to the Grant family's multi-generational contribution to Halifax's built heritage.

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
Gregory M Jones and Hisayo Seo-Jones	2002	2014	--	Bk 6942 Pg 1123
WB Martin, HM Murdock, DB Martin, and SK Paterson,	1999	2002	--	Bk 6254 Ph 535
WB Martin, HM Murdock, DB Martin, SK Paterson, HT Martin and PE Martin	1998	1999	--	Bk 6308 Pg 1029
William B Martin and Heather M Murdock	1998	1998		Bk 6264 Page 245
Wye Ark and Mie Ying Lee	1961	1998	Retired	Bk 1724 Pg 711
Hazel M and Stillman Barnard	1941	1961	Second Cook - CNR	Bk 829 Pg 877
Rachel Shofer	1931	1941	Married Woman	Bk 575 Pg 1189
WH and Bridget M Walsh	1919	1931	--	Bk 663 Pg 723
Frederick G Wainwright	1888	1919	Esquire	Bk 265 Pg 163
Henry W and Emma J Barnes	1877	1888	Printer/ Publisher	Bk 211 Pg 237
William A and Elizabeth A Decker	1870	1877	Shipowner/ Master Mariner	Bk 167 Pg 562
Duncan Grant	1865	1870	Master Carpenter	Bk 149 Pg 524
George P Mitchell	1860	1865	West Indies Merchant	Bk 129 Pg 546
George Grassie	--	1860	Esquire, Merchant	Deed
Sir Brenton Halliburton	1805	--	Knight, Esquire, Judge	Map

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092460	Date:	14 November 2014
Civic Address:	5655 Morris St, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:			
Construction Date:	1866-1870		

Architectural Comments:

This building is a mirror image townhouse from the Victorian era in the “Halifax House” style fronting on Morris Street. It is a two and a half story, two bay wide side hall plan dwelling with an unsymmetrical façade, raised first floor and a mansard roof with a deep eave that is underscored by a wide frieze board. Wood framed and shingled, the house contains many Georgian elements such as corniced eave returns and a Scottish five sided dormer with a center single hung window with four over four wood sashes. This window is ganged with and flanked by identical fixed eight pane side lites. The first and second floor windows on the South façade are single hung with six over six wood sashes and are surrounded by a simple wood moulding. The top of the second floor windows are tight to the underside of the frieze board.

Wood steps lead to the main entrance in the side wall of a wood framed and shingled storm porch built upon a red brick masonry foundation. The foundation of the main residence is fieldstone along this façade. The building setback from the street and historical mapping from 1889 indicate that the porch is historic if not original. The gable roof and wrap around cornice moulding create a pediment above a fixed twelve pane vertical window on the South elevation of the porch. There is an identical window on the West elevation of the porch. Basement windows in the South elevation of the porch and the main building are single pane with a large granite sill. The main foundation is comprised of field stone on this building face.

The townhouse is in excellent condition and has been maintained using largely traditional materials. The South façade is appears to be largely intact. A more recent modification is the insulated metal front entry door. The form of the original house is visible on the West elevation, along Brenton Street. The windows on this façade are more modern single hung units with single pane sashes with the exception of a diamond accent window which appears to be original. The rear of the building has been substantially altered, complete with large shed dormer and single story addition and roof top patio.

Historical Comments:

This townhouse was built by Duncan Grant who purchased the land as part of a larger 86 foot wide lot in 1865. He subdivided the lot into three smaller lots with dwellings within a period of five years. Grant sold this townhouse to Lewis Wilkins DesBarres, a Barrister at Law and Registrar of the Vice Admiralty Court, a court formed in British colonies to settle maritime legal matters such as complaints of smuggling and disputes between mariners and merchants. DesBarres followed the footsteps of his father and grandfather, both prominent figures in the founding political and legal spheres of Halifax and Nova Scotia. DesBarres' father, William Frederick was solicitor-general and a puisine judge of the Supreme Court of Nova Scotia. William Frederick was the son of Joseph Frederick Walleet DesBarres (1721-1824), a military engineer and surveyor with published surveys of the coast of Nova Scotia. Later in life JFW DesBarres became Governor of Prince Edward Island following an appointment as Lieutenant Governor of Cape Breton Island.

Contextual Building Comments:

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

Contextual District Comments:

Built on the corner of Morris Street and Brenton Street, this residence is located in the historic South Suburb of the City of Halifax. Although Brenton Street is popularly believed to be a part of Schmidville, it was not part of said planned development dating from 1831. A subdivision plan for "Schmidt Ville" shows the Brenton Street area as a large field with the inscription "Judge Halliburton's Land". The street is assumedly named after its previous owner Sir Brenton Halliburton.

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

Present Owner(s):	Peter Purkis and Dina M Deveaux	Original Owner (s):	Lewis W DesBarres
Address:	524 78 th SW Avenue, Calgary, Alberta	Occupation:	Barrister
Present Use:	Multi-unit residential	Historic Use:	Residence

Construction Date:	1866-1870
Factual/Estimate?	Factual (deed and historic mapping)

Source(s):	<p>"Desbarres family fonds," <i>Nova Scotia Archives</i>. https://memoryns.ca/desbarres-family-fonds</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>"Vice Admiralty Court." <i>Wikipedia</i>. http://en.wikipedia.org/wiki/Vice_admiralty_court</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p>
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	<p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	Duncan Grant
Biographic Description:	Of Scottish decent and born in Halifax, Duncan Grant died at age 83 on May 5 th in 1910. His father Peter Grant was also a builder and a number of his constructions can be found within the Schmidville neighbourhood. Duncan's religious denomination is listed on his death certificate as Roman Catholic. He was married to Matilda, also of Scottish decent.
Significance:	Locally significant due to the Grant family's multi-generational contribution to Halifax's built heritage.

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Peter Purkis and Dina M Deveaux	2007	2014	--	Deed
Roger Bouhillier and Timothy Matheson	2001	2007	--	Bk 6910 Pg 769
DB Martin, WB Martin, H Murdock, S Paterson, and C L & Linda Alexander	2001	2001	--	Bk 6745 Pg 206
David B Martin and William B Martin	1998	2001	--	Bk 6170 Pg 301
Gordon Hippern	1987	1998	--	Bk 4481 Pg 533
Ray I Epstein	1968	1987	Doctor of Dentistry	Bk 2283 Pg 605
Ted B and Enid L Blackburn	1958	1968	Merchant	Bk 1584 Page 693
Harris Kapasales and Gus Keriakedes	1958	1958	--	Bk 1520 Pg 424
Kathryn E (Bennett) and Alexander Fraser	1949	1958	Married Woman	Bk 1027 Pg 227
Rachel Shofer	1929	1949	Married Woman	Bk 628 Pg 459
Estate Annie S Robertson	1923	1929	Spinster	Bk 565 Pg 521
LeBriton John and Esther I Fader	1913	1923	Engineer	Bk 432 Pg 5
William R and Mary L Brander	1909	1913	Merchant	Bk 395 Pg 652
Charles and Annie S Strickland	1888	1909	Banker	Bk 264 Pg 786
Lewis W and Harriet A Desbarres	1870	1888	Barrister	Bk 167 Pg 613
Duncan Grant	1865	1870	Master Carpenter	Bk 149 Pg 524
George P Mitchell	1860	1865	West Indies Merchant	Bk 129 Pg 546
George Grassie	--	1860	Esquire, Merchant	Deed
Sir Brenton Halliburton	1805	--	Knight, Esquire, Judge	Map

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092098	Researcher:	Connor Architects and Planners
Civic Address:	1304-06 Birmingham Street	Date:	December 2014
Building Name:	--		
Construction Date:	Pre 1858-64 according to William Gossip Plans		

Architectural Comments:

This corner lot at Morris Street and Birmingham Street is a two storey commercial and residential building that is clad with red brick along the first floor and vinyl siding on the second floor. There is a low sloped patent roof with a slight overhang. The windows on the first floor are a combination of vinyl and aluminum inserts while the second floor windows are single hung vinyl inserts with aluminum storm windows for protection. There appears to be a slight change in the grade along the Morris Street elevation and the window sill and head heights vary. This building has two entrances, one at the commercial restaurant and the second providing access to the second floor apartments. The door to the restaurant is cut out of the corner of the building on an angle and is accessed by a single concrete step. There is nothing symmetrical about this building as it appears to have undergone various renovations. All windows doors and cladding materials are in good condition and are substantially intact. The original building was a one and a half storey two unit house which was then modified by removing the existing pitched roof and adding a full second storey.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Lot 9 was divided into smaller parcels by Samuel Story after he purchased the land from Elizabeth in 1834. According to historical maps this building originated as a joined pair of one and a half storey houses and is estimated to have been built between 1840 and 1846 during which time there were a number of carpenters who had purchased the lot. Today the building is currently owned by Juchien R. Zhang.

Contextual Building Comments:

This building is represented on a survey plan produced by William Gossip which contains data from 1858 to 1864. According to historic fire insurance plans the original dwelling was recorded at one and a half storeys high. Upon review of those maps it is estimated that the building underwent renovations between 1914 and 1951 which removed the former pitched roof and added a full second storey with a low sloped patent roof. The date of the renovation may be more closely narrowed down to when the building was vacant from 1942 to 1945. After the vacancy, the building was listed as "LaSociete L'Assomption Club Rooms" suggesting the addition of the second floor to allow the rental of rooms for the club. After the club's time at this location the use

changed to various restaurant ownerships. Starting as Gus' Grill in 1950 and today it is known as Happy Garden Chinese Restaurant.

In its current form, this building does not contribute to the heritage character of the neighbourhood. Its scale and setback are consistent with the remainder of the street but the form and lack of traditional materials do not resemble that of any of the historical dwellings along Birmingham Street.

Contextual District Comments:

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

Present Owner(s):	Juchien R. Zhang	Original Owner:	Thomas Winters
Address:	1304-06 Birmingham St.	Occupation:	Carpenter
Present Use:	Restaurant/ Residential	Historic Use:	Commercial/ Residence

Construction Date:	Pre 1858-64 according to William Gossip Plans
Factual/Estimate?	Estimate
Source(s):	Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. Hopkins, H.W. <i>City Atlas of Halifax, 1878</i> . Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878 MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

Builder and/or Architect:	
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Juchien R. Zhang	1998	2014	--	Book 6175 Pg 1187
Fog City Diner Incorporated	12994	1998	--	Book 5666 Pg 1016
George C. Migas & Louis Migas	1971	1994	--	Book 2504 Pg 517
Arthur Horne (Estate)	1939	1971	--	Book 795 Pg 173

Eastern Canada Savings & Loan	1939	1939	--	Book 791 Pg 1
William Victor Sheridan	1926	1939	--	Book 612 Pg 1
Thomas J. Wilson (Barbara)	1920	1926	Grocer	Book 1161 Pg 512
Frederick P. Ronnan	1906	1920	Publisher	Book 380 Pg 17
Warren Smith	1901	1906	Fruit Vendor	Book 344 Pg 623
George A. Evans (Bessie)	1983	1901	Real Estate Agent	Book 293 Pg 428
George W. Jones (Elizabeth)	1867	1893	Merchant	Book 293 Pg 428
James H. Parks	1846	1867	Gentleman	Book 83 Pg 505
Edward G. Wisdom & William Wisdom	1843	1846	Carpenters	Book 75 Pg 467
Thomas Winters	1843	1843	Carpenter	Book 74 Pg 30
William H. Wisdom	1840	1843	Carpenter	Book 68 Pg 350
Ephriam Lawlor	1835	1840	Carpenter	Book 61 Pg 316
Samuel Story (Hannah)	1834	1835	Gentleman	Book 59 Pg 412
Elizabeth Schmidt	--	1834	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092080	Researcher:	Connor Architects and Planners
Civic Address:	1308-10 Birmingham Street	Date:	December 2014
Building Name:	--		
Construction Date:	Pre 1858-64 according to William Gossip Plans		

Architectural Comments:

This three storey Halifax House style dwelling from the Victorian Era has been well maintained and updated with newer traditional materials. It has a low sloped patent roof, and the asymmetrical façade is clad in painted wood shingles which terminate at prominent corner boards. The elevation is punctuated by two rows of three windows on the top two floors and the raised first floor has a large double window and two single entrance doors. The single chimney is shared with the neighbouring building at the North. The double window on the ground level is a single hung vinyl insert while the upper windows appear to be wood sashes with aluminum storm windows on the exterior. All wood trim, corner boards, bargeboards and the entablatures above the first and second floor windows and doors appear to be in good condition and are substantially intact. The stone foundation has been parged and painted. A 1925 map shows that the original building was a two and a half storey residence while mapping in 1951 shows that the residence had been modified to a full three storeys.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. This lot of land was purchased from Schmidt's Estate by Samuel Story then to Ephriam Lawlor who then sold it to William H. Wisdom in 1840. Wisdom was a carpenter and it is assumed that he was one of the original builders of this townhouse. This three storey house is currently owned by Lyndon Watkins who has been active in conserving many of the early homes and buildings in the Schmidville area.

Contextual Building Comments:

This townhouse is represented on a survey plan produced by William Gossip which contains data from 1858 to 1864. According to historic fire insurance plans the dwelling was recorded at two and a half storeys high. Historical mapping and similarities between the elevations of this building and its neighbour to the North suggest that they were mirror image townhouses at the time of their construction. This building has been expanded to three full storeys including an addition over the entrance and a second entrance was added to the central bay and revising the window of the ground level between 1914 and 1951.

This townhouse contributes to the heritage character of the neighbourhood. Its scale, form and setback are consistent with the remainder of the street. At three storeys it is taller than most of the other residences along Birmingham street. The stone foundation appears to be original and the wood cladding and trim are made of traditional materials.

Contextual District Comments:

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

Present Owner(s):	Lyndon Watkins	Original Owner:	William H. Wisdom
Address:	1314 Birmingham St.	Occupation:	Carpenter
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre 1858-64 according to William Gossip Plans
Factual/Estimate?	Estimate
Source(s):	Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1889. Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. Hopkins, H.W. <i>City Atlas of Halifax, 1878</i> . Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878 MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

Builder and/or Architect:	William H. Wisdom and Nelson Marvin
Biographic Description:	Carpenters
Significance:	-

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Lyndon Watkins	1983	2014	Co-founder of Frank Magazine	Book 3766 Pg 914
Vincent Mansour Daniel	1974	1983	--	Book 2857 Pg 540
Jasmat Morar	1969	1974	--	Book 2319 Pg 797
Donald Patrick Langille (Edna May)	1963	1969	--	Book 1953 Pg343
Elizabeth J. Keddy	1952	1963	Widow	Book 1136 Pg 759
William Truan (Mary)	1892	1952	Coachman & Grocer	Book 280 Pg 686
William Holloway (Isabella)	1888	1892	Block maker	Book 266 Pg 195
William Thomas Holloway (Salina)	1843	1888	Block maker & Pump maker	Book 74 Pg 455
William H. Wisdom	1840	1843	Carpenter	Book 68 Pg 350
Ephriam Lawlor	1835	1840	--	Book 61 Pg 316
Samuel Story (Hannah)	1834	1835	Gentleman	Book 59 Pg 412
Elizabeth Schmidt	--	1834	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092072	Researcher:	Connor Architects and Planners
Civic Address:	1312 Birmingham Street	Date:	December 2014
Building Name:	--		
Construction Date:	Pre 1858-64 according to William Gossip Plans		

Architectural Comments:

The roof on this narrow two and a half storey townhouse has a steeply pitched gable roof with a single dormer central to the building and a red brick chimney that is shared with the neighbour at the south. The entrance is built in a single storey bay to the north side of the building which is sheltered by a bell curved shed roof. The façade is clad with traditional wood shingles and the windows are single hung wooden sashes with glazing bars dividing the panels into a six over six pattern while the two single hung windows of the central dormer are in a four over four pattern. The wide trim around the entrance is capped with the simple detailing of an entablature and frieze board. The narrow trim surrounding the windows have been kept simplified with little detail in the moulding. All wood trim, corner boards and the entablature appear to be in good condition and are substantially intact.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Lot 9 was sold by Elizabeth Schmidt to Samuel Story. Story then sold this portion of Lot 9 to Nelson Marvin who was a carpenter in 1835. He and his wife Margaret owned the property for at least 14 years and it is assumed that Marvin was one of the original builders of this townhouse. Today this two and a half storey cottage is owned by Lyndon Watkins who has been active in conserving many of the early homes and buildings in the Schmidville area.

Contextual Building Comments:

This townhouse is represented on a survey plan produced by William Gossip which contains data from 1858 to 1864. According to historic fire insurance plans the dwelling was recorded at two and a half storeys high. Historical mapping and similarities between the elevations of this building and its neighbour to the South suggest that they were possibly mirror image townhouses at the time of their construction. The building on the south has been expanded to three full storeys including an addition over the entrance and a second entrance was added to the central bay and revising the window of the ground level.

This townhouse contributes to the heritage character of the neighbourhood. Its scale, form and setback are consistent with the remainder of the street. At two and a half storeys it is the average height for the residences on Birmingham Street. The stone foundation appears to be original with some patchwork and the wood cladding and trim are traditional materials.

Contextual District Comments:

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

Present Owner(s):	Lyndon Watkins	Original Owner:	Nelson Marvin
Address:	1314 Birmingham Street	Occupation:	Carpenter
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre 1858-64 according to William Gossip Plans
Factual/Estimate?	Estimate
Source(s):	<p>Burke, Elizabeth, "A Lifetime Achievement Award for Lyndon Watkins, Schmidville." <i>The Griffin</i>, Volume 38, no.3 (2013): 10-11. http://htns.ca/pdf_Griffin/GRIFFIN.sep.2013.C.pdf</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>

Builder and/or Architect:	Nelson Marvin and William H. Wisdom
Biographic Description:	Carpenters
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Lyndon Watkins	1981	2014	Co-Founder of Frank Magazine	Book 3524 Pg 940
Moisson Investments Limited	1978	1981	--	Book 3237 Pg 111
Normand E. Bernier	1975	1978	--	Book 2905 Pg 1067
Francis R. Tibbetts (Bernice)	1974	1975	--	Book 2509 Pg 764
Alex John Burns (Marie)	1964	1974	--	Book 2012 Pg 630
Joseph Burns	1954	1964	Freight Handler	Book 1243 Pg 77
Mary E. Clare	1952	1954	Widow	Book 1191 Pg 626
Robert A. Kanigsberg	1952	1952	--	Book 1184 Pg 407
Harold James Askew (Emma)	1946	1952	Clerk	Book 928 Pg 1033
Merle E. Graham (Bruce)	--	1946	Married Woman, Secretary	--
Thomas Adams	1850	--	Merchant	Book 95 Pg 408
George Henderson	--	1850	Merchant	Book 95 Pg 401
Nelson Marvin & Thomas Adams	1849	--	--	--
Nelson Marvin	1835	1849	Carpenter	Book 61 Pg 121
Samuel Story	1834	1835	--	Book 59 Pg 412
Elizabeth Schmidt	--	1834	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092064	Researcher:	Connor Architects and Planners
Civic Address:	1314-16 Birmingham Street	Date:	December 2014
Building Name:			
Construction Date:	Pre 1831		

Architectural Comments:

This two and a half story mirror image Georgian cottage has a pitched roof with no overhang and central red brick chimney shared between the two units. The low narrow entrance is centrally located to the building and it has three bays of symmetrical windows on the first and second floor on either side of the entrance. Situated on a narrow lot, this cottage is only one room deep. The façade is clad with traditional wood shingles and the windows are single hung wooden sashes with glazing bars dividing the panels into a six over six pattern. The windows and doors are trimmed with simple Scottish style wood moulding.

The property has been very well taken care of. The corner boards and wood trim around the small rectangular windows appear to be in good condition and are substantially intact. The original building has undergone renovations to restore it to its natural form.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. The cottages on Lot-9 of Block D are stated to have been built before this land was divided by Schmidt for her adult daughters Rosina, Margaretta and Mary Ann. It is currently owned by Lyndon Watkins who has been active in conserving many of the early homes and buildings in the Schmidville area.

Contextual Building Comments:

Historic mapping shows that the Georgian Cottages were on this land since 1866. Research by Elizabeth Pacy in her book "Georgian Halifax" claims that the buildings were most likely built for Elizabeth Schmidt's adult daughters prior to the division of the field into house lots in 1831. It was suggested that the houses may even date as far back as 1814 when a coin was discovered bearing that date by Lyndon Watkins, the current owner, during his restoration of the residence.

This Georgian cottage is unique among the other houses in the Schmidville area. It contributes to the character of the neighbourhood and at two and a half stories, the building is the average height among other residences and buildings on the East side of the street.

Contextual District Comments:

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

Present Owner(s):	Lyndon Watkins	Original Owner:	Elizabeth Schmidt
Address:	1314-16 Birmingham St.	Occupation:	Widow
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre 1831
Factual/Estimate?	Estimate based on statements in research articles and books
Source(s):	<p>Burke, Elizabeth, "Showcasing a Lifetime of Achievement: the Schmidt Daughter's Cottages." <i>The Griffin</i>, Volume 38, no.3 (2013): 10-11. http://htns.ca/pdf_Griffin/GRIFFIN.sep.2013.C.pdf</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Pacey, Elizabeth. <i>Georgian Halifax</i>. Hantsport: Lancelot Press Limited, 1987.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>

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

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Lyndon Watkins	1981	2014	Co-Founder of Frank Magazine	Book 3524 Pg 940
William J. Cooke (Marion)	--	1978	--	--
Madhue Mortl	1959	--	Cook	Book 1588 Pg 372
James C. Brown (Emily)	1946	1959	--	Book 952 Pg 801
Charles Traise	1926	1946	Collector	Book 596 Pg 340
E. Albert Wood (Emma)	1905	1926	Wood Bros. & Company	Book 367 Pg 724
William Holloway (Isabella)	--	1905	Block Maker	--
Alfred Brockley	1888	--	Piano Manufacturer	Book 266 Pg 196
William Thomas Holloway	1850	1888	Block Maker	Book 95 Pg 414
Mather B. Almon	--	1850	Merchant	--
Samuel Story	1834	--	Merchant	Book 59 Pg 412
Elizabeth Schmidt	--	1834	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092064	Researcher:	Connor Architects and Planners
Civic Address:	1318 Birmingham Street	Date:	December 2014
Building Name:			
Construction Date:	Pre 1831		

Architectural Comments:

This two and a half story mirror image Georgian cottage has a pitched roof with no overhang and central red brick chimney that is shared between the two units. The low narrow entrance is centrally located to the building and it has two bays of symmetrical windows on the first and second floor to the side of the entrance. There is a triple light gabled dormer centrally located above each unit. The façade is clad with traditional wood shingles. The windows of the first and second floor are single hung wooden sashes with glazing bars dividing the panels into a six over six pattern. They are trimmed with simple Scottish style wood moulding. The central panel of the dormer is a casement while the two flanking windows are fixed.

The property has been very well taken care of. The wood trim, corner boards and trim around the small rectangular windows appear to be in good condition and are substantially intact. The original building has undergone renovations to restore it to its natural form.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. The cottages on Lot-9 of Block D are stated to have been built before this land was divided by Schmidt for her adult daughters Rosina, Margareta and Mary Ann. It is currently owned by Lyndon Watkins who has been active in conserving many of the early homes and buildings in the Schmidville area.

Contextual Building Comments:

Historic mapping shows that the Georgian Cottages were on this land since 1866. Research by Elizabeth Pacy in her book "Georgian Halifax" claims that the buildings were most likely built for Elizabeth Schmidt's adult daughters prior to the division of the field into house lots in 1831. It was suggested that the houses may even date as far back as 1814 when a coin was discovered bearing that date by Lyndon Watkins, the current owner, during his restoration of the residence.

This Georgian cottage is unique among the other houses in the Schmidville area. It contributes to the character of the neighbourhood and at two and a half storeys, the building is the average height among other residences and buildings on the East side of the street.

Contextual District Comments:

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

Present Owner(s):	Lyndon Watkins	Original Owner:	Elizabeth Schmidt
Address:	1314 Birmingham Street	Occupation:	Widow
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre 1831
Factual/Estimate?	Estimate based on statements in research articles and books
Source(s):	<p>Burke, Elizabeth, "Showcasing a Lifetime of Achievement: the Schmidt Daughter's Cottages." <i>The Griffin</i>, Volume 38, no.3 (2013): 10-11. http://htns.ca/pdf_Griffin/GRIFFIN.sep.2013.C.pdf</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Pacey, Elizabeth. <i>Georgian Halifax</i>. Hantsport: Lancelot Press Limited, 1987.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>

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

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Lyndon Watkins	1978	2014	Co-Founder of Frank Magazine	Book 3259 Pg 1128
William Joseph Cooke (Marion)	1946	1978	--	Book 1230 Pg 144
Lottie A. Frame (Samuel)	1920	1946	--	Book 526 Pg 279
Charles D. Hogg	--	1920	--	--
William Thomas Holloway	1850	--	Block Maker	Book 95 Pg 414
Mather B. Almon	--	1850	--	--
Samuel Story	1834	--	--	Book 59 Pg 412
Elizabeth Schmidt	--	1834	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092056	Researcher:	Connor Architects and Planners
Civic Address:	1320 Birmingham Street	Date:	December 2014
Building Name:	--		
Construction Date:	Pre 1831		

Architectural Comments:

This two and a half story mirror image Georgian cottage has a pitched roof with no overhang and central red brick chimney that is shared between the two units. The low narrow entrance is centrally located to the building and it has two bays of symmetrical windows on the first and second floor to the side of the entrance. There is a triple light gabled dormer centrally located above each unit. The façade is clad with traditional wood shingles. The windows of the first and second floor are single hung wooden sashes with glazing bars dividing the panels into a six over six pattern. They are trimmed with simple Scottish style wood moulding. The central panel of the dormer is a casement while the two flanking windows are fixed.

The property has been very well taken care of. The wood trim, corner boards and trim around the small rectangular windows appear to be in good condition and are substantially intact. The original building has undergone renovations to restore it to its natural form.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. The cottages on Lot-9 of Block D are stated to have been built before this land was divided by Schmidt for her adult daughters Rosina, Margareta and Mary Ann. It is currently owned by Lyndon Watkins who has been active in conserving many of the early homes and buildings in the Schmidville area.

Contextual Building Comments:

Historic mapping shows that the Georgian Cottages were on this land since 1866. Research by Elizabeth Pacy in her book "Georgian Halifax" claims that the buildings were most likely built for Elizabeth Schmidt's adult daughters prior to the division of the field into house lots in 1831. It was suggested that the houses may even date as far back as 1814 when a coin was discovered bearing that date by Lyndon Watkins, the current owner, during his restoration of the residence.

This Georgian cottage is unique among the other houses in the Schmidville area. It contributes to the character of the neighbourhood and at two and a half storeys, the building is the average height among other residences and buildings on the East side of the street.

Contextual District Comments:

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

Present Owner(s):	Lyndon Watkins	Original Owner:	Elizabeth Schmidt
Address:	1314 Birmingham Street	Occupation:	Widow
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre 1831
Factual/Estimate?	Estimate based on statements in research articles and books
Source(s):	<p>Burke, Elizabeth, "Showcasing a Lifetime of Achievement: the Schmidt Daughter's Cottages." <i>The Griffin</i>, Volume 38, no.3 (2013): 10-11. http://htns.ca/pdf_Griffin/GRIFFIN.sep.2013.C.pdf</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Pacey, Elizabeth. <i>Georgian Halifax</i>. Hantsport: Lancelot Press Limited, 1987.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>

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

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Lyndon Watkins	1978	2014	--	Book 3259 Pg 1131
Madhue Mortel & Ethel Mortel	1966	1978	--	Book 2104 Pg 623
Madhue Mortl	1959	1966	--	Book 1588 Pg 372
James Brown	1946	1959	--	Book952 Pg 801
Charles Traise	1926	1946	Collector	Book 596 Pg 340
E. Albert Wood	1905	1926	Wood Brothers	Book 367 Pg 724
William Holloway	--	1905	Pump maker	--
Sarah Holloway	1888	--	Spinster	Book 266 Pg 189
Mary Holloway	--	1888	Spinster	--
William Thomas Holloway	1850	--	Block maker	Book 95 Pg 414
Mather B. Almon	--	1850	--	--
Samuel Story	1834	--	--	Book 59 Pg 412
Elizabeth Schmidt	--	1834	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092049	Researcher:	Connor Architects and Planners
Civic Address:	1322 Birmingham Street	Date:	December 2014
Building Name:			
Construction Date:	Pre 1858-64 according to William Gossip Plans		

Architectural Comments:

This building is a mirror image townhouse in the "Halifax House" style built in the Victorian Era. It is a two and a half story, two bay wide side hall plan dwelling with an asymmetrical façade and a steeply pitched roof with a central Scottish five sided dormer. The asymmetrical façade is clad in painted wood shingles which terminate at prominent corner boards. Two of the second floor windows are single hung wooden sashes with glazing bars dividing the panels into a six over six patterns. The third window on the second floor along with the first floor windows appear to have been updated with awning type vinyl sashes. A wooden door assembly includes two narrow side lites and an eight panel transom all surrounded with wide wooden trim and pilasters. The single chimney is shared in the center of the structure with the neighbouring building at the North. All wood trim and corner boards appear to be in good condition and are substantially intact. The stone foundation has been parged and painted.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers.

This property changed hands several times from 1844 to 1855 until it was finally purchased by William Thomas Holloway where it remained in his families possession up until the late 1800's.

Contextual Building Comments:

This townhouse is represented on a survey plan produced by William Gossip which contains data from 1858 to 1864. According to historic fire insurance plans the dwelling has always been listed at two and a half storeys high. In its current form, this townhouse contributes to the heritage character of the neighbourhood. Its scale, form and setback are consistent with the remainder of the street. At two and a half storeys it is the average height for the residences on this street. The stone foundation appears to be original and the wood cladding and trim are traditional materials.

Contextual District Comments:

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

Present Owner(s):	Peter Selinger & Sara Faridi	Original Owner:	William Thomas Holloway
Address:	1322 Birmingham St.	Occupation:	Blockmaker & Pumpmaker
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre 1858-64 according to William Gossip Plans
Factual/Estimate?	Estimate
Source(s):	Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1895. Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

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

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Peter Selinger	2007	2014	--	File: 88903316
Jonathan Bateman	1998	2007	--	Book 6222 Pg 1030
Johanna Eliot	1995	1998	--	Book 5717 Pg 178
Barbara J. Beach	1986	1995	--	Book 4206 Pg 1191
Almonte Properties Limited	1983	1986	--	Book 3648 Pg 652
Karin A. McCaskill	1981	1983	--	Book 3486 Pg 157
Nicholas Simmonds	1980	1981	--	Book 3437 Pg 1051
Douglas Shinyei	1980	1980	--	Book 3396 Pg 618
Sylvester Doyle (Gertrude)	1960	1980	Crane Operator	Book 1695 Pg 31
Gertrude Doyle (Sylvester)	1948	1960	--	Book 998 Pg 669
Johanna Kirby	1924	1948	Widow	Book 572 Pg 308
John E. Walsh	1923	1924	Clerk	Book 563 Pg 740
Johanna Kirby	--	1923	Widow	--
Mary Holloway & Susan Brockley	1888	--	Spinster	Book 266 Pg 192
William Thomas Holloway Estate	1855	1888	Blockmaker & Pump Maker	Book 111 Pg 207
William Murdoch	1855	1855	Merchant	Book 111 Pg 204
William White	1845	1855	Merchant	Book 80 Pg 355
Margaretta Schmidt	1845	1845	Spinster	Book 80 Pg 91
Elizabeth Schmidt Estate	1844	1845	--	Book 78 Pg 341
Michael Wallace	1844	1844	Esquire	Book 78 Pg 341
Elizabeth Schmidt Estate	--	1844	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092031	Researcher:	Connor Architects and Planners
Civic Address:	1326-26B Birmingham Street	Date:	December 2014
Building Name:	--		
Construction Date:	Pre 1858-64 according to William Gossip Plans		

Architectural Comments:

This building is a mirror image townhouse is in the "Halifax House" style built in the Victorian Era. It is a two and a half storey, two bay wide side hall plan dwelling with an asymmetrical façade and a steeply pitched roof with a central five sided Scottish dormer. The asymmetrical façade is clad in painted wood shingles which terminate at prominent corner boards. The second floor windows are single hung vinyl sashes while the first floor windows have been updated with awning type vinyl sashes. A wooden door assembly includes two narrow side lites divided into 4 panels there is and an eight panel transom all surrounded with wide wooden trim and pilasters. The single chimney is shared in the center of the structure with the neighbouring building at the South. All wood trim and corner boards appear to be in good condition and are substantially intact. The stone foundation has been parged and painted.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers.

This property changed hands several times from 1844 to 1855 until it was finally purchased by William Thomas Holloway where it remained in his families possession up until the late 1800's.

Contextual Building Comments:

This townhouse is represented on a survey plan produced by William Gossip which contains data from 1858 to 1864. According to historic fire insurance plans the dwelling has always been listed at two and a half stories high. In its current form, this townhouse contributes to the heritage character of the neighbourhood. Its scale, form and setback are consistent with the remainder of the street. At two and a half stories it is the average height for the residences on this street. The stone foundation appears to be original and the wood cladding and trim are traditional materials.

Contextual District Comments:

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

Present Owner(s):	Peter Selinger & Sara Faridi	Original Owner:	William Thomas Holloway
Address:	1322 Birmingham St.	Occupation:	Blockmaker & Pumpmaker
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre 1858-64 according to William Gossip Plans
Factual/Estimate?	Estimate
Source(s):	Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1895. Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

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

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Peter Selinger (Sara Faridi)	2005	2014	--	File: 82242125
Arianne R.A. Pollett-Brennen	1998	2005	--	Book 6196 Pg719
Allan Ferguson (Nichole)	1994	1998	--	Book 5623 Pg201
M. Constance Kaye	1989	1994	--	Book 4776 Pg 1249
Barbara Beach (Felix Cacchione)	1980	1989	--	Book 3396 Pg 635
Sylvester Doyle (Gertrude)	1946	1980	Crane Operator	Book 898 Pg 33
Charles Traise	1926	1946	Collector	Book 596 Pg 340
E. Albert Wood (Emma)	1905	1926	--	Book 367 Pg 724
Edwin D. King	1904	1905	Barrister	Book 361 Pg 369
William Holloway (Isabella)	--	1904	Blockmaker	--
Sarah Holloway & Harriet Traise	1888	--	--	Book 266 Pg 189
Mary Holloway	1888	1888	Spinster	--
William Thomas Holloway Estate	1855	1888	Blockmaker & Pump Maker	Book 111 Pg 207
William Murdoch	1855	1855	Merchant	Book 111 Pg 204
William White	1845	1855	Merchant	Book 80 Pg 355
Margaretta Schmidt	1845	1845	Spinster	Book 80 Pg 91
Elizabeth Schmidt Estate	1844	1845		Book 78 Pg 341
Michael Wallace	1844	1844	Esquire	Book 78 Pg 341
Elizabeth Schmidt Estate	--	1844	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092023	Researcher:	Connor Architects and Planners
Civic Address:	1328 Birmingham Street	Date:	December 2014
Building Name:	--		
Construction Date:	1884 according to Halifax Directories and Fire Insurance Plans		

Architectural Comments:

This two storey two bay wide side hall plan dwelling is from the Victorian era in a transitional vernacular with neo-classical influences. The wood framed and wood shingled residence rests on a stone foundation that has been parged and painted. The low sloped roof eave projection is underscored by a deep frieze board and multiple ornamental brackets.

Fire insurance maps from 1895 suggest the roof is the original low slope paten roof constructed in 1884. The red brick chimney at the north side of the building appears to have been updated. The windows on the first and second floor are single hung wooden sashes without any glazing bars. A narrow wooden double door assembly with half lites is surrounded by pilasters and a bracketed entablature with classical revival detailing and includes a deep two panel transom. All wood trim, corner boards and the entablatures above the first floor rectangular windows appear to be in good condition and are substantially intact.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers.

Contextual Building Comments:

This townhouse was built after the William Gossip plans of 1858-64 were surveyed. According to the Halifax City Directory the lot remained vacant up until 1884. Review of historic fire insurance plans shows the dwelling has always been listed at two stories high with a patent roof. In its current form, this townhouse contributes to the heritage character of the neighbourhood. Its scale, form and setback are consistent with the remainder of the street. At two stories it is the average height for the residences on this street. The stone foundation appears to be original and the wood cladding and trim are traditional materials.

Contextual District Comments:

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

Present Owner(s):	Horst Christian Lehman	Original Owner:	James A. Adams
Address:	1328 Birmingham St.	Occupation:	Bookkeeper
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1884
Factual/Estimate?	Estimate
Source(s):	Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1889. Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1895. Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

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

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Horst Christian Lehman & Susan Retter	2009	--	--	File 93711134

Cyril Rupert Worthington	1994	2009	--	Book 5621 Pg 270
Carol Von Syberg	1985	1994	--	Book 3983 Pg 871
Paul Von Syberg	1952	1985	--	Book 1180 Pg 125
Hugh Urquhart (Mary)	1951	1952	Assessor, Income Tax.	Book 1143 Pg 661
Mary E. Wilson	1919	1951	Widow	Book 492 Pg 221
Honora Cox	1913	1919	Widow	Book 421 Pg 345
William B. McDonald	1894	1913	Merchant	Book 297 Pg 480
James A. Adams	1869	1894	Bookkeeper	Book 195 Pg 445
Alexander Adams (Annie)	1845	1869	Clerk	Book 80 Pg 106
Rosina Schmidt	1844	1845	Spinster	Book 78 Pg 348
Elizabeth Schmidt Estate	1844	1844	--	Book 78 Pg 341
Michael Wallace	1844	1844	--	Book 78 Pg 339
Elizabeth Schmidt Estate	--	1844	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00078006	Researcher:	Connor Architects and Planners
Civic Address:	1332 Birmingham Street	Date:	December 2014
Building Name:	--		
Construction Date:	Pre 1858-64 according to William Gossip Plans		

Architectural Comments:

This building is a stand-alone townhouse from the Victorian era. It is a two story, two bay wide side hall plan dwelling with an asymmetrical façade. Fire insurance maps from 1895 suggest the roof has not been modified and is the original low slope paten roof. Wood framed and shingled this house is resting on a stone foundation that has been parged and painted. The façade has been updated with vinyl siding and the windows on the first and second floor are single hung vinyl sashes. The entrance door is accessed with a single concrete step and has a large transom above surrounded by simple wood trim with very little detail. All wood trim around the windows and the entablatures above the first floor rectangular windows and door appear to be in good condition and are substantially intact.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers. This lot was sold to Elizabeth's daughters Rosina, Margaretta and Mary Ann Schmidt. It was then bought by a Commercial Traveler named Alexander Adams who had the property for 45 years.

Contextual Building Comments:

This townhouse is estimated to have been built during Alexander Adams ownership beginning in 1845. It appears on the William Gossip plans of 1858-64 and review of historic fire insurance plans shows the dwelling has always been recorded at two storeys high with a patent roof. In its current form, this townhouse contributes to the heritage character of the neighbourhood. Its scale, form and setback are consistent with the remainder of the street. At two storeys it is the average height for the residences on this street. The stone foundation appears to be original and the wood cladding and trim are traditional materials.

Contextual District Comments:

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

Present Owner(s):	Maria & Patricia Boenes	Original Owner:	Alexander Adams
Address:	1332 Birmingham St.	Occupation:	Commercial Traveler
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre 1858-64 according to William Gossip Plans
Factual/Estimate?	Estimate
Source(s):	<p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1895.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Pacey, Elizabeth. <i>Historic Halifax</i>. Willowdale: Hounslow Press, 1988.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>

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

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Maria Boenes & Patricia Boenes	2005	2014	--	File 83400623
William Boenes	2002	2005	--	--
Nick Boenes	1985	2002	--	Book 4035 Pg 2
Peter Boenes (Haricila)	1960	1985	Bachelor	Book 1693 Pg 817
Margaret Phalen	1957	1960	Widow of Nicholas	Book 1480 Pg 5
James William Phalen (Son of Nicholas)	1956	1957	Manager	--
Nicholas Phalen (Margaret)	1919	1956	--	Book 494 Pg 400
James A. Adams	1890	1919	Bookkeeper	Book 274 Pg 702
Alexander Adams (Annie)	1845	1890	Commercial Traveler	Book 80 Pg 106
Rosina Schmidt	1844	1845	--	Book 78 Pg 348
Elizabeth Schmidt Estate	1844	1844	--	Book 78 Pg 341
Michael Wallace	1844	1844	--	Book 78 Pg 339
Elizabeth Schmidt Estate	--	1844	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00077990	Researcher:	Connor Architects and Planners
Civic Address:	1336 Birmingham Street	Date:	December 2014
Building Name:			
Construction Date:	1845		

Architectural Comments:

This dwelling is a mirror image Georgian Cottage from the Victorian Era. It is a one and a half storey, three bay wide side hall residence with an asymmetrical façade and gable roof. Wood framed and shingled, the house rests on a stone foundation that has been parged and painted on the front elevation. A single red brick chimney sits central in this dwelling. The shallow eave returns at the gable end of the residence. A centrally located five sided Scottish dormer has a middle single hung window with two over two patterned wood sashes protected by aluminum storm windows. This window is flanked by narrow identical single hung side lites. There is also a shared gable dormer located above the entrance doors to the units which makes this building seem like a single dwelling rather than two separate units. The large first floor windows are single hung wood sashes and are surrounded by simple trim boards. The main entry is surrounded by wide scribed mouldings that terminate at the door threshold. A fixed six panel transom spans the top of the door opening and the identical side lites.

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

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. This lot was purchased by Rosina Schmidt, Mary Ann Schmidt and Margaretta Schmidt, Elizabeth's daughters, who then sold to George Grant. Grant, like his father Peter and Brother Duncan, was a builder. He purchased Lot 6 in Block D of the Schmidville subdivision from Rosina Schmidt in 1845 then constructed the mirror image cottages that he then sold to his son William in 1897.

Contextual Building Comments:

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

Contextual District Comments:

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

Present Owner(s):	Gerald K. Hansen	Original Owner:	George Grant
Address:	1336 Birmingham St.	Occupation:	Builder
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1845
Factual/Estimate?	Estimate
Source(s):	<p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>

Builder and/or Architect:	George D. Grant
Biographic Description:	Builder
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Gerald K. Hansen (Doris)	1973	2014	Longshoreman	Book 2673 Pg 702
Annie Hansen	1959	1973	Widow to John	Book 1594 Pg 349
John Hansen (Annie)	1935	1959	--	Book 805 Pg 77
Wallace T. Scott	1932	1935	Clerk	Book 688 Pg 285
William T.R. Grant (Son of George Grant)	1897	1932	--	Book 319 Pg 560

George D. Grant	1845	1897	Builder	Book 80 Pg 375
Rosina Schmidt	1843	1845	--	Book 78 Pg 348
Elizabeth Schmidt	--	1844	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00077982	Researcher:	Connor Architects and Planners
Civic Address:	1338 Birmingham Street	Date:	December 2014
Building Name:			
Construction Date:	1845		

Architectural Comments:

This dwelling is a mirror image Georgian Cottage from the Victorian Era. It is a one and a half storey, three bay wide side hall residence with an asymmetrical façade and gable roof. Wood framed and shingled, the house rests on a stone foundation that has been parged and painted on the front elevation. A single red brick chimney sits central in this dwelling. The shallow eave returns at the gable end of the residence. A centrally located five sided Scottish dormer has a middle single hung window with two over two patterned wood sashes protected by aluminum storm windows. This window is flanked by narrow identical single hung side lites. There is also a shared gable dormer located above the entrance doors to the units which makes this building seem like a single dwelling rather than two separate units. The large first floor windows are single hung wood sashes and are surrounded by simple trim boards. The main entry is surrounded by wide scribed mouldings that terminate at the door threshold. A fixed six panel transom spans the top of the door opening and the identical side lites.

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

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. This lot was purchased by Rosina Schmidt, Mary Ann Schmidt and Margaretta Schmidt, Elizabeth's daughters, who then sold to George Grant. Grant, like his father Peter and Brother Duncan, was a builder. He purchased Lot 6 in Block D of the Schmidville subdivision from Rosina Schmidt in 1845 and constructed the mirror image cottages that he then sold to his son George in 1897.

Contextual Building Comments:

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

Contextual District Comments:

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

Present Owner(s):	Gerald K. Hansen	Original Owner:	George Grant
Address:	1338 Birmingham St.	Occupation:	Builder
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1845
Factual/Estimate?	Estimate
Source(s):	Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i> . Heritage Trust of Nova Scotia. Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

Builder and/or Architect:	George D. Grant
Biographic Description:	Builder
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Gerald K. Hansen (Doris)	1973	2014	Longshoreman	Book 2673 Pg 710
John Hansen (Annie)	1933	1973	--	Book 707 Pg 511
John F. Selig (Mary)	1905	1932	--	Book 366 Pg 18
Michael Madden (Louise)	1904	1905	--	Book 358 Pg 564
George H. Grant (Son of George D. Grant)	1897	1904	Carpenter	Book 319 Pg 558

George D. Grant	1845	1897	Builder	Book 80 Pg 375
Rosina Schmidt	1843	1845	--	Book 78 Pg 348
Elizabeth Schmidt	--	1844	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00077974	Researcher:	Connor Architects and Planners
Civic Address:	1344 Birmingham Street	Date:	December 2014
Building Name:	--		
Construction Date:	1877 According to City Directory		

Architectural Comments:

The roof on this two storey Halifax House style townhouse from the Victorian Era has a low sloped patent roof matching the row of townhouses to the North and rests on a red brick foundation. The red brick chimney on the end of the building is original with some patchwork completed over the years. The façade is clad with traditional wood shingles and in true Halifax House form; the residence is three bays wide with an asymmetrical front entrance door. The windows are single hung wooden sashes with glazing bars dividing the panels into a two over two pattern. The entrance door is surrounded by pilasters and bracketed entablature with classical revival detailing and includes two narrow side lites and a deep transom above. Two windows with security grills can be seen on the front elevation at the basement level. All wood trim, corner boards, window flower boxes and the entablatures above the first floor rectangular windows are in excellent condition. The home has seen many upgrades to the exterior finishes over the last few years.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers. This property was sold by Charles E Schmidt to Elizabeth's daughters Rosina, Margaretta and Mary Ann. John Johnson owned the property for an unknown period of time before selling to grocer, Patrick Tobin. James Lawlor bought Lot 5 from Thomas Tobin in 1868 and is assumed to have constructed the houses during his ownership.

Contextual Building Comments:

According to the City Directories and historical plans, this townhouse construction was completed around 1876. It is assumed to have been built by James Lawlor, a carpenter, during his ownership between 1868 and 1876. According to historic fire insurance plans the dwelling has always been listed at two storeys high with a low slope patent roof. In its current form, this townhouse contributes to the heritage character of the neighbourhood. Its scale, form and setback are consistent with the remainder of the street. At two storeys it is the average height for the residences on this street. The red brick foundation appears to be original and the wood cladding and trim are traditional materials.

Contextual District Comments:

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

Present Owner(s):	John Derrick Hines	Original Owner:	James Lawlor
Address:	1344 Birmingham St.	Occupation:	Carpenter
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1877 According to City Directory
Factual/Estimate?	Estimate
Source(s):	Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. Hopkins, H.W. <i>City Atlas of Halifax, 1878</i> . Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878 MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

Builder and/or Architect:	James Lawlor
Biographic Description:	Carpenter--
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
John Derrick Hines (Jennifer Jayne)	2002	2014	--	Book 7079 Pg 184

Donald A. Macvicar (Katheryn)	1990	2002	--	Book 5012 Pg 475
Ronald Shaw Ormston & Fernande Devost	1990	1990	--	Book 4920 Pg 17
Ronald Shaw Ormston & Gordon Guiacomin	1982	1990	--	Book 3571 Pg 355
Ronald Shaw Ormston	1980	1982	--	Book 3398 Pg 1128
Ruth S. Murray	1977	1980	--	Book 3109 Pg 276
Susan Dixon	1960	1977	--	Book 1682 Pg 465
Francis (Frank) J. Laba (Gladys)	1951	1960	Accountant	Book 1118 Pg 137
George MacKay (Nora)	1921	1951	Carpenter	Book 530 Pg 283
Ellen MacKay	1910	1921	Widow	Book 405 Pg 733
Angus MacKay	1878	1910	--	Book 221 Pg 127
Alexander MacKay	1876	1878	Tailor	Book 206 Pg 230
James Lawlor (Eliza)	1868	1876	Carpenter	Book 161 Pg 198
Thomas Tobin	1867	1868	Merchant	Book 156 Pg 244
Patrick Tobin	1848	1867	Grocer	Book 91 Pg 557
John Johnston	--	1848	Esquire	--
Rosina, Margaretta & Mary Ann Schmidt	1845	--	Spinsters	Book 80 Pg 91
Elizabeth Schmidt Estate	1844	1845	--	Book 78 Pg 341
Michael Wallace	1844	1844	Esquire	Book 78 Pg 339
Elizabeth Schmidt Estate	--	1844	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00077966	Researcher:	Connor Architects and Planners
Civic Address:	1346 Birmingham Street	Date:	December 2014
Building Name:			
Construction Date:	1877 According to City Directory		

Architectural Comments:

This two storey mirror image townhouse from the Victorian Era has a low sloped patent roof matching the residences to the North and South and has a single chimney near the back of the building. This wood framed townhouse is two bays wide with an asymmetrical front entrance door which is central to the overall building and rest on a stone foundation that has been parged and painted. The deep eave is underscored by a wide frieze board complete with large ornamental brackets. The windows on the ground level and one window on the second level are single hung wooden sashes and are trimmed with simple moulding. The narrow window on the second floor directly above the door appears to have been updated to a single hung vinyl insert. The entrance door is wood with a half lite and mail slot. It is surrounded by wide trim pilasters and includes a deep transom above. All wood trim, corner boards, frieze boards and flower box at the ground floor window appear to be in good condition and are substantially intact.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers. This property was sold by Charles E Schmidt to Elizabeth's daughters Rosina, Margaretta and Mary Ann. John Johnson owned the property for an unknown period of time before selling to grocer, Patrick Tobin. James Lawlor bought Lot 5 from Thomas Tobin in 1868 and is assumed to have constructed the houses during his ownership.

Contextual Building Comments:

According to the City Directories and historical maps, this townhouse construction was completed around 1876. It is assumed to have been built by James Lawlor, a carpenter, during his ownership between 1868 and 1876. According to historic fire insurance plans the dwelling has always been listed at two stories high with a low slope patent roof. In its current form, this townhouse contributes to the heritage character of the neighbourhood. Its scale, form and setback are consistent with the remainder of the street. At two stories it is the average height for the residences on this street. The parged stone foundation appears to be original and the wood cladding and trim are traditional materials.

Contextual District Comments:

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

Present Owner(s):	Heather Andrea White	Original Owner:	James Lawlor
Address:	1346 Birmingham St.	Occupation:	Carpenter
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1877 According to City Directory
Factual/Estimate?	Estimate
Source(s):	Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. Hopkins, H.W. <i>City Atlas of Halifax, 1878</i> . Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878 MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

Builder and/or Architect:	James Lawlor
Biographic Description:	Carpenter
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Heather Andrea White	2010	2014	--	--

Shauna Lee Martin	2009	2010	--	File 95041159
Justin Everett Rix & Jennifer Ann Rix	2008	2009	--	--
Heather Andrea White	1999	2008	--	Book 6393 Pg 1132
Terry William Taylor	1996	1999	--	Book 5939 Pg 1165
Murdock R. Morrison (Christina)	1933	1996	--	Book 689 Pg 269
Jonathan Sebeslav (Frances)	1930	1933	Chef	Book 654 Pg 833
Evelyn Mitchell-Flemming (George B.)	1922	1930	--	Book 611 Pg 529
Raymond Mitchell	1921	1922	Chief of Police	Book 511 Pg 789
John Fields (Hazel)	1920	1921	Canadian Railways	Book 520 Pg 194
Ellen MacKay & Frederick B. Armand	1910	1920	Widow	Book 405 Pg 739
John Sutherland	1880	1910	Grocer	Book 229 Pg 224
James Lawlor (Eliza)	1868	1880	Carpenter	Book 161 Pg 198
Thomas Tobin	1867	1868	Merchant	Book 156 Pg 244
Patrick Tobin	1848	1867	Grocer	Book 91 Pg 557
John Johnston	--	1848	Esquire	--
Rosina, Margaretta & Mary Ann Schmidt	1845	--	Spinsters	Book 80 Pg 91
Elizabeth Schmidt Estate	1844	1845	--	Book 78 Pg 341
Michael Wallace	1844	1844	Esquire	Book 78 Pg 339
Elizabeth Schmidt Estate	--	1844	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00077948	Researcher:	Connor Architects and Planners
Civic Address:	1348 Birmingham Street	Date:	December 2014
Building Name:	--		
Construction Date:	1877 According to City Directory		

Architectural Comments:

This two storey mirror image townhouse from the Victorian Era has a low sloped patent roof matching the residences to the North and South and has a single chimney near the back of the building. The wood framed townhouse is two bays wide with an asymmetrical front entrance door which is central to the overall building and rests on a stone foundation that has been parged and painted. The deep eave is underscored by a wide frieze board complete with large ornamental brackets. The windows on the ground level and one window on the second level are single hung wooden sashes and are trimmed with simple moulding. The narrow window on the second floor directly above the door appears to have been updated to a single hung vinyl insert. The entrance door is wood with a half lite and mail slot. It is surrounded by wide trim pilasters and includes a deep transom above. All wood trim, corner boards and frieze boards appear to be in good condition and are substantially intact.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers. This property was sold by Charles E Schmidt to Elizabeth's daughters Rosina, Margareta and Mary Ann. John Johnson owned the property for an unknown period of time before selling to grocer, Patrick Tobin. James Lawlor bought Lot 5 from Thomas Tobin in 1868 and is assumed to have constructed the houses during his ownership.

Contextual Building Comments:

According to the City Directories and historical maps, this townhouse construction was completed around 1876. It is assumed to have been built by James Lawlor, a carpenter, during his ownership between 1868 and 1876. According to historic fire insurance plans the dwelling has always been listed at two storeys high with a low slope patent roof. In its current form, this townhouse contributes to the heritage character of the neighbourhood. Its scale, form and setback are consistent with the remainder of the street. At two storeys it is the average height for the residences on this street. The parged stone foundation appears to be original and the wood cladding and trim are traditional materials.

Contextual District Comments:

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

Present Owner(s):	James Eyre & Petra Eyre	Original Owner:	John Johnston
Address:	1348 Birmingham St.	Occupation:	
Present Use:	Residence	Historic Use:	

Construction Date:	1877 According to City Directory
Factual/Estimate?	Estimate
Source(s):	Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. Hopkins, H.W. <i>City Atlas of Halifax, 1878</i> . Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878 MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

Builder and/or Architect:	James Lawlor
Biographic Description:	Carpenter
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
James Wayne Eyre & Petra Susanne Eyre	2008	2014	--	File 89671672

Ronald J. Dunphy	1980	2008	--	Book 3409 Pg 1139
Harold Gordon MacPhee (Grethe S.)	1979	1980	--	Book 3397 Pg 723
Alfreda G. Faulkner	1940	1979	--	Book 1624 Pg 363
Jerry J. Faulkner (Helen)	1924	1940	G.S. Campbell & Co.	Book 570 Pg 929
Captain Daniel Wesley Munroe	1921	1924	Master Mariner	Book 512 Pg 1069
John Fields (Hazel)	1919	1921	Canadian Railways	Book 512 Pg 1069
Ellen MacKay & Frederick B. Armand	1910	1920	Widow	Book 405 Pg 739
John Sutherland	1880	1910	Grocer	Book 229 Pg 224
James Lawlor (Eliza)	1868	1880	Carpenter	Book 161 Pg 198
Thomas Tobin	1867	1868	Merchant	Book 156 Pg 244
Patrick Tobin	1848	1867	Grocer	Book 91 Pg 557
John Johnston	--	1848	Esquire	--
Rosina, Margaretta & Mary Ann Schmidt	1845	--	Spinsters	Book 80 Pg 91
Elizabeth Schmidt Estate	1844	1845	--	Book 78 Pg 341
Michael Wallace	1844	1844	Esquire	Book 78 Pg 339
Elizabeth Schmidt Estate	--	1844	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00077941	Researcher:	Connor Architects and Planners
Civic Address:	1350 Birmingham Street	Date:	December 2014
Building Name:	--		
Construction Date:	Pre 1858-64 according to William Gossip Plans		

Architectural Comments:

This wood framed two storey townhouse from the Victorian Era rests on a stone foundation that has been parged. It has a low sloped patent roof matching the other townhouses at the North and South in this row along Birmingham Street. The red brick chimneys at both ends of the units have been recently updated. It is three bays wide with a central front entrance door and a façade that is clad with traditional wood shingles. The windows are single hung vinyl sashes with glazing bars dividing the upper panels into four. Simple wood trim frames the windows. A small hexagonal window is on the second floor above the door in the center of the townhouse. An entablature rests on brackets above the entrance. All wood trim, corner boards, bargeboards and the entablature above the entrance appear to be in good condition and are substantially intact.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Lot 1 in Block D was purchased in 1833 from Elizabeth Schmidt by William, James and John O'Connors. They sold the land to Thomas O'Connor in 1841 and he then sold it to Samuel Story who then sold to Mather B. Almon. The land comprising of seven tenements or dwelling houses was bought by John Bland from Mather B. Almon in 1855. Bland sold the seven dwellings individually in 1856. Oliver Brennan was the next to purchase this unit at 1850 Birmingham Street. He was a highly respected bonesetter though no one ever knew where he received his surgical knowledge.

Contextual Building Comments:

The William Gossip plans of 1858 to 1864 show this row of townhouse built on the site during that time. According to historic fire insurance plans the dwelling has always been listed at two stories high with a low slope patent roof. In its current form, this townhouse contributes to the heritage character of the neighbourhood. Its scale, form and setback are consistent with the remainder of the street. At two stories it is the average height for the residences on this street. The parged stone foundation appears to be original and the wood cladding and trim are traditional materials.

Contextual District Comments:

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

Present Owner(s):	Aubrey & Lucy Rhyno	Original Owner:	Samuel Story
Address:	1350 Birmingham St.	Occupation:	--
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre 1858-64 according to William Gossip Plans
Factual/Estimate?	Estimate
Source(s):	<p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidtville</i>. Heritage Trust of Nova Scotia.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>

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

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
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Aubrey & Lucy Rhyno	2001	2014	--	Book 6853 Pg 277
Aubrey Rhyno	1981	2001	--	Book 3468 Pg 657
Scott Cahill & Aubrey Rhyno	1980	1981	--	Book 3430 Pg 951
Mary A. Richardson	1948	1980	--	Book 999 Pg 109
Margaret O'Connor	1936	1948	--	Book 739 Pg 505
Levi Batty	1907	1936	Pensioner	Book 386 Pg 577
Edward Brennan	1890	1907	Carpenter	Book 257 Pg 447
Oliver Brennan	1856	1890	Bone Setter	Book 113 Pg 587
John B. Bland	1855	1856	Esquire	Book 111 Pg 505
Mather B. Almon	1851	1855	Merchant	Book 99 Pg 414
Samuel Story	1844	1851	--	Book 76 Pg 500
Thomas O'Connor	1841	1844	--	Book 76 Pg 507
James, William & John O'Connors	1833	1841	--	Book 58 Pg 134
Elizabeth Schmidt	--	1833	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00077933	Researcher:	Connor Architects and Planners
Civic Address:	1352 Birmingham Street	Date:	December 2014
Building Name:	--		
Construction Date:	Pre 1858-64 according to William Gossip Plans		

Architectural Comments:

This narrow wood framed two storey townhouse from the Victorian Era rests on a stone foundation that has been parged. It has a low sloped patent roof matching the townhouses at the North and South in this row along Birmingham Street. The red brick chimney at the north end of the unit has been updated. It is two bays wide and its façade is clad with traditional wood shingles which terminate at wood trim boards indicating the division of the townhouses. The windows are single hung wood sashes with glazing bars dividing the upper panels into two over two patterns. Details similar to the Italianate style around the door and window on the first floor can be seen in the trim at the jambs and with the use of heavy double brackets and entablatures above. The roof line is underscored with a deep frieze board with small and large brackets. All wood trim, corner boards and the entablatures appear to be in good condition and are substantially intact.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Lot 1 in Block D was purchased in 1833 from Elizabeth Schmidt by William, James and John O'Connors. They sold the land to Thomas O'Connor in 1841 and he then sold it to Samuel Story who then sold to Mather B. Almon. The land comprising of seven tenements or dwelling houses was bought by John Bland from Mather B. Almon in 1855. Bland sold the seven dwellings individually in 1856.

Contextual Building Comments:

The William Gossip plans of 1858 to 1864 show this row of townhouse built on the site during that time. According to historic fire insurance plans the dwelling has always been listed at two stories high with a low slope patent roof. In its current form, this townhouse contributes to the heritage character of the neighbourhood. Its scale, form and setback are consistent with the remainder of the street. At two stories it is the average height for the residences on this street. The parged stone foundation appears to be original and the wood cladding and trim are traditional materials.

Contextual District Comments:

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

Present Owner(s):	Aubrey & Lucy Rhyno	Original Owner:	Samuel Story
Address:	1352 Birmingham St.	Occupation:	--
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre 1858-64 according to William Gossip Plans
Factual/Estimate?	Estimate
Source(s):	<p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>

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

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
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Catherine Ann Sommerville Venart	2003	2014	--	Book 7448 Pg 900
Margaret Ellen Schenk	1999	2003	--	Book 6427 Pg 986
Mark W. MacLean (Margaret Leslie)	1997	1999	--	Book 6113 Pg 876
Robert G. Painter (Ann E.)	1985	1997	--	Book 4050 Pg 1030
John M. Laurie (Judith Avis)	1984	1985	--	Book 3829 Pg 864
Wendy E. Woodhouse	1984	1984	--	Book 3804 Pg 1122
Ian A. Woodhouse	1982	1984	--	Book 3636 Pg 846
Arthur Horne Estate	1948	1982	--	Book 968 Pg 636
Thomas D. Burke & Catherine & James Leary	1890	1948	--	Book 257 Pg 382
Mary Burke	1867	1890	--	Book 156 Pg 539
Thomas Burke	1856	1867	Carpenter	Book 114 Pg 362
John B. Bland	1855	1856	Esquire	Book 111 Pg 505
Mather B. Almon	1851	1855	Merchant	Book 99 Pg 414
Samuel Story	1844	1851	--	Book 76 Pg 500
Thomas O'Connors	1841	1844	--	Book 76 Pg 507
James, William & John O'Connors	1833	1841	--	Book 58 Pg 134
Elizabeth Schmidt	--	1833	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00077925	Researcher:	Connor Architects and Planners
Civic Address:	1354 Birmingham Street	Date:	December 2014
Building Name:			
Construction Date:	Pre 1858-64 according to William Gossip Plans		

Architectural Comments:

This narrow wood framed two storey townhouse rests on a stone foundation that has been parged. It has a low sloped patent roof matching the other townhouses at the North and South in this row along Birmingham Street. There is a red brick chimney at the north end of the unit. It is two bays wide and its façade is clad with vinyl siding. The windows have been updated to single hung vinyl sashes. There is no trim around the windows, only vinyl window frames. All current materials appear to be in good condition and are substantially intact.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Lot 1 in Block D was purchased in 1833 from Elizabeth Schmidt by William, James and John O'Connors. They sold the land to Thomas O'Connor in 1841 and he then sold it to Samuel Story who then sold to Mather B. Almon. The land comprising of seven tenements or dwelling houses was bought by John Bland from Mather B. Almon in 1855. Bland sold the seven dwellings individually in 1856.

Contextual Building Comments:

The William Gossip plans of 1858 to 1864 show this row of townhouse built on the site during that time. According to historic fire insurance plans the dwelling has always been listed at two storeys high with a low slope patent roof. In its current form, this townhouse contributes to the heritage character of the neighbourhood. Its scale, form and setback are consistent with the remainder of the street. At two storeys it is the average height for the residences on this street. The parged stone foundation appears to be original although the vinyl cladding and trim are not traditional materials.

Contextual District Comments:

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

Present Owner(s):	Lillian Breckenridge	Original Owner:	Samuel Story
Address:	1352 Birmingham St.	Occupation:	--
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre 1858-64 according to William Gossip Plans
Factual/Estimate?	Estimate
Source(s):	<p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>

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

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Lillian Breckenridge	2012	2014	--	File 100236745
Anne T. Petritis	1966	2012	--	Book 2115 Pg 441
Town & Country	--	1966	--	--
Annie M. Dence	1950	--	--	Will Book 1080 224
Ida Clancy	--	1950	--	--
Eastern Trust Company	1940	--	--	Mort. Book 809 Pg 289
William H. Clancy (Ida)	1917	1940	--	Book 469 Pg 973

George Dence (Annie)	--	1917	Merchant	--
Mary Callaghan	1869	--	--	Mort. Book 162 Pg 345
Peter Callaghan	1856	1869	--	Mort . Book 115 Pg 129
John B. Bland	1855	1856	Esquire	Book 111 Pg 505
Mather B. Almon	1851	1855	Merchant	Book 99 Pg 414
Samuel Story	1844	1851	--	Book 76 Pg 500
Thomas O'Connors	1841	1844	--	Book 76 Pg 507
James, William & John O'Connors	1833	1841	--	Book 58 Pg 134
Elizabeth Schmidt	--	1833	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00077917	Researcher:	Connor Architects and Planners
Civic Address:	1360 Birmingham Street, 5506 Clyde Street	Date:	December 2014
Building Name:	--		
Construction Date:	Pre 1858-64 according to William Gossip Plans		

Architectural Comments:

This commercial and residential building is three storeys at the corner of Birmingham and Clyde Streets. As you travel down Birmingham and Clyde from the corner, the level falls to two storeys. The roof to this building is a low sloped patent roof matching many of the other dwellings at this end of the block. The façade is clad with brick masonry along the first story and traditional wood shingles at the second and third storeys. The windows on the second and third floors are a mixture of single hung wooden sashes with glazing bars dividing the panels into a two over two pattern and vinyl inserts have replaced some of the other openings. The wooden sashes appear to have aluminum storm sashes on the exterior for protection. The first floor windows are larger commercial grade aluminum windows with security grills along the Clyde street side. The openings at the second and third floor are evenly spaced. All windows doors and cladding materials are in good condition and are substantially intact.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Lot 1 in Block D was purchased in 1833 from Elizabeth Schmidt by William, James and John O'Connors. They sold the land to Thomas O'Connor in 1841 and he then sold it to Samuel Story who then sold to Mather B. Almon. The land comprising of seven tenements or dwelling houses was bought by John Bland from Mather B. Almon in 1855. Bland sold the seven dwellings individually in 1856. This particular lot had three of those original seven tenements. It is estimated that this lot was renovated to the form we see today between 1868 after the William Gossip Maps were published and before the Halifax Bird's Eye View map of 1890 was completed. Today the property is owned by Willard Strug.

Contextual Building Comments:

This building is represented on a survey plan produced by William Gossip which contains data from 1858 to 1864. According to historic plans the original dwelling was recorded at two storeys high. Upon review of those maps it is estimated that the building underwent renovations between 1868 and 1890 adding a unit along Clyde Street and a third floor at the corner. This building is occupied by three businesses and has residential units on the second and third floors. The corner unit of the building has been labeled as a grocery since the early Fire Insurance Maps of 1889.

In its current form, this building does not match the heritage character of Birmingham Street. Its scale is large in comparison to the remainder of the block but is relative to the buildings running easterly on Clyde street, however the setback is consistent with the remainder of the houses along Birmingham Street.

Contextual District Comments:

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

Present Owner(s):	Willard Strug	Original Owner:	Samuel Story
Address:	--	Occupation:	--
Present Use:	Residence	Historic Use:	Residence and Grocery

Construction Date:	Pre 1858-64 according to William Gossip Plans
Factual/Estimate?	Estimate
Source(s):	Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsml/access/land/property-online.asp Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. Hopkins, H.W. <i>City Atlas of Halifax, 1878</i> . Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878 MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999. Currie, Duncan D. <i>The City of Halifax, Nova Scotia, 1890 "Birds Eye View"</i> . Public Archives of Nova Scotia Library V6/239-1890 Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6/240-1831 Neg No N-674.

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

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Willard Strug	2008	2014	--	File 90443509
Morris Strug	1962	2008	--	Book 1812 Pg 67
Morris Strug & Jack Stone	1961	1962	--	Book 1717 Pg 467
Charles Zlatin	1955	1961	Merchant	Book 1362 Pg 698
Harry Bernstein (Kaye)	1952	1955	Merchant	Book 1266 Pg 29
Maude Forrestall	1929	1952	Widow	Book 642 Pg 441
William J. Forrestall	1909	1929	Grocer	Book 399 Pg 420
Robert T. Forrestall	1887	1909	Grocer	Book 258 Pg 434
Benjamin J. Gray	1887	1887	Barrister at Law	Book 261 Pg 492
Murdock M. Lindsay	1882	1887	Builder	Book 238 Pg 400
Michael Clinton	1878	1882	Grocer	Book 211 Pg 560
Timothy Meager	1856	1878	Grocer	Book 111 Pg 634
John B. Bland	1855	1856	Esquire	Book 111 Pg 505
Mather B. Almon	1851	1855	--	Book 99 Pg 414
Samuel Story	1844	1851	--	Book 76 Pg 500
Thomas O'Connors	1841	1844	--	Book 76 Pg 507
James, William & John O'Connors	1833	1841	--	Book 58 Pg 134
Elizabeth Schmidt	--	1833	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092270	Researcher:	Connor Architects and Planners Limited
Civic Address:	5512-14 Clyde Street	Date:	December 2014
Building Name:			
Construction Date:	Pre 1966 according to historical mapping		

Architectural Comments:

This Victorian Era two storey townhouse has a low sloped roof matching the properties to the East and West. The three bay residence has been updated with non traditional materials such as vinyl siding and windows, insulated steel doors and an aluminum storm door. The single hung vinyl windows on the second floor are evenly spaced into three bays and have wood trim detailing at the jambs and window heads. Flower boxes decorate the upper windows. The windows on the first floor are single hung wood sashes with aluminum storm sashes on the exterior. A single concrete step accesses the two entrance doors that have been updated with insulated steel doors. One of the doors is protected with an aluminum storm door and has a narrow vinyl transom above. The assemblies are encased in simple wood trim.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. James Kelly purchased this lot from Elizabeth Schmidts Estate in 1844. He owner it for 24 years before selling it to Thomas Egan, a gun maker, who then sold it to Hiram Blanchard a lawyer and politician. Today the property is owned by Christina Breckenridge.

Contextual Building Comments:

This townhouse is represented on a map of "Metropolitan Halifax" which was published in 1866. According to historic fire insurance plans the dwelling was previously recorded as a one and a half story residence in 1895 and 1899, then as a two and a half story residence in the revised maps of 1911 and 1914. The fire insurance map of 1951 is the first indication of it being the two story building we see today. In its current form, this townhouse contributes to the heritage character of the neighbourhood. At two stories it is smaller than most buildings along Clyde Street.

Contextual District Comments:

Clyde Street was originally named by Elizabeth Schmidt in honour of her husband Christian Wilhelm Schmidt's birthplace of Rottenburg, Germany. After World War Two, residents requested that the City of Halifax change the name to Clyde Street after the Scottish coastal lowlands. Clyde Street is located in the historic South Suburb of the City of Halifax known as Schmidtville and was used to connect Birmingham Street and Dresden Row with Queen street. Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. Clyde Street was extended to Brenton Street in 1963 as part of the municipally propelled "Spring Garden South Redevelopment Scheme" that was approved by City Council in the mid-1960s.

Present Owner(s):	Christina Breckenridge	Original Owner:	James Kelly
Address:	5512-14	Occupation:	Yeoman
Present Use:	Residence	Historic Use:	Residence

Construction Date:	
Factual/Estimate?	
Source(s):	Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999; "Metropolitan Halifax." <i>Archives of Nova Scotia Library</i> . V6 239-1866. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

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

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Christina Breckenridge	1984	2014	--	Book 3892 Pg 310
Tassia Annie Petretis (George)	1968	1984	--	Book 2254 Pg 15
Albert M. Surette	1952	1968	Painter	Book 1321 Pg 280

George Bourque	1946	1952	Carpenter	Book 936 Pg 1029
Kathleen M. Keefe (Richard)	1944	1946	--	Book 936 Pg 1033
Patrick J. Napier	1890	1944	Cooper	Book 273 Pg 477
Edward Quirk	1873	1890	Yeoman	Book 187 Pg 331
Louis DeChevery (Martha)	1872	1873	Dentist	Book 179 Pg 427
Hiram Blanchard	1872	1872	Barrister	Book 181 Pg 172
Thomas J. Egan	1868	1872	Gun maker	Book 161 Pg 370
James Kelly	1844	1868	Yeoman	Book 77 Pg 171
Elizabeth Schmidt	--	1844	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092262	Researcher:	Connor Architects and Planners Limited
Civic Address:	5516 Clyde Street	Date:	December 2014
Building Name:	--		
Construction Date:	Pre 1966 according to historical mapping		

Architectural Comments:

This building is a stand-alone townhouse from the Victorian era. The familiar form of the "Halifax House" is minimally accented with Late Victorian Plain ornamentation and exhibits a transition in style at the end of the 19th Century. It is a two story, three bay wide side hall plan dwelling with an asymmetrical façade. The entry is accessed with a single concrete step. Wood framed and shingled on two sides, the front elevation is clad with vinyl siding and has a deep eave that is underscored by the frieze board and brackets. The elevation to the west is also clad with Vinyl siding. The first and second floor windows are single hung with six over six wood sashes. Window shutters are attached at most of these minimally trimmed windows and flower boxes have been added along the first floor openings. The main entrance door is accessed with a single concrete step and has a narrow fixed transom above. The head of the transom is slightly higher than the windows of the first floor.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. James Kelly purchased this lot from Elizabeth Schmidts Estate in 1844. Kelly quickly sold the property to Hugh MacNamara that same year. The Cassel family has held ownership of the home since 1949.

Contextual Building Comments:

This townhouse is represented on a map of "Metropolitan Halifax" which was published in 1866. According to historic fire insurance plans the dwelling was always recorded as a two story patent roof residence. In its current form, this townhouse contributes to the heritage character of the neighbourhood. At two stories it is smaller than most buildings along Clyde Street. The stone foundation appears to be original and the wood cladding along the sides are traditional materials.

Contextual District Comments:

Clyde Street was originally named by Elizabeth Schmidt in honour of her husband Christian Wilhelm Schmidt's birthplace of Rottenburg, Germany. After World War Two, residents requested that the City of Halifax change the name to Clyde Street after the Scottish coastal lowlands. Clyde Street is located in the historic South Suburb of the City of Halifax known as Schmidtville and was used to connect Birmingham Street and Dresden Row with Queen street. Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. Clyde Street was extended to Brenton Street in 1963 as part of the municipally propelled "Spring Garden South Redevelopment Scheme" that was approved by City Council in the mid-1960s.

Present Owner(s):	Christina Breckenridge	Original Owner:	James Kelly
Address:	5516	Occupation:	Yeoman
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre 1866 according to historical mapping
Factual/Estimate?	
Source(s):	Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999; "Metropolitan Halifax." <i>Archives of Nova Scotia Library</i> . V6 239-1866. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

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

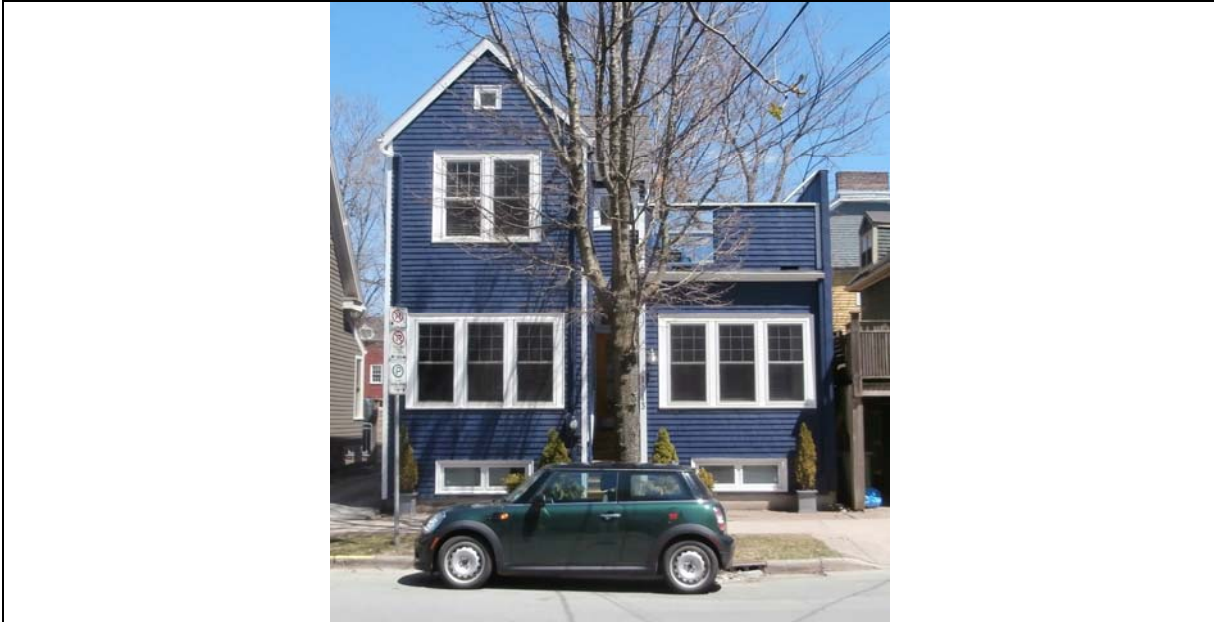
History of Building:

OWNER	FROM	TO:	OCCUPATION	SOURCE
Teresa & Patricia Cassels	1983	2014	--	Book 3710 Pg 1022
Mary Carew	1982	1983	--	Book 3633 Pg 890
John J. Cassels & Heirs	1981	1982	--	Will: Book 3505 Pg 860

Bernadette Cassels	1978	1981	--	Will: Book 3277 Pg 415
Thomas Cassels	1949	1978	--	Will: Book 1037 Pg 797
Clarence Mason	1921	1949	Mechanic	Book 539 Pg 276
Edward MacDonald	1920	1921	Stairs, Son & Morrow Employee	Book 505 Pg 229
Patrick Napier	1915	1920	Cooper	Book 462 Pg 921
Charles W Anderson	--	1915	Merchant	--
Hugh MacNamara	1844	--	--	Book 78 Pg 217
James Kelly	1844	1844	Yeoman	Book 77 Pg 171
Elizabeth Schmidt	--	1844	--	--

Photograph (front elevation)

Building Classification: New Building



Lot PID:	00092163	Researcher:	Connor Architects and Planners Limited
Civic Address:	1313 Dresden Row	Date:	17 October 2014
Building Name:			
Construction Date:	1989 – Development Agreement		

Architectural Comments:

This two storey contemporary residence was constructed in 1989-90. The façade is finished with modern clapboard siding and the ganged windows with six over one single hung wood sashes, reference historic windows. The central entrance with its wooden door, glazing panel and transom is recessed from the face of the building. There is a single long shallow two panel window at the basement level on both sides of the entrance.

Historical Comments:

The land originally owned by James Pedley, known as “Pedley’s Fields” was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block ‘D’ were purchased by Michael Wallace from Elizabeth’s Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers.

The building that was previously on this site housed the Mee Wah Laundry from 1914 to 1916, as well as Grocery & Meats from 1926 to 1943, Horne & Company Groceries & Meats from 1944 to 1966 and Dresden Market Groceries & Meats from 1967 to 1987. The land was sold and redeveloped by way of Development Agreement that was approved in the late 1980’s.

Contextual Building Comments:

At two stories the scale and proportion of this two bay plan with its raised recessed entrance is compatible with the neighbourhood however, the roof deck as seen on the front elevation with its glass railing is a more modern feature. The designers used complimentary materials on the new building that are in keeping with the other buildings along Dresden Row. The roof deck at the front of the building with its glass railing is a more modern feature but overall the building scale and materials fit within the streetscape.

Present Owner(s):	Garth Taylor & Margaret Ann Bennett	Original Owner:	
Address:	1313 Dresden Row	Occupation:	

Construction Date:	1989
Factual/Estimate?	Factual
Source(s):	Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp McAlpine City Directories from 1869 to 1999; Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

Builder and/or Architect:	The New Scotland Financial Group Limited (Developer listed in D.A.)
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Garth Taylor Bennett & Margaret Ann Bennett	1995	2014	Bank Manager, Dal/SMU Professor	Book 5826 pg 872
Douglas Stephen McCulloch	1989	1995	--	Book 4847 pg 439
The New Scotland Financial Group Limited (Development Agreement)	1988	1989	--	Book 4647 pg 454

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092197 & 4049558	Researcher:	Connor Architects and Planners Limited
Civic Address:	1323-25 Dresden Row	Date:	October 2014
Building Name:	Dresden Park Residences		
Construction Date:	Pre 1858-64 according to William Gossip Plans		

Architectural Comments:

Standing at three and a half stories, this building at 1323-25 Dresden Row is large in comparison to the other buildings and houses along the street. The front elevation references a mirror image townhouse style with some variation in the ground floor, roof line and two bay jog on the southern half of the building. Originally home to a large bakery the building has been fully converted into apartment units. The front of this building is the full 50 foot length of Lot 13 in Block D of the historic Schmidtville subdivision.

The entrance on the ground level is covered with a fabric awning as are two of the central windows on this level. Access to the courtyard is gained by an original right of way leading through the center of the building. At the left side of the right of way is a curved 12 panel window wall followed by a stairwell leading to the basement units. The single hung windows on the front façade appear to have been updated to a vinyl insert. There are 6 evenly spaced windows on the second and third level, then three dormers in the mansard roof on the left half of the building. Below the eaves of the roof is a deep frieze board with paired wooden brackets. The right half of the structure has been updated to include a rooftop patio complete with steel guard rails. Aside from this addition, the building style appears to fit well within the neighbourhood.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers.

Lot 13 in Block 'D' of Schmidville was once home to a popular bakery known around town for its breads and biscuits. Beginning in the 1850's with Mr. Charles Sullivan, he then sold the business to James Miller, William Moir and John Fry in succession. A historic Fire Insurance Plan from 1895 shows the buildings at 1323 and 1325 Dresden Row to be three and three and a half stories, respectively, with a single storey carriage way below and leading to a courtyard with a two storey building attached to the rear of 1325 Dresden Row. At the rear of the 2 storey addition another 2 storey building is shown to house the bakery ovens. Sometime between 1911 and 1914 a third addition is added to the south wall of the bakery ovens. Today these buildings fronting on Dresden Row and the additions in the rear have been converted into residential apartments.

Contextual Building Comments:

While the scale of the building is large in comparison to the neighbouring buildings on Dresden Row, the form and features are in keeping with the rest of the neighbourhood. When the building was updated to be used as apartments, the designers used traditional materials and kept the features simple. Along with its size on the streetscape, the guard rail at the roof top patio and the fabric awnings are the only elements that allow this building to stand out from the neighbouring buildings.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her husband's German Ancestry, Dresden Row is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Dresden Row are largely intact with alterations and additions to a few properties. Three properties along this section of the street had their buildings demolished and modern Condominiums and apartments were built in their place.

Present Owner(s):	Frank R. Davis & Barbara R. Davis	Original Owner:	
Address:	1323-25 Dresden Row	Occupation:	
Present Use:	Apartments	Historic Use:	Bakery

Construction Date:	Pre 1858-64
Factual/Estimate?	Estimate
Source(s):	<p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacLean Grant. <i>Walk Historic Halifax</i>. Halifax: Nimbus Publishing Limited, 1996.</p> <p>McAlpine City Directories from 1869 to 1999;</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p>

	Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.
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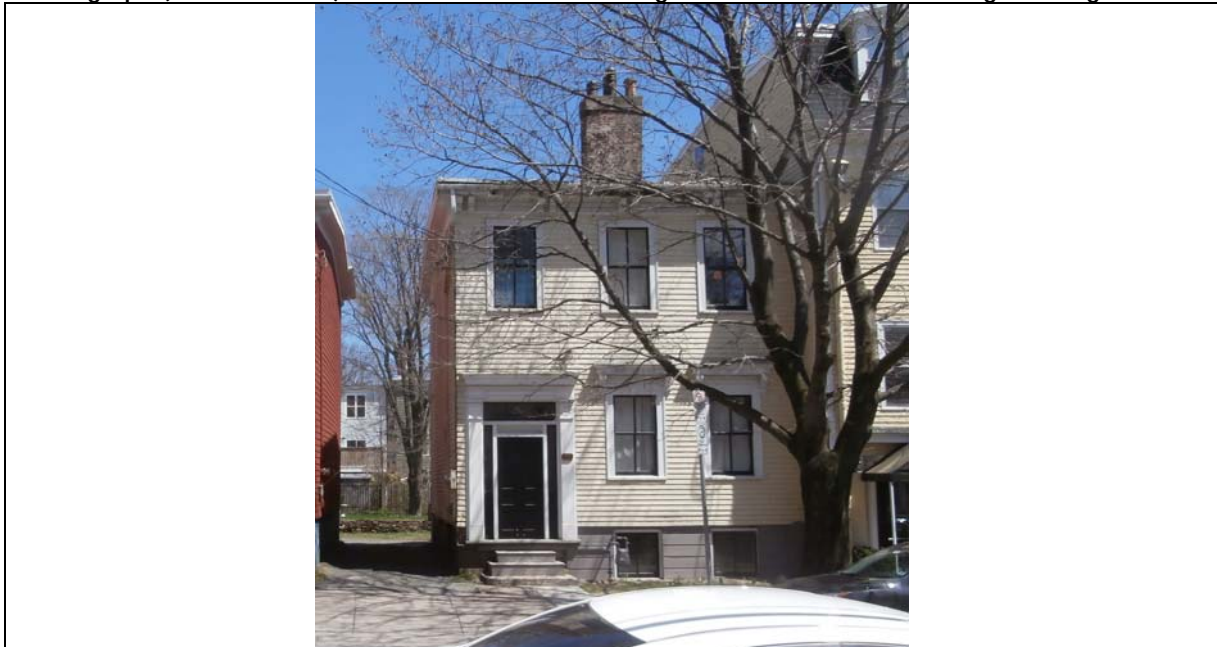
Builder and/or Architect:	
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Frank R. Davis, Barbara R. Davis	1989	2014	--	Book 4859 pg 170
The New Scotland Financial Group Ltd.	1988	1989	--	Book 4519 pg 395
The Granite Group Ltd.	1987	1988	--	Book 4465 pg 271
Arthur S. Horne Estate	1938	1987	Retired Policeman	Book 764 pg 692
John Fry Jr.	1932	1938		Book 663 pg 444
John Fry Sr.	1889	1932	Baker	Book 362 pg 541
Charles E. Smith	1889	1889	Lobster Packer	Book 266 pg 499
James Miller (1323 & 1325 are created)	1875	1889	Fancy Baker	Book 199 pg 193
Charles Sullivan	1852	1875	Baker	Book 100 pg 106
Thomas Moynihan	1850	1852	Builder	Book 95 pg 160
Hon. Edward Kenny	1847	1850	Merchant	Book 90 pg 7
Thomas Moynihan	1846	1847	Builder	Book 87 pg 232
William White	1846	1846	Merchant	Book 80 pg 230
Charles E. Schmidt	1844	1846	Esquire	Book 78 pg 341
Michael Wallace	1844	1844	Esquire	Book 78 pg 339
Elizabeth Schmidt Estate	--	1844	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092205	Researcher:	Connor Architects and Planners Limited
Civic Address:	1329 Dresden Row	Date:	October 2014
Building Name:			
Construction Date:	1846 - 1858		

Architectural Comments:

The roof of this two storey single townhouse has a low sloped pitch that matches the property to the North. It appears that the central single chimney is original with some patchwork completed over the years. The façade is clad with traditional wooden shingles and in true Halifax House form, the residence is three bays with an asymmetrical front entrance door suggesting a side hall plan layout.

The windows are single hung wooden sashes with glazing bars dividing the panels into a two over two pattern. A narrow wooden double door assembly is surrounded by pilasters and bracketed entablature with classical revival detailing and includes two narrow side lites with four glazing panels and a six panel transom. Two square windows can be seen on the front elevation at the basement level. All wood trim, corner boards, bargeboards and the entablatures above the first floor rectangular windows appear to be in excellent condition and are substantially intact. The foundation along the front elevation appears to have been rebuilt with concrete or the existing stone and brick foundation observed at the side of the building has been parged. The wooden stairs leading to the front entrance are resting on a concrete pad. The wood treads and risers decrease in width as they ascend to the door opening.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers. This two storey Halifax House was sold by Charles E Schmidt to William Neville who later sold it to Thomas Reardon. It is currently owned by Lyndon Watkins who has been active in conserving many of the early homes and buildings in the Schmidville area.

Contextual Building Comments:

An 8 foot right of way between 1329 and 1333 was established and is to be maintained by Grantees of the adjoining lots. Like most two storey houses in the area today, the buildings low sloped roof is likely an indication of a modification made in the 1870's - 80's. The original building was probably a one and a half storey house which was then modified by removing the existing pitched roof to open the attic space up to become a full second storey as the need rose from the increase of multi generations living in the same house. This Halifax House style contributes to the character of the neighbourhood with its form and setback being consistent with the remainder of the East side of Dresden Row. At two stories, its scale is the average height of residences and buildings that have been altered or constructed on Dresden Row.

Contextual District Comments:

Dresden Row, named by Elizabeth Schmidt in honour of her husbands German Ancestry, and is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on the West side of Dresden Row are largely intact with alterations and additions to a few properties, while properties along the East side have largely been demolished and replaced with larger condominium and apartment buildings.

Present Owner(s):	Lyndon Watkins	Original Owner:	William Neville
Address:	1329 Dresden Row	Occupation:	Yeoman
Present Use:	Residence	Historic Use:	Residence

Construction Date:	
Factual/Estimate?	
Source(s):	<p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>Library V6 240-1831 Neg No N-674.</p> <p>McAlpine City Directories from 1869 to 1999;</p>

	Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia
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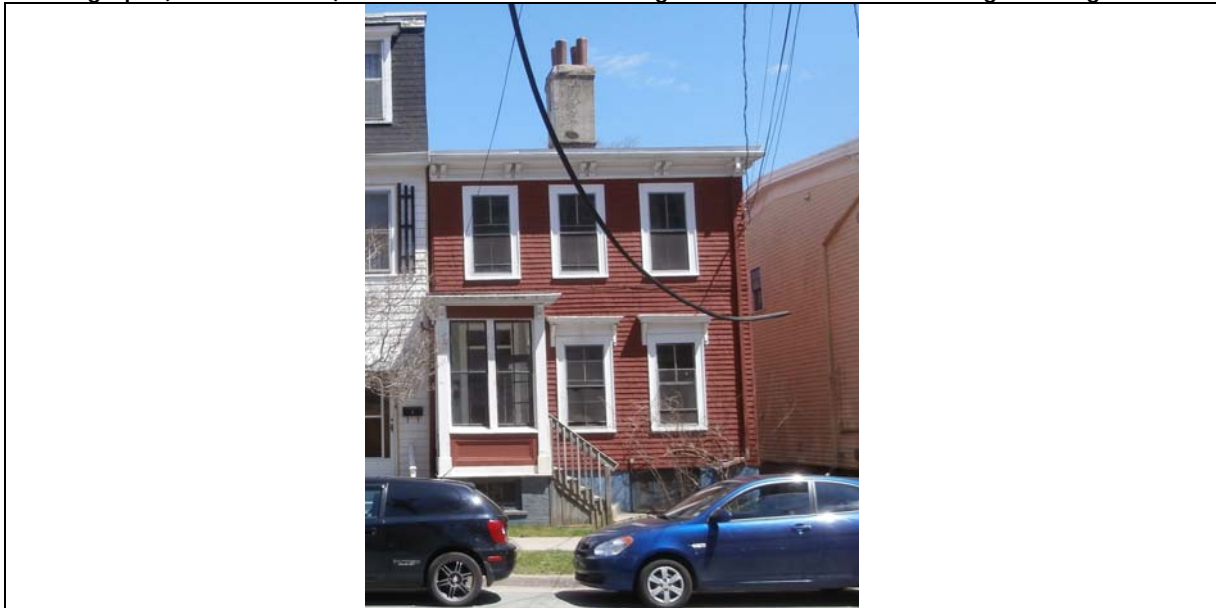
Builder and/or Architect:	
Biographic Description:	
Significance:	Nationally, provincially, locally, not significant

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Lyndon Watkins	1976	2014	Fmr. Frank Magazine Owner	Book 2987 pg 110
Arnold Forsythe	1969	1976	Accountant	Book 2347 pg 228
Theresa M. Weagle & Wilfred D. Weagle	1967	1969	Saleslady, husband	Book 2191 pg 474
Margaret M. Remillard	--	1967	Stenographer	--
Ernest L. Batty	1936	--	--	Book 739 pg 314
Levi Batty	1907	1936	Pensioner	Book 384 pg 545
Joseph B. Scriven	1866	1907	Blacksmith	Book 151 pg 684
Thomas Reardon	1850	1866	Painter	Book 97 pg 26
William Neville	1846	1850	Yeoman	Book 83 pg 489
Charles E. Schmidt (Elizabeth)	1844	1846	Esquire	Book 78 pg 341
Michael Wallace	1844	1844	Esquire	Book 78 pg 339
Elizabeth Schmidt		1844	Widow	

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092213	Researcher:	Connor Architects and Planners
Civic Address:	1333 Dresden Row	Date:	October 2014
Building Name:			
Construction Date:	Pre 1858-64 according to William Gossip Plans		

Architectural Comments:

The roof on this two storey single townhouse has a low sloped pitch that matches the residence to the South. The central single chimney is original with some patchwork completed over the years. The façade is clad with traditional wood shingles and in true Halifax House form; the residence is three bays with an asymmetrical front entrance door. There is an enclosed porch on the ground level. The windows are single hung wooden sashes with glazing bars dividing the panels into a two over two pattern. All wood trim, corner boards, bargeboards and the entablatures above the first floor rectangular windows appear to be in good condition and are substantially intact. The front porch appears to be on a painted brick foundation while the main building foundation is stone that has been parged. The home is currently undergoing renovations including a rear addition. The original building was a one and a half storey house which was then modified by removing the existing pitched roof and adding a full second storey.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers. This two storey Halifax House was sold by Charles E Schmidt to William Neville who later sold it to Thomas Reardon. It is currently owned by Lyndon Watkins who has been active in conserving many of the early homes and buildings in the Schmidville area.

Contextual Building Comments:

An 8 foot right of way between 1329 and 1333 Dresden Row was established and is to be maintained by Grantees of the adjoining lots. Like most two storey houses in the area today, the building's low sloped roof is an indication of a modification made in the 1870's - 80's.

This Halifax House style contributes to the character of the neighbourhood and with its form and setback is consistent with the remainder of the East side of Dresden Row. At two stories, the building appears smaller than the other residences and buildings on the East side of the street.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her husbands German Ancestry, Dresden Row is located in the historic South Suburb of the City of Halifax known as Schmidtville. Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Dresden Row are largely intact with alterations and additions to a few properties. Three properties along this section of the street had their buildings demolished and modern Condominiums and apartments were built in their place.

Present Owner(s):	Lyndon Watkins	Original Owner:	William Neville
Address:	1333 Dresden Row	Occupation:	Yeoman
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre 1858-64 according to William Gossip Plans
Factual/Estimate?	Estimate
Source(s):	Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. Hopkins, H.W. <i>City Atlas of Halifax, 1878</i> . Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878 McAlpine City Directories from 1869 to 1999. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

Builder and/or Architect:	
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Lyndon Watkins	1992	2014	Co-Founder of Frank Magazine	Book 5337 pg1237
Charles Benedict Martin	1948	1992	Government Employee	Book 997 pg 905
Margaret Mary Rockette (John)	1890	1948	School Teacher, Merchant	Book 279 pg 69
Harriet Taylor (William)	--	1890	--	--
Thomas Reardon	1850	--	Painter	Book 97 pg 26
William Neville	1846	1850	Yeoman	Book 83 pg 489
Charles E. Schmidt	1844	1846	Esquire	Book 78 pg 341
Michael Wallace	1844	1844	Esquire	Book 78 pg 339
Charles E. Schmidt	1844	1844	Esquire	Book 78 pg 341
Michael Wallace	1844	1844	Esquire	Book 78 pg 339
Elizabeth Schmidt	--	1844	Widow	

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092221	Researcher:	Connor Architects and Planners Limited
Civic Address:	1335 Dresden Row	Date:	October 2014
Building Name:			
Construction Date:	Between 1878-1889 according to fire mapping		

Architectural Comments:

This three storey residence was originally constructed as a two storey dwelling next to the neighbouring property sometime between 1878 and 1889. The mansard roof contains single and double window shed dormers. The façade is finished with painted wooden shingles and there are double and single window openings on the second level and an asymmetrical front entrance door with a double window at the opposite side on the ground level. Newer aluminum storm windows protect wood window frames. All wood trim, and the decorative wood shutters appear to be a more recent modification. The front door is wood with an aluminum storm door added. The foundation is a combination of stone and brick patchwork that has been parged. The exterior single chimney on the North side of the building has also been parged.

Historical Comments:

The land was owned by James Pedley who bequeathed "Pedley's Fields" to his daughter Elizabeth Schmidt. The center 8 lots of land fronting on Dresden Row and Birmingham Street as well as lot 11 and lot 3 in Block 'D' of Schmidtville were sold to Michael Wallace by Elizabeth Schmidt's Estate after her death. Wallace re-sold the land back to Charles E. Schmidt who then divided and sold half lots to individual buyers. Charles sold this property to Henry Pryor in 1849 who in turn sold it to Henry Leverman who remained at the address for 40 years. Original dwellings in this parcel were at the rear of the lot. The two storey dwelling was built adjacent between 1878 and 1889.

Contextual Building Comments:

The exterior design fits well within the surrounding houses along the streetscape. This Townhouse contributes to the character of the neighbourhood with its form and setback being consistent with the remainder of the East side of Dresden Row. At three stories, its height appears to be the average along this streetscape when comparing it to the larger condo buildings to the north and the smaller 2 storey residence to the South. The materials used are traditional and they appear to be well maintained.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her husbands German Ancestry, Dresden Row is located in the historic South Suburb of the City of Halifax known as Schmidtville. Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Dresden Row are largely intact with alterations and additions to a few properties. Three properties along this section of the street had their buildings demolished and modern Condominiums and apartments were built in their place.

Present Owner(s):	Ronald Rhodenizer	Original Owner:	Henry Leverman
Address:	1335 Dresden Row	Occupation:	Cabinet Maker
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Between 1879-1889 according to fire mapping
Factual/Estimate?	Estimate
Source(s):	Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Hopkins, H.W. <i>City Atlas of Halifax, 1878</i> . Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878 McAlpine City Directories from 1869 to 1999. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

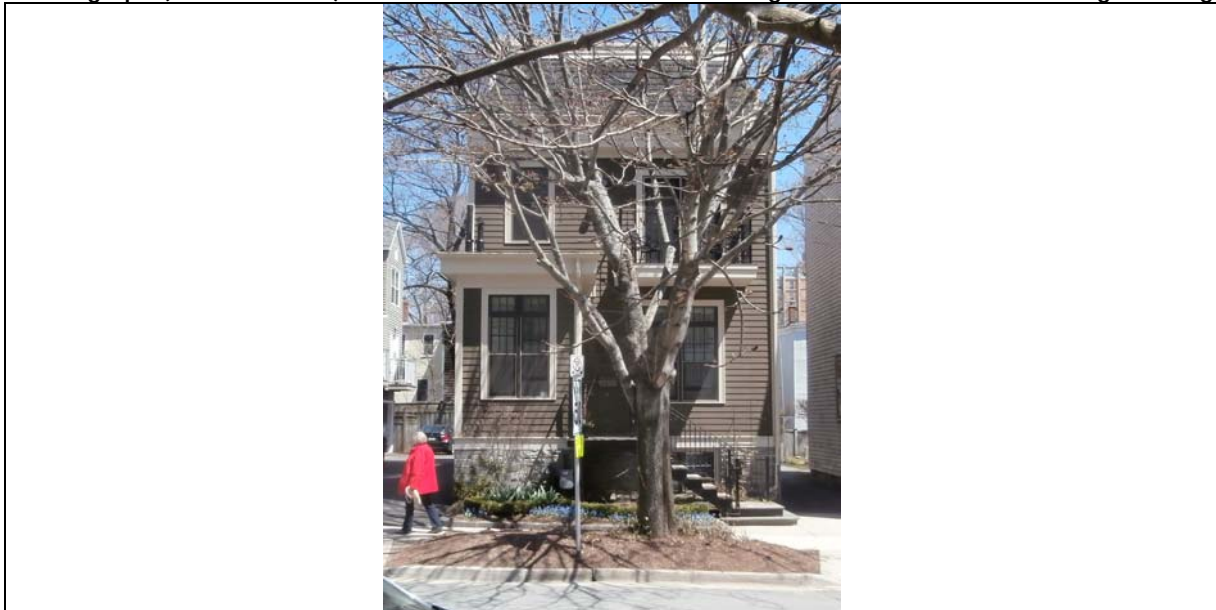
Builder and/or Architect:	
Biographic Description:	
Significance:	Nationally, provincially, locally, not significant

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Ronald Roy & Joan P. Rhodenizer	1988	2014	--	Book 4589 pg 477
Arthur Sylvester Horne	1939	1988	Police Officer	Book 790 pg 426
George C. Webster	1938	1939	Real Estate Agent	Book 778 pg 68
Issac Dauphinee	1916	1938	Merchant	Book 460 pg 925
Catherine & Gerald Millidge	1890	1916	Bookkeeper	Book 266 pg 614
Henry Leverman	1850	1890	Cabinet Maker	Book 97 pg 32
Henry Pryor	1849	1850	Esquire	Book 93 pg 57
Charles E. Schmidt (Elizabeth)	1844	1849	Esquire	Book 78 pg 341
Michael Wallace	1844	1844	Esquire	Book 78 pg 339
Elizabeth Schmidt	--	1844	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092239	Researcher:	Connor Architects and Planners Limited
Civic Address:	1341 Dresden Row	Date:	October 2014
Building Name:			
Construction Date:	1879-1889 according to fire mapping. Renovated between 2009 and 2012.		

Architectural Comments:

This two and a half storey Contemporary building has had significant alterations and upgrades to the exterior. Renovated between 2009 and 2012 the building was originally a two storey side hall plan that was modified to resemble a late Victoria plan. Originally located closer to the road, the house was lifted and moved further back on the site so that the new porch is in line with the other houses on the street. The design is a side hall plan that includes a front porch with a side entrance. The façade has been updated using more modern materials such as clapboard siding and a stone veneer product has been used around the foundation. A new steel framed stair complete with steel handrails with wooden treads and landing is attached to the main entrance. Tall windows on the first and second floor feature a six over six patterns in the glazing bars. The balcony with the sliding glass door on the second level is a feature that has been added to this house in recent years. The mansard style roof with bellcast at the eaves can be seen in other houses in the Schmidville area. There is a flat roof addition at the left side of the building that appears to allow access to a roof top patio. New life has been given to this house by improving its exterior using modern materials that will last longer and should require less maintenance.

Historical Comments:

Charles Schmidt mortgages half of Lot-15 Block D, as shown on the 1831 Plan of Schmidt Ville to Thomas Bourke in 1849. Once released from his mortgage Bourke quickly sells to Andrew Richardson the following year. Richardson owns the land for one year before selling to Thomas Reardon who also sells the property within a year to F.W. Leverman. It is during the Leverman ownership that the building is assumed to be built. This assumption is substantiated by the length of time the Leverman's remain at the address as well as historical mapping that shows a large lot with buildings at the rear in 1878 and a newly constructed dwelling adjacent the street in 1889. The 1889 plan notes the residence to be two storey with a flat roof. From 2009

imagery it appears that the form and style of the late Victorian plan was largely maintained until its most recent renovation and alteration. Imagery from 2012 shows the residence as it exists today.

Contextual Building Comments:

The building has been modified and updated but its form and scale still fit within the Schmidtville neighbourhood. Improvements have been made to this property that will improve the longevity of its life. The newer building materials that have been applied will last longer and require less maintenance than some of the more traditional materials often used. This building is well positioned on the streetscape and even with its modern alterations, the buildings scale and appearance still feels as though it belongs in the Schmidtville neighbourhood.

Contextual District Comments:

Dresden Row, named by Elizabeth Schmidt in honour of her husbands German Ancestry, and is located in the historic South Suburb of the City of Halifax known as Schmidtville. Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. The center 8 lots of land fronting on Dresden Row and Birmingham Street as well as lot 11 and lot 3 in Block 'D' of Schmidtville were sold to Michael Wallace by Elizabeth's Estate after her death. Wallace re-sold the land to Charles E. Schmidt who then divided and sold half lots to other individual buyers. The houses located on the West side of Dresden Row are largely intact with alterations and additions to a few properties, while properties along the East side have largely been demolished and replaced with larger condominium and apartment buildings.

Present Owner(s):	Thomas Rose	Original Owner:	Henry Leverman
Address:	1341 Dresden Row	Occupation:	Cabinet Maker
Present Use:		Historic Use:	

Construction Date:	
Factual/Estimate?	
Source(s):	<p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Google Street View 2009-2012</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p> <p>McAlpine City Directories from 1869 to 1999;</p>

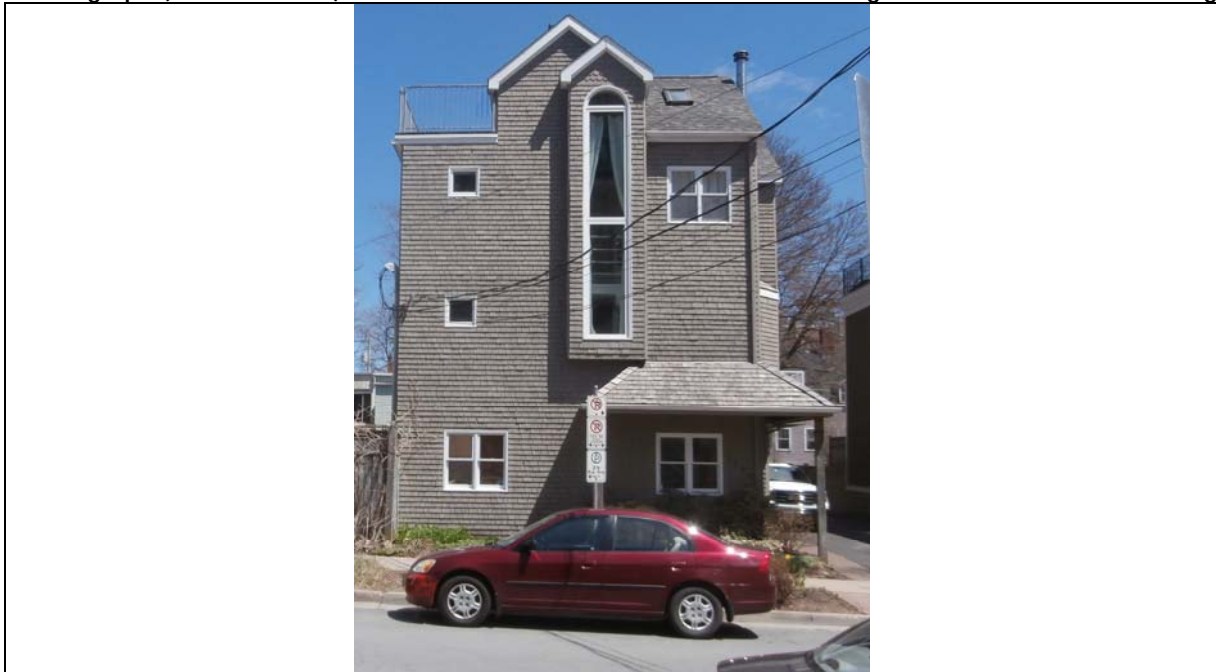
Builder and/or Architect:	
Biographic Description:	
Significance:	Nationally, provincially, locally, not significant

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Thomas Rose	2007	2014	--	File 89540737
Mah Shee Fong	1966	2007	Widow	Book 2116 pg 783
Chan Sui Wah Hoy	1964	1966	Widow	Book 1974 pg 86
Florence T. Adamore	1938	1964	Spinster	Book 781 pg 529
John Leahy	1925	1938	Stevedore	Book 595 pg 240
Johanna Donovan	1917	1925	Wife of Timothy	Book 467 pg 925
Charles Mader	1914	1917	Restaurant Keeper	Book 439 pg 340
Michael Goulding	1890	1914	Merchant	Book 279 pg 23
William Taylor	1887	1890	Merchant	Book 261 pg 760
F.W. Leverman/ Henry	1850	1887	Cabinet Maker	Book 97 pg 17
Thomas Reardon	1850	1850	--	Book 97 pg 22
Andrew Richardson	1849	1850	Esquire	Book 93 pg 552
Thomas Bourke	1849	1849	Truck man	Book 94 pg 64
Charles E. Schmidt	1844	1849	Esquire	Book 78 pg 341
Michael Wallace	1844	1844	Esquire	Book 78 pg 339
Elizabeth Schmidt	--	1844	Widow	--

Photograph (front elevation)

Building Classification: New Building



Lot PID:	41259359	Researcher	Connor Architects and Planners Limited
Civic Address:	1345 Dresden Row	Date	17 October 2014
Building Name:			
Construction Date:	1989-1990		

Architectural Comments:

This three storey 4 unit Condo building is of asymmetrical design and constructed using largely traditional materials. The alignment of the building to the street is such tha the principle entrances are on the South face. The street facing elevation and the remainder of the building is clad with traditional wood shingles. Single hung and awning type vinyl windows with very little trim can be seen on the front elevation. One tall window lighting the central stairwell with an arch has an arch is in a small gable extension protrusion. A steel guardrail extending above the roof on the North side suggests this building is equipped with a roof top patio.

Historical Comments:

The land was owned by James Pedley who bequeathed "Pedley's Fields" to his daughter Elizabeth Schmidt. The center 8 lots of land fronting on Dresden Row and Birmingham Street as well as lot 11 and lot 3 in Block 'D' of Schmidtville were sold to Michael Wallace by Elizabeth Schmidt's Estate after her death. Wallace re-sold the land back to Charles E. Schmidt who then divided and sold half lots to individual buyers. Charles sold this property to Edward Dillon in 1846. It is during Dillons ownership that the building is assumed to be built due to the length of time he holds ownership over the land.

This is a 3 storey 4 unit condo building that was built on Lot-16 of Block D in Schmidtville. The original 2 storey Halifax House residence previously owned by the Horne Family, was sold to Dresden Gardens Limited then demolished and replaced with this condo building in 1989-90.

Contextual Building Comments:

The scale of this three storey building fits well at this North end of the block as it is next to a modern day four storey condo building situated at the corner of Dresden Row and Clyde Street. Traveling south along Dresden Row, the scale appears large in comparison to the smaller two storey houses central to the block. The form does not mimic or replicate any of the older styles seen on the block but the wooden shingles are a traditional material seen on most of the older homes in this area.

Present Owner(s):	Dresden Gardens Ltd.	Original Owner:	
Address:	1345 Dresden Row	Address:	

Construction Date:	
Present Use:	Condominium
History of Use:	Residence

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

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Dresden Gardens Ltd.	1989	2014	--	Book CR13 pg 743
Arthur R. Horne	1943	1989	Merchant	Book 4770 pg 1198
Johanna Shea Estate	1876	1943	Widow	Book 203 pg 481
George W. Langille	1869	1876	Butcher	Book 167 pg 98
Edward Dillon	1846	1869	Truckman	Book 85 pg 32
Charles E. Schmidt	1844	1846	Esquire	Book 78 pg 341
Michael Wallace	1844	1844	Esquire	Book 78 pg 339
Elizabeth Schmidt	--	1844	Widow	--

Photograph (front elevation)

Building Classification: New Building



Lot PID:	41260225	Researcher:	Connor Architects and Planners Limited
Civic Address:	1347-55 Dresden Row	Date:	17 October 2014
Building Name:	Dresden Court Condominiums		
Construction Date:	1987 (According to Condominium Act)		

Architectural Comments:

This three and a half storey Contemporary Condominium building with depressed entry level is compatible with the height of the neighbouring dwellings. Effort has been made to reference historical styles and to reduce the impact of the larger scale massing of this building in relationship to adjacent properties. The Condominium is clad with wood clapboard siding and capped with a mansard roof with bell cast eave as seen on many other buildings in the area. Tall rectangular windows with simple decorative trim and gable roofs in the mansard are also in keeping with the designs seen on other buildings.

The two storey house attached to the South of the new structure was once a standalone building that was purchased and incorporated into the Condominium plans. The building is a two storey "Halifax House" with a flat roof and a double side hall entrance plan. The windows are modern single hung vinyl inserts with one over one panes capped with bracket supported entablatures with dentil mouldings. The windows of the second floor have simple decorative trim matching the trim on the new Condominium and include a shallow arch built into the trim above the window. The clapboard siding has also been matched from that used on the new building.

Historical Comments:

The land was owned by James Pedley who bequeathed "Pedley's Fields" to his daughter Elizabeth Schmidt. The center 8 lots of land fronting on Dresden Row and Birmingham Street as well as lot 11 and lot 3 in Block 'D' of Schmidtville were sold to Michael Wallace by Elizabeth's Estate after her death. Wallace re-sold the land back to Charles E. Schmidt who then divided and sold half lots to other individual buyers.

Oral interviews with local historians indicate that the original building on this site was potentially the matrimonial home of Elizabeth and Christian. The 1831 Plan of Schmidt Ville has later added handwritten descriptions showing two lots as belonging to John Malorey and persons by the surname Wallace. Later historical mapping shows multiple smaller dwellings fronting on Rottenburg. The current building from the 1980's assumedly replaced the three two and two and a half storey buildings shown on a 1951 fire insurance plan.

Contextual Building Comments:

This three and a half storey Contemporary condominium built in the 1980's is a near mirror image design that has tried to be respectful with its size and form to the surrounding buildings still remaining in Schmidtville. The large scale of this building anchors this end of the block as other houses along Dresden Row are smaller in size. The depressed entry level and setback creates courtyard space along the front elevation that is not compatible with the adjacent buildings. In a neighbourhood where the majority of the buildings are clad with wood shingles, the clapboard is incongruous and the modern vinyl windows and patio doors are not traditional.

Present Owner(s):	Dresden Court Management Ltd.	Original Owner:	
Address:	1351-55 Dresden Row	Occupation:	

Construction Date:	1987 (According to Condominium Act)
Present Use:	Condominium
History of Use:	

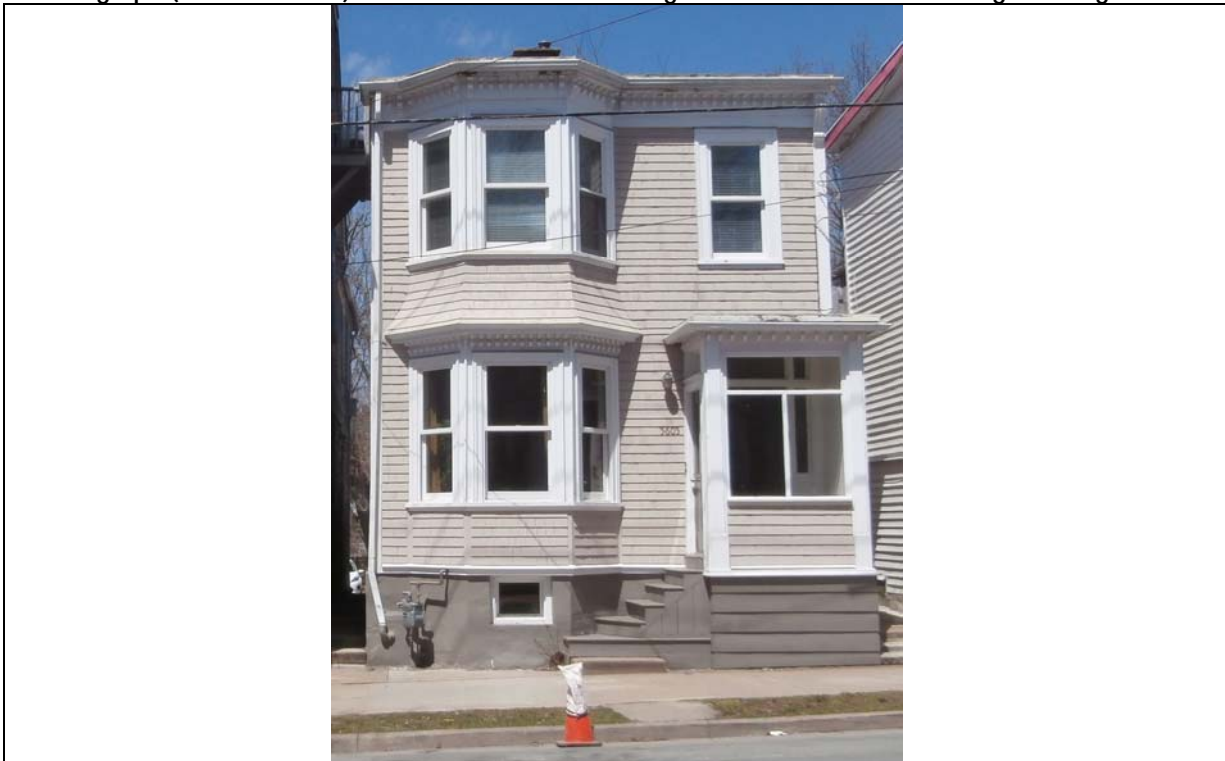
Builder and/or Architect:	
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Dresden Court Limited	1985	2014	--	Book 4083 pg 32
Issam Kadray & William Ritchie	--	1985	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092106	Researcher:	Connor Architects and Planners
Civic Address:	5605 Morris Street	Date:	November 2014
Building Name:			
Construction Date:	1899 -1911		

Architectural Comments:

This Late Victorian Plain residence is an excellent example of this architectural style. It is two storey, two bay wide side hall plan house with an asymmetrical façade and flat roof. Wood framed and shingled and resting on a red brick masonry foundation this home boasts a two storey bay and a raised entrance. The foundation is parged and painted on the street face. The corner boards, water line and eave are of moulded wood. The eave projection is underscored by a frieze board and ornamental brackets of varying sizes.

Wood steps lead to the main entrance in the side wall of a storm porch which rests on a wood skirted foundation. The building setback from the street and historical mapping from 1918 indicate that the porch is historic if not original. The flat roof is supported by corner posts and is underscored by numerous miniature ornamental brackets. The large window that is facing the street appears to have been replaced but appears to be of the same dimension of the original when compared to the similar porches along Morris Street.

The first and second floor windows have been replaced with single hung single pane vinyl inserts and are surrounded by simple moulding. The two storey bay projection is elegantly flared in a bellcast form above the first floor ganged bay windows. All wood trim, corner boards, bargeboards and decorative trim above the windows and at the roof edge appear to be in good condition and are substantially intact. Overall, the front facade appears to be well maintained and in excellent condition.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers. This property was sold by Charles E Schmidt as part of Elizabeth's Estate sale to a carpenter named Nelson Marvin who later sold it to Thomas Adams. It is currently owned by Lyndon Watkins who has been active in conserving many of the early homes and buildings in the Schmidville area.

Contextual Building Comments:

Historic mapping and plans show the property as a vacant lot up until the issue of a 1911 fire insurance plan where a dwelling is represented in the location of the current building.

Assumed to be built approximate a half century after neighbouring properties to the East, the architectural style of this Late Victorian Plain residence succeeds the Scottish influenced Georgian and "Halifax House" styles of other residences on Morris Street. The cladding material is traditional wood shingle complete with moulded trim and is compatible with the neighbouring buildings. While the style of the residence is distinctly different, it is compatible with the neighbourhood as it shows the evolution of taste in Nova Scotia within the later part of the 19th Century.

Contextual District Comments:

Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's the land was divided and sold in smaller parcels.

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

Present Owner(s):	Lyndon Watkins	Original Owner:	Nelson Marvin
Address:	5605 Morris Street	Occupation:	
Present Use:	Residential	Historic Use:	

Construction Date:	Between 1878 & 1889 according to Fire Insurance Plans
Factual/Estimate?	Estimate
Source(s):	Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1885 revised 1899. Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1885 revised 1911. Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. Hopkins, H.W. <i>City Atlas of Halifax, 1878</i> . Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878

	<p>McAlpine City Directories from 1869 to 1999.</p> <p>Pickings, H.B. <i>City of Halifax Assessment Plan</i>. Halifax: H.B. Pickings, Mining Engineer & Provincial Land Surveyor, 1918.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Lyndon Watkins	1989	2014	Co-founder of Frank Magazine	Book 5337 Pg 1237
The New Scotland Financial Group	1987	1989	Corporation	Book 4503 Pg 670
Arnold Forsythe	1972	1987	Employee of Roy O'Brien Ltd.	Book 2552 Pg 525
Margaret Tanner Conway	1940	1972	Clerk	Book 812 Pg 390
Frances (Frank) Glazebrook	1899	1940	--	Book 323 Pg 405
Jane Fader	1898	1899	--	Book 333 Pg 173
Samuel E. Brown	1896	1898	Clerk	Book 310 Pg 378
William MacKenzie (Annie)	1895	1896	Carpenter	Book 303 Pg 675
John Abbott (Alma)	1894	1895	Bank Agent	Book 311 Pg 151
Thomas Abbott	1863	1894	Merchant: Thomson, Abbott & Co.	Book 143 Pg 57
Thomas Belt (Jane)	1862	1863	Esquire	Book 135 Pg 168
Thomas Adams (Catherine)	1848	1862	Esquire	Book 91 Pg 77
Nelson Marvin (Margaret)	1844	1848	Carpenter	Book 76 Pg 319
Elizabeth Schmidt Estate	--	1844	Widow	

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092114	Researcher:	Connor Architects and Planners
Civic Address:	5607 Morris Street	Date:	October 2014
Building Name:			
Construction Date:	1844-1848		

Architectural Comments:

Typical of the Halifax House style, the house was laid out in the side hall plan, is 3 bays wide, and is deep from front to back. The façade is clad with traditional wood shingles. It has a steeply pitched truncated gable roof with a central 5 sided Scottish dormer on the front facade and a modest overhang with returned eaves. A modern skylight has been added to the roof slope. The windows are vertically proportioned wooden single hung sashes.

A single chimney positioned at the South-West wall looks original with some patchwork and re-pointing completed in the masonry. The main entrance porch stands proud of the facade resting on a concrete foundation while the main building foundation appears to be either concrete or concrete block. The entrance door is surrounded by paneling that appears to be an infill of sidelights from an earlier time. The transom above the double door still exists in the door surround.

All wood trim, corner boards, bargeboards, decorative trim at the roof edge and the bracket supported entablatures above the entrance and first floor windows appear to be in good condition and are substantially intact. Overall, the front facade appears to be well maintained and in good condition.

Historical Comments:

The land originally owned by James Pedley, known as “Pedley’s Fields” was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block ‘D’ were purchased by Michael Wallace from Elizabeth’s Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers. This property was sold by Charles E Schmidt as part of Elizabeth’s Estate sale to a carpenter named Nelson Marvin who later sold it to Thomas Adams. The residence was once known as Smith’s Rooming House which was operated by Catherine Coleman from 1932 to 1945. It is currently owned by Lyndon Watkins who has been active in conserving many of the early homes and buildings in the Schmidville area.

Contextual Building Comments:

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

Assumed to have been built by Nelson Marvin and later sold to Thomas Adams, Esquire, this middle class townhouse was originally constructed as a stand-alone building. According to fire insurance plans, the neighbouring dwelling located at 5611 Morris Street was extended sometime between 1895 and 1899 to meet the West side wall of 5607 Morris Street.

Contextual District Comments:

Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830’s the land was divided and sold in smaller parcels.

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

Present Owner(s):	The New Scotland Financial Group	Original Owner:	Nelson Marvin
Address:	5607 Morris Street	Occupation:	Esquire
Present Use:	Multi-unit residence	Historic Use:	Residence

Construction Date:	1844-1848
Factual/Estimate?	Estimate based on William Gossip Plans and occupation of Nelson Marvin.
Source(s):	Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1889. Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1895. Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1885 revised 1899.

	<p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	Nelson Marvin
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
New Scotland Financial Group	1987	1989	Corporation	Book 4503 Pg 670
Arnold Forsythe	1966	1987	Employee at Roy O'Brien Ltd.	Book 2077 Pg 404
Wilfred D. Weagle (Theresa)	1965	1966	--	Book 2050 Pg 641
Anson B. Kimble	1965	1965	Engineer	Book 2031 Pg 1059
Elizabeth Holmes	1964	1965	--	Book 1956 Pg 493
Dianna Mitchell (George)	1958	1963	--	Book 1584 Pg 790
Elizabeth Smith	1948	1958	Widow	Book 1061 Pg 641
Robert Askil Smith	1946	1948	Carpenter	Book 921 Pg 681
Katherine Coleman	1932	1946	Boarding House Mistress	Book 681 Pg 1221
Alvin Publicover	1919	1932	Barber	Book 492 Pg 517
John F. Fry	1917	1919	Baker	Book 463 Pg 217
James C. Jones	1916	1917	Merchant	Book 463 Pg 213
Eva Fader	1901	1916	Spinster	Book 344 Pg 444
Jane Fader	1898	1901	Widow	Book 333 Pg 173
Samuel E. Brown	1896	1898	Clerk	Book 310 Pg 378
William MacKenzie (Annie)	1895	1896	Carpenter	Book 303 Pg 675
John Abbott (Alma)	1894	1895	Bank Agent	Book 311 Pg 151
Thomas Abbott	1863	1894	Merchant: Thomson Abbott & Co.	Book 143 Pg 57
Thomas Belt	1862	1863	Esquire	Book 95 Pg 408
Thomas Adams	1848	1862	Esquire	Book 91 Pg 77
Nelson Marvin	1844	1848	Carpenter	Book 76 Pg 319
Elizabeth Schmidt Estate	--	1844	Widow	

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092122	Researcher:	Connor Architects and Planners
Civic Address:	5611 Morris Street	Date:	November 2014
Building Name:			
Construction Date:	Pre-1858		

Architectural Comments:

This two storey single townhouse from the Victorian era in a transitional vernacular style with Neoclassical influences. It has a low sloped patent roof that matches the residence to the West. The façade is clad with traditional wood shingles and is two bays wide with an asymmetrical front entrance. The insulated metal panel door with mail slot and half light glazing is a more recent installation. The door is trimmed with wood and includes a transom with an entablature resting on decorative brackets. The window on the first floor is also shaded with an entablature being supported by wooden brackets while the windows on the second floor have brackets at the corners under the eave. The brackets are different sizes and widths suggesting that they may not all be original. The foundation appears to be brick with parging and is need of repair. The windows are single hung wooden sashes.

All wood trim, corner boards, bargeboards and the entablatures appear to be in good condition and are substantially intact. The building is in good condition and this style of architecture is a common sight in Halifax.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers. This property was sold by Charles E Schmidt as part of Elizabeth's Estate sale to Mary Ann Schmidt who later sold it to a Yeoman named Andrew Williams. It is currently owned by Brian Molloy, Owner of New Scotland Financial Group.

Contextual Building Comments:

This townhouse contributes to the heritage character of the neighbourhood. Its form and setback are compatible with the remainder of the Morris Street. According to fire insurance plans, this dwelling was converted from one and a half stories to two stories with flat roof and extended Eastwardly to the West side wall of 5607 Morris Street sometime between 1895 and 1899. This renovation indicates that this dwelling may have originally been a cottage from the Georgian era.

Contextual District Comments:

Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's the land was divided and sold in smaller parcels.

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

Present Owner(s):	The New Scotland Financial Group	Original Owner:	
Address:	5611 Morris Street	Occupation:	
Present Use:		Historic Use:	

Construction Date:	Pre-1858
Factual/Estimate?	Estimate based on William Gossip Plans
Source(s):	<p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1895.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p>

	<p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
The New Scotland Financial Group	1987	2014	Corporation	Book 4503 Pg 670
Arnold Forsythe	1968	1987	Employee at Roy O'Brien Ltd.	Book 2258 Pg 396
Centennial Realties Limited	1968	1968	Corporation	Book 2243 Pg 225
Mary Burkey (Daniel C.)	1951	1968	Widow	Book 1120 Pg 641
Herman Newman (Anna)	1950	1951	Merchant	Book 1111 Pg 925
Harold Knickle	1944	1950	Chef	Book 872 Pg 1177
Wilfred Mansour (Margaret)	1939	1944	Printer	Book 786 Pg 1125
Joseph M. Wilson (Margaret)	1935	1939	Gentleman	Book 725 Pg 197
Catherine Markley (Maurice)	1905	1935	Widow – Stone Mason	Book 370 Pg 437
Daniel McLeod	1891	1905	Blacksmith/ Farrier)	Book 268 Pg 120
George H. Williams	1882	1891	Commercial Traveller	Book 238 Pg 434
Charles S. Williams	??	1882	Cabinet Maker	??
Nova Scotia Building Society	1871	??	Corporation	Book 158 Pg 731
Andrew Williams	1846	1871	Yeoman	Book 83 Pg 322
Mary Ann Schmidt	1845	1846	Spinster	Book 80 Pg 406
Charles E. Schmidt	1844	1845	Esquire	Book 78 Pg 341
Michael Wallace	1844	1844	Widow	Book 78 Pg 339
Elizabeth Schmidt		1844	Widow	

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092130	Researcher:	Connor Architects and Planners
Civic Address:	5615 Morris Street	Date:	October 2014
Building Name:			
Construction Date:	Pre-1858		

Architectural Comments:

This Scottish Vernacular mirror image townhouse from the Victorian Era is a two story, two bay wide side hall plan, with a symmetrical façade, flat roof and a raised recessed central entry for the two adjoining residences. The head of the second floor windows is in line with the underside of a frieze board at the deep eave. The windows are single hung wooden sashes and are mirrored along the center line of the façade. Ornamental wood pilasters and entablature with brackets and dentil accents the recessed entry way and first floor windows. There are concrete stairs leading to the shared alcove entryway and set of two insulated metal doors

All wood trim, corner boards, bargeboards and the entablatures appear to be in good condition and are substantially intact. The foundation appears to be stone or brick masonry that has been parged. Overall the townhouse appears to be in excellent condition.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers. This property was sold by Charles E Schmidt as part of Elizabeth's Estate sale, to Mary Ann Schmidt who held on to the property for nine years before selling to Matthew Keefer. The building is currently owned by Brian Malloy, owner of The New Scotland Financial Group.

Contextual Building Comments:

This two storey mirror image townhouse contributes to the heritage character of the neighbourhood. Its form and setback are consistent with the remainder of the Morris Street. According to fire insurance plans, this dwelling was converted from one and a half stories to two stories with flat roof between 1889 and 1895. This renovation indicates that this mirror image dwelling may have been a cottage from the Georgian era.

Contextual District Comments:

Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's the land was divided and sold in smaller parcels.

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

Present Owner(s):	The New Scotland Financial Group	Original Owner:	
Address:	5615 Morris Street	Occupation:	
Present Use:		Historic Use:	

Construction Date:	Pre 1858-64 according to William Gossip Plans
Factual/Estimate?	Estimate
Source(s):	<p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1895.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p>

	<p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
The New Scotland Financial Group	1987	2014	Corporation	Book 4478 Pg 83
The Granite Group	1986	1987	Corporation	Book 4465 Pg 252
Arthur S. Horne (Estate)	1948	1986	Policeman	Book 1020 Pg 945
Ida MacKinnon (John?)	??	1948	Widow??	
	??			
Clement Courtney Ligoure	1919	??	Physician	Book 509 Pg 1
Bessie Waith	1919	1919	Spinster	Book 490 Pg 909
William M. McDonald	1918	1919	Merchant	Book 487 Pg 425
Isabella A. Muir	1897	1918	Widow	Book 320 Pg 153
William Muir	1862	1897	Sail maker	Book 134 Pg 446
Matthew H. Keebler	1954	1862	Gentleman	Book 106 Pg 248
Mary Ann Schmidt	1845	1854	Spinster	Book 80 Pg 406
Charles E. Schmidt	1844	1845	Esquire	Book 78 Pg 341
Michael Wallace	1844	1844	Esquire	Book 78 Pg 339
Elizabeth Schmidt	--	1844	Widow	

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092148	Researcher:	Connor Architects and Planners
Civic Address:	5619 Morris Street	Date:	November 2014
Building Name:			
Construction Date:	Completed in 1854		

Architectural Comments:

This one and a half story dwelling is a Scottish Vernacular mirror image cottage. It is a two bay wide side hall plan with mansard roof and Scottish five sided dormer to the side of a classical central gable. The front and rear chimneys at the East end of the building are brick and appear to have been reconstructed. The façade is clad with traditional wood shingles and the foundation has been parged and painted. The first floor window has a large rectangular upper sash with sixteen small panes. The lower sash contains a horizontal slider which appears to be a more recent modification. The small second floor window in the classical gable is single hung with nine over one wood sashes. The windows in the dormer are single hung vinyl inserts with one over one sashes.

The entrance enframing system is central to the building and includes ornamental wood pilasters and entablature complete with deep brackets and sidelights. The door is an insulated metal door. All wood trim, corner boards, bargeboards and the entablatures above the first floor rectangular windows appear to be in good condition and are substantially intact.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers.

The double house was completed in 1854 according to the deed from William Young to Samuel Gray. The Grays were a distinguished Loyalist family active in the advancement of the legal system and founding politics in Nova Scotia.

Gray later sold Eastern half of the double house to Sophia Head who was the widow of Dr. Samuel Head. Head was the son of a surgeon and a doctor of medicine who became a member of the Royal College of Surgeons of London in 1803. Head practiced medicine in Halifax beginning in 1804 and ran the pharmacy that was opened by his father in 1790. In 1814, Head's concern for better medical treatment and supplies led to him opening a 40-50 bed hospital on Water Street for Travellers and sick and injured seamen.

Today, the building is owned by Brian Malloy, owner of The New Scotland Financial Group.

Contextual Building Comments:

This mirror image house contributes to the character of the neighbourhood and with its style, form and setback are compatible with other buildings along Morris Street.

Contextual District Comments:

Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's the land was divided and sold in smaller parcels.

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

Present Owner(s):	The New Scotland Financial Group	Original Owner:	Samuel Gray
Address:	5619 Morris Street	Occupation:	Esquire
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Completed in 1854
Factual/Estimate?	Factual from the Deed of William Young to Samuel Gray
Source(s):	Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidtville</i> . Heritage Trust of Nova Scotia. Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-</i>

	<p>1864. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Pryke, K.G. "Head, Samuel." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/head_samuel_7E.html</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p> <p>Wallace, C.M. "Gray, John Hamilton." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/gray_john_hamilton_1814_89_11E.html</p>
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Builder and/or Architect:	
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
Paul Geoffrey Conrad	2010	2014		File 96925996
David J. Gunn	1982	2010		Bk 3551 Pg 1210
William J. Hayter	1980	1982		Book 3432 Pg 243
William Hayter and Laurie J Smith	1976	1980		Book 3075 Pg 610
Nick Spiropoulos (Natalie)	1972	1976		Book 2563 Pg 177
Gerald Herman (Erminie)	1946	1972	Policeman	Book897 Pg 173
Muriel Wood and Edna McFarlane	1946	1946		Will Bk 934 Pg 59
Mary F Ruddle	1931	1946		Will Bk 659 Pg 765
Frank W. Ruddle (Mary)	1919	1931	Grocer	Book 493 Pg 377
Capt. John Simmons	1913	1919	Master Mariner	Book 435 Pg 28
Harry Kitz	1907	1913	Jeweler	Book 383 Pg 549
Robert Pearson (Margaret)	1904	1907		Book 358 Pg 477
Sophia A. Head (Samuel)	1857	1904	Widow (Doctor of Medicine)	Book 118 Pg 402
Samuel Gray (Janet Anderson)	1856	1857	Esquire	Book 114 Pg 413
William Young	1854	1856	Esquire	Book 107 Pg 216
Samuel Gray	1854	1854	Esquire	Book 107 Pg 215
William Young and Samuel L Thomson	??	1854	Esquire, Esquire	??

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092155	Researcher:	Connor Architects and Planners
Civic Address:	5621 Morris Street	Date:	November 2014
Building Name:			
Construction Date:	Completed in 1854		

Architectural Comments:

This one and a half story dwelling is a Scottish Vernacular mirror image cottage. It is a two bay wide side hall plan with mansard roof and Scottish five sided dormer to the side of a classical central gable. The rear chimneys at the West end of the building is brick and appears to have been reconstructed. The façade is clad with traditional wood shingles and the foundation has been parged and painted. The first floor window has a large single pane upper sash and a lower horizontal slider which appears to be a more recent modification. The small second floor window in the classical gable is single hung with one over one wood sashes. The windows in the dormer are single hung vinyl inserts with one over one sashes.

The entrance enframing system is central to the building and includes ornamental wood pilasters and entablature complete with deep brackets and sidelights. The door is an insulated metal door. All wood trim, corner boards, bargeboards and the entablatures above the first floor rectangular windows appear to be in good condition and are substantially intact.

Historical Comments:

The land originally owned by James Pedley, known as “Pedley’s Fields” was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block ‘D’ were purchased by Michael Wallace from Elizabeth’s Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers.

The double house was completed in 1854 according to the deed from William Young to Samuel Gray. The Grays were a distinguished Loyalist family active in the advancement of the legal system and founding politics in Nova Scotia.

Gray later sold the Western half of the double house to Christian Thomson, widow. Today, the building is owned by Brian Malloy, owner of The New Scotland Financial Group.

Contextual Building Comments:

This mirror image house contributes to the character of the neighbourhood and with its style, form and setback are compatible with other buildings along Morris Street.

Contextual District Comments:

Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830’s the land was divided and sold in smaller parcels.

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

Present Owner(s):	Peter Kontak & Janet Shea	Original Owner:	William Young and Samuel L Thomson
Address:	5621 Morris Street	Occupation:	Esquire, Esquire
Present Use:		Historic Use:	Double House

Construction Date:	Completed in 1854
Factual/Estimate?	Factual from the Deed of William Young to Samuel Gray
Source(s):	Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i> . Heritage Trust of Nova Scotia. Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. Hopkins, H.W. <i>City Atlas of Halifax, 1878</i> . Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878 McAlpine City Directories from 1869 to 1999.

	<p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p> <p>Wallace, C.M. "Gray, John Hamilton." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/gray_john_hamilton_1814_89_11E.html</p>
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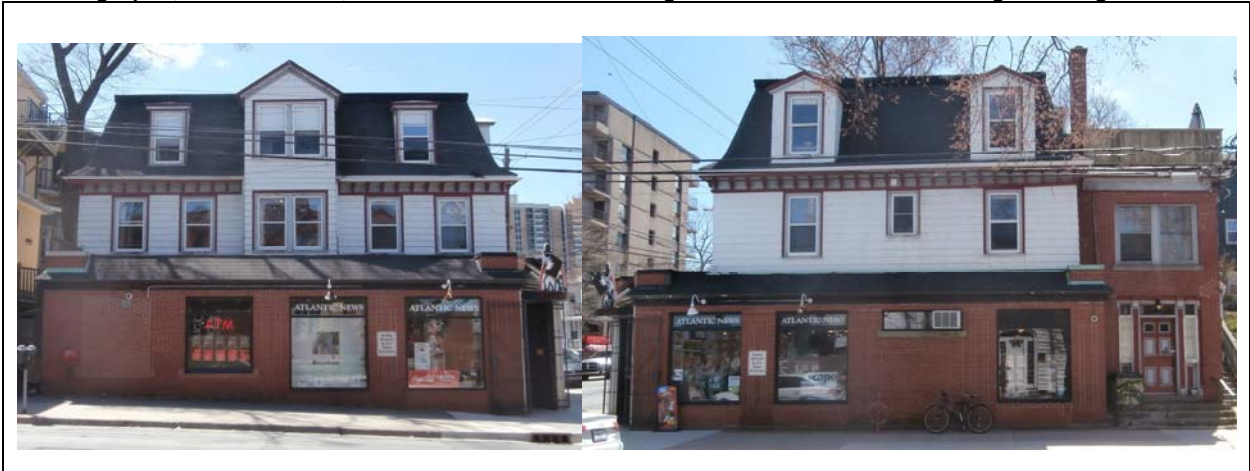
Builder and/or Architect:	
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Peter S Kontak & Janet A. Shea	1998	2014		Book 6364 Pg 615
Paul Andre La Rose	1981	1998		Book 3546 Pg 371
William J. Hayter	1980	1981		Book 3432 Pg 243
William Hayter and Laurie J Smith	1976	1980		Book 3075 Pg 610
Nick Spiropoulos (Natalie)	1972	1976		Book 2563 Pg 180
Art Spiropoulos (Colette)	1969	1972		Book 2297 Pg 983
Elva Dowdall	1963	1969	Investor	Book 1942 Pg 62
Arthur Melvin	1958	1963		Book 1526 Pg 38
The Provincial Realty Company Ltd.	1957	1958		Book 1506 Pg 279
Patrick J. Napier (Alice)	1909	1957	Cooper	Book 396 Pg 128
John Willis (Elizabeth)	1872	1909	Control Dept./ Bookkeeper	Book 180 Pg 20
John C. Campbell	1869	1872	Post Office Clerk	Book 167 Pg 44
Christian Thomson	1864	1869		Book 143 Pg 740
Samuel Gray	1856	1864	Esquire	Book 114 Pg 413
William Young	1854	1856	Esquire	Book 107 Pg 216
Samuel Gray	1854	1854	Esquire	Book 107 Pg 215
William Young and Samuel L Thomson	??	1854	Esquire, Esquire	??

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00093641	Researcher:	Connor Architects and Planners
Civic Address:	5560-62 Morris Street	Date:	December 2014
Building Name:	Atlantic News		
Construction Date:	Between 1858 & 1864 according to Gossip Maps and 1864 Church Map		

Architectural Comments:

This Second Empire style building has a mansard roof with steep sides and bell curved edges, flat roof top and multiple dormers on all sides. It is an excellent example of this architectural style. The eave projection is underscored by a frieze board and multiple ornamental brackets. It is a two and a half storey building with commercial space on the ground level and residential space on the second level and in the attic. A double height bay begins on the second floor above the shingled roof of the commercial space extending to the roof level and is capped with a gable that is taller than the mansard. The building is a wood framed structure finished with brick veneer on the first level and wood shingles on the second level.

Concrete steps lead to the residential entrance at the right side of the building along Morris Street. The entrance is setback from the street and historical mapping from 1895 indicate that the porch is historic if not original. The main entrance to the commercial space is located on an angle of the building at the corner of the Queen and Morris Street intersection. Some window modifications and upgrades appear to have been completed over the years and a roof top terrace has been added above the residential entrance along Morris Street.

Historical Comments:

The original lot of land between Queen Street and Letsons Lane (Wright Ave.) was sold by Robert Browns Estate to John Stairs who then divided it into two lots selling one portion to George Blaiklock in 1961. Blaiklock was an Architect and Master Builder who moved to Halifax from Quebec City in 1851 to work on the Wellington Barracks. Later, Blaiklock formed a partnership with Simon and Henry Peters to form the company Peters & Blaiklock with whom they constructed several government projects. Today, the property is owned by Norwood Enterprises and the Commercial space is home to Atlantic News which was founded in 1973. The space was used for many years as a pharmacy by Frank L. Fry from 1934 to 1954 and then it was home to Lawtons Drugstore prior to becoming a magazine and newspaper shop.

Contextual Building Comments:

Historic mapping and plans show the property as a vacant lot up until a 1864 church plan shows the lot with a building. Mapping from that date forward consistently show a dwelling represented in the location of the current building.

The building is assumed to have been constructed by George Blaiklock during his ownership between 1861 and 1868. Blaiklock was an Architect and Master Builder that moved to Halifax from Quebec in 1851.

Contextual District Comments:

Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's the land was divided and sold in smaller parcels. Although not a direct part of this division of land, the lots on the South side of Morris street make up the southern boundary of Schmidtville.

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

Present Owner(s):	Norwood Enterprises Ltd.	Original Owner:	George Blaiklock
Address:	5560-62 Morris Street	Occupation:	Master Builder
Present Use:	Residential/ Commercial	Historic Use:	Residential/ Commercial

Construction Date:	Between 1858 & 1864 according to Gossip Maps and 1864 Church Map
Factual/Estimate?	Estimate
Source(s):	<p>"Blaiklock, George Frederick" Biographical Dictionary of Architects in Canada 1800-1950 www.dictionaryofarchitectsincanada.org</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>

Builder and/or Architect:	George Blaiklock
Biographic Description:	Architect and Master Builder
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Norwood Enterprises Ltd.	1977	2014	--	Book 3124 Pg 359
Dr. Srultulio Laufer (Irmgard)	1955	1977	--	Book 1370 Pg 128
Ralph Gould & Rose Gould	1954	1955	--	Book 1244 Pg 499
Frank L. Fry (Muriel)	1934	1954	Drugist - Pharmacy	Book 698 Pg1057
John E. Wood	1908	1934	Broker	Book 384 Pg 757
Alexander F. Mackintosh (Edith W.)	1904	1908	--	Book 367 Pg 95
Eastern Canada Savings & Loan	1904	1904	--	Book 367 Pg 51
Charles J. MacDonald (Annie)	1886	1904	Barrister	Book 261 Pg 39
Bank of Nova Scotia	1883	1886	--	Book 237 Pg 583
John Smith	1882	1883	Merchant	Book 237 Pg 424
Philip Colford	1968	1882	Gentleman	Book 159 Pg 594
George Blaiklock	1861	1868	Master Builder	Book 131 Pg 193
John Stairs	1860	1861	Merchant	Book 129 Pg 69
Robert Brown Estate	--	1860	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00093971	Researcher:	Connor Architects and Planners
Civic Address:	5578 Morris Street	Date:	December 2014
Building Name:	--		
Construction Date:	Pre 1866 - Metropolitan Halifax Map		

Architectural Comments:

This building is a Georgian Mansion from the Victorian era is determined by its raised main level entrance as well as an entrance to the basement. It is a three and a half story, three bay wide side hall plan dwelling with an asymmetrical façade and a low sloped roof. Wood framed and shingled, the house rests on a brick cladded foundation. There is minimal trim and detailing on the façade of this building. The windows on the ground level are single hung vinyl sashes with security grills attached over the bottom panel. The windows on the upper levels are single hung with six over six vinyl sashes. The porch windows are tall rectangular panels with simple detailing in the wood below.

Concrete steps with a steel railing lead to the main entrance in the side wall of the storm porch which is set on the concrete foundation with brick veneer. The building is setback from the street by the width of the porch and mapping from 1889 indicate that the porch is historic if not original. The townhouse is in good condition and largely intact. More recent upgrades to the building include the vinyl windows, vinyl siding and brick veneer around the foundation.

Historical Comments:

The original lot of land between Queen Street and Letsons Lane (Wright Ave.) was sold by Robert Browns Estate to John Stairs who then divided it into two lots selling one portion to George Blaiklock in 1961. Blaiklock was an Architect and Master Builder who moved to Halifax from Quebec City in 1851 to work on the Wellington Barracks. Later, Blaiklock formed a partnership with Simon and Henry Peters to form the company Peters & Blaiklock with whom they constructed several government projects. The building was used as a rooming house during the 1960's. Today it is owned by Cygnet Properties Limited and is used as rental apartments.

Contextual Building Comments:

Historic mapping and plans show the property as a vacant lot up until an 1864 church plan shows the lot having a building on it. Mapping from that date forward consistently show a dwelling represented in the location of the current building.

The building is assumed to have been constructed by George Blaiklock during his ownership between 1861 and 1864. Blaiklock was an Architect and Master Builder that moved to Halifax from Quebec in 1851. This Victorian era townhouse was historically used as a rooming house and is used as rental apartments today.

Contextual District Comments:

Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's the land was divided and sold in smaller parcels. Although not a direct part of this division of land, the lots on the South side of Morris street make up the southern boundary of Schmidville.

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

Present Owner(s):	Cygnat Properties Ltd.	Original Owner:	George Blaiklock
Address:	187-A Bluewater Road	Occupation:	Architect, Master Builder
Present Use:	Residential/ Rental	Historic Use:	Residence/ Rooming House

Construction Date:	Between 1858 & 1864 according to Gossip Maps and 1864 Church Map
Factual/Estimate?	Estimate
Source(s):	<p>"Blaiklock, George Frederick" Biographical Dictionary of Architects in Canada 1800-1950 www.dictionaryofarchitectsincanada.org</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>

Builder and/or Architect:	George Blaiklock
Biographic Description:	Architect and Master Builder
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Cygnets Properties Ltd.	2009	2014	--	File 92543611
Christopher L. Crowell	1985	2009	--	Book 4433 Pg 1156
Albert T. Crowell (Mayola M.)	1980	1985	--	Book 3426 Pg 796
Christopher L. Crowell	1977	1980	Cobblestone Realty Ltd.	Book 3167 Pg 730
Douglas Alan Snow (Doreen)	1973	1977	Businessman	Book 2740 Pg 536
John Laba (Fotin)	1932	1973	--	Book 688 Pg 508
General Trust Corp (W. MacIntosh)	1932	1932	--	Book 682 Pg 289
Edward C. Fudge	1927	1932	Master Mariner	Book 587 Pg 1021
Frederick M. Grant (Annie M.)	--	1927	--	--
Francis Parker (Marianne)	1874	--	Mechant	Book 193 Pg 583
William A. Black	1874	1874	Gentleman	Book 193 Pg 581
James W. Nutting	1863	1874	Esquire	Book 140 Pg 439
George Blaiklock	1861	1863	Master Builder	Book 131 Pg 193
John Stairs	1860	1861	Merchant	Book 129 Pg 69
Robert Brown Estate	--	1860		--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00093963	Researcher:	Connor Architects and Planners
Civic Address:	5588 Morris Street	Date:	December 2014
Building Name:			
Construction Date:	Pre 1866 - Metropolitan Halifax Map		

Architectural Comments:

This building is a Georgian Mansion from the Victorian era is determined by its raised main level entrance as well as an entrance to the basement. It is a three and a half story, three bay wide side hall plan dwelling with an asymmetrical façade and a low sloped roof. Wood framed and shingled, the house rests on a brick cladded foundation. There is minimal trim and detailing on the façade of this building. The windows on the ground level are single hung vinyl sashes with security grills attached over the bottom panel. The windows on the upper levels are single hung with six over six vinyl sashes. The porch windows are tall rectangular panels with simple detailing in the wood below.

Concrete steps with a steel railing lead to the main entrance in the side wall of the storm porch which is set on the concrete foundation with brick veneer. The building is setback from the street by the width of the porch and mapping from 1889 indicate that the porch is historic if not original. The townhouse is in good condition and largely intact. More recent upgrades to the building include the vinyl windows, vinyl siding and brick veneer around the foundation.

Historical Comments:

The original lot of land between Queen Street and Letsons Lane (Wright Ave.) was sold by Robert Browns Estate to John Stairs who then divided it into two lots selling one portion to George Blaiklock in 1961. Blaiklock was an Architect and Master Builder who moved to Halifax from Quebec City in 1851 to work on the Wellington Barracks. Later, Blaiklock formed a partnership with Simon and Henry Peters to form the company Peters & Blaiklock with whom they constructed several government projects. The building was used as a rooming house during the 1960's. Today it is owned by Cygnet Properties Limited and is used as rental apartments.

Contextual Building Comments:

Historic mapping and plans show the property as a vacant lot up until an 1864 church plan shows the lot having a building on it. Mapping from that date forward consistently show a dwelling represented in the location of the current building.

The building is assumed to have been constructed by George Blaiklock during his ownership between 1861 and 1864. Blaiklock was an Architect and Master Builder that moved to Halifax from Quebec in 1851. This Victorian era townhouse was historically used as a rooming house and is used as rental apartments today.

Contextual District Comments:

Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's the land was divided and sold in smaller parcels. Although not a direct part of this division of land, the lots on the South side of Morris street make up the southern boundary of Schmidville.

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

Present Owner(s):	Cygnat Properties Ltd.	Original Owner:	George Blaiklock
Address:	187-A Bluewater Road	Occupation:	Architect, Master Builder
Present Use:	Residential/ Rental	Historic Use:	Residence/ Rooming House

Construction Date:	Between 1858 & 1864 according to Gossip Maps and 1864 Church Map
Factual/Estimate?	Estimate
Source(s):	<p>"Blaiklock, George Frederick" Biographical Dictionary of Architects in Canada 1800-1950 www.dictionaryofarchitectsincanada.org</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>

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

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Cygnnet Properties Ltd.	2009	2014	--	File 92543611
Christopher L. Crowell	1985	2009	--	Book 4433 Pg 1156
Albert T. Crowell (Mayola M.)	1980	1985	--	Book 3426 Pg 799
Christopher L. Crowell	1977	1980	Cobblestone Realty Ltd.	Book 3167 Pg 723
Douglas Alan Snow (Doreen)	1971	1977	Businessman	Book 2461 Pg 771
Jacques Bernard Gaudet	1969	1971	--	Book 2356 Pg 675
Gregoire Gaudet	1941	1969	--	Book 829 Pg 1173
Arthur C. Johnston	1924	1941	Accountant	Book 571 Pg 538
Susan D. Harris (John C.)	1922	1924	--	Book 547 Pg 681
John C. Harris (Susan D.)	1921	1922	Butcher	Book 540 Pg 609
Patrick J. Sheehan (Mary A.)	1921	1921	Carpenter	Book 540 Pg 397
Marvin Clarke (Alberta A.)	1921	1921	Real Estate Broker	Book 539 Pg 395
George Campbell	1897	1921	Physician	Book 315 Pg 270
Edmund Crawley Twining (Elizabeth)	1863	1897	Merchant	Book 143 Pg 254
George Blaiklock	1861	1864	Master Builder	Book 131 Pg 193
John Stairs	1860	1861	Merchant	Book 129 Pg 69
Robert Brown Estate	--	1860		--

Photograph (front elevation)

Building Classification: New Building



Lot PID:	40266553	Researcher:	Connor Architects and Planners
Civic Address:	5594-96 Morris Street	Date:	December 2014
Building Name:			
Construction Date:	1982-1983		

Architectural Comments:

This modern two storey building is wood framed and shingled and rests on a concrete foundation. This building is set back from the street with a main entrance to Spencer House, a drop in seniors centre, at the front of the building and a Day Care accessed on the second level around the back of the building. The first floor entrance is accessed by wooden steps leading to a covered veranda. The siding, corner boards and eaves are of traditional wood.

The form of the building is stepped back from the street along the driveway and the gable roofs are asphalt shingled. The first and second floor windows are single hung, single pane vinyl inserts and are surrounded by simple moulding. The sloped roof of the veranda is supported by posts at the corners of the deck.

All wood corner boards and trim above the windows and at the roof edge appear to be in good condition and are substantially intact. Overall, the front facade appears to be well maintained and in excellent condition.

Historical Comments:

The original lot of land between Queen Street and Letsons Lane (Wright Ave.) was sold by Robert Browns Estate to John Stairs who then divided it into two lots selling one portion to Samuel Gray in 1961. Gray owned the property until 1863 when he then sold to George Lang (Laing). Lang was an Architect, Builder and Mason who moved to Halifax from Scotland in 1858 and became a leading builder in Halifax winning principal government and commercial contracts. His first building in Halifax was the Halifax County Court House. Other notable contracts he complete are the Halifax Club, the monument for the Crimean War in St. Paul's Cemetary, St. Luke's School House, Keith Hall for the brewer and politician, Alexander Keith, Quinlan House and he was also responsible for many important contracts for rebuilding Granville Street after the fire of 1858. Lang lived his remaining years in Shubenacadie where he operated a brick manufactory with Halifax carpenter James Thompson. Lang sold the land to James Lawlor, a carpenter, in 1864 who then sold it to the Board of School Comissioners who are the current owners of the property.

Contextual Building Comments:

This property was the site of the original Morris Street School built between 1866 and 1869 according to the 1866 "Metropolitan Halifax" map and 1869 "New Map of the City Compiled from Most Recent Surveys." Morris Street school was nearly destroyed in the Halifax Explosion of 1917. The brick building was out of commission for several months while repairs were being made due to the collapse of stairwells and a rooftop water tank falling through the ceiling. The site is now home to Spencer House, a senior's drop in community center that was opened in 1983.

Spencer House is a two story building set back from the road. The parking lot wraps the side of the building and the steep grade allows access at the second level around the back of the site. While the style of the building is distinctly different, it is compatible with the neighbourhood with its use of traditional materials.

Present Owner(s):	Board of School Commissioners	Original Owner:	Board of School Commissioners
Address:	5594-96 Morris Street	Occupation:	
Present Use:	Institutional	Historic Use:	Morris Street School

Construction Date:	Between 1982-83
Factual/Estimate?	Factual
Source(s):	<p>Clarke's Lith, <i>New Map of the City of Halifax Compiled from most Recent Surveys</i> - Established 1869</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>"Metropolitan Halifax." <i>Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Pickings, H.B. <i>City of Halifax Assessment Plan</i>. Halifax: H.B. Pickings, Mining Engineer & Provincial Land Surveyor, 1918.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>

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

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Board of School Commissioners	1868	2014	--	Book 159 Pg 262
James Lawlor (Eliza)	1864	1868	Carpenter	Book 143 Pg 716
George Lang (Susan)	1863	1864	Architect	Book 143 Pg 715
Samuel Gray	1861	1863	Barristers	Book 141 Pg 49
John Stairs	1860	1861	Merchant	Book 129 Pg 69
Robert Brown Estate	--	1860	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00093955	Researcher:	Connor Architects and Planners
Civic Address:	5604 Morris Street	Date:	December 2014
Building Name:	--		
Construction Date:	1863-64		

Architectural Comments:

This building is a stand-alone townhouse from the Victorian era in the “Halifax House” style with understated Italianate ornamentation. It is a two storey, three bay wide side hall plan dwelling with an asymmetrical façade, raised first floor and a low sloped roof with a deep eave that is underscored by a wide fascia and scribed frieze board with brackets. Wood framed and shingled, the house rests on a red brick foundation, which is painted on the front elevation and parged on the side elevations. The narrow painted wood trim around the windows is slightly flared at the head of the second floor windows.

Wood steps lead to the main entrance in the side wall of a wood framed and shingled storm porch built upon a painted brick foundation. The building is setback from the street and historical mapping from 1889 indicate that the porch is historic if not original. Representing the Italianate design of the porch are the large symmetrical expanses of glass with arches and ornamental wood detailing. The entry door is paneled wood with a small window in the upper section. The windows on the first and second floor are two over two wood sashes.

The townhouse is in fair condition, largely intact and has been maintained using traditional materials. A more recent modification includes aluminum storm windows over single hung single pane wood sash windows on the first floor.

Historical Comments:

The original lot of land between Queen Street and Letsons Lane (Wright Ave.) was sold by Robert Browns Estate to John Stairs who then divided it into two lots selling one portion to Samuel Gray in 1961. Gray owned the property until 1863 when he then sold it to George Lang (Laing). Lang was an Architect, Builder and Mason who moved to Halifax from Scotland in 1858 and became a leading builder in Halifax winning principal government and

commercial contracts. His first building in Halifax was the Halifax County Court House. Other notable contracts he complete are the Halifax Club, the monument for the Crimean War in St. Paul's Cemetary, St. Luke's School House, Keith Hall for the brewer and politician, Alexander Keith, Quinlan House and he was also responsible for many important contracts for rebuilding Granville Street after the fire of 1858. Lang lived his remaining years in Shubenacadie where he operated a brick manufactory with Halifax carpenter James Thompson. Today the property is owned by Ian Buchanan Booth.

Contextual Building Comments:

Historic mapping and plans show the property as a vacant lot up until a dwelling is represented in the location of the current building on the 1866 "Metropolitan Halifax" mapping. It is assumed that the building was built by builder George Lang during his ownership of the property in 1863-64.

The architectural style of this Victorian era Halifax House is in the same style, scale and character as many of the other residences on Morris Street. The cladding material is traditional wood shingle complete with moulded trim and it is compatible with the neighbourhood as it shows the evolution of taste in Nova Scotia within the later part of the 19th Century.

Contextual District Comments:

Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's the land was divided and sold in smaller parcels. Although not a direct part of that division of land, the lots on the South side of Morris street make up the southern boundary of Schmidtville.

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

Present Owner(s):	Ian Buchanan Booth	Original Owner:	George Lang
Address:	5604 Morris Street	Occupation:	Architect, Builder, Mason
Present Use:	Residential	Historic Use:	Residential

Construction Date:	1863-64 according to Gossip Plans and Fire Insurance Plans
Factual/Estimate?	Estimate
Source(s):	Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1889. Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. Hopkins, H.W. <i>City Atlas of Halifax, 1878</i> . Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878 MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999.

	"Metropolitan Halifax." <i>Archives of Nova Scotia Library</i> . V6 239-1866. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.
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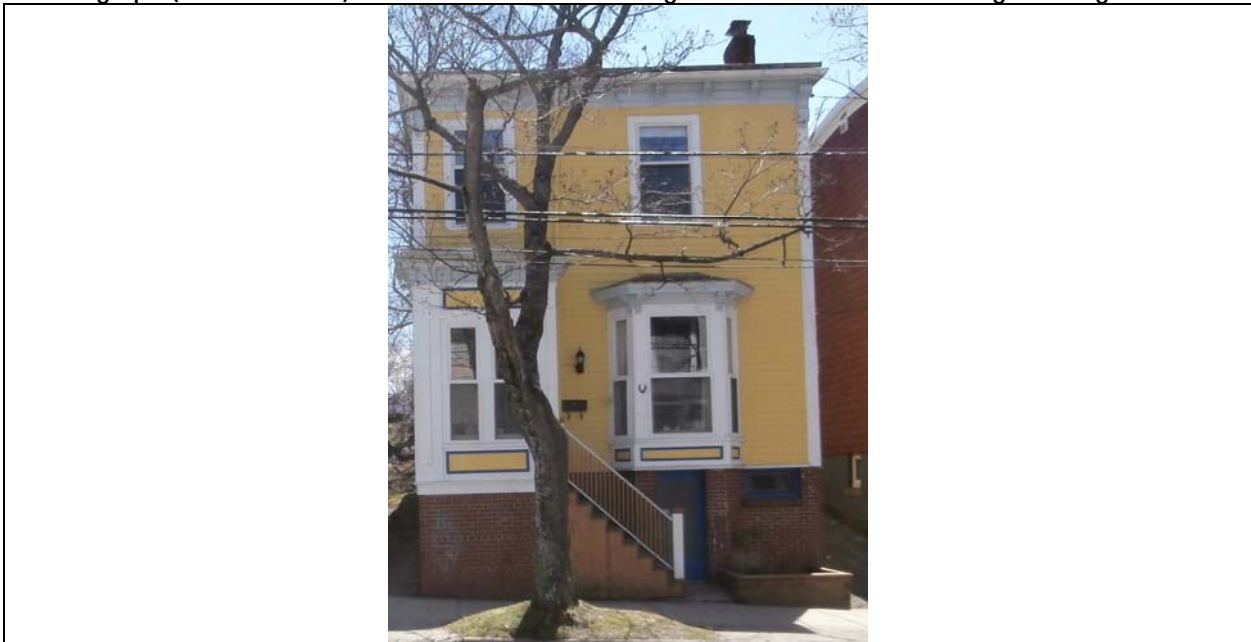
Builder and/or Architect:	George Lang (Liang)
Biographic Description:	Born in Scotland, 1821, moved to Halifax 1858, died 1881
Significance:	Built many Government and Commercial Buildings in Halifax

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Ian Buchanan Booth	2014	2014	--	File 105808845
Ceridwen H. Booth & Ian B. Booth	2005	2014	--	File 81371818
John M. Booth & Ceridwen H. Booth	1984	2005	--	Book 3916 Pg 541
John M. Booth & Associates	1975	1984	--	Book 2920 Pg 919
Victorian Leasehold	1973	1975	--	Book 2634 Pg 720
Maria Presutti	1964	1973	Widow	Book 1995 Pg 938
Hazel Mae Bernard	1949	1964	--	Book 1034 Pg 1141
Mabel Spence	1941	1949	Widow	Book 806 Pg 1109
James Thomson	1939	1941	--	Book 791 Pg 182
Harriet K. Calnan (Jeremiah)	1919	1939	Contractor (Jeremiah)	Book 498 Pg 835
Eliza Keith	1897	1919	Spinster	Book 319 Pg 367
Mary A. Keith	1968	1897	Spinster	Book 161 Pg 169
James Lawlor (Eliza)	1864	1968	Carpenter	Book 143 Pg 714
George Lang (Susan)	1863	1864	Architect, Builder, Mason	Book 143 Pg 713
Samuel Gray	1861	1863	Esquire	Book 141 Pg 49
John Stairs	1860	1861	Esquire/ Barrister	Book 129 Pg 69
Robert Brown Estate	--	1860	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00093948	Researcher:	Connor Architects and Planners
Civic Address:	5606 Morris Street	Date:	December 2014
Building Name:			
Construction Date:	1864-68		

Architectural Comments:

This building is a stand-alone Late Victorian Plain residence is an excellent example of this architectural style. It is two storey, two bay wide side hall plan house with an asymmetrical façade and flat roof. Wood framed and shingled and resting on a red brick masonry foundation this home boasts a two storey bay and a raised entrance. The foundation is parged and painted on the street face. The corner boards, water line and eave are of moulded wood. The eave projection is underscored by a frieze board and ornamental brackets of varying sizes.

Wood steps lead to the main entrance in the side wall of a storm porch which rests on a red brick foundation. The red brick wraps around the corners of the front elevation and the remaining foundation is parged and painted. The building is setback from the street and historical mapping from 1889 indicates that the porch is historic if not original. The low slope roof is underscored by a wide fascia and scribed frieze board and numerous ornamental brackets. The single red brick chimney is internal at the side wall of the building.

The windows appear to have been replaced with single hung vinyl inserts and are surrounded by simple moulding. The single storey bay projection and the storm porch is detailed with simple decorative trim at the base and around the windows with small brackets under the eaves. All wood trim, corner boards, bargeboards and decorative trim above the windows and at the roof edge appear to be in good condition and are substantially intact. Overall, the front facade appears to be well maintained and in excellent condition.

Historical Comments:

The original lot of land between Queen Street and Letsons Lane (Wright Ave.) was sold by Robert Browns Estate to John Stairs who then divided it into two lots selling one portion to Samuel Gray in 1961. Gray owned the property until 1863 when he then sold the property to Francis Keating. Keating was a Builder who is assumed to

have built the original house that sits on the property today.

Contextual Building Comments:

Historic mapping and plans show the property as a vacant lot up until a dwelling is represented in the location of the current building on the 1866 "Metropolitan Halifax" mapping. It is assumed that the building was built by carpenter Francis Keating during his ownership of the property in 1864-68.

The architectural style of this Victorian era Halifax House is in the same style, scale and character as many of the other residences on Morris Street. The cladding material is traditional wood shingle complete with moulded trim and it is compatible with the neighbourhood as it shows the evolution of taste in Nova Scotia within the later part of the 19th Century.

Contextual District Comments:

Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's the land was divided and sold in smaller parcels. Although not a direct part of this division of land, the lots on the South side of Morris street make up the southern boundary of Schmidtville.

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

Present Owner(s):	Lawrence Haiven	Original Owner:	Francis Keating
Address:	5606 Morris Street	Occupation:	Carpenter
Present Use:	Residential	Historic Use:	Residential

Construction Date:	Between 1864-68 according to Gossip Plans and Fire Insurance Plans
Factual/Estimate?	Estimate
Source(s):	Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1889. Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. Hopkins, H.W. <i>City Atlas of Halifax, 1878</i> . Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878 MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999. "Metropolitan Halifax." <i>Archives of Nova Scotia Library</i> . V6 239-1866. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

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

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Lawrence G. Haiven & Judith A. Haiven	2001	2014	--	Book 6828 Pg 1252
Paul Edward Donovan	1988	2001	Film Director – Salter Street Films Co-Founder	Book 4511 Pg 936
Mary E. Donovan & Gordon D. Hebb	1976	1988	Barristers	Book 3019 Pg 421
Alban J. Gallant	1973	1976	Musician	Book 2714 Pg 777
Frank A. Wedge (Jessie E.)	1965	1973	Moir's Chocolate Factory	Book 2070 Pg 582
Evelyn M. Leblanc	1964	1965	--	Book 1996 Pg 540
Nova Realty	1964	1964	--	Book 1982 Pg 775
Joseph Hartnett (Mary)	1955	1964	Freight Handler	Book 1322 Pg 280
John Wolman (Ester)	1955	1955	Manager	Book 1322 Pg 77
Nicholas Petropolis (Vivian)	1952	1955	Merchant	Book 1215 Pg 635
Harold Knickle (Marcella)	--	1953	Chef	--
John Watson	1868	--	--	Book 159 Pg 440
Francis Keating (Martha)	1864	1868	Carpenter	Book 148 Pg 303
Samuel Gray	1861	1864	Esquire	Book 132 Pg 458
John Stairs	1860	1861	Merchant	Book 129 Pg 69
Robert Brown Estate	--	1860	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00093922	Researcher:	Connor Architects and Planners
Civic Address:	5608-10 Morris Street	Date:	December 2014
Building Name:			
Construction Date:	1864-66		

Architectural Comments:

This Late Victorian Plain residence is an excellent example of this architectural style. It is a deep two and a half storey, two bay wide side hall plan house with an asymmetrical façade and mansard roof. Wood framed and shingled, this home boasts a two storey bay and a raised double entrance accessed by wooden stairs. The home rests on a painted brick foundation. The corner boards, water line and eave are all made of moulded wood. The eave projection is underscored by a frieze board and ornamental brackets. There is a dormer with a gable roof in the mansard above the entrance.

The wood steps lead to the main entrance access for the two units. The building is setback from the street and historical mapping from 1889 indicates that the porch is historic if not original. The roof is underscored by a wide fascia and scribed frieze board and ornamental brackets. The single red brick chimney is internal at the side wall of the building. There is a third access into the building at the front elevation leading to the basement level. The doors are all wood panel with mail slots and half lites.

The first and second floor windows are single hung single pane wood sashes and are surrounded by simple moulding. The two storey bay projection is elegantly flared above the first floor bay windows with the second floor bay having a flat or low sloped roof. All wood trim, corner boards, bargeboards and decorative trim above the windows and at the roof edge appear to be in good condition and are substantially intact. Overall, the front facade appears to be well maintained and in excellent condition.

Historical Comments:

The original lot of land between Queen Street and Letsons Lane (Wright Ave.) was sold by Robert Browns Estate to John Stairs who then divided it into two lots selling one portion to Samuel Gray in 1961. Gray owned the property until 1864 when he then sold the property to Francis Keating. Keating was a Builder who is assumed to have built the original house that sits on the property today.

Contextual Building Comments:

Historic mapping and plans show the property as a vacant lot up until a building is represented in the location of the current residence on the 1866 "Metropolitan Halifax" mapping. It is assumed that the building was built by carpenter Francis Keating during his ownership of the property in 1864-66. In 1906, a building permit was made for an alteration and addition by Mrs. Emma Casey to "raise the roof and build an ell on the west side hallway".

The architectural style of this Late Victorian Plain residence is in the same style, scale and character as many of the other residences on Morris Street. The cladding material is traditional wood shingle complete with moulded trim and it is compatible with the neighbourhood as it shows the evolution of taste in Nova Scotia within the later part of the 19th Century.

Contextual District Comments:

Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's the land was divided and sold in smaller parcels. Although not a direct part of this division of land, the lots on the South side of Morris street make up the southern boundary of Schmidville.

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

Present Owner(s):	Mary E. Donovan	Original Owner:	Francis Keating
Address:	6180 Oakland Road	Occupation:	Carpenter
Present Use:	Residential	Historic Use:	Residential

Construction Date:	Between 1864-68 according to Gossip Plans and Fire Insurance Plans
Factual/Estimate?	Estimate
Source(s):	Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1889. Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. Hopkins, H.W. <i>City Atlas of Halifax, 1878</i> . Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878 MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999.

	<p>"Metropolitan Halifax." <i>Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	Francis Keating
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Mary E. Donovan & Gordon D. Hebb	1976	2014	Barristers	Book 3055 Pg 886
Capital Realities Ltd.	1961	1976	--	Book 1769 Pg 83
Betty Arron	1935	1961	--	Book 720 Pg 425
Charles Arron (Betty)	1929	1935	Merchant	Book 641 Pg 245
Walter H. Boutilier (Lilla B.)	1918	1929	Merchant	Book 483 Pg 533
Emma Casey (Married John Oland)	1908	1918	Widow of John	Book 381 Pg 402
Thomas W. Casey (Emma)	1879	1908	Clerk	Book 222 Pg 199
James Riddell (Jane)	1866	1879	Yeoman	Book 154 Pg 504
Francis Keating (Martha)	1864	1866	Carpenter	Book 148 Pg 303
Samuel Gray	1861	1864	Esquire	Book 132 Pg 458
John Stairs	1860	1861	Merchant	Book 129 Pg 69
Robert Brown Estate	--	1860	--	--

Photograph (front elevation)

Building Classification: New Building



Lot PID:	00093930	Researcher:	Connor Architects and Planners
Civic Address:	5614 Morris Street	Date:	December 2014
Building Name:			
Construction Date:	1952		

Architectural Comments:

This modern building was built in 1952 to replace the Morris Street School built in 1869 at 5594 Morris Street. It is a two storey masonry building set back on the site from Morris Street. The grade climbs the length of the building until it reaches the second level and becomes a one story at the back of the site. Built on a concrete foundation with a brick façade, the second level entrance off of Morris Street is accessed by concrete stairs and a walkway which follow the increasing grade from the road. The second entrance from Morris Street is accessed at the driveway on the lower level. The two story section of building has a flat roof while the single story sections at the back of the site are hip roofs. The windows are fixed panel with upper awnings for ventilation. Overall, the front facade appears to be well maintained and in excellent condition.

Historical Comments:

The original lot of land between Queen Street and Letsons Lane (Wright Ave.) was sold by Robert Browns Estate to John Stairs who then divided it into two lots selling one portion to Samuel Gray in 1861. Gray owned the property until 1864 when he then sold it to Philip Letson. Letson held onto the property until 1868 when he sold it to the School of Commissioners who also owned the land at 5594-96 Morris Street where the original Morris Street School was located. This lot remained vacant until 1952 when Tower Road Annex was built to replace the Morris Street School. The school closed for a short time in the 1970's and was used as a daycare and a teachers resource centre. Saint Mary's School moved into the space from their Grafton Street location in 1975 and Portable classrooms were added to accommodate the increase in student population at that time. Saint Mary's School still exists on the site today.

Contextual Building Comments:

Historic mapping and plans show the property as a vacant lot up until 1952. The building was built to replace the aging Morris Street School on the other half of the lot.

The brick cladded building appears to be in excellent condition. As it is set back from the street and is only two story's tall, it fits well within the community along Morris Street.

Contextual District Comments:

Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's the land was divided and sold in smaller parcels. Although not a direct part of this division of land, the lots on the South side of Morris Street make up the southern boundary of Schmidtville.

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

Present Owner(s):	Board of School Commissioners	Original Owner:	School of Commissioners
Address:	5614 Morris Street	Occupation:	--
Present Use:	Institutional	Historic Use:	School

Construction Date:	1952
Factual/Estimate?	Factual
Source(s):	Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1889.
	Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1914 revised 1951.
	Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21.
	MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002.
	McAlpine City Directories from 1869 to 1999.
	"Saint Mary's Elementary School" www.smes.ednet.ns.ca
	Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

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

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
School of Commissioners	1868	2014	--	Book 159 Pg 310
Philip Letson	1864	1868	Carpenter	Book 148 Pg 01
Samuel Gray	1861	1864	Esquire	Book 132 Pg 458
John Stairs	1860	1861	Merchant	Book 129 Pg 69
Robert Brown Estate	--	1860	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00093666	Researcher:	Connor Architects and Planners
Civic Address:	1268-74 Queen Street	Date:	December 2014
Building Name:	--		
Construction Date:	1864		

Architectural Comments:

This residence has features that suggest that it was one of the early Georgian style Mansions. Due to the wealth of the owners, most of the early mansions were remodeled when new styles dictated. This residence has likely fell prey to that phenomenon. Some of the base features of the mansion style are still visible with its raised main entrance accessed by a wooden stair leading to the sidewall of the storm porch and a secondary access to the basement which may have led to the lower level kitchen at the time of it's construction.

The building stands two and a half storey's tall with a walk out basement. Fire Insurance Plans from 1889 list the building as one and a half story's and the 1895 plan lists the building as two and a half story's tall. The building is a deep three bay wide side hall plan house with an asymmetrical façade and truncated roof form. Wood framed and shingled and resting on a painted and parged field stone foundation this home boasts a single bay on the second floor and a raised main entrance. The top floor is set back from the front elevation. Aerial photos show a patio over the second floor roof space.

Wood steps lead to the main entrance in the side wall of a storm porch which rests on a parged and painted field stone foundation. The windows are uneven single hung wood sashes. The trim around windows and doors is simple and plain and the eave projection at the roof is underscored by a narrow frieze board.

All corner boards and wood trim around the windows and at the roof edge appear to be in good condition and are substantially intact. Overall, the front facade appears to be well maintained and in excellent condition.

Historical Comments:

The original lot of land between Queen Street and Letsons Lane (Wright Ave.) was sold by Robert Browns Estate to John Stairs who then divided it into two lots, selling one portion to George Blaiklock in 1961. Blaiklock was an Architect and Master Builder who moved to Halifax from Quebec City in 1851 to work on the Wellington Barracks. Later, Blaiklock formed a partnership with Simon and Henry Peters to form the company Peters & Blaiklock with whom they constructed several government projects. Today, the property is owned by Special Projects Limited, a general contracting company specializing in custom homes, renovations and small to medium commercial projects.

Contextual Building Comments:

Historic mapping and plans show the property as a vacant lot up until an 1864 church plan shows the lot with a building. Mapping from that date forward consistently show a dwelling represented in the location of the current building.

The building is assumed to have been constructed by George Blaiklock during his ownership between 1861 and 1864. Blaiklock was an Architect and Master Builder that moved to Halifax from Quebec in 1851. While the style of the residence is distinctly different, it is compatible with the neighbourhood as it shows the evolution of taste in Nova Scotia within the later part of the 19th Century.

Contextual District Comments:

Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's the land was divided and sold in smaller parcels. Although not a direct part of this division of land, the lots on the South side of Morris street and at the West corner of Queen Street make up the southern and Eastern boundaries of Schmidtville.

The origin of Queen Streets name is unknown but is assumed to be a reference to Queen Victoria who had been Queen for 20 years a published reference had been made to the street in the 1850's. Located in the South Suburbs, extending from the base of Citadel hill and extending Southward as far as Victoria Road, this section of Queen Street boasts a historic middle income housing stock as well as many small to medium businesses and residential buildings. Larger than the working class houses in the inner blocks of Schmidtville, there are a number of more elaborate townhouses and detached single family homes along both sides of Queen Street in the study area.

Present Owner(s):	Special Projects Ltd.	Original Owner:	George Blaiklock
Address:	1341 Brenton Street	Occupation:	Master Builder/ Architect
Present Use:	Multi-Residential	Historic Use:	Residential

Construction Date:	1864
Factual/Estimate?	Estimate
Source(s):	<p>"Blaiklock, George Frederick" Biographical Dictionary of Architects in Canada 1800-1950 www.dictionaryofarchitectsincanada.org</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G</p>

	<p>1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	George Blaiklock
Biographic Description:	Architect and Master Builder
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Special Projects Limited	1978	2014	--	Book 3227 Pg 515
Dr. Srul. T. Laufer (Irmgard)	1965	1978	--	Book 2026 Pg 118
David Rafuse (Rose)	1958	1965	--	Book 1543 pg 327
Lillian Benjamin (David)	1956	1958	Widow	Book 1440 Pg 338
Mary E. Dunn (Daniel)	1952	1956	Widow	Book 1160 Pg 1173
Marion F. Nicholson (Peter John)	1949	1952	Diver – Royal Canadian Navy	Book 1040 Pg 953
John H. Crooks	1949	1949	Real Estate Agent	Book 1056 Pg 405
Jennie Glick (John)	1948	1949	Tailor	Book 1027 Pg 645
Lois Hanna (Edward)	1948	1948	--	Book 1014 Pg 997
Leonard A. Kitz (Alice)	1947	1948	Barrister	Book 968 Pg666
John B. Douglas (Julia)	1918	1947	--	Book 487 Pg 225
Melvin S. Clarke (Alberta A.)	1917	1918	Auctioneer & Real Estate Broker	Book 473 Pg 913
Jane H. Crichton (James)	1899	1917	--	Book 333 Pg 330
Edward F. Mitchell (Sarah J.)	1887	1899	Photographer	Book 263 Pg 213
Alexander Stephen (Mary A.)	1863	1887	--	Book141 Pg 195
George Blaiklock	1861	1863	Master Builder/ Architect	Book 131 Pg 193
John Stairs (Mary)	1860	1861	Merchant	Book 129 Pg 69
Robert Brown Estate	--	1860	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00093658	Researcher:	Connor Architects and Planners
Civic Address:	1278 Queen Street	Date:	December 2014
Building Name:	--		
Construction Date:	Between 1858 & 1864 according to Gossip Maps and 1864 Church Map		

Architectural Comments:

This residence has features that suggest that it was one of the early Georgian style Mansions. Due to the wealth of the owners, most of the early mansions were remodeled when new styles dictated and it has likely fell prey to that phenomenon. Some of the base features of the mansions style are still visible with its raised main entrance accessed by a wooden stair leading to the sidewall of the storm porch and a secondary access to the basement which may have led to the lower level kitchen at the time of its construction.

The building stands two and a half storeys tall with a walk out basement. Fire Insurance Plans from 1889 list the building as one and a half storeys and then the 1895 plan lists the building as two and a half storeys tall. The building is a deep three bay wide side hall plan house with an asymmetrical façade and recently updated mansard roof form. Wood framed and shingled and resting on a recently modified stone foundation this home boasts a single bay projection set central between the first level windows on the second floor and a vertical extension of the storm porch up to the second floor. A recent renovation to this house expanded the top floor attic space to be in line with the first and second floor elevation. A mansard style roof with three dormers was added to this top level. The dormers in the attic space and the roof of the bay windows and the storm porch extensions are complete with a slight bell curve. The updates to the wood trim around windows, the corner boards and at the eaves were kept simple in shape and accented with various paint colours. Overall the renovations to this house are in keeping with the historical styles of the neighbourhood and it is in excellent condition.

Historical Comments:

The original lot of land between Queen Street and Letsons Lane (Wright Ave.) was sold by Robert Browns Estate to John Stairs who then divided it into two lots selling one portion to George Blaiklock in 1961. Blaiklock was an architect and master builder who is assumed to have built this and the neighbouring residence and then sold the property to Sir Edward Kenny in 1863. Kenny was a clerk who was brought to Halifax from Ireland with his brother in 1824. Their drive and ambition caused the brothers to create their own business and eventually diversify into utilities and banking. He assisted in bringing utilities such as water, gas and the telegraph to Halifax. Kenny helped secure Halifax's incorporation as a city in 1841 and became Mayor the following year. Described by archbishop Thomas Connolly as "perhaps the second richest man in Nova Scotia", after Enos Collins, his family's net worth was estimated at \$1,000,000 at the time of his death.

Contextual Building Comments:

Historic mapping and plans show the property as a vacant lot up until a 1864 church plan shows the lot with a building. Mapping from that date forward consistently show a dwelling represented in the location of the current building.

The building is assumed to have been constructed by George Blaiklock during his ownership between 1861 and 1864. Blaiklock was an Architect and Master Builder that moved to Halifax from Quebec in 1851.

Contextual District Comments:

Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's the land was divided and sold in smaller parcels. Although not a direct part of this division of land, the lots on the South side of Morris street and at the east along Queen Street make up the southern and Eastern boundaries of Schmidville.

The origin of Queen Streets name is unknown but is assumed to be a reference to Queen Victoria who had been Queen for 20 years when a published reference had been made to the street in the 1850's. Located in the South Suburbs, extending from the base of Citadel hill and extending Southward as far as Victoria Road, this section of Queen Street boasts a historic middle income housing stock as well as many small to medium businesses and residential buildings. Larger than the working class houses in the inner blocks of Schmidville, there are a number of more elaborate townhouses and detached single family homes along both sides of Queen Street in the study area.

Present Owner(s):	Heather Rankin & James MaInnis	Original Owner:	Robert Brown
Address:	1278 Queen Street	Occupation:	--
Present Use:	Residential	Historic Use:	Residential

Construction Date:	Between 1858 & 1864 according to Gossip Maps and 1864 Church Map
Factual/Estimate?	Estimate
Source(s):	"Blaiklock, George Frederick" Biographical Dictionary of Architects in Canada 1800 - 1950 www.dictionaryofarchitectsincanada.org D.A. Sutherland, "Kenny, Sir Edward," in Dictionary of Canadian Biography, vol 12, University of Toronto/ Universite Laval, 2003-, accessed November 28 2014 Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1885 revised 1899.

	<p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Pickings, H.B. <i>City of Halifax Assessment Plan</i>. Halifax: H.B. Pickings, Mining Engineer & Provincial Land Surveyor, 1918.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	George Blaiklock
Biographic Description:	Architect and Master Builder
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Heather Elaine Rankin & James Scott MacInnis	1996	2014	--	Book 5963 Pg 960
Dora Lynch Estate	1948	1996	Boarding House Keeper	Book 987 Pg 461
Leonard A. Kitz (Alice)	1947	1948	Barrister	Book 968 Pg 666
John B. Douglas	1915	1947	--	Book 448 Pg 201
David A. Scott (Bessie M.)	1891	1915	Master Mariner	Book 288 Pg 403
Brenton Collins (Helen Elizabeth)	1891	1981	Esquire	Book 283 Pg 677
William Moir & Stephen Selden	1871	1891	--	Book 177 Pg 332
John B. Campbell (Marianne V.)	1865	1871	--	Book 149 Pg 486
Hon. Edward Kenny	1863	1865	Businessman, Politician	Book 142 Pg 75
George Blaiklock	1862	1863	Master Builder/ Architect	Book 131 Pg 193
John Stairs	1860	1862	Merchant	Book 129 Pg 69
Robert Brown Estate	--	1860	--	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00093914	Researcher:	Connor Architects and Planners
Civic Address:	5628 Morris St.	Date:	19 December 2014
Building Name:			
Construction Date:	Pre 1866 - Source, 1866 Metropolitan Halifax		

Architectural Comments:

This house is in its original detached two storey form as a three bay Halifax House with a single central Scottish dormer. The three bay pattern is intact complete with the architraves over the front street facing windows although this trim is of a recent iteration. While all windows appear to be recent, most are in keeping with the type and style of the original windows. The basement is of stone with the exception of an addition with a concrete foundation at the rear. The front entry is a fully enclosed porch with a clerestory above and a side light flanking the door. Columnar pilasters with a projected lintel frame the porch appear to be original. The street façade is clad in wood shingles which may be original with some repair between the main floor windows. The east and west side façades have vinyl cladding. The rear south elevation is clad in wood shingles which are recent. There is a full shed dormer across the rear which may not be original. The windows in the west elevation appear to have the original architraves. The chimney is located at the east side of the house.

Historical Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmidville, this dwelling is located in the same district on the South side of Morris Street. The land was once owned by Philip Letson and was sold by auction in 1896. George Wright purchased the Letson land with the exception of one house lot on Morris Street. Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Wright's re-development of the former Letson property as a mixed income integrated housing development began with the removal of a large Tannery and outbuildings. Letson's residence at the corner of South Park

and Morris Streets was relocated to the corner of Edward and Morris Streets in 1896 to make way for six new wood dwellings. A building permit application from the same year requests "to erect 6 wooden buildings com(mencing) Park & Morris St., five on former & one on latter." This house is one of a group of three adjacent and alike three bay detached Halifax houses on the south side of Morris Street between St. Mary's School and Wright Avenue. This is the only such grouping found in the Schmidville area.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials, the form and style are akin with the other historic houses on Morris Street and within the neighbouring Schmitville. This house is a mid eighteenth hundreds Scottish influenced Georgian Halifax House Scottish that is compatible with the other prevalent styles in the neighbourhood.

Contextual District Comments:

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

Present Owner(s):	David Edward Bentley & Catherine Patricia MacLean	Original Owner(s):	
Address:	5628 Morris St.	Occupation	
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Pre 1866
Factual/ estimate?	estimate
Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library. V6/239-1866.</i></p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory.</i> Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php</p> <p>Pacey, Elizabeth. <i>Georgian Halifax.</i> Hantsport: Lancelot Press Limited, 1987.</p> <p>Penney, Allan. <i>Houses of Nova Scotia.</i> Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989</p>

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

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
David Edward Bentley & Catherine Patricia MacLean	2011	2014	--	Book , page
David Edward Bentley	2002	2011	--	Book 7055, page 1249
Steven Gregory Lumb	2001	2002	--	Book 6890, page 441
Keith Purrell	1995	2001	--	Book 5756, page 673
William B. Holland & Mary M. Holland	1967	1995	--	Book 2152, page 342
Jack P. Rafuse	1961	1967	Barrister	Book 1728, page 638
John J. Moriarity	1961	1961	Manager	Book 1722, page 863
Margaret M. Sheehan	1928	1961		Book 635, page 615
Nora Sheehan	1919	1928	Tailoress	Book 499, page 861
Thomas D. Sheehan	1915	1919	Painter	Book 449, page 609
William M.P. Webster	1913	1915	Merchant	Book 433, page 169
Estate of George Wright	1912	1913		
George Wright	1896	1912	Publisher	Book 0317, page 111
Philip Letson	1864	1896	Tanner	Book 148, page 1
Samuel Gray	1861	1864	--	Book 132, page 458
John Stairs	1860	1861	Merchant	Book 129, page 69

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00093906	Researcher:	Connor Architects and Planners
Civic Address:	5632 Morris St.	Date:	19 December 2014
Building Name:	--		
Construction Date:	Circa 1855 - Source, Royal LePage real estate listing write-up		

Architectural Comments:

This house is in its original two storey form as a detached three bay Halifax House with two Scottish dormers located over the outer bays. The three bay pattern is intact complete with the architraves over the windows. Most of the windows appear to be replacements and are in character with what would have been the original windows. The architraves are original including the hinge pins for exterior shutters. The corner boards and water boards, while sympathetic to the original, appear to be replacements with updated trim articulation. The cornice may be original and has returns on both ends. The basement is of stone. The front basement windows may be replacements and are of the original type. The west basement windows may be original, both are 6/6 with one window being fixed, the other window is operable as a vertical slider. The front entry is a fully enclosed projected porch with a central street facing window with two flanking side-lights and with the west side fully glazed. Columnar pilasters with a projected lintel frame the porch. The columnar pilasters are of a recent replacement although the window frames appear to be original. The street façade, side and rear elevations have been re-clad with wood shingles. The windows in the west elevation appear to have the original architraves. The rear windows do not have architraves but appear to have the original frames. There is a single centred rear Scottish dormer with a centre 6/6 vertical sliding window with two 2/2 flanking angled windows. The chimney is located at the east side of the house and may be in its original location.

Historical Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmidville, this dwelling is located in the same district on the South side of Morris Street. The land was once owned by Philip Letson and was sold by auction in 1896. George Wright purchased the Letson land with the exception of one house lot on Morris Street. Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. Returning to

Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Wright's re-development of the former Letson property as a mixed income integrated housing development began with the removal of a large Tannery and outbuildings. Letson's residence at the corner of South Park and Morris Streets was relocated to the corner of Edward and Morris Streets in 1896 to make way for six new wood dwellings. A building permit application from the same year requests "to erect 6 wooden buildings com(mencing) Park & Morris St., five on former & one on latter." This house is one of a group of three adjacent and alike three bay detached Halifax houses on the south side of Morris Street between St. Mary's School and Wright Avenue. This is the only such grouping found in the Schmitville area.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials, the form and style are akin with the other historic houses on Morris Street and within the neighbouring Schmitville. This house is a mid eighteenth hundreds Scottish influenced Georgian Halifax House Scottish that is compatible with the other prevalent styles in the neighbourhood.

Contextual District Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmitville, this dwelling is located in the same district on Morris Street and was once owned by Philip Letson and then by George Wright who was a noted philanthropist, developer, compiler/ publisher and sportsman. His other Morris Street, South Park Street and Wright Avenue houses were part of a mixed income integrated housing development.

Present Owner(s):	Hedy Boggild Armour	Original Owner(s):	
Address:	5632 Morris St.	Occupation	
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Pre 1866
Factual/ estimate?	estimate
Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library. V6/239-1866.</i></p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory.</i> Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php</p> <p>Pacey, Elizabeth. <i>Georgian Halifax.</i> Hantsport: Lancelot Press Limited, 1987.</p> <p>Penney, Allan. <i>Houses of Nova Scotia.</i> Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989</p>

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

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Hedy Boggild Armour	2013	2014	--	Book , page
Charles Arthur Armour & Hedy Boggild Armour	1977	2013	Archivist, Dalhousie U.	Book 3110, page 29
Jacob Gerrit Van Brummen & Marjorie F. Van Brummen	1973	1977	--	Book 2751, page 729
Sentinel Estates Ltd.	1973	1973	--	Book 2700, page 94
S. Chuck Lee	1973	1973	--	Book 2700, page 90
Nancy Yait Har Eng- Fong	1959	1973	--	Book 1953, page 502
Lee Fong Oy & Nancy Ha Lee	1956	1959	--	Book 1403, page 642
Harding A. Geldart	1947	1956	--	Book 0978, page 277
Jean Gertrude Melvin	1946	1947	--	Book 897, page 1235
Emily Pynn	1944	1946	--	Book 0871, page 521
Henry Pynn	1918	1944	Fish Inspector	Book 479, page 360
William M.P. Webster	19	1918	Merchant	Book , page
Estate of George Wright	1912	1913	--	--
George Wright	1896	1912	Publisher	Book 0317, page 111
Philip Letson	1864	1896	Tanner	Book 148, page 1
Samuel Gray	1861	1864	--	Book 132, page 458
John Stairs	1860	1861	Merchant	Book 129, page 69

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00093898	Researcher:	Connor Architects and Planners
Civic Address:	5636 Morris St.	Date:	19 December 2014
Building Name:	--		
Construction Date:	Pre 1866 - Source, 1866 Metropolitan Halifax		

Architectural Comments:

This house is in its original two storey form as a detached three bay Halifax House with two Scottish dormers located over the outer bays. The three bay pattern is intact although the architraves have been removed from the main floor street facing windows. The upper floor appears to have the original architraves over the windows and have original hinge pins for exterior shutters. The aluminium siding is a recent cladding. The original corner boards and water board are no longer evident but may have been covered over with the aluminium siding. The original cornice is still in place as are the returns on both ends. The basement is of stone. A basement window along the east side (Wright Avenue) appears to be original. The front entry is a fully enclosed projected porch with a central street facing window with two flanking side-lights and a full height west window. Columnar pilasters with a projected lintel frame the porch and appear to be original. The windows in the west elevation appear to have the original architraves. At the rear, there are two Scottish dormers which are on axis with the two front dormers. The windows in the rear dormers are recent. The chimney appears to have been removed as there is none visible.

Historical Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located in the same district on the South side of Morris Street. The land was once owned by Philip Letson and was sold by auction in 1896. George Wright purchased the Letson land with the exception of one house lot on Morris Street. Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Wright's re-development of the former Letson property as a mixed income integrated housing development began with the removal of a large Tannery and outbuildings. Letson's residence at the corner of South Park and Morris Streets was relocated to the corner of Edward and Morris Streets in 1896 to make way for six new wood dwellings. A building permit application from the same year requests "to erect 6 wooden buildings com(mencing) Park & Morris St., five on former & one on latter." This house is one of a group of three adjacent and alike three bay detached Halifax houses on the south side of Morris Street between St. Mary's School and Wright Avenue. This is the only such grouping found in the Schmidville area.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials, the form and style are akin with the other historic houses on Morris Street and within the neighbouring Schmitville. This house is a mid eighteen hundreds Scottish influenced Georgian Halifax House Scottish that is compatible with the other prevalent styles in the neighbourhood.

Contextual District Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmidville, this dwelling is located in the same district on Morris Street and was once owned by Philip Letson and then by George Wright who was a noted philanthropist, developer, compiler/ publisher and sportsman. His other Morris Street, South Park Street and Wright Avenue houses were part of a mixed income integrated housing development.

Present Owner(s):	Daniel W. Ingersoll & Cynthia M. Ingersoll	Original Owner(s):	--
Address:	5636 Morris St.	Occupation	--
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Pre 1866
Factual/ estimate?	estimate
Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library. V6/239-1866.</i></p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory.</i> Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php</p> <p>Pacey, Elizabeth. <i>Georgian Halifax.</i> Hantsport: Lancelot Press Limited, 1987.</p> <p>Penney, Allan. <i>Houses of Nova Scotia.</i> Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989</p>

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

Significance:	--
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History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Daniel W. Ingersoll & Cynthia M. Ingersoll	2006	2014	--	Book , page
Charles Arthur Armour & Hedy Elaine Boggild Armour	1988	2006	Archivist, Dalhousie U.	Book 4589, page 869
Peter B. LeClaire	1987	1988	Architect	Book 4319, page 1004
Dorothy Jeanne LeClaire	1975	1987	--	Book 2968, page 672
Monique Gusset	1974	1975	--	Book 2802, page 659
John A. Renouf	1969	1974	--	Book 2325, page 724
Arthur Spiropoulos	1969	1969	--	Book 2299, page 656
Carol Anne Risley	1968	1969	--	Book 2293, page 474
Peter H. Fry & Cecilia Fry, Frank Fry & Jean Fry	1968	1968	--	Book 2286, page 764
James S. MacDonald	1962	1968	Architect	Book 1803, page 545
Florence Rubin	1955	1962	Wife of Alan Rubin, merchant	Book 133, page 257
Winnifred Comeau	1948	1955	--	Book 990, page 817
Chantal Malvina Carland	1946	1948	Nurse	Book 921, page 441
Robert L. Stalling	1946	1946	Salesman	Book 987, page 389
Bride V. Blackadar	1929	1946	--	Book 638, page 1093
Annie Davidson	1913	1929	--	Book 429, page 433
Estate of George Wright	1912	1913	--	--
George Wright	1896	1912	Publisher	Book 0317, page 111
Philip Letson	1864	1896	Tanner	Book 148, page 1
Samuel Gray	1861	1864	--	Book 132, page 458
John Stairs	1860	1861	Merchant	Book 129, page 69

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00093880	Researcher:	Connor Architects and Planners
Civic Address:	5642 Morris St.	Date:	19 December 2014
Building Name:			
Construction Date:	Pre 1866 - Source, 1866 Metropolitan Halifax		

Architectural Comments:

This house is in its original storey and one-half form as a semi-detached double house with two Scottish dormers located over the centre bay bays. The three bay pattern is intact including the architraves over the main floor street facing windows. The main floor appears to have the original architraves over the windows with the original hinge pins for exterior shutters. The exterior cladding is wood shingles. The original cornice is still in place as are the returns on both ends. The basement is of stone with a later addition to the rear with stone and brick foundation. The front entry is a fully enclosed projected porch with a central street facing window with two flanking side- lights and a full height east window. Columnar pilasters with a projected lintel frame the porch and appear to be original. There is a single large Scottish dormer which appears to be off axis enlargement from an original centered front dormer. The windows in the rear are recent. One chimney is centered and shared by the neighbouring half of the double house while the other chimney, which is topped with a chimney pot, is in the middle of the "L" to the rear. The rear elevation has a three window projected bay on the first floor, a simple dormer on the second floor which abuts the "L" and another simple dormer in the attic. There is a feature arched window on the east elevation which may be in the stairwell near the second floor.

Historical Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located in the same district on the South side of Morris Street. The land was once owned by Philip Letson and was sold by auction in 1896. George Wright purchased the Letson land with the exception of one house lot on Morris Street. Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the

ship sank in the north Atlantic on April 15, 1912.

Wright's re-development of the former Letson property as a mixed income integrated housing development began with the removal of a large Tannery and outbuildings. Letson's residence at the corner of South Park and Morris Streets was relocated to the corner of Edward and Morris Streets in 1896 to make way for six new wood dwellings. A building permit application from the same year requests "to erect 6 wooden buildings com(mencing) Park & Morris St., five on former & one on latter."

Contextual Building Comments:

This cottage is represented on a survey plan produced by William Gossip which contains data from 1858 to 1864. Its scale, form and setback are historic and consistent with the remainder of the street. At one and a half storeys it is below the average height for the residences on this street. This house is a mid eighteenth hundreds Scottish influenced Georgian Cottage that is compatible with the other prevalent styles in the neighbourhood.

Contextual District Comments:

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

Present Owner(s):	Paul Edward Donovan	Original Owner(s):	--
Address:	5642 Morris St.	Occupation	--
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Pre 1866
Factual/ estimate?	estimate
Source(s):	"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library. V6/239-1866.</i> Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1899. Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1911. McAlpine Publishing. <i>McAlpine's Halifax City Directory.</i> Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php Pacey, Elizabeth. <i>Georgian Halifax.</i> Hantsport: Lancelot Press Limited, 1987. Penney, Allan. <i>Houses of Nova Scotia.</i> Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989

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

Significance:	--
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History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Paul Edward Donovan	1992	2014	--	Book 5260 , page 73
Alan J. Gordon	1981	1992	--	Book 3470, page 416
Nick Spiropoulos & Art Spiropoulos	1968	1981	Business Man	Book 2257, page 808
Ideal Real Estate Limited	1967	1968	--	Book 2171, page 846
Kenson Limited	1967	1967	--	Book 2170, page 32
Donalda Gibbs	1957	1967	Short Order Cook	Book 2188, page 784
Kenneth R. Johnson	1952	1957	--	Book 1498, page 306
Benjamin O. Johnston	1945	1952	--	Book 1209, page 540
Robert L. Stailing	1943	1945	--	Book 901, page 677
Ruth M. Stailing	1943	1943	Salesman	Book 857, page 1021
Elizabeth Haynes	1932	1943	--	Book 855, page 317
John A. Brennan	1929	1932	--	Book 682, page 9
Agnes Browning	1927	1929	--	Book 649, page 909
Rachel Schofer	1917	1927	--	Book 611, page 703
Simon Fraser	1913	1917	Hotel Proprietor	Book 469, page 905
William M.P. Webster	1913	1913	--	Book 432, page 361
Estate of George Wright	1912	1913	--	--
George Wright	1907	1912	Publisher	Book 0380, page 805
Josephine D. Delaney	1902	1907	--	Book 353, page 394
Charlotte A. Delaney	1894	1902	--	Book 299, page 541
Henry H. Bell	1894	1894	Broker	Book 299, page 539
William C. Delaney	1875	1894	Dentist	Book 199, page 214
Philip Letson	1864	1875	Tanner	Book 148, page 1

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00093864	Researcher:	Connor Architects and Planners
Civic Address:	5648 Morris St.	Date:	19 December 2014
Building Name:	--		
Construction Date:	Pre 1866 - Source, 1866 Metropolitan Halifax		

Architectural Comments:

This house is in its original one and a half storey form as a semi-detached double house with a Scottish dormer located over the centre bay. The three bay pattern is intact including the architraves over the main floor street facing windows. The main floor appears to have the original architraves over the windows with the original hinge pins for exterior shutters. The exterior cladding is wood shingles. The original cornice is still in place as are the returns on both ends. The basement is of stone. The front entry is a fully enclosed projected porch with a central street facing window with two flanking side- lights and a full height west window. Columnar pilasters with a projected lintel frame the porch and appear to be original. There is a single Scottish dormer which is centred above front middle bay. The chimney is centered at the midpoint between the two double houses. At the rear of the house on the first floor is a three window projected bay which is supported on a single bracket. There is a Scottish dormer on the second floor which abuts the "L". There is also a simple dormer in the attic.

Historical Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmidville, this dwelling is located in the same district on the South side of Morris Street. The land was once owned by Philip Letson and was sold by auction in 1896. George Wright purchased the Letson land with the exception of one house lot on Morris Street. Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Wright's re-development of the former Letson property as a mixed income integrated housing development began with the removal of a large Tannery and outbuildings. Letson's residence at the corner of South Park and Morris Streets was relocated to the corner of Edward and Morris Streets in 1896 to make way for six new wood dwellings. A building permit application from the same year requests "to erect 6 wooden buildings com(mencing) Park & Morris St., five on former & one on latter."

Contextual Building Comments:

This cottage is represented on a survey plan produced by William Gossip which contains data from 1858 to 1864. Its scale, form and setback are historic and consistent with the remainder of the street. At one and a half storeys it is below the average height for the residences on this street. This house is a mid eighteenth hundreds Scottish influenced Georgian Cottage that is compatible with the other prevalent styles in the neighbourhood.

Contextual District Comments:

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

Present Owner(s):	David Regan	Original Owner(s):	--
Address:	5648 Morris St.	Occupation	--
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Pre 1866
Factual/ estimate?	estimate
Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library. V6/239-1866.</i></p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory.</i> Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php</p> <p>Pacey, Elizabeth. <i>Georgian Halifax.</i> Hantsport: Lancelot Press Limited, 1987.</p> <p>Penney, Allan. <i>Houses of Nova Scotia.</i> Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989</p>

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

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
David Andrew Regan	2014	2014	--	Book _ , page _
David Regan & Amy Elizabeth Gordinier- Regan	2009	2014	--	Book _ , page _
Sandra Johnson	2007	2009	--	Book _ , page _
John D. MacNab	1983	2007	Bachelor	Book 3649, page 592
Arthur S. Horne	1947	1983	Merchant	Book 0962, page 721
Helen L. Wright	1904	1947	Spinster	Book 0365 , page 244
Mary A S. Bolton & Elizabeth J. Bolton	1885	1904	Spinsters	Book 253, page 407
James Scott	1884	1885	Merchant	Book 248, page 408
James Harris	1876	1884	--	Book 207, page 134
Charles Romans	1868	1876	Merchant	Book 159, page 697

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00093856	Researcher:	Connor Architects and Planners
Civic Address:	5654 Morris St.	Date:	19 December 2014
Building Name:	--		
Construction Date:	1895-1899		

Architectural Comments:

This building is a Queen Anne Revival dwelling from the Victorian Era. It is a two and a half storey, three bay wide side hall plan house with an asymmetrical façade and gable roof. The painted wood shingles on the front elevation at the first floor and attic storey are characteristically scalloped. Wood framed, this dwelling rests on a field stone and painted brick masonry foundation and boasts a two storey three sided bay complete with bellcast roof with pediment at the second floor line. The bay reduces on the second floor and terminates under a large pediment formed by the projecting gable end of the roof above. Two large wood shingled concave-convex brackets provide structural support at the eave. An oriel with two ganged single hung wood windows at the peak of the gable protrudes from the face of the pediment.

A raised porch with flat roof protects an entry door and window below. There is a small railing around the edge of one half of the flat roof that is in poor repair. The roof is supported by large scribed columns with cornice moulding and by large curved wood brackets resembling classical arches. Tucked around the corner, the West end of the flat roof boasts smaller scribed wood brackets.

Recently constructed wood steps and handrail with pickets lead to the main entry. The main entry door is panelized wood with half glazing and mail slot that is surrounded by wide mouldings and capped by a fixed transom. The window beside the door is the only vinyl window on the front elevation of this dwelling while most

others are single hung wood sash windows protected by aluminum storm windows. The exception is a small round window with ornamental keystones centered on the second floor.

The defining characteristics on the front elevation of this home have largely been retained, lending a high level of architectural integrity to this façade. The rear of this home has been significantly expanded and modified. Two large shed dormers facing East and West respectively have been added to convert the top one half storey into usable space.

Historical Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmidville, this dwelling is located in the same district on the South side of Morris Street. The land was once owned by Philip Letson and was sold by auction in 1896. George Wright purchased the Letson land with the exception of one house lot on Morris Street. Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Wright's re-development of the former Letson property as a mixed income integrated housing development began with the removal of a large Tannery and outbuildings. Letson's residence at the corner of South Park and Morris Streets was relocated to the corner of Edward and Morris Streets in 1896 to make way for six new wood dwellings. A building permit application from the same year requests "to erect 6 wooden buildings com(mencing) Park & Morris St., five on former & one on latter." This Queen Anne Revival dwelling is remarkably similar to the Morris Street dwelling referenced in the above mentioned building permit. While a permit was not found for this residence, it was constructed around the same time and during Wright's ownership and with the strong resemblance in architectural styling, it is possible that this dwelling was designed by Halifax Architect James Charles Philip Dumaresq.

Contextual Building Comments:

The scale, form, setbacks and design are highly compatible with adjacent buildings. The materials are traditional with the exception of some windows and doors. This dwelling contributes to the heritage character of the neighbourhood.

Contextual District Comments:

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

Present Owner(s):	Jane M Stewart & Michele M. Samson	Original Owner:	George Wright
Address:	52 Bellmore Drive, Wellington, NS	Occupation	Publisher
Present Use:	Multi Unit Residence	Historic Use:	Residence

Construction Date:	1895-1899
Factual/ estimate?	Estimate based on historical mapping
Source(s):	"Dumaresq, James Charles Philip". <i>Biographical Dictionary of Architects in Canada 1800-1950</i> . http://dictionaryofarchitectsincanada.org/architects/view/1649

	<p>Carnell, Monique Marie. "The Life and Works of Maritime Architect J.C Dumaresq (1840-1906)." Thesis, University of New Brunswick, 1993.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1895.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1895 revised 1899.</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989</p> <p>SP Dumaresq Architects Ltd. <i>Dumaresq Legacy</i>. http://www.spda.ca/dumaresq-legacy</p> <p>Young, Carolyn A. "Dumaresq, James Charles Philip." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/dumaresq_james_charles_philip_13E.html</p>
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Builder and/or Architect:	James Charles Philip Dumaresq
Biographic Description:	Born in 1844 in Sydney Nova Scotia, JC Dumaresq was educated in Sydney and later Wolfville. Prior to establishing his career in Halifax, JC was a carpenter in Sydney. It was common for architects of the time to ascend to the level of professional from craftsman. JC's 1870s architectural business marked the beginning of an architectural legacy that has contributed to the built environment of the provinces of Nova Scotia and New Brunswick. Personally responsible for a multitude of institutional, ecclesiastical, commercial and residential projects he passed on his talents to his children and subsequent generations resulting in 145 years of continuous architectural influence on the maritime provinces.
Significance:	Nationally significant for his contribution to the fabric of a number of communities and cities in Nova Scotia and New Brunswick.

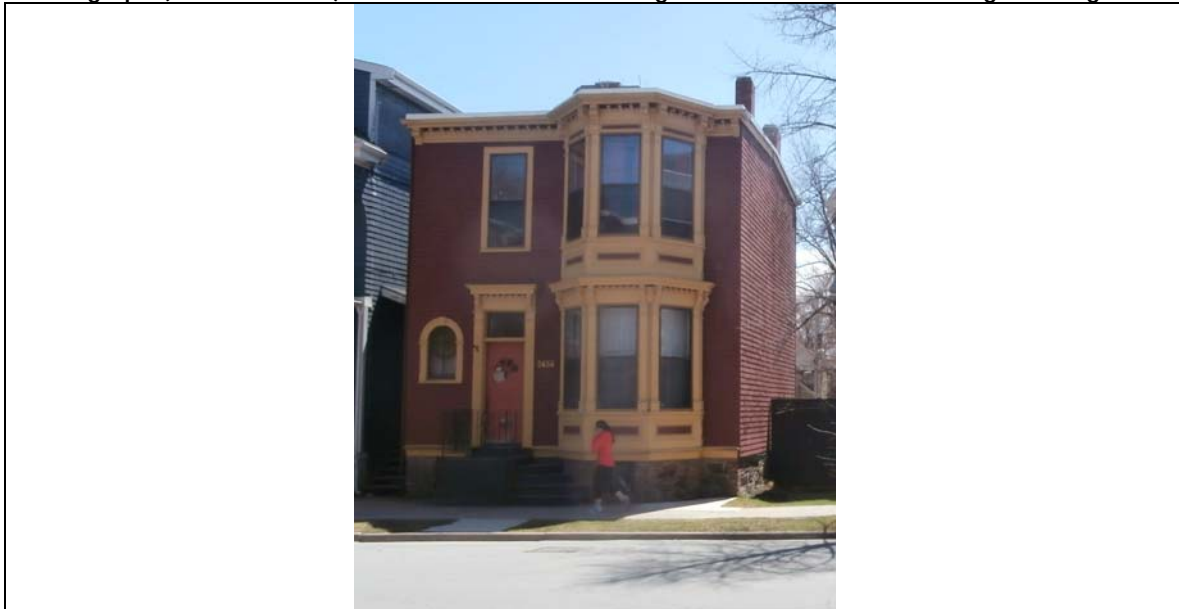
History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jane M. Stewart & Michele M. Samson	2010	2014	--	Deed
Elaine Coyle, Elizabeth Smith & Nancy MacKenzie	2003	2010	--	Book 8034, page 447
Charles F. Reardon	1978	2003	--	Book 3231, page 508
Kathleen L. Chisholm	1977	1978	--	Book 3166, page 988
Sheldon P. Chisholm & Kathleen L. Chisholm	1969	1977	Barrister	Book 2335, page 739
Estate of Arthur S. Horne	1951	1969	--	Will Book 1109, page 336
Arthur S. Horne	1943	1951	Grocer	Book 865, page 528
Mary Jane Smith	1916	1943	Widow	Book 472, page 596
George E. Smith	1913	1916	Merchant	Book 425 , page 773
Estate of George Wright	1913	1913	--	Will Book 428 Page 270
George Wright	1896	1913	Publisher	Book 317, page 111

Estate of Philip Letson	1896	1896	--	Will Book 257 Page 216
Philip Letson	1836	1896	Tanner	Book 63, page 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00093849	Researcher:	Connor Architects and Planners
Civic Address:	5656 Morris St.	Date:	19 December 2014
Building Name:	--		
Construction Date:	1896		

Architectural Comments:

This Late Victorian Plain house is in its original two storey form as a single family residence with an asymmetrical two bay composition. One bay contains the front entry door with an upstairs window centred over it. The other is a two story projected bay with three equally sized windows creating a bay on each story. The front door appears to be a replacement while the frame trim may be the original. The door and transom are surrounded by fluted columns and an entablature supported on end brackets with dentils in between. Similarly the projected three windowed bay has entablatures which is supported on brackets at the sides of each window with dentils between the brackets. The roof edge is supported by a projected cornice which runs the length of the street elevation. There are decorative dentils and brackets running the length of the roof edge.

All of the windows appear to be more recent replacements and some are covered by aluminium storm windows. The vertical trim between the windows and against the shingled wall appears to be a more recent replacement. There is a feature window next to the door, likely located in the stairwell, with an arched frame at the window head. The four window panes under the arch form a circle. There are two panes below the circular form which are pebbled and are likely original. This feature window trim has carved columnar sides with fluting, column type base blocks and a wood keystone in the arch.

Two internal chimneys are positioned at approximately the third points at the west side of the home. The east rear walls have been re-cladded with artificial shingles while the street side and west walls are clad in wood shingles which may be original. The street elevation has a water board at the bottom of the wall which may be original. The exposed stone foundation is original.

Historical Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located in the same district on the South side of Morris Street. The land was once owned by Philip Letson and was sold by auction in 1896. George Wright purchased the Letson land with the exception of one house lot on Morris Street. Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Wright's re-development of the former Letson property as a mixed income integrated housing development began with the removal of a large Tannery and outbuildings. Letson's residence at the corner of South Park and Morris Streets was relocated to the corner of Edward and Morris Streets in 1896 to make way for six new wood dwellings. A building permit application from the same year requests "to erect 6 wooden buildings com(mencing) Park & Morris St., five on former & one on latter."

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials. Form and style are akin with the other historic houses on Morris Street and within the neighbouring Schmidtville. This house is a late eighteen hundreds Victorian house prevalent in this neighbourhood.

Contextual District Comments:

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

Present Owner(s):	Daw Developments Inc.	Original Owner(s):	--
Address:	5656 Morris St.	Occupation	--
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1896
Factual/ estimate?	Estimate based on 1896 City of Halifax building permit
Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library. V6/239-1866.</i></p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory.</i> Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php</p> <p>Pacey, Elizabeth. <i>Georgian Halifax.</i> Hantsport: Lancelot Press Limited, 1987.</p>

	<p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989</p> <p>HRM 1896 Building Permit</p>
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Builder and/or Architect:	Undetermined
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Daw Developments Inc.	2014	2014	--	Book _ , page _
Estate of Ann- Marie Gray Clifford	2014	2014	--	Book _ , page _
Ann- Marie Gray Clifford	1991	2014	--	Book 5149, page 302
Lee Cushman Clifford & Ann- Marie Gray Clifford	1978	1991	--	Book 3284, page 832
Donald R. Burns & Theresa Burns	1977	1978	--	Book 3160, page 816
Mamie Lee (David)	1950	1977	Married Woman/ Restaurant Owner	Book 1073, page 213
Laura Alberta Purchase (Henry)	1948	1950	Married Woman	Book 988, page 1077
Irene Forsyth (George)	1946	1948	Married Woman	Book 930, page 187
Annie Rozosky (Louis)	1944	1946	Married Woman/ Tailor	Book 874, page 713
Raymond L. Adamore	1931	1944	Canadian National Telegraph	Book 681, page 1069
Parker Archibald	1918	1931	Municipal Clerk and Treasurer	Book 484, page 142
Bridget Hayes (John)	1896	1918	Married Woman/ Retired Pilot	Book 316, page 76

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00093831	Researcher:	Connor Architects and Planners
Civic Address:	5660 Morris St.	Date:	19 December 2014
Building Name:	--		
Construction Date:	1896		

Architectural Comments:

This Late Victorian Plain house is in its original single storey form as an "L" shaped story and a half dwelling with an end gable and a hipped roof gable facing the street. The front verandah has been enclosed which alters the appearance of the end gable three windowed projected bay by enclosing the west bay window. The roof above the first story projected bay is a bellcast shape which returns around to the east and west sides. Above the east angled bay window is a set of original brackets which support the frieze board over the first story window. A water board, which appears to be original, separates the foundation from the bottom of the wood shingled front wall. All the windows appear to be later replacements with the exception of front and rear basement windows. There are two enclosed chimneys, one at the ridge on the west wall, the other before the ridge towards the street on the east wall. At the centre rear is a single pitched roof dormer. The frieze board running around the house under the roof edge appears to be original. A small addition has been added to the rear and is clad in different style shingles than the rest of the house.

Historical Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmidville, this dwelling is located in the same district on the South side of Morris Street. The land was once owned by Philip Letson and was sold by auction in 1896. George Wright purchased the Letson land with the exception of one house lot on Morris Street. Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Wright's re-development of the former Letson property as a mixed income integrated housing development

began with the removal of a large Tannery and outbuildings. Letson's residence at the corner of South Park and Morris Streets was relocated to the corner of Edward and Morris Streets in 1896 to make way for six new wood dwellings. A building permit application from the same year requests "to erect 6 wooden buildings com(mencing) Park & Morris St., five on former & one on latter." This house is well set back from the street line and features off street front yard parking.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale and materials. Form and style are akin with the other historic houses on Morris Street and within the neighbouring Schmidtville. This house is a late eighteen hundreds Victorian house prevalent in this neighbourhood.

Contextual District Comments:

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

Present Owner(s):	Micala Marie Nauss	Original Owner(s):	--
Address:	5660 Morris St.	Occupation	--
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	1896
Factual/ estimate?	estimate
Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library. V6/239-1866.</i></p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory.</i> Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php</p> <p>Pacey, Elizabeth. <i>Georgian Halifax.</i> Hantsport: Lancelot Press Limited, 1987.</p> <p>Penney, Allan. <i>Houses of Nova Scotia.</i> Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989</p> <p>HRM 1896 Building Permit</p>

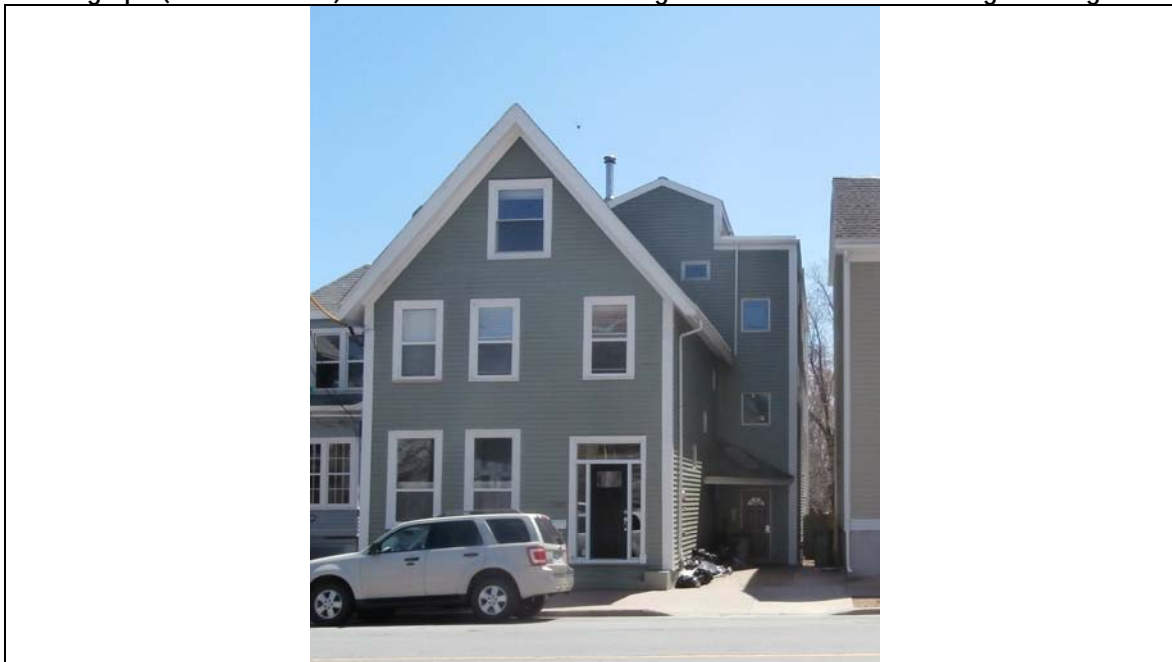
Builder and/or Architect:	Undetermined
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Micala Marie Nauss	2004	2014	--	Book 7703 , page 1025
Rose Margaret Saulnier, Shirley Anne Chase, Donna Marie Maillet & Deborah Anne Saulnier	1998	2004	--	Book 6269, page 217
Rose Margaret Saulnier	1994	1998	--	Book _ , page _
Rose Margaret Saulnier & Joseph Felix Saulnier	1975	1994	--	Book _ , page _
Frederick Roma	1963	1975	--	Book 1904, page 547
Beatrice Mumford Church	1960	1963	Widow	Book 1707, page 556
Beatrice Mumford Church	1960	1963	Widow	Book 1707, page 551
Florence L. Taylor	1923	1960	Married Woman	Book 561, page 905
Arthur F. Taylor	1912	1923	Accountant	Book 420, page 108
Emma M. Power	1902	1912	Spinster	Book 342, page 662
Margaret Power	1881	1902	Spinster	Will, Book 227, page 320

Photograph (front elevation)

Building Classification: Contributing Building



PID:	41260688	Researcher:	Connor Architects and Planners
Civic Address:	5666 Morris St.	Date:	19 December 2014
Building Name:			
Construction Date:	Pre 1866 & 1989		

Architectural Comments:

This house has been extensively renovated and has a major addition. Its use has changed from a single dwelling to that of a multi-unit residential condominium building. It's likely that the three bay street elevation is of its original composition with the eastern most bays composed of aligned windows on both of the first and second storeys. The western bay has the front door with sidelights on both sides and a transom window above the door which appear to be more recent as the original may have a multi pane arrangement. This house has its original side hall entry and stairwell. Within the western bay, a second storey a window is aligned with the door below. The windows on the first and second storeys are recent replacements within the original window trim. This house presents an end gable to the street with an attic window below its peak. This attic window is likely a later iteration due to its size and proportions. The building has been re-clad in wood siding. The windows on the west elevation are of a recent addition. There is no evidence of the original chimney. The metal chimney is part of the major addition.

Historical Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located in the same district on the South side of Morris Street. The land was once owned by Philip Letson and was sold by auction in 1896. George Wright purchased the Letson land with the exception of one house lot on Morris Street. Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Wright's re-development of the former Letson property as a mixed income integrated housing development began with the removal of a large Tannery and outbuildings. Letson's residence at the corner of South Park and Morris Streets was relocated to the corner of Edward and Morris Streets in 1896 to make way for six new wood dwellings. A building permit application from the same year requests "to erect 6 wooden buildings com(mencing) Park & Morris St., five on former & one on latter."

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials the form and style are akin with the other historic houses on Morris Street and within the neighbouring Schmitdville. This house started as a mid eighteen hundred dwelling which has been renovated and has a major addition that is reflective of the evolution with parts of the neighbourhood. Some of the buildings original features can be determined from the drawings prepared by architect Peter Henry for the condominiums renovation and addition in 1998.

Contextual District Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmitdville, this dwelling is located in the same district on Morris Street and was once owned by Philip Letson.

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

Present Owner(s):	Halifax County Condominium Corporation # 168	Original Owner(s):	--
Address:	5666 Morris St.	Occupation	--
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Pre 1866 & 1989
Factual/ estimate?	Estimate & factual
Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library. V6/239-1866.</i></p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory.</i> Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php</p> <p>Pacey, Elizabeth. <i>Georgian Halifax.</i> Hantsport: Lancelot Press Limited, 1987.</p> <p>Penney, Allan. <i>Houses of Nova Scotia.</i> Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989</p>

	Peter Henry Architects, architectural drawings 1989
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Builder and/or Architect:	Peter Henry, architect of the 19089 renovation and addition
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Halifax County Condominium Corporation #168	1990	2014	--	Book CR 15, page 325
H. Robert Harrop	1988	1990	--	Book 4562, page 445
Peter T. Assaly	1988	1988	--	Book 4562, page 441
H. Robert Harrop	1987	1988	--	Book 4341, page 388
Peter T. Assaly	1986	1987	--	Book 4154, page 770
Central Trust Company	1986	1986	--	Order, Book 4074, page 691
Estate of Marilyn L. Simpson	1985	1986	--	Will, Book 4074 , page 691
Marilyn Simpson	1954	1985	Divorced	Book 1268, page 246
J. Douglas Campbell	1946	1954	Employee at City of Halifax	Book 920, page 421
Estate of Clara E. Letson	1945	1946	Spinster	Will, Book 907, page 544
Clara Letson			Spinster	Book __, page __
Estate of Robert Letson			Merchant	Book __, Page __
Robert Letson	1866		Tanner	Book 151, 582

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00093815	Researcher:	Connor Architects and Planners
Civic Address:	5670 Morris St.	Date:	December 2014
Building Name:	--		
Construction Date:	Pre 1866 - Source, 1866 Metropolitan Halifax Map		

Architectural Comments:

This stand-alone townhouse from the Victorian Era has recently been renovated from its original Georgian style with Italianate detailing, by removing the five sided Scottish dormer and the Italianate triple arched windows and pilasters from the porch. It is a two and a half storey, two bay wide side hall plan with an asymmetrical façade, raised first floor and a mansard roof with a shallow eave that is underscored by a wide frieze board. Wood framed and updated with clapboard siding, and vinyl windows, the house appears to rest on a red brick foundation which is parged and painted.

Wood steps lead to the main entrance in the side wall of a storm porch built upon a parged and painted red brick foundation. The building is setback from the street and historical mapping from 1889 indicate that the porch is historic if not original. The front elevation of the house and porch are framed with wide corner boards. The eave of the flat roofed porch appears deeper than that of the main roof but has similar detailing. The entry door is an insulated steel door with a full glazing panel. During the renovations, the windows have all been updated to vinyl inserts from the original wood sashes. The first and second floor has windows with a large fixed central panel and narrow single hung sashes with glazing bars dividing the glass into a four over one pattern at both sides. The windows in the front wall of the porch are a pair of single hung sashes with a six over one pattern and are trimmed with a simple wide moulding.

Historical Comments:

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

Contextual Building Comments:

The original design was a true Georgian style. It had a single five sided Scottish dormer on the mansard roof inline with the windows of the first and second floor; also the storm porch had Italianate detailing in its trim and arched window design. Although most of these characteristics have been completely removed from the design, the scale form and setback are consistent with the remainder of the Morris Street. At two and a half storeys, it is the average height for the residences on this street.

Contextual District Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmitdville, this dwelling is located in the same district on Morris Street and was once owned by Philip Letson.

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

Present Owner(s):	College Realty Limited	Original Owner(s):	Philip Letson
Address:	5670 Morris St.	Occupation	Tanner
Present Use:	Dwelling	Historic Use:	Dwelling

Construction Date:	Pre 1866
Factual/ estimate?	estimate
Source(s):	<p>Barker, Diane M and David A Sutherland. "Collins, Enos." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/collins_enos_10E.html.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory</i>. Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-</p>

	<p><u>100.01-e.php</u></p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library. V6/239-1866.</i> Pacey, Elizabeth. <i>Georgian Halifax.</i> Hantsport: Lancelot Press Limited, 1987.</p> <p>Penney, Allan. <i>Houses of Nova Scotia.</i> Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989</p>
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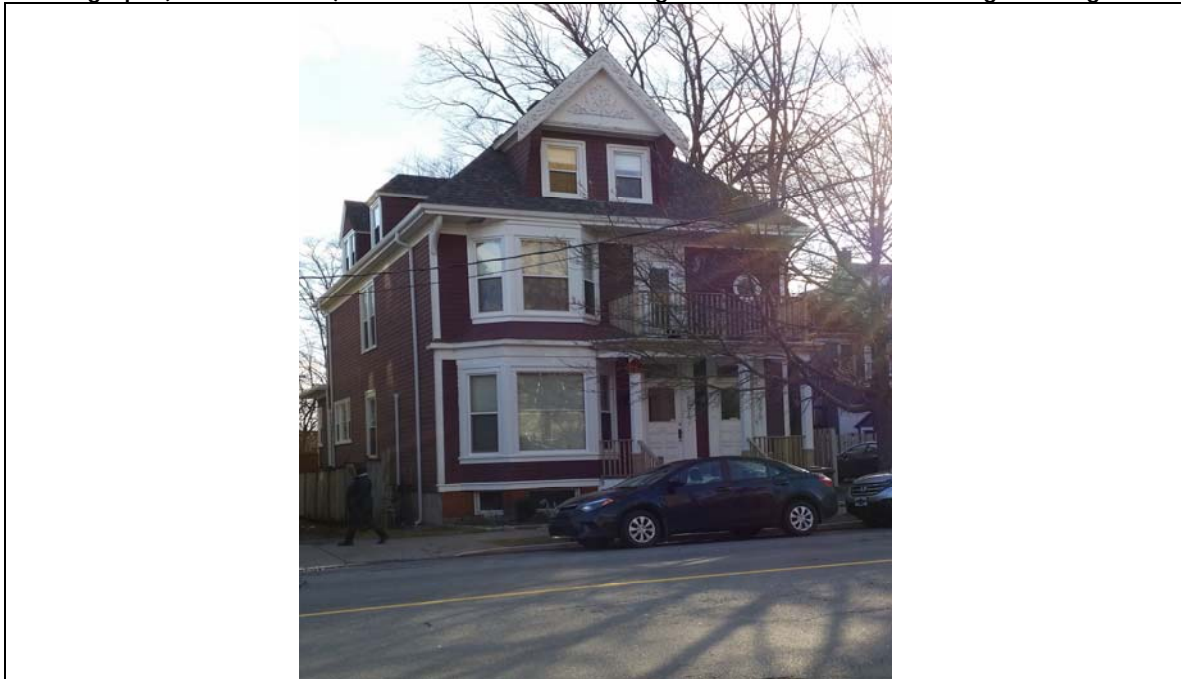
Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
College Realty Limited	2009	2014	--	Book _ , page _
Lyndon Watkins	1986	2009	Co-founder of Frank Magazine	Book 4113, page 716
William S. Lewis	1980	1986	--	Book 3395, page 94
David Stewart Leadbeater	1977	1980	--	Book 313, page 419
Hearthstone Real Estate Limited	1974	1977	--	Book 2761, page 77
Christopher McLean Ryan	1974	1974	Merchant	Book 2761 , page 76
Grecian Realty Limited	1973	1974	--	Book 2650, page 459
Harry Kapsales	1972	1973	--	Book 2593, page 84
Harry Berall	1968	1972	Realtor	Book 2277, page 225
Peter Jessen & Marie Jessen	1949	1968	--	Book 1060, page 161
Mary Bozhoff	1949	1949	--	Book 1057, page 861
Rose Rose (James)	--	1949	Married Woman	Book _ , page _
Annie Mullins	1925	--	Widow	Book 589, page 773
James C. Jones	1925	1925	Broker	Book 590, page 784
Max Hornstein	1916	1925	Merchant	Book 455, page 997
Estate of Alice Letson	1911	1916	--	Will 1911, book 421, page 43
Alice Letson	1895	1911	--	Book 303, page 612
Sarah Letson	1895	1895	--	Book 303, page 609
Estate of Philip Letson	--	1895	--	Will 1887, book 257, page 216
Philip Letson	1836	--	Tanner	Book 63, page 282
Enos Collins	--	1836	Merchant	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00093807	Researcher:	Connor Architects and Planners
Civic Address:	5676 Morris St.	Date:	19 December 2014
Building Name:	--		
Construction Date:	1896		

Architectural Comments:

This building is a Queen Anne Revival dwelling from the Victorian Era. It is a two and a half storey, three bay wide side hall plan house with an asymmetrical façade and large dormer in a hipped roof. The painted wood shingles on the front elevation on the first and second floors are characteristically scalloped. Wood framed this dwelling rests on a parged field stone and brick masonry foundation and boasts a two storey three sided bay complete with bellcast roof form at the second floor line. The bay reduces on the second floor and terminates under the deep eave of the hipped roof above. Two large ornamental concave-convex brackets complete with scribed leading edges and medallions visually support the corners of the projecting eave. The side walls of the large dormer above mimic the curvature of the brackets. The dormer's gable roof cantilevers beyond the face of the wall containing two single hung vinyl windows creating a pediment. This pediment and the fascia board are decorated with scribed wood fretwork. A raised porch with flat roof protects two entry doors below. An insulated metal door with half glazing opens onto a second floor roof top balcony with plain wood railing. The new wood steps complete with wood handrail and pickets lead to the double entry. The main entry doors are panelized wood with half glazing, surrounded by wide mouldings and capped by a fixed transom. Most windows have been replaced with single hung vinyl units with the exception of the large picture window in the first floor bay and a small round window with ornamental keystones on the second floor.

The rear of this home has been significantly expanded and modified; however, the front elevation has retained enough character defining elements to be representative of the original architectural style.

Historical Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmidville, this dwelling is located in the same district on the South side of Morris Street. The land was once owned by Philip Letson and was sold by auction in 1896. George Wright purchased the Letson land with the exception of one house lot on Morris Street. Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Wright's re-development of the former Letson property as a mixed income integrated housing development began with the removal of a large Tannery and outbuildings. Letson's residence at the corner of South Park and Morris Streets was relocated to the corner of Edward and Morris Streets in 1896 to make way for six new wood dwellings. A building permit application from the same year requests "to erect 6 wooden buildings com(mencing) Park & Morris St., five on former & one on latter." The application lists George Wright as the owner and Curry Brothers and Bent as the applicant. These dwellings are known to have been designed by Halifax Architect James Charles Philip Dumaresq.

Another notable resident from 1946 to 1950 was Clarence L Gosse, a physician and surgeon who would later serve as the Lieutenant Governor of Nova Scotia from 1973 to 1978.

Contextual Building Comments:

The scale, form, setbacks and design are highly compatible with adjacent buildings. The materials are largely traditional with the exception of some windows and doors. This dwelling contributes to the heritage character of the neighbourhood.

Contextual District Comments:

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

Present Owner(s):	Black Rose Co-operative Limited	Original Owner(s):	George Wright
Address:	5676 Morris St.	Occupation	Publisher
Present Use:	Multi Unit Residence	Historic Use:	Residence

Construction Date:	1896
Factual/ estimate?	Factual – Building Permit
Source(s):	<p>"Dumaresq, James Charles Philip". <i>Biographical Dictionary of Architects in Canada 1800-1950</i>. http://dictionaryofarchitectsincanada.org/architects/view/1649</p> <p>Carnell, Monique Marie. "The Life and Works of Maritime Architect J.C Dumaresq (1840-1906)." Thesis, University of New Brunswick, 1993.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1895.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works –</p>

	<p>Gravitational Supply, 1895 revised 1899.</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989</p> <p>SP Dumaresq Architects Ltd. <i>Dumaresq Legacy</i>. http://www.spda.ca/dumaresq-legacy</p> <p>Young, Carolyn A. "Dumaresq, James Charles Philip." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/dumaresq_james_charles_philip_13E.html</p>
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Builder and/or Architect:	James Charles Philip Dumaresq
Biographic Description:	Born in 1844 in Sydney Nova Scotia, JC Dumaresq was educated in Sydney and later Wolfville. Prior to establishing his career in Halifax, JC was a carpenter in Sydney. It was common for architects of the time to ascend to the level of professional from craftsman. JC's 1870s architectural business marked the beginning of an architectural legacy that has contributed to the built environment of the provinces of Nova Scotia and New Brunswick. Personally responsible for a multitude of institutional, ecclesiastical, commercial and residential projects he passed on his talents to his children and subsequent generations resulting in 145 years of continuous architectural influence on the maritime provinces.
Significance:	Nationally significant for his contribution to the fabric of a number of communities and cities in Nova Scotia and New Brunswick.

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Black Rose Co-operative Limited	1978	2014	Company	Book 3201, page 732
Fram Realty Limited	1974	1978	Company	Book 2786, page 394
Brenda M & Malcolm P Shannon	1971	1974	Physician	Book 2459, page 444
P Mellish & Marjorie Mary E Lane	1950	1971	Engineer	Book 1100, page 645
Clarence L Gosse	1946	1950	Physician, Surgeon, Lieutenant Governor of Nova Scotia (1973-1978)	Book 886, page 1177
Austin E Brownell	1945	1946	District Supervisor War Time Housing Limited	Book 883, page 257
Evelyn M and Commander CRH Taylor R.C.N.	1945	1945	Commander in the Royal Canadian Navy	Book 874, page 1213
James C Jones	1913	1945	Merchant	Book 430, page 16
Estate of George Wright	1913	1913	--	Will Book 428 Page 270
George Wright	1896	1913	Publisher	Book 317, page 111
Estate of Philip Letson	1896	1896	--	Will Book 257 Page 216
Philip Letson	1836	1896	Tanner	Book 63, page 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00093781	Researcher:	Connor Architects and Planners
Civic Address:	1289 South Park Street	Date:	23 January 2015
Building Name:	--		
Construction Date:	1896		

Architectural Comments:

This building is a Queen Anne Revival dwelling from the Victorian Era. It is a three storey, two bay wide side hall plan house with an asymmetrical façade and flat roof. The painted wood shingles on the front elevation on the first and second floors are characteristically scalloped. Wood framed, this dwelling rests on a painted concrete and masonry foundation and boasts a shallow two storey three sided bay of windows adjacent the entryway. The bay terminates under a small raked eave that underscores a third floor modern addition. The wide frieze above the first floor bay windows is decorated with swag and rosette mouldings and these ornamental mouldings continue in the same line above the entry portico. The moulding that surrounds the second floor bay windows is plain. The windows on the first floor are wood units with ornamental stain glass in the upper sashes. The lower sashes of the center windows are fixed while the lower sashes of the side windows are single hung.

A smaller three sided bay with flat roof rests on top of the entry portico. The scalloped shingles have been carried under the windows which are wood frame, single hung units. The two flanking lights have one over one sashes while the middle window has two over two sashes. The portico below is supported on the leading edge by classical orders. The raised entrance porch with low ornamental wood railing leads to the main entry door which is panelized wood with half glazing and surrounded by wide mouldings and capped by a fixed transom. An asymmetrically placed window adjacent the entry door is a single hung wood unit surrounded by simple wood moulding. There is a one storey bump out on the south elevation with a bellcast wall/roof transition that is wood shingled.

The third storey addition is wood shingled and flat roofed with a moderate eave. The two windows on the front elevation of the addition are asymmetrically located and mirror images of one another. The units are wood framed with a large fixed side light that is separated from the operating window by a vertical mullion. The operating window is single hung with one over one sashes.

Historical Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmidville, this dwelling is located in the same district on the East Side of South Park Street. The land was once owned by Philip Letson and was sold by auction in 1896. George Wright purchased the Letson land with the exception of one house lot on Morris Street. Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Wright's re-development of the former Letson property as a mixed income integrated housing development began with the removal of a large Tannery and outbuildings. Letson's residence at the corner of South Park and Morris Streets was relocated to the corner of Edward and Morris Streets in 1896 to make way for six new wood dwellings. A building permit application from the same year requests "to erect 6 wooden buildings com(mencing) Park & Morris St., five on former & one on latter." The application lists George Wright as the owner and Curry Brothers and Bent as the applicant. These dwellings are known to have been designed by Halifax Architect James Charles Philip Dumaresq.

The executors of Wright's estate sold one of the six Dumaresq houses located at 1289 South Park Street to Captain William George Squares de Carteret in 1913. De Carteret was employed by the Cable Service and Captain of the ship CS Minia and played a significant role in the development of cross Atlantic communications. Both Captain and ship were heavily involved in the search and retrieval of dead bodies from the wreckage of the RMS Titanic. Indeed, the Minia was one of two cable ships contracted at the outset of the retrieval mission.

Contextual Building Comments:

The scale, form, setbacks and design are highly compatible with adjacent buildings as they were designed the same architect and constructed by the same contractor at the same time. The materials are largely traditional. A historical photograph reproduced in a book published by the Nova Scotia Museum shows this home to have been very similar if not identical to the residence built at 1279 South Park Street. Historically a two and a half storey residence, the original tower and roof complete with large dormer were removed and replaced with a full 3rd floor addition with flat roof and contemporary styling. The three sided bay supported by the entry portico is also a later addition and not a part of the original Dumaresq design. Despite these and other significant alterations to the rear of the building, this home retains enough character defining elements to contribute to the heritage character of the neighbourhood.

Contextual District Comments:

South Park Street was not developed as a formal street until the mid - 18th Century. Historic mapping of the Halifax peninsula indicate that the Fresh Water River acted as border between the Town of Halifax and undeveloped wilderness. This river traversed across the peninsula, through what is now known as the Public Gardens and Victoria Park. These lands are a small portion of land that was held in common and remain as public park land today. Known as simply Park Street in its first incarnation this road ran North - South from South Street to Citadel Hill where it intersected with the Main Road to Windsor. The section of the Main Road to Windsor that skirted the rear of the Citadel was renamed sometime between 1830 and 1866 to Park Street and was extended to North Street as the North suburbs developed in response to the increasing population. In Hopkins City Atlas from 1878. The names are shown as North intersection all the way to Point Pleasant Park at the Southernmost tip of the Halifax peninsula.

Present Owner(s):	Donald Cummings	Original Owner(s):	George Wright
Address:	1684 Walnut Street, Halifax, NS	Occupation	Publisher
Present Use:	Multi Unit Residence	Historic Use:	Residence

Construction Date:	1896
Factual/ estimate?	Factual – Building Permit
Source(s):	<p>"Dumaresq, James Charles Philip". <i>Biographical Dictionary of Architects in Canada 1800-1950</i>. http://dictionaryofarchitectsincanada.org/architects/view/1649</p> <p>"Metropolitan Halifax." <i>Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>"Plan of the Town of Halifax including the North and South Suburbs." <i>Archives of Nova Scotia Library</i>. V6 240-1830.</p> <p>"The Cablesip Minia Arrived Early This Morning With Fifteen Bodies From Scene of Titanic Wreck." <i>The Chronicle Herald</i>. May 6, 1912. http://thechronicleherald.ca/sites/default/files/archive_article_source_media/Titanic.230%20-%201912May6p1.pdf</p> <p>Carnell, Monique Marie. "The Life and Works of Maritime Architect J.C Dumaresq (1840-1906)." Thesis, University of New Brunswick, 1993.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1895.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1895 revised 1911.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Robertson, Barbara R. <i>Gingerbread & House Finish of Every Description</i>. Halifax: Nova Scotia Museum, 1990.</p> <p>SP Dumaresq Architects Ltd. <i>Dumaresq Legacy</i>. http://www.spda.ca/dumaresq-legacy</p> <p>Young, Carolyn A. "Dumaresq, James Charles Philip." <i>Dictionary of Canadian Biography</i>.http://www.biographi.ca/en/bio/dumaresq_james_charles_philip_13E.html</p>

Builder and/or Architect:	James Charles Philip Dumaresq
Biographic Description:	Born in 1844 in Sydney Nova Scotia, JC Dumaresq was educated in Sydney and later Wolfville. Prior to establishing his career in Halifax, JC was a carpenter in Sydney. It was common for architects of the time to ascend to the level of professional from craftsman. JC's 1870s architectural business marked the beginning of an architectural legacy that has contributed to the built environment of the provinces of Nova Scotia and New Brunswick. Personally responsible for a multitude of institutional, ecclesiastical, commercial and residential projects he passed on his talents to his children and subsequent generations resulting in 145 years of continuous architectural influence on the maritime provinces.
Significance:	Nationally significant for his contribution to the fabric of a number of communities and cities in Nova Scotia and New Brunswick.

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
Donald Cummings (Nephew)	1968	2014	Attorney	Book 2256 Page 355
Nieces and Nephew of Margaret W Cummings	1964	1968	--	Will Book 2016 Page 661
Catherine F and Margaret W Cummings	1955	1964	Spinsters	Book 1369 Page 69
Mary B, Catherine F and Margaret W Cummings	1954	1955	Spinsters	Book 1285 Page 795
Betty M Abraham	1945	1954	Single Woman	Book 880 Page 556
George William Squares deCarteret	1913	1945	Ship Captain of CS Minia, Retired Commander of the Cable Submarine Service	Book 425 Page 635
Estate of George Wright	1913	1913	--	Will Book 428 Page 270
George Wright	1896	1913	Publisher	Book 317, page 111
Estate of Philip Letson	1896	1896	--	Will Book 257 Page 216
Philip Letson	1836	1896	Tanner	Book 63, page 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40284127	Date:	31 October 2014
Civic Address:	1245 Wright Avenue	Researcher:	Connor Architects and Planners
Building Name:			
Construction Date:	Circa 1897		

Architectural Comments:

Reminiscent of an English Cottage with its front stoop, truncated roof, and low embellishment this building is one of five similar two storey double wood dwellings built on Wright Avenue in 1897. The roof is a cross gable with double gabled bays facing the street and a hipped gables facing East and West. The east side elevation is fully exposed being the end unit of a group of five similar double dwelling houses comprising the major portion of the streetscape on the South side of Wright Avenue. The building has two brick chimneys on the East and West ends of the building. Each half of the building is a mirror image side hall plan with an enclosed entry vestibule with shed roof and cornice return. The cladding is wood clapboard with simple wood trim and moulding around openings and at the corners. The wooden stoop separates the entry of this dwelling from its neighbour. This house may have an original front door. The front windows are a recent addition as are the aluminium storm windows on the west side elevation. The windows behind the storms may be original windows.

There are covenants attached to the 1981 deed for the sale of this half of the double house from Marcan Investment Corporation Ltd to Brenda Oland which contain a specific colour scheme for the exterior of this half of the dwelling. The covenant prescribes colours for ten items ranging from foundation, to walls, trim, gutters, doors, deck, railing and shutters. The present colours appear to match almost all those listed in the covenant.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The building was constructed circa 1897 and appears in the HRM Assessment Record at that time.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials. Form and style are akin with the other historic houses on Wright Avenue and within the neighbouring Schmitville. The late Victorian Plain style succeeds the Scottish influenced Georgian and neoclassical prevalent in this neighbourhood. While this style is distinctly different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century. This residence is one of five double houses constructed at the same time in 1897 as part of a planned development complete. There are covenants in the 1981 deeds wherein Marcan Investment Corporation sells each half of the five double houses to individual owners. The covenants stipulate number and type of structures on a property, square footage, land use, signage, and colours among other things with the apparent intention of retaining neighbourhood character over time and multiple ownerships.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Davida MacKay	Original Owner(s):	George Wright
Address:	1245 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1897
Factual/ estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-req/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p>

	<p>Halifax Regional Municipality Archives, <i>Halifax Assessment Records, Ward 1 - 1862, 1830, 1836, 1892-1899, 1890</i>. Halifax, NS, 102-19A</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Davida MacKay	1986	2014		Bk 4157, pg 269
Malcolm B. MacKay & Davida MacKay	1985	1986	Architect	Bk 4079, pg 415
Dr. Ronald D. Janes & Dr. B. Lynn Janes				Bk 3881, pg 45 Bk 3862, pg 147
Brenda Marjorie Oland	1981	1984		Bk 3525, pg 423
Marcan Investment Corporation Limited	1981	1981	Business	Bk 3511, pg 927
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40285959	Date:	
Civic Address:	1247 Wright Avenue	Researcher:	Connor Architects and Planners
Building Name:			
Construction Date:	Circa 1897		

Architectural Comments:

Reminiscent of an English Cottage with its front stoop, truncated roof, and low embellishment this building is one of five similar two storey double wood dwellings built on Wright Avenue in 1897. The roof is a cross gable with double gabled bays facing the street and a hipped gables facing East and West. The east side elevation is fully exposed being the end unit of a group of five similar double dwelling houses comprising the major portion of the streetscape on the South side of Wright Avenue. The building has two brick chimneys on the East and West ends of the building. Each half of the building is a mirror image side hall plan with an enclosed entry vestibule with shed roof and cornice return. The cladding is wood clapboard with simple wood trim and moulding around openings and at the corners. The wooden stoop separates the entry of this dwelling from its neighbour. Vinyl windows are more recent modifications is a recent addition. This house may have an original front door.

There are covenants attached to the 1981 deed for the sale of this half of the double house from Marcan Investment Corporation Ltd to Frederick Spencer which contain a specific colour scheme for the exterior of this half of the dwelling. The covenant prescribes colours for ten items ranging from foundation, to walls, trim, gutters, doors, deck, railing and shutters. The present colours appear to match those listed in the covenant.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The building was constructed circa 1897 and appears in the HRM Assessment Record at that time.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials. Form and style are akin with the other historic houses on Wright Avenue and within the neighbouring Schmitville. The late Victorian Plain style succeeds the Scottish influenced Georgian and neoclassical prevalent in this neighbourhood. While this style is distinctly different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century. This residence is one of five double houses constructed at the same time in 1897 as part of a planned development complete. There are covenants in the 1981 deeds wherein Marcan Investment Corporation sells each half of the five double houses to individual owners. The covenants stipulate number and type of structures on a property, square footage, land use, signage, and colours among other things with the apparent intention of retaining neighbourhood character over time and multiple ownerships.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmitville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Mark Alan Nickerson & Stephanie Anne Nickerson	Original Owner(s):	George Wright
Address:	1247 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1897
Factual/ estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>Halifax Assessment Records, Ward 1 - 1862, 1830, 1836, 1892-1899, 1890</i>. Halifax, NS, 102-19A</p>

	Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i> . https://www.novascotiagenealogy.com Penney, Allan. <i>Houses of Nova Scotia</i> . Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.
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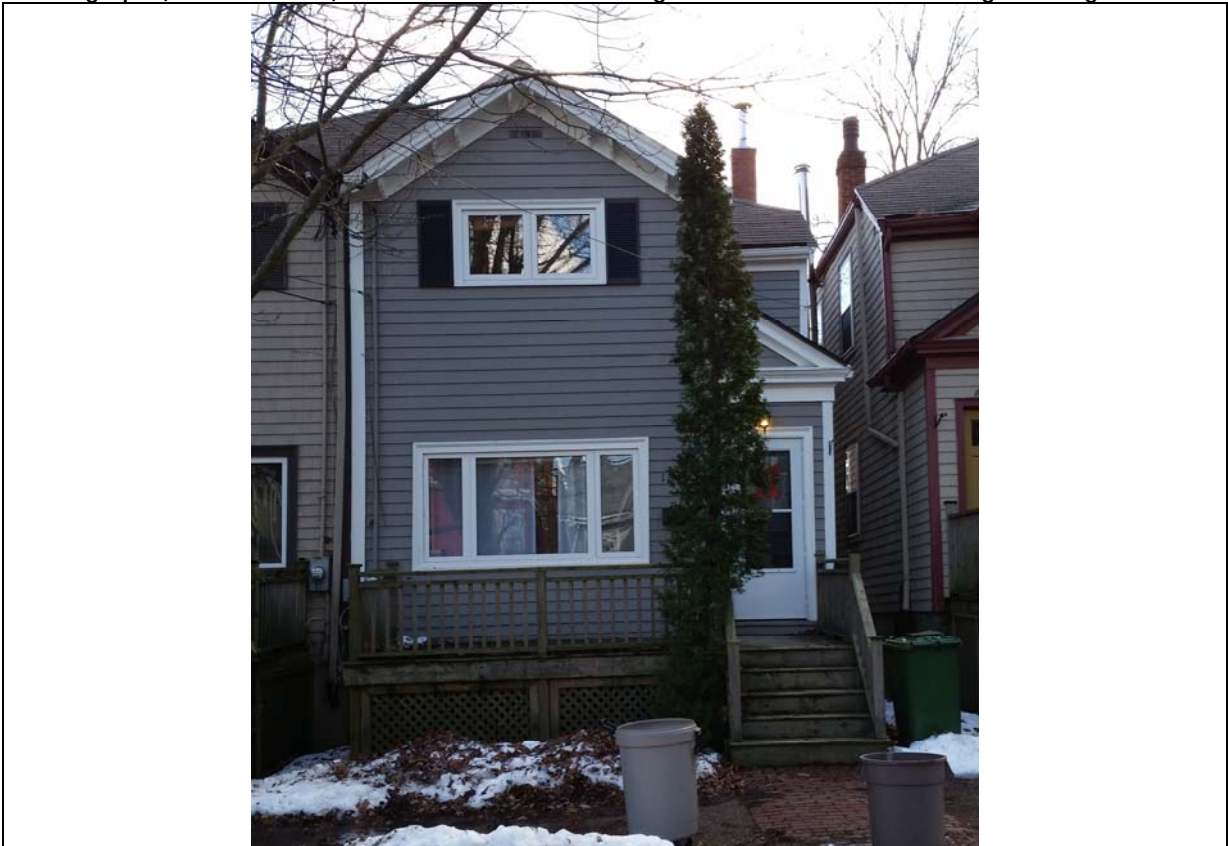
Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Mark A Nickerson & Stephanie A Nickerson	2002	2014		Bk 7092 , pg 484
John Andrew Stanton & Mary Eileen Clarke	1996	2002		Bk 5973, pg 259
Carolyn E Hassard, Frank A Hassard & Mary K Hassard	1993	1996		Bk 5361, pg 690
Carolyn E Hassard & Frank A Hassard	1990	1993		Bk 4977, pg 192
Victoria B. E. Riley	1987	1990		Bk 4460, pg 1093
Homequity Canada Limited	1987	1987		Bk 4415, pg 558
James D & Heather D Bartholomew	1986	1987		Bk 4211, pg 273
David J Hirsch & Geralynn C Hirsch	1984	1986		Bk 3833, pg 540
Barbara Spencer	1983	1984		Bk 3743, pg 804
Fredrick Simon Spencer	1981	1983		Bk 3526, pg 1123
Marcan Investment Corporation Limited	1981	1981	Business	Bk 3511, pg 927
Herbert S. Lamb	1946	1981	Real Estate Agent/ Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40284325	Date:	31 October 2014
Civic Address:	1249 Wright Avenue	Researcher:	Connor Architects and Planners
Building Name:			
Construction Date:	Circa 1897		

Architectural Comments:

Reminiscent of an English Cottage with its front stoop, truncated roof, and low embellishment this building is one of five similar two storey double wood dwellings built on Wright Avenue in 1897. The roof is a cross gable with double gabled bays facing the street and a hipped gables facing East and West. The east side elevation is fully exposed being the end unit of a group of five similar double dwelling houses comprising the major portion of the streetscape on the South side of Wright Avenue. The building has two brick chimneys on the East and West ends of the building. Each half of the building is a mirror image side hall plan with an enclosed entry vestibule with shed roof and cornice return. The cladding is wood clapboard with simple wood trim and moulding around openings and at the corners. The wooden stoop separates the entry of this dwelling from its neighbour. An aluminum storm door and vinyl windows are more recent modifications.

There are covenants attached to the 1981 deed for the sale of this half of the double house from Marcan Investment Corporation Ltd to Diane Ferguson which contain a specific colour scheme for the exterior of this half of the dwelling. The covenant prescribes colours for ten items ranging from foundation, to walls, trim, gutters, doors, deck, railing and shutters. The present colours do not match those listed in the covenant.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The building was constructed circa 1897 and appears in the HRM Assessment Record at that time.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials. Form and style are akin with the other historic houses on Wright Avenue and within the neighbouring Schmitville. The late Victorian Plain style succeeds the Scottish influenced Georgian and neoclassical prevalent in this neighbourhood. While this style is distinctly different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century. This residence is one of five double houses constructed at the same time in 1897 as part of a planned development complete. There are covenants in the 1981 deeds wherein Marcan Investment Corporation sells each half of the five double houses to individual owners. The covenants stipulate number and type of structures on a property, square footage, land use, signage, and colours among other things with the apparent intention of retaining neighbourhood character over time and multiple ownerships.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Glen Strang	Original Owner(s):	George Wright
Address:	1249 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1897
Factual/ estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>Halifax Assessment Records, Ward 1 - 1862</i>,</p>

	<p>1830, 1836, 1892-1899, 1890. Halifax, NS, 102-19A</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths.</i> https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia.</i> Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Glen Strang	2003	2014		Bk 7404, pg 190
James Thomas Strang	1999	2003		Bk 6406, pg 931
Charles F. & Ruby J. Parlee	1993	1999		Bk 6256, pg 1228
Charles F. & Ruby J Parlee and Kathryn A. Parlee	1985	1993		Bk 5437, pg 646
Madeline Comeau	1984	1985		Bk 4022, pg 1103
Catherine Jean Harrison & Jean Fraser Harrison	1981	1984		Book 3826, pg 776
Diane E. Ferguson	1981	1981		Bk 3521, pg 11
Marcan Investment Corporation Limited	1981	1981	Business	Bk 3511, pg 927
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40285967	Date:	31 October 2014
Civic Address:	1253 Wright Avenue	Researcher:	Connor Architects and Planners
Building Name:			
Construction Date:	Circa 1897		

Architectural Comments:

Reminiscent of an English Cottage with its front stoop, truncated roof, and low embellishment this building is one of five similar two storey double wood dwellings built on Wright Avenue in 1897. The roof is a cross gable with double gabled bays facing the street and a hipped gables facing East and West. The east side elevation is fully exposed being the end unit of a group of five similar double dwelling houses comprising the major portion of the streetscape on the South side of Wright Avenue. The building has two brick chimneys on the East and West ends of the building. Each half of the building is a mirror image side hall plan with an enclosed entry vestibule with shed roof and cornice return. The cladding is wood clapboard with simple wood trim and moulding around openings and at the corners. The wooden stoop separates the entry of this dwelling from its neighbour. An aluminum storm door and vinyl windows are more recent modifications.

There are covenants attached to the 1981 deed for the sale of this half of the double house from Marcan Investment Corporation Ltd to John Jay which contain a specific colour scheme for the exterior of this half of the dwelling. The covenant prescribes colours for ten items ranging from foundation, to walls, trim, gutters, doors, deck, railing and shutters. The present colours do not match those listed in the covenant.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The building was constructed circa 1897 and appears in the HRM Assessment Record at that time.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials. Form and style are akin with the other historic houses on Wright Avenue and within the neighbouring Schmitville. The late Victorian Plain style succeeds the Scottish influenced Georgian and neoclassical prevalent in this neighbourhood. While this style is distinctly different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century. This residence is one of five double houses constructed at the same time in 1897 as part of a planned development complete. There are covenants in the 1981 deeds wherein Marcan Investment Corporation sells each half of the five double houses to individual owners. The covenants stipulate number and type of structures on a property, square footage, land use, signage, and colours among other things with the apparent intention of retaining neighbourhood character over time and multiple ownerships.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Jon David Eppell	Original Owner(s):	George Wright
Address:	1253 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1897
Factual/ estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>Halifax Assessment Records, Ward 1 -</i></p>

	<p>1862, 1830, 1836, 1892-1899, 1890. Halifax, NS, 102-19A</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths.</i> https://www.novascotiagenealogy.com Penney, Allan. <i>Houses of Nova Scotia.</i> Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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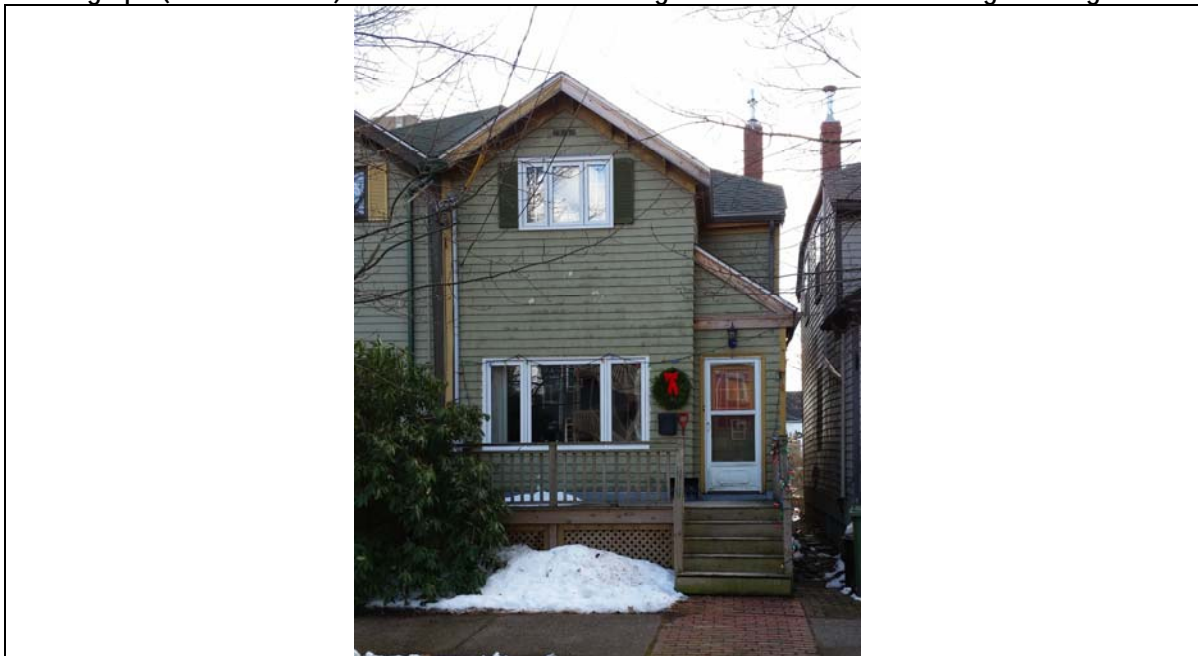
Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jon David Epell	1997	2014		Bk 6077, pg 1249
Katherine Fierlbeck	1993	1997		Bk 5472, pg 1235
John R. & Barbara B. Taylor	1985	1993		Bk 4030, pg 32
Asset Management Limited	1985	1985		Bk 4000, pg 527
John Jay	1981	1985		Bk 3524, pg 985
Marcan Investment Corporation Limited	1981	1981	Business	Bk 3511, pg 927
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	402804147	Date:	31 October 2014
Civic Address:	1255 Wright Avenue	Researcher:	Connor Architects and Planners
Building Name:			
Construction Date:	Circa 1897		

Architectural Comments:

Reminiscent of an English Cottage with its front stoop, truncated roof, and low embellishment this building is one of five similar two storey double wood dwellings built on Wright Avenue in 1897. The roof is a cross gable with double gabled bays facing the street and a hipped gables facing East and West. The east side elevation is fully exposed being the end unit of a group of five similar double dwelling houses comprising the major portion of the streetscape on the South side of Wright Avenue. The building has two brick chimneys on the East and West ends of the building. Each half of the building is a mirror image side hall plan with an enclosed entry vestibule with shed roof and cornice return. The cladding is wood clapboard with simple wood trim and moulding around openings and at the corners. The wooden stoop separates the entry of this dwelling from its neighbour. An aluminum storm door and vinyl windows are more recent modifications.

There are covenants attached to the 1981 deed for the sale of this half of the double house from Marcan Investment Corporation Ltd to Rodney MacFarlane and Gregory Smith which contain a specific colour scheme for the exterior of this half of the dwelling. The covenant prescribes colours for ten items ranging from foundation, to walls, trim, gutters, doors, deck, railing and shutters. The present colours are similar but do not match those listed in the covenant.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The building was constructed circa 1897 and appears in the HRM Assessment Record at that time.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials. Form and style are akin with the other historic houses on Wright Avenue and within the neighbouring Schmitville. The late Victorian Plain style succeeds the Scottish influenced Georgian and neoclassical prevalent in this neighbourhood. While this style is distinctly different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century. This residence is one of five double houses constructed at the same time in 1897 as part of a planned development complete. There are covenants in the 1981 deeds wherein Marcan Investment Corporation sells each half of the five double houses to individual owners. The covenants stipulate number and type of structures on a property, square footage, land use, signage, and colours among other things with the apparent intention of retaining neighbourhood character over time and multiple ownerships.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Jeffrey A. Hutchings	Original Owner(s):	George Wright
Address:	1255 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1897
Factual/ estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>Halifax Assessment Records, Ward 1 - 1862, 1830, 1836, 1892-1899, 1890</i>. Halifax, NS, 102-19A</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>.</p>

	https://www.novascotiagenealogy.com Penney, Allan. <i>Houses of Nova Scotia</i> . Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.
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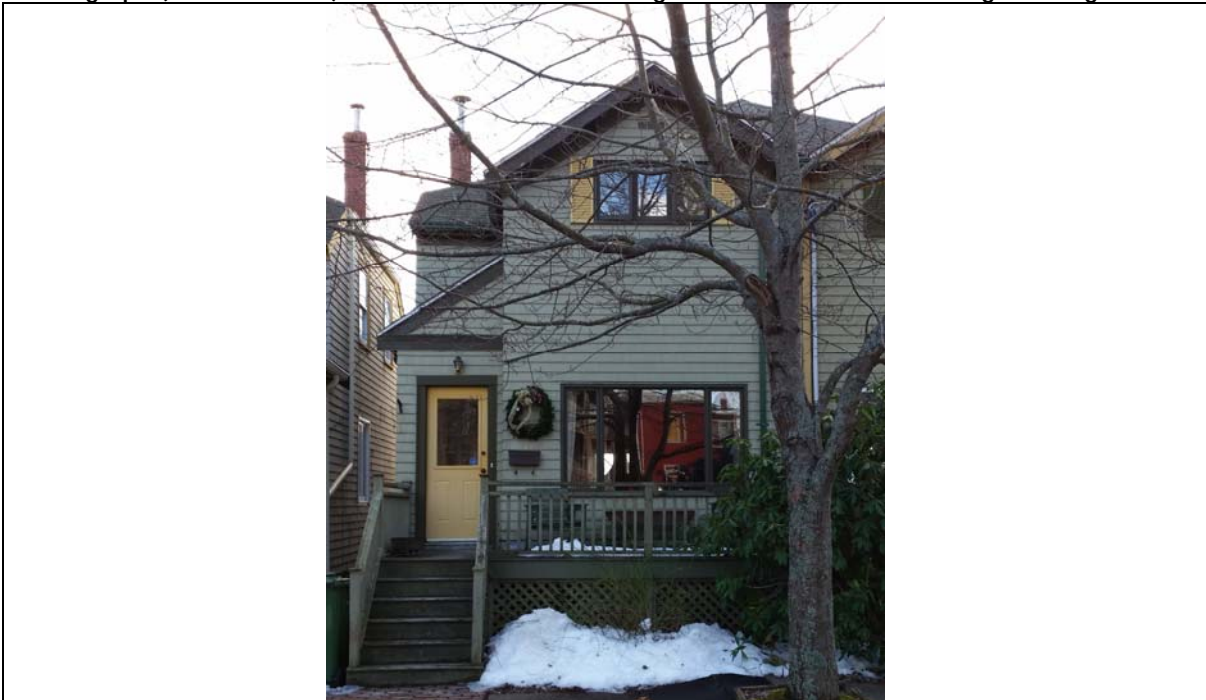
Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jeffrey A. Hutchings	2009	2014		Deed
A. James Fanning	1996	1996		Bk 5887, pg 261
A. James Fanning & Kelly Leanne Stone	1985	1996		Bk 5764, pg 967 Bk 5887, pg 257
Patrick J. Wright & Charlotte A. LeBlanc	1984	1985		Bk 4000, pg 985
Rodney C. MacFarlane	1981	1984		Bk 3870, pg 346
Rodney C. MacFarlane & Gregory R. Smith	1981	1981		Bk 3542, pg 1090
Marcan Investment Corporation Limited	1981	1981	Business	Bk 3511, pg 927
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40285975	Date:	31 October 2014
Civic Address:	1257 Wright Avenue	Researcher:	Connor Architects and Planners
Building Name:			
Construction Date:	Circa 1897		

Architectural Comments:

Reminiscent of an English Cottage with its front stoop, truncated roof, and low embellishment this building is one of five similar two storey double wood dwellings built on Wright Avenue in 1897. The roof is a cross gable with double gabled bays facing the street and a hipped gables facing East and West. The east side elevation is fully exposed being the end unit of a group of five similar double dwelling houses comprising the major portion of the streetscape on the South side of Wright Avenue. The building has two brick chimneys on the East and West ends of the building. Each half of the building is a mirror image side hall plan with an enclosed entry vestibule with shed roof and cornice return. The cladding is wood clapboard with simple wood trim and moulding around openings and at the corners. The wooden stoop separates the entry of this dwelling from its neighbour. An insulated and glazed steel door and vinyl windows are more recent modifications.

There are covenants attached to the 1981 deed for the sale of this half of the double house from Marcan Investment Corporation Ltd to Mary MacDonald which contain a specific colour scheme for the exterior of this half of the dwelling. The covenant prescribes colours for ten items ranging from foundation, to walls, trim, gutters, doors, deck, railing and shutters. The present colours are similar but do not match those listed in the covenant.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The building was constructed circa 1897 and appears in the HRM Assessment Record at that time.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials. Form and style are akin with the other historic houses on Wright Avenue and within the neighbouring Schmitville. The late Victorian Plain style succeeds the Scottish influenced Georgian and neoclassical prevalent in this neighbourhood. While this style is distinctly different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century. This residence is one of five double houses constructed at the same time in 1897 as part of a planned development complete. There are covenants in the 1981 deeds wherein Marcan Investment Corporation sells each half of the five double houses to individual owners. The covenants stipulate number and type of structures on a property, square footage, land use, signage, and colours among other things with the apparent intention of retaining neighbourhood character over time and multiple ownerships.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Mary Lynn MacDonald	Original Owner(s):	George Wright
Address:	1257 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1897
Factual/ estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>Halifax Assessment Records, Ward 1 -</i></p>

	<p>1862, 1830, 1836, 1892-1899, 1890. Halifax, NS, 102-19A</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths.</i> https://www.novascotiagenealogy.com Penney, Allan. <i>Houses of Nova Scotia.</i> Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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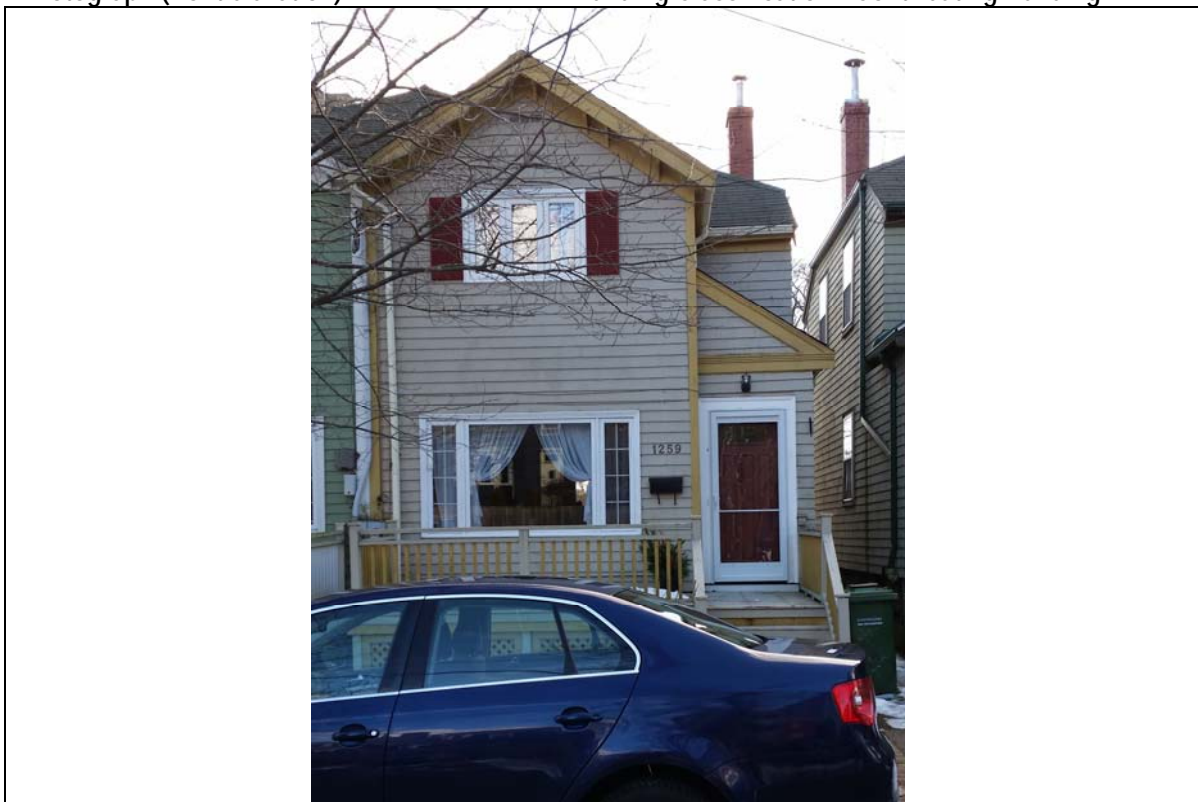
Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Mary Lynn MacDonald	1982	2014		Bk 3546, pg 621
Marcan Investment Corporation Limited	1981	1982	Business	Bk 3511, pg 927
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40285983	Date:	31 October 2014
Civic Address:	1259 Wright Avenue	Researcher:	Connor Architects and Planners
Building Name:			
Construction Date:	Circa 1897		

Architectural Comments:

Reminiscent of an English Cottage with its front stoop, truncated roof, and low embellishment this building is one of five similar two storey double wood dwellings built on Wright Avenue in 1897. The roof is a cross gable with double gabled bays facing the street and a hipped gables facing East and West. The east side elevation is fully exposed being the end unit of a group of five similar double dwelling houses comprising the major portion of the streetscape on the South side of Wright Avenue. The building has two brick chimneys on the East and West ends of the building. Each half of the building is a mirror image side hall plan with an enclosed entry vestibule with shed roof and cornice return. The cladding is wood clapboard with simple wood trim and moulding around openings and at the corners. The wooden stoop separates the entry of this dwelling from its neighbor. An aluminum storm door and vinyl windows are more recent modifications.

There are covenants attached to the 1981 deed for the sale of this half of the double house from Marcan Investment Corporation Ltd to Geraldine Hicks which contain a specific colour scheme for the exterior of this half of the dwelling. The covenant prescribes colours for ten items ranging from foundation, to walls, trim, gutters, doors, deck, railing and shutters. The present colours appear to match those listed in covenant.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The building was constructed circa 1897 and appears in the HRM Assessment Record at that time.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials. Form and style are akin with the other historic houses on Wright Avenue and within the neighbouring Schmitville. The late Victorian Plain style succeeds the Scottish influenced Georgian and neoclassical prevalent in this neighbourhood. While this style is distinctly different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century. This residence is one of five double houses constructed at the same time in 1897 as part of a planned development complete. There are covenants in the 1981 deeds wherein Marcan Investment Corporation sells each half of the five double houses to individual owners. The covenants stipulate number and type of structures on a property, square footage, land use, signage, and colours among other things with the apparent intention of retaining neighbourhood character over time and multiple ownerships.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Marilyn Ruby Hicks	Original Owner(s):	George Wright
Address:	1259 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1897
Factual/ estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>Halifax Assessment Records, Ward 1 -</i></p>

	<p>1862, 1830, 1836, 1892-1899, 1890. Halifax, NS, 102-19A</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths.</i> https://www.novascotiagenealogy.com Penney, Allan. <i>Houses of Nova Scotia.</i> Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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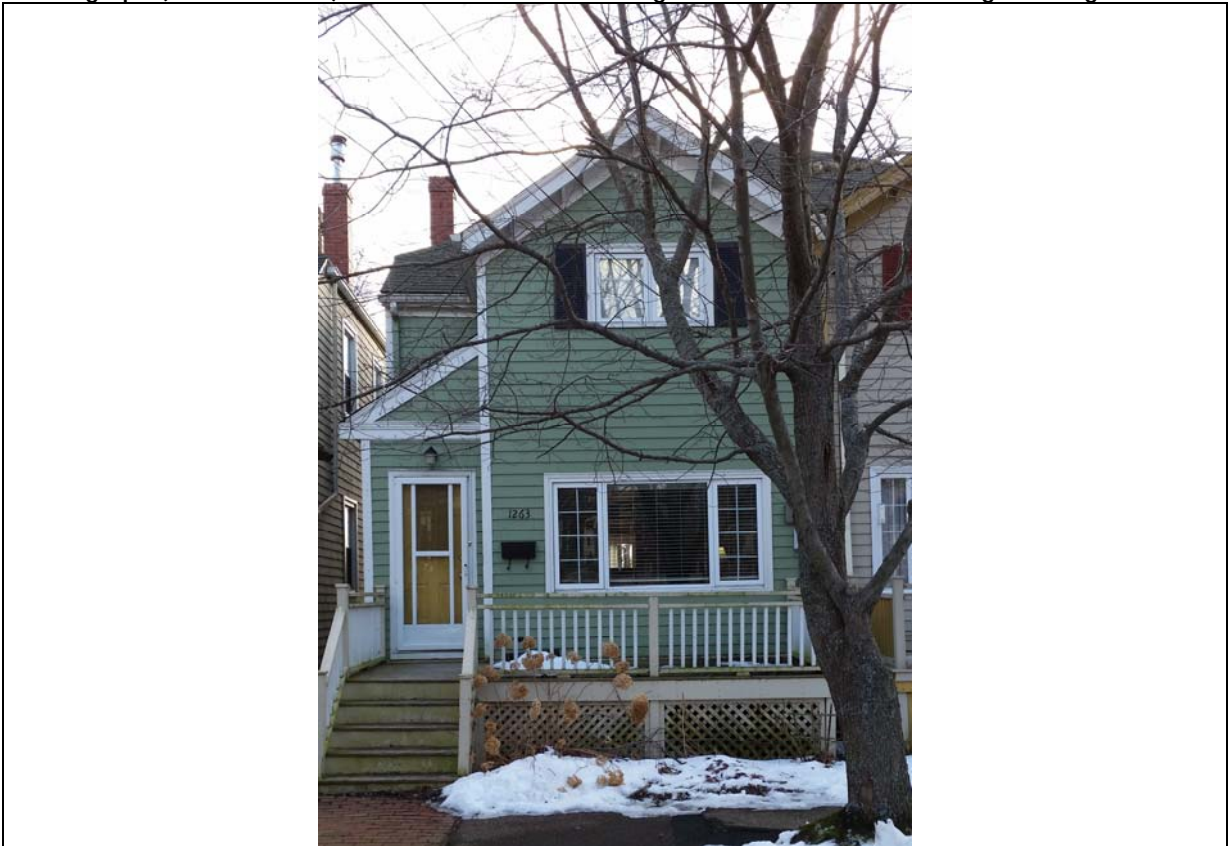
Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Marilyn Ruby Hicks	2001	2014		Bk 6705, pg 809
Geraldine Susan Hicks	1981	2001		Bk 3523, pg 646
Marcan Investment Corporation Limited	1981	1981	Business	Bk 3511, pg 927
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40283723	Date:	31 October 2014
Civic Address:	1263 Wright Avenue	Researcher:	Connor Architects and Planners
Building Name:			
Construction Date:	Circa 1897		

Architectural Comments:

Reminiscent of an English Cottage with its front stoop, truncated roof, and low embellishment this building is one of five similar two storey double wood dwellings built on Wright Avenue in 1897. The roof is a cross gable with double gabled bays facing the street and a hipped gables facing East and West. The east side elevation is fully exposed being the end unit of a group of five similar double dwelling houses comprising the major portion of the streetscape on the South side of Wright Avenue. The building has two brick chimneys on the East and West ends of the building. Each half of the building is a mirror image side hall plan with an enclosed entry vestibule with shed roof and cornice return. The cladding is wood clapboard with simple wood trim and moulding around openings and at the corners. The wooden stoop separates the entry of this dwelling from its neighbour. An insulated steel front door and vinyl windows are more recent modifications is a recent addition.

There are covenants attached to the 1981 deed for the sale of this half of the double house from Marcan Investment Corporation Ltd to Geraldine Hicks which contain a specific colour scheme for the exterior of this half of the dwelling. The covenant prescribes colours for ten items ranging from foundation, to walls, trim, gutters, doors, deck, railing and shutters. The present colours do not match those of the 1981 colour scheme.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The building was constructed circa 1897 and appears in the HRM Assessment Record at that time.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials. Form and style are akin with the other historic houses on Wright Avenue and within the neighbouring Schmitville. The late Victorian Plain style succeeds the Scottish influenced Georgian and neoclassical prevalent in this neighbourhood. While this style is distinctly different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century. This residence is one of five double houses constructed at the same time in 1897 as part of a planned development complete. There are covenants in the 1981 deeds wherein Marcan Investment Corporation sells each half of the five double houses to individual owners. The covenants stipulate number and type of structures on a property, square footage, land use, signage, and colours among other things with the apparent intention of retaining neighbourhood character over time and multiple ownerships.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmitville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Jeffrey Steven Hunt	Original Owner(s):	George Wright
Address:	1263 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1897
Factual/ estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Government of Nova Scotia. <i>Property Online</i>.</p>

	<p>http://www.novascotia.ca/snsmr/access/land/property-online.asp Halifax Regional Municipality Archives, <i>Halifax Assessment Records, Ward 1 - 1862, 1830, 1836, 1892-1899, 1890</i>. Halifax, NS, 102-19A</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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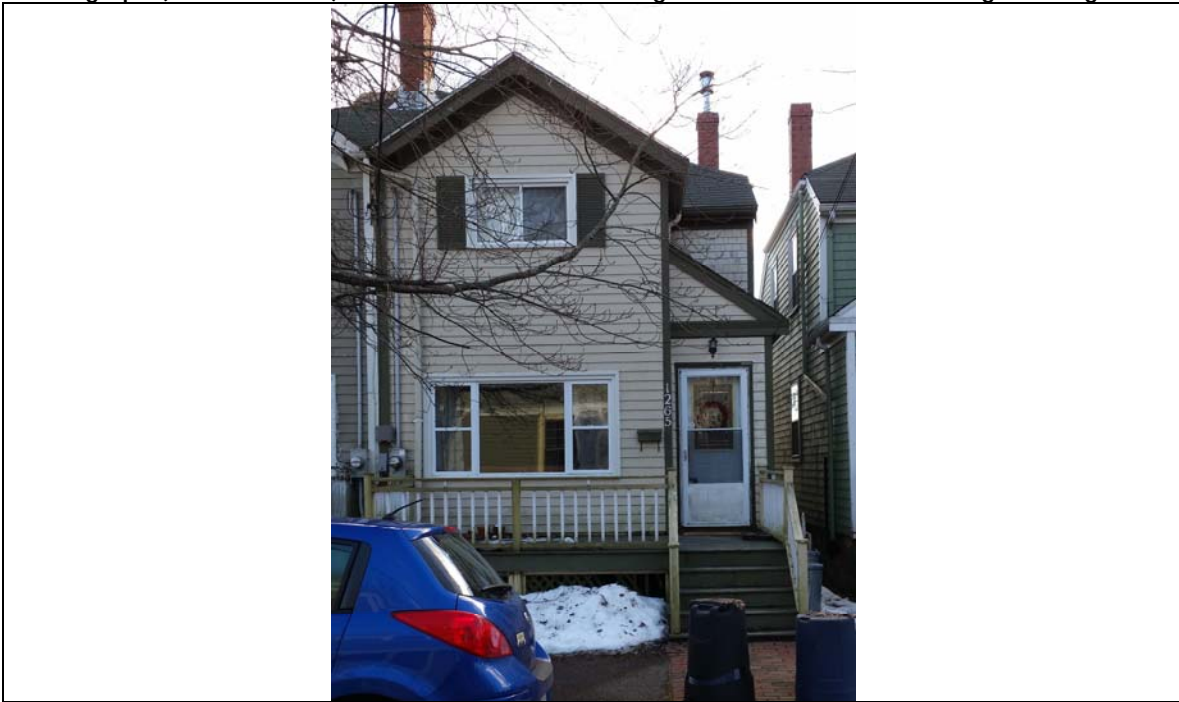
Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jeffrey Steven Hunt	2014	2014		Deed
Alexandra Anastacia England, Geoffrey John England & Alexandra Anastacia England	2008	2014		Deed
Kenneth Mercer & Susan Marie Mercer	1997	2008		Bk 6126, pg 130
Peter John McElroy	1990	1997		Bk 4923, pg 317
Robert Graham Bell & Patricia Anne Bell	1986	1990		Mortgage Bk 4239, pg 1176
Geraldine Susan Hicks	1981	1986		Bk 3523, pg 637
Marcan Investment Corporation Limited	1981	1981	Business	Bk 3511, pg 927
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40284341	Date:	31 October 2014
Civic Address:	1265 Wright Avenue	Researcher:	Connor Architects and Planners
Building Name:			
Construction Date:	Circa 1897		

Architectural Comments:

Reminiscent of an English Cottage with its front stoop, truncated roof, and low embellishment this building is one of five similar two storey double wood dwellings built on Wright Avenue in 1897. The roof is a cross gable with double gabled bays facing the street and a hipped gables facing East and West. The east side elevation is fully exposed being the end unit of a group of five similar double dwelling houses comprising the major portion of the streetscape on the South side of Wright Avenue. The building has three brick chimneys, one on each the West and East ends of the building and one centered nearer the front. Each half of the building is a mirror image side hall plan with an enclosed entry vestibule with shed roof and cornice return. The cladding is wood clapboard with simple wood trim and moulding around openings and at the corners. The wooden stoop separates the entry of this dwelling from its neighbour. An insulated steel front door and vinyl windows are more recent modifications is a recent addition.

There are covenants attached to the 1981 deed for the sale of this half of the double house from Marcan Investment Corporation Ltd to Bruce and Pauline Barber which contain a specific colour scheme for the exterior of this half of the dwelling. The covenant prescribes colours for ten items ranging from foundation, to walls, trim, gutters, doors, deck, railing and shutters. The present colours do not match those of the 1981 colour scheme.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The building was constructed circa 1897 and appears in the HRM Assessment Record at that time.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials. Form and style are akin with the other historic houses on Wright Avenue and within the neighbouring Schmitville. The late Victorian Plain style succeeds the Scottish influenced Georgian and neoclassical prevalent in this neighbourhood. While this style is distinctly different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century. This residence is one of five double houses constructed at the same time in 1897 as part of a planned development complete. There are covenants in the 1981 deeds wherein Marcan Investment Corporation sells each half of the five double houses to individual owners. The covenants stipulate number and type of structures on a property, square footage, land use, signage, and colours among other things with the apparent intention of retaining neighbourhood character over time and multiple ownerships.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Joshua Yan Shun Wong & Deborah Zeon Wong	Original Owner(s):	George Wright
Address:	1265 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1897
Factual/ estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-req/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Government of Nova Scotia. <i>Property Online</i>.</p>

	<p>http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>Halifax Assessment Records, Ward 1 - 1862, 1830, 1836, 1892-1899, 1890</i>. Halifax, NS, 102-19A</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Joshua Yan Shun Wong & Deborah Zeon Wong	2013	2014		Deed
James Quinn Stuewe	2005	2013		Deed
Robert David Delaney (In Care Of) & Estate of Robert J. Delaney	2005	2005		Will Bk 8038, pg 617
Robert J. Delaney	1990	2005		Bk 5007, pg 977
Peter M. Milner & Susan Milner	1983	1990		Bk 3745, pg 642
Bruce A. Barber & Pauline T. Barber	1981	1983		Bk 3520, pg 1194
Marcan Investment Corporation Limited	1981	1981	Business	Bk 3511, pg 927
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539

William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40285991	Date:	31 October 2014
Civic Address:	1267 Wright Avenue	Researcher:	Connor Architects and Planners
Building Name:			
Construction Date:	Circa 1897		

Architectural Comments:

Reminiscent of an English Cottage with its front stoop, truncated roof, and low embellishment this building is one of five similar two storey double wood dwellings built on Wright Avenue in 1897. The roof is a cross gable with double gabled bays facing the street and a hipped gables facing East and West. The east side elevation is fully exposed being the end unit of a group of five similar double dwelling houses comprising the major portion of the streetscape on the South side of Wright Avenue. The building has three brick chimneys, one on each the West and East ends of the building and one centered nearer the front. Each half of the building is a mirror image side hall plan with an enclosed entry vestibule with shed roof and cornice return. The cladding is wood clapboard with simple wood trim and moulding around openings and at the corners. The wooden stoop separates the entry of this dwelling from its neighbour. An insulated steel front door and vinyl windows are more recent modifications.

There are covenants attached to the 1981 deed for the sale of this half of the double house from Marcan Investment Corporation Ltd to Joan Morrison which contain a specific colour scheme for the exterior of this half of the dwelling. The covenant prescribes colours for ten items ranging from foundation, to walls, trim, gutters, doors, deck, railing and shutters. The present colours do not match those listed in the covenant.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The building was constructed circa 1897 and appears in the HRM Assessment Record at that time.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials. Form and style are akin with the other historic houses on Wright Avenue and within the neighbouring Schmitville. The late Victorian Plain style succeeds the Scottish influenced Georgian and neoclassical prevalent in this neighbourhood. While this style is distinctly different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century. This residence is one of five double houses constructed at the same time in 1897 as part of a planned development complete. There are covenants in the 1981 deeds wherein Marcan Investment Corporation sells each half of the five double houses to individual owners. The covenants stipulate number and type of structures on a property, square footage, land use, signage, and colours among other things with the apparent intention of retaining neighbourhood character over time and multiple ownerships.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Satish Kumar Punna & Carrie Ann Punna	Original Owner(s):	George Wright
Address:	1267 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1897
Factual/ estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p>

	<p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>Halifax Assessment Records, Ward 1 - 1862, 1830, 1836, 1892-1899, 1890</i>. Halifax, NS, 102-19A</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Satish Kumar Punna & Carrie Ann Punna	2000	2014		Bk 6633, pg 348
Dr. Aftab Mufti	1986	2000		Bk 4222, pg 991
David Householder	1983	1986		Bk 3472, pg 298
Joan M. Morrison	1981	1983		Bk 3531, pg 527
Marcan Investment Corporation Limited	1981	1981	Business	Bk 3511, pg 927
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	402856007	Date:	Connor Architects and Planners
Civic Address:	1269 Wright Avenue	Researcher:	16 October 2014
Building Name:			
Construction Date:	Circa 1866		

Architectural Comments:

Built ca. 1866, this Georgian Cottage was originally a one and one- half mirrored cottage. As such, the front portion of the original house has been increased to two storeys with a steeply pitched roof and is clad with wood shingles with narrow corner boards and simple window moulding. A central chimney appears to be shared by the two cottages. A partial two storey addition was added later and dates from between 1899 and 1911.

There is a high level of architectural integrity with regard to retention of both original form and features for example wood shingles, corner boards, and window placements. More recent modifications include vinyl windows and insulated entry door complete with and aluminium storm door. The front wood stoop also appears to be more recent.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The double house located at 1271 and 1269 Wright Avenue was constructed sometime before the issuance of a historic map dated 1866. It is most likely that it was built to accommodate workers of a Tannery that was in operation on the lands before and after Letson's ownership. Fire Insurance Plans dating from 1889 show the double house as two stories..

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials. Form and style are akin with the historic Georgian neighbourhood of Schmidtville. The oldest building on Wright Avenue, the style of this mirror image cottage precedes other Victorian buildings on the street.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Paul A & Anita M Keeping	Original Owner(s):	
Address:	1267 Wright Avenue	Occupation	
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Pre 1866
Factual/ estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p>

	<p>Pacey, Elizabeth. <i>Georgian Halifax</i>. Hantsport: Lancelot Press Limited, 1987.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Paul Anthony Keeping and Anita Margaret Keeping	2011	2014		Estate Deed
Bruce Anderson Wright	2010	2011		Will
Jean Elizabeth Morpurgo	1995	2010		Bk 5739, pg 786
Dale Gorveatt	1995	1984		Bk 3857, pg 257
Audrey G. Mack	1984	1981		Bk 3525, pg 521
Marcan Investment Corporation Limited	1981	1981		Bk 3305, pg 927
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40283483	Date:	Connor Architects and Planners
Civic Address:	1271 Wright Avenue	Researcher:	16 October 2014
Building Name:			
Construction Date:	Pre - 1866		

Architectural Comments:

Built before 1866, this Georgian Cottage was originally a one and a half story mirror image cottage. As such, the front portion of the original house was increased to two stories with a steeply pitched roof and is clad in wood shingles with narrow corner boards and simple window moulding. A central chimney appears to be shared by the two cottages. Another partial two story addition was added later and dates from between 1899 and 1911.

There is a high level of architectural integrity with regard to retention of both original form and features for example wood shingles, corner boards, and window placements. More recent modifications include vinyl windows and insulated metal entry door complete with aluminum storm door. The front wood stoop also appears to be more recent

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The double house located at 1271 and 1269 Wright Avenue was constructed sometime before the issuance of a historic map dated 1866. It is most likely that it was built to accommodate workers of a Tannery that was in operation on the lands before and after Letson's ownership. Fire Insurance Plans dating from 1889 show the double house as two stories.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials. Form and style are akin with the historic Georgian neighbourhood of Schmidtville. The oldest building on Wright Avenue, the style of this mirror image cottage precedes other Victorian buildings on the street.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Deborah A Pierce	Original Owner(s):	George Wright
Address:	1271 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	pre 1866
Factual/ estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Pacey, Elizabeth. <i>Georgian Halifax</i>. Hantsport: Lancelot Press Limited, 1987.</p>

	<p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths.</i> https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia.</i> Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Debora Anne Pierce	2002	2014		Bk 6958, pg 390
Lowell Clinton Blood & Anne Lally Cornwalll	1992	2002		Bk 5195, pg 1233
Charles A. McKean	1990	1992		Bk 4968, pg 162
Charles A. McKean & Joan A. Mckean	1989	1990		Bk 4749 , pg 601
John Andrew Armour & Marie Anne Carolle Armour	1981	1989		Bk 3538 , pg 522
William L. Ryan	1891	1981	Lawyer	Bk 3525, pg 926
Marcan Investment Corporation Limited	1981	1981	Business	Bk 3305, pg 927
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40281750	Date:	28 October 2014
Civic Address:	1275 Wright Avenue	Researcher:	Connor Architects and Planners
Building Name:			
Construction Date:	1866 - 1878		

Architectural Comments:

Built before 1878, this Neoclassical townhouse dating from the Victorian Era is a full two storey semi-detached wood dwelling with a gable roof. It is a mirror image double house with the front doors next to each other which are protected by a covered open entry portico with an arched ceiling. The second storey fascia has returns on both ends.

There is a high level of architectural integrity with regard to retention of the original form, which may include the entry portico. More recent modifications include vinyl siding, new vinyl windows some with paired flanking lites, decorative shutters and an aluminum storm door at the front entrance.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The double house located at 1275 and 1273 Wright Avenue was constructed sometime after 1866 and prior to the 1878 publication of Hopkin's Halifax City Atlas. It is most likely that it was built to accommodate workers of a Tannery that was in operation on the lands before and after Letson's ownership. Fire Insurance Plans dating from 1889 show the double house as two and a half stories.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, setback and form. The design is compatible although less ornate than the neighbouring Victorian Plain townhouse designed by JC Dumaresq, this neoclassical double house is highly symmetrical with classical detailing at the central entry. The building has been re clad with non-traditional vinyl siding and is incongruous with the wood shingle and clapboard used on the remaining residences on Wright Avenue.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Richard E and Carol Robinson	Original Owner(s):	
Address:	1275 Wright Avenue	Occupation	
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Pre 1878
Factual/Estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-req/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Pacey, Elizabeth. <i>Georgian Halifax</i>. Hantsport: Lancelot Press Limited, 1987.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p>

	Penney, Allan. <i>Houses of Nova Scotia</i> . Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.
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Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Richard Herbert Robinson and Carol Robinson	1981	2014		Deed
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40286023	Date:	28 October 2014
Civic Address:	1275 Wright Avenue	Researcher:	Connor Architects and Planners
Building Name:			
Construction Date:	1866 - 1878		

Architectural Comments:

Built before 1878, this Neoclassical townhouse dating from the Victorian Era is a full two storey semi-detached wood dwelling with a gable roof. It is a mirror image double house with the front doors next to each other which are protected by a covered open entry portico with an arched ceiling. The second storey fascia has returns on both ends.

There is a high level of architectural integrity with regard to retention of the original form, which may include the entry portico. More recent modifications include vinyl siding, new vinyl windows some with paired flanking lites, decorative shutters and an aluminium storm door at the front entrance.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The double house located at 1275 and 1273 Wright Avenue was constructed sometime after 1866 and prior to the 1878 publication of Hopkin's Halifax City Atlas. It is most likely that it was built to accommodate workers of a Tannery that was in operation on the lands before and after Letson's ownership. Fire Insurance Plans dating from 1889 show the double house as two and a half stories.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, setback and form. The design is compatible although less ornate than the neighbouring Victorian Plain townhouse designed by JC Dumaresq, this neoclassical double house is highly symmetrical with classical detailing at the central entry. The building has been re clad with non-traditional vinyl siding and is incongruous with the wood shingle and clapboard used on the remaining residences on Wright Avenue.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	David E. Robinson	Original Owner(s):	
Address:	1275 Wright Avenue	Occupation	
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Pre 1878
Factual/Estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-req/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Pacey, Elizabeth. <i>Georgian Halifax</i>. Hantsport: Lancelot Press Limited, 1987.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p>

	Penney, Allan. <i>Houses of Nova Scotia</i> . Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.
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Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
David E. Robinson	1981	2014		Bk 3532, pg 1061
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40281735	Date:	Connor Architects and Planners
Civic Address:	1279 Wright Avenue	Researcher:	16 October 2014
Building Name:			
Construction Date:	Circa 1900		

Architectural Comments:

Built in 1900, this late Victorian Plain building is a two storey semi-detached wood dwelling with a steeply pitched roof, asymmetrical brick chimney and wood shingled cladding. It is a mirror image double house with side hall plan. Unique to Schmidtville in design, the front gable end of an intersecting roof forms a pediment and is visually supported by the three sided front bays. The first floor windows are hooded with a wood shingled bellcast form.

There is a high level of architectural integrity with regard to retention of both original form and features for example wood shingles, front window type and placement. More recent modifications include aluminum storm windows over the single hung wood sash windows and aluminum storm door at the main entrance.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The building was constructed as a semi-detached dwelling in 1900. A building permit application dated 01 December 1899 was signed by J.C. Dumaresq, Architect as the applicant. The name of the owner on the application is Geo. Wright

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, setback and materials. Form and design is compatible although unlike two adjacent buildings to the immediate south.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax.

Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Aline Myra Fineberg	Original Owner(s):	George Wright
Address:	1279 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1900
Factual/Estimate?	factual
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>Building Permits 1896-1906</i>. Halifax, NS, 102-391-5 to 23.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory</i>. Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p>

	<p>Pacey, Elizabeth. <i>Georgian Halifax</i>. Hantsport: Lancelot Press Limited, 1987.</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>SP Dumaresq Architects Ltd. <i>Dumaresq Legacy</i>. http://www.spda.ca/dumaresq-legacy</p> <p>Young, Carolyn A. "Dumaresq, James Charles Philip." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/dumaresq_james_charles_philip_13E.html</p>
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Builder and/or Architect:	James Charles Philip Dumaresq (JC Dumaresq)
Biographic Description:	Born in 1844 in Sydney Nova Scotia, JC was educated in Sydney and later Wolfville. Prior to establishing his career in Halifax, JC was a carpenter in Sydney. It was common for architects of the time to ascend to the level of professional from craftsman. JC's 1870s architectural business marked the beginning of an architectural legacy that has contributed to the built environment of the provinces of Nova Scotia and New Brunswick. Personally responsible for a multitude of institutional, ecclesiastical, commercial and residential projects he passed on his talents to his children and subsequent generations resulting in 145 years of continuous architectural influence on the maritime provinces.
Significance:	Nationally significant for his contribution to the fabric of a number of communities and cities in Nova Scotia and New Brunswick.

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Aline Myra Fineberg	1996	2014		Deed
William McManus	1981	1996		Deed
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00093872	Date:	Connor Architects and Planners
Civic Address:	1280 Wright Avenue	Researcher:	16 October 2014
Building Name:			
Construction Date:	Circa 1909		

Architectural Comments:

Built in 1909, this late Victorian Plain residence is a stand-alone two story wood dwelling with a steeply pitched roof, asymmetrical chimneys and wood shingled cladding. Unique to Schmidtville in design, the double articulated front nesting end gables present the gable end to the street as the front entry facade. The covered open porch has a roof canopy supported by a classical column.

The side hall plan with small square features a small square fixed window at the bottom of the interior stair and another window at the top of the stair. A second square feature window occurs at the far end of the South elevation on the first storey. A wood shingled bellcast form and cornice separates the second from the first story and provides hooded protection over the first story windows. Another bell cast form separates the first story from the stone foundation. A second storey oriel window mounted on brackets is symmetrically placed and aligned over ganged single hung nine over two windows on the main floor. These, in turn, are aligned over two basement windows.

There appears to be a high level of architectural integrity with regard to the retention of both original form and features for example wood shingles, most window types and placements.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The building is assumed to be constructed as a single family residence in 1909. The address for this building is recorded in a City Directory for the first time in 1909 with William M Hutchins listed as the resident. Historic mapping from before 1909 shows a vacant lot while maps from after 1909 show a matching the current building description in the same location.

Contextual Building Comments:

Compatible with adjacent and opposite buildings in terms of scale and materials. Street setbacks for this corner lot are zero lot line and atypical for the street. Form and design are historic and the late Victorian Plain style succeeds the Scottish influenced Georgian and Neoclassical styles prevalent in this neighbourhood. While the style is distinctly different from neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th Century.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax.

Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Jane Gordon	Original Owner(s):	George Wright
Address:	1280 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1909
Factual/Estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3109</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>Building Permits 1896-1906</i>. Halifax, NS, 102-391-5 to 23.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory</i>. Halifax: McAlpine's Publishing from 1901 to 1999. Public Archives of Nova Scotia Library.</p>

	<p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Pacey, Elizabeth. <i>Georgian Halifax</i>. Hantsport: Lancelot Press Limited, 1987.</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jane Gordon	2009	2014		Deed
Renee Lyons	2004	2009		Bk 7858, pg 295
Frederick Leopold Fromm	2002	2004		Bk 7166, pg 54
Heather Lee Hubley Horne	1994	2002		Bk 5635, pg 984
Gerald Edward Gillis	1891	1994		Bk 3497, pg 761
Wendell Dewis Graham, Marijean Owen	1979	1981		Bk 3342, pg 633
Margaret Havey	1978	1979		Bk 3267, pg 1030
Myrtle Claire MacPhee	1955	1978		Bk 1334, pg 456
Rufus Harold MacPhee	1954	1955	Foreman, CNR	Bk 1268, pg 754
Heirs - Myrtle Claire MacPhee, Muriel Frances MacDonald	1939	1954	Spinster, Married Woman	Bk 1268, pg 750
Ida Laura McPhee (Rufus H McPhee)	1922	1939	Married Woman	Bk 0546, pg 208
William H. Hayes	1918	1922	Assistant Manager, MT& T	Bk 0490, pg 236
William M.P. Webster	1913	1918	Merchant	Bk 0433, pg 173
George Wright	1896	1913	Publisher	Bk 0310, pg 629

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00093997	Date:	28 October 2014
Civic Address:	1281 Wright Avenue	Researcher:	Connor Architects and Planners
Building Name:			
Construction Date:	Circa 1900		

Architectural Comments:

Built in 1900, this late Victorian Plain building is a two storey semi-detached wood dwelling with a steeply pitched roof, asymmetrical brick chimney and wood shingled cladding. It is a mirror image double house with side hall plan. Unique to Schmidville in design, the front gable end of an intersecting roof forms a pediment and is visually supported by the three sided front bays. The first floor windows are hooded with a wood shingled bellcast form.

There is a high level of architectural integrity with regard to retention of both original form and features for example wood shingles, front window type and placement. More recent modifications include aluminum storm windows over the single hung wood sash windows and aluminum storm door at the main entrance.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The building was constructed as a semi-detached dwelling in 1900. A building permit application dated 01 December 1899 was signed by J.C. Dumaresq, Architect as the applicant. The name of the owner on the application is Geo. Wright

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, setback and materials. Form and design is compatible although unlike two adjacent buildings to the immediate south.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax.

Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Francyne Louise Hunter	Original Owner(s):	George Wright
Address:	1281 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1900
Factual/Estimate?	factual
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>Building Permits 1896-1906</i>. Halifax, NS, 102-391-5 to 23.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory</i>. Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p>

	<p>Pacey, Elizabeth. <i>Georgian Halifax</i>. Hantsport: Lancelot Press Limited, 1987.</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>SP Dumaresq Architects Ltd. <i>Dumaresq Legacy</i>. http://www.spda.ca/dumaresq-legacy</p> <p>Young, Carolyn A. "Dumaresq, James Charles Philip." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/dumaresq_james_charles_philip_13E.html</p>
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Builder and/or Architect:	James Charles Philip Dumaresq (JC Dumaresq)
Biographic Description:	Born in 1844 in Sydney Nova Scotia, JC was educated in Sydney and later Wolfville. Prior to establishing his career in Halifax, JC was a carpenter in Sydney. It was common for architects of the time to ascend to the level of professional from craftsman. JC's 1870s architectural business marked the beginning of an architectural legacy that has contributed to the built environment of the provinces of Nova Scotia and New Brunswick. Personally responsible for a multitude of institutional, ecclesiastical, commercial and residential projects he passed on his talents to his children and subsequent generations resulting in 145 years of continuous architectural influence on the maritime provinces.
Significance:	Nationally significant for his contribution to the fabric of a number of communities and cities in Nova Scotia and New Brunswick.

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
Francyne Louise Hunter	2011	2014		Deed
Paul & Peggy Cunningham	2009	2011		Deed
Barbara Elizabeth Butler	1997	2009		Bk 6080, pg 261
Patricia Elizabeth Snow	1981	1997		Bk 3532, pg 1064
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

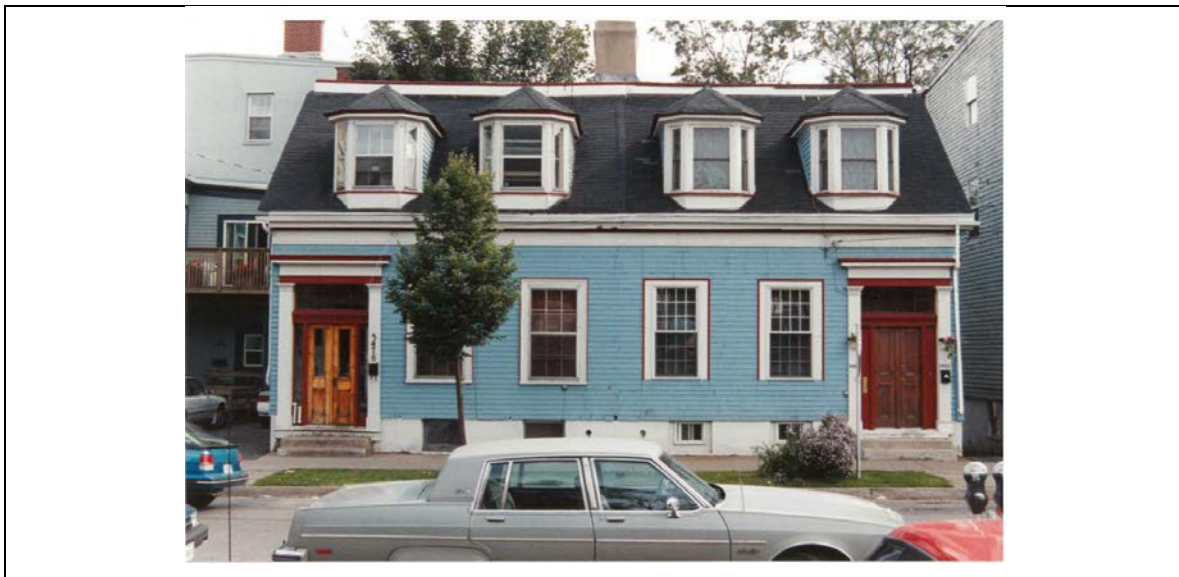
History of Building (Combined - Lot 16 & S Portion of Lot 17)

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Brenton & Brenton Developments	2014	Present	Company	Deed 105492558
3014278 NS Ltd	2009	2014	Company	Deed 93554724
3225655 NS Ltd	2008	2009	Company	Deed 90328031
Ocean Resources	1982	2008	Company	Deed B 3574 P 731
Oto Holdings	1982	1982	Company	Deed B 3402 P1174
Speed & Speed Limited	1972	1982	Company	Deed B 2601 P 377
Arthur & Margaret Speed	1970	1972	Realtor, Married Woman	Deed B 2423 P 125
Anson B Kimble & Margaret Speed	1965	1970	Engineer, Married Woman	Deed B 2077 P 598
Arthur & Margaret Speed	1962	1965	Realtor, Married Woman	Deed B 1864 P 250
George M & Diana M Mitchell	1960	1962	--	Deed B 1669 P 41
Rena A Bishop	1939	1960	Secretary	Deed B 790 P 684
Executors Charles Bell	1936	1939	--	Deed B 790 P 684
Charles Bell	1905	1936	--	Deed B 370 P 705
Elizabeth D Weaver	1905	1905	Widow	Deed B370 P 701
Herbert D Weaver	1903	1905	Physician	Deed B 362 P 167
J Wilberforce Longley	1893	1903	Attorney General, Notary Public, Barrister	Deed B 293 P 473
Lewis W DesBarres	1881	1893	Barrister at Law	Deed B 233 P 373
Executors Andrew Mitchell	1871	1881	--	--
SEE HISTORIES FOR LOTS 16 AND 17				
William G Anderson	1847	1847	Esquire, Councilor 1841-50, Alderman 1850-56, Ward 1	Deed B 88 P 375
Sir Brenton Halliburton	1812	1847	Esquire, Judge	Deed B 40 P 491
William Lawson	1811	1812	Merchant	Deed B 40 P 489
George Grassie & William Lawson	1809	1811	Merchant, Merchant	Deed B 40 P 489
John Woodin	1774	1809	Esquire	Deed B 13 P 46
Jonathan Belcher	--	1774	Lieutenant Governor, Chief Justice, Lawyer	Libr fol 213 B 5 P 47, B 6 P 67

Registered Municipal Heritage Properties

Photograph (front elevation)

Building Classification: Registered



Lot PID:	40177941
Civic Address	5476 Clyde Street
Building Name	Early Victorian Era
Construction Date	1859

Researcher:	Halifax Regional Municipality
Date:	November 2014

Architectural Comments:

This double house is an important example of two attached Scottish Georgian-style townhouses. All too few of this once prevalent type of Halifax dwelling now exist. With main doorways at opposite ends of the structure, the two townhouses are attached in a mirror-image configuration. Many fine details of the Scottish Georgian style, which began in 1815 and continued until the 1860s, can be viewed in these townhouses. The typical truncated, pitched roof topped with four distinctive five-sided Scottish dormers constitutes the most prominent aspect of the style. The symmetrical placement of the doors and windows add to the Georgian character as do the sedate pilasters supporting the molded entablatures over the doorways. The double-paneled doors surrounded by sidelights and transoms also add classical detail. The house is an outstanding example of 3 bay vernacular houses.

Historical Comments:

This double house was built by Patrick Kelly for Margaret English nee Carroll the widow of John English and sister of the first Canadian Mother Superior or the Sisters of Charity Mary Josephine Carroll. John English was at one time the Editor and joint owner of the Acadian Recorder newspaper. Later, Isaac H. Mathers, a prominent West Indies Commissions merchant of national importance lived in the house with his wife and child. After Mathers and his family moved in 1876, his son Robert Evatt's in-laws resided in the house from 1877-79. William Hudson Creighton, another prominent West Indies Commission merchant from a very old-Halifax mercantile family lived in the house from 1881-82. His great grandfather, James Creighton, was an early resident of Halifax. From 1887-1898 George F.C. Metzler, a local tailor lived in the house with his wife and four children.

The Metzlers were well known tailors stemming from two generations of the family involved in this trade. After he died in 1891, his son Frederick P. Metzler lived in the house till 1898.

Contextual Building Comments:

The mirror-image townhouses on Clyde street are not only compatible in the setting of the historic block bounded by Queen, Morris, Birmingham and Clyde, but they are the northern anchor of the block. The double townhouse or terrace structure is similar in scale and proportion with its immediate neighbours and is the eye catching architectural centerpiece of Clyde street between Queen and Birmingham.

Contextual District Comments:

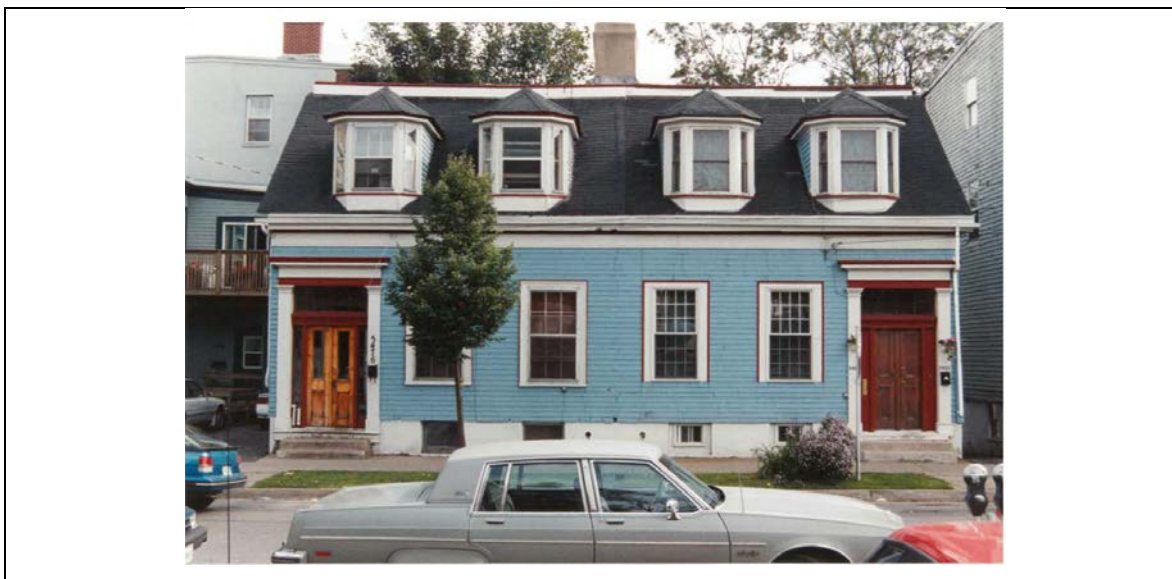
Present Owner(s):	Faisal Richard Forhart	Original Owner(s):	Margaret English
Address:	1341 Brenton St., Halifax NS B3J 2K5	Occupation:	----

Year Built:	1859
Factual/Estimate?	Factual
Sources:	HRM Heritage Property File 5476 Clyde, Early Victorian Era, located at HRM Planning and Development Services, Heritage Property Program, 7071 Bayer's Road, Halifax, Nova Scotia.

Builder:	Patrick Kelly
Present Use:	Residential

Photograph (front elevation)

Building Classification: Registered



Lot PID:	00077743
Civic Address	5480-82 Clyde Street
Building Name	Early Victorian Era
Construction Date	1859

Researcher:	Halifax Regional Municipality
Date:	November 2014

Architectural Comments:

This double house is an important example of two attached Scottish Georgian-style townhouses. All too few of this once prevalent type of Halifax dwelling now exist. With main doorways at opposite ends of the structure, the two townhouses are attached in a mirror-image configuration. Many fine details of the Scottish Georgian style, which began in 1815 and continued until the 1860s, can be viewed in these townhouses. The typical truncated, pitched roof topped with four distinctive five-sided Scottish dormers constitutes the most prominent aspect of the style. The symmetrical placement of the doors and windows add to the Georgian character as do the sedate pilasters supporting the molded entablatures over the doorways. The double-paneled doors surrounded by sidelights and transoms also add classical detail. The house is an outstanding example of 3 bay vernacular houses.

Historical Comments:

This double house was built by Patrick Kelly for Margaret English nee Carroll, the widow of John English and sister of the first Canadian Mother Superior or the Sisters of Charity, Mary Josephine Carroll. John English was the Editor and joint owner of the Acadian Recorder newspaper. John L. Cragg, his wife and five children lived at 5480-82 Clyde St in 1863. John L. Cragg was the City Clerk for Halifax for over twenty years, a very important local position at city hall. He was the second man to take this position after the incorporation of the Town in 1841. Before his appointment to the civic office, John L. Cragg was a partner with the very prominent West Indies merchant Conrad West. During 1864 and 1869, John O' Connor Sr., a senior partner of the dry goods firm O' Connor & Son, lived in the house with his wife, six sons and two daughters. John O' Connor and his wife Mary Millett

were both natives of Chester N.S., Mary Millett was a descendent of one of the early settlers of that area.

After John O’ Connor, Edward M. Colford, a tobacco merchant of the prominent firm Colford Bros. and his wife lived in the house for a year. He is of local importance because he represents, as does the O’ Connors, an era in our mercantile past where families controlled their own means of production shaping and controlled their interests and subsequent futures.

Edward Colford’s brother Henry Colford started living in the house around 1873-74. Henry Colford invented and patented a “spark arrester” and began trying to sell his invention in Halifax.

Later, it housed Rev John David Hawthorne Browne who was of provincial importance as he was a minister and a well-known editor and writer of religious newspapers and books concerned with Anglicanism.

Contextual Building Comments:

The mirror-image townhouses on Clyde street are not only compatible in the setting of the historic block bounded by Queen, Morris, Birmingham and Clyde, but they are the northern anchor of the block. The double townhouse or terrace structure is similar in scale and proportion with its immediate neighbours and is the eye catching architectural centerpiece of Clyde street between Queen and Birmingham.

Contextual District Comments:

Present Owner(s):	Burke FT Investco Limited
Address:	105 Tangmere Cres, Halifax NS B3M 1K2

Original Owner(s):	Margaret English
Occupation:	----

Year Built:	1859
Factual/Estimate?	Factual
Sources:	HRM Heritage Property File 5480-82 Clyde, Early Victorian Era, located at HRM Planning and Development Services, Heritage Property Program, 7071 Bayer’s Road, Halifax, Nova Scotia.

Builder:	Patrick Kelly
Present Use:	Residential

Photograph (front elevation)

Building Classification: Registered



Lot PID:	00092171
Civic Address	1317 Dresden Row
Building Name	John Young/E. Dellet
Construction Date	c. 1860

Researcher:	Halifax Regional Municipality
Date:	November 2014

Architectural Comments:

The house located at 1317 Dresden Row is a typical 3 bay, vernacular style cottage. The vernacular style is a generic term used to describe the simple, gable-roofed house associated with most of the housing constructed during the 19th century.

The vernacular portion of the house has a well-balanced design, with roof hipped dormers flanking the central gabled dormer with its modified Palladian window. The Greek revival decorative door surrounded with the sidelights and transom add to the simple cottage design as do the door and window cornice hoods. The building has wooden shingles on the exterior.

Historical Comments:

This building is believed to have been erected in the early part of 1860s. On Ambrose Church's map of Halifax city in 1865, the house is shown as being in the correct location. It is not sure who built the house because in 1881, Charles Gray purchased the cottage from the trustees of the Nova Scotia building Society and Savings Fund. Who they acquired the property from is difficult to discover since the company bought and acquired numerous properties during this time period. The deed does not list the previous owner's name when a mortgage is taken over and resold.

McAlphine City Directory of 1869-70 lists Eliza Dellet, a dressmaker and John H. Young, a sailmaker as residing in the house as per a 1990 HRM staff report. No deeds could be found indicating that

either of these two people owned the property.
 Micheal Williams, a sea captain was thought to have built the house but he is listed as living there from 1879 until 1885.
 Charles Gray, a carpenter who later became an undertaker purchased the house in 1881 but did not live there until 1886.
 There were number of people who lived in the cottage but one family, Arthur S. Horne, a grocer resided there from 1920 until 1940. His son Gerald V. Horne lived there during the mid-1960s with his mother Sophia who was by then a widow. They lived there for nearly 10 years. Today the building houses the New Scotland Financial Group Limited.

Contextual Building Comments:

The exterior design and material fits well within the surrounding houses along the streetscape. This house contributes to the character of the neighbourhood with its form and setback being consistent with the remainder of the East side of Dresden Row. At two stories, its scale is the average height of residences and buildings that have been altered or constructed on Dresden Row.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her husband’s German Ancestry, Dresden Row is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830’s Elizabeth divided and sold the land in smaller parcels. The houses located on Dresden Row are largely intact with alterations and additions to a few properties. Three properties along this section of the street had their buildings demolished and modern condominiums and apartments were built in their place.

Present Owner(s):	The New Scotland Financial Group LTD
Address:	1317 Dresden Row Halifax, NS B3J 2J9

Original Owner(s):	Unknown
Occupation:	----

Year Built:	c. 1860
Factual/Estimate?	Estimate
Sources:	HRM Heritage Property File 1317 Dresden Row, John Young/E.Dellet , located at HRM Planning and Development Services, Heritage Property Program, 7071 Bayer’s Road, Halifax, Nova Scotia.

Builder:	Unknown
Present Use:	Residential

Photograph (front elevation)

Building Classification: Registered



Lot PID:	40178329
Civic Address	1252 Queen Street
Building Name	Alma Hall
Construction Date	1878

Researcher:	Halifax Regional Municipality
Date:	November 2014

Architectural Comments:

This is a wooden structure built on ironstone, rubble foundation with more recent brick facing on the front façade. It has a large front pediment with decorated frieze. From the frieze to a stringcourse dividing the first and second storeys run six plain pilasters, two on each end. There are three windows and, above these, three decorative panels. The first floor of the building was altered extensively after the building was no longer used as fire hall.

Historical Comments:

Robert M. Brown, a local merchant, owned the entire land bounded by Fort Massey Cemetery to the south, Morris street to the north, Queen street to the east and Letson Tannery (Wright Avenue) to the west. Later in 1860, John Stairs, a West Indies merchant bought the property and subdivided the lands into building lots (c. 1860). The lot for 1252 Queen Street was bought by Allan Stairs. This lot was bounded by Fort Massey Cemetery and the Mary Queen of Scots House (1266 Queen Street). Today this lot would include 1254 Queen Street and 1260 Queen Street (Collins-Archibald House). This structure was originally built as a fire engine hall. It is possibly the oldest fire hall in the city.

Contextual Building Comments:

The house is next to Fort Massey Cemetery. At two stories the scale and proportion of this house is compatible with the neighbourhood, however, change of its colour to red makes it stand out from the neighbouring buildings on Queen Street. The house is built next to the sidewalk leaving no front setback unlike its adjacent house.

Contextual District Comments:

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Present Owner(s):	Gregory Russell Kelly, Gregory Pail Mullane	Original Owner(s):	Dr. Laufer
Address:	30 Nottingham St., Halifax NS B4A 3A5	Occupation:	Doctor

Year Built:	1878
Factual/Estimate?	Factual
Sources:	HRM Heritage Property File 1252 Queen Street, Alma Hall, located at HRM Planning and Development Services, Heritage Property Program 7071 Bayer's Road, Halifax, Nova Scotia. Municipal Development Plan, City of Halifax, an evaluation and protection system for heritage resources in Halifax, October 1978

Builder:	Unknown
Present Use:	Residential

Photograph (front elevation)

Building Classification: Registered



Lot PID:	41395724
Civic Address	1260-62-64 Queen Street
Building Name	Collins-Archibald House
Construction Date	c. 1865

Researcher:	Halifax Regional Municipality
Date:	November 2014

Architectural Comments:

This house is a two storey structure of brick construction. The style of the house is close to Victorian Plain with a flat roof and projecting roof cornices. It has two bay façade and segmental arched windows. The house is comparatively plain except for its ornate Victorian door and over scale door surround. The door surround has carved pilasters, brackets, a round arched transom and projecting cornice. A projecting string course separates the ground from the basement. The bay window and smooth stucco coating which has been painted on its exterior add some character to the building.

Historical Comments:

The Collins-Archibald House was built by George Blaiklock, who was a very successful builder. He and his partners Henry and Simon Peters established themselves with such impressive works as the Wellington barracks and St. Matthew's Church. Blaiklock preferred brick as a feasible option to stone or wood when building a house and 1260 Queen Street was one of his speculative efforts. These homes are a living testament of the important role George Blaiklock played in implementing innovative construction methods (use of bricks) which transformed Halifax into a major City. Blaiklock sold 1260 Queen Street and premises to the very wealthy and prominent financier, banker, and legislator, Enos Collins in July of 1871. Enos Collins was considered one of the wealthiest men in Canada. He was the last surviving member of the Council of Twelve and the original corporation of

the Halifax Banking Company. The house became part of the investments of Enos Collins' estate and was rented out to such notables as the Hon. Adams G. Archibald and Frederick Fishwick. The building inspector's reports for the City show that the house was still part of the Collin' Estate as late as 1907.

The Collins-Archibald House represents an era of prosperity and workmanship which saw George Blaiklock as one of the finest builders in the city.

Contextual Building Comments:

While the flat roof made this house unique in the neighbourhood, the scale and proportion is compatible with the neighbourhood. The use of brick with smooth stucco coating also separates it from the neighbouring houses, which are mostly made of wood or stone.

Contextual District Comments:

Present Owner(s):	Lynda Campbell	Original Owner(s):	Enos Collins
Address:		Occupation:	Financier, banker and legislator

Year Built:	
Factual/Estimate?	
Sources:	HRM Heritage Property File 1260-62-64 Queen Street, Collins-Archibald House, located at HRM Planning and Development Services, Heritage Property Program, 7071 Bayer's Road, Halifax, Nova Scotia.

Builder:	George Blaiklock
Present Use:	Residential

1266

Photograph (front elevation)

Building Classification: Registered



Lot PID:	00093674
Civic Address	1266 Queen Street
Building Name	Mary Queen of Scots Building
Construction Date	c. 1861

Researcher:	Halifax Regional Municipality
Date:	November 2014

Architectural Comments:

The Mary Queen of Scots House is a stone building with symmetrically arranged façade. The roof of Mary Queen of Scots house is low pitched with dentils in the cornice. One of the character defining elements of the house is its sandstone ornamentation and decorated window sills. It has round headed windows with sandstone window hoods with carved stone detailing. The main entrance has a sandstone stone carving of Mary Queen of Scots and a recessed arched doorway.

Historical Comments:

Mary Queen of Scots House is valued for its association with its occupants. The house is also known as Queen of Scot's Head and the Queen Anne House. The house was constructed in 1861 by George Blaiklock of the firm of Henry & Blaiklock, Builders. One of the first occupants was Supreme Court Judge, Joseph Norman Ritchie. His brother, John William Ritchie, also lived in the Mary Queen of Scots House. John Ritchie was a Solicitor General of Nova Scotia, Member of Legislative Council from 1864 to 1867, a father of Confederation, member of the Canadian Senate in 1867, and Supreme Court Judge. He also helped produce the first series of revised statutes of Nova Scotia. Other relevant individuals who resided in this building include Dr. George McCawley, the first

president of King's College in Windsor, NS; well-known furniture manufacturer, wholesaler and retailer Alexander Stephen; prominent merchant John Cummings; and Miss Susannah Almon, who is responsible for having had the stone head of Mary added to the house above the central door. The stone head was carved by stone cutter George Laing who also lived in the house. Laing was a well-known stone carver who carved the lion on Sebastian Monument, and the detailed carvings on the Halifax Club (Hollis Street) and the Nova Scotia Court House (Spring Garden Road).

Mary Queen of Scots House is also valued for its Georgian architectural style. The one-and-half storey stone house has a solid appearance, and is symmetrically designed with a central entrance. The building has a sandstone stringcourse and window sills, arched windows with keystones and an arched doorway with a likeness of Mary Queen of Scots carved above the main entrance.

Contextual Building Comments:

Mary Queen of Scots House, a masonry building is different from the wooden buildings of its surroundings. The stone facade has its strong presence among the neighbouring building, majority of which have wood shingle siding. However, its scale and proportions are in keeping with those in the immediate vicinity.

Contextual District Comments:

Present Owner(s):	3275706 Nova Scotia Limited
Address:	53 St. Margaret's Bay Rd Suite 101, Halifax NS B3N 1J8

Original Owner(s):	Joseph Norman Ritchie
Occupation:	Judge

Year Built:	c. 1861
Factual/Estimate?	Estimate
Sources:	HRM Heritage Property File 1266 Queen Street, Mary Queen of Scots Building, located at HRM Planning and Development Services, Heritage Property Program, 7071 Bayer's Road, Halifax, Nova Scotia.

Builder:	George Blaiklock
Present Use:	Commercial

Photograph (front elevation)

Building Classification: Registered



Lot PID:	41259748
Civic Address	1350-52-54-56 Queen Street
Building Name	Hoyt-Morrison House
Construction Date	1871

Researcher:	Halifax Regional Municipality
Date:	November 2014

Architectural Comments:

It is a well-built modern house. It has a prominent use of stone and brick in the building. While some stone buildings were known in the City before the 1850s, the building was constructed during the wave of widespread usage of stone, brick and cast-iron which marked a substantial departure from the previous reliance upon wood in the city.

According to the Halifax Daily Reporter and times, in 1871, the house featured all modern improvements and appliances such as marble mantels, handsome chandeliers and brackets, hot and cold water, a parlour with folding doors, and kitchen with a patent range. The building featured nine rooms, besides the bathroom, pantry, basement, dining room and two water closets.

Historical Comments:

In the earlier days of Halifax, around the mid-nineteenth to early twentieth century, the Queen St. area was "a fashionable part of Halifax known as the Fort Massey district". The house is still not noted in the assessment of 1819. The earliest reference to this building is in an article in the Halifax Daily Reporter and Times of July 12, 1871: "That valuable new house, no. 38 Queen St., owned and occupied by Mr. Hyot, built by Mr. Blaiklock..." G.F. Blaiklock designed and supervised the building of Queen's Court, along with many others in the City and several on Queen Street. Blaiklock was a well-known builder who superintended the building of Wellington Barracks, Trinity Church on Jacob Street, Grafton Street Methodist Church and the Mission Church on South Brunswick Street. For a large portion of the 19th century, population was never able to achieve home ownership and substantial quantities of rental properties existed. 1350-52-54-56 Queen Street was one of them for most of its existence. The building was numbered 38-40 until 1873, 88-90 from then until 1956, after which time it became numbers 1350-56.

During the first few years following its construction, the advertisements for sale and/or leasing of the building in the media suggested that the size and style of the house was representative of an elite residential dwelling of the period.
No further references to the building are available through the Archives.

Contextual Building Comments:

While some stone buildings were known in the City before the 1850's, the building was constructed during the wave of widespread usage of stone, brick and cast-iron which marked a substantial departure from the previous reliance upon wood in the city.

Contextual District Comments:

Present Owner(s):	Unknown	Original Owner(s):	John Hyot
Address:	----	Occupation:	----

Year Built:	1871
Factual/Estimate?	Factual
Sources:	HRM Heritage Property File 1350-52-54-56 Queen Street, Hoyt-Morrison House, located at HRM Planning and Development Services, Heritage Property Program, 7071 Bayer's Road, Halifax, Nova Scotia.

Builder:	G.F. Blaiklock
Present Use:	Residential

Photograph (front elevation)

Building Classification: Registered



Lot PID:	00077495
Civic Address	1358 Queen Street
Building Name	Grant-Hattie House
Construction Date	1890

Researcher:	Halifax Regional Municipality
Date:	November 2014

Architectural Comments:

The house at 1358 Queen Street was built in Second Empire style. This design dominated urban housing during the latter part of the 1800's. Thus, this house is an excellent example of late 19th century townhouse. The most fashionable feature of townhouses of the day was the half-mansard or front-mansard roof. This house follows the fashion trend with a full, storey-length curved mansard roof on the front elevation. Other features of the Second Empire style are the gabled dormers placed in a steep lower slope with decorative pediments springing from the curve of the mansard roof. Three bay façades along with the three dormers balance the symmetrical façade of the structure. A second fashion trend of the late Victorian townhouse was the popular bracketed entablature. On this house, both ground floor windows and the front door have attractive molded entablatures supported by prominent brackets. This is a typical feature of the broad transom immediately above the front door. As the 19th century progressed, the width of the transoms grew until very wide ones were produced in the last decade. While there were once many townhouses of these types, they are rare today. This house is one of those remaining townhouses which display a high level of original details.

Historical Comments:

Micheal Power had this house built to use an investment and therefore rented out the house. Power was a prominent liquor merchant accumulating a considerable amount of real estate. He owned at least eleven houses in the south end and 1358 Queen Street was one of those investments. The Power family was a very prominent Catholic family. Micheal's brother was Monsigneur Patrick Power, a well-known contributor and founder of St. Mary's University.

Alpin Grant, probably the earliest resident of the house, lived in the house from 1890 to 1897. He is of Provincial importance due to his prestigious position as Queen’s Printer and owner of the conservative and highly political newspaper of the day, the British Colonist. Alpin Grant was a very important spokesman for the conservative party in this province and was well liked and respected by all classes of society.

George Hattie, his wife and son were living in the house from 1898 to 1903. George Hattie is of provincial interest because of his good friendship with the world renowned Canadian scientist (geologist) Sir William Dawson, as well as Rev. George Gordon and his wife Ellen the “martyred Gordon’s” of Erromanga. He worked as the Secretary treasurer of a mining company called Bras d’Or Marble Co. After his death in 1901, his son Robert McConnell Hattie lived at this address till 1903 with his wife and children. He is also of local and provincial importance due to his work as a journalist, editor, author and publisher of maritime papers. Robert McConnell Hattie was elected to the city council in 1912 as the Alderman for Ward 2.

Thirteen years later, Lt. Thomas Newnham lived at 1358 Queen Street from 1916 until 1922. He is of national importance due to his military career in the Canadian Militia and the historic battles he fought. He was also involved in important campaigns. Lt. Newnham represents an era when Canada began to gain independence over its armed forces.

Contextual Building Comments:

The 19th century appearance of the west side of Queen Street, between Clyde and South, is almost completely intact. The townhouse at 1358 Queen fits perfectly into its 19th century setting in terms of proportion, scale and siting. Like its neighbours along the street the house has no side or front yard. It is fitted neatly in beside its abutting neighbours with the front elevation almost flush with the sidewalk.

Contextual District Comments:

Present Owner(s):	Ranger Holdings Incorporated
Address:	1358 Queen St, Halifax, NS B3J 2H5

Original Owner(s):	Micheal Power
Occupation:	Liquor merchant

Year Built:	1890
Factual/Estimate?	Factual
Sources:	HRM Heritage Property File 1358 Queen Street, Grant-Hattie House, located at HRM Planning and Development Services, Heritage Property Program, 7071 Bayer’s Road, Halifax, Nova Scotia.

Builder:	Unknown
Present Use:	Commercial



Photograph (front elevation)

Building Classification: Registered



Lot PID:	00093732
Civic Address	1263 South Park Street
Building Name	Victorian Streetscape/Hilton Hall
Construction Date	1877

Researcher:	Halifax Regional Municipality
Date:	November 2014

Architectural Comments:

The South Park Victorian Streetscape includes six grand Second Empire and Queen Anne style houses. 1263 South Park Street is one of them and was built in Second Empire style. The two storey wood construction has dramatized details.

The character-defining elements of these Second Empire style houses include steeply pitched mansard roof capped by a flat top; arched cornices combined with brackets and detailing. The house has dormers protruding through eave lines and bay windows with ornate architectural detail.

It has a symmetrical three bay façade with central doorway and round topped windows.

Historical Comments:

The South Park Victorian Streetscape is valued for its age, architecture and its associations with its builder and architect.

The homes that make up South Park Victorian Streetscape were built between 1877 and 1897 and boast an interesting collection of houses built in the Queen Anne and Second Empire styles. These styles were common in Nova Scotia for a large number of private houses, regardless of scale.

Architecturally the streetscape contains homes that are valued as excellent examples of the Second Empire and Queen Anne styles.

The houses were once part of a development conceived by George W. Wright known as “Letson Court.” A Dartmouth-born and internationally known millionaire publisher and philanthropist, Wright was committed to building better housing for the working class. He hired well-known architect James C. Dumaresq to design the mixed income subdivision. Wright was among the many that died April 15, 1912 on the maiden voyage of RMS “Titanic”.

Contextual Building Comments:

1263 South Park Street is one of the six grand houses of the Victorian Streetscape on South Park Street. The houses are located on one block of South Park Street in Halifax, Nova Scotia, beginning beside a cemetery on the corner of South and South Park Streets and ending at the corner of Morris and South Park Streets. Together the houses complement each other and the two Second Empire Style houses are situated further back from the sidewalk than the other four houses, providing a smooth transition between Second Empire and Queen Anne architectural style.

This Second Empire Style contributes to the character of the neighbourhood with its form and its setback being consistent with the remainder of the Victorian Streetscape. The streetscape features a wide sidewalk with a treed buffer from the traffic along this major artery. At two stories, its scale is low in height in compare to the hospital and apartment buildings that have been constructed on South Park Street.

Contextual District Comments:

Present Owner(s):	Gem Health Care Group Limited	Original Owner(s):	George W. Wright
Address:	3 rd -1046 Barrington St, Halifax, NS, B3H 2R1	Occupation:	Publisher and Philanthropist

Year Built:	1877
Factual/Estimate?	Factual
Sources:	HRM Heritage File: 1259,1263 - 1283 & 1293 South Park Street, South Park Victorian Streetscape, found at HRM Planning and Development Services, Heritage Property Program, 7071 Bayer’s Road, Halifax, Nova Scotia.

Builder:	James C. Dumaresq
Present Use:	Commercial



Photograph (front elevation)

Building Classification: Registered



Lot PID:	00093740
Civic Address	1267(71) South Park Street
Building Name	Victorian Streetscape
Construction Date	1882

Researcher:	Halifax Regional Municipality
Date:	November 2014

Architectural Comments:

The South Park Victorian Streetscape includes six grand Second Empire and Queen Anne style houses. 1267 (71) South Park Street is one of them and was built in Second Empire style. The two storey wood construction has dramatized details.

The character-defining elements of these Second Empire style houses include a steeply pitched mansard roof capped by a flat top; arched cornices combined with brackets and detailing. The house has dormers protruding through eave lines and bay windows with ornate architectural detail.

It has a symmetrical three bay façade with a central doorway and projecting tower.

Historical Comments:

The South Park Victorian Streetscape is valued for its age, architecture and its associations with its builder and architect.

The homes that make up the South Park Victorian Streetscape were built between 1877 and 1897 and boast an interesting collection of houses built in the Queen Anne and Second Empire styles. These styles were common in Nova Scotia for a large number of private houses, regardless of scale.

Architecturally the streetscape contains homes that are valued as excellent examples of the Second Empire and Queen Anne styles.

The houses were once part of a development conceived by George W. Wright known as "Letson Court." A Dartmouth-born and internationally known millionaire publisher and philanthropist, Wright was committed to building better housing for the working class. He hired well-known architect James C. Dumaresq to design the mixed income subdivision. Wright was among the many that died April 15, 1912 on the maiden voyage of RMS "Titanic".

Contextual Building Comments:

1267 (71) South Park Street is one of the six grand houses of the Victorian Streetscape in South Park. The houses are located on one block of South Park Street in Halifax, Nova Scotia, beginning beside a cemetery on the corner of South and South Park Streets and ending at the corner of Morris and South Park Streets. Together the houses complement each other and the two Second Empire Style houses are situated further back from the sidewalk than the other four houses, providing a smooth transition between Second Empire and Queen Anne architectural style.

This Second Empire Style contributes to the character of the neighbourhood with its form and its setback being consistent with the remainder of the Victorian Streetscape. The streetscape features a wide sidewalk with a treed buffer from the traffic along this major artery. At two stories, its scale is low in height in compare to the hospital and apartment buildings that have been constructed on South Park Street.

Contextual District Comments:

Present Owner(s):	Halifax Transitions House Association
Address:	3399 Novalea Drive, Halifax, NS B3K 3E6

Original Owner(s):	George W. Wright
Occupation:	Publisher and Philanthropist

Year Built:	1882
Factual/Estimate?	Factual
Sources:	HRM Heritage File: 1267 South Park Street, South Park Victorian Streetscape, found at HRM Planning and Development Services, Heritage Property Program, 7071 Bayer's Road, Halifax, Nova Scotia.

Builder:	James C. Dumaresq
Present Use:	Residential

Photograph (front elevation)

Building Classification: Registered



Lot PID:	00093757
Civic Address	1275 South Park Street
Building Name	Victorian Streetscape
Construction Date	1897

Researcher:	Halifax Regional Municipality
Date:	November 2014

Architectural Comments:

The South Park Victorian Streetscape includes six grand Second Empire and Queen Anne style houses. 1275 South Park Street is one of them and was built in Queen Anne style. The Queen Anne style dwellings are unified through a number of recurring elements, such as the wooden tile covering of the facades: the swag and wreath motifs on the frieze, the stained-glass in the top sash of the first storey windows, the bay windows with curved ends and off-center front porches.

The character-defining elements of these Queen Anne style houses include steeply pitched hip roof with round corner towers. The two-and-a-half stories wood construction has a decorative wood siding façade with fretwork. The house has prominent projecting dormers. Palladian windows are located in the dormers and gable ends. The side hall plans include a porch with columns and pediment.

Historical Comments:

The South Park Victorian Streetscape is valued for its age, architecture and its associations with its builder and architect.

The homes that make up the South Park Victorian Streetscape were built between 1877 and 1897 and boast an interesting collection of houses built in the Queen Anne and Second Empire styles.

These styles were common in Nova Scotia for a large number of private houses, regardless of scale.

Architecturally the streetscape contains homes that are valued as excellent examples of the Second Empire and Queen Anne styles.

The houses were once part of a development conceived by George W. Wright known as "Letson Court." A Dartmouth-born and internationally known millionaire publisher and philanthropist, Wright was committed to building better housing for the working class. He hired well-known architect James C. Dumaesq to design the mixed income subdivision. Wright was among the many that died April 15, 1912 on the maiden voyage of RMS "Titanic".

Contextual Building Comments:

1275 South Park Street is one of the six grand houses of the Victorian Streetscape in South Park. The houses are located on one block of South Park Street in Halifax, Nova Scotia, beginning beside a cemetery on the corner of South and South Park Streets and ending at the corner of Morris and South Park Streets. Together the houses complement each other and the two Second Empire Style houses are situated further back from the sidewalk than the other four houses, providing a smooth transition between Second Empire and Queen Anne architectural style.

This Queen Anne style house contributes to the character of the neighbourhood with its form and its setback being consistent with the remainder of the Victorian Streetscape. The streetscape features a wide sidewalk with a treed buffer from the traffic along this major artery. At two-and-a-half stories, its scale is low in height in compare to the hospital and apartment buildings that have been constructed on South park street.

Contextual District Comments:

Present Owner(s):	Peninsula-Southgate Limited
Address:	938 Shore Drive, Bedford NS B4A 2E5

Original Owner(s):	George W. Wright
Occupation:	Publisher and Philanthropist

Year Built:	1897
Factual/Estimate?	Factual
Sources:	HRM Heritage Property File 1275 South Park Street, Victorian Streetscape, located at HRM Planning and Development Services, Heritage Property Program, 7071 Bayer's Road, Halifax, Nova Scotia.



Builder:	James C. Dumaresq
Present Use:	Residential

Photograph (front elevation)

Building Classification: Registered



Lot PID:	00093765
Civic Address	1279 South Park Street
Building Name	Victorian Streetscape
Construction Date	1897

Researcher:	Halifax Regional Municipality
Date:	November 2014

Architectural Comments:

The South Park Victorian Streetscape includes six grand Second Empire and Queen Anne style houses. 1279 South Park Street is one of them and was built in Queen Anne style. The Queen Anne style dwellings are unified through a number of recurring elements, such as the wooden tile covering of the facades: the swag and wreath motifs on the frieze, the stained-glass in the top sash of the first storey windows, the bay windows with curved ends, and off-center front porches. The character-defining elements of these Queen Anne style houses include steeply pitched hip roof with round corner towers. The two-and-a-half stories wood construction has decorative wood siding façade with fretwork. The house has prominent projecting dormers. Palladian windows are located in the dormers and gable ends. The side hall plans include a porch with columns and pediment.

Historical Comments:

The South Park Victorian Streetscape is valued for its age, architecture and its associations with its builder and architect.

The homes that make up South Park Victorian Streetscape were built between 1877 and 1897 and boast an interesting collection of houses built in the Queen Anne and Second Empire styles. These

styles were common in Nova Scotia for a large number of private houses, regardless of scale.

Architecturally the streetscape contains homes that are valued as excellent examples of the Second Empire and Queen Anne styles.

The houses were once part of a development conceived by George W. Wright known as “Letson Court.” A Dartmouth-born and internationally known millionaire publisher and philanthropist, Wright was committed to building better housing for the working class. He hired well-known architect James C. Dumaresq to design the mixed income subdivision. Wright was among the many that died April 15, 1912 on the maiden voyage of RMS “Titanic”.

Contextual Building Comments:

1279 South Park Street is one of the six grand houses of the Victorian Streetscape in South Park. The houses are located on one block of South Park Street in Halifax, Nova Scotia, beginning beside a cemetery on the corner of South and South Park Streets and ending at the corner of Morris and South Park Streets. Together the houses complement each other and the two Second Empire Style houses are situated further back from the sidewalk than the other four houses, providing a smooth transition between Second Empire and Queen Anne architectural style.

This Queen Anne style house is a definite asset to surrounding buildings and area, with its form and its setback being consistent with the remainder of the Victorian Streetscape. The streetscape features a wide sidewalk with a treed buffer from the traffic along this major artery. At two-and-a-half stories, its scale is low in height in compare to the hospital and apartment buildings that have been constructed on South park street.

Contextual District Comments:

Present Owner(s):	Peninsula Southgate Limited
Address:	6214 Shirley Street, Halifax, NS B3H 2N5

Original Owner(s):	George W. Wright
Occupation:	Publisher and philanthropist

Year Built:	1897
Factual/Estimate?	Factual
Sources:	HRM Heritage Property File 1279 South Park Street, Victorian Streetscape, located at HRM Planning and Development Services, Heritage Property Program, 7071 Bayer's Road, Halifax, Nova Scotia.

Builder:	James C. Dumaresq
Present Use:	Residential



Photograph (front elevation)

Building Classification: Registered



Lot PID:	00093773
Civic Address	1283 South Park Street
Building Name	Victorian Streetscape
Construction Date	1897

Researcher:	Halifax Regional Municipality
Date:	November 2014

Architectural Comments:

The South Park Victorian Streetscape includes six grand Second Empire and Queen Anne style houses. 1279 South Park Street is one of them and was built in Queen Anne style. The Queen Anne style dwellings are unified through a number of recurring elements, such as the wooden tile covering of the facades: the swag and wreath motifs on the frieze, the stained-glass in the top sash of the first storey windows, the bay windows with curved ends and off-center front porches.

The character-defining elements of these Queen Anne style houses include a steeply pitched hip roof. However, round corner towers are missing in 1279 South Park Street. The two-and-a-half stories wood construction has decorative wood siding façade with fretwork. The house has prominent projecting dormers. Palladian windows are located in the dormers and gable ends. The side hall plans include a porch with columns and pediment.

Historical Comments:

The South Park Victorian Streetscape is valued for its age, architecture and its associations with its builder and architect.

The homes that make up the South Park Victorian Streetscape were built between 1877 and 1897 and boast an interesting collection of houses built in the Queen Anne and Second Empire styles.

These styles were common in Nova Scotia for a large number of private houses, regardless of scale.

Architecturally the streetscape contains homes that are valued as excellent examples of the Second Empire and Queen Anne styles.

The houses were once part of a development conceived by George W. Wright known as “Letson Court.” Wright, a Dartmouth-born and internationally known millionaire publisher and philanthropist, was committed to building better housing for the working class. He hired well-known architect James C. Dumaesq to design the mixed income subdivision. Wright was among the many that died April 15, 1912 on the maiden voyage of RMS “Titanic”.

Contextual Building Comments:

1283 South Park Street is one of the six grand houses of the Victorian Streetscape in South Park. The houses are located on one block of South Park Street in Halifax, Nova Scotia, beginning beside a cemetery on the corner of South and South Park Streets and ending at the corner of Morris and South Park Streets. Together the houses complement each other and the two Second Empire Style houses are situated further back from the sidewalk than the other four houses, providing a smooth transition between Second Empire and Queen Anne architectural style.

This Queen Anne style house is a definite asset to surrounding buildings and area, with its form and its setback being consistent with the remainder of the Victorian Streetscape. The streetscape features a wide sidewalk with a treed buffer from the traffic along this major artery. At two-and-a-half stories, its scale is low in height in compare to the hospital and apartment buildings that have been constructed on South park street

Contextual District Comments:

Present Owner(s):	Arab Brothers Capital Incorporated	Original Owner(s):	George W. Wright
Address:	6214 Shirley Street, Halifax, NS B3H 2N5	Occupation:	Publisher and Philanthropist

Year Built:	1897
Factual/Estimate?	Factual
Sources:	HRM Heritage File: 1259,1263 - 1283 & 1293 South Park Street, South Park Victorian Streetscape, found at HRM Planning and Development Services, Heritage Property Program, 7071 Bayer’s Road, Halifax, Nova Scotia



Builder:	James C. Dumaresq
Present Use:	Residence

Photograph (front elevation)

Building Classification: Registered



Lot PID:	00093799
Civic Address	1293 South Park Street
Building Name	Victorian Streetscape
Construction Date	1897

Researcher:	Halifax Regional Municipality
Date:	November 2014

Architectural Comments:

South Park Victorian Streetscape includes six grand Second Empire and Queen Anne style houses. 1293 South Park Street is one of them and was built in Queen Anne style. The Queen Anne style dwellings are unified through a number of recurring elements, such as the wooden tile covering of the facades; the swag and wreath motifs on the frieze; the stained-glass in the top sash of the first storey windows; the bay windows with curved ends; and off-center front porches.

The character-defining elements of these Queen Anne style houses include steeply pitched hip roof with round corner towers. The two-and-a-half stories wood construction has decorative wood siding façade with fretwork. The house has prominent projecting dormers. Palladian windows are located in the dormers and gable ends. The side hall plans include a porch with columns and pediment.

Historical Comments:

South Park Victorian Streetscape is valued for its age, architecture and its associations with its builder and architect.

The homes that make up South Park Victorian Streetscape were built between 1877 and 1897 and boast an interesting collection of houses built in the Queen Anne and Second Empire styles. These styles were common in Nova Scotia for a large number of private houses, regardless of scale.

Architecturally the streetscape contains homes that are valued as excellent examples of the Second Empire and Queen Anne styles.

The houses were once part of a development conceived by George W. Wright known as “Letson Court.” Wright, a Dartmouth-born and internationally known millionaire publisher and philanthropist, was committed to building better housing for the working class. He hired well-known architect James C. Dumaresq to design the mixed income subdivision. Wright was among the many that died April 15, 1912 on the maiden voyage of RMS “Titanic”.

Contextual Building Comments:

1293 South Park Street is one of the six grand houses of the Victorian Streetscape in South Park. The houses are located on one block of South Park Street in Halifax, Nova Scotia, beginning beside a cemetery on the corner of South and South Park Streets and ending at the corner of Morris and South Park Streets. Together the houses complement each other and the two Second Empire Style houses are situated further back from the sidewalk than the other four houses, providing a smooth transition between Second Empire and Queen Anne architectural style.

This Queen Anne style house is a definite asset to surrounding buildings and area, with its form and its setback being consistent with the remainder of the Victorian Streetscape. The streetscape features a wide sidewalk with a treed buffer from the traffic along this major artery. At two-and-a-half stories, its scale is low in height in compare to the hospital and apartment buildings that have been constructed on South park street

Contextual District Comments:

Present Owner(s):	3060651 Nova Scotia Limited	Original Owner(s):	George W. Wright
Address:	6074 Quinpool Road, Halifax, NS B3L 1A1	Occupation:	Publisher and Philanthropist

Year Built:	1897
Factual/Estimate?	Factual
Sources:	HRM Heritage File: 1259,1263 - 1283 & 1293 South Park Street, South Park Victorian Streetscape, found at HRM Planning and Development Services, Heritage Property Program, 7071 Bayer’s Road, Halifax, Nova Scotia

Builder:	James C. Dumaresq
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Attachment B

Heritage Conservation District (Schmidtville) By-law

**By-law H-700:
Heritage Conservation
District (Schmidtville)
By-law**

Prepared by:
HRM Planning & Development

TABLE OF CONTENTS

MATTER	SECTION NUMBER
SHORT TITLE.....	1
APPLICATION.....	2-4
INTERPRETATION.....	5-10
▪ Administration of By-law	5
▪ Schedules Form Part of By-law	6
▪ Boundaries.....	7
▪ Contributing Heritage Resource is Entire Property	8
▪ Definitions	9-10
WHEN CERTIFICATE IS REQUIRED.....	11
WHEN CERTIFICATE IS NOT REQUIRED	12
APPLICATIONS	13-17
▪ General Information Required for an Application	13
▪ Additional Information Required for Application for Municipal Heritage Property	14
▪ Additional Information Required for Demolition of a Contributing Heritage Resource	15
▪ Heritage Impact Statement.....	16
▪ Submission of Application.....	17
▪ Review of Application	18-19
CERTIFICATE OF APPROPRIATENESS AND RIGHT OF APPEAL.....	18-34
▪ Issuance	20
▪ Evaluation	21-22
▪ Issuance of Certificate	23-25
▪ Requirement for Sign if Demolition Application	26
▪ Demolition of Contributing Heritage Resource	27-30
▪ Result of Demolition for Contributing Heritage Resource.....	31
▪ Issuance of Certificate with Conditions.....	32
▪ Right of Appeal	33
▪ Expiration of Certificate of Appropriateness	34

TABLE OF CONTENTS

MATTER	PAGE NUMBER
Schedule A Schmidville Heritage Conservation District Boundary.....	8
Schedule B Heritage Resources and Properties.....	9
Schedule C Heritage Design Guidelines.....	10
Schedule D Content of Heritage Impact Statements.....	11

HALIFAX REGIONAL MUNICIPALITY
BY-LAW No. H-700
RESPECTING THE ESTABLISHMENT OF A HERITAGE CONSERVATION DISTRICT FOR
SCHMIDTVILLE

BE IT ENACTED by the Council of the Halifax Regional Municipality, under the authority of the *Heritage Property Act*, R.S.N.S. 1989, Chapter 199, as amended, as follows:

SHORT TITLE

1. This By-law shall be known as By-law No. H-700 and may be cited as the *Schmidville Heritage Conservation District By-law*.

APPLICATION

2. This By-law shall apply within the District.

3. Nothing in this By-law shall exempt a person from complying with any other enactment.

4. No person shall undertake any development in the District unless a Certificate of Appropriateness has been issued by the Heritage Officer or Section 12 of this By-law applies.

INTERPRETATION

5. This By-law shall be administered by the Heritage Officer.

6. All Schedules attached to this By-law shall form part of this By-law and any diagrams in such Schedule shall be for illustrative purposes only.

7. The boundaries of the District shall be determined as follows:

(a) where the boundary is indicated as approximately following a property line, the boundary shall follow such property line;

(b) where the boundary is indicated as following a street, the boundary shall be the centre line of such street; and

(c) where any building or structure encroaches into the street, the building or structure is deemed to be wholly within the District.

8. A contributing heritage resource shown on Schedule B is the entire property, including any building located on it.

9. The definitions in the Act and Regulations shall apply to this By-law unless a word is otherwise defined in this By-law.

10. In this By-law,

(a) "Act" means the *Heritage Property Act*, RSNS, 1989, C. 99; as amended;

(b) "aggrieved person" means an aggrieved person pursuant to Section 19H of the *Act*;

(c) "Board" means the Nova Scotia Utility and Review Board;



- (d) “Certificate of Appropriateness” means the document certified by the Heritage Officer that a proposed development conforms with the requirements of this By-law;
- (e) “Conservation Plan” means the Schmidville Heritage Conservation District Plan;
- (f) “Conservation Standards” means the Standards for the Conservation of Historic Places in Canada, 2nd Edition, attached as Schedule B-1 to By-law, H-200, the *Heritage Property By-law*;
- (g) “contributing heritage resource” means a property shown on Schedule B that contributes to the heritage value of the District;
- (h) “development” includes the demolition or removal of a building and the land and structures appurtenant thereto;
- (i) “District” means the Schmidville Heritage Conservation District, the boundaries of which are shown on Schedule A attached hereto;
- (j) “existing” means in existence on the date of the coming in force of this By-law;
- (k) “Guidelines” means the Guidelines for the Conservation of Historic Places in Canada, 2nd Edition;
- (l) “Heritage Advisory Committee” means the Heritage Advisory Committee created by By-law H-200, the *Heritage Property By-law*;
- (m) “heritage impact statement” means a study that
- (i) determines if any heritage resource will be impacted by a specific proposed development or site alteration,
 - (ii) demonstrates how the heritage resource will be conserved in the context of redevelopment or site alteration, and
 - (iii) identifies mitigative or avoidance measures, or alternative development or site alteration approaches;
- (n) “Heritage Design Guidelines” means Schedule C of this By-law;
- (o) “Heritage Officer” means the employee of the Municipality designated by Council to administer the Conservation Plan and this By-law and the issuance of Certificate of Appropriateness;
- (p) “Municipality” means the Halifax Regional Municipality;
- (q) “non-contributing heritage resource” means a property shown on Schedule B that is neither a municipal heritage property nor a contributing heritage resource; and

- (r) "Regulations" means the Heritage Conservation Districts Regulations 138/92; as amended.

WHEN CERTIFICATE IS REQUIRED

11. A Certificate of Appropriateness shall be required for:

- (a) a new building or structure;
- (b) an addition to an existing building or structure;
- (c) demolition or removal of a building or structure that is part of a municipal heritage property or is a contributing heritage resource;
- (d) alterations to the exterior of existing buildings or structures, including alterations to balconies, chimneys, cladding, cornices, doors, façades, foundation, lighting, parapets, roof, steps or stairs, storefronts, trim, windows;
- (e) signs;
- (f) awnings and canopies;
- (g) fences that partially or fully obscure a contributing heritage resource from the street;
- (h) utility buildings or structures, including fuel tanks, mechanical or electrical equipment, or satellite dishes; and
- (i) the subdivision of land within the District.

WHEN CERTIFICATE IS NOT REQUIRED

12. A Certificate of Appropriateness shall not be required for:

- (a) temporary buildings or structures incidental to construction, maintenance or repair;
- (b) maintenance and repair of existing buildings or structures, including signs, fences, and utility structures provided these are not altered and remain substantially the same as before;
- (c) a sign posted on the property notifying the public of a demolition application pursuant to section 26;
- (d) notwithstanding clause 11(a), the construction of any structure exceeding 1,500 square feet in footprint area on properties identified within the Historic Park & Institutional Area on Schedule B; and
- (e) the demolition of a non-contributing heritage resource.

APPLICATIONS

General Information Required for an Application

13. An application for a Certificate of Appropriateness shall be in writing and include:



- (a) a site plan to scale showing the property boundaries and location of the proposed development;
- (b) upon the request of the Heritage Officer:
 - (i) elevation drawings that are drawn to scale, illustrating the architectural design, dimensions, and materials of the proposed development, and
 - (ii) drawings, sketches or photographs illustrating both the existing building or structure and the proposed alteration to that building or structure.

Additional Information Required for Application for Municipal Heritage Property

14. An application for demolition or substantial alteration of a registered municipal heritage property shall be made in writing in accordance with the *Heritage Property Act* and this By-law.

Additional Information Required for Demolition of a Contributing Heritage Resource

15. In addition to Section 13, an application for demolition or removal of a building or structure on a contributing heritage resource shall include:

- (a) an explanation of the reasons for the proposed demolition or removal and the alternatives to demolition or removal that may be available;
- (b) payment of the required fees; and
- (c) if the owner is not the applicant, the written consent from the owner to place a sign on the property notifying the public of the demolition application.

Heritage Impact Statement

16. The Heritage Officer may require a Heritage Impact Statement if an application for Certificate of Appropriateness is in respect of an alteration to a character-defining element of a contributing heritage resource, including a character-defining building rear wing that is greater than 150 square feet, . The content of a Heritage Impact Statement shall be as prescribed in Schedule D.

Submission of Application

17. Applications for a Certificate of Appropriateness shall be submitted to the Municipality in accordance with applicable building and development permit application procedures.

Review of Application

18. Within fifteen (15) days after receiving an application for a Certificate of Appropriateness, the Heritage Officer shall inform the applicant whether the application is complete.

19. If the application is incomplete, the Heritage Officer shall notify the applicant in writing advising what is required to complete the application.

CERTIFICATE OF APPROPRIATENESS

Issuance

20. A Certificate of Appropriateness shall not be issued unless the proposed development meets the Conservation Standards and the Heritage Design Guidelines.



Evaluation

21. When evaluating an application for a Certificate of Appropriateness, the following shall apply:

(a) the Conservation Standards shall be used to evaluate any proposed development in the District;

(b) the Guidelines shall be used to interpret and apply the Conservation Standards; and

(c) the Heritage Design Guidelines shall be used to evaluate any proposed development in the District.

22. In the event of a conflict between the Heritage Design Guidelines and the Conservation Standards, the Conservation Standards shall prevail.

Issuance of Certificate

23. Subject to sections 24 and section 27, a Certificate of Appropriateness that is required under this By-law shall be issued by the Heritage Officer if the development meets the Conservation Standards and the Heritage Design Guidelines.

24. (1) A Certificate of Appropriateness that includes a substantial alteration to a municipal heritage property shall be considered by Council and Council will consider whether the development meets the Conservation Standards and the Heritage Design Guidelines.

(2) The Heritage Officer shall grant or refuse a Certificate of Appropriateness in accordance with the decision of Council.

25. If a Certificate of Appropriateness is refused by the Heritage Officer, the Heritage Officer shall inform the applicant, in writing, of the reasons for refusing it and explain the appeal provisions.

Requirement for Sign if Demolition Application

26. If an application has been filed for a demolition or removal of a building or structure, a sign shall be erected on the property notifying the public of the demolition application.

Demolition of Contributing Heritage Resource

27. If an application is for the demolition or removal of a building or structure that is a contributing heritage resource or a municipal heritage property, the Heritage Officer shall refer the application for a Certificate of Appropriateness to the Council for a public hearing and shall issue or deny such Certificate in accordance with the decision of council, but no certificate shall be issued until the time for appeal has elapsed or the appeal has been disposed of, whichever is the longer.

28. If an application is for demolition or removal of a municipal heritage property, the Heritage Advisory Committee shall review and make recommendation on the application to Council.

29. Prior to holding the public hearing respecting demolition or removal of a municipal heritage property, Council shall receive the recommendation from the Heritage Advisory Committee.

30. Notice of the public hearing shall be in accordance with Section 11 of the *Regulations*.

Result of Demolition for Contributing Heritage Resource

31. Notwithstanding Schedule B, if a Certificate of Appropriateness is issued for the demolition of a contributing heritage resource, the property containing the building is no longer a contributing heritage resource when the building is demolished.

Issuance of Certificate with Conditions

32. (1) The Heritage Officer may grant a Certificate of Appropriateness with conditions in accordance with Section 14 of the *Regulations*.

(2) In addition to the conditions set out in subsection 14(3) of the *Regulations*, a Certificate of Appropriateness may include conditions respecting

(a) a time limit under which a demolition or alteration can be carried out, providing such time does not exceed the time set in subsection 3; and

(b) the suitable restoration of the site following the demolition or removal of a building.

(3) A Certificate of Appropriateness shall be valid for a period of two years from the date of issuance.

Expiration of Certificate of Appropriateness

33. Before the expiration of a Certificate of Appropriateness and the written request of the applicant, a new Certificate of Appropriateness may be issued by the Heritage Officer, providing the development continues to meet the Conservation Standards and Heritage Design Guidelines.

Right to Appeal

34. The approval, imposition of conditions on, or denial of a Certificate of Appropriateness may be appealed to the Nova Scotia Utility and Review Board pursuant to the *Act*.

Done and passed in Council this day of A.D. 201 .

Mayor

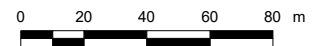
Municipal Clerk



Schedule A- Schmidtville Heritage Conservation District Boundary

HALIFAX

 Schmidtville Heritage Conservation District Boundary



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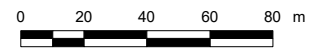


Schedule B - Heritage Properties and Resources

Schmidville Heritage Conservation District Boundary

HALIFAX

- Schmidville Heritage Conservation District Boundary
- Registered Municipal Heritage Property
- Historic Park & Institutional Area
- Contributing Heritage Resource/Building
- Mirror Image Building
- Georgian Style Building



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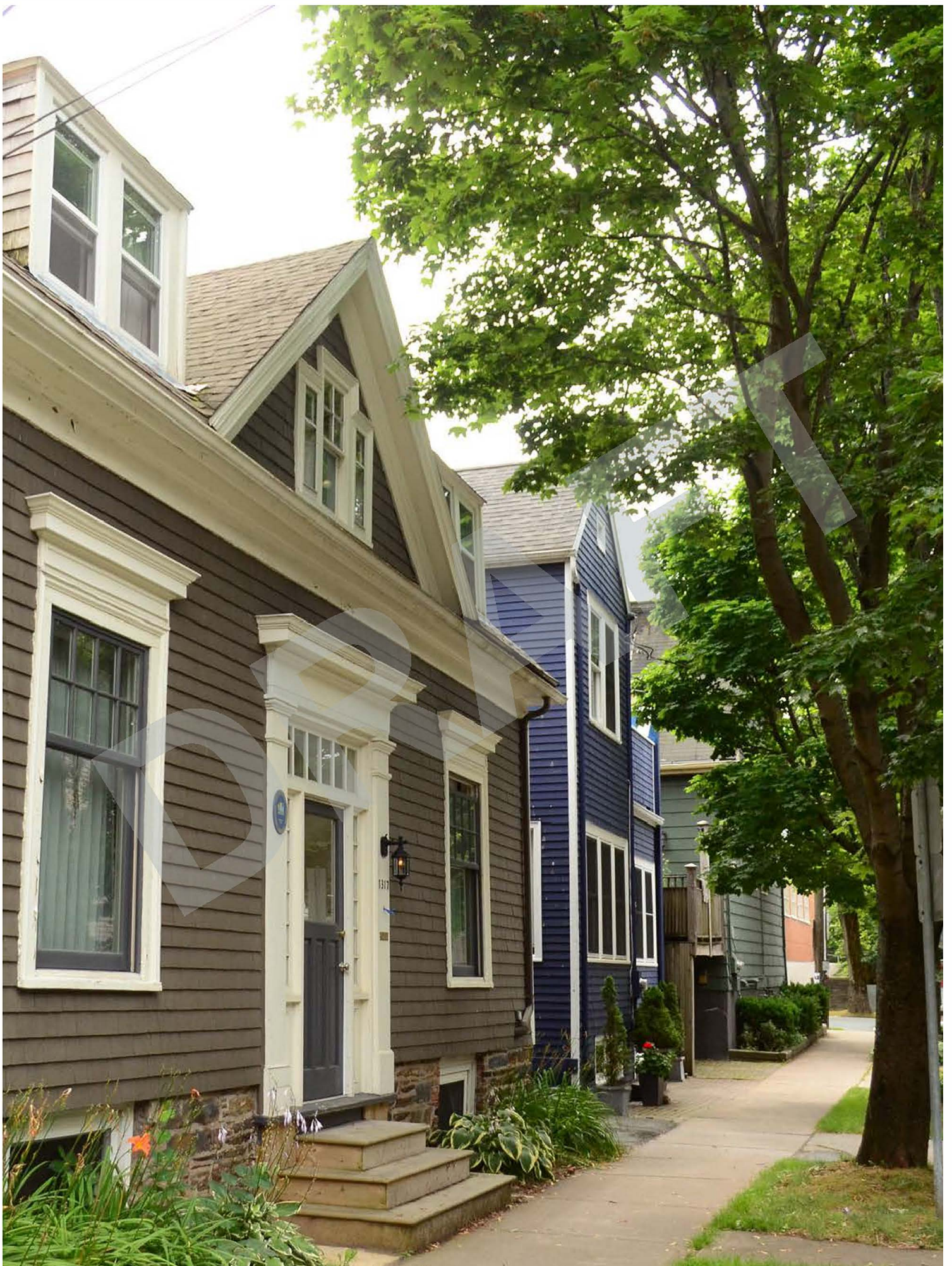
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Schedule C
Schmidtville Heritage Conservation District
HERITAGE DESIGN
GUIDELINES

Halifax Regional Municipality
Planning & Development, 2018





CONTENTS

- 1 Definition
- 2 Exterior Alterations of Existing Heritage Properties
- 3 Additions to Existing Heritage Properties
- 4 Construction of New Buildings
- 5 Signs
- 6 Utility Structures & Parking



1 DEFINITIONS IN THIS SCHEDULE,



a. "Bay" means any of a number of major spatial divisions across a wall partitioned off in equal widths by principal vertical compartments;



b. "Bay Window" means a window or series of windows projecting outward from the main wall of a building and forming a bay or alcove in a room within, the building with its own foundation;



c. "Cornice" means a continuous molded projection dividing the front wall horizontally from the roof for compositional purposes;



d. "Dormer" means a projecting structure built out from a sloping roof housing a vertical window;



e. "Façade" means the front of a building or any of its sides facing a public street or space;



- f. "Gable Roof" means a roof sloping downward in two parts from a central ridge, so as to form a gable at each end.



- g. "Heritage Building" means a building within a contributing heritage resource;



- h. "Heritage Property" means a contributing heritage resource or a municipal heritage property.



- i. "Hipped Gable Roof" means a roof having a hipped end truncating a gable;



- j. "Side Hall Entrance" means an entrance within a bay, on the front façade, nearest to the side of a building;

- k. "Scottish Dormer" means a dormer with five sides (faces) including two side walls, a vertical window encompassing the front face, narrow vertical windows encompassing the two faces flanking and angled inward from the front face, and a roof with hipped sections over each of the five faces; and



- l. "Truncated Gable Roof" means a gable roof where the central ridge is replaced by a plane which is no more than four meters in width along the length of the roof.





2 EXTERIOR ALTERATIONS of EXISTING HERITAGE PROPERTIES



Rhythm of bays: example of 8 connected buildings along Birmingham Street in a variety of widths

2.1 Rhythm of Bays

Historic buildings are either attached or very near to each other and create a streetscape rhythm comprised of approximately ten buildings in each block. Some buildings still occupy the 8 m by 30 m lots from Elizabeth Schmidt's original subdivision in 1831 while others occupy larger lot consolidations. However, buildings are relatively consistent in the widths of their façades throughout the neighbourhood which creates a cohesive form along the traditional streetscapes.

a. The traditional architectural elements of historic building façades such as columns, pilasters, dormers, and entrances which establish a pedestrian scale and rhythm, shall be retained.

b. Consolidating two or more buildings into one is discouraged, since it may result in the loss of entrances and windows that would reduce pedestrian interest. If such consolidation is proposed, the retention of original historic building features must not be compromised, even if this means retaining a redundant entry configuration

2.2 Doors

Many of the original doors in Schmitzville have been made of hardwood and are detailed with panels or window lights. Old doors should be retained and restored to their original finish. If removal is required, replacement doors of wood are preferred. However, steel or fibreglass doors that maintain the proportions, form, and details of the original door may be installed. Transoms and sidelights should be conserved or replaced as needed.

2.3 Windows & Dormers

The traditional windows and dormers were made of wood and generally double or single hung (vertical sliding) sash. The intent of these guidelines is to ensure the retention, repair, rehabilitation, and restoration of historically accurate windows.

Where there are existing windows within historic window openings which are either original or more recent replacements in the historical form and material, every effort should be made to retain, repair, and rehabilitate them.

a. Repair and rehabilitation of existing wooden windows shall use wood sash and frames.



2 EXTERIOR ALTERATIONS of EXISTING HERITAGE PROPERTIES

b. Where existing windows, referred to in clause a, are too deteriorated to repair, replacement windows shall replicate the original window as supported by archival information.

c. Where existing windows are of a material other than wood, replacement windows may be of this same material but shall replicate the historical form and detail of the original window.

d. Replacement of wooden windows on façades shall be in wood and shall match the shape, proportion, type of operation, detail, colour and clarity of glass of the wood original when painted.

e. Elements surrounding windows shall be retained or replaced in like and kind.

f. The original fenestration pattern shall be retained. Proposed new openings shall be compatible with the original composition in terms of alignment, proportion, surrounds, and ornamentation.

g. In the event that the original windows have been replaced and the existing windows are inappropriate to the building, then new windows shall be designed to replicate the original windows' size, configuration and appearance as based on archival information. If such information is not available, the following criteria shall be referenced.

•



Home showing a example of a Georgian style fenestration pattern, including a street-oriented Scottish Dormer.

The dimensions of frames, sashes, muntins, etc., shall be similar to traditional wood windows.

- The window shall be divided into a minimum of two sashes;
- Glass must be clear. Windows that are tinted, coloured or have mirrored surfaces are prohibited.
- Frames and sashes shall be either painted or stained wood.

- Vinyl windows are prohibited; and
- The sash shall be recessed within the window frame at least 4 inches from the exterior surface of the building's exterior wall.

h. Existing dormers on façades shall be conserved and shall not be replaced by dormers of different dimensions. Scottish dormers shall be restored to their original form.



2. EXTERIOR ALTERATIONS of EXISTING HERITAGE PROPERTIES



Converted shop front with picture frame windows on a historic Georgian mansion.

2.4 Materials

Traditional materials retain the character of historic building façades. These traditional materials shall be used or new materials shall resemble traditional materials:

- a. Wooden shingles are preferred or a high quality wood composite material, in like and kind appearance, may also be used.
- b. Masonry shall be repaired or replaced with a stone or brick material, in like and kind appearance. Parging may be used if masonry has lost structural stability.
- c. Wood shall be used for base panels and cornices.
- d. Windows and bay window framing shall be wooden on façades.

- e. For existing buildings, where new materials are required for repair, these materials shall match the original materials or be largely indistinguishable from the original materials.
- f. Vinyl siding, plastic, plywood, concrete block, and EIFS (exterior insulation and finish systems where stucco is applied to rigid insulation), and metal siding are prohibited.
- g. Darkly tinted or mirrored glass is prohibited.
- h. Flat roofs may be covered with a bituminous membrane such as tar or gravel finish, etc. Other historic buildings have asphalt shingle roofs. These roofs may be replaced with asphalt shingles in black or dark grey tones.

2.5 Shopfronts

The historic buildings in Schmidville were originally constructed to serve residential uses. A few buildings have been converted to retail commercial uses which resulted in exterior alterations that have impacted their architectural integrity, such as the addition of large picture frame windows.

Existing shopfronts may be maintained but new alterations shall conserve the exterior of the heritage building.



2. EXTERIOR ALTERATIONS of EXISTING HERITAGE PROPERTIES



Example of a Georgian mirror-image cottage demonstrating strong symmetry.

2.6 Decorative Elements

The objective is to recognize the architectural heritage value of decorative moldings including cornices, pilasters and lintels and to ensure the proper conservation of these elements:

- The retention of original decorative elements is required.
- Repairs shall be undertaken with matching materials.
- If structural considerations make conservation of existing decorative elements difficult, substitute materials may be considered.

- Where original decorative elements have disappeared, their replacement may be considered if there is evidence of pre-existence.
- Buildings, especially Georgian buildings identified in Schedule 2, shall not include classical elements from the Victorian period such as decorative brackets along the cornice, pilasters, and lintels unless there is evidence of their historic presence on the buildings. These features would create a false sense of historical development.

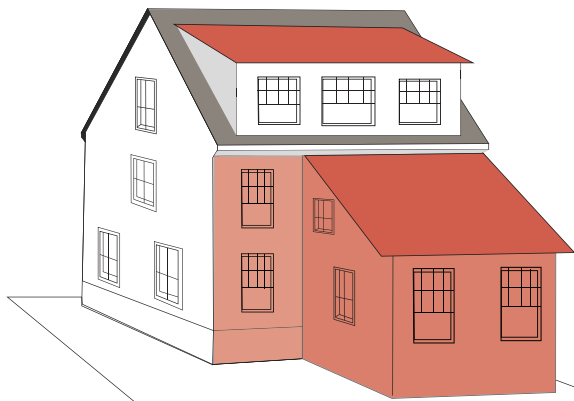
2.7 Symmetry of Mirror-Image Cottages

Alterations made to the front elevation of mirror-image cottages, identified in Schedule 2, shall preserve or re-establish a symmetric visual relationship between the two attached dwellings. This guideline does not apply to maintenance of existing features of the building.





3 ADDITIONS to EXISTING HERITAGE PROPERTIES



The addition exhibits an appropriate height, not extending beyond the heritage building, an appropriate width which preserves one of the rear bays of the home, and including a shed roof with similar pitch as the main building roof. The heritage building depicted includes a shed dormer of an appropriate size, and a rear yard set back.

3.1 Height of Heritage Buildings

Schmidville is characterized by its traditional buildings of varying heights. As such, the height of each heritage building is considered a character-defining element:

- An addition shall not extend a heritage building beyond its existing height
- An addition shall not exceed the height of the heritage building.
- A heritage building may be raised by no more than two feet to provide usable space in the basement.

3.2 Roof lines

Rear additions can add valuable living space to heritage buildings but consideration shall be given to the roof lines of the building:

- Rear additions shall connect under the eaves of the heritage building.
- The roof of an addition shall match the roof type and pitch of the heritage building.
- The roof of a one storey addition shall be either a flat or a shed roof.
- The rear slope of a roof may include a shed dormer along its width as long as it maintains at least two feet of the heritage building's rear roof on both sides. Character defining elements shall not be removed for this purpose.

3.3 Exterior Wall & Yard

- An addition to the rear shall preserve one bay of the heritage building's rear wall in its entirety.
- A rear addition shall preserve a rear yard. Small sheds may be allowed within the rear yard.
- Exterior walls of the building, including the rear wall, shall extend from the foundation being no cantilevered structure and posts supporting a structure shall be hidden from view using baseboards or other elements.







4 CONSTRUCTION of NEW BUILDINGS



Front façades showing variable appropriate widths, including three bays each, and a cornice line of less than 8m in height. Both images show windows which are taller than wide. The image on the right demonstrates one possible fenestration pattern which satisfies only the minimum requirement of one window within each bay and storey.

4.1 Building Articulation and Continuity with Georgian Style

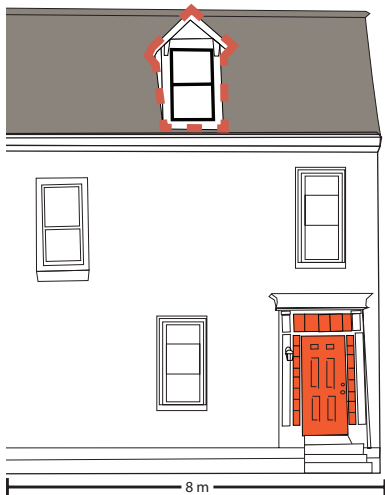
The articulation of a building is what gives it a human scale and a sense of quality, through attention to detail. Articulation implies a three-dimensional facade, where windows and other elements have depth, creating a dynamic play of light and shadows through the use of solids and voids. Typically the articulation will indicate the transition between floors and interior spaces, giving a human scale to the facade.

To encourage continuity with the Georgian and Georgian-style buildings in Schmidville and to ensure both horizontal and vertical “breaks” in the façade, buildings shall be designed to reinforce the following key elements:

- a. *Front Façade Widths and Bays*
The front façade of a building shall include a series of three bays. This series of three bays shall be between six to eight meters in width. The front façade can extend beyond this width but this portion of the front façade shall also include a series of three bays within a six to eight meter width at minimum. This additional portion of the front façade shall appear as a front façade of a separate attached building. These guidelines are repeated if a front façade extends beyond six bays in width, nine bays in width, etc.
- b. *Cornice*
Each series of three bays along the front wall of a building shall be crowned by a cornice. The cornice height shall not exceed eight meters to create a consistent streetwall height, reinforcing the “frame” of public streets and spaces.
- c. *Windows and Dormers*
Windows along the front façade, including dormers, shall appear obviously taller than wide and shall align horizontally and vertically with one another across each windows’ respective storey and bay. There shall be a minimum of one window on each storey within each series of three bays. And there shall be a minimum of one window contained entirely within each bay. Dormer windows are encouraged but not required on the roof, above the cornice, but a dormer shall be contained entirely within its bay and a wall shall not extend across a cornice into the roof to form a dormer. A dormer window will be considered a window within its respective bay and it can be a bit smaller than the windows on the front façade.



4 CONSTRUCTION of NEW BUILDINGS



Front facade showing appropriate 8m width, including three bays, and demonstrating one possible fenestration pattern which satisfies only the minimum requirement of one window for each bay and storey, including dormers. Prominent side hall entrances slightly above grade, and including a transom window and side light are also highlighted.

If the building extends beyond three bays in width, symmetry shall apply to the placement of dormers across the entire width of the front façade.

d. *Side Hall Entrance*

For each series of three bays along the front façade, there shall be a side hall entrance to the building. The entrance shall be prominent, recognizable, and accessible at grade or slightly above grade. It shall include an articulated surround with either a transom window, a pair of sidelights, or both.

4.2 Streetwall Setback and Design

- a. New buildings shall provide a streetwall setback that is no greater or less than abutting heritage buildings.
 - b. All façades of the building, which are visible from the streets, shall have a consistent design expression.
 - c. New buildings shall not include classical elements from the Victorian period such as decorative brackets along the cornice, pilasters, and lintels. These features would create a false sense of historical development within the neighbourhood.
 - d. Mechanical or utility functions such as vents, trash vestibules, and propane vestibules, should not be placed along the streetwall.
- d. Stucco and stucco-like finishes are prohibited as a principle exterior wall material.
 - e. Vinyl siding, plastic, plywood, concrete block, EIFS (exterior insulation and finish systems where stucco is applied to rigid insulation), and metal siding are prohibited.
 - f. Darkly tinted or mirrored glass is prohibited.
 - g. Unpainted or unstained wood, including pressure treated wood, is prohibited as a building material for permanent decks, balconies, patios, verandas, porches, railings and other similar architectural embellishments, except that this guideline shall not apply to sidewalk cafés.

4.3 Materials

Building materials help define the character and quality of a building and how it relates to its context:

- a. Buildings shall be clad in wood or a wood composite material and exterior trim and finishes may be of another material but shall exhibit quality of workmanship.
- b. The building materials shall be the same to achieve a unified building image.
- c. Materials used for the front

4.4 Roof lines

New buildings shall include a roof that relates to the character of the neighbourhood.

- a. New buildings shall include one of the following roof types:
 - Gable roof;
 - Truncated gable roof;
 - Flat roof.
- b. A single roof type shall extend across all three bays of



building's front façade and shall extend along the entire width of a building. A separate roof type may extend across the next three bays if the front façade extends beyond three bays in width. This same guideline applies if a front façade extends beyond six bays in width, nine bays in width, etc.

- c. A wing at the rear of the building that is not visible from the streets shall match the roof type of the main building or it may include a flat or shed roof.
- d. Dormers shall include one of the following types:
 - Dormer with gable roof;
 - Dormer with hipped gable roof;
 - Scottish dormer.

4.5 Windows

- a. Windows in new construction shall be sympathetically designed in accordance with adjacent historic façade openings.
- b. The dimensions of frames, sashes, and muntins shall be similar to traditional wood windows.
- c. Glass shall be clear: tints, colours or mirrored surfaces are prohibited.
- d. The sash shall be recessed within the window frame at least 4 inches from the exterior surface of the building facade

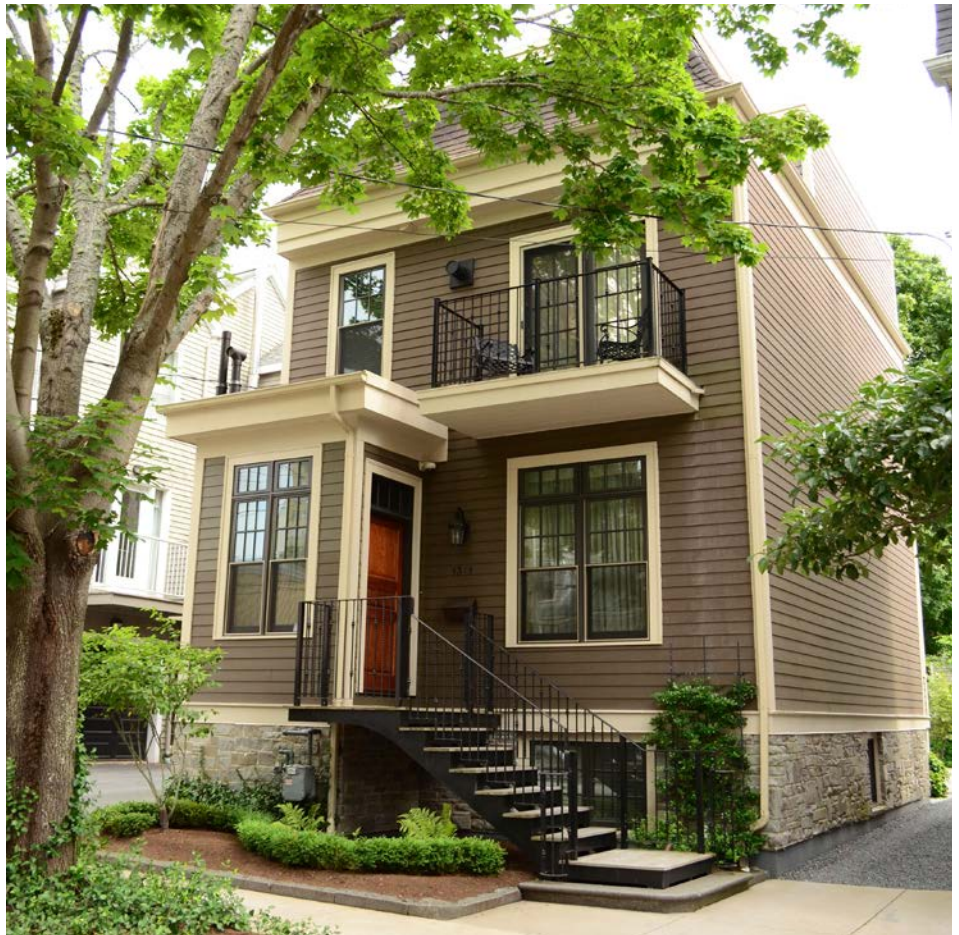


Photo showing an enclosed porch

4.6 Porches and Bay Windows

- a. An open or enclosed porch may encompass a side hall entrance. Where there is a porch, it shall include a cornice, a gable or flat roof, and an entrance, slightly above grade, at its side. There shall be a vertical window at the front of an enclosed porch.
- b. A large Scottish dormer, paired vertical windows, or a two-storey bay window may encompass the two bays immediately next to the side hall entrance.

4.7 Doors

Doors in new construction shall be sympathetically

detailed and proportioned in accordance with adjacent heritage buildings.

4.8 Exterior Alterations of Existing Buildings Which are Not Heritage Buildings

Where there is construction proposed on an existing property which is not a heritage property, the alteration should seek to introduce elements of new construction as described in the above guidelines for construction of new buildings and shall not introduce new elements that do not complement these elements.



5 SIGNS



Example of indirectly lit signage in the Hydrostone neighbourhood.

5.1 Basic Principles

Design guidelines for signs apply to all properties within the Heritage Conservation District. For the purpose of these guidelines, the main function of “business signs” is to identify the business. Business signs are intended to be permanent, exterior signs, usually mounted on buildings. These signs do not carry advertising or temporary or changeable messages. Content is restricted to only the business name and visual identity graphics, plus brief text and appropriate graphics to describe products and services. No sign shall be located so that it disfigures or conceals any significant architectural feature of the building. Sign sizes and location shall be

considerate of views to neighbouring businesses and their signs. A “good neighbour approach” will ensure that each business has good visibility, with their signage mass roughly proportional to the size of their premises. This approach shall help implement highly visible signage for all, without creating a clutter of competing signs. These guidelines shall apply to all buildings within the Heritage Conservation District.

light from a source intentionally directed upon it are preferred.

Any lighting used to illuminate signs or façades shall be designed in such a way that the light source is not visible from the street. Lighting hardware which is visible on building façades shall respect the integrity of the architecture in the same way intended for signage.

5.2 Sign Lighting

With the exception of restrictions on internally lit sign boxes, or awnings, for aesthetic reasons there are no specific restrictions in these guidelines for lighting methods. In general, non-illuminated signs or indirectly illuminated signs (which reflect





Awning sign from Downtown Halifax

5.3 Materials

It is not the intent of these guidelines to restrict design creativity by restricting materials, except for the specific examples prohibited below. Owners and their designers are encouraged to select durable, high quality material for signs which complement or contrast with their storefronts, and which are designed and placed so as to help businesses use their entire storefronts to communicate awareness of their identity, image and location. Prohibited Materials include:

- a. internally-illuminated fascia signs or internally-illuminated awning signs;
- b. stretch skin plastics for awning or canopy signs; and
- c. textile banners, with or without frames.

4.4 Allowable Sign Types

a. Fascia Signs and Flat Wall-Mounted Signs

A fascia sign is typically a sign board mounted parallel to (or individual letters fixed to) the face of a building to create a sign in the format of a horizontal band.

- i. Where fascia signs are installed, they shall be located in the architectural frieze above the door and the size of the frieze dictates the maximum size of the sign
- ii. If no frieze or other other similar architectural feature exists, fascia signs for ground-floor businesses shall be located in a horizontal band above the upper line of ground floor door, and below the lower sill of second storey windows. Fascia signs for upper floor occupants shall be similarly located above a window on their respective floor

Wall-mounted signs are also suitable for placement at eye level for viewing by pedestrians approaching, or in front of the premises. As a result, the size of such signs shall be scaled for reading at close proximity. These types of signs are also useful for identifying businesses on upper floors of a building, which are accessed from a street level door. In these cases, signs shall be placed close to the door at a height comfortable for viewing from the street

- iii. The size of such a wall-mounted sign shall be no greater than 50% of the area of the door.
- iv. Flat wall-mounted signs shall project no more than 10 cm from the wall if they are located closer than 2.5m vertical to the sidewalk. Wall signs which are above that elevation shall project no more than 30cm from the wall.



5 SIGNS



Window sign and projecting sign from Downtown Halifax

b. *Projecting Signs*

These are signs which project horizontally from an exterior wall of a building using brackets or other hardware to frame or hang the sign. Such signs typically have two faces, back-to-back, but may be multifaceted and have more than two faces.

- i. Projecting signs that identify a ground floor business shall be located above or adjacent to the entrance to the business premises.
- ii. Projecting signs may be used to identify businesses in upper storeys if they are accessible from a street level door. In this case one projecting sign is allowable for each such entrance in addition to projecting signage for the ground floor occupant.

- iii. Projecting signs may be comprised of 3-dimensional, flat and contour shapes, including effigy signs and symbols. In most cases the imagery represented by sculptural effects or shapes shall relate to the business, its products and services so that they serve to identify the business and convey its image.

c. *Window Signs*

Window signs are typically those where the name of the business is painted on a window to both identify the business and provide a visual screen through which the window display can be viewed. For these reasons, window signs shall be designed so that they do not unduly obscure vision through the window.

Generally, this can be achieved by choosing slender fonts and limiting sign area to no more than 25% of the window area - the size limit established by the Land Use By-law. Businesses do have the freedom to place temporary signs and other display material inside their premises, viewable through the window, and these guidelines do not restrict the use of windows for viewing interior advertising and promotional material. Multiple window signs may also be used, subject to the 25% coverage limit per window. Signs may also be used on upper storey windows to identify business occupants.

Windows, doors and glass transoms above doors are also



often good locations for painted civic number signs. Generally, the size of lettering for civic number signs shall be no greater than 15cm.

For window signs, materials such as gold, silver and aluminum leaf (or simulations of same), glass etching, vinyl applique and paint are allowed, for placement on the interior face of the windows.

d. Number of Signs

In order to minimize signage clutter, only one of any of the following sign types shall be used for any one business:

- i. Fascia or wall mounted sign;
- ii. Projecting sign;
- iii. Window sign
(including multiple window signs).



6 UTILITY STRUCTURES & PARKING



6.1 Utilities

For all properties within the Heritage Conservation District:

- a. Generally, utility equipment should be placed on the exterior of any building within the Schmidville Heritage Conservation District in a manner which is least disruptive to the visual quality of the building and the area.
- b. Heating, venting and air conditioning vents should be placed away from public streets. Locate utility hook-ups and equipment such as gas meters should be placed away from public streets and to the sides and rear of buildings.
- c. Solar panels should be placed out of public view on the rear slopes of pitched roofs or on the rear portion of flat roofs. Solar panels shall not be propped up if visible from public streets.

6.2 Surface Parking

For all properties within the Heritage Conservation District: Parking areas, except for access to and from the parking, shall be located out of sight behind buildings or inside neighbourhood blocks rather than adjacent to streets or at corners.



SCHEDULE D

CONTENT OF HERITAGE IMPACT STATEMENTS

1. The purpose of a heritage impact study is to determine if a contributing heritage resource or municipal heritage property will be conserved in the context of redevelopment or site alteration.
2. A heritage impact statement respecting a contributing heritage resource or a municipal heritage property shall detail the impacts of a specific proposed development or site alteration, including:
 - (a) identifying the heritage value and character defining elements based on:
 - (i) information available in the municipal Registry of Heritage Property or the Inventory of Potential Heritage Property, and
 - (ii) information supplemented by additional research, site analysis, or evaluation;
 - (b) describing the proposed development or site alteration by detailing:
 - (i) the rationale and purpose for the development or site alteration,
 - (ii) the proposed works and graphical layout, and
 - (iii) how the development or site alteration fits with the objectives of the Municipality as expressed in planning documents;
 - (c) identifying the impact of the proposed development or site alteration, such as the direct or indirect impact and the physical or aesthetic impact;
 - (d) explaining how the proposed development or site alteration complies with the Conservation Standards and Design Criteria;
 - (e) recommending mitigative or avoidance measures, or alternative development or site alteration approaches;
 - (f) a schedule and reporting structure for implementing the recommended conservation or mitigative or avoidance measures, and monitoring as the development or site alteration progresses; and
 - (g) a summary statement and conservation recommendations respecting
 - (i) the heritage value and character defining elements of the heritage resource or municipal heritage property,
 - (ii) the identification of any impact that the proposed development will have on the contributing heritage resource or municipal heritage property,
 - (iii) the conservation or mitigative measures, or alternative development or site alteration approaches; and
 - (iv) reasons why some conservation or mitigative measures, or alternative development or site alteration approaches are not appropriate.

Attachment C

By-law to Amend the Halifax Municipal Planning Strategy, Section II, City-Wide Objectives and Policies, to Implement the Schmitville Heritage Conservation District Plan

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Halifax is hereby further amended as follows:

1. Section 6 Heritage Resources of Section II, City-Wide Objectives and Policies, Definitions is amended by deleting text as shown in strikeout and inserting text as shown in bold, as follows:

"Heritage Conservation Area" means an area of concentration of properties unified by similar use, architectural style or historical development, which retains the atmosphere of a past era ~~and which is registered in the Halifax Registry of Heritage Property.~~

"Heritage Conservation District" means a heritage conservation district pursuant to the *Heritage Property Act*.

2. Section 6 Heritage Resources of Section II, City-Wide Objectives and Policies, Policy 6.1.2 is amended by deleting text as shown in strikeout and inserting text as shown in bold as follows:

6.1.2 The City should designate those properties which meet the adopted criteria as registered heritage properties, ~~or registered heritage conservation areas,~~ **or heritage conservation districts** and protect them within the terms of the Heritage Property Act **and Land Use Bylaw**.

3. Section 6, Heritage Resources, of Section II, City-Wide Objectives and Policies, Policy 6.7 is amended by deleting text as shown in strikeout and inserting text as shown in bold as follows:

6.7 The City shall investigate the possibility of establishing Heritage Conservation Zones to protect ~~registered~~ heritage conservation areas, **heritage conservation districts**, and registered heritage streetscapes under the provisions of ~~the Planning Act~~ **the Heritage Property Act and Halifax Regional Municipality Charter**. The results of such investigation should be incorporated as amendments to this Plan and to the Land Use By-law.

4. South End Area Plan Map 1 Planning Districts, of Section V, South End Area Plan Objectives and Policies, is amended by creating the new Planning District 9 and removing that new area of new Planning District 9 from District 6, District 5 and District 2, as shown on the attached Schedule C.
5. Map 9A Generalized Future Land Use Map is amended by re-designating certain lands as shown on Schedule B attached hereto.
6. Map 2-2, Height Precincts District 2, Section V, South End Area Plan Objectives and Policies, is amended by removing the portion that is shown on the attached Schedule D.
7. Map 2-5, Height Precincts District 5, Section V, South End Area Plan Objectives and Policies, is amended by removing the portion that is shown on the attached Schedule E.

8. Map 2-6, Height Precincts District 6, Section V, South End Area Plan Objectives and Policies, is amended by removing the portion that is shown in the attached Schedule F.
9. Insert Map 2-9 Height Precincts District 9, as shown in the attached Schedule G, after Map 2-8 Height Precincts District 8.
10. Insert the attached Map 3 Schmidville Heritage Conservation District, after Map 2-8, Height Precincts District 8.
11. Insert the attached Map 4 Areas where Converted Multiple Dwelling Houses are Permitted Map, after Map 2-8 Height Precincts District 8.
12. Definition of Terms of Section V, South End Area Plan Objectives and Policies is amended by inserting the text as shown in bold directly after the definition for “Neighbourhood Commercial Use”, as follows:

Schmidville Heritage Property

Means a property identified as containing a Schmidville Heritage Building as shown on Map 3, Schmidville Heritage Conservation District.

13. Section 4, Institutions, of Section V, South End Area Plan Objectives and Policies is amended by inserting the text as shown in bold after Policy 4.3.1 as follows:
 - 4.3.2 **Redevelopment of properties in the area designated “Historic Park and Institutional Area” within the Schmidville Heritage Conservation District boundary as shown on Map 3, Schmidville Heritage Conservation District, as Historic Park and Institutional Area, shall be considered by development agreement if the construction of any addition to an existing building exceeds a footprint of 1,500 square feet or any new building exceeds a footprint area of 1,500 square feet in accordance with 7.9.8 and Council shall consider the requirements listed in Policy 7.9.9 of the District IX Policies section.**
14. Section 5, Heritage Resources, of Section V, South End Area Plan Objectives and Policies, is amended by inserting the text as shown in bold after Policy 5.1 as follows:
 - 5.2 **This Plan shall support the Schmidville Heritage Conservation District Plan and the historic character of the Schmidville neighbourhood through the Land Use Bylaw by establishing regulations that support the conservation objectives of the Schmidville Heritage Conservation District.**
 - 5.2.1 **It shall be the intent of this Plan to preserve the predominantly residential uses as well as the park and institutional uses and existing mixed uses of District IX which delineates the boundary of the Schmidville Heritage Conservation District.**
15. Section 7, District Policies, of Section V, South End Area Plan Objectives and Policies, is amended by deleting the text as shown in strikeout and inserting the text as shown in bold as follows:

District Definition: For the purposes of setting out the detailed district policies of this Plan, the South End is divided into ~~eight~~ **nine** districts as shown on Map 1.

16. Section 7, District Policies, of Section V, South End Area Plan Objectives and Policies, is amended by deleting the text as shown in strikeout and inserting the text as shown in bold in Policy 7.0 as follows:

The heights established pursuant to this policy are as shown on Maps 2-1 to ~~2-8~~ **2-9** inclusive.

17. Section 7, District Policies, of Section V, South End Area Plan Objectives and Policies, is amended by deleting the text as shown in strikeout and inserting the text as shown in bold in Policy 7.0.5 as follows:

7.0.5 Any change in the allowable height or any increase in height by a development agreement as shown on Maps 2.1 to ~~2-8~~ **2.9** inclusive, except pursuant to Policies 7.2.1.1, 7.5.2.1, 7.8.2.1, and 7.8.2.2, **7.9.8, and 7.9.9** may be permitted only by amendment to the Municipal Planning Strategy.

18. Section 7, District Policies, of Section V, South End Area Plan Objectives and Policies, is amended by inserting the text as shown in bold after Policy 7.8.5 as follows:

7.9 DISTRICT IX

7.9.1 This Plan shall establish the Schmidville Heritage Conservation District within the boundaries identified as District 9 on Map 3, Schmidville Heritage Conservation District.

7.9.2 It is the intention of this Plan to ensure that new development is consistent with the character defining elements of the district listed in the Schmidville Heritage Conservation District Plan.

7.9.3 This Plan shall permit up to four dwelling units in a Schmidville Heritage Building, identified on Map 3, Schmidville Heritage Conservation District.

7.9.4 This Plan identifies maximum permitted heights on Map 2-9. Existing buildings with more than two storeys are permitted a height of 35 feet and existing buildings with two storeys or less are permitted a height of 25 feet. An addition to a Schmidville Heritage Building may match but cannot exceed its existing height.

7.9.5 This Plan shall permit additions on Schmidville Heritage Properties that increases the depth of buildings at the rear of the property while preserving minimum rear yards.

7.9.6 This Plan shall permit property located on Map 4, Areas where Converted Multiple Dwelling Houses Are Permitted, to be converted into a multiple dwelling house for residential uses with up to ten units.

7.9.7 This Plan shall permit the development of dwellings on through lots with frontage on Wright Avenue to frame this street with buildings that have minimum front yard setbacks.

7.9.8 This Plan shall ensure that the properties south of Morris Street, identified on Map 3, Schmidville Heritage Conservation District, as Historic Park and Institutional Area, be limited to park and institutional land uses under the Institutional designation, including a school, daycare, community facility, and other similar uses.

Redevelopment of these properties shall be considered by development agreement if the construction of any addition to an existing building exceeds a footprint of 1,500 square feet or any new building exceeds a footprint area of 1,500 square feet.

7.9.9 In considering a development agreement pursuant to policy 7.9.8, Council shall consider the following:

- (a) the architectural design, articulation, materials, and setback of the development is reasonably consistent with the Schmidville Heritage Conservation District Heritage Design Guidelines;
- (b) the height of the development is consistent with the height of adjacent buildings and may transition to a height not exceeding five storeys;
- (c) provisions for park and open spaces within a minimum depth of 40 feet from the street frontage and for the conservation and planting of trees throughout the property;
- (d) provision for vehicular access and egress;
- (e) provision for on-site parking;
- (f) provision for site disturbance, erosion control, site grading, and stormwater management;
- (g) provision for on-site signage; and
- (h) any development is reasonably consistent with all other provisions of this Plan.

7.9.10 This Plan shall establish the Schmidville Heritage Residential (SHR) designation within the Schmidville Heritage Conservation District boundary as shown on Map 3, Schmidville Heritage Conservation District. The land use by-law shall establish the Schmidville Heritage Residential (SHR) Zone and the Schmidville Heritage Residential Commercial (SHRC) Zone within the Schmidville Heritage Residential designation. It is the intent of this Plan to limit mixed use (commercial and residential) developments under the SHRC Zone to existing mixed uses and to Schmidville Heritage Properties with frontage on Clyde Street.

7.9.11 Notwithstanding Policy 7.0.3, the Land Use By-law shall require that heights for properties in the SHR designation be measured between the highest point of the roof and the mean grade of the finished ground adjoining the building. This Plan shall ensure that any addition to a building on a Schmidville heritage property shall not exceed the height of the existing building on the lot.

7.9.12 Notwithstanding Policy 6.8 but subject to Policy 7.9.9, Council may not consider a development agreement for any development or change in use in any building, part of a building, or on any lot on which a registered heritage building is situated within the Schmidville Heritage Conservation District.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the day of _____, A.D. 201__.

Given under the hand of the Municipal Clerk and under the corporate seal of the said Municipality this _____ day of _____, A.D. 201__.

Kevin Arjoon

APPENDICES

- Appendix A: Amendment to Map 9A Generalized Future Land Use
- Appendix B: Amendment to Map 1 Planning Districts Map
- Appendix C: Amendment to Map 2-2 Height Precincts District 2
- Appendix D: Amendment to Map 2-5 Height Precincts District 5
- Appendix E: Amendment to Map 2-6 Height Precincts District 6
- Appendix F: Insertion of Map 2-9 Heights Precincts District 9
- Appendix G: Insertion of Map 3 Schmidville Heritage Conservation District
- Appendix H: Insertion of Map 4 Areas where Converted Schmidville Multiple Dwelling Houses are Permitted

APPENDIX A

Amendment to Map 9A Generalized Future Land Use

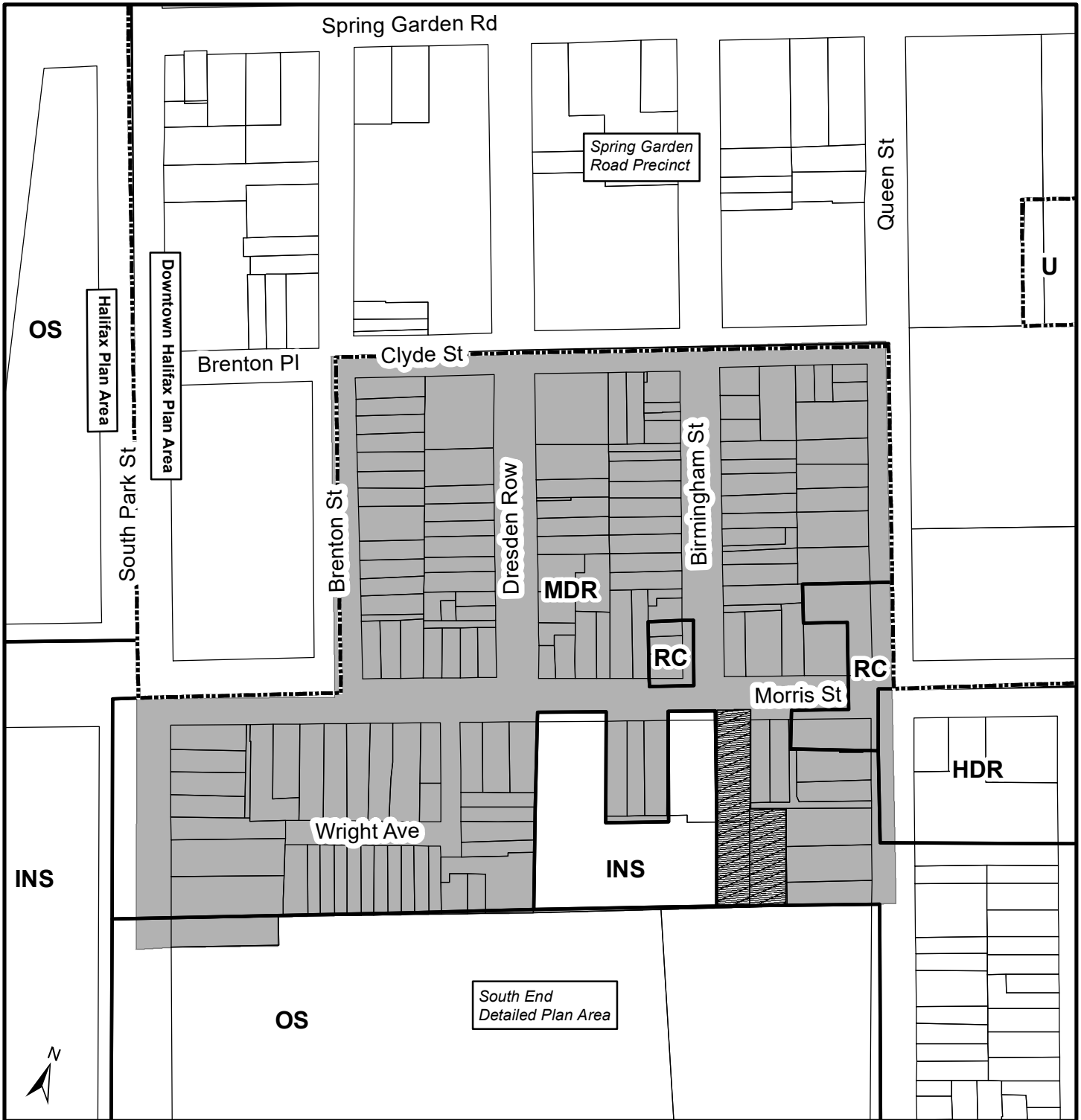
BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Halifax, Part II - Section V, South End Area Plan Objectives and Policies, is hereby further amended as follows:

1. Amend Map 9A Generalized Future Land Use, as shown in the attached Schedule B.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the day of _____, A.D. 201__.

Given under the hand of the Municipal Clerk and under the corporate seal of the said Municipality this _____ day of _____, A.D. 201__.




Kevin Arjoon



Schedule B - Amendments to Map 9A Generalized Future Land Use Map

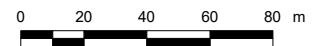
HALIFAX

Schmidville Area, Halifax

-  Areas to be Redesignated from MDR, RC, OS, & HDR to SHR (Schmidville Heritage Residential).
-  Areas to be Redesignated from MDR (Medium Density Residential) to INS (Institutional)
-  Plan Area Boundary

Designation - South End Area Plan

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



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

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

Halifax Plan Area
Downtown Halifax Plan Area

APPENDIX B

Amendment to Map 1 Planning Districts Map

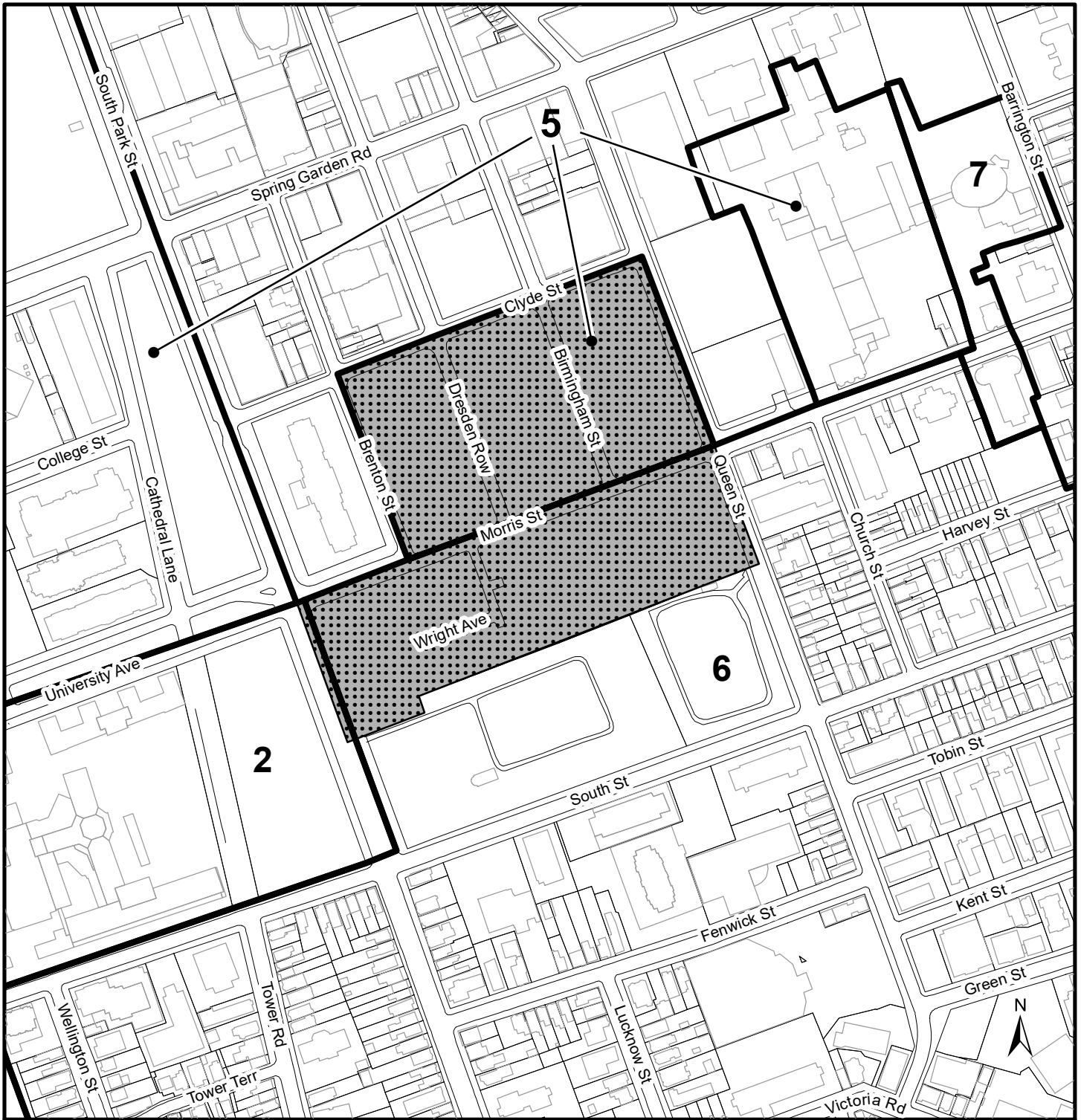
BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Halifax, Part II - Section V, South End Area Plan Objectives and Policies, is hereby further amended as follows:

1. Amend South End Area Plan Map 1 Planning Districts by creating the new Planning District 9, as shown in the attached Schedule C.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the day of _____, A.D. 201__.

Given under the hand of the Municipal Clerk and under the corporate seal of the said Municipality this _____ day of _____, A.D. 201__.

Kevin Arjoon



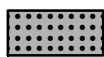
Schedule C - Amendments to Map 1 Planning Districts

HALIFAX

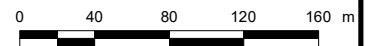
South End Area Plan



Existing Planning Districts



Areas to be Removed from District 6, District 5 and District 2 and area used to create the new Planning District 9



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

Downtown Halifax Secondary Municipal Planning Strategy/ Downtown Halifax Land Use By-Law

Effective:

T:\work\planning\SER_Group\SER_Projects\SER17028\Maps_Plans\ (HK)

APPENDIX C

Amendment to Map 2-2 Height Precincts District 2

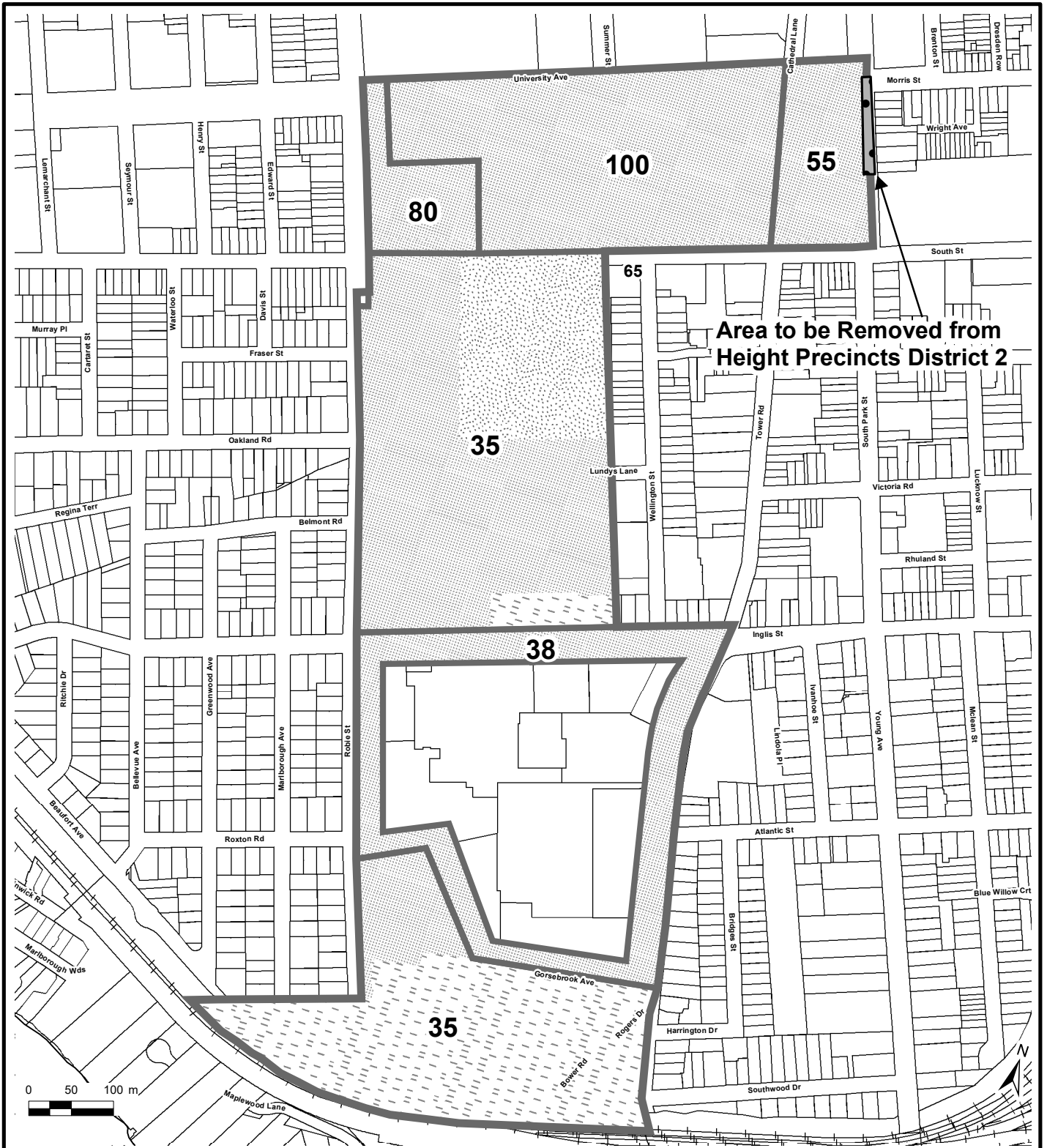
BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Halifax, Part II - Section V, South End Area Plan Objectives and Policies, is hereby further amended as follows:

1. Amend Map 2-2, Height Precincts District 2, as shown in the attached Schedule D.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the day of _____, A.D. 201__.

Given under the hand of the Municipal Clerk and under the corporate seal of the said Municipality this _____ day of _____, A.D. 201__.

Kevin Arjoon



Schedule D - Amendments to Height Precincts District 2



Height Precincts
District 2

00

Maximum permitted height in feet



Height precinct boundary



Area where maximum permitted height is measured between the highest point of the roof and the mean grade of the finished ground adjoining the building



Area where maximum permitted height is measured between the highest point of the building, exclusive of any non habitable roof and the mean grade of the finished ground adjoining the building between the building and the fronting street



Area where maximum permitted height is measured between the commencement of the top storey of a building and the mean grade of the finished ground adjoining the building between the building and the fronting street

Effective:

MAP 2-2

T:\work\planning\SER_Group\SER_Projects\SER17028\Maps_Plans\ (HK)

APPENDIX D

Amendment to Map 2-5 Height Precincts District 5

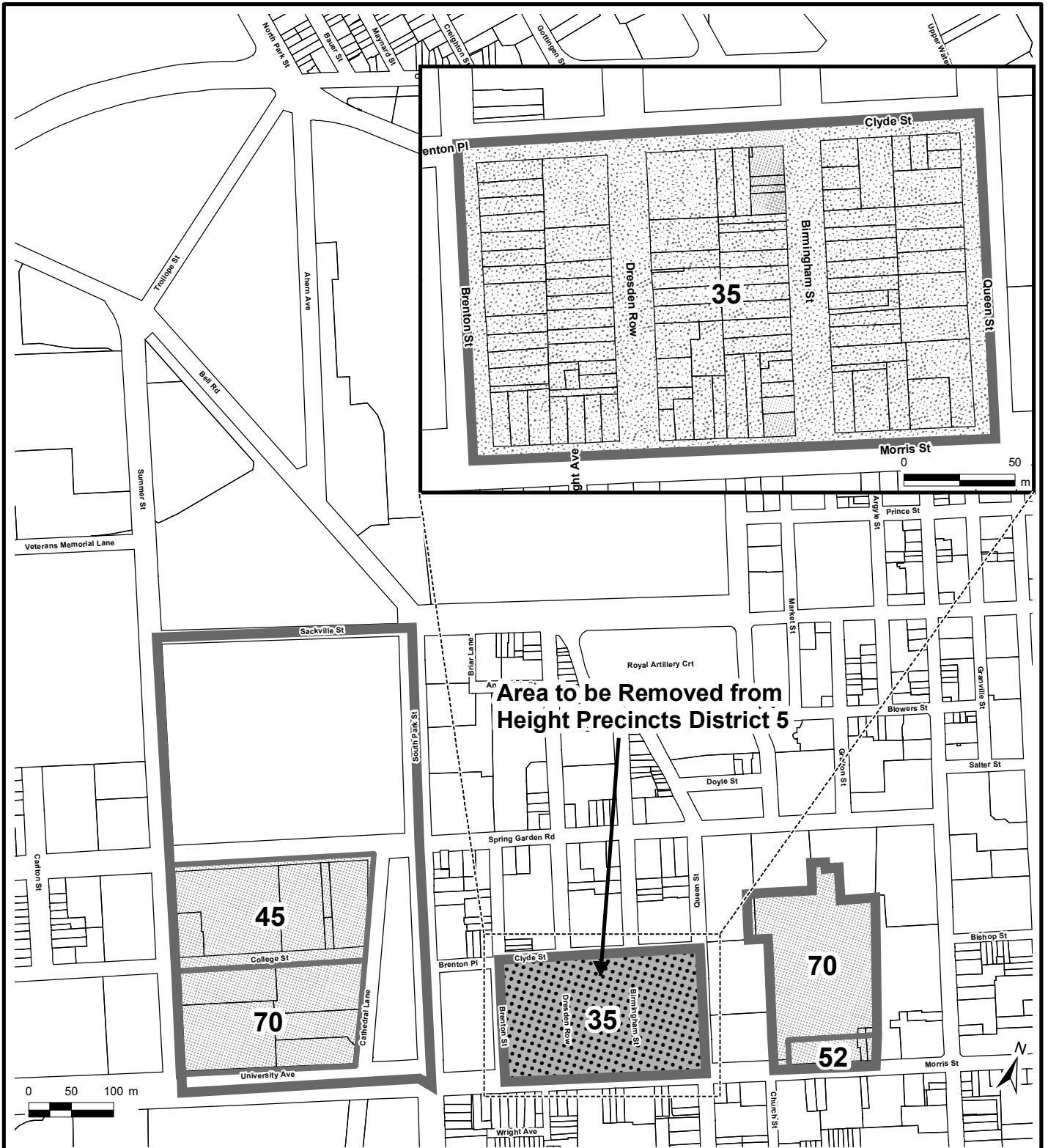
BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Halifax, Part II - Section V, South End Area Plan Objectives and Policies, is hereby further amended as follows:

1. Amend Map 2-5 Height Precincts District 5, as shown in the attached Schedule E.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the day of _____, A.D. 201__.

Given under the hand of the Municipal Clerk and under the corporate seal of the said Municipality this _____ day of _____, A.D. 201__.

Kevin Arjoon



Schedule E - Amendments to Height Precincts District 5



Height Precincts
District 5

00 Maximum permitted height in feet

Height precinct boundary

Area where maximum permitted height is measured between the highest point of the roof and the mean grade of the finished ground adjoining the building

Area where maximum permitted height is measured between the highest point of the building, exclusive of any non habitable roof and the mean grade of the finished ground adjoining the building between the building and the fronting street

Area where maximum permitted height is measured between the commencement of the top storey of a building and the mean grade of the finished ground adjoining the building between the building and the fronting street

APPENDIX E

Amendment to Map 2-6 Height Precincts District 6

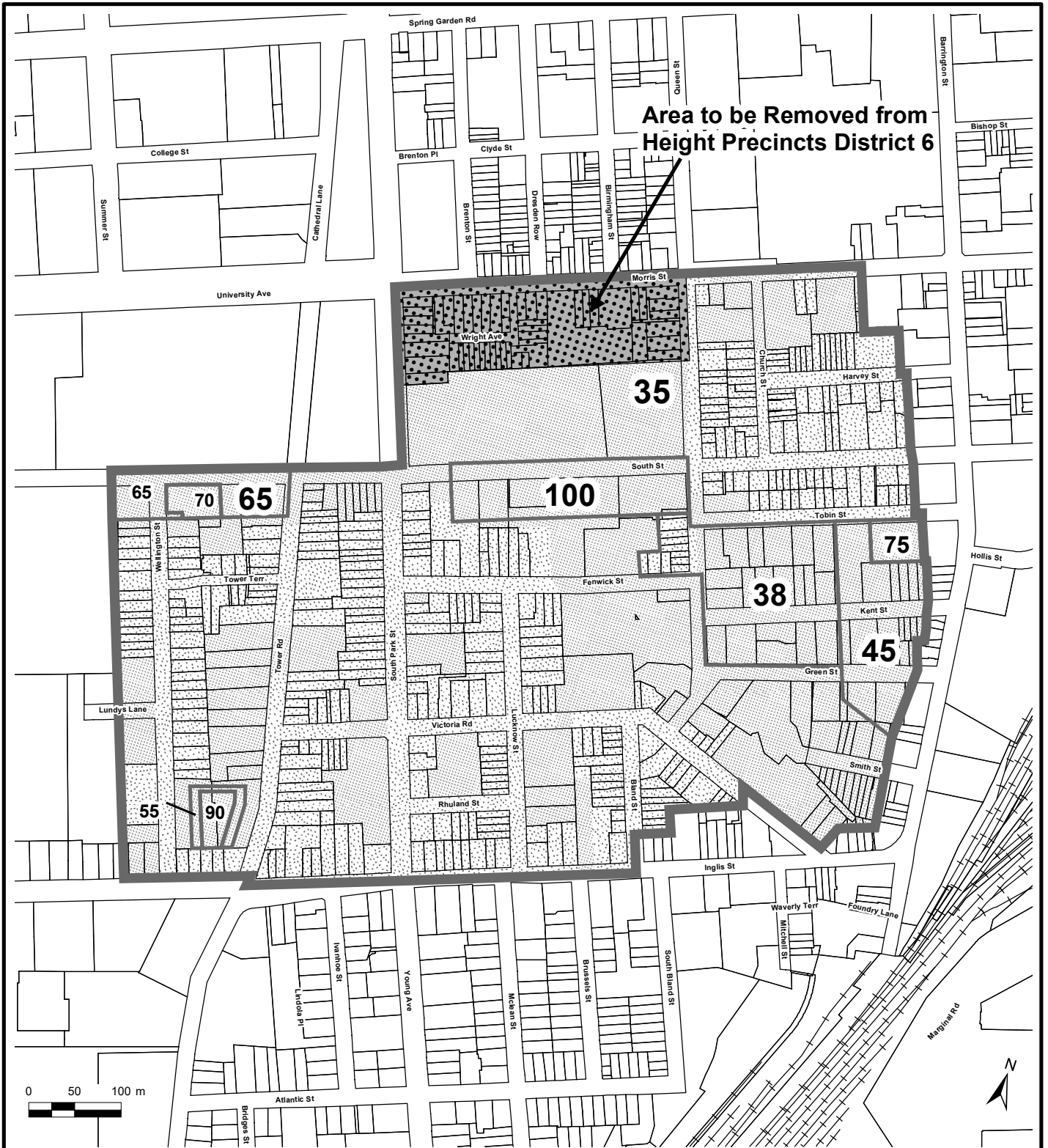
BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Halifax, Part II - Section V, South End Area Plan Objectives and Policies, is hereby further amended as follows:

1. Amend Map 2-6, Height Precincts District 6, as shown in the attached Schedule F.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the day of _____, A.D. 201__.

Given under the hand of the Municipal Clerk and under the corporate seal of the said Municipality this _____ day of _____, A.D. 201__.

Kevin Arjoon



Schedule F - Amendments to Height Precincts District 6



Height Precincts
District 6

00 Maximum permitted height in feet

Height precinct boundary

Area where maximum permitted height is measured between the highest point of the roof and the mean grade of the finished ground adjoining the building

Area where maximum permitted height is measured between the highest point of the building, exclusive of any non habitable roof and the mean grade of the finished ground adjoining the building between the building and the fronting street

Area where maximum permitted height is measured between the commencement of the top storey of a building and the mean grade of the finished ground adjoining the building between the building and the fronting street

Effective:

MAP 2-6

T:\work\planning\SER_Group\SER_Projects\SER17028\Maps_Plans\ (HK)

APPENDIX F

Insertion of Map 2-9 Heights Precincts District 9

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Halifax, Part II - Section V, South End Area Plan Objectives and Policies, is hereby further amended as follows:

1. Insert Map 2-9 Height Precincts District 9, as shown in the attached Schedule G, after Map 2-8 Height Precincts District 8.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the day of _____, A.D. 201__.

Given under the hand of the Municipal Clerk and under the corporate seal of the said Municipality this _____ day of _____, A.D. 201__.

Kevin Arjoon



Schedule G -Height Precincts District 9



Height Precincts
District 9

00 Maximum permitted height in feet

Height precinct boundary



Area where maximum permitted height is measured between the highest point of the roof and the mean grade of the finished ground adjoining the building



Area where maximum permitted height is measured between the highest point of the building, exclusive of any non habitable roof and the mean grade of the finished ground adjoining the building between the building and the fronting street



Area where maximum permitted height is measured between the commencement of the top storey of a building and the mean grade of the finished ground adjoining the building between the building and the fronting street

APPENDIX G

Insertion of Map 2 Schmidville Heritage Conservation District

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Halifax, Part II - Section V, South End Area Plan Objectives and Policies, is hereby further amended as follows:

1. Insert the attached Map 3 Schmidville Heritage Conservation District, after Map 2-8, Height Precincts District 8.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the day of _____, A.D. 201__.





Given under the hand of the Municipal Clerk and under the corporate seal of the said Municipality this _____ day of _____, A.D. 201__.

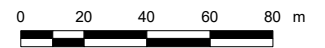
Kevin Arjoon



Map 3 - Schmitville Heritage Conservation District

HALIFAX

-  Schmitville Heritage Conservation District Boundary
-  Historic Park and Institutional Area
-  Registered Municipal Heritage Property
-  Schmitville Heritage Building



Halifax Plan Area
Downtown Halifax Plan Area

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

APPENDIX H

Insertion of Map 4 Areas where Converted Multiple Dwelling Houses are Permitted

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Municipal Planning Strategy for Halifax, Part II - Section V, South End Area Plan Objectives and Policies, is hereby further amended as follows:

1. Insert the attached Map 4 Areas where Converted Multiple Dwelling Houses are Permitted Map, after Map 2-8 Height Precincts District 8.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the day of _____, A.D. 201__.



Given under the hand of the Municipal Clerk and under the corporate seal of the said Municipality this _____ day of _____, A.D. 201__.

Kevin Arjoon



Map 4 Areas where Converted Multiple Dwelling Houses Are Permitted
 Schimidville Heritage Conservation District, Halifax

HALIFAX

-  Converted Multiple Dwelling Houses Permitted
-  Schimidville Heritage Conservation District Boundary



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

Attachment D

**By-law to Amend the Halifax Peninsula Land Use By-law
to Implement the Schmidville Heritage Conservation District Plan**

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Land Use By-law for Halifax Peninsula is hereby amended as follows:

1. Table of Contents is amended by inserting the text as shown in bold after “CD-3 Zone” as follows:

SHR Zone.....[page number]

SHRC Zone.....[page number]

2. Map ZM-2 Schedules and Secondary Plan Areas is amended as shown in the attached Schedule I.

3. The attached Schedule HCD-1, Schmidville Heritage Conservation District, is added after Map ZM-23, Wind Energy Zoning.

4. Section 1, Definitions, is amended by inserting the text as shown in bold after “Bachelor Unit” as follows:

“Bakery”, for the purposes of the SHRC Zone, means a place for baking and selling baked goods.

5. Section 1, Definitions, is amended by inserting the text as shown in bold after “Converted Multiple Dwelling House” as follows:

“Converted Schmidville Dwelling” means a Schmidville heritage building altered to contain four or less dwelling units.

“Converted Schmidville Multiple Dwelling House” means a Schmidville heritage building altered to contain up to ten dwelling units.

6. Section 1, Definitions, is amended by inserting the text as shown in bold after “Double Duplex Dwelling House” as follows

“Drug Store” means a store where medicinal drugs are dispensed and sold.

7. Section 1, Definitions, is amended by inserting the text as shown in bold after “Front Yard” as follows:

“Grocery Store ” means the primary use of premises for retail of food, excluding a restaurant .

8. Section 1, Definitions, is amended by inserting the text as shown in bold after “Schedule HA-1” as follows:

“Schedule HCD-1” means the area designated as Schedule HCD-1, Schmidville Heritage Conservation District, on zoning map ZM-2.

“Schmidville Heritage Building” means a Schmidville Heritage Building as identified on

Schedule HCD-1.

“Schmidtville Heritage Property” means a property identified on Schedule HCD-1 as containing a Schmidtville Heritage Building that existed on [date of adoption].

9. Section 1, Definitions, is amended by deleting the text as shown in ~~strikeout~~ as follows:

~~“Personal Service Use” means, in the RC-4 Zone, a use providing services for the personal needs of individuals and includes uses providing grooming, tailors, depots for collecting dry cleaning and laundry, and other similar uses.~~

10. The Land Use By-law is amended by inserting the following new zone after the “CD-3 C&D Materials Disposal Sites Zone” as shown in bold as follows:

SHR Zone

Schmidtville Heritage Residential Zone

- 70I(1) The following uses shall be permitted in the SHR Zone subject to the requirements:**
- (a) Converted Schmidtville dwelling;**
 - (b) Detached one unit dwelling house or duplex dwelling;**
 - (c) Semi-detached dwelling or double duplex dwelling house;**
 - (d) Townhouse building;**
 - (e) Converted Schmidtville Multiple Dwelling House on properties identified on Schedule ZM-24;**
 - (f) the office of a professional person located in the dwelling house used by such professional person as their private residence;**
 - (g) a home occupation;**
 - (h) a public park or playground;**
 - (i) church or church hall;**
 - (j) a day care facility for not more than 14 children in conjunction with a dwelling;**
 - (k) a special care home containing not more than ten persons including resident staff members; and**
 - (l) Uses accessory to any of the foregoing uses.**
- 70I(2) No person shall in any SHR Zone carry out, or cause or permit to be carried out, any development for any purpose other than one or more of the uses set out in subsection (1).**
- 70I(3) No person shall in any SHR Zone use or permit to be used any land or building, in whole or in part, for any purpose other than one or more of the uses set out in subsection (1).**

PARKING

70l(4) Notwithstanding Section 6, no parking is required for buildings erected, altered or used in the SHR Zone. Bicycle parking shall be provided as required by Sections 6A, 6B, and 6C.

SIGNS

70l(5) Notwithstanding section 16DA, General Sign Provisions, a sign may be erected, placed or displayed provided that it is in accordance with the Schmidville Heritage Conservation District By-law.

REQUIREMENTS FOR SCHMIDTVILLE HERITAGE PROPERTIES

70l(6) Properties identified as Schmidville heritage properties that are altered or used in the SHR Zone shall comply with the following:

		Lot Frontage (Ft.)	Lot Area (Sq. Ft.)
i)	Converted Schmidville dwelling, detached one family dwelling house, and duplex dwelling	25	2300
ii)	Semi-detached dwelling, and double duplex dwelling	50	4600
iii)	Townhouse building	20 ft. per unit	1800 sq ft. per unit
iv)	Maximum lot frontage	The maximum lot frontage on any street shall be 105 feet;	
v)	Minimum lot frontage for all dwellings in areas where converted Schmidville multiple dwelling houses are permitted	35 ft.	
vi)	Maximum height	<p>(a) Notwithstanding Map ZM-17, an addition shall only be permitted to the rear of a Schmidville heritage building and such addition shall not exceed 20 feet in height;</p> <p>(b) Notwithstanding Section 70l(6)(vi)(a) and Map ZM-17, where the permitted height on a property is 25 feet, as identified on Map ZM-17, an addition may match but shall not exceed the</p>	

- height of the Schmidville heritage building as measured between the highest point of its roof and the mean grade of the finished ground adjoining the building;
- (c) Notwithstanding Map ZM-17, a Schmidville heritage building may exceed its existing height by an additional two feet if it is raised at its foundation.
- vii) Rear yard
- (a) 30 feet; or
- (b) Where the permitted height on a Schmidville heritage property is 25 feet, as identified on Map ZM-17, the rear yard shall be a minimum of 20 feet;
- viii) Side yards
- An addition shall not exceed the building's existing proximity to a side lot line.
- ix) Additions other than Additions to Converted Schmidville Multiple Dwelling House
- (a) The depth of an entire building shall not exceed 60 feet from its front wall to its rear wall
- (b) The maximum width of an addition shall not exceed two-thirds of the width of the building
- x) Additions to Converted Schmidville Multiple Dwelling House
- Additions to a converted Schmidville multiple dwelling house shall comply with all requirements in Section 70I(6)(ix) with the following exceptions:
- (a) The depth of the entire building shall not exceed 80 feet from its front wall to its rear wall (See Sketch A);
- (b) For the first 10 feet of depth, the addition to the rear of an existing Schmidville Heritage Building shall be no wider than 2/3 of the width of the existing building. For the remainder of the depth, the addition to rear of

the existing Schmidville Heritage Building, shall be no wider than the width of the existing Building. (See Sketch A);

- xi) Accessory Buildings
 - (a) Notwithstanding Section 4F, an accessory building is permitted in the rear yard only;
 - (b) The footprint of an accessory building shall not exceed 150 square feet;

70I(7) Schmidville heritage properties that exist as of [date of adoption] are not required to meet the lot frontage and lot area requirements in Section 70I(6) but all other requirements of Section 70I(6) shall apply.

70I(8) Notwithstanding Schedule HCD-1, where a Schmidville heritage building is demolished in accordance with the Schmidville Heritage Conservation District Bylaw, the property is no longer a Schmidville heritage property.

REQUIREMENTS FOR PROPERTIES WHICH ARE NOT SCHMIDTVILLE HERITAGE PROPERTIES

70I(9) All properties, which are not Schmidville Heritage Properties, altered in the SHR Zone shall comply with the same requirements as Schmidville heritage buildings and Schmidville heritage properties in Section 70I(6).

70I(10) Notwithstanding Schedule HCD-1, where a Schmidville heritage property is subdivided, the property which does not contain a Schmidville heritage building shall no longer be considered a Schmidville heritage property and the requirements for properties which are not Schmidville Heritage Properties shall apply.

70I(11) Notwithstanding section 70I(9) but subject to 70I(12), the following requirements shall apply to all new construction on properties which are not Schmidville heritage properties:

- i) Building Height As set out on Map ZM-17
- ii) Building Depth
 - (a) The depth of a building shall not exceed 30 feet from its front wall to its rear wall;
 - (b) Where the permitted height on a property is 25 feet, as identified on Map ZM-17, the depth of the building shall not exceed 45 feet from its front wall to its rear wall;

- iii) **Side Yards** **Side yards shall be a minimum of 3 feet, except no side yards are required on the side of buildings which share a common wall;**
- iv) **Rear Yard** **The rear yard shall be a minimum of 30 feet;**
- 70I(12) **Notwithstanding 70I(11), where a Schmidville heritage property on a through lot has been subdivided and is located on Wright Avenue, the following requirements shall apply to the new properties with frontage on Wright Avenue:**
 - (a) **Notwithstanding Map ZM-17, a building shall not exceed a height of 25 feet;**
 - (b) **Lot frontage shall be a minimum of 20 feet;**
 - (c) **Notwithstanding Section 70I(11)(iii), side yards shall be a minimum of 2 feet, except no side yards are required on the side of buildings which share a common wall;**
 - (d) **Notwithstanding Section 70I(11)(iv), a rear yard shall be a minimum of 4 feet and a front yard shall be a minimum of 10 feet.**
 - (e) **Minimum lot area shall be 2,000 square feet.**
 - (f) **Minimum lot area for a Townhouse building shall be 1,000 square feet per townhouse.**

11. Insert the attached Sketch A Section 70C(6)(x), Additions to Converted Schmidville Multiple Dwelling House, after the newly inserted SHR Zone Schmidville Heritage Residential Zone.

12. The Land Use By-law is amended by inserting the following new zone after the “the newly inserted SHR Zone Schmidville Heritage Residential Zone” and after the newly inserted Sketch A as shown in bold as follows:

SHRC Zone

Schmidville Heritage Residential Commercial Zone

70J(1) The following uses shall be permitted in any SHRC Zone:

- (a) **SHR uses;**
- (b) **grocery store or drug store;**
- (c) **personal service use;**

- (d) stores for the purpose of retail trade and rental, excluding:
 - (i) motor vehicle dealers,
 - (ii) motor vehicle repair shops,
 - (iii) adult entertainment uses, and
 - (iv) amusement centres;
- (e) offices;
- (f) restaurant, excluding drive-throughs;
- (g) bakery;
- (h) bed and breakfast;
- (i) community facilities;
- (j) commercial recreation use;
- (k) cultural use;
- (l) hotel;
- (m) inn;
- (n) institution; and
- (o) any use accessory to any of the foregoing uses.

70J(2) No person shall in any SHRC Zone carry out, or cause or permit to be carried out any development for any purpose other than for SHRC uses set out in Section 70J(1).

70J(3) No person shall in any SHRC Zone use or permit to be used any land or building in whole or in part for any purpose other than one or more of the uses set out in Section 70J(1).

PARKING

70J(4) Notwithstanding Section 6, no parking is required for buildings erected, altered or used in the SHRC Zone. Bicycle parking shall be provided as required by Sections 6A, 6B, and 6C.

SIGNS

70J(5) Notwithstanding section 16DA, General Sign Provisions, a sign may be erected, placed or displayed provided that it is in accordance with the Schmidville Heritage Conservation District By-law.

REQUIREMENTS

70J(6) A use permitted in accordance with subsection 70J(1), other than a SHR use, shall only be permitted in a Schmidville heritage building if such building existed on [date of adoption].

70J(7) Requirements of Sections 70I(6) to 70I(10) of the SHR Zone shall apply to all uses within Schmidville heritage properties in the SHRC Zone, except that the rear yard shall be a minimum of 4 feet.

13. P Zone, Park and Institutional Zone, of the Land Use By-law is amended by inserting the following text as shown in bold after Section 67(3) as follows:

67(4) Notwithstanding Section 67(1), redevelopment of P Zone properties within the Historic Park and Institutional Area, as shown on Schedule HCD-1, Schmidville Heritage Conservation District, shall be considered only by development agreement if the construction of any addition to an existing building exceeds a footprint of 1,500 square feet or any new building exceeds a footprint area of 1,500 square feet in accordance with Policy 7.9.8 of the District IX Policies of Section V of the Municipal Planning Strategy and Council shall consider the requirements listed in Policy 7.9.9 of the District IX Policies section V of the Municipal Planning Strategy.

14. Development Agreement Provisions, South-End Development Agreements, is amended by inserting the following text as shown in bold after clause 94(1)(u), "1017 and 1021 Beaufort Avenue", as follows:

Schmidville Historic Park and Institutional Area

(v) Permit the redevelopment of the Historic Park and Institutional Area when a proposed development involves the construction of a building, if the construction of any addition to an existing building exceeds a footprint of 1,500 square feet or any new building exceeds a footprint area of 1,500 square feet in accordance with Policy 7.9.8 of the District IX Policies of Section V of the Municipal Planning Strategy and Council shall consider the requirements listed in Policy 7.9.9 of the District IX Policies section V of the Municipal Planning Strategy..

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the day of _____, A.D. 201__.

Given under the hand of the Municipal Clerk and under the corporate seal of the said Municipality this _____ day of _____, A.D. 201__.

Kevin Arjoon

APPENDICES

- Appendix A: Amendment to ZM-1 Zoning Map
- Appendix B: Amendment to Map ZM-2 Schedules and Secondary Plan Areas
- Appendix C: Amendment to Map ZM-17 Height Precincts
- Appendix D: Insertion of Map ZM-24 Areas where Converted Schmidville Multiple Dwelling House are Permitted
- Appendix E: Insertion of Map HCD-1 Schmidville Heritage Conservation District
- Appendix F: Insertion of Sketch A Section 70C(6)(x) – Additions to Converted Schmidville Multiple Dwelling House

APPENDIX A

Amendment to ZM-1 Zoning Map

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Land Use By-law for Halifax Peninsula is hereby further amended as follows:

1. Amend Map ZM-1 Zoning Map, as shown in the attached Schedule A.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the day of _____, A.D. 201__.





Given under the hand of the Municipal Clerk and under the corporate seal of the said Municipality this _____ day of _____, A.D. 201__.

Kevin Arjoon



Schedule A - Amendments to ZM-1 Zoning Map

Schmidtville Area, Halifax

-  Areas to be Rezoned from R-2A to P
-  Areas to be Rezoned from R-2A, RC-1, & RC-2 to SHRC (Schmidtville Heritage Residential Commercial)
-  Areas to be Rezoned from R-2A & P to SHR (Schmidtville Heritage Residential)
-  Plan area boundary

Halifax Peninsula Land Use By-law Area

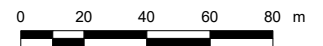
Zone - Halifax Peninsula

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

Zone - Downtown Halifax

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

HALIFAX



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

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

Effective:

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APPENDIX B

Amendment to Map ZM-2 Schedules and Secondary Plan Areas

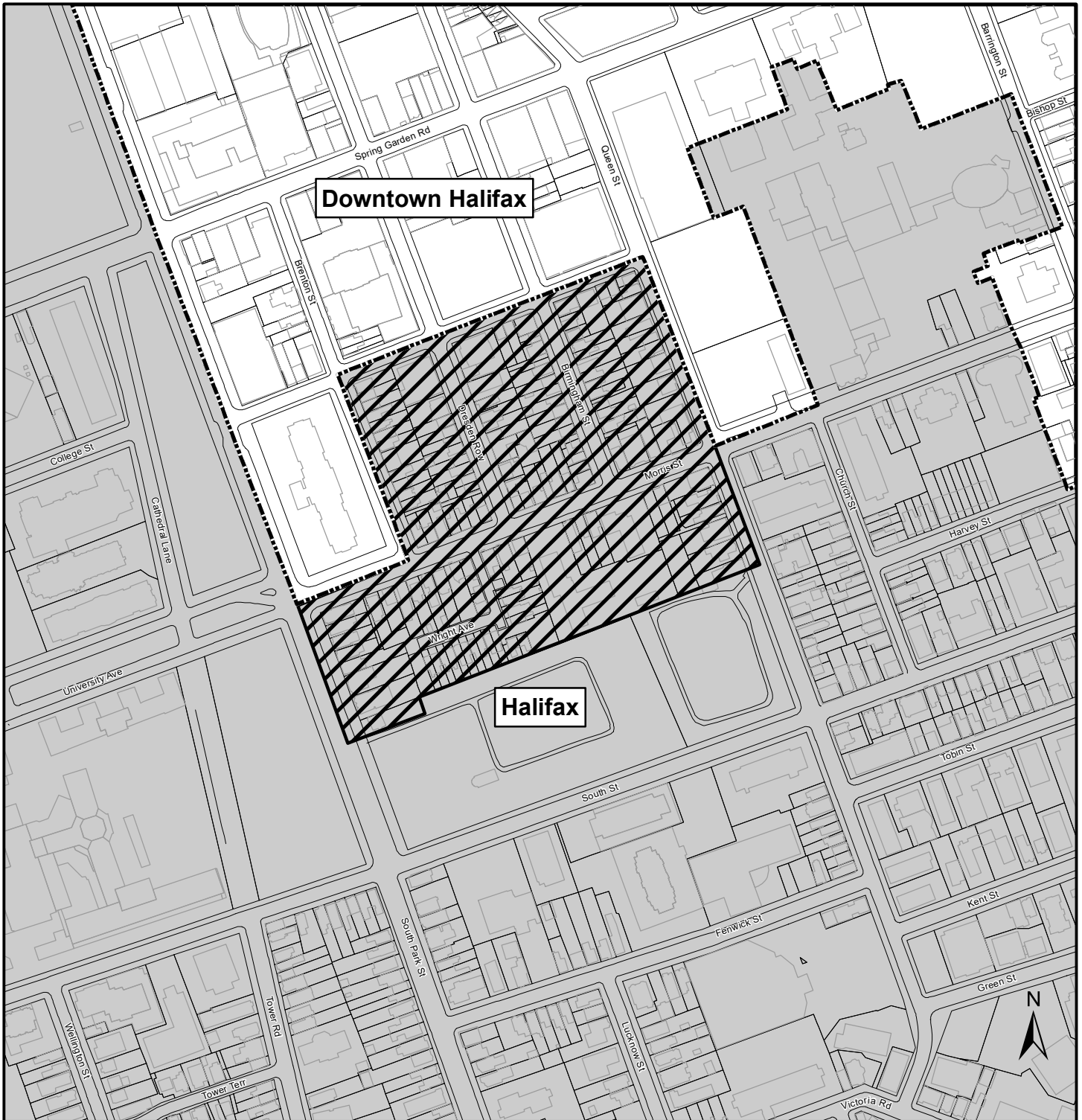
BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Land Use By-law for Halifax Peninsula is hereby further amended as follows:

1. Amend Map ZM-2 Schedules and Secondary Plan Areas, as shown in the attached Schedule I.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the day of _____, A.D. 201__.

Given under the hand of the Municipal Clerk and under the corporate seal of the said Municipality this _____ day of _____, A.D. 201__.

Kevin Arjoon



Schedule I - Amendments to the ZM-2 - Schedules and Secondary Planning Areas Map

HALIFAX

Halifax



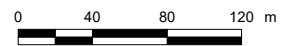
Existing Schedule B



Area to be Removed from Schedule B and added as Schedule HCD-1 on Map ZM-2 Schedules and Secondary Plan Areas Map for both the Peninsula Land Use By-Law and the Mainland Land Use By-Law



Plan Area Boundary



Peninsula Land Use By-Law

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

APPENDIX C

Amendment to Map ZM-17 Height Precincts

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Halifax Peninsula is hereby further amended as follows:

1. Amend Map ZM-17 Height Precincts, as shown in the attached Schedule H.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the day of _____, A.D. 201__.

Given under the hand of the Municipal Clerk and under the corporate seal of the said Municipality this _____ day of _____, A.D. 201__.

Kevin Arjoon



Schedule H - Amendments to ZM-17 Height Precincts Height

Precincts within the Schmitville Heritage Conservation District Boundary



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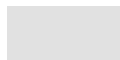
Maximum permitted height in feet



Height precinct boundary



Amend Portions of the 35 ft Height Precinct to 25 Ft as shown on map.



Area where maximum permitted height is measured between the highest point of the roof and the mean grade of the finished ground adjoining the building



Area where maximum permitted height is measured between the commencement of the top storey of a building and the mean grade of the finished ground adjoining the building between the building and the fronting street

Effective:

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APPENDIX D

Insertion of Map ZM-24 Areas where Converted Multiple Dwelling House are Permitted

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Halifax Peninsula is hereby further amended as follows:

1. Insert the attached Map ZM-24 Areas where Converted Multiple Dwelling Houses are Permitted, after Map ZM-23, Wind Energy Zoning.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the day of _____, A.D. 201__.

Given under the hand of the Municipal Clerk and under the corporate seal of the said Municipality this _____ day of _____, A.D. 201__.

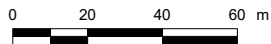
Kevin Arjoon




ZM-24 Areas where Converted Schimdville Multiple Dwelling Houses Are Permitted

HALIFAX

Schimdville Heritage Conservation District, Halifax



 Converted Multiple Dwelling Houses Permitted

 Schimdville Heritage Conservation District

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

Effective:

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APPENDIX E

Insertion of Map HCD-1 Schmitville Heritage Conservation District

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Halifax Peninsula is hereby further amended as follows:

1. Insert the attached Schedule HCD-1, Schmitville Heritage Conservation District, after Map ZM-23, Wind Energy Zoning.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the day of _____, A.D. 201__.

Given under the hand of the Municipal Clerk and under the corporate seal of the said Municipality this _____ day of _____, A.D. 201__.

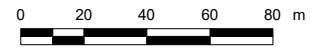
Kevin Arjoon



**Schedule HCD-1
Schmidville Heritage Conservation District**

HALIFAX

-  HCD-1 Boundary
-  Registered Municipal Heritage Property
-  Schmidville Heritage Building
-  Historic Park and Institutional Area
-  Plan Area Boundary



Halifax Peninsula By-law Area
Downtown Halifax By-law Area

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

Effective:

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APPENDIX F

Insertion of Sketch A Section 70C(6)(x) – Additions to Converted Schmidville Multiple Dwelling House

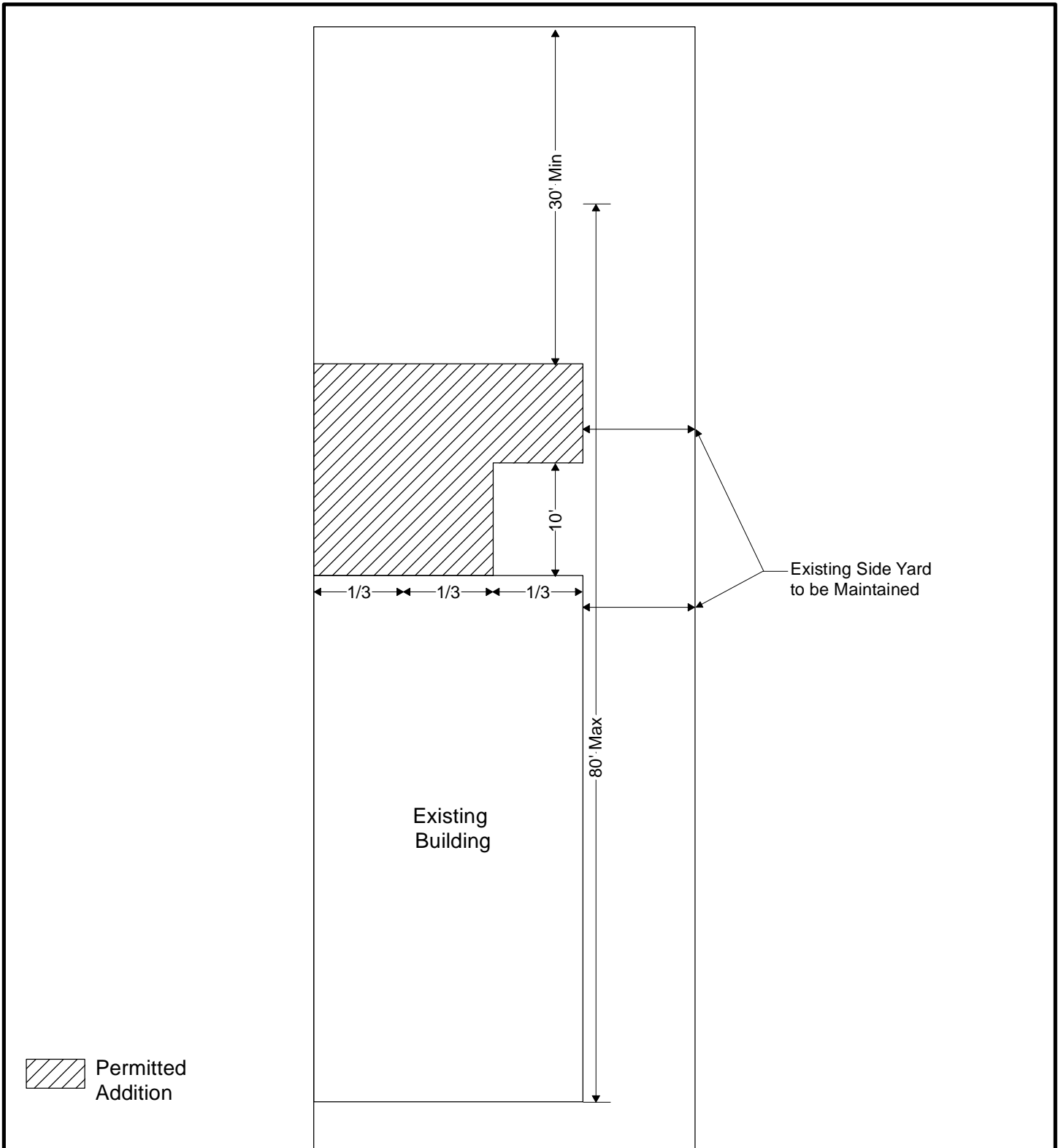
BE IT ENACTED by the Council of the Halifax Regional Municipality that the Land Use By-law for Halifax Peninsula is hereby further amended as follows:

1. Insert the attached Sketch A Section 70C(6)(x) – Additions to Converted Schmidville Multiple Dwelling House, after the “U-2 Zone High-Density University” Zone.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Council of Halifax Regional Municipality held on the day of _____, A.D. 201__.

Given under the hand of the Municipal Clerk and under the corporate seal of the said Municipality this _____ day of _____, A.D. 201__.

Kevin Arjoon



Street Right of Way

Sketch A

Section 70C(6)(x) – Additions to Converted Schmidville Multiple Dwelling House

- The depth of the entire building shall not exceed 80 feet from its front wall to its rear wall.
- The maximum width of an addition may be as wide as the width of the building if one-third of its width is no closer than 10 feet to the Schmidville heritage building



ATTACHMENT E

**SCHMIDTVILLE HERITAGE CONSERVATION DISTRICT
STAKEHOLDER STEERING COMMITTEE
MINUTES
July 29, 2015**

PRESENT: Mr. William Breckenridge
Ms. Kristina Chapman
Mr. Larry Haiven
Mr. Benjamin LeBlanc
Ms. Beverly Miller
Ms. Janet Morris
Mr. Lyndon Watkins

REGRETS: Ms. Mary E. Donovan

STAFF: Mr. Seamus McGreal, Heritage Planner, Halifax Regional Municipality
Ms. Kimberly Cooke, Administrative Assistant, Adecco

The following does not represent a verbatim record of the proceedings of this meeting.

Supporting documents and information items are available online:

<http://shapeyourcityhalifax.ca/schmidtville>.

The meeting was called to order at 7:04 p.m. and adjourned at 8:58 p.m.

CALL TO ORDER

The meeting was called to order at 7:04 p.m. in the Spencer House.

MEETING OVERVIEW

Mr. Seamus McGreal explained the meeting objectives which include a review of the background study and process to establish a Heritage Conservation District, a review of the draft online survey and community engagement strategy, appointment of chair and vice-chair and selection of the date for the first public meeting.

INTRODUCTIONS

Committee members introduced themselves and discussed some of their concerns and aspirations for the Schmidville Heritage Conservation District.

Mr. Benjamin LeBlanc is supportive of the initiative to designate Schmidville as a Heritage Conservation District. He explained that he is here to listen to the community members as a representative of the Heritage Advisory Committee.

Ms. Kristina Chapman is a long term tenant in the neighbourhood. She would like to see the neighbourhood character preserved and supports the protection of historic properties. She is also concerned with new development in the area such as condos and apartment buildings and their impact on the area.

Mr. Larry Haven is a founding member of the Friends of Schmidville. He is glad that this project is underway after many years of asking for it. He hopes that many community voices are included in the process.

Ms. Janet Morris is a member of the Heritage Advisory Committee with an interest in the area. She is also a home owner of several heritage properties, one of which is just north of Schmidville. She is concerned with future development in this area to the north of Spring Garden Road. She mentioned that grant programs should support fire prevention measures such as firewalls in townhouses.

Mr. Lyndon Watkins has lived in Schmidville for over 40 years. He expresses his discontent with the pervious demolition of heritage houses in Schmidville to make way for parking south of Spring Garden Road. He is skeptical of the process that we are now getting engaged in. However, he is hopeful and wishes for success. He is not happy with the boundaries of Schmidville because they should extend to South Street and include the area to the north of Spring Garden Road. He wants to see a living and changing neighbourhood that respects the heritage character. The new building on Clyde Street does not reflect the Halifax context and similar buildings can be found anywhere. He fears that Schmidville will become a ghetto in the city with new development surrounding it and eventually it will be lost due to development pressure. He believes that the NSLC property could have a great impact on Schmidville and is concerned about the lack of commitment from the government as it pertains to the future of this property. Mr. Watkins is a dedicated home owner and resident of Schmidville and has witnessed the disappearance of heritage buildings in England and worries this will happen in Halifax.

Ms. Beverly Miller introduced herself as the representative of the Heritage Trust of Nova Scotia. She was previously part of a similar process to establish a heritage area in St. John's, NL. She is very concerned

with current development trends in Halifax. She believes that developers are too frequently allowed to change zoning rules for their own benefit. She discussed the recent Regional Council motion expressing an interest in a temporary hold on new development within a proposed Heritage Conservation District boundary while a process is underway to establish the District. There was a previous moratorium on development when municipal planning strategies were under development. She is very positive about this project and believes that it has the potential to encourage employment and tourism.

Mr. William Breckenridge introduced himself as a fourth generation Schmidville resident whose family continues to love and invest in the neighbourhood. He expressed concern for the fire hazard of these houses. He discussed the difficulty of getting natural gas meters installed and believes that the municipality needs to consider the historic context of the houses when reviewing applications to install gas meters. He has given talks and lectures on the history of Schmidville and brought research and pictures to the meeting. He explained that the houses of Schmidville are all well-built and durable but foundations need attention. Their historic integrity is intact. As such, it is worthwhile to restore and invest in these buildings. Their value is irreplaceable. He believes people have access to more educational opportunities about the area. The new interpretive panels are a great opportunity to educate the public. People are always stopping to read them.

Mr. Haiven asked if members had seen the video prepared by the Friends of Schmidville as another educational opportunity. If not, it is available on YouTube and via the Shape Your City website for Schmidville.

Mr. McGreal explained that a heritage incentives program for the proposed District will certainly place a high priority on any work on the foundation of historic buildings.

Mr. McGreal expressed his aspirations to complete successful projects for the Schmidville and Old South Suburb Heritage Conservation Districts on schedule so that these projects can be used as examples for the establishment of other potential Heritage Conservation Districts throughout the region. Heritage Conservation Districts and Cultural Landscapes are becoming more of a focus now across the country. It is a different and more comprehensive approach to recognizing and protecting our built heritage rather than registering individual heritage properties. He explained that both proposed Heritage Conservation Districts were initiated with unanimous support by Regional Council. He is concerned about community participation in the process since only a few members of the public participated in a recent community workshop for the Old South Suburb project. He expressed the importance of the public engaging early in the process to influence policy directions.

APPOINTMENT OF CHAIR AND VICE-CHAIR

Mr. McGreal explained the roles and duties of the Chair and Vice-Chair of the Committee. Larry Haiven and William Breckenridge agreed to put their names forward as Chair of the Committee. The Committee agreed to hold a vote and that the member not elect as Chair would be appointed as Vice-Chair. The Committee voted to elect Larry Haiven as Chair. It then appointed William Breckenridge as Vice-Chair.

PRESENTATION: BACKGROUND STUDY AND ONLINE SURVEY

Mr. McGreal presented an overview of the background study for Schmidville. He explained that the reason for establishing heritage conservation measures in Schmidville is based on its significance as identified in the Statement of Significance. Schmidville meets the criteria for consideration as a heritage conservation area. It expands an area that is larger than one block and includes a concentration of heritage buildings. It creates the atmosphere of a past era and acquaints the public with the buildings and sites of that era. As a result of these heritage values and the pressure for redevelopment around this

area, heritage conservation measures are justified. 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.

Mr. McGreal then presented the draft online survey which addresses the core issues facing the proposed Schmidtville Heritage Conservation District. He explained that the survey will be published two week prior to the first public meeting. The Committee then discussed some of the core issues concerning the District and the survey in particular.

DISCUSSION

Mr. McGreal asked the committee members if they think that feedback from the survey will provide direction to a Heritage Conservation District plan.

Ms. Beverly Miller asked how respondents will know which properties are heritage significant and how grants will be awarded. Mr. McGreal explained that the map on the online survey identifies heritage significant properties. He explained that a financial incentives program will include scoring criteria so that higher priority items will receive grants over lower priority items if funds cannot support all projects.

Mr. Lyndon Watkins expressed some concerns about financial incentives and suggested that a long term loan program may be more appropriate than grants to property owners.

The Committee agreed that survey respondents should be asked if a long term municipal loan for heritage conservation work is desirable. Also, questions on the survey need clarification. The map should identify heritage significant properties more clearly.

Mr. Haiven related that if grants are provided to other Heritage Conservation Districts then they should apply to Schmidtville as well. He would not want to see a loan program replace grants if other heritage districts are accessing grants. A consistent program should apply to all heritage districts and should employ tax remissions as well.

Mr. Breckenridge is concerned that a long-term loan to property owners may impact a property owner's financial plan as they need to factor in repayments.

Ms. Morris expressed some concern with increases in property tax assessments that would follow investments in heritage conservation work as part of a financial incentives program.

Ms. Beverly Miller asked how to resolve a possible issue with owners of registered heritage properties accessing both the existing financial incentives program and a new financial incentives program dedicated to Heritage Conservation Districts.

Mr. McGreal explained that this matter would have to be worked out in the details of the new program. He added that each Heritage Conservation District may include different financial incentives depending on the priorities of the Heritage Conservation District.

Mr. Breckenridge related that the different needs of commercial and residential property owners also need to be addressed in a financial incentives program.

Mr. Watkins explained that he would like to see financial incentives to help cover the costs of professional advice to property owners and developers. He believes such advice from heritage architects or engineers would be appropriate, especially when dealing with additions to heritage buildings.

Mr. McGreal related that once the area becomes a Heritage Conservation District, properties of heritage significance within the District will be eligible to apply for grants from existing provincial programs. These programs already include grants for conservation work and for professional advice.

Ms. Beverly Millers questions the need to ask survey respondents whether or not they want to see a financial incentives program.

Mr. McGreal explained that this question is a way of sharing information with the public and to let them know that financial incentives are a possibility with an established Heritage Conservation District.

Mr. Haiven suggested that the question is a way to build consensus in the community. He would like more explanation in the Map to distinguish between the proposed Heritage Conservation District boundaries and the boundaries of the original Schmidville planned area so as not to confuse respondents.

Ms. Kristina Chapman mentioned that switching the dotted with the solid to solve this problem.

Mr. Breckenridge questioned the importance of removing and undergrounding utility poles since this infrastructure has been around so long that it is part of the community's history. He also suggested that the question in the online survey be reframed so that respondents will understand it better.

Ms. Miller asked if Schmidville already has enough density then there is no reason to encourage further density in this area. Mr. McGreal explained that most of Schmidville is under the R-2A zone which allows older properties to construct large rear additions with up to 14 units in total on the property. The question for the heritage district plan is how to manage this potential development at the rear to preserve heritage character without taking away too much development potential.

Mr. Benjamin LeBlanc suggested giving some context on what is currently allowed for rear additions in Schmidville before raising the question on rear additions in the online survey.

Mr. Haiven asked if the online survey should raise the question about demolition and how it can be allowed without approval from the municipality after three years. He suggested that such a measure could destroy Schmidville. Mr. LeBlanc responded that the question will reveal what people want and that it is part of the Committee's responsibility to determine how the community feels about demolition.

Mr. LeBlanc asked if current rules for the demolition of registered heritage properties will fall under new demolition rules in the heritage district plan.

Mr. McGreal explained that Section 18 of the Heritage Property Act is waived in a Heritage Conservation District. This means that if the heritage district plan is silent on demolition then demolition will require municipal approval. Demolition cannot proceed under Section 18 which allows property owners to demolish registered heritage properties without municipal approval after three years from the date they had applied for the demolition. However, the heritage district plan cannot be silent on demolition. It will need a demolition policy. This policy can include different processes for different types of properties such as registered heritage property, heritage significant property that is not registered, and new construction.

Ms. Miller maintained that she does not want to see a two-tiered system where certain types of heritage buildings, such as registered heritage properties, are favoured over other types of heritage buildings, such as non-registered properties that have heritage significance.

Mr. Breckenridge suggested that each house is unique should be observed individually when making decisions that impact it.

Mr. LeBlanc stated that respondents to the online survey should have a section where they can provide a written response. Mr. Breckenridge suggested that respondents to the online survey should be asked what they would like to learn and know more about the area. Mr. McGreal suggested that the comment box at the end of the online survey be used for this purpose.

Ms. Miller mentioned that the meeting date should be scheduled for a time when people will attend and that it should be promoted appropriately. She asked what the community's main concerns will be.

Mr. Breckenridge explained that building materials and restrictions on building height and use will be concerns. Building materials are getting better and can be made to look like original materials. People should be able to make improvements and additions to their property.

Mr. McGreal suggested that the Committee adopt the community engagement strategy at its next meeting. He then discussed the community engagement tools and techniques identified in the strategy. Some tools such as the district signage and online portal have already been initiated. People have been engaging with these tools. There will be other opportunities for community engagement after the public meeting including walking tours and stakeholder meetings.

Mr. Haiven suggested that the video on Schmidtville be screened at the public meeting. The Committee agreed that the video should be screened at that time.

SET DATE FOR PUBLIC MEETING #1

The Committee voted to set the date of the first public meeting for Wednesday, September 9th, 2015. It agreed that a backup meeting date be set for Thursday, September 10th, 2015.

ADJOURNMENT

The meeting adjourned at 8:58 p.m.

Kimberly Cooke
Administrative Assistant

ATTACHMENT F

**SCHMIDTVILLE HERITAGE CONSERVATION DISTRICT
OPEN HOUSE AND COMMUNITY WORKSHOP
MINUTES
September 9, 2015**

ATTENDANCE: Larry Haiven, Chair, Stakeholder Steering Committee
William Breckenridge, Vice-Chair, Stakeholder Steering Committee
Beverly Miller, Heritage Trust of Nova Scotia Representative,
Stakeholder Steering Committee
Janet Morris, Heritage Advisory Committee Representative, Stakeholder
Steering Committee
Kristina Chapman, Stakeholder Steering Committee
50 additional members of the public

ALSO IN ATTENDANCE: Seamus McGreal, Heritage Planner
Jacob Ritchie, Manager, Urban Design
Maggie Holm, Heritage Planner
Laura Szigatti, Planning Technician
Councillor Wayne Mason, District 7

The following does not represent a verbatim record of the proceedings of this meeting.

Supporting documents and information items circulated to the participants at the Open House and Workshop are available online: <http://shapeyourcityhalifax.ca/schmidtville>.

The Open House session of the public meeting commenced between 6:00 and 6:30 pm. It was followed by an introduction, video screening (<https://www.youtube.com/watch?v=TY0N8BAHzeQ>), and project presentation.

Introduction – Larry Haiven

Larry Haiven introduced members of the Stakeholder Steering Committee and thanked everyone who has been involved in the process to establish a Heritage Conservation District in Schmidville to date. He then introduced a video prepared by the Friends of Schmidville.

Project Presentation – Seamus McGreal

A Heritage Conservation District will allow the municipality to participate in heritage conservation projects in Schmidville but it is not a solution for everything. The community still needs to be engaged and work with the municipality and with groups like the Friends of Schmidville in order to achieve the full potential for heritage conservation in the area. The municipality has identified three new areas to be considered as Heritage Conservation Districts within and near downtown Halifax. Processes for two of these areas are currently underway to establish HCDs in the Old South Suburb and Schmidville. An HCD is a defined area of historical or architectural value which can include a process to control demolition and exterior alteration of structures within its boundaries. It can also include guidelines for new development, financial incentives, public amenities and amendments to the existing municipal plan and land use bylaw. The project definition and initiation phase is complete and we are currently in the community engagement phase of the project where a plan and bylaw will be drafted in consultation with the community. This phase will be followed by a third phase to formally adopt and implement the plan and bylaw.

Schmidville is a largely intact area of architectural character associated with the early settlement of Nova Scotia as one of Halifax's first suburbs outside the fortified fences. Its individual buildings are important in terms of their heritage value. Schmidville meets the basic criteria for consideration as a heritage conservation area. It expands an area that is larger than one block and includes a concentration of heritage buildings. It creates the atmosphere of a past era and acquaints the public with the buildings and sites of that era. As a result of these heritage values and the pressure for redevelopment around this area, several heritage conservation measures are justified including policies for demolition, exterior alteration, appropriate scale and heritage character of new development, conservation of setting, tourism and community improvements, and conservation incentives. In terms of the boundaries, the proposed Schmidville Heritage Conservation District includes the original planned area of Schmidville and additional areas that evolved adjacent to the original area.

A heritage planning approach to an HCD in Schmidville can proceed as follows: 1) Protecting and conserving historic properties can be understood as the main objective of the plan through the governance of demolition, exterior alteration and financial incentives; 2) the heritage conservation plan can support other civic priorities including the protection and rehabilitation housing affordability, choice and diversity near the downtown; 3) Land use by-law amendments and design guidelines will support a setting that inspires an understanding of cultural heritage. The plan will employ public amenities to highlight the social, educational and cultural values inherent in Schmidville that will, ultimately, serve to protect and conserve the traditional character of the district. Within the context of protecting and conserving the traditional character of Schmidville, the plan will recognize that there may be some conflicts between encouraging viable and affordable housing for contemporary living and supporting a traditional setting. The plan must find the right balance between these two priorities.

Community Workshop

What do you think about the proposed boundaries of the Heritage Conservation District? What, if anything, should be changed and why?

The proposed boundary is good

The original Schmidville boundary should remain on maps to show original Schmidville boundary. The proposed boundary is good – provides a good buffer between surrounding streets and original boundary. The boundaries reflect an area which has a sense of neighbourhood and community. This is a very attractive feature of Schmidville. The existing portion of the original Schmidville area was retained due to the provincial Mainstreet program. Provincial moneys were offered to improve/conservate older housing stock in the 1970s. Some felt a HCD could have the same effect on saving the area. There is uncertainty about the future of the NSLC store on Clyde Street. This site, whether maintained or sold and demolished, must be contained within the boundaries and be subject to the same rules as the rest of the Heritage Conservation District. Dereliction is ongoing in properties, especially those at the inner edges of the boundaries.

Extend the boundary north to Sackville Street

The boundaries are good but could be extended farther north but realize that from a heritage value perspective this area has been lost to modernization. The district should be extended north to the foot of Citadel Hill/Sackville Street – which would incorporate so many older buildings on Dresden Row and Queen Street (The Courtyard, the cute little places on Birmingham Street, the jellybean houses on Queen) and would provide a segway to connect visitors to Spring Garden Road and the district as presently being defined. These buildings are of same vintage as later buildings in Schmidville and are real character-definers for Halifax.

Extend some of the boundary north to Spring Garden Road and South Park Street

Expand the boundary to include the Victorian houses beside the Trillium near the corner of Spring Garden and South Park. Also include the far side of Clyde Street to Spring Garden Road. Both areas touch the proposed boundary so could be included without creating “pockets”. North Brenton St. area should be kept and the homes next to it on South Park Street should be included. Beyond this change the boundaries as proposed are at the max.

Extend the boundary south along Queen Street and include a buffer area

There should be a designated buffer that doesn't have as “strict” of restrictions as the conservation area. Protect east side of Queen Street down to Sobey's. On the north, east and west sides of the boundaries, there are taller buildings being built or contemplated. The transition away from Schmidville is very steep, resulting in a canyon effect, which diminishes the neighbourhood.

How can the proposed Heritage Conservation District improve the historic streetscape in Schmidville?

Reduce adjacent streetwall heights and maximum heights allowed for historic buildings

Strong support expressed for reducing the allowable streetwall height for new construction around Schmidville. Also, the same building setback from the street should be maintained (for new construction). This could be done either as an average of the block or simply by giving a max setback measurement (not to be exceeded). 3-4 storey streetwall height around Schmidville is preferred. Within Schmidville, any new construction should be limited in height to the height of the historic building, otherwise there is incentive to tear down existing buildings and develop higher.

Improve distinct sense of place and heritage education

Historic-style streetlights, for example LED lighting with a Georgian style, and signage can help identify the area as unique/special. These features would help demarcate the district and let people know they're in a historic neighbourhood. Signs on historic homes would be a great way to show off the neighbourhood, even on homes that are not registered. A small sign could identify architectural details and who lived there/what they did (not necessarily rich and famous people e.g. carpenters, chimney sweeps etc.). Lunenburg has signs that can be used as an example.

Create a communal public space instead of scattering street furniture throughout the District

There isn't much space for public seating. Street furniture is probably not appropriate for area as it would be impediment to older people walking to Spenser House and would be utilized by "vagrants". Also, such "trappings" are not historic. However, a focal plaza in the front lawn of Saint Mary's School on Morris Street could make a wonderful seating area and provide display space on the history of Schmidville.

Improve traffic calming, in particular, use one-way streets and reduce parking

Traffic calming is necessary. Consider speed bumps, wider sidewalks at intersection (Morris/Queen) and pavers. There is sometimes drag racing along Morris Street. Changing to one-way streets and parking on only one side of the street could allow for better traffic flow. Area residents should have permitted on-street parking (nights only) set up for them, perhaps on one side of the street only. The one-way streets should be on Dresden Row and Birmingham Street.

Maintenance of streetscape features

Question raised and of the most concern was that of maintenance of public assets how and by whom? Nice to have but if it falls apart then its value becomes zero. Anything that can be destroyed by snow removal is a problem waiting to happen. HRM on the whole does a poor job in caring for the present streetscapes and sidewalks. Where are the funds going to come from to install and care for improvements? Have signs to deter littering and tagging. Graffiti and broken windows are a problem, should have fines for unsightly premises enforced. Maintain cleaner streets and tidier verges. Plantings in verges can be quite attractive.

Underground wires to improve visual appearance and reduce required maintenance

Very strong support was expressed for the removal and undergrounding of overhead wires. Transformer boxes were identified as the real culprits that are an eyesore and obstruct the view of buildings. Existing trees should be trimmed and protected. Undergrounding would reduce maintenance required to trim the trees around the poles and wires.

Would you support a financial incentives program (e.g. grants, tax rebates) for owners of heritage properties specifically within Schmidville?

Support financial incentives program in principle but there is much to consider

There was support expressed for a financial incentives program including grants and tax rebates but with guidelines attached to such a program. Incentives should apply to all buildings in the district (not just registered heritage buildings). Tax credits are preferable to grants because it is less complex and more generally applied. Applications should be simple to complete. The area tax rate should not increase to cover the cost of the financial incentives program. Where will the money come from? How many will have access to the funds? How will every home have access to funds and how will the distribution be even? Concern about high property taxes for long-time residents as value of the neighbourhood rises. Perhaps defer part of the taxes until property is sold and value is realized.

Support heritage conservation and maintenance projects first then consider features of new construction

Support incentives for major renovations to exteriors with guidelines that respect the historic building. There is strong support for minor maintenance incentives. Old homes need a lot of care but there is concern about overbearing rules that require costly investments in certain materials. Support character enhancing features of new construction but money should go first to historic homes. Don't support "fake historical" features, would rather see new construction that complements what is currently there not something that tries to mimic it. Giving money for new construction will encourage more families to develop and avoid fewer large developers. Funds should not support the use of non-traditional materials, No money should be given to new construction because if they are building new they can already afford it.

Support visible external conservation projects as well as internal structural issues

There should be two streams of funding (under one program) for things that improve the street experience and for those critical projects that respond to threatened buildings. The program should encourage true restoration with incentives to recreate lost elements such as dentils, door systems with transom/side lights, remove vinyl siding, etc. Only support the street facing façade that is visible not the rear or sides that can't be seen by the general public. The program should also allocate funds to support critical projects such as structural issues with the buildings.

Consider affordable housing initiatives with caution

Affordable housing initiatives are a good idea and should be considered but may be too complicating to manage. It is hard to define affordable housing and how to fund it. How would you confirm that the affordable housing (supported with funds) would continue to be affordable after the money is issued? Property tax rates can impact affordable housing. Affordable housing investment in historic homes can keep the usage of the building alive. More funds should go to homeowners with lower incomes to help them stay in their homes. However, there is simply not enough space for additional units in these homes. Extra units can take away from the character of the homes and the community fabric. If adding additions, the external look of the building should maintain the character of the neighbourhood. Avoid overcrowding; there is concern about noise, misbehavior, trash and vandalism in the neighbourhood.

Support professional advice, energy efficiency, fire proofing and building code requirements

Many believed that money should be available to assist home owners in getting professional consultation advice (architect, structural engineer, etc.) to help them with the design of the buildings. Also, if only exterior elements are to be included, the program should allow energy efficiency items (insulation, etc.) as these things help to extend the viability of the buildings and improve their value. Also, internal items like improvements to fire separation should be included for incentives. The program should also cover improvements to meet building code requirements.

Which of the following options would you like to see applied to infill development in Schmidtville?

Achieve a balance between densification and heritage protection

A balance needs to be found between allowing development/more density and restrictions that protect heritage. There are concerns over further densification but there needs to be the allowance for change. These changes should occur, for the most part, at the rear of the property. However, there is the sentiment that the interior green spaces (yards) should be preserved and people shouldn't even be allowed to park back there.

Rear additions should be small to prevent overcrowding of small lots and to preserve green space

Size of additions should not be monstrous. There is concern that additions will be too big. Changes that occur at the back of the building should be well setback from the street so they aren't visible. An addition that is the same size of the original building is excessive because of the many small lots. A map should be created showing where allowable additions could be carried out due to the size of the lots. Height of additions should be subordinate to the original building. Don't like additions at the front of buildings. Additions to the rear should be done in a sympathetic manner to the existing structure. Very concerned about creating mass "student housing", this could happen with the allowable rear addition footprint. Additions need to be examined on a case by case basis. The allowable area (footprint) of rear additions should be reduced to a more appropriate size because we need to conserve green space/buffer space. Rear additions should be kept minimal. The green space behind buildings – even if not apparent from the street – is a character-defining element and an important feature of the area and should be maintained as much as possible. Not all agree with this view.

Coach houses are a better option to rear additions but present other obstacles

Coach houses (detached dwellings) are a better option than an addition. They can create more obstacles in the neighbourhood. Neighbours should be consulted on the construction of coach houses to ensure that they are not negatively impacted. Daylighting needs of neighbours should be considered. Coach houses will take away from the little green space that there is in the neighbourhood. Coach Houses (detached dwellings) should not completely obliterate green space. They should be allowed as long as they are the appropriate scale and design - far preferable to an addition.

Coach houses along Wright Avenue (north side) should be made to look like the fronts of houses

The only possibility in Schmidtville for coach houses is the north side of Wright Avenue. Such development should be subordinate to the heritage building and have a matching roof line and components. Most of the through lots along Wright Avenue have already been developed. However, the two that are left should be preserved as is. Coach houses should be allowed if they were made to look like the fronts of houses so you don't feel like you are looking at the back of someone's house. Coach houses should be small and detached, neighbours should be notified.

Preserve traditional lane ways and reduce on-street parking

Traditional lane ways to rear yards should be preserved. They are needed for access and they are character defining. They are also important for parking and fire safety. There is a need to regulate on street parking. Free on-street parking should not be allowed. However, on street parking for area residents at night should be permitted and specifically allocated. Large new development in area to the north of Schmidtville should include parking that is available to residents in the Schmidtville area. Some concern that on-street parking is being maintained because of concern that any redevelopment on the large lots to the north will have parking minimums.

Which of the following architectural design guidelines would you like to see applied to new buildings constructed in Schmidtville?

New construction should reflect historic character but should not become a fake historic building

New construction can mirror present building character and form but still use modern materials. New development should be thoughtful and tasteful but dislike the idea of fake historic. A modern building that is nicely done with good quality finishing and fits in is better than fake historic. Strict design guidelines create a "museum" like feel – should be able to grow and change with time. There is too much pressure for Georgian design. Scale and architecture quality are very important. Modern expression is important but replication isn't the answer. There does need to be a connection between the new and the old.

Traditional elements of the district should be included in new work. Keep the integrity of the neighbourhood.

Maintain the traditional street setback and entrances should, by and large, face the street

Good design guidelines will protect the District. The traditional street setback is very important and should be maintained throughout the District even with new buildings. Setback should be consistent with the present street wall but a small front green space should be allowable. Entrance doors should face the street. This is the community feel throughout neighbourhood. Doorways on the street are a prominent feature of the neighbourhood and should be kept wherever possible. Many traditional houses have storm porches facing the street but the actual door is often on the side of the storm porch. If the street wall is done right the entrance can be on the side of the building. However, if the entrance is put on the side of the building, more guidelines need to be in place for the building's walls facing the street and side.

Roofs/windows on new buildings should reflect traditional neighbours but also the design of the new building

Generally, new buildings should maintain the character of the neighbourhood and reflect the architectural features of the already-existing structures. The front facades of new buildings need to retain the traditional look to be continuous with the character of the neighbours. New buildings should include a traditional roof style and symmetrical form in keeping with what is predominantly found in the District. New buildings should reflect a sense of livability and diversity and not be "cookie cutter". Roofs on new buildings should look something similar to the character of the neighbouring properties but doesn't have to be a traditional roof. The roof needs to suit the building. Windows which are higher than they are wide and have over-and-under sashes are a traditional feature of the neighbourhood and should be reflected in new construction. Windows are important to the character of buildings. This traditional window design is not always necessary, it should depend on the design of the building but windows should still be balanced and proportional. New construction is different and should be treated differently.

Materials on new buildings should resemble traditional materials but scale, form, and quality of new construction are more important considerations

The shingles should be made of wood or at least look like wood since there are more durable alternatives to wood that look exactly like wood shingles such as composite. The windows should be wood-framed windows or fiberglass that looks like wood. A product called "azek" would be appropriate. Materials should be maintainable and have a quality appearance. Vinyl siding is not appropriate but some vinyl fibre products may be. Scale, form and quality are more important than using traditional materials on new buildings. Traditional building construction is not necessary: steel, glass and like materials can be used. A modern dwelling can highlight the district that you're in if it's done well.

Participants especially liked the following “new” buildings:



1313 Dresden Row - nicely reflects the neighbourhood



1323-25 Dresden Row (the old bakery) which has been converted into apartments

Participants are less impressed with the following “new” buildings:



1345 Dresden Row - runs horizontal (vertical?) to street and would look nicer if there were at least one door facing the street



1351-55 Dresden Row - too much mass

What else should be considered as part of this process to establish a Heritage Conservation District in Schmidville?

Create a public park

A public garden or small park would have a significant positive impact in the area. There was a thought that pocket parks/communal outdoor spaces should be created. These would serve two purposes: 1) create outdoor space, placed in the right area, for area residents who don't have access to a yard or green space and; 2) interpretive signage could be displayed in this park. Dal Planning School students prepared a report for a project to convert unused space at the intersection of Queen and Morris Streets into a pocket park.

Delineate the special district

There needs to be something different so that people realize they've entered a historic conservation area. Streetscape signage is important. There should be specific signage to identify the special/unique area. "Lunenburg style" plaques could be used on the buildings. These plaques are wooden with hand-lettering. This could be built into the incentives program too. Lighting would have a huge impact. Heritage street lighting adds to the sense of place, an important historic place, with small touches like the lighting.

Improve traffic and parking issues

The large new buildings are not meeting the parking needs for homeowners/residents of Schmidville. The municipality has it all wrong in the belief people are using cars less but really there is more car use. There should be parking available for visitors somewhere. There should be one-way streets with parking on both sides of streets.

Additional Comments:

- St. Mary's school needs city support, if the school were to close it would be devastating to the community.
- Consider wind tunneling and shadow effects on the neighbourhood created by new tall buildings.
- Buildings should be limited to a historic colour palette.
- Solar panels should be permitted on back of buildings.
- Allowances should be made for small sheds to accommodate bicycles, garbage bins, gardening tools, without usual setback requirements.
- Address building mass issues caused by the consolidation of lots.
- Maintain economic value of properties and do not over gentrify to keep true to the character of Schmidville. There should be incentives for affordable family living in and owning homes.
- Would there be a community approval panel for new construction? How would approval of buildings work? Have competitions or contests for new building designs.
- How to support commercial activity and the relationship between Spring Garden Road and the surrounding area? The entire area needs to be supportive and attractive to all ages. A little more commercial activity in Schmidville would be good e.g. bakery, coffee shop, etc.
- Would like the option to demolish my historic property in the future, build something new or sell to a developer.
- Do not allow another building the size of the Trillium to be built at the corner of Brenton Street and Brenton Place. Preserve the historic buildings that are there but allow for some development. There is a need for a balanced approach.
- The public should be able to sit and observe stakeholder committee meetings.

**ATTACHMENT G
ONLINE SURVEY RESULTS**

A Heritage Conservation District for Schmidville

The questions in this survey relate to major issues discussed in the Schmidville background study including historic streetscape improvements, financial incentives and traditional character.

Your responses will help us to draft a plan and bylaw for the proposed Heritage Conservation District.

If you would like to explain your responses in more detail or if you believe that there are major issues facing the District that are not addressed, you will have the opportunity to provide comments at the end of the survey.

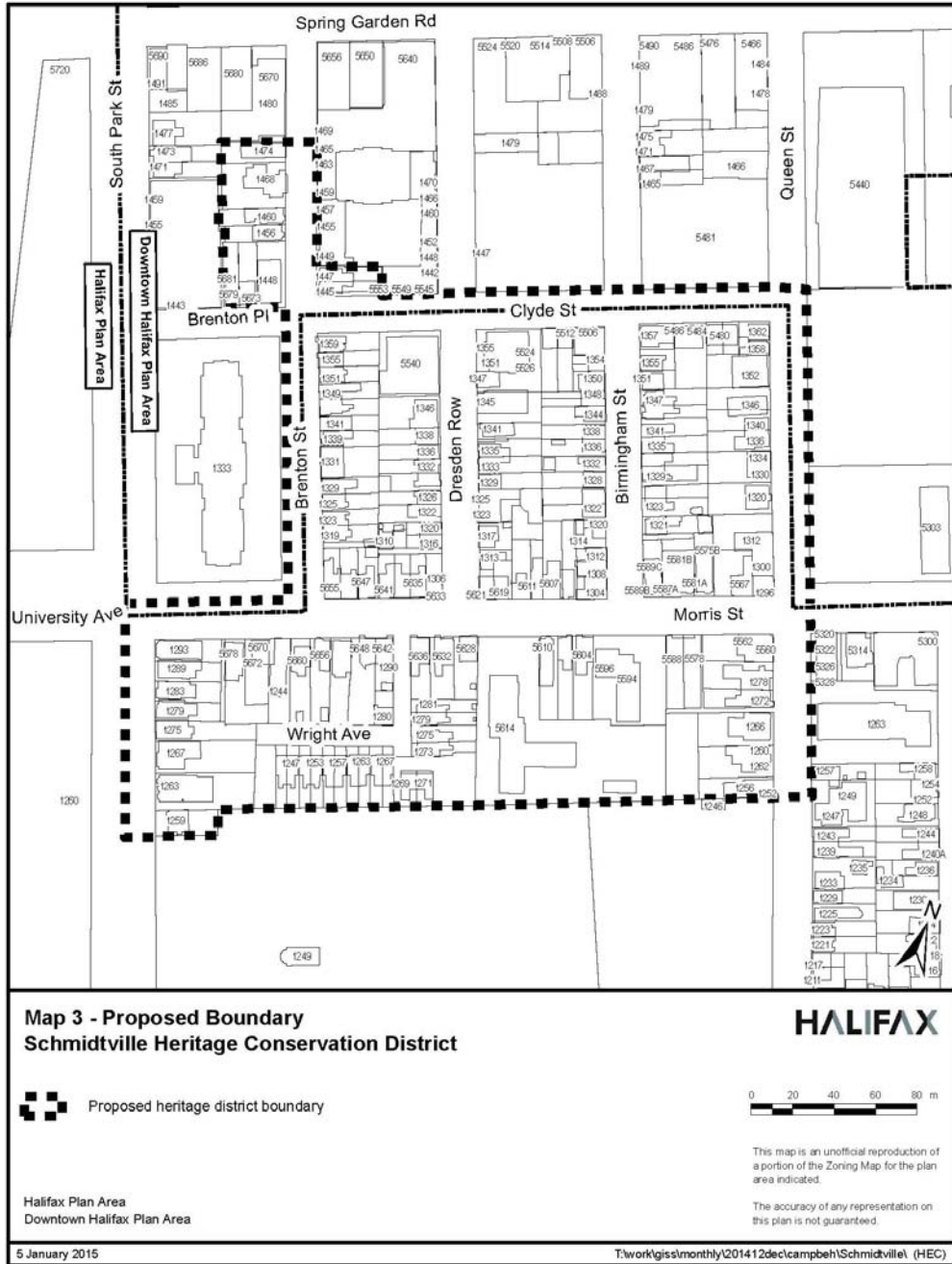
1. Review the proposed boundary of the Schmidville Heritage Conservation District in the image below. Which option best describes your situation in relation to this boundary? Check all that apply. (Choose all that apply) (Required)

- I am a residential tenant within the boundary
- I operate a business within the boundary
- I own a property within the boundary (residential or commercial)
- None of the above

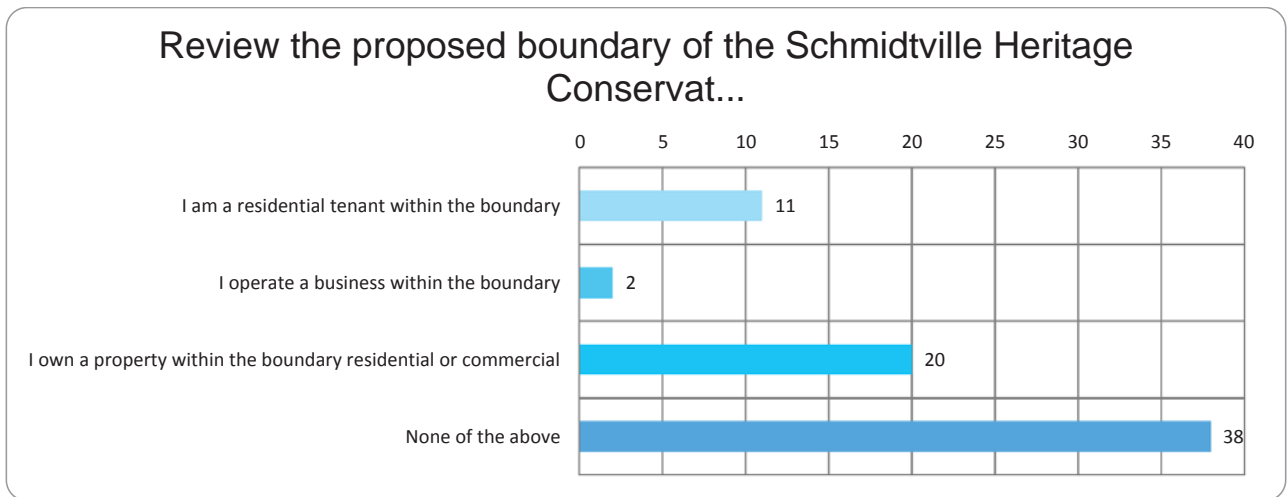
Schmidtville Heritage Conservation District

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2. Proposed Boundary



Review the proposed boundary of the Schmidville Heritage Conservation District in the image below. Which option best describes your situation in relation to this boundary? Check all that apply.



Schmidtville Heritage Conservation District

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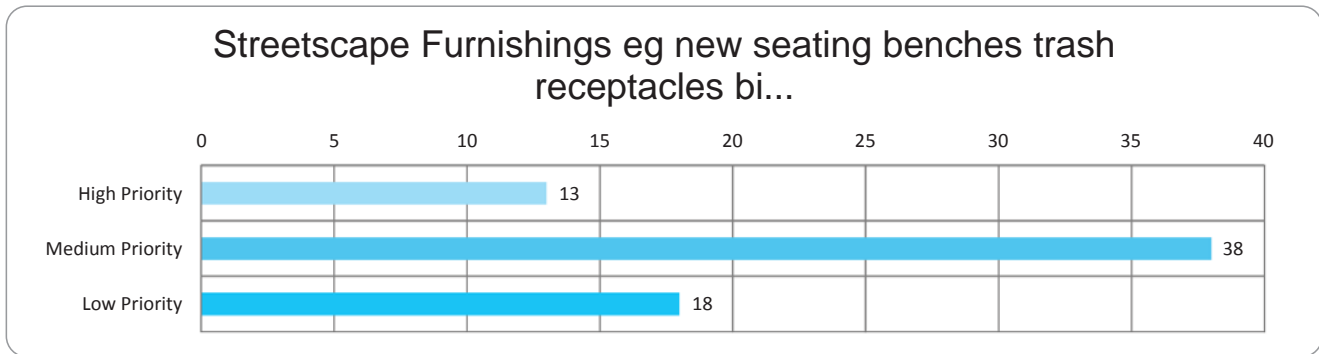
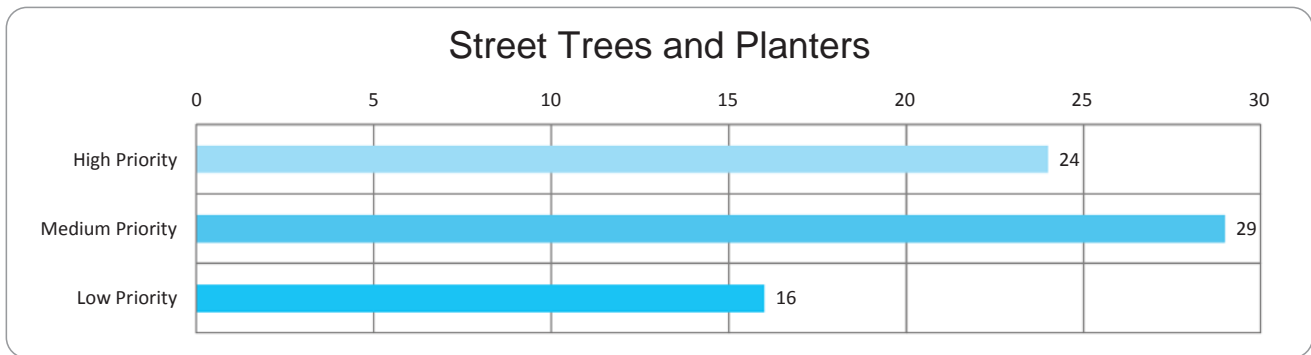
3. Historic Streetscape Improvements

Planning for public realm improvements can strengthen the public's understanding of Schmidtville as an historic area. The new central library and the length of Clyde Street are important public spaces that can establish a connection with Schmidtville and the social history of Halifax. Streetscape elements with a historical design and new tree plantings can be introduced throughout the area.

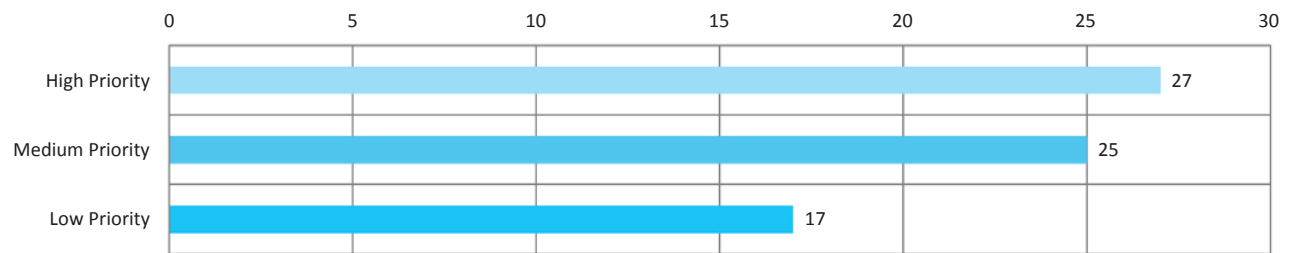
4. How can the proposed Heritage Conservation District improve the historic streetscape in Schmidtville? Please prioritize the following options. (Required)

Questions	High Priority	Medium Priority	Low Priority
Street Trees and Planters			
Streetscape Furnishings (e.g. new seating, benches, trash receptacles, bicycle racks and bus shelters)			
Heritage-Style Street Lighting			
Reduce the Allowable Streetwall Height for New Construction, around Schmidtville, from 6 Storeys to 3 Storeys			
Removal of Utility Poles and Undergrounding of Overhead Wires			
Traffic Calming and Street Design (e.g. street pavers, sidewalks, curbs and curb ramps)			

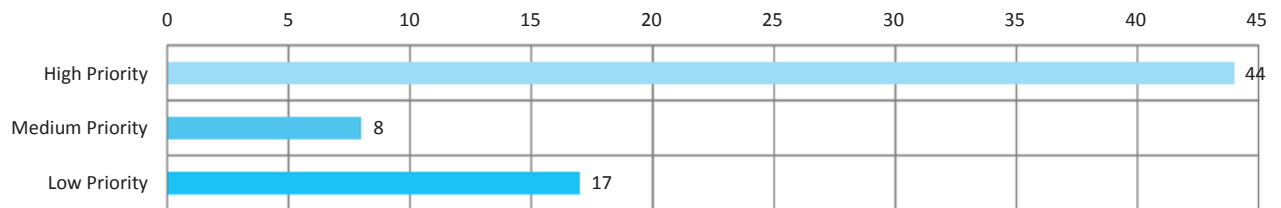
Please prioritize the following options for historic streetscape features in Schmidville.



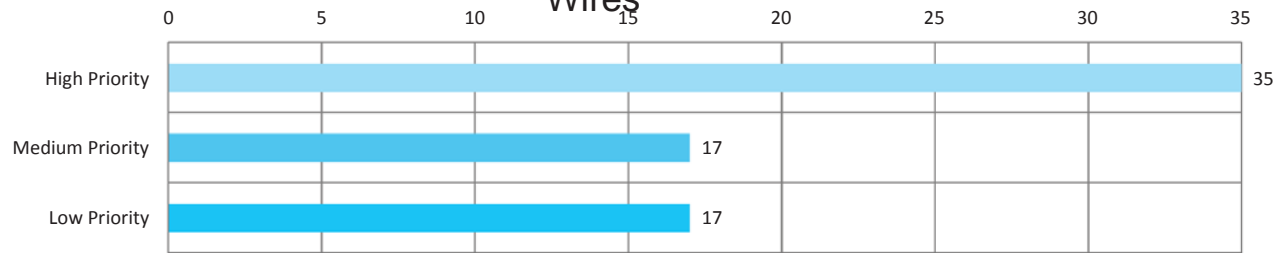
HeritageStyle Street Lighting



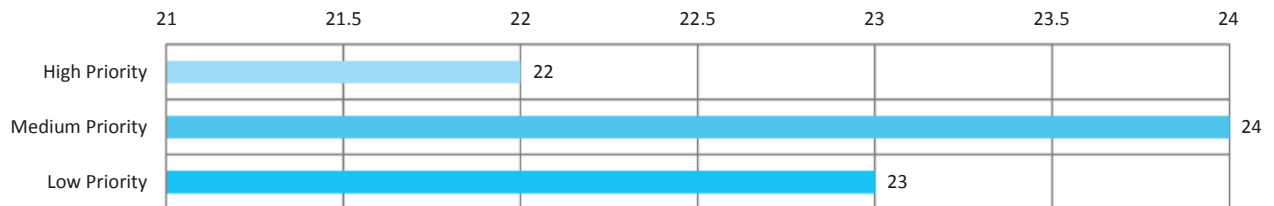
Reduce the Allowable Streetwall Height for New Construction around ...



Removal of Utility Poles and Undergrounding of Overhead Wires



Traffic Calming and Street Design eg street pavers sidewalks curbs ...



What other improvements could be made to the historic streetscape of Schmidville?

Optional question

8/22/2015 11:52 AM

Plans should be put in place to help homeowners reduce carbon footprint and become more green friendly for utilities. Better maintenance of present street grass and trees needs to be undertaken.

8/26/2015 08:46 PM

Individual small signage on buildings to denote items of historical interest (who lived there, what style of architecture is it, some interesting feature of the building, was it a bakery or a saddlery etc).

8/27/2015 02:14 PM

More signage of the area and weekly tours for cruise ship passengers and other tourists. Awards for best stewardship of historic building. More publicity.

8/27/2015 03:00 PM

Hold property owners to account for dilapidated buildings and property (ie. wood rot, unkept curbside lawns, etc)

8/27/2015 03:14 PM

Parking on one side of street, as opposed to the current both sides. There is a lot of car congestion at the moment. Bike path/bike racks would be wonderful.

8/27/2015 06:52 PM

Less street parking. Cobblestone streets would look more historic.

8/27/2015 08:19 PM

do not include area of old houses on Brenton street between Spring garden and Brenton Place which are hopeless dumps rather than retaining any historic value. They are money pits to repair and we would be better off allowing new development there!

8/28/2015 08:00 AM

As a frequent daytime visitor to this area I believe that most of the traffic in the area is looking for parking so, while the volume is high, the speed is usually fairly slow.

8/28/2015 10:07 AM

Heritage signage

8/28/2015 04:14 PM

Compatible development of the Liquor Commission site.

8/28/2015 06:59 PM

Keep the streets free of garbage. Require owners to maintain properties. Currently some tenants store their exposed garbage under their open staircases or in their driveways. Tenants should be ticketed if the properties are not adequately maintained.

8/30/2015 08:35 AM

Is there any way to recognize the history of Schmidville and still honour the fact that we live on treaty lands and are all a party to the treaties that have been signed with First Nations? This is very important to me, and to progressing our notion of what Halifax's history is. Perhaps reaffirming that we are treaty holders would be a good step in the right direction. I'm all for the beautification of our area-- it truly is a gorgeous spot-- but I want to work to redress some oversights that have been made through the years due to racism. Thanks so much.

8/31/2015 01:09 PM

Parking on Dresden Row is a nightmare and very clogged up on weekdays

9/01/2015 01:17 PM

Remove some on street parking.

9/02/2015 07:58 PM

Be conscious of the influence and detrimental possibilities of proposed developments that are directly abutting the proposed boundaries. WM Fares is proposing to build on the corner of Brenton Street and Brenton Place taking down the small brick apartment building and all the houses currently in the proposed zone building up to 16 stories.

9/04/2015 10:55 AM

equivalency laws

9/04/2015 09:05 PM

give every owner an indemnity for the cost of maintaining their properties to this new standard and compensate them for the future development value being expropriated. If we as a city decide this is important for the city, the few individuals should not pay for it our behalf.

9/09/2015 09:37 PM

Make sure new construction matches the style and size of the houses within the conservation district.

9/09/2015 09:48 PM

Deal with the ugly parking lot on Dresden Row/Clyde St.

9/10/2015 09:46 AM

We have a lot of problems with people sleeping on doorsteps now. Please do not add benches in this area!

9/13/2015 05:52 PM

Including a line item in the budget for maintaining the planters, lighting, etc. Identifying characterizing views within the district and marking these areas with a bench and signage. For instance, highlighting the view down Morris St. to the harbor or views of other landmarks within or outside of the district and describing their relationship and providing

context for the district. This type of demarcation can also form key points for history tours of the district. Make the streets one way to ease the flow of traffic. Offer public transportation infrastructure to enable visits to the area without the use of cars.

9/14/2015 09:55 AM

Encourage small businesses in the area in order to support the community. Build a statement building, like a theatre for the arts, behind the library

9/14/2015 10:21 AM

I would argue with the identification of the area as "historic". Apparently the area has "history", but what is meant by historic streetscape. I think this is an effort by a few to limit development in the area. The questions above are to simply dress it up. When I walk through the area, I see as much vinyl and aluminum siding as I do "historic" materials. Trees and planters are good for all neighborhoods, not just those deemed "historic", as are trash bins, and seating. This is a downtown residential area with some commercial mixed in. We definitely should not be limiting development in the area - we need density on the peninsula. And we should not be spending money to dress it up to justify some sort of heritage designation.

9/15/2015 06:15 AM

Restrict parking to one side of the small streets such as Dresden Row and Birmingham Street. Dresden Row and Brenton Street can be particularly bad and dangerous.

9/16/2015 03:43 PM

It is really important that the soon-to-be-closed NSLC store does not get turned into anything out-of-character or any height exceptions are granted to potential developers of the site.

9/21/2015 12:30 AM

More historic plaques and other signage

Schmidtville Heritage Conservation District

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5. What other improvements could be made to the historic streetscape of Schmidtville?

Note: Optional

6. Financial Incentives

If adopted, the Heritage Conservation District plan may introduce conservation measures to protect heritage properties in Schmidtville. A new financial incentives program dedicated to the Heritage Conservation District could be developed to encourage more successful applications for maintenance or conservation work. A financial incentives program could also support certain features of new construction and strategic investments in historic buildings to increase the supply of affordable accommodations in the area.

7. Would you support a financial incentives program (e.g. grants, tax rebates) for owners of heritage properties specifically within Schmidtville? (Choose all that apply) (Required)

- Yes, financial incentives should apply to heritage properties within Schmidtville.
- No, financial incentives are not necessary.

Answer this question only if you have chosen " Yes, financial incentives should apply to heritage properties within Schmidtville." for "7. Would you support a financial incentives program (e.g. grants, tax rebates) for owners of heritage properties specifically within Schmidtville? "

8. Which of the following options would you like to see included in a financial incentives program for Schmidtville? (Check all that apply)

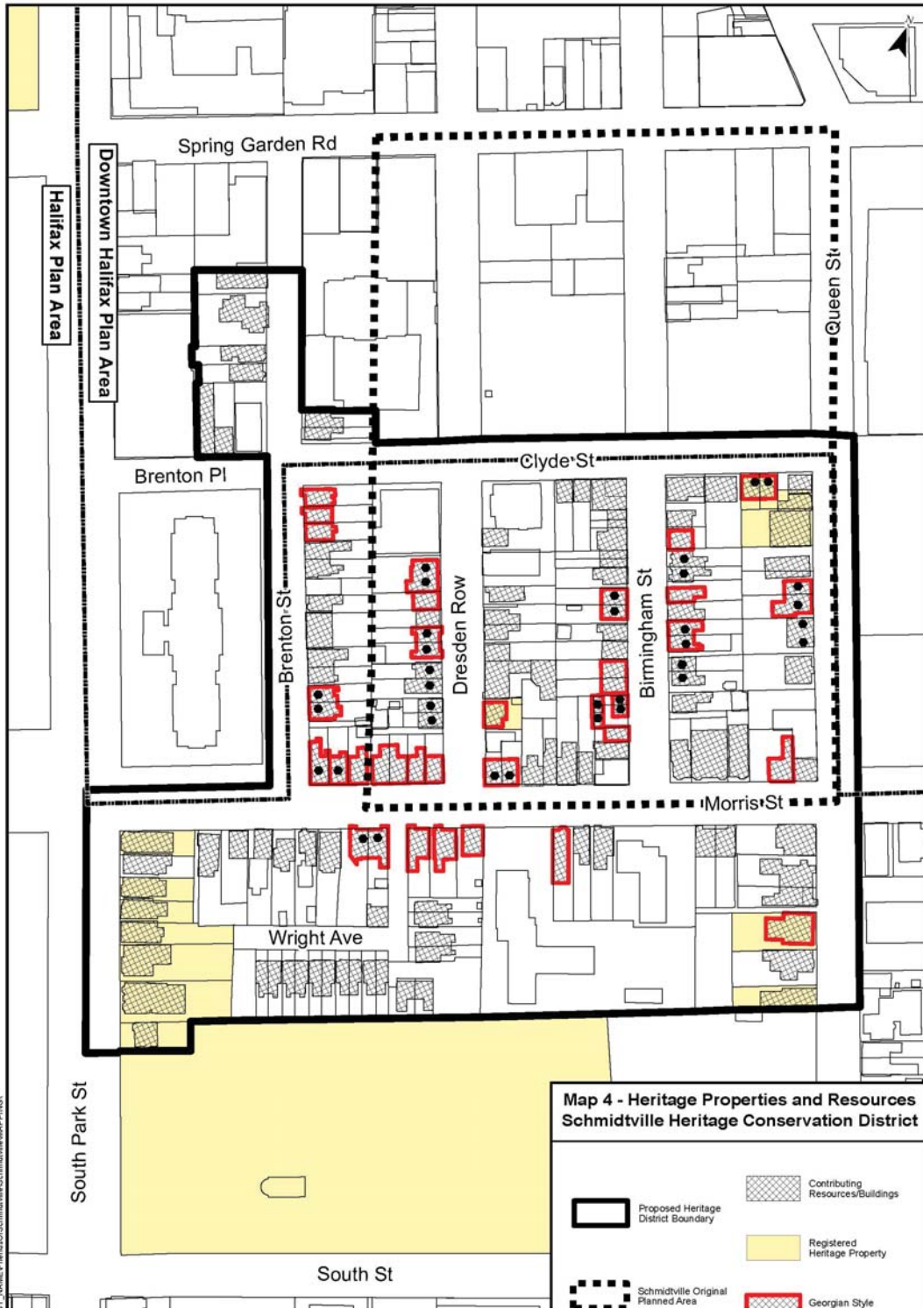
(Choose all that apply) (Required)

- Major renovations of the exterior of historic buildings
- Minor maintenance of the exterior of historic buildings (e.g. small repairs to siding or roofing)
- Features of new construction projects that support and enhance the traditional character of the District
- Additional dwelling units within historic buildings that will support affordable housing and investments in the historic buildings

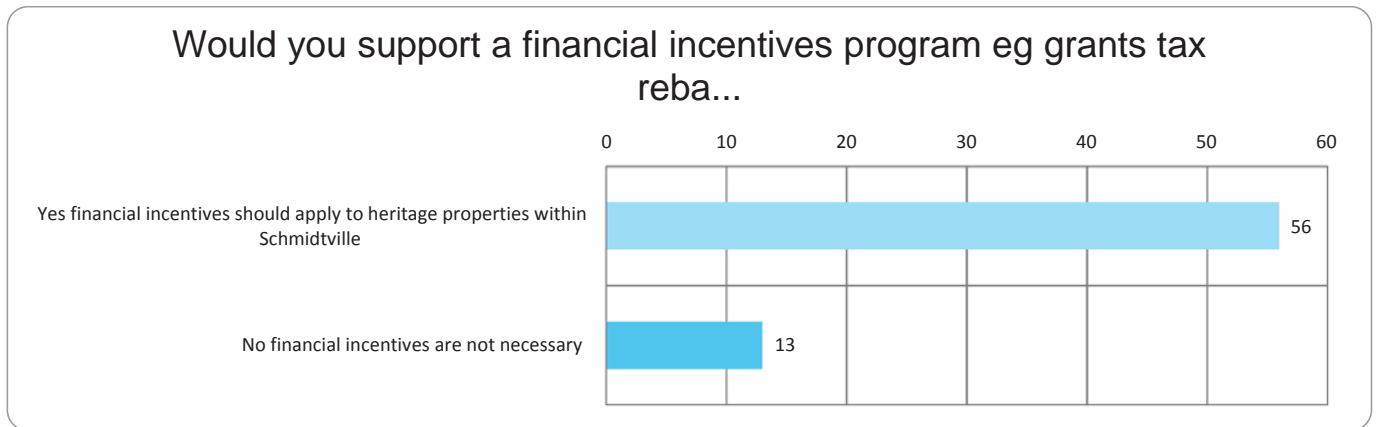
Schmidville Heritage Conservation District

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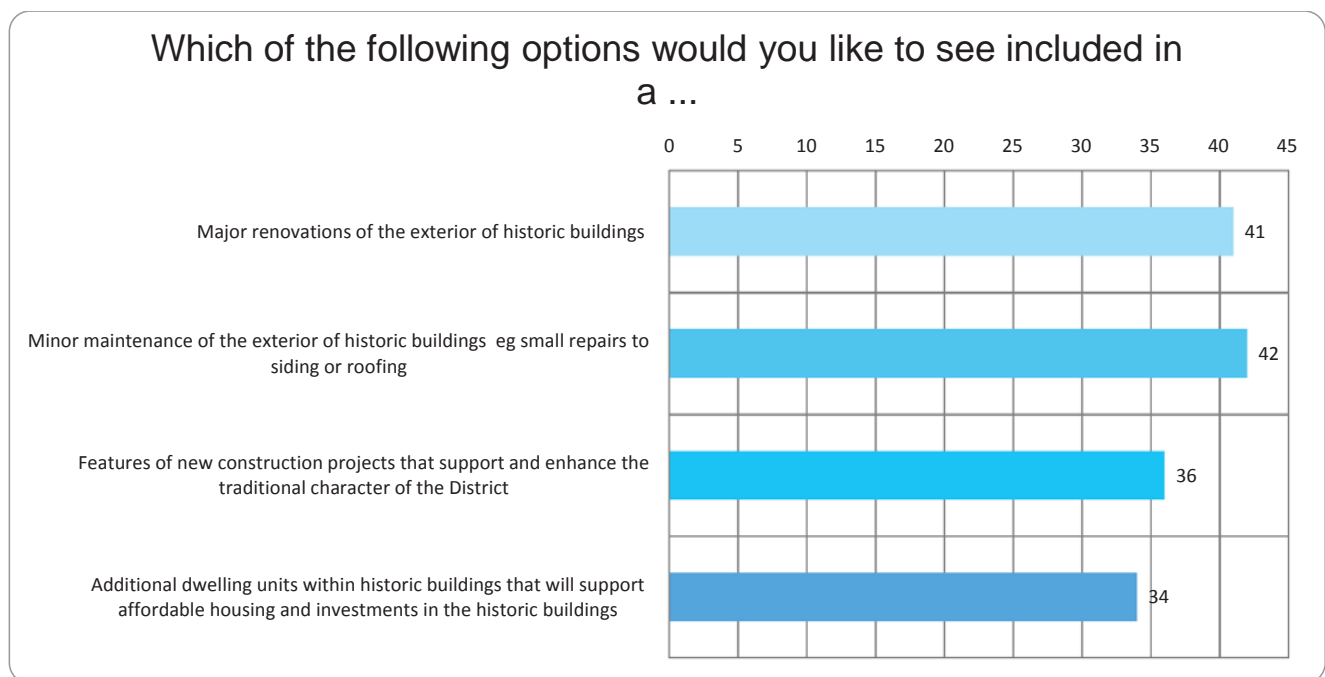
9. The proposed boundary of the Heritage Conservation District is identified with a solid line. The area where the original neighbourhood was planned and located is identified with a dashed line.



Would you support a financial incentives program (e.g. grants, tax rebates) for owners of heritage properties specifically within Schmidville?

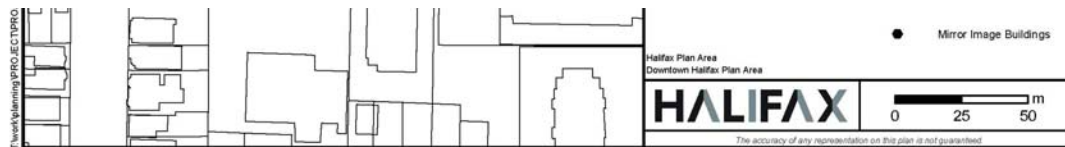


Which of the following options would you like to see included in a financial incentives program for the Schmidville? (Check all that apply)



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10. Additions to Historic Buildings

In Schmidville (under the R-2A Zone), large additions can be made to the rear of existing buildings. The area (footprint) of an addition to a building can be up to the same size as the area (footprint) of an existing building. New construction to the rear of existing traditional dwellings can provide opportunities for infill development but can eliminate rear yards and remove historic accessory structures. It can also change the configuration of space and destroy architectural features at the rear of the buildings.

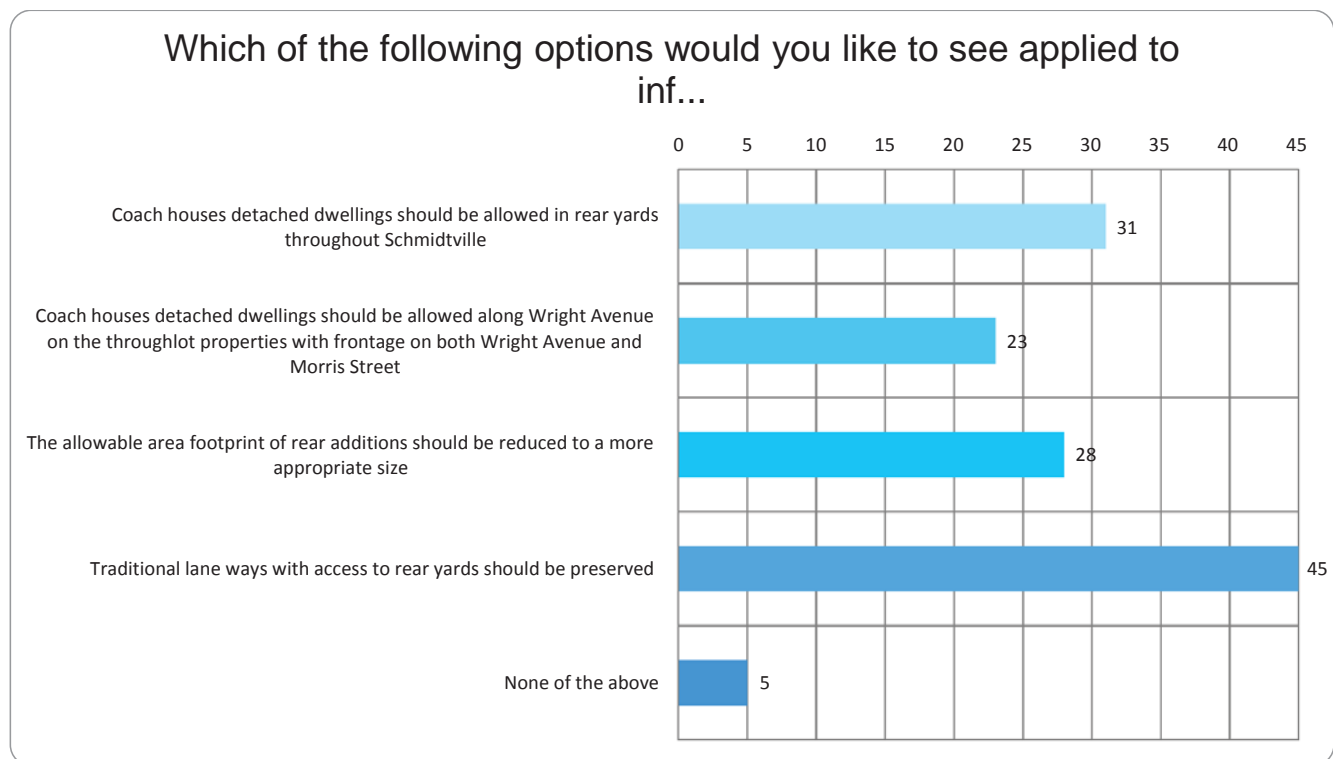
11. Which of the following options would you like to see applied to infill development in Schmidville? (Choose all that apply) (Required)

- Coach houses (detached dwellings) should be allowed in rear yards throughout Schmidville.
- Coach houses (detached dwellings) should be allowed along Wright Avenue on the "through-lot" properties with frontage on both Wright Avenue and Morris Street.
- The allowable area (footprint) of rear additions should be reduced to a more appropriate size.
- Traditional lane ways with access to rear yards should be preserved.
- None of the above.

12. Architectural Design Guidelines for New Construction

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

Which of the following options would you like to see applied to infill development in Schmidville?



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13. Which of the following architectural design guidelines would you like to see applied to new buildings constructed in Schmidtville? (Choose all that apply) (Required)

- Building should include very little set back from the sidewalk or just enough to allow for front steps or enclosed porch to create a consistent street wall.
- Building should be of wood construction and finished with shingles.
- Building should include a traditional roof style (pitched, truncated-pitched, Mansard or flat roof).
- An entrance door to the building should face the street.
- Windows should be higher than they are wide and have over-and-under sashes.
- None of the above.

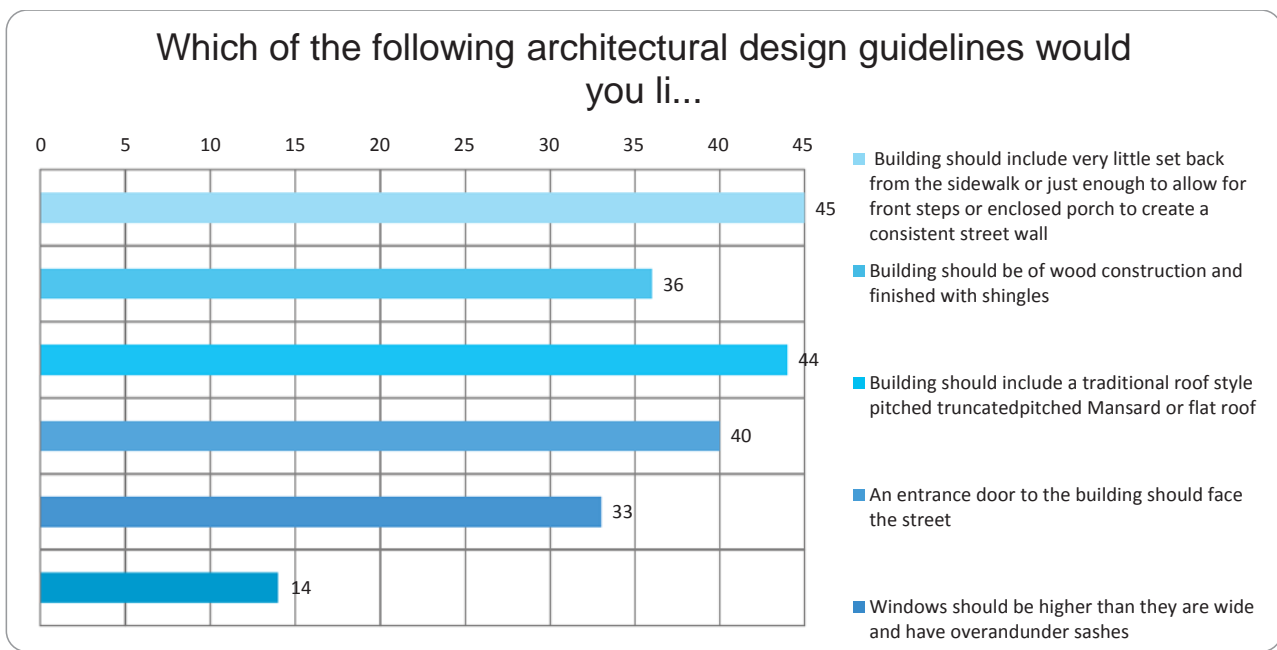
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14. Example of Design Guidelines on New Construction



Which of the following architectural design guidelines would you like to see applied to new buildings constructed in Schmidville?



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15. A Heritage Conservation District plan can protect historic buildings from demolition. Which option, below, do you believe is appropriate when the municipality refuses an application from a property owner to demolish a historic building in Schmidtville? (Choose any one option) (Required)

- The historic building cannot be demolished at any time in the future unless the municipality approves the demolition.
- The historic building can be demolished but only after three years from the date of application, during which time the municipality may negotiate means of protecting the building with the owner.

16. Comments

The questions in the survey relate to major issues discussed in the Schmidtville background study. Your responses to this survey will help draft a Heritage Conservation District plan for this area.

17. What would you like to learn more about in the proposed Heritage Conservation District or are there major issues facing the District that are not addressed in this survey?

18. What other area in the Halifax region do you believe should be considered as a Heritage Conservation District?



What would you like to learn more about in the proposed Heritage Conservation District or are there major issues facing the District that are not addressed in this survey?

Optional question

8/22/2015 11:52 AM

Can such areas be expanded? Can 20 years down the road the area be de-registered as such? What happens to adjunct boundary areas? Do rules get placed that respect the new District?

8/27/2015 03:00 PM

A heritage district is not just about facades. It is also about community and property maintenance. The poorly maintained student housing is a blight on the district and should be addressed.

8/27/2015 03:14 PM

Traffic needs to be addressed. Maybe the streets need to be one way. Homeowners should have parking permits issued to them for on-street parking. Side streets off of Spring Garden to also be part of the heritage designation, to serve as a lead-in to the area. Encourage small restaurants and shops along these side streets to draw people into the district.

8/27/2015 06:52 PM

Will this help with homes that are not historic, old, crappy and not taken care of to be developed into something better, or will it inhibit it? I would like for these types of homes to be able to be bought and fixed up to better the look of the whole neighborhood.

8/27/2015 08:19 PM

yes-- we need more people living downtown and putting more restrictive rules around our area just bumps up prices and reduces density--most young people look at this heritage nonsense and move further out to new construction which is not a money pit.If you are serious about saving downtown Halifax reduce taxes in downtown to encourage people to move here and open businesses here, and can the heritage foolishness-otherwise we will end up with the wreckage which is downtown St John, NB!

8/28/2015 04:14 PM

I believe someone has worked out that the population density in the district is 12,000 persons per square kilometer, one of the highest in HRM. So there should not be a need to try to increase the density by adding to buildings, or building in rear yards.

8/30/2015 08:02 AM

I'd like to learn more.

9/01/2015 01:17 PM

Removal of some or all on street parking, potential pedestrian thoroughfares.

9/02/2015 07:58 PM

I am very concerned with the South Park Lofts proposed from South Park through to Brenton Street because it will destroy one of the houses on Brenton street. On the other hand the lofts will only be 4 stories high on Brenton Street and 11 on South Park which is very good for Brenton Street. WMFares proposal of up to 16 stories will ruin Brenton Street, causing massive traffic problems (already an issue with his Trillium building), and blocking out the sun for Schmidville. How can we prevent large, high buildings from being built?

9/04/2015 09:05 PM

I don't understand why properties not within the original neighbourhood are subject to this...anyone outside the original area should have to opt in. The loss of development opportunity for the benefit of others is not equitable. These owners need to be fully compensated now and going forward. We cannot create a conservation program that we cannot fund properly especially in these tough economic times.

9/09/2015 10:30 AM

Allowing small commercial enterprises in the R2a Zoning, as would have been the case back in the day.

9/09/2015 09:48 PM

At present, only a single block of houses on Dresden Row and Birmingham Street has that "special appearance". The development of the parking lot on Clyde St and Dresden Row will be critical to the neighbourhood feeling of the Schmidville District. The liquor store site, too, should be turned (back) into houses so at least one more block has a semblance of being intact. Street level design is important!

9/10/2015 09:46 AM

One of the things that makes Schmidville special is its greenery. It is important to ensure the area around Schmidville does not allow any more very high buildings to block the sun. Financial incentives for buildings in this area should also be available to do important upgrades to non-visible items, like firewalls. The neighbourhood needs to look good and also be a save place to live. Parking is an issue in this area. I would really like to see the city provide a mixture of designated parking for residents and metered parking. Free parking should not be eliminated!

9/13/2015 02:35 PM

I don't believe the area needs any special status. Halifax is an old city that will have older style homes and buildings for many, many years to follow. Thank You

9/13/2015 05:52 PM

What might happen if the district does not include the small extension on Brenton Place and Brenton Street? How at-risk is that portion of the proposed boundary? How might owners maintain population density without risking damage to property by temporary renters/non-stakeholders?

9/14/2015 10:21 AM

I would like to understand what implications this has for current owners and any cost implications both now and in the future. What limits will it place on owners that want to renovate, develop, sell their properties. It seems to me that bigger buildings are going up around this area, so some feel the best way to stop progress is to designate this area as historic. I bet the lines on the map would be drawn to include a bigger area if there was not already a tall building



ATTACHMENT H

**SCHMIDTVILLE HERITAGE CONSERVATION DISTRICT
STAKEHOLDER COMMITTEE
MEETING #2
MINUTES
October 29, 2015**

PRESENT: Mr. William Breckenridge
Ms. Mary E. Donovan
Mr. Larry Haiven
Mr. Benjamin LeBlanc
Ms. Beverly Miller
Ms. Janet Morris
Mr. Lyndon Watkins

REGRETS: Ms. Kristina Chapman

STAFF: Mr. Seamus McGreal, Heritage Planner, Halifax Regional Municipality
Ms. Rebecca Singbeil, Administrative Assistant, Adecco

The following does not represent a verbatim record of the proceedings of this meeting.

Supporting documents and information items are available online:

<http://shapeyourcityhalifax.ca/schmidtville>.

The meeting was called to order at 5:52 p.m. and adjourned at 7:54 p.m.

CALL TO ORDER

The meeting was called to order at 5:52 p.m. in the TD Building. Quorum is reached.

MEETING OVERVIEW

Mr. Seamus McGreal outlined the objectives of the meeting. These included approving the past meeting minutes, a review of community feedback as collected from the public meeting and the online survey, a review of the community engagement strategy and a motion from the committee to adopt this strategy and secure a timeline for moving forward, a discussion around community engagement activities and what format these should take (i.e. walking tour), and deciding on the community engagement roles for committee members.

APPROVAL OF MINUTES (JULY 29, 2015) AND ORDER OF BUSINESS

Chair, Mr. Larry Haiven, gave the committee time to look over minutes from previous stakeholder workshops, and asked Mr. McGreal whether the issue of boundaries will be discussed at the meeting. The committee decided that boundaries should be discussed.

Ms. Beverly Miller asked if it is possible to have council approve the boundaries, after which the committee would work out the details. Mr. McGreal explained that the boundaries will need to go before Regional Council for approval at the same time as the HCD Plan and Bylaw. Mr. William Breckenridge added that the majority of the public agreed on the proposed boundaries in the online survey and at the public meeting.

Mr. Haiven proposed a motion to adopt the minutes. Mr. Benjamin LeBlanc seconded the motion. All approved of the minutes, and the motion passed.

REVIEW COMMUNITY FEEDBACK

Mr. McGreal provided an overview of the public feedback received. He began with the online survey, and provided a summary of a document which presents the survey results based on total submissions, with those respondents removed who identified as not having a physical presence in the community. This was done to compare the responses of those who live or operate a business in the area with the responses from the general public. He explained that the responses of both groups remain consistent, however there is some difference on the issue of affordable housing. Affordable housing units, and the increased density these would provide, were less supported by those who live in the area.

Ms. Miller asked whether a definition was provided for affordable housing, and Mr. McGreal explained that the description read "additional units in historic units that would create affordable housing". An important tenant of affordable housing is an increased number of smaller units in a downtown area. Mr. Haiven asked if perhaps the reason that those who lived in the area were not in support of affordable housing was because they know that many buildings there are already subdivided and are fairly affordable. Mr. Breckenridge suggested that the question was too vague, and that there is a stigma attached to affordable housing that could have dissuaded the respondents who live in the area.

Mr. McGreal continued to review the online survey results, explaining that respondents who reside in the area were in greater support of detached housing units provided in the rear of lots. There was also a

difference on opinion on architectural guidelines (specifically what materials should be used to construct new buildings), and concerning the bylaw to demolish historic buildings three years after the first request. People living in the area preferred greater flexibility concerning demolition timelines.

Mr. McGreal then turned to the results from the public meeting, explaining that similar questions were posed as were asked on the online survey. Many respondents felt that the proposed boundaries were good, while there were some suggestions to extend the boundary North of Sackville St., to include those buildings along South Park St, and to extend the boundary around Queen St along with a buffer area.

DISCUSSION

Mr. Breckenridge proposed that the Queen St. downtown should be made into it's own heritage area, and explained that the Old South Suburb (OSS) used to extend to Queen St. If Park Victoria was not there Mr. Breckenridge could see the heritage area extending further. He expressed his approval of the current boundary, but added his concern that the liquor store site and Brenton's Place area is currently under the most direct threat. The liquor store is under threat of being sold for development. Mr. Breckenridge asked whether a formal request should be sent from the city to the province, asking them not to sell until the site is approved into the HCD plan. Loosing these sites would have the most adverse effect on the area.

Mr. Breckenridge explained that the fresh water brook runs through Park Victoria. Everything on Brenton St. is part of the river delta, and these buildings are settling into the ground. Mr. Breckenridge was advised not to purchase space in these buildings because of this effect. He added that developers all seem to interpret the rules of HRM by Design very literally.

Mr. Haiven and Mr. Breckenridge continued the discussion of the heights and proposed plan for buildings in the Brenton St. area, including that of the Olympus

Mr. Haiven explained that the liquor store is not part of HRM by Design or of the downtown plan. He relayed that the NSLC has agreed that they would not do anything with the building until the HCD plan is approved. Mr. Breckenridge maintained that he has heard conflicting reports, and that the building is already being bid on. Ms. Mary E. Donovan suggested that a move to sell the liquor store building was overruled by the Minister. Ms. Miller maintained that it is unclear whether any agreement from NSLC has been made in writing, and that this should be looked into. She reminds the committee that some developments in the area still do not meet HRM by Design.

Mr. McGreal and Mr. Breckenridge discussed the commercial zoning heights of various buildings, and Mr. Breckenridge expressed concern that these buildings could be grandfathered in.

Ms. Miller explained that the existing plan dictates the heights of buildings in the area regardless of zoning.

Mr. McGreal confirmed that these buildings (on the corner of Brenton and Clyde) cannot be built to any greater heights under the existing zone as of now.

Mr. Breckenridge relayed that an MLA he spoke with wanted to pass on the message that he would not put in a demolition order as long as the city requested that he do not. Mr. Breckenridge suggested that writing an informal letter from the city to the province would help put the HCD process through.

Ms. Miller asked the committee what they wished to do about the proposed informal letter.

Mr. Breckenridge proposed that a formal letter should be sent from the city to the province and that an informal agreement should be set in place.

Mr. McGreal confirmed that he will pursue this possibility, work through the complexities, and get feedback to the committee.

Ms. Janet Morris expressed concern that the buildings to the North of the area could also be lost. Mr. McGreal explained the rationale for why the current boundary was chosen based on criteria set in the regional planning strategy. The MPS references criteria that historical properties should be continuous and not broken up by modern development.

Ms. Donovan expressed some concern that while this continuity helps avoid interruption in the area, most of these heritage areas are already interrupted and are therefore left unable to move forward under this restriction. Mr. McGreal maintains that while this criteria will be re-evaluated, it does still currently apply.

Ms. Miller expressed concern that a decision needs to be made concerning the boundary before the buildings in the area are effected. She suggested that the committee could ask council for a moratorium on the area.

Mr. McGreal explained that he has sent a report to council outlining his suggestions for how the municipality could suspend development while the HCD is underway. These recommendations were based on what other provinces have done in this instance, specifically Ontario. The recommendations suggest that council places a one year suspension on development through creating a bylaw which would place these controls on development. This bylaw would also include limitations to prevent developers from applying to have their buildings placed under different bylaws for overlapping areas.

Mr. Haiven expressed concern that restricting the size of buildings in the HCD area could in fact encourage buildings outside of this area which do not fall under the heritage protection to be torn down.

Ms. Donovan suggested that a policy could be written to prevent this - one which maintains that the designation of one heritage area does not provide a basis for the increased demolition of buildings in nearby areas.

Mr. McGreal explained that his department is looking at the option of cultural heritage planning, which would identify larger cultural landscapes over the peninsula that could then apply municipal planning guidelines (general character restrictions) to protect their cultural heritage. However these guidelines would not be as strict.

Ms. Morris proposed that the municipality should allow and encourage neighbourhoods to remain as they are, and respect that the entire peninsula is of cultural interest.

Ms. Donovan suggested that the committee could pass a motion at the meeting to agree that boundaries to Schmidville be approved as the designated area, but that an amendment to the MPS should also be made to assure that the heritage area would not contribute to the denigration of the immediate areas outside on the HCD.

Mr. Lyndon Watkins expressed his regret that modern buildings that are out of character with the rest of the area had ever been developed. He maintained that some sort of architectural control should be placed on the character of these areas.

Mr. McGreal requested that there be a call to order, as the discussion and proposal to amend the MPS are outside the scope of the committee's mandate.

Ms. Donovan recommended that the committee takes a motion.

Mr. Haiven recommended that the city call a moratorium for a year on Schmidville and the area surrounding it.

Mr. McGreal reminded the committee that they need to get the HCD adopted before they can amend the MPS. The MPS could be amended as part of the HCD's adoption. However until then, the committee will need to focus on developing the two documents to be proposed to council, and once they are adopted the MPS could be amended to include a broader policy around HCDs. Mr. McGreal explained that the heritage property act does not currently have a provision to suspend development while the HCD is being developed.

Ms. Donovan said that a temporary moratorium had been put in place to cover the entire municipality until the RPS was adopted. She also expressed her concern that the development pressures are so intense that it is making the HCD process very difficult.

Mr. McGreal explained that regional council is addressing this through a report that was sent to the Minister which asked him to make an amendment for the OSS HCD. The only option for the committee currently is to approach the developers about the buildings under most immediate threat and try to negotiate a solution such as a density bonus elsewhere in the downtown area in exchange for lower density on the site in question.

Mr. Breckenridge told the committee that he has already spoken with this developer, and could continue this discussion with him.

Mr. McGreal maintained that the committee should take a more strategic approach to the negotiations - one that would offer the developers a more interesting option than those they currently have. An agreement would necessitate that these buildings should be maintained. Mr. McGreal proposed that he, the Chair, and the Vice Chair follow up on Mr. Breckenridge's lead and approach the developer with a proposal to maintain these buildings in exchange for something more appealing.

Mr. Maiven asked the committee for their opinion on the density bonus option. Ms. Morris warned that this approach may create problems elsewhere. Mr. McGeal explained that the density bonus option is more developed in the downtown plan, and works around donor and receiver areas.

Mr. Breckenridge told that committee that the O'Brian houses etc. are privately owned by developers, and that the committee should try to work with them rather than fight with them in order to build a stronger relationship.

Ms. Miller suggested that the committee follow up with Ms. Donovan's proposal for a motion, so as not to leave the boundaries decision up in the air and vulnerable to developers who may want to shift the boundary line for their convenience.

Ms Donovan offers a motion that the boundary be set where it is currently outlined on the plan. The motion is seconded by Ms. Miller. Mr. Breckenridge agrees.

Mr. Watkins explains that he is reluctantly in favour of the motion. He expresses his dismay that Schmidville is a wasted asset, and the HCD is a form of tokenism. He maintains that he is sceptical and cynical of the process. Ms. Donovan related that it is important to align motions made by both the committee and the public as much as possible, in order to show a strength of agreement in front of council. Mr. Haiven maintained that it is still important to save the remaining buildings.

Ms. Miller reminded the committee that there was overwhelming support from the public present at the last meeting concerning the proposed boundary, and that there should be no argument on the proposed boundary considering the public process that the proposed plan has gone through.

Mr. McGreal questioned the intent of the committee with such a motion, as he had not suggested that there be a motion for a boundary at the meeting.

Mr. Haiven suggested that the motion is instead seen as a vote of confidence, and Mr. McGreal agreed that this would help the committee move forward with confidence on this issue.

Mr. Haiven called for a vote for the proposed boundary line. Six committee members were in favour. There was one abstention.

Mr. McGreal asked the committee to move to a discussion around the community engagement strategy.

REVIEW COMMUNITY ENGAGEMENT STRATEGY

Mr. McGreal provided an overview of the community engagement strategy, which uses such tools as interpretive signage. Other tools include the online portal and survey. The Shape Your City page has received substantial visitor traffic.

The Committee reviewed the Community Engagement Strategy and agreed to proceed with it.

Ms. Donovan requested to see a timeframe associated with the Community Engagement Strategy. Mr. McGreal explained that he would provide a timeframe to the Committee.

DISCUSSION

Ms. Donovan mentioned that the Shape Your City website is hard to use, and could be simplified, and Mr. Haiven suggested that it is difficult to collect community narratives from the website.

Mr. Benjamin LeBlanc suggested that there is a need for more community engagement, and Mr. Haiven added that the committee should be asking people directly to tell their story. Ms. Donovan agreed that the committee should be collecting stories more actively. Mr. Breckenridge suggested creating an art exhibit to share stories.

Mr. McGreal explained that there are limits on the amount of time he would be able to invest on more actively collecting these stories, but encouraged the committee to think of ideas.

Ms. Donovan explained that Schmidville was part of the incentive for the developers of the Trillium and Marianne sites to build in that area because of the unique, livable neighbourhood and park nearby. She argued that the existence of Schmidville supports the sale of units in these developments, and that stories should be collected and shared from residence of these developments to help explain that communities like Schmidville act as economic incentives for development. Ms. Miller agreed and added that the condos below Agricola Street are an example of marketing the surrounding historic area.

Mr. McGreal told the committee that he has been publishing news stories about the area to the website, but believes that a video would be very useful.

Ms. Miller suggested that the committee print a brochure for walking tours that could be left in nearby stores. Mr. Breckenridge suggested that the information he put together about the neighbourhood in a presentation could be used for a video. Ms. Miller proposed that signs and shop brochures would help

people see the area as one that already exists, and Mr. LeBlanc added that there is a danger in confusing the public into thinking the neighbourhood is being establishing, when instead official standards are being placed on a neighbourhood that already exists.

Mr. Haiven asked if perhaps shop owners on Spring Garden would allow the committee to put up a video screening the Schmidtville film, and Mr. Breckenridge suggested that Jennifer's of Nova Scotia would be a good location for this.

Mr. McGreal outlined the remaining community engagement activities to be carried out. These include holding two planning workshops (one has already been held, the second should be done once the committee is satisfied with the draft plan and bylaw). Open work spaces, such as the walking tour could also be held. An open planning office pop-up will be held as part of the community engagement activity of the Old South Suburb.

Mr. Haiven proposed that the committee also approach the library to run the Schmidtville video.

Mr. McGreal proposed that three more workshops be held as part of stakeholder outreach, and Ms. Miller asked how these will be distinct from the workshops that have already been held. Mr. McGreal explained that the following workshops will be held around specific subject matter: new construction, design, and massing; traffic, parking, and commerce; and general public incentives (including streetscapes). Mr. McGreal will be sending out a newsletter to invite households in the area to these meetings.

Mr. Haiven asked if it would be possible to get a rendering made of what the Schmidtville area will look like after the HCD is passed.

Mr. Breckenridge relayed that Councillor Mason liked the idea of fixing the front of the plaza area into Sacred Heart school. Mr. Breckenridge asked if this could be added into the streetscaping plan, as this space is a key view point. Fixing up the area could include putting in more flowers, bench, etc to make it more friendly and approachable. He explained that the school principle is open to it from a security perspectives.

Ms. Miller asked if steps 8 & 9 (plain language guide and staff working groups) on the community engagement strategy will have to be completed before the HCD can be approved. She asked for clarification on what a "clear language guide" is. Mr. McGreal explained that this guide would help explain the guidelines visually to the public. Ms. Donovan suggested that a different term be used to describe this guide. Mr. Haiven explained that these steps do not have to precede the council vote, and Mr. McGreal added that the guide would be for public use only and that the community engagement strategy goes above and beyond what council requires.

Mr. McGreal clarifies that the proposed staff working groups would be internally conducted to discuss policy etc.

Ms. Miller asked how the committee could move the HCD process along and avoid any pitfalls with council.

Motion to accept the community engagement strategy was put forward by Ms. Donovan and seconded by Mr. Breckenridge. Vote was held, and all committee members agreed.

Mr. McGreal explained that he has an internal timeline which he will provide to the committee.

Mr. Haiven maintained that there was a good consensus at the Schmidtville community meeting, and that council seems to be in favour of this project.

Mr. McGreal expressed his concern about shifting priorities by council (such as a shift to cultural landscape planning, for instance).

COMMUNITY ENGAGEMENT ROLES OF COMMITTEE MEMBERS

Mr. McGreal provided renderings that could be presented to the workshop. He explained that rear yards are the only thing that can be developed in this area under the current R-2A zone, but that these properties can also apply under two other zones. The R-2A zone is very good for protecting the character of the area, while an R-2 zone would allow developers to build up to 35 feet. Mr. McGreal is looking into only allowing people in Schmidville to apply for increased density under the R-2A zone. However applicants would be allowed more lot coverage in exchange for reduced height.

Ms. Miller asked is it is necessary to discuss density in the area at the meeting. Ms. Donovan warned that not discussing density could discourage home owners from improving their buildings (ie. new kitchen). Mr. McGreal and Mr. Breckenridge agreed that density is a necessary conversation for the public meeting.

Mr. McGreal maintained that the committee needs to tackle the complexity of the density issue, because the most important thing for maintaining the character of the area is to keep the heights down. He explained that there is an option to trade off density by allowing developers to increase lot coverage out the back.

Mr. Breckenridge questioned what this might do to the lots in the back, and Mr. McGreal explained that they would need to keep a green zone. Ms. Donovan maintained that a 20 ft set back in the rear yard is not a problem. Mr. McGreal suggested that the question then becomes whether there is heritage character in the rear of these lots, and asked whether the committee should be discussing both massing and design in the same community meeting.

Ms. Miller recommended that the committee provide clear directions at the start of the meeting clarifying that these discussions are based on the feedback already received by previous public meetings.

Mr. Haiven relayed that the NSLC is considering redesigning their building to make it more compatible to the area.

The community engagement roles of the committee members were then decided upon.

Mr. LeBlanc and Mr. Watkins agreed to lead the New Construction and Architectural Design Guidelines and Massing Meeting.

Ms. Donovan agreed to lead the Commerce, Parking, and Traffic Workshop, and suggested that safety should be discussed for school children. Mr. Breckenridge proposed that the historical perspective on parking should also be discussed.

Mr. Breckenridge, Ms. Miller, and Ms. Morris agreed to lead the Streetscaping and Public Incentives Meeting.

Mr. Watkins agreed to approach the library in regards to the video display.

Mr. Watkins and Mr. Breckenridge agreed to accompany Mr. McGreal to approach the developers of a building under threat of demolition.

ADJOURNMENT

The meeting adjourned at 7:54 p.m.

Rebecca Singbeil
Administrative Assistant



ATTACHMENT I

**SCHMIDTVILLE HERITAGE CONSERVATION DISTRICT
COMMERCIAL ACTIVITY, TRAFFIC & PARKING WORKSHOP
MINUTES
January 20, 2016**

PRESENT: Kristina Chapman, Schmidville HCD Stakeholder Steering Committee
Mary Ellen Donovan, Schmidville HCD Stakeholder Steering Committee
William Breckenridge, Schmidville HCD Stakeholder Steering Committee
12 additional members of the public

STAFF: Seamus McGreal, Heritage Planner
Jacob Ritchie, Urban Design Manager
Miles Agar, Urban Designer
Roddy MacIntyre, Traffic Services Supervisor

The following does not represent a verbatim record of the proceedings of this meeting.

The Commercial Activity, Traffic & Parking Workshop commenced at 6:30 pm in the Central Library, Lindsay Room.

Project Presentation – Seamus McGreal

A Heritage Conservation District is a defined area of historic or architectural value where conservation measures apply. The process to establish a Heritage Conservation District in Schmidville will be carried out in three phases: 1) Definition and Initiation; 2) Community Engagement; and 3) Adoption and Implementation. We are currently in the middle of the Community Engagement phase.

The heritage value of Schmidville is characterized in its distinctively Georgian architectural style being simpler and less adorned than the more decorated buildings of the Victorian era that followed it. Greater affluence and the passage of time eventually led to the introduction of more decorated Victorian buildings. Some of the principal character-defining elements of Schmidville that relate to its heritage values include the mirror-image cottages consisting of two identical, but reversed houses, built under a single roof.

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

Protecting and conserving historic properties can be understood as the main objective of the plan through the governance of demolition, exterior alteration and financial incentives. The heritage conservation plan will support other civic priorities including the protection and rehabilitation of housing affordability, choice and diversity near the downtown. Residential housing is itself an important historic use of the neighbourhood supporting the protection and conservation of the historic residential district. The Plan will also seek to support a setting that inspires an understanding of cultural heritage. Some specific measures include new design guidelines to ensure that the built form of new construction is appropriate to the scale, massing and character of the neighbourhood.

The public provided initial feedback through an online survey and a public meeting in September. General comments relating to Commercial Activity, Traffic and Parking included reducing on-street parking and using one-way streets.

Discussion – Commercial Activity, Traffic & Parking Workshop

- Three businesses recently closed and were replaced with residential occupation. Desire to see small commercial, mixed with residential, much like old Montreal or Quebec cities. Area is being pressed from all sides by big developers.
- Neighbourhood has been fighting developers since 1970s. Commercial activity has been reduced in the neighbourhood since then.
- This area is not conducive to modern commercialization. Larger businesses will not come, as customers would be looking for parking, which is not readily available.
- Desire to see more of the smaller – boutique-style coffee shops/bakeries – in the area. These shops are attracted to Schmidville because of the cheaper rents and free parking.
- Existing commercial retail, such as the corner stores, provide a destination for residents to walk to and enjoy the neighbourhood.
- Desire to see commercial activity in the neighbourhood. However, new developments are taking up above-ground parking. Locals/suburbanites don't seem to want to use available underground spaces i.e. City Centre, Park Lane and other available underground parking.

Schmidville HCD Commercial Activity, Traffic & Parking Workshop
January 20, 2016

- Commercial retail uses were more prominent in Schmidville during a certain period in Schmidville's history. There were commercial uses on Clyde (Rottenburg) Street before there were commercial uses on Spring Garden Road.
- The existing commercial should be supported but it is enough commercial. More commercial would not benefit traditional residential. Emphasizing residential will attract more residential investors.
- There is not enough parking available in Schmidville to support retail commercial. The number of employees a business requires impacts parking needs.
- Existing home businesses are an asset.
- Like to walk on Spring Garden Road but it has lost the "high street" feeling. No gas station, no grocery store. No "neighbourhood" feeling.
- Panhandlers are too numerous on Spring Garden Road. Keeps people from wanting to walk there.
- The height of buildings makes the street cold. Not pleasant to walk on Spring Garden Road. There are only blank walls to look at. Not much interest in faux windows at eye level. Need to create more interest in Spring Garden Road, more like Schmidville.
- Developers are not listening to area residents. Proposed development is not supported by residents but they go ahead and build what they want.
- Brenton Street and Brenton Place have a new building going up, only offering 90 underground parking spaces. Need to advertise parking garages for public use.
- Need better exterior lighting on all streets in the neighbourhood. Secondary roads, like Brenton and Dresden Row. Lighting should not be too bright but more welcoming than existing. Like new ideas like LED lighting which is bright but not too bright.
- Clyde St. - NSLC is an eyesore. Corporation has an opportunity to make the building fit the style of the neighbourhood. Perhaps incentivise the owners (existing or new) to do so.
- It's good if homes can become more mixed use. If you go door-to-door, you'll find businesses downstairs and owner/operators living upstairs, etc.
- A few 15 min. parking spaces would be useful. Also, make parking fees 24/7 in some areas, particularly in the mixed commercial/residential sectors.
- The traditional form on Brenton is very different from the rest of Schmidville.
- Approve of South Park Lofts stepping down at streetscape. New building plans are only following two or three styles. Buildings approaching/facing Schmidville should all be stepping down.
- Blank walls are bad. We need better design in major block
- Review lighting on the connecting streets.
- More commercial activity in Schmidville will add increases traffic and requires more parking issues. More commercial has to be carefully integrated to lessen impact.
- Study permit parking and one-way streets.
- The new Clyde Street parking lot buildings have negative impact on the historic residential neighbourhood due to increased traffic and commercial activity.
- Types of businesses could be allowed: Inns, B+B's, and added uses.
- Current commercial vacancy rate is 28% in city. Is it really good to encourage further commercialization?
- Public realm improvements in the way of plants and historic street lights could improve connectivity between Schmidville and Spring Garden Road.
- The opportunity to live close to a main commercial area makes Schmidville a favourable place to live.

**Schmidtville HCD Commercial Activity, Traffic & Parking Workshop
January 20, 2016**

- The car was not invented when Schmidtville was conceived so Schmidtville was never built for car traffic and parking considerations. There were horse stables in rear yards and a large communal horse stable on the land now used for St. Mary's School.
- It is difficult to turn out on to Brenton Street from driveway.
- Need parking on both sides to accommodate residents.
- Parking should be prioritized for residents over people looking for free parking.
- Free parking encourages everyone to park in Schmidtville. Should allow for more local and less outside traffic and parking.
- Summer is fine. In winter, snow removal is an issue. Streets are too narrow with snow. Brenton, Dresden Row, Clyde all require snow removal.
- Residents in the neighbourhood should have permit parking, any space in Schmidtville, all day.
- No speed bumps! Need more green spaces.
- Where houses front directly on sidewalk – offer incentive for owners to put in window boxes to give colour where possible.
- Consider one-way streets that wind their way through the area.
- Issues with youth travelling through neighbourhood late at night – noise concerns.
- Permit parking may be a better option than one-way streets.
- Make sure that parking requirements prioritize residences (over commercial activity) to maintain traditional residential character of the neighbourhood.
- There is an opportunity to widen Brenton Street south of Clyde Street.
- Create one-ways on Dresden Row and Birmingham south of Clyde Street to reduce through traffic between Morris Street and Spring Garden Road.
- Streetscape features could help transition between commercial Spring Garden Road area and residential Schmidtville area.
- Restaurant at corner of Morris St. and Birmingham St. is housed in a building that has heritage value even though it has lost much of its original character.
- Houses have little to no setback from the street so foot traffic is very near to living room.

The Commercial Activity, Traffic and Parking Workshop concluded at 8:30 pm.

ATTACHMENT J

**SCHMIDTVILLE HERITAGE CONSERVATION DISTRICT
PUBLIC INVESTMENTS: STREETScape & FINANCIAL INCENTIVES
MINUTES
January 27, 2016**

PRESENT: Beverly Miller, Schmitville HCD Stakeholder Steering Committee
William Breckenridge, HCD Stakeholder Steering Committee
Janet Morris, HCD Stakeholder Steering Committee
Larry Haiven, HCD Stakeholder Steering Committee
10 additional members of the public

STAFF: Seamus McGreal, Heritage Planner
Brandon Silver, Urban Designer
Maggie Holm, Heritage Planner
André MacNeil, Senior Financial Consultant
Barry Yanchyshyn, Landscape Architect

The following does not represent a verbatim record of the proceedings of this meeting.

The Public Investments: Streetscape & Financial Incentives Workshop commenced at 6:30 pm in the Central Library, Lindsay Room.

Project Presentation – Seamus McGreal

A Heritage Conservation District is a defined area of historic or architectural value where conservation measures apply. The process to establish a Heritage Conservation District in Schmidtville will be carried out in three phases: 1) Definition and Initiation; 2) Community Engagement; and 3) Adoption and Implementation. We are currently in the middle of the Community Engagement phase.

The heritage value of Schmidtville is characterized in its distinctively Georgian architectural style being simpler and less adorned than the more decorated buildings of the Victorian era that followed it. Greater affluence and the passage of time eventually led to the introduction of more decorated Victorian buildings. Some of the principal character-defining elements of Schmidtville that relate to its heritage values include the mirror-image cottages consisting of two identical, but reversed houses, built under a single roof.

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

Protecting and conserving historic properties can be understood as the main objective of the plan through the governance of demolition, exterior alteration and financial incentives. The heritage conservation plan will support other civic priorities including the protection and rehabilitation of housing affordability, choice and diversity near the downtown. Residential housing is itself an important historic use of the neighbourhood supporting the protection and conservation of the historic residential district. The Plan will also seek to support a setting that inspires an understanding of cultural heritage. Some specific measures include new design guidelines to ensure that the built form of new construction is appropriate to the scale, massing and character of the neighbourhood.

The public provided initial feedback through an online survey and a public meeting in September. General comments relating to Public Investments: Streetscape & Financial Incentives included regular maintenance of streetscape features, delineating the special district and financial incentives that apply to external visible as well as internal structural work.

Discussion – Public Investments: Streetscape & Financial Incentives

Is there anything that you enjoy about the outdoor public space in Schmidtville? Is there anything that is limiting your enjoyment of the outdoor public space in Schmidtville?

- There is no park/public open space in the neighbourhood. Identified potential areas for a park, include the area in front of the School, area behind the Central Library (technically outside the district boundary), and the Queen/Morris intersection where the right turning lane (turning off Morris onto Queen heading toward Spring Garden) is redundant and could be turned into a pocket park.
- Many of the mature trees (mature Chestnuts) are in decline given their age. Succession planning/under planting should be done as part of the District plan, including better maintenance of the existing trees.
- Street lighting but may not be as important due to tree canopy.

Schmidville HCD Public Investments: Streetscape & Financial Incentives Workshop
January 27, 2016

- No playgrounds for children. St. Mary's school not allowed after hours. School says a liability. Teenagers use it. Change hours of use for children. Connections to St. Mary's school. Security lighting around the school.
- Pedestrian traffic flow, important.
- Public space in front of the school, homeowner plants their own flowers. Change to make more available.
- Perhaps we can get school to allow access, without liability. If basketball hoops were hung higher, teenagers would use it.
- CLYDE ST. – NSLC. Idea of providing a parkspace on this site. Good idea but would change the character of the neighbourhood. Province would have to give up crown land and the building they own.
- Area is walkable which is good for livability. Often walk in adjacent cemetery.

How do we better integrate the existing park and institutional spaces including the Spencer House property, St. Mary's School property, the Central Library and other spaces with the neighbourhood?

- Undergrounding of overhead wires is very important. If Heritage Gas lines could be installed without a visible effect to the trees then the undergrounding of the wires might also be achievable.
- In order of priority: park, greening, street lighting were important. Greening includes those private and public areas (some people have planted the grassy area between the sidewalk and street).
- Various contractors do as they please in the installation of their services. Birmingham St., torn up and re-done so many times, trees have no root system left under the street.
- What about going underground behind the homes, easement/right of way? Initial access would have to start at the front.
- Nice lighting, even something nice hanging off of the ugly pole.

Reading interpretive panels introduces people to the history of Schmidville; however, can public realm investments improve people's experience of the neighbourhood's heritage value and character?

- The things that add to the experience of Schmidville include the subtle things such as bright colours of the houses, trees, sense of scale (human scale).
- Things that might help share the experience with others (tourists, etc.) include handouts with the interpretive panels, more interpretive panels (like on Tower Road) but in the park (to be created), self-guided tours (ie: using QR codes for smartphones), and a plaquing program for signs on the buildings that tell some of the history of that building (ie: John Smith was a Blacksmith who lived in this house from 1888-1899. Smith was also an alderman, and is known for....)
- More garbage cans in the District – needs to be cleaner overall.
- Standard historic street lighting with the same wattage bulb/colour of bulb) would help people know they were entering a unique/special place.
- What about signage, noting the area is Schmidville.
- Area in front of St. Mary's school? Interpretive, as well as entertaining.
- What about signage depicting old Morris Street school, where Spencer House stands now.
- Using granite stones as part of story.
- Institutional land needs to be used, to avoid loss to the community.
- What about allotments for community gardening? Helps to build the community.
- Sculptures, gardening allotments, commemorative signage.

How can a financial incentives program improve the durability and compatibility of historic buildings (registered and non-registered) in Schmidville?

- Financial aid should be for all of the buildings (registered and non-registered) and priority should be for façade work as it contributes to the individual building and to the District at the same time.
- Structural work should be prioritized next – very old foundations on many of the buildings that are in need of restoration.
- Next in order of priority would be windows –unconcerned with distinguishing between repair of original/traditional windows was of higher priority than full replacement units.
- A tax abatement program could be used more successfully than grant programs. Providing an incentive (to not demolish, and retain these important buildings) through a tax reduction. If the building was demolished or altered inappropriately the forgiven taxes would have to be repaid, with interest.
- Would help to get rid of vinyl siding and replace with wood shingles.
- Masonry work would be good. Re-pointing bricks.
- Composites have fractal problem. Looks sterile. Cedar is good.
- Every home will encounter foundation problems, soon. Need structural support.
- Rooming house/student housing/absentee landlords. Get such things disallowed in HCD, where possible.
- Additions that fit with character.
- There should be guidelines and standards.
- Replace vinyl. New construction should not include vinyl siding. Replace windows. Marvin windows, in wood.
- Doors need to fit the heritage theme. Exterior Lighting to fit the character of neighbourhood.

Are there financial barriers keeping property owners from improving the durability and compatibility of their historic buildings?

- A policy to discourage demolition – if you demolish a building in the district you may only rebuild one storey lower than the existing building.
- Assist, financially, with designer/architectural fees.
- Focus financial incentives on lower income, ugly houses.
- Roofs, foundations, structural interiors.
- Windows and doors
- Incentives to offset costs. Work with province for financing. Assessment Services and their methodology for taxation.
- Increasing costs of traditional materials are increasing the costs to historic repairs

Schmidville HCD Public Investments: Streetscape & Financial Incentives Workshop
January 27, 2016

Aside from heritage conservation, what other community benefits can a financial incentives program support for private property in Schmidville (e.g. fire proofing, affordability, green energy, insulation)?

- Allow some commercial uses in the District (perhaps above what a 'home occupational use might be'). Some professional commercial uses might not be appropriate (i.e. ones that generate more traffic, or had lighting/signage requirements not appropriate for the area) might not be appropriate. However, traditionally there were commercial uses like the blacksmith that were in the District.
- Uses that require alterations to a building (wheelchair access, additional bathrooms, etc.) also might not be appropriate.
- Firewalls/firestops
- Possible to develop smaller units in one house., for more affordable housing.
- Grant, then tax relief, after the work is done.
- Could there be a low cost loan to help local improvements to individual property owners?
- Rooming houses should be disallowed.
- Ontario example. Entire towns are designated as heritage and get tax reductions, provided they improve their homes in two years.
- Right now there is a perception that owners are taxed on making home improvements so there is no incentive.
- Neighbourhood is over-assessed with taxes. Paying commercial rates for residential properties.
- Neighbourhood improvement – reduce the taxes, not raise them.
- Voluntary inclusion. Those who participate get a 25% tax reduction. Held in abeyance till there is a major change then funds are due?
- More fair to have so much per square foot or property frontage, make your home as nice as you want.
- If it was said that volume and area were the only determining factor, then more people would improve.
- Mill rate has to go down. Disincentive exists now, to repair your house.
- Take whole area as one site/location. Individuals would then pay based on square footage.
- If cap is removed, people may lose their properties.
- Want to maintain the residential aspects to keep the heritage character of the community.
- Education about Schmidville history and Heritage.

Which of these community benefits are most important in the context of the Schmidville community?

- Restoration of existing components.
- Bury wires.
- Front steps.
- Wooden window replacement. Door replacement.
- Three yellow houses on Dresden have three doors. Two are great, one is horrid.
- Encourage current property owners to paint exteriors in colours closer to the Heritage Characteristics.
- Have a contest: "Best restoration of 2016 in Schmidville." \$5,000. To \$10,000.
- Chimneys could be dressed up.
- Incentive program is important.
- If rules are in place to keep character, etc., there must be incentives to encourage people to improve.
- Hardy board not used in the province anymore. Not suited to the climate in the area.
- Redevelop NSLC property as housing, in character.
- Heritage gas lighting is a high priority.
- Morris St. has crazy amount of wires. Most are not in use. Remove those that are redundant. Street is dug up regularly for maintenance. At same time, bury electric wires.
- Where possible, replace lead pipes; brick sewer system.
- Consider using easements through backs of properties to bury wires, nat. gas, etc.
- Interpret Mr. Wright and his place in forming the area.
- More signage or statuettes to provide visitors with the Heritage of Schmidville.
- Trees in the area will soon require replacement as constant maintenance/digging around roots has compromised them. They are less than forty years old.
- Flower pots to hang from tops of poles.



ATTACHMENT K

**SCHMIDTVILLE HERITAGE CONSERVATION DISTRICT
NEW CONSTRUCTION: DESIGN & MASSING WORKSHOP
MINUTES
January 28, 2016**

PRESENT: Lyndon Watkins, Schmidville HCD Stakeholder Steering Committee
Benjamin LeBlanc, Schmidville HCD Stakeholder Steering Committee
Kristina Chapman, Schmidville HCD Stakeholder Steering Committee
Beverly Miller, Schmidville HCD Stakeholder Steering Committee
William Breckenridge, HCD Stakeholder Steering Committee
14 additional members of the public

STAFF: Seamus McGreal, Heritage Planner
Shilo Gempton, Heritage Planner
Melissa Eavis, Urban Designer
Jennifer Chapman, Planner

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The New Construction: Design & Massing Workshop commenced at 6:35 pm in the Spencer House at 5596 Morris Street.

Project Presentation – Seamus McGreal

A Heritage Conservation District is a defined area of historic or architectural value where conservation measures apply. The process to establish a Heritage Conservation District in Schmidville will be carried out in three phases: 1) Definition and Initiation; 2) Community Engagement; and 3) Adoption and Implementation. We are currently in the middle of the Community Engagement phase.

The heritage value of Schmidville is characterized in its distinctively Georgian architectural style being simpler and less adorned than the more decorated buildings of the Victorian era that followed it. Greater affluence and the passage of time eventually led to the introduction of more decorated Victorian buildings. Some of the principal character-defining elements of Schmidville that relate to its heritage values include the mirror-image cottages consisting of two identical, but reversed houses, built under a single roof.

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

Protecting and conserving historic properties can be understood as the main objective of the plan through the governance of demolition, exterior alteration and financial incentives. The heritage conservation plan will support other civic priorities including the protection and rehabilitation of housing affordability, choice and diversity near the downtown. Residential housing is itself an important historic use of the neighbourhood supporting the protection and conservation of the historic residential district. The Plan will also seek to support a setting that inspires an understanding of cultural heritage. Some specific measures include new design guidelines to ensure that the built form of new construction is appropriate to the scale, massing and character of the neighbourhood.

The public provided initial feedback through an online survey and a public meeting in September. General comments relating to New Construction: Design & Massing included support for architectural guidelines and small rear additions that prevent overcrowding and preserves green space.

Discussion – New Construction: Design & Massing Workshop

Architectural Design Guidelines

What architectural design features of these four buildings (illustrated) complement or contribute to the historic character of Schmidville? What features stand out as appropriate?

- Blue building at 1313 Dresden Row:
 - Designed by a NSCAD student. It's not a great design but it is okay as an infill in Schmidville.
 - Many were surprised this was considered good. It is nicely done but not very historic
 - It is not jarring
 - Symmetry and massing relate to the surrounding buildings
 - The materials are very suitable
- Yellow building at 1323-25 Dresden Row:
 - Good example of infill. It is a redevelopment of a smaller historic building which was formerly the neighbourhood bakery.

- True dormers are preferred over the new windows placed in the mansard roof
 - There is great symmetry
 - Creates a good pedestrian environment
- The tall building at 1345 Dresden Row:
 - Not a good example of infill.
 - Small porthole windows are not appropriate to the scale of the building.
 - Tall narrow window is out of character.
 - Two small historic cottages were demolished to construct this building.
 - Feels harsh, windows are small and unlike windows found in the rest of the neighborhood.
 - Symmetry is important
- The green building at 1351-55 Dresden Row:
 - Not terrible but not appropriate as infill in Schmidville.
 - Too many dormers on the mansard roof and too many windows.
 - Massing and rhythm is not quite right.
 - Building on stilts over parking area is out of character.
 - This one is symmetrical but still not attractive
 - Too many windows.
- Complementary – Desirable features:
 - Quality mansard roof on the front and back (this helps with appropriate massing)
 - Windows that are higher rather than wide (vertical orientation); separation between windows
 - Dormers
 - Angled roofs
 - Wide trim at the windows and doors; trim packages are important. Heavier/wider trim is desirable
 - Defined, covered and enclosed entryways that are “pushed out” containing large doors with glass and sidelights. Porches and entryways were defining characteristics of Schmidville as a whole. Porches also allow for the requirement of internal stairs.
 - Ornate/decorated doors
 - Awnings are good features
 - Consistent design features throughout Schmidville
 - Consistent/similar mass in keeping with existing Schmidville character
 - Combination/pairing of colours are important. Some colour combinations clash.
 - Dormers, mansard roof symmetry
 - Windows wider than tall
 - Breaking up building massing
 - Regulate materials
- Inappropriate features:
 - Lack of front entrance, side doors, lack of central front door, metal doors.
 - Little, undersized square windows or lack of front windows
 - Clustered windows. Should have more separation between windows
 - Lack of trim or trim on windows that is too small
 - Windows at different heights
 - Lack of space for stairs, forcing an enclosed stairwell on the side of the building
 - Lack of symmetry
 - Lack of consideration for community context. Designing a building in isolation
 - Some colour contrasts are not good and do not pair well. Colour is important
 - Poorly designed replication in modern context is not good

How should new buildings be differentiated from the character of old buildings and neighborhood? How should new buildings complement or contribute to the character of old buildings and neighborhood?

- Too much differentiation is not desirable
- There is no point in differentiation new architecture
- There is the possibility that if things are not strictly defined (i.e. define exactly what is required) we will end up with development that doesn't fit with the neighborhood.
- Scale and materials are important
- Flexibility and change are important; no one wants to live in a museum.
- Setbacks should mirror existing which are mostly zero
- Form is more important than materials and materials should retain the appearance of true wood, brick etc. but could be as like (i.e. composite)
- Roofs should be compatible with adjacent properties, mirror or similar.
- Side entrances are not desirable
- The two buildings at 1333 and 1335 Dresden Row were originally 1½ storey buildings but were extended to two storeys in the early 20th century.
- Storm porches with side entrance should be encouraged on new construction.
- Off-street parking should not be mandatory because rear yards should be maintained as useable garden space.
- Birmingham Street and Dresden Row, south of Clyde Street, should become pedestrian only streets closed to vehicle traffic but this is a radical proposal.
- Would like to install outdoor elevator on home in Schmidtville to accommodate people, especially elderly, who cannot climb stairs.
- New buildings are not necessary since Schmidtville is fully developed. However, new buildings should be Georgian in character: simplicity, balance, symmetry and elegance with dormers, trim and proper doors.
- Building on Morris Street at the bottom of Dresden Row is a great example of Georgian style.
- No need for design guidelines to express how to differentiate new buildings from historic buildings because there will be enough variety and personal choice implicit in the new construction to make it identifiable as a new building.
- Buildings taller than 35 feet do not blend in. Additional height for mechanical equipment, roof pitches, etc. should not be allowed. Guidelines for roofs should indicate that roofs should be contained within 35' height. Should also indicate that spacing and symmetry of windows is essential.
- Fake stone or synthetic material should not be allowed.
- Wood shingles should be on new construction, on all four sides of the building.
- Higher standard for materials at street front or visible from a street.
- Vinyl siding should not be allowed.
- 6-over-6 lights on hung windows preferred. Simulated divided lights acceptable but preferably in wood not vinyl.
- Improving the aesthetic of building foundations by repointing would add greatly to the aesthetics of the neighbourhood.
- Walking along Wright Avenue feels strange and dark. Can something be done to improve this street?
- Big additions block light in neighbouring rear yard.
- Qualified person should sign off on design of new buildings, perhaps include HAC review.

- Not necessary to differentiate new buildings from old
- New buildings should give a hint or nuance to tie it in to the neighbourhood (“Tip the Hat”)
- New buildings should be designed in context of the neighbourhood (with respect to windows, doorways, rooflines and siding)
- New materials are ok; new materials should fit in the neighbourhood and match the aesthetic of older buildings; new materials would not fall into disrepair as quickly
- Mansard roof and raised entryway are important features; stone foundation
- Setbacks should be in keeping with the existing neighbourhood
- Don’t want buildings that are setback too far (maximum setback could be considered)
- Some setback is important to accommodate stairs/entry way
- Bays and symmetry are important
- Bays should have separated windows. A similarity and symmetry of bays would make it work

Massing and Rear Yard Additions

Would greater lot coverage and more Gross Floor Area (GFA) encourage property owners to develop in rear yards as opposed to on top of historic buildings? Are there other development incentives other than lot coverage and GFA?

- Additional height to allow for roof replication (add an additional storey but require that the roof type be replicated).
- Rather have a 2.5 storey than a 1.5 storey with a rear addition.
- 50% lot coverage would be acceptable.
- Carriage houses will add rentals which are not desirable.
- If carriage houses are permitted, there should be a minimum lot size to ensure they aren’t placed inappropriate.
- Lot coverage is not as important as other considerations such as design and open space
- Open space should be required. Doesn’t have to be “green” but have a good aesthetic
- Going up is ok if it’s in keeping with the neighbourhood and looks like it was always there
- Street view should be preserved. Preserving the street view is more important than what happens in the rear.
- Additions/development in the rear could be modernized
- Front façade should be maintained. Additional height should be at a step back
- Smaller building would be more interested in going up so development should be focused at the rear.
- Increased height would be acceptable if the existing house was raised, allowing owners to increase their ceiling height, create egress windows and make use of their basements with a new foundation. The height could be raised 3 or 4 feet allowing useable basement space
- The standards for the front of the house and back of the house should be different as street visibility is important; preserving the house style is important
- Given the amount of attached buildings in the area raiding foundation is not necessarily viable. Attached buildings of this era do not include two separate walls but on wall linked in a chain.
- Wright Street should be given special consideration due to its uniqueness and potential.
 - Carriage houses would be appropriate to make a better streetscape
 - Two storey carriage houses would be appropriate on Wright Avenue
- Carriage houses without street frontage should be 1 storey, low pitched roofs
- Building footprints in the rear yard should be able to “square off” and maintain roofline

- This could be restricted to certain sized lots (e.g. lots that are more than 95 feet in depth should be able to have additions and a rear yard setback of 35 feet)

How do we manage development in rear yards?

- GFAR requirements should be waived to allow for increased usable space within basements
- Carriage houses add value, not necessarily worried about rentals. The option to have in-law suites is desirable
- Carriage houses should not be as tall as the dwelling, 1.5 storeys would be appropriate.
- No rear additions should be allowed – perhaps acceptable if not visible from the street.
- Don't allow increased height for any additions.
- Additions for accessibility reasons should be allowed (e.g. elevators, ramps etc)
- Roofline of rear additions should match the building.
- Should allow foundations to be jacked up.
- Foundations should not be lifted, dig down instead to gain head room in the basement.
- Coach houses could be appropriate on Wright Avenue through lots, provided they are built in the Georgian style and use right materials
- Carriage houses should be permitted; Could be two storeys in the rear
- Consistent design and consistent setbacks is important
- If the carriage house faces the street, it should have a consistent setback with the neighbourhood (i.e. close to the street)
- If the carriage house is in the rear yard with no frontage, it should only be 1 storey or maybe 1.5 storeys
- Green space is needed
- There could be a percentage of the lot to conserve green space
- It does not necessarily need to be green space if it has a nice design in the rear (courtyard, pavers, etc)
- For carriage house in the rear, the visibility to the neighbour is important (e.g. neighbour should not be staring at a blank wall, the neighbour should have something nice to look at); architectural guidelines for the walls facing the neighbour
- Consistent design for any walls facing outwards towards the neighbour
- Should have guidelines for the % that is non-built; could list specific materials; important so that the backyard is not too congested
- The percentage of the open space is not as important as the design of the space
- Wright Ave has the most potential
- Shadows are not that important or a concern if the coach house is low (1 to 1.5 storeys)
- Group felt that coach houses are not appropriate on interior lots – it would be too crowded in the back yards, too expensive for service laterals, problems with building code or fire services; more appropriate on through lots (i.e. Wright Ave)
- An alternative to coach houses is a focus on rear additions and squaring off the building in the back
- Restrict the additions to the current height
- Everyone should be able to have an addition. Should not be restricted by lot size but have a rear yard setback (perhaps 30 feet).

The New Construction: Design & Massing Workshop concluded at 8:35 pm.

ATTACHMENT L

**SCHMIDTVILLE HERITAGE CONSERVATION DISTRICT
STAKEHOLDER COMMITTEE
SPECIAL MEETING MINUTES
February 22, 2016**

PRESENT: Mr. William Breckenridge
Ms. Mary E. Donovan
Mr. Larry Haiven, Chair
Ms. Kristina Chapman
Ms. Beverly Miller
Ms. Janet Morris

REGRETS: Mr. Lyndon Watkins
Mr. Benjamin LeBlanc

STAFF: Mr. Seamus McGreal, Heritage Planner, Halifax Regional Municipality

The following does not represent a verbatim record of the proceedings of this meeting.

Supporting documents and information items are available online:

<http://shapeyourcityhalifax.ca/schmidville>.

**Schmidville HCD Stakeholder Steering Committee
February 22, 2016**

Mr. Haiven called the meeting to order at 6:30 pm in the Spencer House. He explained the purpose of the meeting to identify issues and opportunities arising from the recent workshops in January before municipal staff begin drafting the Plan and Bylaw for the Heritage Conservation District.

Mr. McGreal explained that the Plan will have three main programs: 1) a financial incentives program; 2) a public realm improvement program; and 3) a regulatory program. The Heritage Bylaw is only concerned with the regulatory program and it will serve to implement it. The Stakeholder Committee will submit the Plan and Bylaw to the municipality after the community consultation phase is complete. The Heritage Advisory Committee will then review the Plan and Bylaw before submitting it to Regional Council. The Design Review Committee will only be involved if there are proposed changes to the Downtown Halifax Plan or Land Use Bylaw.

Mr. McGreal explained that there is a recommendation from the HRM Planning & Economic Development Standing Committee going before Regional Council on February 23, 2016, to consider asking the Province for legislative authority in the Heritage Property Act that would allow municipalities to adopt bylaws to identify and suspend certain types of development in areas during the process to establish a Heritage Conservation District in the area.

Mr. McGreal related that NSLC real estate department advised that NSLC is investing in the Clyde Street liquor store property as a corporate asset and it should be maintained in the long term.

The Committee discussed several broad opportunities for the Plan:

- Encourage dense community living space;
- Encourage retention of existing small businesses;
- Encourage high quality outdoor space in Schmidville;
- Encourage sustainability of long term residents by preserving residential use and character;
- Manage the evolution of institutional space and park space south of Morris Street;
- Consider mixed use commercial/residential area on the south side of Clyde Street;
- Manage parking and traffic issues in Schmidville.

Mr. McGreal explained that the next step is for staff to prepare a first draft of the Plan and Bylaw over the next few months. The Committee agreed that Mr. McGreal would provide updates on the development of the documents over the coming months.

Meeting adjourned.



ATTACHMENT M

**SCHMIDTVILLE HERITAGE CONSERVATION DISTRICT
STAKEHOLDER COMMITTEE
MINUTES
April 25, 2016**

PRESENT: Mr. William Breckenridge
Ms. Mary E. Donovan
Mr. Larry Haiven, Chair
Ms. Kristina Chapman
Ms. Beverly Miller
Ms. Janet Morris
Mr. Lyndon Watkins

REGRETS: Mr. Benjamin LeBlanc

STAFF: Mr. Seamus McGreal, Heritage Planner, Halifax Regional Municipality

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<http://shapeyourcityhalifax.ca/schmidville>.*

The Chair called the meeting to order at 6:30 pm in the Spencer House. He explained that the purpose of the meeting is to review a rough draft of the Heritage Conservation District Plan and discuss broad directions.

Application to Register 1456 and 1460 Brenton Street as Municipal Heritage Properties

Mr. Haiven related to the Committee that he had submitted an application to the municipality to register both 1456 Brenton Street and 1460 Brenton Street as municipal heritage properties to avoid the risk of demolition of these significant heritage resources prior to the adoption of the Heritage Conservation District. The owner does not know that the applications were submitted.

Mr. McGreal explained that his office had received these applications. There is a risk that these applications will be perceived as being part of the process to establish a Heritage Conservation District in the neighbourhood. We should make a clear distinction between the process to prepare a Heritage Conservation District Plan and Bylaw in consultation with a community and heritage registration of third party properties without notice or consent of the owners.

Mr. Haiven suggested that the applications may bring a negative view of the Committee's work in trying to establish a Heritage Conservation District.

Ms. Donovan explained that losing these buildings would be a loss to the area. We are losing so much of our cultural and natural heritage and there is nothing being done about it. She used birch trees along the Bedford Highway and rail cut as an example.

Mr. McGreal explained that HRM is undertaking a culture and heritage plan that will identify and inventory heritage in need of protection throughout the region. Part of this process will include a character study of the Regional Centre, mapping heritage resources, and integrating with GIS.

Ms. Morris expressed support for Mr. Haiven's application. We are losing all our old and beautiful buildings and we need to find ways to suspend their demolition until they can be protected.

Mr. McGreal explained that the Mayor had sent a letter to the Province requesting a provision in the Heritage Property Act to allow for a one year suspension of demolition in an area where a Heritage Conservation District is being established.

Mr. Breckenridge suggested that original neighbourhoods on a grid must be protected first. Individual properties should be considered separately. We should approach the property developer intent on demolishing these two properties and ask them to reconsider.

Mr. Watkins suggested that the developer will do as they wish as the buildings belong to them.

Ms. Chapman expressed that she is not in support of Mr. Haiven's application as it could bring negative attention to the Committee and Heritage Conservation District planning process.

Ms. Donovan suggested discussing the issue with the local councillor so that he can advocate for the protection of these buildings. Mr. Breckenridge relayed that this would be of no use. Halifax needs to follow the lead of Toronto and Vancouver and treat heritage areas as prestigious.

Motion (Ms. Donovan) that the Committee ask Mr. Haiven to consider withdrawing his application to register 1456 Brenton Street and 1460 Brenton Street as municipal heritage properties.

Seconded by Ms. Chapman.

Vote: 4 in favour; 3 against.

Motion passed.

Appropriate Heights of Heritage Buildings

Mr. McGreal presented results from a lot analysis of Schmidville. Approximately 82 per cent of all the properties in Schmidville do not have opportunity under the current regulations for additional gross floor area. Approximately 18 per cent or 26 lots do have some opportunity under existing regulations for additional gross floor area. For the lots where there is an opportunity for additional gross floor area, the average additional gross floor area permitted is 274 square feet and their average lot coverage is 31 per cent with maximum lot coverage currently set at 40 per cent. This implies that there is opportunity to use that gross floor area at the rear rather than altering the existing heights or roof lines.

Mr. Breckenridge suggested that capping heights may impact property values. Ms. Morris replied that studies show property values will improve because the neighbourhood character as a whole will be preserved. Mr. Haiven asked if there was consensus that heights should be capped in the District.

Motion (Ms. Donovan) that any addition to a heritage building shall not exceed the height of the heritage building. This measure shall also protect the character of the roof and dormers.

Seconded by Mr. Watkins.

Vote: 6 in favour; 1 against.

Motion passed.

Development in Rear Yards

Mr. Breckenridge suggested that the 40 per cent lot coverage is not appropriate for the District. Ms. Donovan suggested that a 20 ft rear yard requirement is insufficient and the District should require a 30 ft rear yard instead.

Mr. McGreal suggested that a 30 ft rear yard may require some additions to extend to two storeys instead of just one in the rear yard.

There was general consensus that the 40 per cent lot coverage should be reconsidered in the District and that the rear yard requirement should be increased to 30 ft.

Mr. McGreal explained that some community members at a workshop in January talked about jacking up heritage houses to get more space in basements.

Mr. Watkins suggested that property owners should be able to raise the foundations by a maximum of two feet to improve on the basement space. He also suggested that rear additions to the roof be allowed as long as two feet of the roof is preserved on both sides. There was general consensus on these two points.

Mr. McGreal asked if both side yards setbacks are necessary for heritage character. Ms. Donovan suggested that a side yard should be preserved on one side of the lot where there is an existing space between the building and lot line. This setback should be at least eight feet total to allow right of way for back yard parking. Mr. Breckenridge emphasized the importance of maintaining historic rights of way throughout the neighbourhood.

Mr. McGreal suggested eight draft policies for the Committee to review as priorities prior to making the draft Plan and Bylaw available to the public.

Mr. Haiven suggested meeting again after the May long weekend.

Meeting adjourned.

ATTACHMENT N

**SCHMIDTVILLE HERITAGE CONSERVATION DISTRICT
STAKEHOLDER COMMITTEE
MEETING MINUTES
June 9, 2016**

PRESENT: Mr. William Breckenridge
Ms. Mary Ellen Donovan
Mr. Larry Haiven, Chair
Ms. Beverly Miller
Ms. Janet Morris
Mr. Lyndon Watkins

REGRETS: Mr. Benjamin LeBlanc
Ms. Kristina Chapman

STAFF: Mr. Seamus McGreal, Heritage Planner, Halifax Regional Municipality

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CALL TO ORDER

The Meeting was called to order with a quorum at 6:40 pm.

Discussion about street parking in Schmidtville: Ms. Donovan put forward the idea that permits be provided for residents in the area.

Committee members had a discussion about the issue. Larry Haiven suggested members move forward on meeting. Also suggested members of the committee who live in Schmidtville get together outside of this meeting to approach the councillor for the area.

MEETING OVERVIEW

Approve the meeting minutes for past three meetings: Oct/2015, Feb/2016 and Apr/2016.

Motion to approve minutes of all three previous meetings, as amended.

Forwarded by William Breckenridge

Seconded by Mary Donovan

All in favour

Draft of HCD Plan & By-Law - Draft 1 provided to committee members.

Mr. McGreal explained that he will provide a presentation of the draft Heritage Conservation District Plan and Bylaw. He asked that the Committee then consider priority policies including demolition and substantial alteration policies. He suggested that the Committee also consider policies relating to residential character and mixed use development along Clyde Street.

Mr. McGreal proceeded with his presentation on the Heritage Conservation District.

Because of the length and breadth of this draft, Chair, Mr. Haiven, has requested that committee members hold their questions and comments. He encourages all present to send their notes and queries to Seamus McGreal, which he can use to edit the HCD Plan, if possible.

After the presentation, Mr. McGreal suggested that another Committee is considering the value of rear wings on historic buildings. He suggested that this may also be an important discussion for the Schmidtville HCD Committee to address historic ell and historic additions at the rear of historic buildings.

Meeting adjourned at 8:45 p.m.



ATTACHMENT O

**SCHMIDTVILLE HERITAGE CONSERVATION DISTRICT
STAKEHOLDER COMMITTEE
SPECIAL MEETING
June 20, 2016**

PRESENT: Mr. William Breckenridge
Ms. Mary Ellen Donovan
Mr. Larry Haiven, Chair
Ms. Kristina Chapman
Ms. Janet Morris
Mr. Lyndon Watkins

REGRETS: Mr. Benjamin LeBlanc
Ms. Beverly Miller

STAFF: Mr. Seamus McGreal, Heritage Planner, Halifax Regional Municipality

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CALL TO ORDER

The meeting was called to order with a quorum at 5:10 pm.

Chair Larry Haiven advised that this meeting continues the discussion from the last Committee meeting on June 9th. Ms. Donovan advised that she has to leave early to attend a municipal public meeting.

Mr. Haiven explained that his understanding of Robert's Rules of Order allows quorum to continue unless a Committee member disagrees.

The Committee discussed the regular absence of one of its members. Ms. Donovan suggested that the Committee does not need to discuss this member's absence in camera.

Motion: The Committee requests that the Heritage Advisory Committee ask that this Committee member step down from the Committee because of their inability to attend meetings on a regular basis. (William Breckenridge)

Seconded by Larry Haiven

Vote: All in favour

MEETING OVERVIEW

Mr. McGreal advised that any emails relating to the Committee's work should be shared with the whole Committee. Alternatively, emails can be sent to Mr. McGreal and he will advise the rest of the Committee members of the content of the email at the next Committee meeting. Emails sent to the whole Committee may be published as public information along with the meeting minutes.

Mr. McGreal discussed demolition policies in the draft Plan. Section 18 of the *Heritage Property Act* does not apply in Heritage Conservation District meaning there is no "three year waiting period" if a municipal council denies an application to demolish. A Public Hearing will be required for all demolition applications.

Ms. Donovan explained that there is much overlap in the Plan policy with what is written in the *Heritage Property Act*.

Mr. McGreal advised that the Plan includes policy for contributing heritage resources and registered municipal heritage properties. Contributing heritage resources are properties with heritage value that are not registered. The Act includes a process to consider demolition of registered heritage properties in addition to what the Plan policy will say but we need to create policy for contributing heritage resources in the Plan for the District because the Act does not address these properties.

Ms. Donovan expressed concern about giving Heritage Officers too much authority in decision making and would prefer to involve the Heritage Advisory Committee and Regional Council in important decisions. Mr. Watkins agrees.

Mr. Breckenridge asked how much restrictions will there be on the demolition of rear ells that may need to be removed or replaced on the building. He also raised concerns about crumbling foundations.

Mr. McGreal suggested that the By-law include a definition for demolition, such as the removal of more than 50 per cent of the building. We will also need a policy on how to treat rear wings.

Mr. Haiven suggested that it may be difficult to determine what constitutes 50 per cent of a building.

Ms. Donovan mentioned that her building was built c. 1858 and it includes a large addition built in 1895. Would the 50 per cent include or exclude the rear wing? Is it 50 per cent of the original building?

Mr. McGreal explained that additions can be considered to have heritage value and can be considered part of the heritage resource.

Mr. Haiven asked if there is anything the Plan can do to address dereliction of buildings due the lack of maintenance by the owner.

Mr. McGreal explained that there is nothing explicit in the Act that would allow a municipality to intervene to prevent dereliction or demolition by neglect. "Inaction" cannot be used to justify the loss of heritage value for the purpose of deregistration. We may be able to require a Certificate of Appropriateness if character features of a building are lost due to neglect.

Ms. Donovan explained that dereliction by neglect is a problem with a set of buildings in Schmidtville. Some property owners declare their properties as derelict when they have not done any maintenance in years. A property owner removed ornamental features on the façade of their building because it was too costly to paint all the "fancy pieces". She could not get the owner to understand that he was affecting the heritage value of the building.

Mr. Haiven asked if the financial incentives program can address the lack of maintenance of certain properties in the District.

Motion: A Public Hearing and Regional Council approval will be required for the demolition of both contributing heritage resources and registered heritage buildings.

Moved by Kristina Chapman

Seconded by Lyndon Watkins

In favour: 5

Against: 1

Motion passed.

Ms. Donovan suggested that financial considerations should not factor in to decision when deciding on demolition.

Mr. Breckenridge suggested that some people cannot afford to maintain their properties.

Mr. McGreal explained that the financial incentives program can help address financial difficulties provided incentives are used to maintain and conserve the heritage buildings.

Mr. Breckenridge explained that whether there is a District or not, the downtown properties will always rise in value because of location.

Due to a prior commitment, Ms. Donovan left the meeting at 6:15 p.m.

Quorum is still in effect.

The Committee turned to a discussion concerning a proposed mixed use commercial-residential in the heritage buildings along Clyde Street while maintaining the residential use throughout the rest of Schmidtville.

Ms. Morris expressed concern that the cottage industries will leave Schmidtville if it is zoned residential only.

Mr. McGreal explained that home business will still be allowed.

Mr. Watkins asked if signs are allowed will there be restrictions on what the signs would look like.

Mr. McGreal explained that the architectural design guidelines address signage.

Mr. Watkins explained that commercial or mixed use was very common in Schmidtville as recent as the Second World War.

Ms. Chapman explained that when she spoke to people at the public meetings, they suggested that there would not be as much demand for commercial in Schmidtville considering so many buildings on Spring Garden sit empty.

Mr. Breckenridge suggested that because many smaller businesses are getting pushed out of Spring Garden Road, they could be attracted to the smaller streets of Schmidtville.

Motion to accept Policy 35 as written allowing mixed commercial-residential uses along Clyde Street in the heritage buildings only (William Breckenridge)

Seconded: Kristina Chapman

Vote: All in favour

Mr. McGreal explained that the Plan includes Policy 36 to preserve the residential use and character of Schmidtville while supporting existing businesses.

Mr. Watkins asked if there is a way to encourage future commercial owners to restore buildings to their residential character since many buildings have been altered to suit commercial uses, especially in the last 40 to 50 years.

Mr. McGreal explained that financial incentives could help with such an objective.

Motion to accept Policy 36 as written in the draft Plan preserving the residential character and use of Schmidtville (William Breckenridge)

Seconded by Janet Morris

All in favour

Mr. McGreal explained that the process to consider applications for substantial alteration to heritage buildings is treated the same as applications to consider demolitions of heritage buildings in the first draft of the Plan. As such, the process for substantial alteration could seem heavy handed to some because a Public Hearing and Regional Council approval are required. We need to decide what level of approval is appropriate.

Mr. Watkins suggested that a Public Hearing is a good opportunity to educate the public about the importance of heritage conservation in Schmidtville.

Mr. Breckenridge suggested that many residents will see the process as more red tape. Many neighbours are doing renovations now, before the policies are in place.

Mr. Haiven asked what types of alterations will be considered appropriate. This is an important issue, we don't want to overburden people.

Mr. McGreal explained that policy in the Plan can give the Heritage Officer the authority to decide on substantial alterations instead of Regional Council for contributing heritage resources only, not registered heritage properties, which would reduce the length of the process.

Mr. Watkins asked if the policy can establish that owners of property around the subject property applying for substantial alteration be notified of the application. The Heritage Officer could then have input from neighbours in the vicinity of the affected property before making a decision.

Motion to amend Plan policies to give the Heritage Officer the authority to decide on applications for substantial alterations to contributing heritage resources. The Heritage Officer must notify adjacent neighbours and make a decision on the application only after 10 days from sending the notice to neighbouring properties by mail to provide enough time for consultation.

Moved by Lyndon Watkins

Seconded by Janet Morris

Vote: All approved.

Motion to accept that applications for substantial alteration to registered municipal heritage properties require a Public Hearing and Regional Council approval before the Heritage Officer can issue approval.

Moved by Kristina Chapman

Seconded by Janet Miller

Vote: All approved.

Mr. Breckenridge asked if we need a policy in the Plan to address parking and traffic issues.

Mr. McGreal explained that it may not be necessary if existing HRM programs are used to address the parking and traffic issues.

Mr. Watkins suggested that lighting and noise abatement is necessary. The new lighting standard should use appropriate illumination for the neighbourhood. There is also a crime problem in the neighbourhood with a recent stabbing on Morris Street. Such problems make properties difficult to sell or rent and discourage quality investments in the properties.

Mr. Breckenridge asked if financial incentives program will cover inside improvements.

Mr. McGreal explained that consultants will be looking into what kind of financial incentives are appropriate for Schmidville. They will consult with residential and commercial property owners. They will also consult with other municipalities across the country to see what is working.

Mr. McGreal discussed the policy in the draft Plan concerning institutional uses south of Morris Street. The two large lots are currently designated as park and institutional. This policy seeks to reinforce this designation by recognizing that park and institutional uses on these properties are significant to the heritage value of the neighbourhood. Throughout most of its history, Schmidville was a small community on the fringes of the old town of Halifax that would have required institutional services such as a school and open spaces. The park and institutional designation embodies this social history.

Motion to accept the policy to preserve the park and institutional uses on the two large properties south of Morris Street.

Moved by Lyndon Watkins

Seconded by William Breckenridge

Mr. Watkins asked if halfway houses are deemed institutional.

Mr. McGreal explained that he would look into this interpretation.

Vote: Unanimous.

Mr. McGreal discussed the policy in the draft Plan concerning design guidelines for institutional structures south of Morris Street. For any substantial redevelopment on these lands within the institutional zone in Schmidville, a heritage impact assessment and heritage agreement will be required. The agreement will consider things like open spaces, materials, and building articulation.

Mr. Breckenridge asked if the agreement could also consider building height.

Mr. McGreal explained that it could.

Motion to accept policy concerning design guidelines for institutional structures south of Morris Street.

Moved by Kristina Chapman

Seconded by William Breckenridge

Vote: Unanimous.

Mr. McGreal discussed the policy in the Plan concerning a heritage education park at St. Mary's School. The park will include educational signage pertaining to Halifax and its historic suburbs, George Wright,

the former Morris Street Public School and other topics as each relates to the heritage value of the District.

Mr. Watkins suggested that the new signage at Spencer House be investigated because it is out of character with the neighbourhood.

Mr. McGreal will look into this matter.

Motion to accept the policy concerning a heritage education park on the front of the St. Mary's School property

Moved by Kristina Chapman

Seconded by William Breckinridge

Vote: Unanimous.

Meeting adjourned at 8:40 pm.

ATTACHMENT P

SCHMIDTVILLE HERITAGE CONVERSATION DISTRICT STAKEHOLDER COMMITTEE SPECIAL MEETING JULY 20, 2016

Present: Mr. William Breckenridge
Mr. Larry Haiven, Chair
Ms. Kristina Chapman
Ms. Beverley Miller
Ms. Janet Morris
Mr. Lyndon Watkins

Regrets: Ms. Mary Ellen Donovan

Staff: Mr. Seamus McGreal, Heritage Planner, Halifax Regional Municipality

*The following does not represent a verbatim record of the proceedings of this meeting.
Supporting documents and information items are available online:
<http://shapeyourcityhalifax.ca/schmidtville>.*

CALL TO ORDER

The Meeting was called to order with a quorum at 5:15 pm in the Media Room of City Hall.

Motion: Request to approve minutes from June 06 meetings

(William Breckenridge)

Seconded by: Janet Morris

Vote: All in favour

Motion: Request to approve minutes from June 20 meetings

(Kristina Chapman)

Seconded by William Breckenridge

Vote: All in favour

MEETING OVERVIEW

Mr. McGreal presented the topics he is suggesting the committee discuss and vote on at this meeting.

Review and approve remaining priority policies in draft Plan

Review and approve priority regulations in draft Bylaw, including Heritage Design Guidelines

Approve draft Plan and Bylaw for public review

Set date for Public Meeting.

Mr. McGreal wants to move forward on allowing the draft Plan and Bylaw to go forward for Public Review.

Discussion: Policy Consideration for Historic Rear Wings in Draft Plan

Mr. McGreal mentioned that heritage planning staff had done the research to identify any rear wings in Schmidtville which are original or were added up to the 19th century.

Mr. Watkins enquired about who makes the decision about what constitutes a partial or full demolition of a building.

Mr. McGreal advised it would be the bylaw and planning department.

Mr. Breckenridge enquired who pays for Heritage Impact Statement. As these are residences, he's concerned about all the onus being on the property owner. He stated that, because of density, making internal changes can be difficult. Sometimes it makes more sense to tear rear wings down and start again.

Mr. Haiven enquired if Mr. Breckenridge is saying that people should just be able to tear down ells without any consideration.

Mr. Breckenridge replied that he's saying we have to be flexible about it and the laws should be clear.

Ms. Miller and Ms. Chapman questioned whether there are so many ells that a policy would matter. Ms. Chapman enquired if the rear of a building matters.

Ms. Morris suggests it may be important to set a timeline for reconstruction but also whether the ell in question is contributing to Heritage.

Mr. Haiven is concerned about years from now that substantial structures might be changed at the owners' discretion with little thought to its significance.

Mr. Watkins suggested it may be necessary to set a standard to ensure the integrity of a heritage building is maintained. Not to be left to the property owners' discretion. On one of his properties had a rear addition that was a chicken coop and not significant to heritage. Would prefer to have professional advice from the municipality about owners' plans and whether they might need an architect.

Mr. McGreal advised that heritage planning staff could advise the owner on the feasibility of demolishing or building with the rear portion re-incorporated in some fashion to the new development. However, a Heritage Impact Statement prepared by a qualified professional may be required. Heritage planning staff can also help with financial incentives if a property requires substantial work to maintain its integrity.

Mr. Breckenridge queries that If one house has a \$30k repair, how much is available from the city for everyone in the area?

Mr. Haiven states that while the committee wants a Heritage Plan they don't want to encourage opposition over issues that will not make a substantial difference. Rear ells, in his opinion, are important. Rare to have additions where you're not going to get in someone's way.

Mr. McGreal advises that additions to contributing heritage buildings would have to have a Certificate of Appropriateness approved from the Heritage Planning Office.

Mr. Haiven enquired if municipal financial incentives could help cover the costs of a Heritage Impact Statement? Assistance might alleviate a lot of the objection.

Mr. McGreal advised that a Heritage Impact Statement needs to consider private needs as well as the heritage needs. Perhaps, the municipality could support the research part of the Statement but architectural drawings are a private matter.

Mr. Breckenridge is concerned that people will not want to live in the neighbourhood with too many regulations.

Ms. Chapman agreed that some people many not want to live in a heritage neighbourhood but many other people will appreciate living in an area where there are measures to conserve the heritage. Ms. Chapman enquired who determines the significance of a rear ell?

Mr. McGreal indicated that the municipal Heritage officer will make this determination based on research available and may request more information from the owner in the form of a Heritage Impact Statement before determining the heritage value of the rear wing. A historic rear wing can be integrated into new development. Heritage Planning Department will work with residents and their requests.

Mr. Haiven enquires about changing the wording so ells can be demolished, if structurally unsound.

Mr. McGreal states the structural integrity certainly has to be considered.

Mr. Breckenridge states there are huge problems with some properties where foundations have started to disintegrate, especially on rear wings.

Mr. McGreal noted that at a minimum there should be a conversation with a Heritage Officer, who would meet with the property owner and look at the ell or addition and determine its heritage value. If the Heritage Officer is concerned then they can ask for a Heritage Impact Statement. The Heritage officer will decide if additions are appropriate.

Mr. McGreal enquired if that written notice to neighbours should be required for rear additions.

Mr. Haiven suggests that perhaps it would be all right not to notify neighbours if it is a small addition to the rear.

Ms. Miller suggests that neighbours within 30M, on all 4 sides, perhaps need to be advised.

Mr. McGreal queries if a small change like an ell may not have the same impact.

Ms. Morris states that often many people use the rear of their property more than the front.

Mr. Haiven inquires if it is structurally unsound does the Heritage officer have the power to allow it to be torn down.

Mr. McGreal stated that the Heritage officer would be able to make this decision under the existing draft bylaw.

Mr. Watkins asks if the decision will be determined by size or volume of the rear wing or will it be also looking at other factors.

Mr. Haiven states it should not be whatever a property owner wants. He puts the question forward that the committee request that Mr. McGreal and his Department develop the wording on this policy.

Ms. Miller suggests it's time to get something in writing that the committee can vote on.

Mr. McGreal states the committee can have a short meeting for approval of this write-up.

Mr. McGreal suggests the committee seems to be on track for approving the Plan in principle and can now move on to the next items.

Dinner Break – 6:30 pm – 6:50

Mr. McGreal discusses the Bylaw which address what types of development are reviewed by the Heritage Officer that require a Certificate of Appropriateness.

Mr. Haiven inquires if someone wants vinyl windows, rather than wooden windows, would they need a Certificate of Appropriateness.

Mr. McGreal advises that yes a certificate would be necessary for a change in window materials. A financial incentives program can be designed to cover the difference in costs from vinyl to wood.

Mr. Watkins asks if this would include front and rear windows.

Mr. McGreal notes that, yes, it would be all windows.

Ms. Morris asks about house colour.

Mr. McGreal advises that as the Bylaw is currently written, paint colour changes would require certificate. However, there have been comments expressed both within the municipality and within the community that paint colour should not require a certificate.

Mr. Watkins suggested that it would be good to include paint colour in the Bylaw prior to public meeting. If people get upset then the committee can consider removing it. Ms. Chapman agrees with Mr. Watkins

Mr. McGreal states the Heritage Planning Department usually advises property owners that most paint shops have "Heritage" colours that are mostly appropriate to older homes.

Mr. Haiven wants to know if paint can be included in a grant for Heritage improvement.

Mr. McGreal advises this could be a viable option.

Ms. Chapman posed a question about the addition of satellite dishes.

Mr. McGreal advised that heritage staff would work with owners to find the best placement but some allowances can be made if necessary.

Ms. Chapman considers there would be less push back on utility boxes and more on satellite dishes. Mr. Watkins states that people could consider controls over utilities as a huge deal.

Ms. Miller states most people would consider Satellite dishes as big issue. Proper to advise people of turnaround time and requirements for Certificate of Appropriateness.

Mr. McGreal would like to make the turnaround time is as tight as possible and some turnaround times are prescribed in the Heritage Property Act.

Ms. Morris states that from her experience as a heritage property owner, Heritage planning takes less time on process than most development approvals.

The committee turned to a discussion about architectural design guidelines.

Mr. Haiven asks if a central entrance would be permitted to a new building instead of a side hall entrance.

Mr. McGreal notes that the guidelines seek to encourage side hall entrance plans on buildings to support the character of the District but allowances could be made if there is good rationale to support other options.

Mr. Watkins suggested that on new buildings, proper Scottish dormers should be used.

Mr. Haiven states the committee is not trying to turn Schmidtville into historic area, as it already is. The committee wants to conserve it.

In terms of existing heritage buildings, Mr. McGreal mentioned that an addition to the rear should preserve one bay of the original structure and requires a thirty-foot rear yard setback, with the exception of utility sheds. Certain materials are prohibited to remain consistent with the downtown Halifax plan such as vinyl siding, plastic, EIFS, darkly tinted or mirrored windows. Existing Heritage buildings must use matching materials, where replacement is required.

Mr. Breckenridge states that this would be prohibitive for some property owners. From an economic and preservation standpoint, the owner should be able to use material they want.

Ms. Miller suggests it would only add to the value of one's property by replacing vinyl with wood. Asphalt shingles are also not historical.

Mr. Watkins maintains that wood shingles, properly maintained, will last forever.

Mr. Breckenridge states that the expense of painting and maintaining wood over the lifetime of a house, could be saved by using composite materials.

Mr. Watkins and Ms. Chapman agree that there may be pushback on the use of materials.

Motion: On contributing heritage resources allow wooden shingles or materials of a high quality in "like" and kind.

(Kristina Chapman)

Seconded: Lyndon Watkin

Vote: All in favour

Mr. Haiven asked Mr. Watkin to discuss the price variant between wood and vinyl-clad windows as he has done recent upgrades to his properties in Schmidtville. Mr. Watkins stated that the cost would be approximately 50 to 60% more for wooden windows.

**Schmidtville HCD Stakeholder Steering Committee
July 20, 2016**

Ms. Chapman notes the committee is establishing criteria for “Heritage” so there is a need to advocate that street-exposed façades are not vinyl or vinyl-clad materials.

*Motion: On contributing heritage resources, windows should be wooden on street walls (facing the street).
Windows on other façades can be of alternative materials but must mirror the appearance of heritage windows*

(Kristina Chapman)

Seconded: Lyndon Watkin

Motion carried with 1 exception.

Mr. McGreal mentioned that signage will be discussed at the next meeting and that street lights should be of a “quiet ambiance” based on a concern expressed by Mr. Watkins about LED lights.

Next week Committee Meeting in Media Room City Hall at 5:15 p.m. for approx. 90 minutes

Public Meeting place on Sept. 21st, 2016 at 7:00 p.m.

This Meeting adjourned at 9:00 p.m.

ATTACHMENT Q

SCHMIDTVILLE HERITAGE CONVERSATION DISTRICT STAKEHOLDER COMMITTEE SPECIAL MEETING JULY 27, 2016

Present: William Breckenridge
Larry Haiven – Chair
Kristina Chapman
Mary Ellen Donovan
Beverley Miller
Janet Morris
Lyndon Watkins

Staff: Seamus McGreal, Heritage Planner, Halifax Regional Municipality

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Supporting documents and information items are available online:
<http://shapeyourcityhalifax.ca/schmidtville>.*

CALL TO ORDER

The Meeting was called to order at 5:15 pm in the Media Room of City Hall.

MEETING OVERVIEW

Mr. McGreal presented three items for discussion:

- Historic Rear Wings
- Substantial Alterations of Contributing Heritage Resources
- Motion to Publish Draft HCD Plan & Bylaw and Hold 2nd Public Meeting

The committee continued its discussion concerning architectural guidelines from the last week's meeting.

On the question of doors, Mr. McGreal explained that doors in new construction must resemble the doors on adjacent heritage buildings.

Ms. Donovan said that when replacing her door, at the side entry, she used a steel door on her heritage building.

Mr. Watkins believes front doors can also be steel on heritage buildings, as long as these maintain the appearance of the era.

Mr. Breckenridge considers fibreglass to be optimum as it can be made to look like wood, painted and elevate the R value of the house.

Mr. Watkins steel doors don't get as warped.

Mr. Haiven asked if it's possible, after the Plan is passed, for a group of stakeholders to be part of an advisory group.

Mr. McGreal advised that such a committee would need to be formed as a sub-committee of the Heritage Advisory Committee and the HAC cannot provide advice directly to municipal staff. In accordance with the Heritage Property Act, the HAC can only advise council who then instruct staff. So if a Heritage Officer is charged with issuing certificates under the Bylaw, it is unlikely that an advisory body can be formed to advise the Heritage Officer.

Mr. Haiven indicated that he understands there is no place for individuals to be part of an advisory committee. He asked if City staff is in a position to check with the stakeholders.

Mr. McGreal advised that Regional Council instructed that when a heritage conservation district is under consideration for designation, a stakeholder committee is formed to provide insights and then disbanded after the area has been designated.

Mr. Haiven posed the question about how to approach requests from individuals for clarification on the rules in the Bylaw. Can we then act as a voluntary committee to speak to the Heritage Officer?

Mr. McGreal explained that yes the Heritage Officer would certainly listen to the concerns of the public.

Mr. Haiven expressed concern about how to address existing vinyl clad buildings in need of repair.

Mr. McGreal explained that it is permitted to replace existing vinyl cladding with new vinyl. However, the Heritage Officer would encourage replacement of vinyl with wood cladding and present financial incentives. Then if replaced with wood it could not go back to vinyl because this material is prohibited in the draft bylaw.

Mr. Haiven asked if there will be restrictions on those buildings not designated as contributing heritage resources.

Mr. McGreal explained that the architectural guidelines will require that the new construction be in keeping with the existing building's design but also be sympathetic with the surrounding heritage context.

Ms. Donovan explained that the choice of "high quality" materials is not enforceable.

Mr. McGreal asked the committee to allow him to change it to wooden shingles, masonry and windows of similar materials and of like and kind appearance.

The discussion turned to policy considerations for historic rear wings in the draft plan.

Ms. Donovan asked if she would be able to remove most of the walls in the rear ell and replace with full windows. Would a Certificate of Appropriateness be required?

Mr. McGreal stated that this would be a significant change that would require a certificate.

Ms. Donovan is concerned about the phrase "significant size".

Mr. McGreal will consider the existing ells and establish a square footage minimum before a Heritage Impact Statement may be required.

Ms. Chapman asked about decks on back of homes.

Mr. McGreal suggests that if on the rear, there would likely not be limitations unless the structure negatively impacted character defining elements.

Mr. Haiven turned the discussion toward financial incentives for those purchasing a heritage building.

Mr. McGreal expressed that he will be working with consultants to determine what financial incentives would work best in Schmidville. He will look at tax back programs to encourage owners to maintain their properties. He has also consulted Property Valuation Services a number of times. They base property value (i.e. assessment value) on solid evidence like useable square footage and the price that similar homes sell for in the same area. Maintaining or improving the exterior appearance of a heritage home, in itself, should not increase property assessment.

Mr. Haiven discussed the house at 1320 Queen Street where Ms. Mahoney lived. It is a contributing heritage resource in need of repair. Mr. Watkins suggested it would be very expensive to repair to its original condition.

Mr. McGreal suggested that the policy to address substantial alterations to contributing heritage resources be removed completely from the plan because it is redundant since Certificates of Appropriateness are required.

Mr. Haiven asked why this came up at all.

Mr. McGreal explained that that the original discussion about substantial alterations to contributing heritage resources was based on a similar discussion with another committee concerning a potential heritage conservation district in the Old South Suburb. This other committee agreed to establish a process by which Regional Council reviews a substantial alteration to a contributing heritage resource. Since the Schmidville committee agreed that the Heritage Officer would decide on substantial alterations to contributing heritage resources then the policy requiring a Certificate of Appropriateness is sufficient.

Mr. Watkins expressed that there is no need for duplication. Leave it to the Heritage Officer if there is some form of public notice.

Ms. Donovan expressed that in the past, many property owners made many alterations without a building permit. Where a property owner to make a substantial alteration without going through proper channels, would the Heritage Officer have authority to make punitive decisions?

Mr. McGreal noted that yes the municipality would step in if there is a violation of the Heritage Property Act. As a general rule, unauthorized demolition or construction will not be beneficial to the property owner and the HCD Plan will ensure that there is no benefit associated with illegal development.

Ms. Miller enquired about the demolition of recent buildings which are not registered or within a heritage district?

Ms. Donovan explained that there is no process for buildings that have no heritage status. A demolition is permitted if the owner is insured, can safely cut off utilities, etc.

Ms. Walker explained that under the building code any demolition requires a permit. Mr. McGreal followed that the HCD Plan maintains that a demolition is the removal of more than fifty per cent of a building.

Ms. Donovan wants to ensure that the committee provides the Heritage Officer with the tools to be able to deal with things properly.

Mr. Haiven asked for clarification about the difference between a Heritage Planner and a Heritage Officer.

Mr. McGreal explained that a Heritage Officer is a statutory position under the Heritage Property Act. Similar to a Development Officer under the HRM Charter, this position can make decisions concerning development within established heritage conservation districts. A Heritage Planner makes recommendations but not decisions unless they are sworn in by council as a Heritage Officer.

Motion: This Plan be put forward for comment at the 2nd Public Meeting.

(Ms. Donovan)

Seconded: Ms. Chapman

Vote: All in favour

Public Meeting place - TBD. Date: Sept. 21, 2016

Mr. Haiven suggested that the format of the meeting should be a round table discussion and a report back. Ms. Miller would like to have ability for attendees to present questions in writing to Mr. McGreal.

Mr. McGreal stated he would provide cards for people to fill out at the end particularly if they feel their concerns weren't covered.

Mr. Haiven wonders where the dissenters are from the original meetings.

Mr. Watkins says that now people are more welcoming to the idea of a heritage conservation district.

Ms. Donovan said that she heard the Mayor on the radio stating that Schmidtville is becoming a Heritage District.

Mr. Haiven expressed that even before all this started, there was a consensus over the decades that this is a heritage area where appropriate consideration should be given to character. Even those who would prefer to build new/modern have expected that Conservation is coming. Ms. Chapman said that people appear to have wanted to maintain the heritage of this area.

Meeting Adjourned at 7:45 p.m.

ATTACHMENT R

**SCHMIDTVILLE HERITAGE CONSERVATION DISTRICT
2nd OPEN HOUSE AND COMMUNITY WORKSHOP
MINUTES
September 21, 2016**

ATTENDANCE: Larry Haiven, Chair, Stakeholder Steering Committee
William Breckenridge, Vice-Chair, Stakeholder Steering Committee
Janet Morris, Heritage Advisory Committee Representative, Stakeholder Steering Committee
Lyndon Watkins, Stakeholder Steering Committee
Kristina Chapman, Stakeholder Steering Committee
Mary Ellen Donovan, Stakeholder Steering Committee
30 additional members of the public

ALSO IN ATTENDANCE: Seamus McGreal, Planner, Heritage Property Program
Maggie Holm, Planner, Heritage Property Program
Stephanie Salloum, Planner, Heritage Property Program
Stephanie Mah, Planning Intern, Urban Design
Tyson Simms, Planner, Planning Applications
Brandon Silver, Urban Designer, Urban Design

The following does not represent a verbatim record of the proceedings of this meeting.

Supporting documents and information items circulated to the participants at the Open House and Workshop are available online: <http://shapeyourcityhalifax.ca/schmidtville>.

The Open House session including presentations by Larry Haiven and Seamus McGreal commenced at 6:37 pm.

Introduction – Larry Haiven

Larry Haiven introduced members of the Stakeholder Steering Committee and thanked everyone who has been involved in the process to establish a Heritage Conservation District in Schmidville to date.

Project Presentation – Seamus McGreal

Seamus McGreal presented the draft Schmidville Heritage Conservation District Plan and Bylaw including proposed heritage conservation measures. Several points, discussed below, were raised by members of the public during the presentation:

The redevelopment of the St. Mary's School and Spencer House properties is not appropriate. Mr. McGreal explained that the Plan does not encourage redevelopment of these properties. It proposes to secure the institutional designation on the land and to ensure that any potential redevelopment of the properties is carried out appropriately through a heritage agreement that will guide the design of new construction and open spaces.

Portions of historic rear wings may need to be removed if structurally unsound. Mr. McGreal explained that a heritage impact statement may be required for any development that impacts a rear wing larger than 150 square feet. This provision seeks to guide the integration of historic rear wings in new development in rear yards.

Some structures like decks or carports should be allowed in rear yards within 30 feet of the rear property line. Mr. McGreal suggested that such structures could be considered and that the draft development guidelines should be revisited with this in mind.

Gas meters and other utilities cannot be installed in side yards if a property is attached to other buildings with no side yards. Mr. McGreal suggested that in such cases we should create a provision to allow the utility at the front of the property with appropriate enclosure.

The properties on Brenton Street, north of Clyde Street in downtown Halifax, have site plan approval for a large multiunit development and will be demolished. Mr. McGreal explained that the municipality has no legal authority under the existing heritage or development legislation to stop these demolitions. If these historic buildings are demolished or removed, we will need to reconsider the inclusion of these properties within the boundary of the District.

Will the NSLC building on Clyde Street continue to operate as a commercial use if ownership of the building changes? Mr. McGreal explained that the liquor store is operating as a non-conforming use but it can also use crown privilege to operate because the NSLC is a crown corporation. The building could continue to operate as a less intensive commercial use under new ownership through a development agreement. However, if the building is demolished, new construction must meet the conservation standards and heritage design guidelines and operate as a residential use with home occupations permitted. A member of the Stakeholder Steering Committee mentioned that the NSLC has confirmed that it will not proceed with any redevelopment of its Clyde Street building until the Heritage Conservation District is adopted.

When will the Plan be adopted? Late spring 2017.

The Community Workshop session followed the Open House session at 7:35 pm. Members of the public broke into five different table discussions moderated by a member of the Stakeholder Steering Committee and municipal staff.

Community Workshop

How can commercial retail uses in historic buildings along Clyde Street best serve the needs of visitors and neighbourhood residents?

In general, mixed residential and commercial uses being located, along Clyde Street, within historic buildings can serve as an appropriate buffer between proposed higher density commercial uses to the north and the existing residential neighbourhood to the south. The Schmidville neighbourhood, south of Clyde Street, should remain residential with the ability for home based business and the draft Plan should secure this residential designation.

Appropriate commercial land uses for Clyde Street may include coffee shops, professional services (real estate office), hardware store, personal services (i.e. barber, hair salon), health clinic, bakery, and uses that create a potential meeting space for local residents. We need to keep the existing corner grocery store. Other commercial uses may general a nuisance in the largely residential area including liquor store, take out restaurant, e-cigarette/tobacco store, and uses which typically encourage 24-hour use. Commercial uses with minimum parking needs, limited hours of operation, and don't require heavy truck traffic are desirable.

If a historic building, used as commercial, is destroyed then the owner should be able to rebuild as commercial while respecting the heritage design guidelines. There should be incentives to help existing commercial uses create designs and infrastructure appropriate to the traditional residential neighbourhood. For example, vinyl cladding can be replaced with wood shingles, ventilation systems can made less noisy, and large horizontal picture frame windows can be replaced with vertical windows. Signage for business should be consistent with historic character of the neighbourhood. Signage should be cohesive and consistent throughout the Heritage District with traditional style signs, such as swinging signs.

Does the Heritage Conservation District require a more substantial financial incentives program than the existing HRM Heritage Incentive Program?

Regional Council allocates \$150,000 annually to the Heritage Incentives Program. The Plan proposes to increase this amount by \$50,000 allocated specifically for historic buildings in Schmidville, both registered and non-registered. An incentives program could help renters lobby landlords for improvements and maintenance of building. However, ironically, such improvements may result in higher rental rates for tenants. Property taxes are calculated based on the useable floor space of a building and on the actual selling value of similar buildings in the same general location. Fixing up the exterior of a historic building will not increase property taxes in itself.

The existing program requires property owners to sign a contract promising not to demolish or substantially alter the building without the permission of the municipality if they receive grants exceeding \$10,000. The updated program will need to consider if such a contract is necessary. Wooden windows are more than twice the cost of vinyl windows so grants are welcome to cover the difference in cost. The Plan proposes to allow vinyl inserts on certain walls that do not face streets. There needs to be some assurance that traditional materials payed for with assistance of public funds are not removed shortly after the installation.

The Solar City program is a good example of how low interest loans can be used to improve the energy efficiency of a house. A loan program could work well in Schmidville for property owners to make upgrades to their houses in addition to the grants program. A matching loan program could also work better than a matching grant program. Some houses may need more incentive due to the state of repair. \$10,000 cost shared biannually may be enough for some but not others. Perhaps develop a list of priority houses that could use the attention of a financial incentives program.

What are your concerns, if any, about the process to consider demolition and approval of heritage buildings in the neighbourhood?

Regional Council will consider the structural condition of the building when reviewing an application for demolition. Demolition is defined as the removal of more than 50 per cent of a building. Applications to demolish both registered heritage building and buildings which are historically significant will require a public hearing and Regional Council approval. Some buildings do not have the same architectural merit as others. This should be considered when demolition applications come forward.

There was general consensus that the historic Brenton Street properties, north of Clyde Street, should be preserved and the historic buildings should not be torn down. The municipality does not have the tools to stop demolition leading up to the designation of a District. However, the municipality is seeking to work with the Province toward developing such tools. The current demolition process (substantial alteration process), whereby a refused application for demolition can proceed after waiting 3 years from date of decision, should be removed or amended from the Act. Requiring the discretionary approval of Regional Council through a public hearing process is desirable.

There should be a provision to protect against people just letting their properties deteriorate, such that people want to see it demolished. Regional Council is far more likely to be persuaded to allow the demolition of a derelict historic building. Chimneys and dormers are considered character defining elements that should be preserved. Demolition does not include trees but may include other landscape features such as historic structures in rear yards but more than likely not.

Should new development on a lot be limited to the height of an existing heritage building if the building is demolished on the lot?

This conservation measure could reduce a potential incentive to demolish a heritage building to construct a taller three storey building 35 feet in height. Limiting height will serve as a great incentive to discourage demolition and to preserve the original building. The varying heights in the District preserve the character of the street. Development to 35 feet in height should be allowed if the historic building is accidentally destroyed by fire.

What are your concerns, if any, about the development potential of heritage buildings in Schmidville?

Increased rear yard setback from 20 feet to 30 feet seems appropriate given the average depth of existing building lots. In the landscaping of rear yards, we should prevent paving and certain other hardscape materials that cause flooding. People are paving rear yards for parking; we need to preserve landscaped back yards.

Expansion of existing buildings through increase of rear of buildings is preferable to increasing building height. There is consensus that one rear bay should be retained as part of any development or expansion in the rear yard. Protect access to light. We should be able to remove rear wings with no foundation to redevelop the back of a building. There are concerns that units could not be turned to condominiums because of street encroachment. Small accessory buildings, greenhouses, and carports should be allowed within the 30 foot rear yard. Raising the roofs of basements by jacking should not be allowed.

Student population is increasing in the neighbourhood. Concerns about Wright Ave. as the location where most build out is possible – carriage house vs. large rear addition.

What are your concerns, if any, about heritage design guidelines in Schmidville?

The heritage design guidelines in the Schmidville Heritage Conservation District shall provide a frame of reference by which applications for Certificates of Appropriateness shall be evaluated. Adoption of the guidelines will serve to maintain character of the area. Design guidelines will help to encourage a cohesive and consistent design which reflects the early design of the neighbourhood. Guidelines will place all residents on level playing field with similar approach to development. Guidelines for new development are appropriate and will ensure a responsibility to retain character of area. By adopting these guidelines, you're protecting the whole neighbourhood, like a pact.

One resident expressed concern that certain alternative materials may not be suitable (i.e. steel front door in place of wooden front door. Alternative building materials don't complement the character of the neighbourhood and have inferior longevity. Some alternative materials are questionable. Wooden windows will last far longer than vinyl, if properly maintained. However, another resident maintained that the proposed building materials provide flexibility, a more cost effective approach to maintenance and improved longevity. There is concern about wooden windows expanding and contracting. Need better research into matching materials. Not all wood composite materials will look right. Know what products are available and appropriate. Paint should be considered an architectural feature and controlled in the guidelines.

How can a park at the front of St Mary's School best serve the needs of visitors and neighbourhood residents?

There is a desire to see more plants and trees in the area also more information about the neighbourhood on signage and lighting at night. Lighting is very poor in existing neighbourhood especially for pedestrian traffic. Park may serve to support and encourage existing efforts to create green space and provide landscaping improvements within the neighbourhood. Park could serve as an appropriate meeting place to discuss the history of the neighbourhood. A fountain would be nice.

The Park near the school should include bike racks. Two or three benches at this location may be appropriate but benches are not appropriate throughout the rest of the neighbourhood. Signage could be applied to the wall in the Park. Garbage cans with an appropriate design are encouraged.

The Hydrostone Park is a good example; make it a more inviting space. Remove the wall. Create a pocket park with high quality signage.

Other than street lamps and interpretive signage, what public realm features can better promote the special character of the neighbourhood?

There is a strong consensus that the aboveground wires should be removed and buried. NS Power places much infrastructure above ground, like transformers and wires to secure poles to the ground. This heightens the need to bury this infrastructure in a historic district because it detracts from the character of the neighbourhood.

Historic plaques at front of historic homes could tell the story of some of the original owners. A statue of Mr. George Wright can highlight his important contribution to Halifax and Schmidville in particular. Historic photos showing before and after representations of the built heritage would be interesting.

Trees need to be replaced when they are unhealthy. Trees may not take along the tree lawn of Brenton Street. Vegetation/shrubs may help to hide the wall on Brenton Street or perhaps a mural or art project. The concrete pads in front of houses should be removed and replaced with something more traditional.

What are your concerns, if any, about possible future redevelopment of the park and institutional area south of Morris Street?

There was general consensus that the area should remain park and institutional and that a heritage agreement serves as an appropriate mechanism to regulate the future design of any major redevelopment of the area. The community should have an opportunity to review and comment on any proposed major redevelopment of this area. The original Morris Street School should influence future design of buildings in this area as a tribute to this educational establishment.

St. Mary's school should remain because it serves the downtown and south end residents. It is a focal point of the area. If the school cannot remain, the land should become parkland. If it becomes institutional then no buildings should exceed five storeys in height in this area. No surface parking should be allowed in this area. The institutional area could become a cemetery, information centre, museum, community centre, or art gallery. The area should include community restrooms.

Other Comments

Parking has become a major problem in Schmidtville especially since the construction of the Central Library and the development of the Sister lots which were large surface parking areas. The Shannex development north of the Cathedral near Victoria Park also changed the community. Need to promote parking in the library and widen Clyde Street to provide more parking.

ATTACHMENT S

SCHMIDTVILLE HERITAGE CONSERVATION DISTRICT STAKEHOLDER COMMITTEE SPECIAL MEETING March 01, 2017

Present Mr. William Breckenridge
 Mr. Larry Haiven – Chair
 Ms. Kristina Chapman
 Ms. Beverley Miller
 Ms. Janet Morris

Regrets Mr. Lyndon Watkins
 Ms. Mary Ellen Donovan

Staff Mr. Seamus McGreal, Heritage Planner, Halifax Regional Municipality

The following does not represent a verbatim record of the proceedings of this meeting.
Supporting documents and information items are available on line:
<http://shapeyourcityhalifax.ca/schmidtville>

CALL TO ORDER

The Meeting was called to order at 5:45 pm. Quorum is reached.

MEETING OVERVIEW

Seamus McGreal: May we have a motion to accept the minutes of our previous meeting?

Motion: *To adopt the minutes of the July 20, 2016 meeting.* (William Breckenridge)

Seconded by Kristina Chapman

Discussion to remove Mr. LeBlanc's name from the previous minutes.

Vote: All in favour

Mr. McGreal: Advises this meeting is called to establish the finalization of the Plan to send for approval.

New boundaries have been established. Brenton St. from Brenton Place to Spring Garden Rd, is excluded from the Plan.

Ms. Miller is enquiring if it will remain in the downtown plan.

Mr. McGreal advises yes, this area will remain in the downtown plan. 1445-47 Brenton Street will remain in the District. The height will be brought down to eight metres here. One property owner advised at a public meeting that he did not want to be included in the HCD Plan area. However, these properties on the corner are important in providing a cohesive built form.

Mr. Breckenridge commented that the Greystone next door was considerate in its design to maintain the character of these two properties. Concerned that the developer is buying smaller homes and will build much larger ones or develop the whole block.

Mr. Haiven: How much do we give up to get what we want? If we want the Brenton city block, north of Clyde Street to remain in the District, what does it mean?

Mr. McGreal: If the committee agrees, they can make a separate submission to council in favour of including this area in the District but this is not the staff position.

Mr. Breckenridge: What will happen moving forward? Will buildings be maintained? Will the neighbourhood change, as Park Victoria Apartments did? Going from older, working people to students and younger people who may not respect the Heritage aspects of the community. Concerned about how the neighbourhood will change.

Mr. Haiven: There's going to be heritage conservation in Schmidville. But will the neighbourhood become a canyon surrounded by tall buildings?

Mr. McGreal advised the committee that street wall height will be revised to 11 metres along the east side of Queen St. from Spring Garden to Morris. However, this will be a separate recommendation to be brought forward after the approval of the HCD.

Mr. Haiven: We must mitigate the sudden shift in scale from one side of the street to the other.

Mr. McGreal: The Committee can form a motion to advise the HAC.

Motion: A motion that accompanying the report to HAC, this Steering Committee includes comments on the appropriate cultural and geographical framing of the Schmidville Heritage conservation district.

Moved: Janet Morris

Seconded: William Breckenridge.

Mr. McGreal expressed that if the Brenton St. block, north of Clyde Street, is included in the District, the whole package of documents will need to be presented to the Design Review Committee which will add time and complexity to the adoption process.

Ms. Miller: Why does that committee not appear to have any concern for conservation?

Mr. Breckenridge: They are there to approve new designs.

Mr. Haiven: Does it go to council or the province first?

Mr. McGreal: Goes to Council for approval then to the Minister but not the Legislature.

Mr. Haiven: Will someone will be there from Heritage Planning Department?

Mr. McGreal: Stated he will be there and he will speak to the chair and a few other committee members to ensure they understand the limits of their mandate.

Mr. Haiven: We want to express concern about the areas directly adjacent to development outside of the district.

6:40 to 6:50 p.m. - break

Mr. McGreal presented amendments to Municipal Planning Strategy.

Tried to develop stand-alone zones that can be inserted into the plan when the Centre Plan is prepared. Add a new definition for Heritage Conservation District. "Area" would cover places like Brunswick Street. Not part of the Heritage Property Act. In Schmidville, the district boundary will become the same as the heritage conservation district. Inserting a ninth district in the South End Area: Schmidville Heritage Conservation District.

Mr. McGreal presented amendments to Land Use By-Law.

Amendments seek to avoid any future interest in demolition by making this option less interesting than the option to conserve historic buildings. Discussion regarding multiple dwelling house and what is allowable and where. Discussion regarding requirements for Schmidville Heritage Properties.

Beverley Miller: It looks like a possible way to build rooming houses.

William Breckenridge: Many people are building bachelor units instead of rooming houses.

Schmidtville HCD Stakeholder Steering Committee
March 01, 2017

Mr. McGreal: A developer wants to place a new structure behind an existing heritage building. It will be the same height and respect the by-law for lot size.

Ms. Miller expressed concern about ten units creating large-scale development which is out of character with the District.

William Breckenridge advises the by-laws speak to that with architectural design guidelines.

Mr. McGreal: Noted that four units will be allowed in the inner blocks and 10 units in the area around the inner blocks. We are seeking to allow missing middle development to allow density in between a single-family house and a multi-unit apartment building.

Mr. discussed mixed use (residential/commercial) zoning. The Committee agreed to include the property at the corner of Clyde and Queen streets in the mixed-use zone.

Beverly Miller: Concerned about the phrase “community facilities and commercial recreational” use.

William Breckenridge, these are possible but not necessarily what will go in there. Living next to a commercial area is not so bad.

Larry Haiven: Asking Ms. Miller what her concerns are.

Ms. Miller: Particularly, bakery, restaurant, or community facilities. Concerned about how they’ll affect the enjoyment of the area by the inhabitants of the neighbourhood.

Larry Haiven asked to address Ms. Miller’s point about allowing new opportunity for commercial but not negatively impacting the residential community.

Mr. McGreal will re-visit this section to make sure commercial uses are appropriate but not to exclude more diverse businesses.

Kristina Chapman: Is there a definition of percentages for residential vs. commercial use?

Mr. McGreal: No, can be completely either or both.

The Committee reviewed the few amendments to the Downtown Halifax MPS and LUB but no changes were proposed to the text amendments.

Motion: That the process can move on to the adoption phase and be submitted to the Heritage Advisory Committee, provided queries are answered as noted in the minutes.

Forwarded: Janet Morris

Seconded: Kristina Chapman

Vote: All approved

Meeting Adjourned at 9:00 p.m.