

**Heritage Advisory Committee
October 23, 2019**

**Design Review Committee
November 20, 2019**

**Community Planning and Economic Development Standing Committee
November 25, 2019**

**Halifax Regional Council
December 3, 2019
December 10, 2019
January 14, 2020**

TO: Chairs and Members of the:
Heritage Advisory Committee
Design Review Committee
Community Planning and Economic Development Standing Committee

SUBMITTED BY: Original Signed

Kelly Denty, Director, Planning and Development

Original Signed

John Traves, A/Chief Administrative Officer

DATE: September 25, 2019

SUBJECT: **Case H00446: Old South Suburb Heritage Conservation District Plan, Bylaw, and Amendments to the Downtown Halifax Secondary Municipal Planning Strategy and Land Use Bylaw**

ORIGIN

On March 24, 2015, Halifax Regional Council passed the following motion:

Accept the background studies contained in Attachment A to initiate the process to establish a Heritage Conservation District in Barrington South (Old South Suburb).

Recommendations on page 3

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.

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.

Downtown Halifax Land Use By-law

4(13) The Committee shall:

- (d) advise Council on potential amendments to regulation and policy to carry out the role and responsibilities of the Committee or to further the intent of this By-law as may be required from time to time.

RECOMMENDATIONS

Heritage Advisory Committee

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

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

Design Review Committee

It is recommended that the Design Review Committee recommend that Regional Council:

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

BACKGROUND

The Halifax Regional Municipality currently has two Heritage Conservation Districts in place: the Barrington Street Heritage Conservation District (2009) and the Schmidville Heritage Conservation District (2018). There are heritage resources in many areas throughout the region that bolster the unique identity of their communities and support our tourism industry. In some cases, these resources are in concentrations that may justify the creation of heritage conservation districts for their continued protection. The municipality has formally identified two areas that warrant consideration for formal designation as heritage conservation districts in downtown Halifax including the Old South Suburb in the Barrington Street South Precinct and Historic Properties, including Granville Mall and the Waterfront Buildings.

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. To implement the District, a heritage conservation plan and bylaw are needed and must be aligned 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 properties 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 March 24, 2015, Regional Council initiated a process to prepare a Heritage Conservation District plan and by-law for the Old South Suburb. 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 district plan and by-law. The background study addressed the requirements of the *Heritage Conservation Districts Regulations*¹ 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

The Old South Suburb is the oldest suburb in Halifax. The heritage value of the Old South Suburb is characterized in its many registered and non-registered historic buildings, streets, and formal open spaces. The heritage value of the District is characterized in its overall cohesive architectural character as styles shifted gradually between Georgian and Victorian periods. The heritage value is also characterized in the monumental railway destination of the early modern period characterized in the architecture of the CN hotel (Westin Hotel) and railway station and their surrounding park and open space.

There are 44 registered municipal heritage properties that are currently protected from demolition or exterior alteration within the Old South Suburb. There are also many historic buildings that contribute to the character of the area that are not registered but deserve conservation. There is an opportunity to both celebrate and conserve the heritage of downtown Halifax in this District. Continued pressure for redevelopment in this area can pose a threat to the heritage value and character of the District. However, new development can also represent an opportunity to conserve and contribute to its unique character with appropriate conservation standards and design guidelines in place.

There is significant residential and commercial interest in this area. As such, there is a need to support private sector confidence and to create an environment which encourages private investment. There is also a need to support commercial activity by promoting and marketing the area as an attractive cultural heritage and commercial destination. A comprehensive strategy, such as a Heritage Conservation District plan and bylaw, will serve to coordinate municipal and private interests in the protection, conservation, and revitalization of the District. To achieve these objectives, staff propose that several heritage

¹ Regulations of the *Heritage Property Act* respecting heritage conservation districts, conservation plans and conservation by-laws

conservation measures are justified, including policies regarding demolition, exterior alteration, appropriate scale and character of new development and conservation of setting.

Roles and Responsibilities

Prior to Regional Council conducting first reading on the establishment of a new Heritage District Plan and By-law within the Downtown Halifax Plan area, three (3) committees of Council will need to review the documents and provide feedback to Regional Council and they are:

The Heritage Advisory Committee's (HAC) 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. HAC will also advise Regional Council on the forthcoming financial incentives program for Heritage Conservation Districts.

The role of the Design Review Committee (DRC) is to advise Regional Council on potential amendments to the Downtown Halifax Municipal Planning Strategy and Downtown Halifax Land Use Bylaw to carry out the role and responsibilities of the Committee or to further the intent of Downtown Halifax Land Use Bylaw.

The Community Planning and Economic Development Standing Committee's (CPED) role is to advise Regional Council on the Heritage District Plan and the Heritage District By-law. CPED also advises Regional Council on the new financial incentives program for Heritage Conservation Districts.

DISCUSSION

To establish the Old South Suburb as a Heritage Conservation District, Council needs to adopt the Old South Suburb Heritage Conservation District Plan (the Heritage District Plan) and the Old South Suburb Heritage Conservation District By-law (the Heritage District By-law). To implement these documents, Regional Council will also need to amend the local municipal planning strategy and land use by-law to provide consistency between these documents. Staff have prepared the necessary documents, which are contained in Attachments A to D of this report.

The following sections will outline the major aspects of the Old South Suburb Heritage Conservation District Plan and By-law and the required amendments to the Downtown Halifax Plan and By-law:

Old South Suburb Heritage Conservation District Plan

The Heritage District Plan identifies three heritage conservation goals:

- a. *Promote the District as a heritage and cultural destination for residents and visitors to capitalize on a unique community identity;*
- b. *Secure and encourage public and private investments in heritage resources to protect and conserve the traditional character of the District; and*
- c. *Encourage cohesive development that supports a setting consistent with 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. *Capitalizing on a Unique Community Identity*

The Heritage District Plan will support the distinct community through educational signage that will help people learn about the history and architecture of the Old South Suburb. The Plan also includes provisions for the inclusion of trees and streetscape elements such as lamp posts and benches. Local businesses recognize the benefits of encouraging both public investments and appropriate development in the District. The Plan supports new development in the District that will increase the

residential population of the historic suburb and provide more opportunities for people to experience and safeguard its heritage resources.

2. *Protecting and Conserving Traditional Character*

The Heritage District Plan will encourage the preservation, rehabilitation, and restoration of the Old South Suburb's historic buildings, streetscapes, and public spaces. Furthermore, staff are recommending that a new financial incentives program be adopted to encourage and support conservation projects. Several historic properties in the District include deep rear yards which can accommodate new integrated development. The heritage buildings on these properties are conserved through an appropriate height and massing framework. All rear wings, historic ells or additions, will be considered part of the heritage building unless there is documentary or physical evidence that the structure is not of historic significance.

3. *Supporting a Setting Consistent with Traditional Character*

The Heritage District Plan encourages the design and construction of infill buildings that complement historic buildings while filling empty spaces that detract from the architectural cohesiveness of the area. New construction will provide continuity with the pedestrian scale on the street while ensuring that historic places are visually prominent and framed within an appropriate setting. Infill development abutting heritage buildings may have an impact on heritage resources and should be designed to mitigate any negative impacts.

Streetscape Improvements and Interpretive Signage

The Heritage District Plan outlines 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. These costs are associated with projects such as the undergrounding of wires, tree plantings, decorative street lights, and interpretive signage throughout the District. Prioritization of this proposed work will be made based around the future re-capitalization of the streets and sidewalks within the District. The extent, costing, and prioritization of these improvements will be made in conjunction with other municipal departments including Transportation and Public Works and would be approved separately as a future capital budget item by Regional Council.

Heritage Incentives Program

Both the Old South Suburb HCD Plan and the Schmidville HCD Plan along with their background studies identify the need for a financial incentives program to encourage the conservation of historic buildings within the districts. 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.

The HRM Heritage Conservation Districts Incentives Program will encourage the conservation of heritage resources and the use of high-quality traditional materials on all buildings in the Old South Suburb and Schmidville Heritage Conservation Districts. The program is proposed to be implemented through an Administrative Order which will provide the framework for the financial incentives program and, along with both HCD Plans, provide a framework to secure public investments in private property within both Districts. Staff will be bringing the financial incentives program forward as a separate item for committee and Council consideration in the near future.

Old South Suburb Heritage Conservation District By-law

To further implement the policy directions of the Heritage District Plan, a Heritage Conservation By-law must be established (see Attachment B). 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.

Certificates of Appropriateness

In accordance with the HCD By-law, the heritage officer will issue certificates only for specific types of development in the Old South Suburb including exterior alterations to existing buildings, construction of new buildings, and demolition of heritage buildings. The heritage officer shall evaluate and decide to either approve or deny a certificate of appropriateness where an application is required. In the case of demolition, removal or substantial exterior alteration of a heritage building, a public hearing and a decision of Regional Council is required 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

The Heritage District By-law refers to the heritage design guidelines section of the design manual schedule of the Downtown Halifax Land Use Bylaw. 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. Several minor amendments are proposed to the heritage design guidelines to meet the goals of the Heritage District plan.

Heritage Impact Statements

If an application is made for a substantial 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. A Heritage Impact Statement is a study that determines the impact of a development proposal on a heritage resource and demonstrates how the resource will be conserved.

Amendments to the Downtown Halifax 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 rename Precinct 2 from "Barrington Street South" to "Old South Suburb Heritage Conservation District" and adjust its boundaries to include the Black-Binney House and Keith Hall to the north and the property at 5151 Terminal Road to the west. The new planning district contains policies that seek to implement the goals and objective of the Old South Suburb Heritage Conservation District Plan to ensure development within the district is consistent with the character defining elements.

If an application is made for the construction of new development that exceeds the pre-bonus development requirements within an area identified as Landmark Development Area, which includes the large commercial lots south of Cornwallis Park (Atlantic Superstore site as of 2019), the applicant would be required to enter into a development agreement with the municipality to ensure that the new development fits with the character of the district.

Amendments to Downtown Halifax Land Use Bylaw

Amendments to the Downtown Halifax Land Use By-law establish specific requirements for the Old South Suburb Heritage Conservation District as contained in Attachments C and D. Some of the key provisions are described below:

Precinct-Specific Requirements:

- To complement the detached quality of heritage buildings in the historic suburb, new development will be setback one to three metres more than an abutting heritage building;
- To complement the two-and-a-half-storey height of the historic streetscapes, infill development on narrow lots abutting a heritage building will maintain a minimum streetwall stepback of 12 metres from the front lot line, above a streetwall height of 11 metres;

- To provide flexibility and consistency for development throughout the precinct and to ensure the conservation of heritage buildings, floor area ratio provisions replace height requirements (but not view planes or rampart height provisions) and bonus density is only acquired through investment in heritage conservation;
- To recognize heritage conservation as a public benefit by strengthening density bonusing provisions in the municipal planning strategy and land use bylaw so that the value of the public benefit of heritage conservation in the District matches the value associated with an increase in density.

Heritage Design Guidelines:

- To provide consistency with the evaluation of signage, façade alteration, and new development proposals within or abutting heritage properties in the Barrington Street Heritage Conservation District precinct and all other heritage properties in downtown Halifax, the same heritage design guidelines are applied in the Old South Suburb Heritage Conservation District; and
- To ensure that the historic setting of the District is enhanced with new development throughout the precinct, all infill development, abutting or adjacent to heritage buildings, shall meet the heritage design guidelines.

Conclusion

The Old South Suburb holds significant heritage values associated with the early settlement, economic life and traditional architectural character of Downtown Halifax. This area continues to experience pressures for new development. Therefore, heritage conservation measures are appropriate.

The Downtown Halifax Secondary Municipal Planning Strategy has long envisioned a renewed community focus for this southern part of the downtown core. The Old South Suburb will be enhanced as an historic destination for residents and visitors with the introduction of streetscape elements including interpretive programs and landscape features to highlight the historic setting.

The Heritage Conservation District Plan and By-law will protect the many significant registered and non-registered heritage buildings in the area. Financial incentives will further encourage the conservation of these heritage buildings including their preservation, rehabilitation and restoration. The use of a built form framework, including heritage design guidelines, will ensure that new development is visually consistent with the traditional architecture. Vacant lots and empty spaces will be filled with new buildings that both complement and enhance the identify of this historic suburb.

FINANCIAL IMPLICATIONS

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

The Old South Suburb 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 Old South Suburb 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 Old South Suburb 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 (Attachment E). 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 and regulations, and program elements.

The community engagement process included two public meetings, a community survey, and several community workshops. Refer to Attachments F to U for all notes from these public meetings and workshops. Feedback from these community engagement activities shaped much of the policy directions in the Plan. In addition, staff met individually with several stakeholders including property and business owners to elicit comment on the draft regulations and took these comments into consideration throughout the drafting of the regulations.

ENVIRONMENTAL IMPLICATIONS

No concerns identified.

ALTERNATIVES

Heritage Advisory Committee

1. The Heritage Advisory Committee may recommend that Regional Council adopt the amendments to the Downtown Halifax Secondary Municipal Planning Strategy and Land Use Bylaw, and adopt the Old South Suburb Heritage Conservation District Plan, and the Old South Suburb Heritage Conservation District By-law with changes.
2. The Heritage Advisory Committee may recommend that Regional Council refuse to adopt the amendments to the Downtown Halifax Secondary Municipal Planning Strategy and Land Use Bylaw and refuse to adopt the Old South Suburb Heritage Conservation District Plan, and the Old South Suburb Heritage Conservation District By-law.

Design Review Committee

1. The Design Review Committee may recommend that Regional Council adopt the amendments to the Downtown Halifax Secondary Municipal Planning Strategy and Land Use Bylaw with changes.
2. The Design Review Committee may recommend that Regional Council refuse to adopt the amendments to the Downtown Halifax Secondary Municipal Planning Strategy and Land Use Bylaw.

Community Planning and Economic Development Standing Committee

1. The Community Planning and Economic Development Standing Committee may recommend that Regional Council adopt the Old South Suburb Heritage Conservation District Plan and the Old South Suburb Heritage Conservation District By-law with changes.
2. The Community Planning and Economic Development Standing Committee may recommend that Regional Council refuse to adopt the Old South Suburb Heritage Conservation District Plan and the Old South Suburb Heritage Conservation District By-law.

ATTACHMENTS

Map 1: Old South Suburb Heritage Conservation District – Heritage Resources

Attachment A: Old South Suburb Heritage Conservation District Plan

Attachment B: By-law H-800 Heritage Conservation District (Old South Suburb) By-law

Attachment C: By-law to Amend the Downtown Halifax Secondary Municipal Planning Strategy

Attachment D: By-law to Amend the Downtown Halifax Land Use Bylaw

Attachment E: Public Participation Program Results

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.





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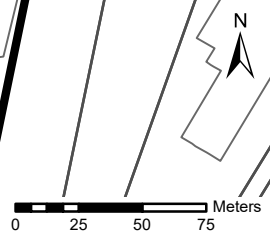
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**Old South Suburb
Heritage
Conservation District
Schedule A
Heritage Resources**



-  Old South Suburb Heritage Conservation District Boundary
-  Provincially Registered Heritage Properties
-  Contributing Heritage Resource
-  Municipally Registered Heritage Properties



Effective Date:

HRM does not guarantee the accuracy of any base map information on this map.

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Attachment A

Old South Suburb Heritage Conservation District Plan

Prepared by:
HRM Planning & Development



HALIFAX

With the end of the Napoleonic Wars and during the exhilarating material and intellectual rise of Nova Scotia the old trend [of retiring in England with the family fortune] vanished, and for fifty years Halifax was the repository of a vast and increasing capital, much of it invested in shipbuilding, shipping and the associated trades. In 1866 this capital began to withdraw from ships, reinvestment in Nova Scotia were doubtful. Stocks of Canadian banks seemed safe, and for the rest the booming industries of central Canada and the railways and other prospects in the opening West offered the best chance of increment.

Thomas Raddall, *Halifax: Warden of the North*. 1948.

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Map 1.....Heritage Resources

Appendix A.....Inventory of Heritage Properties in the Old South Suburb

1. Introduction

1.1 Historical Context

Concerns in Massachusetts about the possibility of a French invasion of Acadia, in the middle of the 18th century, persuaded the British Government to create a fortified town in the colony of Nova Scotia. In 1749, the town of Halifax was established between Citadel Hill and the harbour. Charles Morris laid out a plan for the town, confined within a palisade fence. He surveyed the land that was to become the north and south suburbs. Settlers, primarily Irish fishermen, settled to the south of the original town's palisade gates while foreign Protestant farmers, primarily German-speaking, settled to the north of the palisade gates. Many of these original Irish settlers re-established, in coastal villages, around the Chebucto Peninsula and some of the foreign Protestant settlers moved to Lunenburg where they acquired new skills as fishermen.

During the late 18th century and first half of the 19th century, early settlers, including Empire Loyalists, after the American Revolution, constructed Georgian style wood and stone dwellings to the south of the fortified town where lots were much larger in what is now known as the Old South Suburb. Some of these early dwellings are still standing today. After fluctuating economic fortunes in Halifax, the first half of the 19th century witnessed a period of economic expansion and immigration, related to the Golden Age of Sail and the associated shipping industry concentrated along the waterfront and dockyard. There was a great demand for labour intensive jobs including the loading of cargo, warehousing and delivery of goods. Immigration, especially from Ireland, compelled residential growth beyond the confines of the original town.

The Old South Suburb developed between Pleasant Street¹ (now part of Barrington Street south of Spring Garden Road) and the harbour, outside of the fortified palisade fences of the original town where a cemetery and other religious and government institutions were established. Much of the Old South Suburb and part of the original town were known locally as Irishtown, especially between 1860 and 1890, due to the significant Irish presence and influence in the area. Suburbs also developed to the north of both the town and Citadel Hill. A suburb known as Schmidville was planned and developed on farmland to the south of Citadel Hill.

In the late 19th century, steamboats had begun to take trade away from sail and associated industries. Consequently, by 1890 downtown Halifax and the Old South Suburb had lost much of its general residential population. Many residential buildings of brick and stone masonry were put to commercial uses while many of the wooden-framed buildings were demolished. For several decades, economic development was slow in the area until the Canadian National Railways invested in the construction of the Canadian National Railway (Via Rail in 2019) Station between 1928 and 1930 on a former industrial site². Around this same time, CNR

¹ Pleasant Street once extended south from the original town to Point Pleasant Park. It was used by residents for recreational walks until the railway was introduced in the 20th century blocking passage to the park.

² Hollis Street was later extended to connect with Barrington Street south of Cornwallis Park to facilitate streetcar access to the Canadian National Railway (Via Rail) Station.

constructed Hotel Nova Scotian (Westin Hotel 2019) and created the Nova Scotian Hotel Park (Cornwallis Park in 2019) on the former estate of Mayor Stephen Tobin. Like other railway destinations across the country, this park was conceived in the railway garden tradition to provide an engaging civic space for railway passengers arriving at key tourist destinations.

1.2 A Heritage Conservation District for the Old South Suburb

Today, the historic legacy of the original town and its first suburb is embedded in the built environment of downtown Halifax. The Old South Suburb 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 of the waterfront city including the vibrant railway industry of the 1920s and 30s. The Old South Suburb contains a substantial collection of heritage resources. Approximately two thirds of all properties in the District are historically significant. This Plan presents an opportunity to recognize this area as a distinct destination where the heritage of Halifax is celebrated and conserved.

There has been much change and urban redevelopment in the Old South Suburb in the past few decades. Since 2008, fires have claimed several historic buildings along South Street and Barrington Street near Cornwallis Park. Several more historic buildings were lost to demolition at the corner of Morris Street and Hollis Street³ and along Bishop Street, east of Hollis Street. These buildings were replaced with multi-unit buildings. The Old South Suburb was considered part of Downtown Halifax and included as part of its boundaries when the Downtown Halifax Municipal Plan was adopted in 2009. New development does not have to threaten the heritage value and character of the District. Within the guiding framework of the Old South Suburb Heritage Conservation District, new development presents an opportunity to maintain and support the unique character of this important area.

A Heritage Conservation District is a defined area of historic or architectural value that is protected by policy and regulations. A Heritage Conservation District is established by concurrent adoption of a Heritage Conservation District Plan (the Plan) and Heritage Conservation District By-law (the By-law).

The Plan and its accompanying By-law are adopted under the *Heritage Property Act* in accordance with the *Heritage Conservation Districts Regulations*. The purpose of this Plan is to encourage the preservation, rehabilitation, and restoration of the Old South Suburb's historic buildings, streetscapes, and public spaces. The Plan also identifies amendments to applicable municipal planning strategies and land use bylaws to protect and conserve the heritage values and character defining elements of the District.

³ Morris House (c. 1764), the oldest wooden residence in Halifax and the former office of surveyor general, Charles Morris, was picked up from its foundation on Hollis Street, near Morris Street, and moved to a new location on Creighton Street in the North End.

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

The Halifax Regional Municipality (the “Municipality”) hereby establishes the Old South Suburb Heritage Conservation District (the “District”) by concurrently adopting this Heritage Conservation District Plan and the accompanying Heritage Conservation District By-law, Halifax By-law H-800.

The Plan recognizes that there is much residential and commercial interest in the Old South Suburb. As such, the Plan seeks to promote the area as a distinct and desirable community in which to live, work, and visit through underground wiring, street trees, interpretive programs, and heritage streetscape features such as heritage lighting and furnishing.

The Plan includes policy directions for a financial incentives program to encourage architectural conservation of private property. It also includes processes to consider demolition and exterior alteration to facilitate the protection and conservation of historic buildings.

The Plan further recognizes that there are interests in redeveloping properties in the Old South Suburb. As such, the Plan seeks to encourage the redevelopment of vacant lots and opportunity sites in the District using heritage design guidelines to ensure that new construction supports and contributes to the traditional character. Amendments to the building heights framework in applicable municipal planning strategies and land use bylaws are also identified to support the traditional street setting of the historic suburb.

1.3 Developing the Plan

In accordance with the provisions of the *Heritage Property Act* and *Heritage Conservation Districts Regulations*, the 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 the Plan. This study was reviewed by the Heritage Advisory Committee, approved by Regional Council, and the Minister, responsible for the *Heritage Property Act*, advised that no further studies were required. 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 and the policies of the Plan and associated By-law. 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 other committees of council, adopted by Regional Council, and approved by the Minister responsible for the *Heritage Property Act*.

2. Statement of Significance

Understanding an historic place is an essential first step to good conservation practice. A Statement of Significance describes the historic place, defines its heritage value, and identifies the character-defining elements which embody the heritage value of the historic place.

2.1 Description of Historic Place

The Old South Suburb is a historic suburb which originally developed to the south of the palisade fence surrounding the town of Halifax in the 18th century. Today, the District is located at the southern limit of downtown Halifax, uphill from waterfront lands, overlooking Halifax Harbour to the east. The District includes mixed uses, residential and commercial, and mixed densities, mostly low-rise heritage buildings and several midrise buildings on large consolidated lots developed since the 1950s. All streets in the historic suburb run on a grid with eight east-west streets and two north-south streets: Barrington Street and Hollis Street. Historic mansions, including the Black-Binney House and Keith Hall, mark the northern limits of the District on Hollis Street. The monumental open space at Cornwallis Park, framed by the Hotel Nova Scotian (Westin Hotel) and the Canadian National Railway (Via Rail) Station, characterises the southern extent of the District and the downtown, where Hollis Street turns to join Barrington Street.

2.2 Heritage Value

The Old South Suburb is valued for its associations with the early settlement of Nova Scotia as one of the first contiguous suburbs of the once fortified town of Halifax. The district is valued as an area of traditional architecture. It is also valued for its associations with the early social and economic life of the waterfront town and the vibrant railway industry of the 1920s and 30s.

During the late 18th century and into the 19th century, a series of settlers acquired larger parcels of land south of the original town and built Georgian style dwellings. As the economy expanded with the Golden Age of Sail more residential buildings were constructed to the south of the original town that exemplify the architecture of the Georgian and early to mid-Victorian periods in Nova Scotia. The Scottish Georgian architectural style is characterized by the distinctive Scottish, five-sided, dormers on pitched or truncated pitched roofs. The configuration is most often a two-and-a-half-storey, three-bay townhouse, with a side-hall plan inside. The Scottish Georgian domestic architectural style is more prevalent in the Old South Suburb than anywhere else outside of Scotland. Further Georgian styles include the large square mansions with hipped roofs and the Palladian style with a triangular pediment.

Architectural styles evolved gradually, rather than dramatically, from Georgian to Victorian styles. This gradual evolution in styles, during the mid-Victorian years of the 1860s and 1870s, gives the area an overall cohesive architectural character rather than a jarring jumble of heritage styles. As the Mansard roof gained in popularity, the familiar two-and-a-half-storey, three-bay, side-hall-plan townhouses were built with curvaceous Mansard roofs, often with attractive

arched-roof dormers and tall chimneys. This architectural feature along with other more ornamental elements are prominent on the buildings of the Late Victorian period which are predominantly located along Barrington Street.

The previous owners and tenants of these early buildings are associated with early social and economic activities relating to the waterfront town. The district was home to many dockyard labourers including a high percentage of Irish residents, especially between 1860 and 1890. Much of this area was known informally as Irishtown for many decades thereafter.

In the 1930s, Halifax was the great eastern terminus of transcontinental rail passenger service in Canada. The Canadian National Railways Station (Via Rail Station) was constructed c. 1930, creating a major southern access point into downtown Halifax by rail. The construction of the Hotel Nova Scotian (Westin Hotel) by the Canadian National Railways, c. 1931, adjacent to the Canadian National Railway (Via Rail) Station speaks of railway affairs during the 1920s and 30s with its emphasis on both passenger traffic and tourism. These two buildings were designed in the Beaux-Arts architectural style with its symmetry, monumentality and classically inspired detailing. The Canadian National Railways created Park Nova Scotian (Cornwallis Park), c. 1931, in the railway garden tradition that contributes to the public realm at key railway destinations across the nation. The relationships of these buildings with this open space create a monumental destination and define the southern extent of Halifax's downtown core.

2.3 Character-Defining Elements

The character-defining elements means the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to heritage value and that must be sustained to preserve the heritage value of the Heritage Conservation District. 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.

The character-defining elements of the District are:

- a) the original rectangular grid layout including all existing right-of-way alignments and widths;
- b) traditional buildings in wood, stone and brick construction;
- c) two-and-a-half-storey building height, which is remarkably consistent throughout the area;
- d) buildings are close to the street with no setback or just enough setback to allow for stairway entrances;
- e) side yards and alleys, in between buildings, providing space between detached buildings;
- f) roofs are either pitched, truncated-pitched or Mansard roofs, with a few flat roofs;
- g) dormers are plentiful, with the five-sided Scottish dormer being particularly characteristic of the area;
- h) three-bay building width is most common, and the side-hall plan is also prevalent;
- i) doors frequently have transoms and side-lights;

- j) vertically proportioned windows are higher than wide and have over-and-under sashes;
- k) building widths are between 6 and 16 metres and depths are between 10 and 35 metres;
- l) wood buildings finished with wooden shingles;
- m) stone buildings frequently have stringcourses and corner quoins;
- n) brick buildings usually have the bricks exposed, although sometimes the bricks are covered with stucco of parge finish;
- o) buildings have prominent cornices, usually supported by brackets or dentils;
- p) the terrace, distinctive of the Scottish Georgian style, with three examples in Pryor Terrace, Morris Terrace, and Fraser Terrace;
- q) cohesive streetscapes; and
- r) active use of a building or site.

Additional character-defining elements of the monumental railway destination:

- a) the Beaux-Arts architecture of the Hotel Nova Scotian (Westin Hotel) and Canadian National Railway (Via Rail) Station with its symmetry, classical detailing, and 25 metre setback from the street;
- b) twelve storey addition to the Hotel Nova Scotian (Westin Hotel) with complementary materials, design, and a 25-metre setback from the street;
- c) unobstructed views of the Canadian National Railway (Via Rail) Station and Hotel Nova Scotian (Westin Hotel) looking eastward and southward across Cornwallis Park from all streets and from along Hollis Street;
- d) unobstructed views of Cornwallis Park from the public space in front of the railway station and hotel;
- e) all elements within the open space of Cornwallis Park including grassed areas, trees, shrubs and formal path layout; and
- f) monumental public art at the centre of Cornwallis Park.

Policy 2 Conserve Character-Defining Elements of the District

It is the intent of the Municipality that the character-defining elements of the Old South Suburb Heritage Conservation District, as identified in this Plan, are conserved or enhanced in the application of the Bylaw and the Standards and Guidelines for the Conservation of Historic Places in Canada, 2nd Edition (“HRM Conservation Standards”).

2.4 Examples of Historic Buildings Illustrated by Historical Period

Late Georgian Period (1800-1830)



Three-bay building widths of Pryor Terrace on Hollis Street with side-hall plans



Black-Binney House on Hollis Street with simple stone façade



Thomas Jeffery House on Barrington Street with simple wood façade and doors with transom and sidelights

Early and Mid-Victorian Period (1830-1885)



Lithgow House on Barrington Street with dormers on a Mansard roof



Benjamin Wier House on Hollis Street with prominent cornice and stringcourse



Waverley Hotel on Barrington Street with side yard and alley between neighbouring buildings

Late Victorian Period (1885-1900)



Renner-Carney House on Barrington Street with decorative brick corbelling



1150 Barrington Street with double bay window



Elmwood apartment building converted from a simple Georgian building into an ornate Victorian Hotel in 1896

Monumental Railway Destination of the Early Modern Period (1928-1930)



Beaux Arts architecture of the Hotel Nova Scotian (Westin Hotel) framing Cornwallis Park to the east



Canadian National Railway (Via Rail) Station with symmetry, classical detailing, and a 25-metre setback from the street

3. Rationale for Heritage Conservation Measures and District Boundaries

The Old South Suburb is the oldest suburb in Halifax. The heritage value of the Old South Suburb is characterized in the many registered and non-registered historic buildings, streets, and formal open spaces. The heritage value of the District is characterized in its overall cohesive architectural character as styles shifted gradually between Georgian and Victorian periods. The heritage value is also characterized in the monumental railway destination of the early modern period established by the Hotel Nova Scotian (Westin Hotel), Canadian National Railway (Via Rail) Station, and Cornwallis Park. There are 44 registered municipal heritage properties that are currently protected from demolition or exterior alteration within the Old South Suburb. There are also many historic buildings that contribute to the character of the area that are not registered but deserve conservation. This Plan identifies these historic buildings and the registered municipal heritage properties as contributing heritage resources.

There is an opportunity to both celebrate and conserve the heritage of Halifax in this District. Continued pressure for redevelopment poses a threat to the heritage value and character of the District. However, new development can also represent an opportunity to conserve and contribute to the unique character of the District if appropriate conservation standards and design guidelines are in place. There is much residential and commercial interest in this area. As such, there is a need to support private sector confidence and to create an environment which encourages private investment. There is also a need to support commercial activity by promoting and marketing the area as an attractive cultural heritage and commercial destination. This Heritage Conservation District plan is a comprehensive strategy that will serve to coordinate municipal and private interests in the protection, conservation, and revitalization of the District. Several heritage conservation measures are enabled by this Plan, including policies for demolition, exterior alteration, appropriate scale and character of new development and conservation of setting.

3.1 Historic Suburb

The following areas define the historic suburb:

a) Barrington Street and its Cross Streets

The District boundary encompasses a streetscape of primarily Victorian buildings along Barrington Street between Green Street and Cornwallis Park that define the southern approach to the District. The District boundary extends north along Barrington Street from Cornwallis Park to Spring Garden Road, encompassing seven cross streets. Along Barrington Street and its cross streets, the District boundary includes three national historic sites, three registered provincial heritage properties, registered municipal heritage properties, properties that contribute to the heritage value and character of the Old South Suburb as well as properties that visually impact the character of the Old South Suburb.

b) Hollis Street and its Cross Streets

Three prominent mansions mark the northern boundary of the Old South Suburb on Hollis Street including the Black-Binney House and Keith Hall. The District boundary extends south from its northern boundary along Hollis Street to Cornwallis Park, encompassing 4 cross streets. Along Hollis Street and its cross streets, the District boundary includes a national historic site, two registered provincial heritage properties, registered municipal heritage properties, properties that contribute to the heritage value and character of the Old South Suburb as well as properties that visually impact the character of the Old South Suburb.

3.2 Monumental Railway Destination

The monumental railway setting characterises the southern extent of the Old South Suburb. In the area around Cornwallis Park, the District boundary includes the Canadian National Railway (Via Rail) Station, a designated federal heritage railway station. The boundary also encompasses the Hotel Nova Scotian (Westin Hotel) and Cornwallis Park as important character defining elements of the district. The large property, south of Cornwallis Park, and vacant properties are included within the boundaries due to their proximity and visual impact on the setting of the Old South Suburb's southern approach.

3.3 District Boundaries

Map 1 illustrates the extent of the Old South Suburb boundary and its contributing heritage resources.

Three institutional landmarks define the northern boundary of the District on Barrington Street near Spring Garden Road including the Old Burying Ground, St. Matthew's Church, and Government House. These three properties are currently part of the Barrington Street Heritage Conservation District. However, these properties may have stronger historic associations with the Old South Suburb which are deserving of further study.

Policy 3 District Boundaries and Contributing Heritage Resources

It is the intent of the Municipality to establish the boundary of the District and to identify its contributing heritage resources, as shown on Map 1. which include registered provincial heritage properties and registered municipal heritage properties. The Heritage Conservation District Plan and By-law 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 Old Burying Ground, St. Matthew's Church, and Government House

It is the intent of the Municipality to consider amending the Old South Suburb Heritage Conservation District Plan and By-law in the future to include the Old Burying Ground, St. Matthew's Church, and Government House properties within the boundaries of the District and removing these properties from the Barrington Street Heritage Conservation District. This will also require amendments to the Barrington Street Heritage Conservation District Plan and By-law.

Policy 5 **Heritage Conservation Measures**

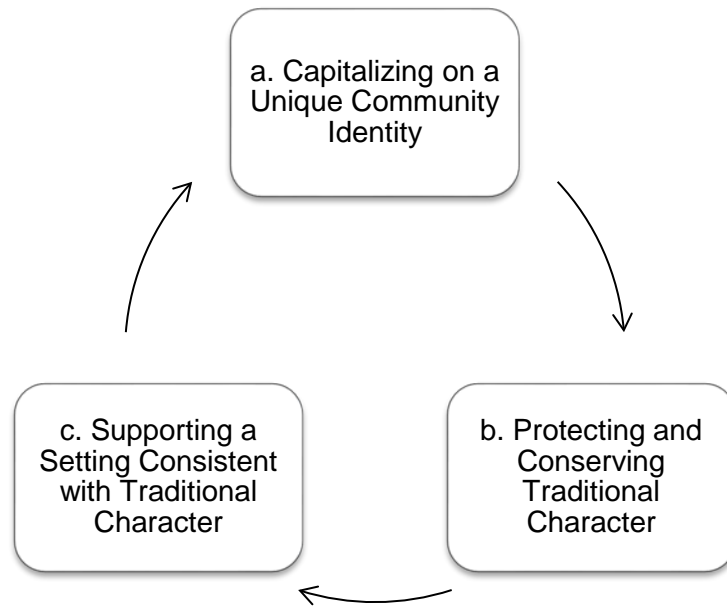
It is the intent of the Municipality to develop heritage conservation measures within the boundaries of the Heritage Conservation District and interrelated amendments to the applicable municipal planning strategies and land use bylaws to further support these measures.

4. Heritage Conservation Goals

The purpose of the Plan is to encourage the preservation, rehabilitation, and restoration of the Old South Suburb’s historic buildings, streetscapes, and public spaces. This Plan seeks to promote the District as a unique destination by securing existing heritage resources and by encouraging appropriate development, especially in the large empty spaces of the District. There are three heritage conservation goals which are mutually supportive:

- a. *To promote the District as a heritage and cultural destination for residents and visitors to capitalize on a unique community identity.*
- b. *To secure and encourage public and private investments in heritage resources to protect and conserve the traditional character of the District.*
- c. *To encourage cohesive development that supports a setting consistent with the traditional character of the District.*

The diagram below illustrates the approach to heritage conservation goals:



4.1 Capitalizing on a Unique Community Identity

People have an interest in living in the Old South Suburb. There is also a strong commercial interest with several restaurants, stores and offices operating in the area. People are also interested in learning more about the history and architecture of the area. As one of two primary gateways into downtown Halifax, the District will serve as a reception area for residents and visitors arriving by cruise ship, train or from another location along the waterfront or in the surrounding downtown area.

The Old South Suburb will support a distinct and desirable community that is designed and programmed to provoke the public's interest in heritage. The Plan will help people make a connection between the past and the present using a variety of techniques to meet the varying needs of people. The District will include educational signage that will help people learn about the history and architecture of the Old South Suburb. It will also include trees and interpretive streetscape elements with an appropriate historical design such as lamp posts and benches to help evoke and enhance the historic and architectural experience of the area.

These educational and interpretive features will promote the area as an historic destination and as an attractive place in which to live, work, and visit. These features will improve the public's awareness, understanding and appreciation of the heritage value and character of the Old South Suburb as well as a deeper appreciation of the need to preserve it. As such, these public investments will facilitate efforts to conserve the District's historic buildings, streetscapes, and public spaces.

Underground Wires

Burying overhead wires underground provides for significant urban design improvements such as the planting of street trees. It also provides for a more complementary setting for signage, street lighting and furnishing. To help cover costs associated with underground wiring in downtown Halifax, the Municipality will seek opportunities for cost sharing with the utility companies.

Policy 6 Underground Wires and Associated Costs

It is the intent of the Municipality to encourage the undergrounding of overhead wires in the District.

Trees

Downtown Halifax, including the Old South Suburb, experienced cycles of tree planting and clearing throughout its history. During the Late Georgian period, willows and poplars shaded residential streets and provided character and charm. However, in 1830, downtown sidewalks were cleared of all obstructions including much of the urban forest. Fortunately, hundreds of private trees remained on residential properties in the area. New street trees were later planted and flourished in Mid to Late Victorian times only to perish when electric and telephone poles were installed. Once again, more street trees were planted. In 2019, there were over 400 trees gracing the streets and residential properties in the Old South Suburb.

The people of Halifax value trees for their social benefits associated with quality of life. 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, providing habitat for birds, purifying the air, and cooling streets on hot summer days. Trees will frame registered municipal heritage properties and contributing resources without obscuring these heritage resources from the public view⁴.

Policy 7 Trees Providing Character and Charm

It is the intent of the Municipality to plant additional trees on municipal property, using appropriate planting infrastructure, within Cornwallis Park and along public streets, in accordance with the Urban Forest Master Plan. New trees will be planted in the Right-of-Way but not directly in front of contributing heritage resources and new plantings shall include distinct species to enhance the historic character of the District.

Commercial and Residential Interest

There is a strong commercial interest in the District. Business owners recognize the benefits of promoting the Old South Suburb as a destination for cultural heritage tourists and visitors from other parts of the municipality and province. They also recognize the benefits in encouraging appropriate development in the District to support a greater local population base that will sustain frequent patronage to local businesses. Property development firms have an expressed interest in providing greater residential accommodations in the District. Greater access to residential units will increase the residential population of the historic suburb and provide more opportunities for people to experience and safeguard its heritage resources.

Policy 8 Encouraging Infill and Integrated Development

It is the intent of the Municipality to amend applicable municipal planning strategies and land use bylaws to encourage infill and integrated development within the District and to provide for incentive or bonus zoning in exchange for the provision of heritage conservation.

Open Space and Interpretation

Historic buildings provide the essential character of the area. This character is important to all residents and business operators but it is vital to retail businesses because it provides a distinct setting and a desirable historic destination for visitors, including cultural heritage travellers. Both residents and visitors need to feel welcomed. Interpretation can awaken their interests and relate to them at a personal level. Open spaces, such as Cornwallis Park, provide a venue for public gatherings. Retail businesses can also provide places for visitors to frequent in the District.

⁴ Halifax Regional Municipality (2012). Urban Forest Master Plan. Halifax, NS.

Branding is a marketing strategy that involves creating a differentiated name and image to establish a presence in the public's mind and to attract people. A brand strategy for the Old South Suburb can help market the area as a distinct and desirable historic destination by incorporating the Halifax brand and a visual identity based on the Late Georgian and Mid-Victorian character.

Policy 9 Landscape and Interpretation Strategy

It is the intent of the Municipality to develop a Landscape and Interpretation Strategy for the District with an emphasis on creating a visual connection between the institutional properties near Spring Garden Road and the open space at Cornwallis Park. The Strategy will emphasize the area as a desirable place to visit and to learn about the history of the District. Hollis Street and the cross streets of Bishop, Morris, and South will establish physical and visual connections between the Halifax Waterfront and the District. The following items will be addressed in the Strategy:

- a) Street lamps and benches with a design appropriate to the Late Georgian or Early to Mid-Victorian period;
- b) Special effects lighting to highlight character defining elements of historic buildings at night. Financial incentives may support such projects;
- c) Street infrastructure to support tree health and pedestrian safety, including traffic calming measures;
- d) Interpretive signage to highlight Historic Pleasant Street, Historic Irishtown, and other topics that communicate the heritage value of the District; and
- e) A visual identity and brand with marketing actions, including online connectivity, to promote the District as a distinct and desirable historic destination for residents and cultural heritage travellers.

4.2 Protecting and Conserving Traditional Character

Protecting and conserving the traditional character is an essential goal of this Plan. Historic buildings form the unique identity of the District and will continue to influence the character of the built environment while connecting us to the values of our past. This Plan will encourage the preservation, rehabilitation, and restoration of historic buildings, streetscapes, and public spaces. This goal does not seek to stop new development instead it recognizes that past development serves as a guide to future development.

The preservation, rehabilitation and restoration of heritage resources are essential to the conservation and revitalization of heritage resources. There are 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 heritage buildings. Rehabilitation and restoration projects can accurately reveal, recover, or represent the state of a heritage building, or a component of a heritage building, which may have been lost over time.

Process to Protect Historic Buildings

The dense concentrations of historic architecture in cohesive styles serves a prominent role in defining the character of the District. In establishing a Heritage Conservation District, the Municipality seeks to strengthen the protection of registered municipal heritage properties and to extend protection from demolition and inappropriate exterior alteration to all properties in the district that contribute to its heritage value and character.

Prior to the establishment of the Old South Suburb Heritage Conservation District, the registered municipal heritage properties in the District were protected from demolition and inappropriate alteration for three years, through the provisions of Section 18 of the *Heritage Property Act*.

In establishing the District, it is the intention of the Municipality to strengthen the protection of registered municipal heritage properties and to extend protection from demolition to all other properties that contribute to the heritage value and character of the District. These policies seek to ensure that significant changes to the character of the District cannot occur without consideration of their impact on the heritage value and character of the District.

Policy 10 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, exterior materials, exterior steps and stairs;
- b) Demolition or removal of buildings and structures identified as contributing heritage resources, on Map 1;
- c) Construction of new buildings;
- d) Awnings and canopies;
- e) Fences in front yards;
- f) Utility structures including fuel tanks, mechanical or electrical equipment, satellite dishes;
- g) Improvements to the public right of way and Cornwallis Park; and
- h) Subdivision of land within the District.

Policy 11 Preference for Retention of Heritage Resources

It shall be the intent of the Municipality to make every effort to seek the retention, preservation, rehabilitation, and restoration of buildings, streetscapes, structures, features, spaces and areas with heritage value within the District in accordance with the Municipality's general policy on the protection of heritage resources in the Regional Municipal Planning Strategy, Section 7.3.

Policy 12 Demolition Rationale

Every application for a Certificate of Appropriateness for demolition or removal of a building or structure, identified as a contributing heritage resource, 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 13 Demolition, Removal or Substantial Alteration of Registered Municipal Heritage Properties

An application for the demolition, removal or substantial alteration 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, removal or substantial alteration of a contributing heritage resource. Where Council denies an application for demolition, removal or substantial alteration of a registered municipal heritage property, the Heritage Officer shall refuse a Certificate of Appropriateness in accordance with the decision of Council. In accordance with the *Heritage Property Act*, the property owner may not carry out the application for demolition or substantial alteration to the registered heritage building at any time in the future without the approval of Council.

Policy 14 Public Hearing Required for Demolition, Removal or Substantial Alteration of a Contributing Heritage Resource

Where an application is made for demolition, removal, or substantial alteration of a contributing heritage resource, as identified in Map 1, the application shall be considered at a public hearing to ensure that significant changes to the character of the District do not occur without consideration of its impact on the heritage value and character of the District. In determining whether to grant or refuse permission, Council shall consider:

- a) the heritage value of the building or structure as articulated in the architectural and historical associations sections of Appendix A of this Plan;
- b) the significance of the building or structure to the heritage value and character-defining elements of the District;
- c) the structural condition of the building or structure if the application proposes to remove a building or a portion of a building;
- d) the potential for repair and continued use of the building or structure;
- e) the compliance or lack of compliance of the proposed development with the HRM Conservation Standards and Heritage Design Guidelines if the application proposes to make substantial alterations to a building; and
- f) the written advice of Heritage Staff and the Heritage Advisory Committee.

Policy 15 Demolition, Removal or Substantial Alteration of Contributing Heritage Resource

The Municipality shall hold a public hearing before considering a Certificate of Appropriateness for the demolition, removal or substantial alteration of a

contributing heritage resource that is identified on Map 1. After the public hearing, the Heritage Officer shall:

- (a) (i) If Council approves an application for a Certificate of Appropriateness for demolition, removal or substantial alteration 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, removal or substantial alteration of a contributing heritage resource, refuse a Certificate of Appropriateness in accordance with the decision of Council; and
- (b) In accordance with the *Heritage Property Act*, no Certificate of Appropriateness shall be granted until the time for appeal has elapsed or the appeal has been disposed of, whichever is the longer.
- (c) Notwithstanding Map 1, when a Certificate of Appropriateness is issued for the demolition of a contributing heritage resource, the property containing the building is no longer a heritage resource when the building is demolished.

Policy 16 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 requirement to install heritage interpretive signage on the property near the front property line at the expense of the applicant with content, design, and placement approved by the Heritage Officer;
- b) the photographic or other documentation of the building prior to its demolition, removal, or substantial alteration at the expense of the applicant;
- c) a time limit on an approval under which a demolition, removal or substantial alteration can be carried out; and
- d) suitable restoration of the site following demolition or removal of a building.

Policy 17 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 Unsightly 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 can encourage and support conservation projects on heritage resources including maintenance, preservation, rehabilitation and restoration work.

Policy 18 Financial Incentives Program

The Municipality may consider a financial incentives program for the Old South Suburb in consideration of a needs assessment study⁵ to encourage and support conservation work on heritage resources. The financial incentives program shall prioritize revitalization projects, especially rehabilitation work.

Canadian National Railway Station and Hotel Nova Scotian

The dominant presence of the Hotel Nova Scotian (Westin Hotel) and the unobstructed views of the Canadian National Railway (Via Rail) Station and Hotel Nova Scotian (Westin Hotel) from Cornwallis Park and the public streets are character defining elements of the District. As such, the District would lose heritage value if the existing lots directly in front of the Canadian National Railway (Via Rail) Station and Hotel Nova Scotian (Westin Hotel), currently used for parking and driveways, were developed as front additions. The Heritage Conservation District By-law cannot restrict development completely on these three lots; however, conservation measures can ensure more appropriate development.

Policy 19 View of Railway Station and Hotel

It is the intent of the Municipality to make interrelated amendments to applicable the municipal planning strategy and land use bylaw to ensure that the views of the Canadian National Railway (Via Rail) Station and Hotel Nova Scotian (Westin Hotel) are maintained from Cornwallis Park.

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 20 Conservation Standards and Guidelines

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

Height and Massing Framework for Heritage Properties

The Downtown Halifax Secondary Municipal Planning Strategy envisions the area encompassed by the Old South Suburb Heritage Conservation District as the downtown's

⁵ Turner Drake & Partners Ltd. (2017). Recommending Financial Incentives for Heritage Conservation Districts. Halifax, NS: Halifax Regional Municipality

southern gateway. This area will serve as a renewed community focus for the surrounding neighbourhoods while providing for a transition in scale and intensity between the downtown and the established residential areas to the south and west. The vision for the area further recognizes that the low to mid-rise heights, concentration of impressive historic buildings, and the setting of Cornwallis Park are defining qualities that lend to the area's traditional charm and character. Appropriate heights for historic buildings will ensure that these historic buildings are not demolished or substantially altered for constructing new taller buildings.

Several historic properties in the District include deep rear yards which can accommodate new integrated development. The heritage buildings on these properties should be conserved through an appropriate height and massing framework that account for the principles concerning minimal intervention and appropriate new additions in the HRM Conservation Standards.

Policy 21 Height and Massing for Heritage Resources

It is the intent of the Municipality to amend the applicable municipal planning strategy and land use bylaw to enable appropriate height and massing of structures in locations of the District where registered heritage properties and contributing heritage resources are located to ensure the conservation of the heritage resources on the lot and that conservation projects, including rehabilitation, can be undertaken.

Policy 22 Height and Massing for Cornwallis Park

It is the intent of the Municipality to make interrelated amendments to the applicable municipal planning strategy and land use bylaw regarding the height and massing of structures within Cornwallis Park to ensure the conservation of the heritage resources on the lot and that conservation projects, including rehabilitation, can be undertaken.

Policy 23 Integrated Development

It is the intent of the Municipality to make interrelated amendments to the applicable municipal planning strategy and land use bylaw to ensure that a massing framework for integrated development maintains the character of the neighbourhood.

Conservation Treatment of Rear Wings

Over half of the buildings in the District include rear wings. A rear wing is part of a main building that is subordinate to it and projects to the rear of it. 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. Rear wings may have heritage value because of materials, forms, spatial configurations, uses and cultural associations. However, some rear wings may have been added to the historic building more recently and are not of historic significance. If there is

evidence that this is the case, these additions can be removed to facilitate appropriate rehabilitation projects.

All rear wings are considered part of the heritage building unless there is documentary or physical evidence that the structure is not of historic significance. The Heritage Officer may request a Heritage Impact Statement where a development proposal seeks to remove or impact a rear wing. The statement shall demonstrate how the rear wing will be conserved and integrated in the context of redevelopment or site alteration. A financial incentives program may also support appropriate mitigative measures, alternative development or site alteration approaches recommended in the statement.

Policy 24 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 25 The financial incentives program may support appropriate mitigative measures or alternative development recommended in a heritage impact statement.

Alternate Building Code Compliance Methods and Performance Based Equivalencies

The establishment of the Heritage Conservation District enables the Alternate Compliance Methods and Performance Based Equivalencies of the Nova Scotia Building Code Regulations to be used on all buildings in the District, where previously they were only applicable to individually registered heritage buildings. Under the Regulations a property owner may request that the Alternate Compliance provisions be used. The Alternate Compliance provisions make it easier for old buildings to meet code requirements for fire safety, fire escapes, spatial separations, height and area of rooms, window areas, washroom facilities, and can make a great difference in the economic viability of heritage buildings. They are particularly useful when a building is undergoing change of occupancy, such as conversion of upper floors to residential use. Several buildings in the District have this potential and could benefit from use of Alternate Compliance Methods.

4.3 Supporting a Setting Consistent with Traditional Character

The Plan and its accompanying By-law inform the Downtown Halifax Secondary Municipal Planning Strategy (DHSMPS) and Land Use By-law (DHLUB). The DHSMPS is structured around nine distinct precincts, each with its own character and functional identity. The objective of defining these precincts is to focus and direct land uses, define appropriate character for development, protect heritage, and direct public investment. The Old South Suburb Heritage Conservation District includes the entirety of the Barrington Street South precinct as identified in the DHSMPS.

Over the past few decades, there has been new construction within the District that is appropriate to the scale and character of the area. However, there has also been construction that is out of scale and character with the District. The Old South Suburb Heritage Conservation District plan will encourage the protection and appropriate adaptive reuse of existing historic buildings in the area. It will also encourage design and construction of infill buildings that complement historic buildings while filling empty spaces that now detract from the architectural cohesiveness of the area.

Contemporary design in the District can be appropriate to the heritage buildings. New construction that is visually consistent with the traditional character of the District will support the Plan's goal of enhancing the unique character of the area. New construction will provide continuity with the pedestrian scale on the street while ensuring that historic places are visually prominent and framed within an appropriate setting. Historic buildings should not become anomalies at risk of demolition or inappropriate alteration. Instead, new construction should facilitate efforts to conserve the District's historic buildings by supporting the existing historic character.

Heritage Design Guidelines

The Downtown Halifax Land Use Bylaw includes a Design Manual which provides general design guidelines for all new development in the downtown and more specific design guidelines for development in heritage contexts. The heritage design guidelines include provisions relating to façade alterations and signs. These guidelines also include provisions for additions to heritage buildings, development on the same property as heritage buildings, and new development abutting heritage properties.

Where a development application involves a contributing heritage resource, the application is referred to the Heritage Officer. If the application requires a Certificate of Appropriateness, the Heritage Officer evaluates the application using the Old South Suburb Heritage Conservation District By-law including the applicable sections of the HRM Conservation Standards. If the application meets the HRM Conservation Standards, the Heritage Officer then uses the applicable sections of the Design Manual to evaluate the design aspects of the application.

If the development application involves a substantial alteration to a contributing heritage resource or registered municipal heritage property, the application is evaluated by the Heritage Officer, Heritage Advisory Committee, and Regional Council.

Policy 26 Design Guidelines Supplement Conservation Standards

The Heritage Design Guidelines section of the Land Use By-law Design Manual shall supplement the Standards & Guidelines and shall provide a parallel frame of reference by which applications for Certificates of Appropriateness shall be evaluated. When evaluating applications for Certificates of Appropriateness, in the event of conflict between the provisions of the Standards & Guidelines and the Design Manual, the Standards & Guidelines shall prevail.

Streetwall Setback

The Downtown Halifax Land Use By-law includes requirements for maximum height and massing of new development within each precinct. This includes provisions for maximum building height, streetwall height, step back of upper storeys above the streetwall, and stepback of rooftop additions on existing buildings. The heights framework for the District established under the Downtown Halifax Land Use By-law ensures that new development respects the existing scale and form of the District while allowing for additional development capacity. The Old South Suburb is a traditional residential neighbourhood and its streetwall height shall reflect its traditional residential character.

The prominent setting of the Hotel Nova Scotian (Westin Hotel) and Canadian National Railway (Via Rail) Station with large setback from the street is a character defining element of the monumental railway destination centred on Cornwallis Park. New construction around Cornwallis Park shall support and contribute to the prominent setting of the Hotel Nova Scotian (Westin Hotel) and Canadian National Railway (Via Rail) Station with appropriate setbacks and streetwall height.

Policy 27 Streetwall Heights and Setbacks

It is the intent of the Municipality to amend applicable municipal planning strategies and land use bylaws to ensure that streetwall heights reflect the traditional residential character of the District. The stepback of the streetwall from the front property line will reflect traditional residential character of the District.

Height and Massing Framework for Infill Development

The District includes low to mid-rise development. The low-rise buildings are mostly heritage resources that are between two to three storeys in height. These properties encompass 50 per cent of the total area of all properties within the District. With the exception of the Hotel Nova Scotian (Westin Hotel), existing mid-rise buildings in the District are mostly identified as non-contributing heritage resources, constructed between the 1950s and the present, which encompass the other 50 per cent of the total area of all properties within the District.

The District can be revitalized with new infill development with limited impact on the heritage character of the District. New infill development abutting heritage buildings or integrated development on the same property as heritage buildings may have impact on heritage resources and should be designed to mitigate any negative impacts.

Any increase in height for new infill development on properties within the District will contribute to the conservation of contributing heritage resources within the District through an incentive or bonus zoning.

Policy 28 Infill Development

It is the intent of the Municipality to amend the applicable municipal planning strategies and land use bylaws to allow mid-rise post bonus development on properties which are not identified as contributing heritage resources. Post bonus density is accessed through a bonus density program in exchange for cash in-lieu.

Policy 29 Integrated Development

It is the intent of the Municipality to amend the applicable the municipal planning strategy and land use bylaws to allow mid-rise post bonus development on properties identified as contributing heritage resources with side or rear yards large enough to accommodate such development. Post bonus density is accessed through a bonus density program in exchange for the conservation of the heritage building on the property or cash-in-lieu.

5 Implementation Policies

5.1 General

Old South Suburb Heritage Conservation District Plan

Policy 30 This Plan complements amendments to the applicable municipal planning strategies and land use by-laws to guide decision-making with respect to heritage conservation within the Old South Suburb Heritage Conservation District.

Policy 31 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.

Old South Suburb Heritage Conservation District By-law

Policy 32 Pursuant to the authority of Section 19A of the *Heritage Property Act*, it is the intent of the Municipality to adopt the Old South Suburb Heritage Conservation District By-law to further the objectives and policies of this Plan.

Strengthened Protection from Demolition for Registered Municipal Heritage Properties

Policy 33 In accordance with the *Heritage Property Act*, section 18 of the *Heritage Property Act*, respecting consideration by the Municipality of application to alter or demolish, does not apply in the District.

Policy 34 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 1 that shall be used by the Heritage Officer or Council when evaluating applications for Certificates of Appropriateness.

APPENDIX A

Photograph (front elevation)

Building Classification: New Building



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

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

Architectural Comments:

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

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

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

Historical Comments:

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

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

Contextual Building Comments:

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

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

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

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

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

History of Building:

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

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Researcher:	A. M. Withrow
Date:	February 2011

Architectural Comments:

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

Historical Comments:

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

Contextual Building Comments:

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

Contextual District Comments:

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

Present Owner(s):	Terra Consultants
Address:	380 Alison Blvd.
	Fredericton, NB E3C 0A9

Original Owner(s):	James Finlay
Occupation:	Grocer

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

Builder:	Unknown
Present Use:	

History of Building:

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

Comments on Historical Associations:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Researcher:	A. M. Withrow
Date:	February 2011

Architectural Comments:

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

Historical Comments:

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

Contextual Building Comments:

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

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

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

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

History of Building:

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

Comments on Historical Associations:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Researcher:	A. M. Withrow
Date:	February 2011

Architectural Comments:

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

Historical Comments:

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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

History of Building:

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

Comments on Historical Associations:

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

Photograph (front elevation)

Building Classification: New Building



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

Researcher:	A. M. Withrow
Date:	February 2011

Architectural Comments:

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

Historical Comments:

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

Builder:	Unknown
Present Use:	Rental Property

History of Building:

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

Comments on Historical Associations:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Researcher:	A. M. Withrow
Date:	February 2011

Architectural Comments:

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

Historical Comments:

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

Builder:	Unknown
Present Use:	Residential

History of Building:

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

Comments on Historical Associations:

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

Photograph (front elevation)

Researcher:	A. M. Withrow
Date:	February 2011



Building Classification: Contributing Building

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

Architectural Comments:

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

Historical Comments:

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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

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

History of Building:

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

Comments on Historical Associations:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Researcher:	A. M. Withrow
Date:	February 2011

Architectural Comments:

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

Historical Comments:

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

Builder:	Unknown
Present Use:	Pizza Restaurant and apartment

History of Building:

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

Comments on Historical Associations:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Researcher:	A.M Withrow
Date:	February 2011

Architectural Comments:

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

Historical Comments:

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

Builder:	Unknown
Present Use:	Private Residence

History of Building:

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

Comments on Historical Associations:

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

Photograph (front elevation)

Building Classification: New Building



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

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

Architectural Comments:

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

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

Historical Comments:

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Contextual Building Comments:

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

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

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

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

History of Building:

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

Other Comments:

Photograph (front elevation)

Building Classification: N/A



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

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

Architectural Comments:

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

Historical Comments:

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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

History of Building:

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

Comments on Historical Associations:

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

Photograph (front elevation)

Building Classification: Registered Building



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

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

Architectural Comments:

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

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

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

Historical Associations:

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

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

Contextual Building Comments:

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

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

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

Builder:	John Metzler
Present Use:	Restaurant and Pub

History of Ownership:

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

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

Photograph (front elevation)

Building Classification: Contributing Building



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

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

Architectural Comments:

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

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

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

Historical Associations:

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

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

Contextual Building Comments:

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

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

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

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

History of Ownership:

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

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

Photograph (front elevation)

Building Classification: Registered Building



Whole building c 2001



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

Southern half 2012



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

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

Architectural Comments:

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

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

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

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

Historical Associations:

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

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

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

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

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

Contextual Building Comments:

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

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

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

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

History of Ownership:

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

Photograph (front elevation)

Building Classification: New Building



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

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

Architectural Comments:

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

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

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

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

Contextual Building Comments:

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

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

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

History of Building:

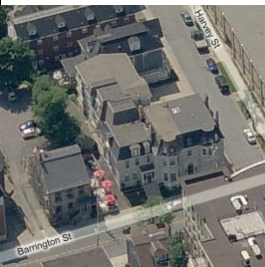
OWNER	FROM: TO:	OCCUPATION	BOOK • PAGE
Maxwell Properties Ltd.	2005 - Present	n/a	n/a
Young Women's Christian Association of Halifax	c.1930 – 2005	n/a	n/a

Photograph (front elevation)

Building Classification: Registered Building



Whole building c 2001



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

Northern Half 2012



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

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

Architectural Comments:

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

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

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

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

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

Historical Associations:

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

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

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

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

Contextual Building Comments:

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

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

Original Owner(s):	James Scott
Occupation:	Merchant

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

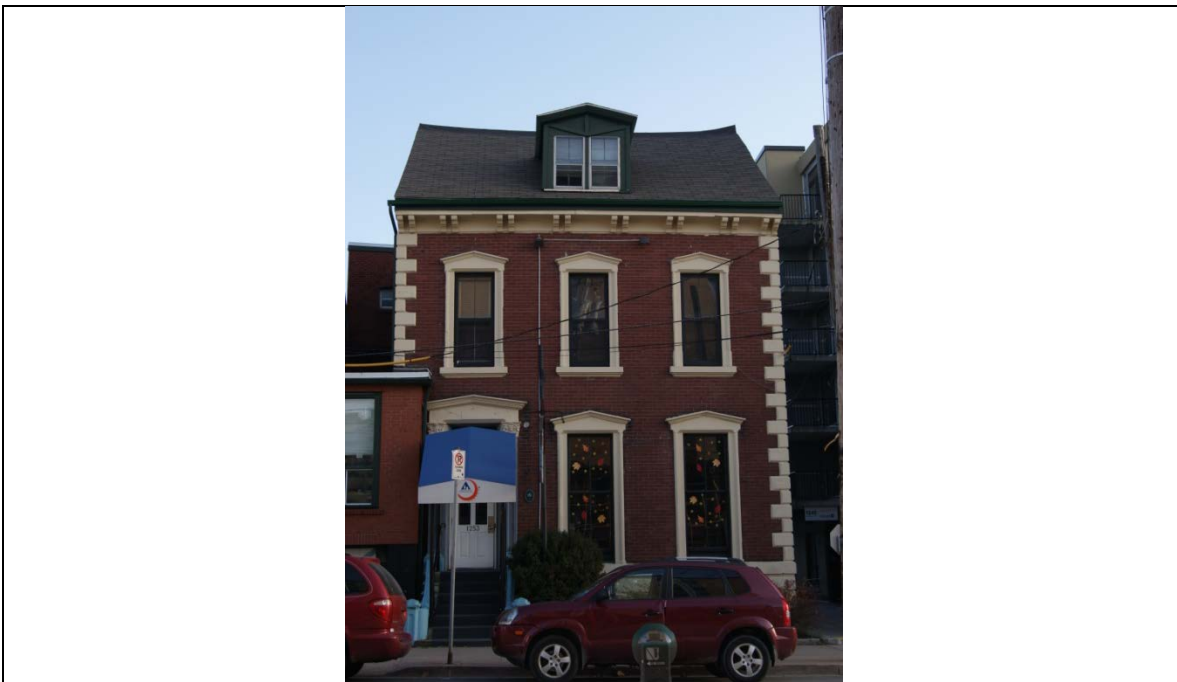
Builder:	Unknown
Present Use:	Multi-unit residential building (20 units total)

History of Ownership:

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

Photograph (front elevation)

Building Classification: Registered Building



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

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

Architectural Comments:

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

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

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

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

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

Historical Associations:

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

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

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

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

Contextual Building Comments:

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

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

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

Builder:	George Blaiklock
Present Use:	Residential and Commercial

History of Ownership:

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

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

Photograph (front elevation)

Building Classification: New Building



c. 1970

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

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

Architectural Comments:

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

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

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

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

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

Historical Comments:

This is the site of the former Halifax Ladies College and Conservatory of Music (1887-1954), which boasted electricity and hot water heating for its facilities, which included "a Science Laboratory, a

large, well-lighted Studio and a fine Gymnasium for Calisthenics and Basket Ball.” (Aims of the College, 1918). The Ladies College is known for having hosted Lucy Maud Montgomery as a student.

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

Contextual Building Comments:

A new modern building “known as the Y”, is directly located across Barrington Street from the Sir John Thompson Building, that is otherwise surrounded by many registered heritage buildings.

The building lies on the former site of the James B. Duffus Estate at 164-172 Pleasant Street, which extended up Harvey Street to intersect with the William Esson Estate (1878). Duffus was one of eight original partners in founding the Merchant’s Bank in Halifax (1864), which would later become the Royal Bank of Canada.

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

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

History of Building:

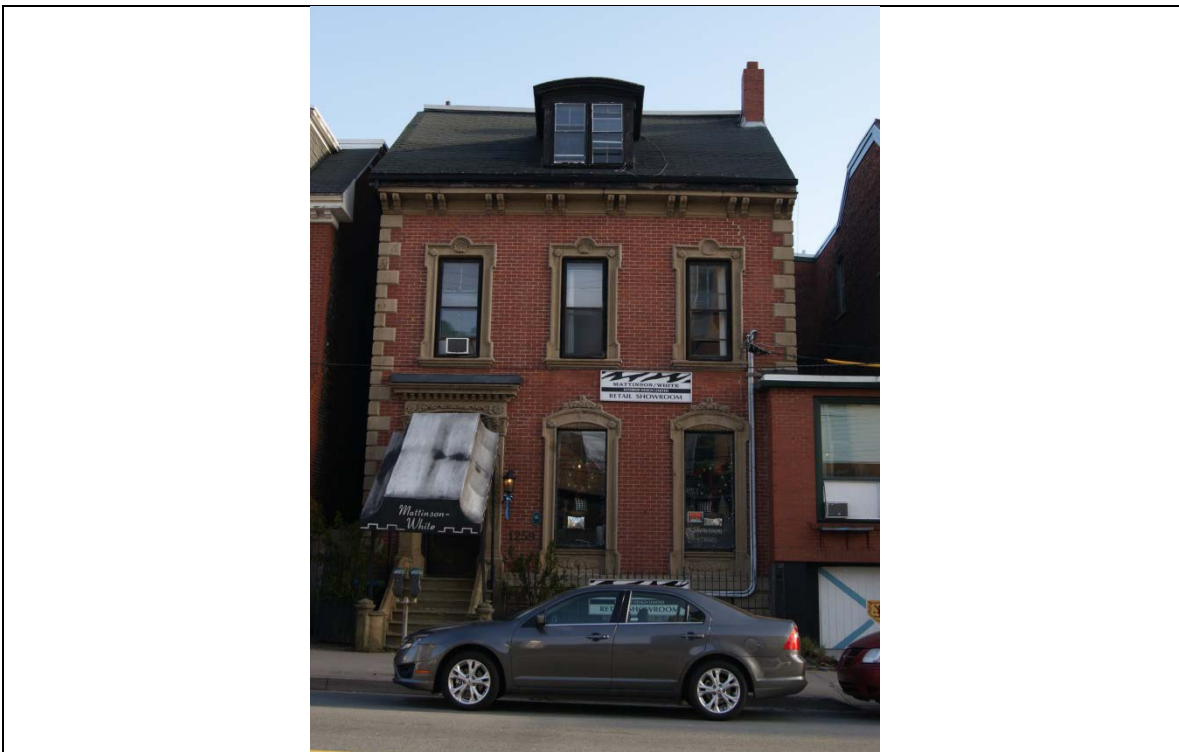
OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
1256 Barrington Investments Ltd.	2010 – Present			#95127412
Canada Lands Company (CLC) LTD	? – 2010			
City of Halifax	1940-?			Book 795, Page 297
Halifax Ladies’ College	1887-1940			Book 258, Page 579
James B. Duffus	1887			



Halifax Ladies College, date unknown.

Photograph (front elevation)

Building Classification: Registered Building



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

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

Architectural Comments:

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

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

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

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

Historical Associations:

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

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

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

Contextual Building Comments:

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

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

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

Builder:	George Blaiklock
Present Use:	Residential and Commercial

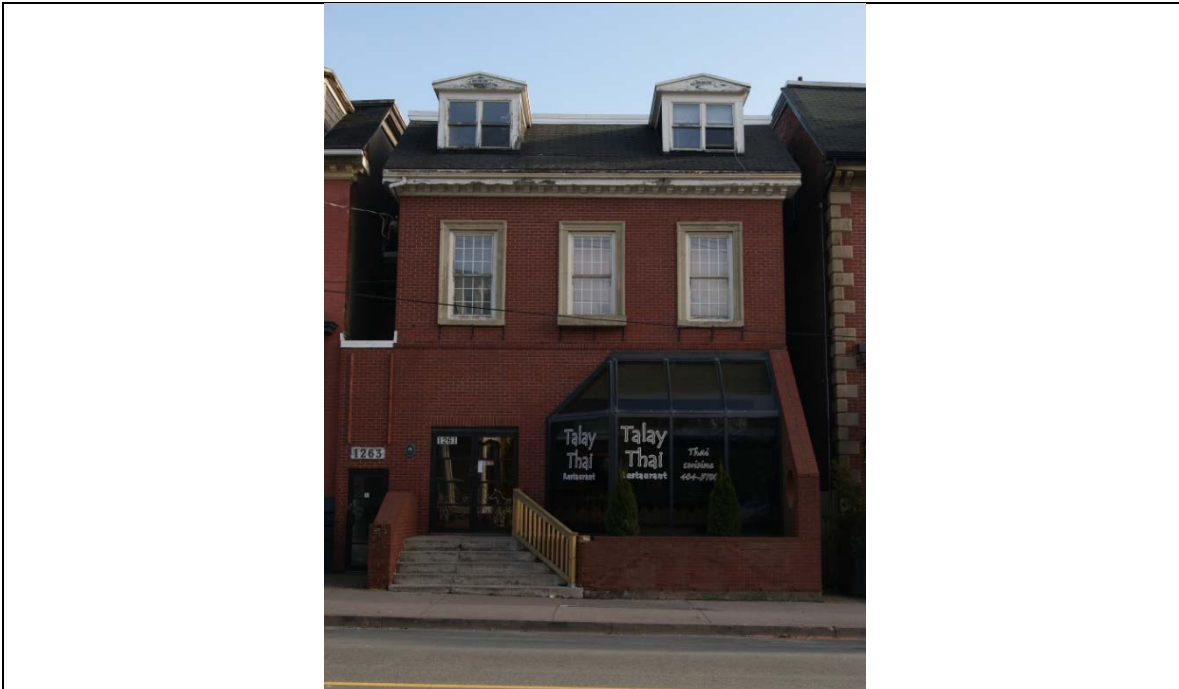
History of Ownership:

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

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

Photograph (front elevation)

Building Classification: Registered Building



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

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

Architectural Comments:

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

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

Historical Associations:

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

Contextual Building Comments:

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

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

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

Builder:	George Blaiklock
Present Use:	Business

History of Ownership:

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

Photograph (front elevation)

Building Classification: Contributing Building



Building No.	45	Researcher:	Colette Bishop-Greene
Civic Address	1264-66 Barrington Street	Date:	December 2 nd , 2011
Building Name	Waverley Hotel		
Construction Date	Approx. 1865-1866		

Architectural Comments:

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

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

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

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

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

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

Historical Associations:

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

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

Contextual Building Comments:

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

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

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

Builder:	Unknown
Present Use:	Hotel/Inn

History of Ownership:

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

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

Photograph (front elevation)

Building Classification: Registered Building



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

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

Architectural Comments:

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

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

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

Historical Associations:

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

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

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

Contextual Building Comments:

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

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

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

Builder:	George Blaiklock
Present Use:	Commercial

History of Ownership:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

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

Architectural Comments:

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

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

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

Historical Associations:

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

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

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

Contextual Building Comments:

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

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

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

History of Ownership:

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

Photograph (front elevation)

Building Classification: Vacant Lot



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

Researcher:	Emma Sampson
Date:	September 26, 2014

Architectural Comments:

N/A

Historical Comments:

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

Contextual Building Comments:

N/A

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

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

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

History of Building:

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

Other Comments:

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Photograph (front elevation)

Building Classification: Vacant Lot



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

Researcher:	Emma Sampson
Date:	September 26, 2014

Architectural Comments:

N/A

Historical Comments:

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

Contextual Building Comments:

N/A

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

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

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

History of Building:

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

Other Comments:

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Photograph (front elevation)

Building Classification: Contributing Building



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

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

Architectural Comments:

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

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

Historical Associations:

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

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

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

Contextual Building Comments:

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

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

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

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

History of Ownership:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

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

Architectural Comments:

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

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

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

Historical Associations:

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

Contextual Building Comments:

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

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

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

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

History of Ownership:

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

Photograph (front elevation)

Building Classification: N/A



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

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

Architectural Comments:

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

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

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

Historical Associations:

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

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

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

Contextual Building Comments:

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

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

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

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

History of Ownership:

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

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

Photograph (front elevation)

Building Classification: Vacant Lot



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

Researcher:	Emma Sampson
Date:	October 17, 2014

Architectural Comments:

N/A

Historical Comments:

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

Contextual Building Comments:

N/A

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

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

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

History of Building:

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

Other Comments:

Photograph (front elevation)

Building Classification: Registered Building



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

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

Architectural Comments:

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

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

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

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

Historical Associations:

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

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

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

Contextual Building Comments:

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

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

History of Ownership:

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

Photograph (front elevation)

Building Classification: New Building



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

Building No.	66
Civic Address	1327-1329 Barrington Street
Building Name	Halifax Citadel Community Church
Construction Date	c. 1958

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

Architectural Comments:

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

Historical Comments:

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

Contextual Building Comments:

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

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

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

History of Building:

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

Other Comments:

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Photograph (front elevation)

Building Classification: Registered Building



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

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

Architectural Comments:

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

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

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

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

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

Historical Associations:

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

Contextual Building Comments:

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

Present Owner(s):	3119875 N.S. Limited	Original Owner(s):	Thomas N. Jeffery
Address:	1717 Brunswick Street	Occupation:	Collector of Customs, Government Administrator
	Halifax, NS B3J 2G4		

Year Built:	1805-1817
Factual/Estimate?	Estimate
Sources:	Deed description and property assessment (Registry of Deeds) 1986 Heritage Inventory Site Form
Builder:	Unknown
Present Use:	Residential and Commercial

History of Ownership:

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

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

Photograph (front elevation)

Building Classification: N/A



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

Researcher:	A. M. Withrow
Date:	February 2011

Architectural Comments:

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

Historical Comments:

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

Contextual Building Comments:

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

Contextual District Comments:

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

Present Owner(s):	Joanne Lawen	Original Owner(s):	James Allen
Address:	1245 Barrington Street	Occupation:	Master Mariner
	Halifax, NS B3J 1Y2		

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

Builder:	Unknown
Present Use:	Apartment Building

History of Building:

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

Comments on Historical Associations:

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

Photograph (front elevation)

Building Classification: Registered Building



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

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

Architectural Comments:

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

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

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

Historical Associations:

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

Contextual Building Comments:

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

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

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

Builder:	Unknown
Present Use:	Residential

History of Ownership:

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

Photograph (front elevation)

Building Classification: Registered Building



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

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

Architectural Comments:

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

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

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

Historical Associations:

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

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

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

Contextual Building Comments:

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

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

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

Builder:	David Stirling and Andrew Dewar
Present Use:	Commercial

History of Ownership:

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

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

Photograph (front elevation)

Building Classification: Registered Building



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

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

Architectural Comments:

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

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

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

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

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

Historical Associations:

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

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

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

Contextual Building Comments:

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

Present Owner(s):	Halifax County Condominium Corp. 185
Address:	Halifax Regional Municipality

Original Owner(s):	St. Matthew's Church
Occupation:	Presbyterian Congregation

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

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

History of Ownership:

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

Photograph (front elevation)

Building Classification: Registered Building



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

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

Architectural Comments:

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

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

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

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

Historical Associations:

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

Contextual Building Comments:

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

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

Builder:	Unknown
Present Use:	Residential

History of Ownership:

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

Photograph (front elevation)

Building Classification: Registered Building



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

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

Architectural Comments:

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

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

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

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

Historical Associations:

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

Contextual Building Comments:

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

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

History of Ownership:

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

Photograph (front elevation)

Building Classification: Registered Building



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

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

Architectural Comments:

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

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

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

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

Historical Associations:

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

Contextual Building Comments:

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

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

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

Builder:	Unknown
Present Use:	Residential

History of Ownership:

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

Photograph (front elevation)

Building Classification: Registered Building



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

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

Architectural Comments:

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

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

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

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

Historical Associations:

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

Contextual Building Comments:

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

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

History of Ownership:

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

Photograph (front elevation)

Classification: Contributing Resource



Building No:	26
Civic Address:	1170 Hollis Street
Building Name:	Cornwallis Park
Construction Date:	1929-1931

Researcher:	Halifax Regional Municipality and Emma Sampson
Date:	May 2019

Architectural Comments:

The park contains a large monument at the centre, along with a playground and several benches. Paths lead in to the centre of the park symmetrically from the perimeter.

Historical Comments:

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

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

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

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

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

Contextual Building Comments:

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

Present Owner(s):		Original Owner(s):	
Address:		Address:	

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

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

History of Building:

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

Other Comments:

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

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Researcher:	A. M. Withrow
Date:	February 2011

Architectural Comments:

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

Historical Comments:

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

Contextual Building Comments:

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

Contextual District Comments:

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

Present Owner(s):	Danette Foster	Original Owner(s):	Henry Poole
Address:	1174 Wellington Street	Occupation:	Mining Engineer
	Halifax, NS B3H 2Z8		

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

Builder:	Unknown
Present Use:	Apartments

History of Building:

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

Comments on Historical Associations:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

Researcher:	A.M. Withrow
Date:	February 2011

Architectural Comments:

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

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

Historical Comments:

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

Contextual Building Comments:

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

Contextual District Comments:

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

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

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

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

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

History of Building:

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

Comments on Historical Associations:

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

Photograph (front elevation)

Building Classification: Contributing Building



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

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

Architectural Comments:

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

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

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

Historical Comments:

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

Name changed to Hotel Nova Scotia in 1967.

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

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

Contextual Building Comments:

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

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

Contextual District Comments:

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

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

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

Year Built:	1928-1930
Factual/Estimate?	Factual
Sources:	<ol style="list-style-type: none"> 1. Newspaper - Halifax Mail Star”, Dec. 31, 1958 pg. 1; 2. PANS mg1, vol. 2417- #1: includes clippings on Hotel Nova Scotian; 3. Websites - ‘A Hotel by Any Other Name’ – Halifax: HRM West Community Herald - Jan. 2, 2011,p.2; 4. Report: Historical Sites and Monuments Board of Canada - Railway Stations.

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

History of Building:

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

Comments on Historical Associations:

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

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

Photograph (front elevation)

Classification: Vacant Lot



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

Researcher:	Emma Sampson
Date:	October 17, 2014

Architectural Comments:

N/A

Historical Comments:

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

Contextual Building Comments:

N/A

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

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

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

History of Building:

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

Other Comments:

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Photograph (front elevation)

Building Classification: Registered Building



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

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

Architectural Comments:

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

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

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

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

Historical Associations:

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

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

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

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

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

Contextual Building Comments:

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

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

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

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

Builder:	Henry Peters
Present Use:	Commercial

History of Ownership: List includes north and south houses

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

Photograph (front elevation)

Classification: Vacant Lot



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

Researcher:	Emma Sampson
Date:	October 17, 2014

Architectural Comments:

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

Historical Comments:

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Contextual Building Comments:

N/A

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

Original Owner(s):	
Address:	

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

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

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
The Hardman Group Ltd.	1981	Pres		Book 3511, Page 1
Max Pascal	1955	1981		Book 1362, Page 288
Richard & Jacqueline Forhart	1955	1955	Merchant	Book 1340, Page 772
John R MacLeod	1950	1955		Book 1079, Page 625
Arthur & Ethel Boutilier		1950	Merchant	

Other Comments:



Photograph (front elevation)

Building Classification: Registered Building



Building No.	82
Civic Address	1240-46 Hollis Street
Building Name	Forman-Uniacke House
Construction Date	1826

Researcher:	Colette Bishop-Greene
Date:	December 31 st , 2011

Architectural Comments:

Forman-Uniacke House is an excellent example of the Georgian style of architecture with some Classical Revival elements. It is a 2½ storey building with a fieldstone foundation and wood shingle cladding. The house is 5 bays wide with a central entrance, and a central pediment with an elliptical window. Typical of the Georgian style, the building has a steeply pitched truncated gable roof with a modest eave overhang with decorative brackets and corner pilasters, two pedimented dormers on the front façade, and two multi-flue brick chimneys.

The first storey windows are vertically proportioned nine-over-nine sash windows with moulded surrounds. The second storey windows are similar; however, the central windows follow a Palladian arrangement with an entablature decorated with brackets and dentils. The central entrance has a storm porch with windows and pilasters supporting a modest entablature. Rectangular side lights and an elliptical transom window surround the door.

In 1896, William H. Brookfield purchased the house and built two additions. The first is a 1 storey structure with a flat roof and vertically proportioned sash windows attached to the south side of the building (previously used as an open or glassed-in verandah). The second alteration Brookfield made was a 3 storey rear addition with a flat roof, a brick chimney, and matching windows and wood

shingle cladding. In the 1960s, Harold Medjuck restored the Forman-Uniacke House, and it is still in good physical condition.

The open space surrounding the building is paved and used as a driveway and parking lot. Remnants of prior use or other built structures are not evident; however, the historical record suggests that there was a formal garden and tennis court (Forman-Uniacke House Committee documents).

Historical Associations:

Forman-Uniacke House is valued for its historical associations with several prominent occupants and owners. James Forman Jr., founder and cashier of the Bank of Nova Scotia, purchased the property and built the house in 1826. Initially, it was accepted that the building was constructed in 1846; however, during later renovations a joist was found under the floor boards that stated James Gleason built the house in 1826.

Forman sold the property (for £1400) to Jonathan Crane Allison in 1833, president of the Halifax Fire Insurance Company, Director of the Nova Scotia Marine Company and the Bank of British North America. In 1862, Allison sold the property to Mrs. Sophia Caroline Delesderniers-Uniacke, widow of Judge Norman Fitzgerald Uniacke. Judge Uniacke was known for his successful political career. He was a Member of the Legislative Council, M.L.A, Attorney General, and appointed Judge of King's Bench in Montreal from 1825-1836. Mrs. Uniacke resided here from 1862-1874.

William H. Brookfield, a noted lumber dealer and builder, bought the house in 1896 and expanded it. In 1911, the house was rented to Dr. Arthur Stanley MacKenzie, president of Dalhousie University. Dr. MacKenzie was the last Pictonian and first secular president, orchestrated the large building program of the University, and established the Faculty of Medicine.

Contextual Building Comments:

Forman-Uniacke House is a clearly an asset to the surrounding area and proposed district. It is one of the oldest houses in the area and retains the original grounds (of the property lot). The building maintains the architectural and heritage character of the area.

Present Owner(s):	Harriette T. Laing & Mildred F. Meretsky	Original Owner(s):	James Forman Jr.
Address:	1246 Hollis Street	Occupation:	Merchant, Founder and cashier of the Bank of N.S.
	Halifax, NS B3J 1T6		

Year Built:	1826
Factual/Estimate?	Factual
Sources:	Inscription in the house by the builder
	1986 Heritage Inventory Site Form

Builder:	James Gleason
Present Use:	Commercial

History of Ownership:

OWNER	FROM: TO:	OCCUPATION	BOOK • PAGE
James Forman Junior	1825-1833	Merchant	Bk. 48-265
Jonathan Crane Allison	1833-1862	President of Fire Insurance Co.	Bk. 58-390
Sophia C.D. Uniacke	1862-1874	Widow of N.F. Uniacke	Bk. 138-485
Conrad & Victoria Sawyer	1874-1887	Colonel Militia	Bk. 193-453
Sophia Sawyer	1887-1896	Daughter of C. Sawyer	Bk. 265-103
William H. Brookfield	1896-1912	Lumber dealer, Builder	Bk. 317-62
Arthur Boutilier	1912-1950	Fish Merchant	Bk. 424-348
John R. MacLeod	1950-1955	Retired	Bk. 1079-625
Richard S.J. Forhart	1955-1955	Grocer	Bk. 1340-772
Max Pascal	1955-1994	Realtor	Bk. 1362-288
Harriette T.Laing & Mildred F. Meretsky	1994-present	Daughters of M. Pascal	Bk. 5632-110

Other Comments:

1246 Hollis Street (Uniacke House) and 1240 Hollis Street (Shiraz House of Persian Food) share the same property lot. Shiraz House of Persian Food, a one storey concrete block buildings painted bright green/yellow, diminishes the architectural character of the property and distracts onlookers from the aesthetics of Uniacke House.

Photograph (front elevation)

Building Classification: Contributing Building



Building No.	81
Civic Address	1252-56 Hollis Street
	Formerly 16 & 16 ½ Hollis St
Building Name	
Construction Date	Pre 1872

Researcher:	A.M. Withrow <i>Emma Sampson</i>
Date:	February 2011 <i>October 1, 2014</i>

Architectural Comments:

A two and a half storey brick structure with a mansard roof, with small single styled dormers and six over six windows. The facade of the building has been remodelled several times. The third storey was added in 2004 giving the structure a more classical design in keeping with the Second Empire style.

Historical Comments:

In 1872, James Hunter paid \$7300.00 for this property. This indicates that some type of building was located on the property. Mr. Hunter purchased the property from the Cogswell Estate.

Contextual Building Comments:

This building was originally surrounded by mansions belonging to the Haliburton and Uniacke families. A photo taken in the 1950's shows the building as a plain brick, two storey building with a commercially styled facade. The 2004 3rd storey addition gives the building a more classical design. According to the McAlpine City Directories from 1872 to 1920 the building was a two family dwelling. Beginning in 1921, a cafe was added and twenty years later, ca. 1940, it was used as a hotel and restaurant. In 1950 it was called "the Acadian Hotel and Restaurant", and today it is the known as the "Acadian apartments" with the "Trident Book Store" at the ground floor.

Contextual District Comments:

The buildings architectural design fits in with the heritage buildings located in the Hollis Street area. The 2004 renovations were complimentary to the building and the area. It is located near the Westin Hotel and Canadian National Railway Station.

Present Owner(s):	Rockstone Investment Ltd.
Address:	5251 South St., Halifax, NS B3J 4B2

Original Owner(s):	James Hunter
Occupation:	Merchant

Year Built:	Pre 1872
Factual/Estimate?	Estimate
Sources:	1. McAlpine City Directories 2. Registry of Deeds

Builder:	Unknown
Present Use:	Apartments with Commercial at ground floor

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Rockstone Investments	1994-2014			5550-544
Confederation Trust	1993-1994			5371-185
Sherriff's Deed	1993-1993			UNKNOWN
Metro Hotel Ltd.	1980-1993			3489-1206
Yang-Kwang Kim	1979-1980			3307-398
Cornwallis Hotel	1954-1979			1283-430
Max Pascal et ux	1945-1954		Real Estate Broker	880-469
Estate of Harry Pascal	1945-1945			880-469
Harry Pascal	1930-1945		Merchant	654-877
Eastern Trust Co.	1925-1930			595-248
Byron A. Weston	1923-1925		Retired Colonel	572-229
James Hall	1923-1923		Sherriff Deed	572-229
Brenton Real Estate	1920-1923			559-219
Estate of James Hunter	1890-1920		Merchant	257-384 (Will)
James Hunter	1872-1890		Merchant	185-243

Comments on Historical Associations:

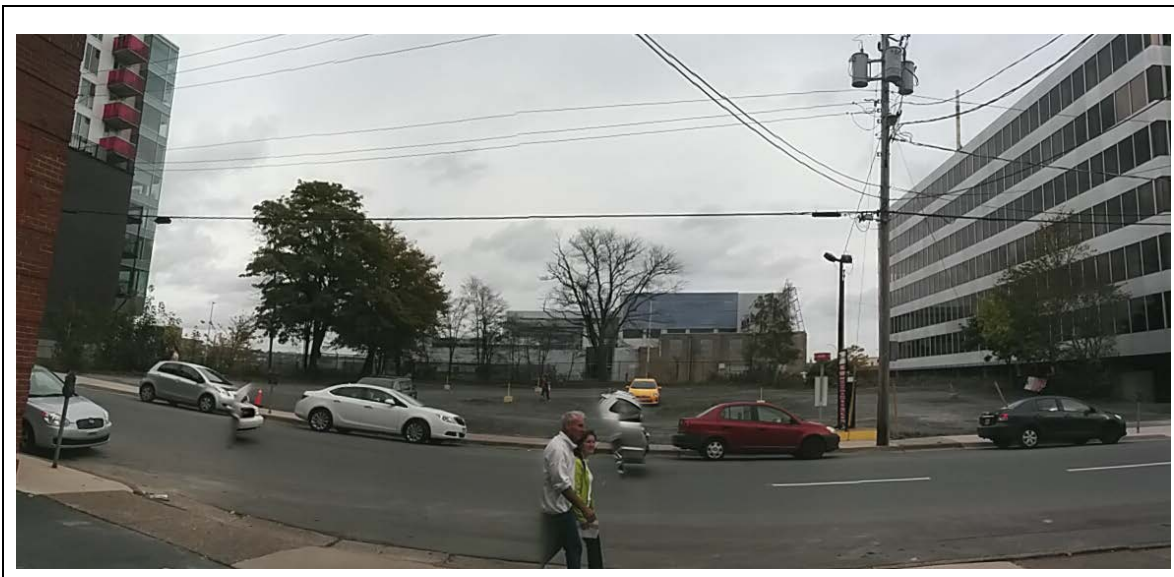
After his retirement as an army colonel, Byron Weston, became the general manager of the Eastern Trust Co. Ltd. He was a plaintiff against the Brenton Real Estate Company for a mortgage of \$5500.00 in 1921. The executors of James Hunter's estate sold the property to the Brenton Real Estate Company for \$11,500.00.



c. 1953

Photograph (front elevation)

Building Classification: New Building



Building No:	21
Civic Address:	1259 Hollis Street
Building Name:	
Construction Date:	

Researcher:	Emma Sampson
Date:	October 15, 2014

Architectural Comments:

N/A

Historical Comments:

Former land of John William Ruhland, local architect and builder. Ruhland designed the Baptist Church in Lunenburg (1885), and is recorded as designing residences for Mrs. Gibson on South Street (1898, #49), Mrs. Delaney on Brunswick Street (1899, #357) and for Dr. Halliday on Hollis Street (1899). *Biographical Dictionary of Architects in Canada, McAlpine's City Directory - 1900*

Contextual Building Comments:

N/A

Present Owner(s):	Nova Scotia Power Inc.
Address:	P.O. Box 910 Halifax, NS B3J 2W5

Original Owner(s):	
Address:	

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

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

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Nova Scotia Power Inc.	1992	Pres		Book 5280, Page 1029
Nova Scotia Light & Power	1977	1992	Name Change	Book 3095, Page 837
Canada Permanent Trust Co/The Eastern Trust Co.	1954	1977		Book 1250, Page 471
Abdin Baxter	1954	1954	Superintendent, Dept. of Highways and Public Works	Book 1250, Page 467
Emily A Kettle	1919	1954	Widow	Book 498, Page 993
William F & Emily A Kettle	1903	1919	Surveyor, Royal Engineers	Book 356, Page 773
John Milton Ruhland	1898	1903	Contractor	Book 332, Page 328
John W & Susan M Ruhland		1898	Architect & Builder	

Other Comments:

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Photograph (front elevation)

Building Classification: New Building



Building No.	80
Civic Address	1268 Hollis Street
Building Name	The Southampton
Construction Date	c. 1988

Researcher:	Rylan Palmer-Dixon Emma Sampson
Date:	March 19 th , 2012 October 2, 2014

Architectural Comments:

The Southampton is a mixed use 6 storey complex with commercial use on the first floor (street level) and residential apartments above. The roof is flat lying and some of the units have balconies square to the structure.

The buildings design doesn't complement the surrounding streetscape, and is not consistent with the continuity of adjacent buildings.

Historical Comments:

This is the former site of the Granite Brewery, a local brewery in Halifax since 1985. Their current location is 6054 Stairs Street. Also on this site stood the Gainsboro Hotel.

Contextual Building Comments:

The building's scale, massing and setback is *not* appropriate for the surrounding streetscape. Although the scale is similar to a couple adjacent buildings, its lack of setback, massing attempts and street wall misguides the scale of this building, deeming it an inappropriate scale for pedestrians.

The building is constructed of concrete and grey bricking that are in contrast with adjacent buildings.

Owner(s):	Galaxy Properties Ltd.
Address:	6957 Armview Avenue Halifax, NS, Canada B3H2M5

Year Built:	<i>c. 1988</i>
Present Use:	Residential/Commercial
History of Use:	Brewery

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Galaxy Properties Ltd.	1988 – Present		N/A	Bk 4635, pg 1181
Granite Brewery Ltd.	1976 – 1988		N/A	Bk 4635, pg 1181
Ivor Harrington	1976 – 1976		N/A	Bk 2988, pg 646
The Granite Group Ltd.	1976 – 1976		N/A	Bk 2988, pg 646
Arthur and Conn Ltd.	1976 – 1976		N/A	Bk 3029, pg 799
Joseph Y. Hickman	? – 1976		N/A	Bk 3029, pg 799

Other Comments:

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Photograph (front elevation)

Building Classification: Registered Building



Building No.	79
Civic Address	1300 Hollis Street
Building Name	William Pryor House
Construction Date	1810-1830

Researcher:	Colette Bishop-Greene
Date:	January 2 nd , 2012

Architectural Comments:

William Pryor House has elements from both the Classical Revival and Georgian styles of architecture. This 2 ½ storey building is 5 bays wide, on a low foundation and clad with wooden clapboards. Typical of the Georgian style, the building has a steeply pitched truncated gable roof (hipped at the corner), a modest eaves overhang, and a decorative cornice facing Morris Street. Situated on the corner of Hollis and Morris Streets the house has a corner entrance, but a central pediment on Hollis Street façade decorated with dentils, and a fixed octagon window.

The windows on the first storey are highly altered, and have a variety of horizontally proportioned fixed 'storefront' styles and dimensions. The second storey windows are vertically proportioned one-over-one sash windows with recessed moulded surrounds and ornamental shutters.

William Pryor House is in good physical condition. There have been numerous alterations and additions to the building. The central door facing Hollis Street was removed (after 1986) and a corner entrance was built to access a restaurant (mid 20th century). The central entrance was replaced with a window and an octagon window was installed in the pediment. Two modern building modifications include: a 2 storey rear addition with a shed roof was attached to the original house, and a one storey addition with a flat roof and large glass block windows (Morris Street).

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

Historical Associations:

William Pryor House is valued for its historical associations with several prominent owners and occupants. William Pryor was a descendant of the New York Loyalist, Edward Pryor, West India trader, shipping owner, sea captain, and privateer. His shipping firm “William Pryor and Sons” (previously “Pryor, Gouge and McLean”) operated until 1879. William Pryor owned the property from 1797-1859; however, it is unclear when the house was constructed. A deed description suggests the house was built between 1810-1830. After William’s death in 1859, his son James Pryor, purchased the building from the Pryor estate and lived here until 1876.

Other notable owners and occupants included Joseph Muirhead (1887-1897), the first plumber called a “sanitary engineer” in Halifax, Jason T. Creed (1900-1913), businessman offering administrative services, and Leverett H. Norman (1927-1951), restaurant and hotel proprietor.

Contextual Building Comments:

William Pryor House is compatible in terms of elevation, architectural elements, and age with the buildings in the surrounding area and proposed district. It is part of a streetscape of gable-roofed buildings along Morris Street and compliments and maintains the architecture and heritage character of the area.

Present Owner(s):	3242764 Nova Scotia Ltd.	Original Owner(s):	William Pryor
Address:	1261 Barrington Street Halifax, NS B3J 1Y2	Occupation:	West India Merchant

Year Built:	1810-1830
Factual/Estimate?	Estimate
Sources:	Deed description (Registry of Deeds) 1986 Heritage Inventory Site Form

Builder:	Unknown
Present Use:	Commercial

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
William Pryor	1797-1859		West India Merchant	Bk. 33-168
James Pryor	1859-1864		Son of W. Pryor	
Elizabeth Millikin & John R. Wallace	1864-1881		Sister of J. Pryor Husband of Elizabeth	Bk. 148-338
Charles C. Blackadar	1881-1887		Newspaper Editor	Bk. 235-129
Joseph Muirhead	1887-1897		Sanitary Engineer	Bk. 259-607
Col. G.A. Noyes	1897-1897		Retired Royal Artillery Regiment	Bk. 320-497
J. Wm. MacKay	1897-1900		Tailor	Bk. 323-85
Jason S. Creed	1900-1913		Ship Purser	Bk. 341-652
Benjamin Stapleton & Eugene	1913-1918		Theatre Proprietor	Bk. 432-405

Landriau		Salesman	
Albert Downey	1918-1918	Gentleman	Bk. 475-933
Cranston Real Estate	1918-1927	Realtors	Bk. 488-89 Bk. 486-253
Leverett H. Norman	1927-1951	Restaurant Proprietor	Bk. 611-755
Norman's Hotel and Restaurant Ltd.	1951-1961	Business	Bk. 1100-561
Malcom Slauenwhite	1961-1972	Executive	Bk. 1735-509
Joseph Hickman	1972-1976	Lawyer	Bk. 2538-578
Arthur R. Conn Ltd.	1976-1985	Electrical Contractor	Bk. 3029-799
Hollis Real Estate Ltd.	1985-2003	Real Estate Company	Bk. 3997-291
3080100 Nova Scotia Ltd.	2003-2011	Not Listed	Bk. 7442-1019
3242764 Nova Scotia Ltd.	2011-present	Not Listed	Doc # 98493274

Photograph (front elevation)

Building Classification: N/A



Building No.	12
Civic Address	1313 Hollis Street
Building Name	N/A
Construction Date	c. 1953

Researcher:	Rylan Palmer-Dixon Emma Sampson
Date:	March 19 th 2012 October 14, 2014

Architectural Comments:

This building is a simple 2 storey commercial building designed with a flat roof. Public art is displayed along the north facing façade of the building. There are two visible entrances, one along Hollis street with a couple stairs leading up to the entrance and a side entrance which opens up to a gravel parking lot. There is also a second front entrance that has been more recently closed off with brick. The second storey likely served as a residence above the commercial space below.

The building is a basic historic design and easily complements the surrounding streetscape, and is arguably a contributing building to the South Barrington Heritage Conservation District.

Historical Comments:

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Contextual Building Comments:

The building is surrounded by both small scale and large scale buildings. There are important continuity lines along the streetscape with which this building complies. The building's design and use of materials is similar to both registered heritage buildings and contributing buildings. The building is an older construction of brick, most likely mid-century, and has 2 storefront windows along Hollis Street.

Owner(s):	Transi Holdings Ltd.
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Address:	1657 Barrington Street Halifax, Ns, Canada B3J2A1
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Year Built:	c. 1953
Present Use:	Commercial (currently a café and yoga studio)
History of Use:	N/A

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK/PAGE
Transi Holdings Ltd.	1999	Present		Bk 6464, pg 844
Lucre Properties Ltd.	1997	1999		Bk 6464, pg 844
Saffron & Co. Ltd	1986	1997		Bk. 4165-1117
Halifax Eye Centre Ltd	1985	1986		Bk. 4090-306
Governing Council of the Salvation Army	1984	1985		Bk. 3823-736
North Atlantic Trading Co. Ltd	1980	1984		Bk. 3399-741
Russell & Anita P. Rose	1966	1980	Merchant	Bk. 2143-585
Annie Haddad	1957	1966		Bk. 1473-727
Jeffrey Haddad	1951	1957	Merchant	Bk. 1112-197
Abraham Haddad	1940	1951	Merchant	Bk. 806-565
Arthur F. McIsaac	1940	1940	Handwriting Expert	Bk. 810-767
Humphrey & Mabel Mellish	1906	1940	Judge of the Supreme Court of Nova Scotia	Bk. 377-124

Other Comments:

Provides creative Jazz music to a concert audience of up to 80 people.
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Photograph (front elevation)

Building Classification: Contributing Building



Building No.	63
Civic Address	1318-21 Hollis Street
Building Name	Alexander William McNab House
Construction Date	1870

Researcher:	Colette Bishop-Greene
Date:	January 2 nd , 2012

Architectural Comments:

Alexander William McNab House is a 3 storey stuccoed brick double house on a tall foundation with a flat roof with modest eaves overhang. Typical of the Italianate style, the house was laid out in the side hall plan, is 6 bays wide, and retains the original carriageway under the main floor.

The vertically proportioned windows have two-over-two sash windows which are slightly recessed into their openings and have projecting sills. The first and second floors have tall windows within segmentally arched openings, while the third floor windows are smaller and in square openings. Additionally, the windows over the carriage way are slightly smaller to accommodate the pass through the building. The main entrance is located at the northern end of the building within a segmentally arched opening which holds a wooden door, side lights, and transom window.

Alexander William McNab House is in good physical condition. The large vacant space behind the building is presently used as a parking lot. The north portion of the building was originally used as a residence while the southern portion housed a workshop and warehouse. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

Alexander William McNab House is valued for its historical associations with owners and occupants. Alexander McNab was a builder from Dartmouth who worked out of this house and workshop (he

conducted several projects in the South End of Halifax). McNab occupied the house from 1870-1878 until the property was sold to Charles Cogswell. The building was also used for industrial operations: Roue Manufacturer of Soda Water; Gunn Flour millers; painters; and a stone yard.

Contextual Building Comments:

Alexander William McNab House is compatible in terms of architectural elements, construction materials, and elevation with the buildings in the surrounding area and proposed district. The scale and style of the building provides a nice transition between the earlier and modern buildings on Hollis Street and maintains the heritage character of the area.

Present Owner(s):	Halifax County Condominium Corp. No. 20	Original Owner(s):	Alexander William McNab
Address:	Halifax Regional Municipality	Occupation:	Builder

Year Built:	1870
Factual/Estimate?	Factual
Sources:	Deed description (Registry of Deeds)
	City Directories (Nova Scotia Archives and Records Management)
	1986 Heritage Inventory Site Form

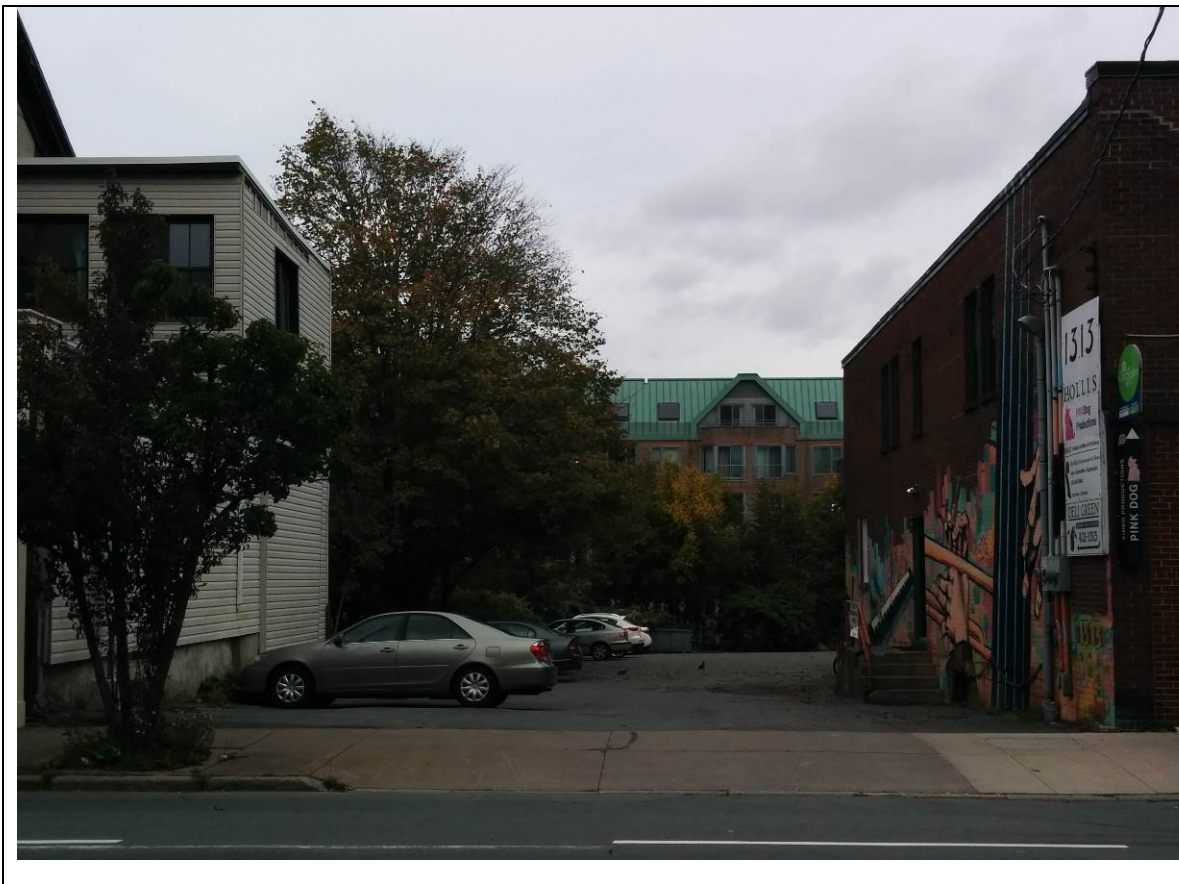
Builder:	Alexander William McNab
Present Use:	Residential

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Alexander William McNab	1870-1878		Builder	Bk. 173-153
Charles Cogswell	1878-1892		Medical Doctor	Bk. 217-542
UNABLE TO FIND DEEDS FROM 1892-1955. POSSIBLY MISPLACED OR MISSING				
Myar Pliskow	Unknown-1955		Insurance Agent	Bk. 1352-284
Harry M. Freeman	1955-1959		Not Listed	Bk. 1352-287
Sidney Warren & D. Fiering	1959-1975		Realtors	Bk. 1597-639
Keemax Properties	1975-1976		Realtors	Bk. 2952-710
Michael David Riding	1976-1979		Medical Doctor	Bk. 3076-978
Halifax County Condominium Corporation No. 20	1979-present		Corporation/Shareholders	Bk. 3350-478, 494, 510, 355 Bk. 3353-478

Photograph (front elevation)

Building Classification: Vacant Lot



Building No:	11
Civic Address:	1321 Hollis St
Building Name:	Vacant
Construction Date:	N/A

Researcher:	Emma Sampson
Date:	September 26, 2014

Architectural Comments:

N/A

Historical Comments:

This lot appears to have been vacant since at least the 1970s, with directory listings in the 1930s-1950s listing it as the Cambridge Rooming House.

Contextual Building Comments:

N/A

Present Owner(s):	Tansi Holdings Ltd.	Original Owner(s):	
Address:	1657 Barrington St Halifax, B3J 2A1	Address:	

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

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

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Tansi Holdings Ltd	1999	Pres		Bk. 6464-844
Lucre Properties Ltd	1997	1999		Bk. 6053-348
Saffron & Co. Ltd	1986	1997		Bk. 4165-1117
Halifax Eye Centre Ltd	1985	1986		Bk. 4090-306
Governing Council of the Salvation Army	1984	1985		Bk. 3823-736
North Atlantic Trading Co. Ltd	1980	1984		Bk. 3399-741
Russell & Anita P. Rose	1966	1980	Merchant	Bk. 2143-585
Annie Haddad	1957	1966		Bk. 1473-727
Jeffrey Haddad	1951	1957	Merchant	Bk. 1112-197
Abraham Haddad	1940	1951	Merchant	Bk. 806-565
Arthur F. Mclsaac	1940	1940	Handwriting Expert	Bk. 810-767
Humphrey & Mabel Mellish	1906	1940	Judge of the Supreme Court of Nova Scotia	Bk. 377-124
Theresa Tobin		1906		

Other Comments:

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Photograph (front elevation)

Building Classification: Registered Building



Building No.	10
Civic Address	1325 Hollis Street
Building Name	Allison Young House
Construction Date	1840-1859

Researcher:	Colette Bishop-Greene
Date:	January 17 th , 2012

Architectural Comments:

Allison Young House is a 2½ storey brick building with a sandstone foundation, large quoins at the corners, and a sandstone belt course above the basement. Typical of the Halifax House style, the house was laid out in the side hall plan, is 3 bays wide, and is deep from front to back. It has a steeply pitched truncated gable roof with 5 sided Scottish dormers on the front facade, and a modest overhang with returned eaves.

The windows are vertically proportioned two-over-two sash windows that are slightly recessed into their openings and have sandstone lintels and lug sills. The main entrance has side lights, a transom, and is surrounded by large sandstone pilasters supporting a simple entablature.

Allison Young House is in excellent physical condition. On the south side of the house there is a 2 storey, flat roofed, shingle clad addition build c. 1900, and a one storey commercial space front on Hollis Street built in the mid-20th century. The storefront has a traditional design and materials. The open space behind the building is paved and used as a parking lot. Remnants of prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

Allison Young House is valued for its historical associations with its original owners and occupants. David Allison, a merchant, purchased the property in 1840 and resided here until 1859. It is possible that Allison built the house during this time.

Allison's wife, Anna, sold the property to John W. Young, a wealthy West India Merchant, in 1859. At the time of Young's death (1870) his estate was valued at \$400,000.

Another notable owner was the Honourable Humphrey Mellish. Mellish was an agent to the Minister of Justice for Nova Scotia (1903-1904), the President of the Barrister's Society (1912-1913), Judge of the Supreme Court of Nova Scotia (1918-1917), and Judge in Admiralty (1922).

Contextual Building Comments:

Allison Young House is clearly an asset to the surrounding area and proposed district. It complements other masonry buildings on Hollis Street and is compatible in terms of height, massing, and architecture with the adjacent buildings. The building maintains the architectural and heritage character of the area.

Present Owner(s):	The Halifax Mercantile Co. Ltd.
Address:	200 Willett Street Halifax, NS B3M 3C5

Original Owner(s):	David Allison
Occupation:	Merchant

Year Built:	1840-1859
Factual/Estimate?	Estimate
Sources:	Deed Descriptions (Registry of Deeds) Prior Heritage Resource File

Builder:	Unknown (possibly David Allison)
Present Use:	Residential

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
David Allison	1840-1859		Merchant	Bk. 68-417
John W. Young	1859-1879		Merchant	Bk. 124-541
William Duffus	1879-1883		Merchant	Bk. 222-431
William Tobin	1883-1906		Surgeon	Bk. 242-314
Humphrey Mellish	1906-1937		Barrister	Bk. 377-124
Mabel Mellish	1937-1943		Wife of H. Mellish	Bk. 764-82
Freda B. Mosher	1943-1946		Wife of R. Mosher	Bk. 849-8777
Elisha Lowe	1946-1958		Not Listed	Bk. 936-793
Sophie Greenspan	1958-1958		Wife of Rev. A Greenspan	Bk. 1534-5
David Fiering	1958-1972		Merchant	Bk. 1534-9
Hosiery Hut Ltd.	1972-1975		Company	Bk. 2611-134
Robert G. Crane	1975-2008		Not Listed	Bk. 2891-47
Halifax Mercantile Co. Ltd.	2008-present		Company	Doc. # 89722053

Photograph (front elevation)

Building Classification: Registered Building



Building No.	62
Civic Address	1328-32 Hollis Street
Building Name	Alexander McLean House
Construction Date	1797-1805

Researcher:	Colette Bishop-Greene
Date:	January 3 rd , 2012

Architectural Comments:

Alexander McLean House is a good example of the Georgian style of architecture. This 2½ storey building is 6 bays wide, and has a high brick foundation with two street entrances. This wood shingled building has a steeply pitched gable roof with a slight overhang and dentilled eaves on the front and rear, but is flush to the end walls with no eaves overhang. There are two, multi-flued brick chimneys. The house has four Scottish dormers, two in the front and rear; the front north dormer is considerably older and smaller than the south dormer (built in 1860). Typical of the Georgian style, the house has two central entrances, is 6 bays wide, and is deep from front to back.

The six-over-six vertically proportioned sash windows have simple wood trim boards. The basement windows are similar with the addition of brick lug sills. There are two central entrances that enable easy access to the street level. The south door is surrounded by rectangular side lights, while the north entrance opening is smaller and has no side lights.

Alexander McLean house is in good physical condition. In 1828, the house was repaired and partitioned into two separate houses for McLean's grand-daughters. There are two additions to the southern side of the building: a small 1 storey structure with a shed roof and a rounded concrete wall that appears to enclose a small garden and living quarters. There is also a cobble stone path with steps that lead to the rear of the house. Remnants of prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

Alexander McLean House is valued for its historical associations with several property owners and occupants. Alexander McLean was a partner in "Gouge & Pryor", a West India merchant company that had connections in London, Barbados, Trinidad, and St. Vincent. McLean also had a close personal relationship with his business partner Edward Pryor and his family. In 1788, "Gouge and Pryor" launched the largest brig constructed in Halifax (at the time) from their wharf on Bishop Street. McLean purchased the property in 1797 and resided here until 1807.

In 1828, Caroline Sinclair (McLean's grand-daughter) became owner of the south portion of the building. James Barnes, printer and owner of the Nova Scotia Printing Company, purchased the property in 1860 and occupied the house until 1881. It was probably during this time period that the dormers were enlarged and the entrance widened with sidelights. Barnes was also the co-publisher of Belcher's Almanac and publisher of several Presbyterian and Temperance newspapers. Barnes's daughter, Elizabeth, occupied and owned the house until 1891.

Contextual Building Comments:

Alexander McLean House is clearly an asset to the surrounding area and proposed district. It is the oldest house in this section of Hollis Street (Block "B") and sets the tone for later houses built in the area. It is compatible in terms of architectural style and elevation with neighboring buildings and maintains the heritage character of the area.

Present Owner(s):	Halifax County Condominium Corp No. 49	Original Owner(s):	Alexander McLean
Address:	Halifax Regional Municipality	Occupation:	West India Merchant

Year Built:	1797-1805
Factual/Estimate?	Estimate
Sources:	Deed description and will (Registry of Deeds) 1986 Heritage Inventory Site Form
Builder:	Unknown
Present Use:	Residential

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Alexander McLean & executors	1797-1828		West India Merchant	Bk. 33-101
Caroline Sinclair	1828-1860 (S)		Granddaughter of A. McLean	Bk. 51-150
Rebecca Emerson	1828-1835 (N)		Granddaughter of A. McLean	Bk. 51-150
Gregory Townsend Dwyer & executors	1835-1925 (N)		Gentleman	Bk. 75-181
James Barnes	1860-1881 (S)		Printer	Bk. 129-224
Elizabeth Mary Barnes & John S. Dodd	1881-1891 (S)		Dry Goods Merchant	Bk. 235-444
Joseph Romayne	1891-1903 (S)		Bookkeeper	Bk. 280-175

George Farmer & executors	1903-1914 (S)	Painter	Bk. 346-701
H. Kitz & Rose Brager	1914-1925 (S)	Realtor	Bk. 432-730
George Vateff	1925-1949 (S)	Tobacconist	Bk. 601-218
Frank Lee & executors	1925-1958 (N)	Laundryman	Bk. 595-259
Jubilee Realty Company Ltd.	1951-1953 (S)	Realtor	Bk. 1102-433
Pius Michael Benteau	1953-1980 (S)	Grocer	Bk. 1183-338
Pius Michael Benteau	1958-1980 (N)	Grocer	Bk. 1549-364
Jonathon Murray	1980-1982 (N&S)	Architect	Bk. 3392-694
Brian E. Norman	1982-1983 (N&S)	Not Listed	Bk. 3634-175
Halifax County Condominium Corp No. 49	1983-present	Corporation	Bk. 3723-608

Photograph (front elevation)

Building Classification: Registered Building



Building No.	9
Civic Address	1335 Hollis Street
Building Name	Rupert George House
Construction Date	1835-1866

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

Architectural Comments:

The Rupert George House is a 2½ storey masonry building with a sandstone block front façade, sandstone drip courses separating floors, and parged ironstone sides and rear. Typical of the Georgian style, the house was laid out in the side hall plan, is 3 bays wide, and is deep from front to back. It has a steeply pitched truncated gable roof with a modest eaves overhang returned at the sides. There are four Scottish dormers, two on the front and rear, and two multi-flue chimneys at the end walls.

All of the windows are vertically proportioned six-over-six sash windows that are slightly recessed into their openings and have sandstone lug sills. The offset entrance has large moulded surrounds, a modest entablature, and a semi-circular transom window. A simple iron railing decorates the steps and the front of the property.

The Rupert George Building is in excellent physical condition. There are no additions to the original building other than a rear fire escape. The open space behind the building is used as a driveway and parking lot for tenants. There is also a rear garden with a lattice board fence, a man-made pond, and stone steps.

Historical Associations:

The Rupert George House is valued for its historical associations with prominent individuals in Halifax. The house was constructed for Sir Rupert George, former Provincial Secretary.

John P. Mott purchased the property in 1863 and resided here until 1866. Mott was a prominent businessman who manufactured the first chocolates in Canada. James Creighton, ancestor of Helen Creighton (well-known collector of folklore), owned and occupied the house from 1866-1889.

Other notable occupants included W.B Almon, medical doctor, and Henry C.D. Twining, clerk of the House of Assembly.

Contextual Building Comments:

The Rupert George Building is clearly an asset to the surrounding area and proposed district. It is compatible in terms of architectural style and elevation with other Georgian buildings in the vicinity, particularly the Allison Young House and Government House. The building maintains both the architectural and heritage character of the area.

Present Owner(s):	Elizabeth J. Robinson	Original Owner(s):	Sir Rupert George
Address:	1335 Hollis Street	Occupation:	Former Provincial Secretary
	Halifax, NS B3J 1T8		

Year Built:	1835-1866
Factual/Estimate?	Estimate
Sources:	City Directories (Nova Scotia Archives and Records Management)
	Deed description and Heritage Resource File

Builder:	Unknown (possibly Sir Rupert George or James Creighton)
Present Use:	Residential

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Sir Rupert George	1832-1833		Former Provincial Secretary	Bk. 56-388
Charles Wallace	1833-1842		Not Listed	Bk. 57-363
Mather B. Almon	1842-1863		Not Listed	Bk. 72-333
John P. Mott	1863-1866		Businessman	Bk. 140-503
James Creighton	1866-1889		Merchant	Bk. 151-734
Thomas Ritchie	1889-1890		Barrister	Bk. 272-495
Robert H. Edwards	1890-1913		Not Listed	Bk. 273-570
Henry M. Hare	1913-1913		Medical Doctor	Bk. 432-351
W.B. Almon	1913-1940		Medical Doctor	Bk. 431-716
Susanne Almon	1940-1958		Sister of W.B. Almon	Bk. 811-515
David Fiering	1958-1972		Not Listed	Bk. 1560-90
Elizabeth J. Robinson	1972-present		Not Listed	Bk. 2582-383

Photograph (front elevation)

Building Classification: New Building



Building No.	61
Civic Address	1338 Hollis Street
Building Name	Prince Mathews Palace
Construction Date	1995

Researcher:	Rylan Palmer-Dixon
Date:	March 12 th , 2012

Architectural Comments:

The architectural materials and design of this 3 ½ -storey building match the streetscape along Hollis Street. Dormer windows jut out from the pitched roof of the building, in a similar design to a traditional Scottish dormer.

The cladding material on the building is brick, which complements the surrounding materials used on historic buildings. In addition a minimal amount of concrete is used as a trim around the windows and along the base of the building.

Prince Mathews Palace backs on to a nearby property's courtyard that is used as a common parking area and stores industrial size garbage bins.

Historical Comments:

Building is on the land and house of William D. Harrington, grocer, (c. 1870-1890s) and Liberal-Conservative member of the Legislative Assembly (1878-1880) for Halifax County.

Contextual Building Comments:

The building's scale is proportionate to the surrounding streetscape and its design is relative to adjacent buildings. However, there is no attempt of massing on the façades of the building, which contrasts with surrounding buildings.

The materials for the exterior of the building are very similar to buildings adjacent and across Hollis Street. These materials include red brick with a textured concrete trim that emulates sandstone; as well, the building's turret style roof is constructed of green shingles.

Sidewalk paving is extended to the front of the building, providing the pedestrian realm with a comfortably scaled streetscape.

Owner(s):	Templeton Place Ltd.
Address:	1338 Hollis Street

Year Built:	1995
Present Use:	Residential Use
History of Use:	N/A

History of Building:

OWNER	FROM: TO:	OCCUPATION	BOOK • PAGE
Templeton Place Limited	1991 – Present		Bk 5071, pg 180
<i>Lillian M King</i>	<i>1924 – 1991</i>		<i>Bk 570, pg 1165</i>
<i>William R King</i>	<i>1901-1924</i>	<i>Builder</i>	<i>Bk. 344, pg 424</i>
<i>William D Harrington</i>	<i>1870-1901</i>		<i>Bk. 167, pg. 673</i>
<i>Charles E Allan</i>	<i>?-1870</i>		

Other Comments:

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Photograph (front elevation)

Building Classification: New Building



Researcher:	Rylan Palmer-Dixon
Date:	March 5, 2012

Building No.	8
Civic Address	1343-1345 Hollis Street
Building Name	Waterford Suites
Construction Date	2000 – 2001

Architectural Comments:

The heritage inspired architecture of this 8 storey, multi-unit residential building reflects the design of the neighboring traditional streetscape. The street wall spans two stories with a narrow set back terrace on top. Followed by an additional two stories covered by a mansard roof with dormers that echo adjacent buildings. The main rectangular 4 storey section of the building that is set back from the street wall (roughly 15 feet from the street line) accompanies multiple balconies and corner bay windows that are everted from the core structure.

The building's design is interesting in a sense that its projections are inverted rather than everted (as is most common), and its design features and variety of colours is complementary to the character of Halifax.

The rear projection of the building (east facing side) complements the scale of multiple buildings

along Lower Water Street. These buildings also front the street (Lower Water Street), leaving a courtyard between these buildings.

The materials of the buildings exterior include red bricking with textured concrete along the base (to emulate sandstone).

Historical Comments:

This is the site of the former Allied Merchants Seamen’s Club, also known as the “Sea Gull Club” at 1341-1343 Hollis from the 1940s to the 1960s. It was also a Nova Scotia Liquor Commission (NSLC) outlet from the late sixties to early nineties. Before construction of the Waterford Suites, the NSLC outlet was a one-storey commercial building.

Contextual Building Comments:

This multi-level mixed use building, with low to mid-rise massing, has a 3-story street wall composed of multiple townhouses and a 5 storey step back of suites; the building street wall helps define the street and provide a comfortable scale for pedestrians.

The Buildings design relative to adjacent buildings is similar; this includes the materials (brick/stucco) and material colours used, as the building fits the necessary requirements from the development provisions.

The setback is complementary to the surrounding streetscape.

Owner(s):	Ollive Properties LTD
Address:	1245 Barrington Street, Halifax, NS, Canada B3J1Y2

Year Built:	2001
Present Use:	Residential (mixed use)
History of Use:	Started as residential dwellings a century after Halifax was founded, and then became Seamen’s Club and finally of commercial use as a liquor store, before it turned into its present use.

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Ollive Properties LTD	1998 – Present		N/A	Bk 6198, pg 694
<i>Her Majesty the Queen</i>	1966-1998			<i>Bk. 2122, pg. 398</i>
<i>Navy League of Canada</i>	1941-1966		N/A	<i>Bk. 820, pg. 585</i>
<i>Charles Brister</i>	1917-1941			<i>Bk. 473, pg. 449</i>
<i>Fraser Bros. Ltd.</i>	1917			<i>Bk. 474, pg. 449</i>

Other Comments:

Photograph (front elevation)

Building Classification: Registered Building



Building No.	60
Civic Address	1346 Hollis Street
Building Name	William DeBlois House
Construction Date	1817-1819

Researcher:	Colette Bishop-Greene
Date:	January 3 rd , 2012

Architectural Comments:

William DeBlois House is first in a row of three stone townhouses on Hollis Street. This 2½ storey stone building has a tall granite foundation, a dressed sandstone front façade, and an ironstone rear façade. Sandstone drip courses separate each floor. Typical of the Georgian style, the house was laid out in the side hall plan, is 3 bays wide, and is deep from front to back. It has a steeply pitched truncated gable roof with a slight eaves overhang (and its original slate shingles), one 5 sided Scottish dormer, and a large multi-flue brick chimney.

The vertically proportioned six-over-six sash windows on the first and second storeys are slightly recessed into their openings and have sandstone lug sills (the rear windows have brick trim). The basement windows are smaller eight-over-eight sash windows with granite lug sills. The offset entrance has a wooden storm porch with simple wide board trim, pilasters supporting a modest entablature, and a window similar to those on the first and second storeys.

William DeBlois House is in excellent condition. There is a small 1 storey rear addition with a low pitch roof and skylights (possibly used as apartments), and a garden.

Historical Associations:

William DeBlois House is valued for its historical associations with its early residents and its representation of residential ownership trends in downtown Halifax.

The building was purchased by John Pryor, successful West India merchant, owner of a shipping company, and Member of the Legislative Assembly for Halifax. Pryor gave the property to daughter Jane and her Loyalist husband William Minet DeBlois, a merchant. In 1874, the house sold to William H. Newman, jeweler, watch smith, & medalist in the 1862 International Exhibition in London, England.

The house also represents residential ownership trends in Halifax. This area was home to wealthy merchants with government positions until the end of the 19th century. The wealthy residents left the area when commercial activity increased on the waterfront; the area was used by the middle-class until the 1940s. During this time, buildings were converted into apartments and rooming houses.

Contextual Building Comments:

William DeBlois House is clearly an asset to the surrounding area and proposed district. It is compatible in terms of architectural style, elevation, and materials with other buildings in the vicinity, particularly in this section of Hollis Street where there is a high proportion of masonry buildings.

Present Owner(s):	Gary M. Foshay & Mary Steckle	Original Owner(s):	John Pryor
Address:	1346 Hollis Street	Occupation:	West India Merchant
	Halifax, NS B3J 1T9		
Year Built:	1817-1819		
Factual/Estimate?	Factual		
Sources:	Deed description/will (Registry of Deeds)		
	1986 Heritage Inventory Site Form		
Builder:	Unknown (possibly James Henderson)		
Present Use:	Residential		

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
John Pryor & Jane DeBlois	1816-1874		West India Merchant Daughter of J. Pryor	Bk. 43-104
William Newman	1874-1887		Jeweler	Bk. 192-135
Robert Woodill	1887-1904		Not Listed	Bk. 253-593
William & Ethel Moore	1900-1936		Trader/widow	Bk. 364-58
Aaron Zive & Jacob Socolo	1941-1952		Cook	Bk. 838-165
John Salah	1952-1965		Dry Goods Merchant	Bk. 1143-1129
Ferdiand Deveau	1965-1966		Carpenter	Bk. 2124-1160
George Mills	1966-1974		Investor	Bk. 2124-1165
Michael Riding	1974-1985		Medical Doctor	Bk. 2829-754
G.M. Foshay	1985-present		Not Listed	Bk. 4066-152
Mary Steckle	1996-present		Not Listed	Bk. 5970-1180

Photograph (front elevation)

Building Classification: Registered Building



Building No.	59
Civic Address	1348 Hollis Street
Building Name	James Tremaine House
Construction Date	1817-1819

Researcher:	Colette Bishop-Greene
Date:	January 11 th , 2012

Architectural Comments:

James Tremaine House is second in a row of three stone townhouses on Hollis Street. This 2½ storey stone building has a tall granite foundation, a dressed sandstone front façade, and an ironstone rear façade. Sandstone drip courses separate each floor. Typical of the Georgian style, the house was laid out in the side hall plan, is 3 bays wide, and is deep from front to back. It has a steeply pitched truncated gable roof with a slight eaves overhang (and its original slate shingles), one 5 sided Scottish dormer, and a large multi-flue brick chimney.

The vertically proportioned six-over-six sash windows on the first and second storeys are slightly recessed into their openings and have sandstone lug sills (the rear windows have brick trim). The basement windows are smaller eight-over-eight sash windows with granite lug sills. The offset entrance has a wooden storm porch with simple wide board trim, pilasters supporting a modest entablature, and a window similar to those on the first and second storeys.

James Tremaine House is in good physical condition. The open space behind the building is used as parking lot for tenants. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

James Tremaine House is valued for its historical associations with its early residents and its representation of residential ownership trends in downtown Halifax.

The building was purchased by John Pryor, successful West India merchant, owner of a shipping company, and a Member of the Legislative Assembly for Halifax. Pryor gave the property to his daughter Rebecca and her husband James Tremaine, Director of the Bank of Nova Scotia. In 1908, the house was sold to William Moore, a well-known trader and grocer.

The house also represents residential ownership trends in Halifax. The area was home to wealthy merchants with government positions until the end of the 19th century. The wealthy residents left the area when commercial activity increased on the waterfront; the area was used by the middle-class until the 1940s. During this time, buildings were converted into apartments and rooming houses.

Contextual Building Comments:

James Tremaine House is clearly an asset to the surrounding area and proposed district. The building is compatible in terms of architectural style, elevation, and materials with other buildings in the area, particularly in this section of Hollis Street where there is a high proportion of masonry buildings.

Present Owner(s):	Gregory M. Gosine	Original Owner(s):	John Pryor
Address:	1348 Hollis Street	Occupation:	West India Merchant
	Halifax, NS B3J 1T9		

Year Built:	1817-1819
Factual/Estimate?	Factual
Sources:	Surveyor's report/will (Registry of Deeds)
	1986 Heritage Inventory Site Form

Builder:	Unknown (possibly James Henderson)
Present Use:	Residential

History of Ownership:

OWNER	FROM: TO:	OCCUPATION	BOOK • PAGE
John Pryor	1817-1820	West India Merchant	Bk. 43-104
James & Rebecca Tremaine	1820-1882	Director of Bank of Nova Scotia	Bk. 48-234
William H. & Jane Tremaine	1882-1908	Civil Engineer Spinster	Bk. 227-170
William Moore	1908-1938	Trader/Grocer	Bk. 394-116
City of Halifax, Eastern Trust, & Marjorie Webber	1938-1940	Corporation Barrister's wife	Bk. 764-363 Bk. 806-825
William Whitehead, N. Lacusta	1940-1949	Hotel Workers	Bk. 1040-373
James Bell	1949-1952	Sec. Maritime Union	Bk. 1040-373
Bessie Gezunterman	1952-1963	Investor	Bk. 1141-1145
Sophie Stern	1963-1972	Investor	Bk. 1935-13
Janusz & Maud Rosinski	1972-1973	Architect	Bk. 2601-174
John & Virginia Bradford	1973-1976	University Professor	Bk. 2675-37
Dr. R. Cummingham	1976-1979	Medical Doctor	Bk. 3025-104
Howard & Elizabeth J. McNutt	1979-1987	Not Listed	Bk. 3351-1183

Shanly Hefflefinger	1987-1993	Not Listed	Bk. 4380-698
Derek & Barbara Kennedy	1993-2002	Not Listed	Bk. 5392-678
Gregory M. Gosine	2002-present	Not Listed	Bk. 7028-1103

Photograph (front elevation)

Building Classification: Registered Building



Building No.	58
Civic Address	1350-54 Hollis Street
Building Name	Thomas Boggs House
Construction Date	1817-1819

Researcher:	Colette Bishop-Greene
Date:	January 11 th , 2012

Architectural Comments:

Thomas Boggs House is third in a row of three stone townhouses on Hollis Street. This 2½ storey stone building has a tall granite foundation, a dressed sandstone front façade, and an ironstone rear façade. Sandstone drip courses separate each floor. Typical of the Georgian style, the house was laid out in the side hall plan, is 3 bays wide, and is deep from front to back. It has a steeply pitched truncated gable roof with a slight roof eaves overhang, one 5 sided Scottish dormer, and a large multi-flue chimney.

The vertically proportioned six-over-six sash windows on the first and second storeys are slightly recessed into their openings and have sandstone lug sills (the rear windows have brick trim). The basement windows are similar with the exception of granite lug sills. The building has a large double entrance decorated with heavy brackets supporting a modest entablature, modillions, and two high, semi-circular transom windows. There is also a smaller basement level entrance (northern portion of the front façade) with simple wood trim.

Thomas Boggs House is in excellent condition. There is a 2½ storey rear addition that is 2 bays wide, has a mansard roof, vertically proportioned sash windows, and a balcony. The open space behind the building has a lattice board fence and is used as a parking lot for tenants. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

Thomas Boggs House is valued for its historical associations with its early residents and its representation of residential ownership trends in downtown Halifax.

The building was purchased by John Pryor, successful West India merchant, owner of a shipping company, and a Member of the Legislative Assembly for Halifax. Pryor gave the property to his daughter Marian and her Loyalist husband Lewis Johnston, medical doctor and brother to J.W. Johnston (leader of Conservative Party, Premier, and Lieutenant Governor of Nova Scotia).

In 1825, the house was sold to Thomas Boggs, Loyalist hardware merchant (partner in “Tremaine and Boggs” and “Hartshorne and Boggs” (1790s)). Other notable owners were T.J. & W.S. Fraser, cabinet/piano makers and sons of William Fraser (of Bishop Street).

The house also represents residential ownership trends in Halifax. The area was home to wealthy merchants with government positions until the end of the 19th century. The wealthy residents left the area when commercial activity increased on the waterfront; the area was used by the middle-class until the 1940s. During this time, buildings were converted into apartments and rooming houses.

Contextual Building Comments:

James Tremaine House is clearly an asset to the surrounding area and proposed district. The building is compatible in terms of architectural style, elevation, and materials with other buildings in the area, particularly in this section of Hollis Street where there is a high proportion of masonry buildings.

Present Owner(s):	3236588 Nova Scotia Ltd.	Original Owner(s):	John Pryor
Address:	1 Station Road	Occupation:	West India Merchant
	Springhill, NS B0M 1X0		
Year Built:	1817-1819		
Factual/Estimate?	Factual		
Sources:	Surveyor's report/will (Registry of Deeds)		
	1986 Heritage Inventory Site Form		
Builder:	Unknown (possibly James Henderson)		
Present Use:	Residential		

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
John Pryor	1817-1820		West India Merchant	Bk. 43-104
Lewis & Marian Johnston	1820-1825		Medical Doctor	Bk. 48-234
Thomas Boggs and sons	1825-1863		Merchant	Bk. 48-290
T.J. & W.S. Fraser	1863-1887		Cabinet Makers	Bk. 142-529
George DeWitt	1887-1892		Physician	Bk. 283-567
Andrew Halliday	1892-1903		Physician	Bk. 285-250
James Halliday	1903-1940		Merchant/Tailor	Bk. 361-94
Leonard Kitz	1940-1940		Barrister/Realtor	Bk. 806-157

Sidney Warren	1940-1973	Real Estate Investor	Bk. 808-5
Adam & Anna Kroschen	1973-1973	Musicians	Bk. 2644-525
Janusz & Maud Rosinski	1973-1976	Architect	Bk. 2719-430
Marian Pryor House Heritage Ltd.	1976-present	Organization	Bk. 2983-784

Photograph (front elevation)

Building Classification: Contributing Building



Building No.	57
Civic Address	1358-60 Hollis Street
Building Name	Pryor Terrace
Construction Date	1789-1815

Researcher:	Colette Bishop-Greene
Date:	January 11 th , 2012

Architectural Comments:

Pryor Terrace is a 3½ storey classic Georgian styled timber framed building on a tall foundation. It has a hipped roof with only a slight eaves overhang, and five simple Scottish dormers. The house was originally 5 bays wide and laid out in an L-shape plan with a centrally located raised entrance, but a 1982 addition to the south side of the building (exactly matching in style and dimensions) has resulted in a square plan which is 7 bays wide, and the entrance now located off center.

The windows on the first and second storeys are simple vertically proportioned nine-over-nine sash windows; typical of the Georgian style the third storey windows are slightly smaller. The main entrance has rectangular sidelights, an umbrella-style transom, and steep wooden stairs across the front of the building.

During the mid-1860s, a coach house was joined to the west wall for hotel use, and in 1982, a 3½ storey addition was constructed for additional living space. Both additions have similar dimensions, style, and cladding as the original house. The open space behind the building is paved and used for tenant parking. Remnants of a prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

Pryor Terrace is valued for its historical associations with its early residents. The building was owned and occupied by John Pryor from 1816 until his death in 1820. Pryor was a successful West India

merchant, owner of a shipping company, and a Member of the Legislative Assembly for Halifax.

Other notable occupants included William Blower Bliss, a lawyer, M.L.A., and Judge of the Supreme Court for Nova Scotia; and Elizabeth Lovett, hotel proprietor, who purchased the property in 1862 for use as a hotel which continued for the next 94 years as a respected Halifax institution.

Contextual Building Comments:

Pryor Terrace is a substantial 3½ storey Georgian building in an area of other Georgian style buildings, particularly Government House. It is compatible in terms of style, elevation, and materials with other buildings on Hollis Street and proposed district. It maintains the heritage character of the area.

Present Owner(s):	Bowline Incorporated	Original Owner(s):	John Pryor
Address:	1278 Queen Street	Occupation:	West India Merchant
	Halifax, NS B3J 2H4		

Year Built:	1798-1815
Factual/Estimate?	Estimate
Sources:	Deed description/surveyor's report (Registry of Deeds)
	1986 Heritage Inventory Site Form
Builder:	Unknown
Present Use:	Residential

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
William Cochran	1798-1804		Merchant	Bk. 33-371
Wallace, Allen, & Hailburton	1804-1815		Cochran's Trustees	Bk. 42-62
Andrew Wright	1815-1816		Merchant	Bk. 42-62
John Pryor & heirs	1816-1826		West India Merchant	Bk. 43-104
William Blower Bliss	1826-1862		Lawyer, M.L.A., Judge Supreme Court NS	Bk. 48-562
Elizabeth Lovett	1862-1872		Hotel Proprietor	Bk. 134-327
George P. Black	1872-1879		West India Merchant	Bk. 180-101
Emma Hill & J.N. Richie	1879-1913		Wife of Rev. George Hill	Bk. 223-1
Alice Lindsay	1913-1927		Hotel Proprietor	Bk. 435-138
K.F. Powell & R.W. Powell	1927-1956		Hotel Proprietors	Bk. 618-702 Bk. 1024-505
Paramount Properties	1956-1957		Realtors	Bk. 1443-34
Crowdis, McDonald, Fox, Rosinski, Duffus	1957-1981		Not Listed	Bk. 1455-148 Bk. 1451-285 Bk. 2707-862
A.N. Koskolos Realty Ltd.	1981-1998		Apartment Operators	Bk. 3532-666
Bowline Incorporated	1998-present		Corporation	Bk. 6301-554

Photograph (front elevation)

Building Classification: Vacant Lot



Building No:	4
Civic Address:	1365 Hollis St
Building Name:	Vacant
Construction Date:	N/A

Researcher:	Emma Sampson
Date:	September 26, 2014

Architectural Comments:

N/A

Historical Comments:

A.H. Minshull owned both 1365 and 1451 Hollis as a singular plot, presumably purchased from Cranston Real Estate when both were still separate, and the lots remained as one until the division of the Germaine (Pelletier) Badie Estate in 1945. Original land grant was from Thomas Adams to daughter Kate More and husband John C. More in the mid-19th century.

Contextual Building Comments:

N/A

Present Owner(s):	Andrea Brinton	Original Owner(s):	
Address:	1069 Beaufort Ave Halifax, B3H 3Y2	Address:	

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

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

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Andrea Brinton	2001	Pres		Bk. 6826-61
FS Industries Ltd.	2001	2001		Bk. 6821-709
Clarence Investment Corp.	1982	2001		Bk. 3557-211
A. Keith & Son	1953	1982		Bk. 1222-606
Anne Devlin	1951	1953		Bk. 1125-405
Hector and Ada J. McCallum	1951	1951	Entrepreneur	Bk. 1125-401
Julia Piper	1946	1951		Bk. 928-1229
Thomas P. O'Laughlin	1945	1946		Bk. 879-386
Germaine (Pelletier) Badie, Estate	1940	1945		Bk. 805-781
Imperial Tobacco Sales Co. of Canada	1917	1940		Bk. 473-1049
A.H. Minshull	1917	1917		Bk. 473-937
Cranston Real Estate Co. Ltd.	1915	1917		Bk. 449-777
William D & Jean N Cranston	1913	1915		Bk. 432-210
Michael & Louisa	1913	1913	Liquor Dealer	Bk. 429-148

Goulding				
Helena (Matson) Brinkman	1912	1913		Bk. 419-681-683 (Willed)
George Matson	1884	1912	Naval Engineer	Bk. 243-567

Other Comments:

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Photograph (front elevation)

Building Classification: Vacant Lot



Building No:	3
Civic Address:	1451 Hollis St
Building Name:	Vacant
Construction Date:	N/A

Researcher:	Emma Sampson
Date:	September 26, 2014

Architectural Comments:

N/A

Historical Comments:

Former location of the Halifax Longshoremen's Association's Hiring Hall. A.H. Minshull owned both 1365 and 1451 Hollis as a singular plot, presumably purchased from Cranston Real Estate when both were still separate, and the lots remained as one until the division of the Germaine (Pelletier) Badie Estate in 1945. Original land grant for this site was from Thomas Adams to daughter Kate More and husband John

C. More in the mid-19th century.

Contextual Building Comments:

N/A

Present Owner(s):	Halkirk Properties Ltd.	Original Owner(s):	
Address:	1496 Lower Water St. Halifax, B3J 1R9	Address:	

Construction Date:	n/a
Present Use:	Vacant/Parking
History of Use:	

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

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Halkirk Properties Ltd.	2007	Pres		Bk. 7026-360
Halifax Longshoremen's Association	1957	2007	Professional Association	Bk. 1448-614
His Majesty the King	1942	1957	Crown	Bk. 842-156
Germaine Pelletier	1940	1942	Entrepreneur	Bk. 805-781
Imperial Tobacco Sales Co. of Canada	1917	1940		Bk. 473-1014
A.H. Minshull	1915	1917		Bk. 473-937
Cranston Real Estate	1915	1915		Bk. 449-777
William D & Jean N Cranston	1913	1915	Real Estate Broker	Bk. 430-401
CE Wiswell	1885	1913	Merchant	Bk. 252-308
William Lowell	1877	1885	Banker	Bk. 211-410
Hugh A Gordon	1875	1877	Doctor	Bk. 199-465

Ann J Pryor		1875		
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Other Comments:

Photograph (front elevation)

Building Classification: Registered Building



Building No.	2
Civic Address	1459 Hollis Street
Building Name	Benjamin Wier House
Construction Date	1863

Researcher:	Colette Bishop-Greene
Date:	January 14 th , 2012

Architectural Comments:

Benjamin Wier House is a 2½ storey brick building designed in the Italianate style it has a symmetrical façade, elaborate sandstone trims, and 4 substantial brick, multi-flue, end chimneys. The house has a central entrance, is 5 bays wide, and is deep from front to back. Typical of the Italianate style, the building has a steeply pitched truncated gable roof, 4 gabled dormers, and a sandstone drip course separating the first and second storeys. The overhanging eaves, decorated with heavy sandstone brackets bisected in the centre by an enlarged dormer/elaborate parapet with a fixed Palladian window and ornamental cresting.

The vertically proportioned, segmentally arched two-over-two sash windows have sandstone trim, ornate lug sills, and decorative accents above. The ground floor windows have sandstone bracketed hoods, and-wrought iron ornamentation protecting the foundation windows below. The second storey window trims are quite ornate, and the inclusion of a Romeo and Juliet balcony is characteristic of the Italianate style of architecture. The central entrance has sandstone surrounds decorated with rosettes, heavy brackets supporting an entablature, and an arched transom.

Benjamin Wier House is in excellent physical condition. There is a 2 storey brick rear addition that is approximately ½ the width of the building with a flat roof and rooftop balcony, triplicate windows, and a one storey round bay window. The open space behind the building is used as a parking lot. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

Benjamin Wier House is valued for its historical associations with its owners and occupants. The house was built in 1863 by Henry Peters for politician Benjamin Wier. During Wier's political career he was a MLA, served on the Provincial Executive Council with Joseph Howe, and was appointed to the Senate. Wier was also a businessman and shipyard owner who often capitalized on the antagonism between Confederation and Union forces; his company repaired a Confederate raider vessel, the "Tallahassee", in 1864 while it was being refueled in Halifax

Other notable residents included Sir Adams Archibald and William Henry. Sir Archibald held many prestigious titles during his political career; he was a lawyer for the City of Halifax, MLA, sat on the Executive Council, a Solicitor General for Nova Scotia, and was the first Secretary of State in the first Federal Cabinet. Archibald was knighted in 1886. William Henry also had an impressive political career, and was best known for being a Judge for the first Supreme Court.

Contextual Building Comments:

Benjamin Wier House is clearly an asset to the surrounding area and proposed district. It is an excellent example of the Italianate style and is compatible with the other buildings in the area, in particular Government House and Keith's Brewery Market. The building maintains both the architectural and heritage character of the area.

Present Owner(s):	Sable Offshore House Ltd.	Original Owner(s):	Benjamin Wier
Address:	1459 Hollis Street Halifax, NS B3J 1V1	Occupation:	Businessman, shipyard owner, politician

Year Built:	1863
Factual/Estimate?	Factual
Sources:	The Nova Scotia Historic Places Initiative file, 2007

Builder:	Henry Peters
Present Use:	Commercial

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Henry Pryor & Charles W.H. Harris	1857-1860		Barrister	Bk. 119-461
Benjamin Wier & wife Phoebe	1860-1880		Businessman, politician	Bk. 128-534
Sir Adams Archibald	1880-1893		Politician	Bk. 231-52
William N. Wickwire	1893-1911		Medical Doctor	Bk. 293-77
Margaret L. Wickwire	1911-1930		Wife of W. Wickwire	Bk. 420-614
William R. Powell	1930-1930		Not Listed	Bk. 628-698
The Elks Club (Halifax) Ltd.	1930-1983		Organization	Bk. 657-509
Sable Offshore House Ltd.	1983-present		Company	Bk. 3673-630

Photograph (front elevation)

Building Classification: Registered Building



Building No.	#19
Civic Address	5131 Morris Street
Building Name	none
Construction Date	1858

Researcher:	A. Withrow
Date:	February 2011

Architectural Comments:

This building is similar in style to the adjacent five row houses situated on Morris Street between Hollis and Lower Water Streets. The buildings were constructed in the "Halifax House style", and all six structures are similar in style with a few variations, and are arranged as three mirror-image pairs. They are two and a half storey, shingled wooden buildings, with a side hall plan layout; classically trimmed entrances with transom windows, sidelights, and entablatures supported by pilasters; 6-over-6 wood-trimmed windows, and truncated gable roofs with five-sided Scottish dormers on the front and back. The Halifax House styled buildings are more commonly found as stand alone buildings, rather than in a row house or terrace house arrangement. The basement levels were originally designed as servant's quarters and had kitchens equipped with a large open-hearth fireplace.

Historical Comments:

The house was built by Willam Finlay for John Lithgow, a merchant.

Contextual Comments:

The row of adjoined houses of which this one is a part is a distinctive, mid-19th century streetscape which, with much of the surrounding area having been re-developed, now stands as the last vestige of this era at this easternmost end of Morris Street.

Present Owner(s):	John Julian	Original Owner(s):	John Lithgow
Address:	5131 Morris Street, Halifax, NS B3J 1A9	Occupation:	Merchant & Real Estate Developer

Year Built:	1858
Factual/Estimate?	Factual
Sources:	Registry of Deeds (Dartmouth, NS); McAlpine City Directories from 1869 to 1966; Newspaper: Halifax Morning Sun, August 20, 1858; Book: <u>Architects Of Nova Scotia: A Biographical Dictionary 1605-1950</u> , by Maud Rosinski; Book: <u>Georgian Halifax</u> , by Elizabeth Pacey.

Builder:	William Finlay, Architect - for John Lithgow, Merchant & Real Estate Developer
Present Use:	Private Residence

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
John G. Julian	2007-2011			8699-5173
Kyle J. Shaw	2001-2007			6890-985
Deborah Carver	1988-2001			4585-989
David B. Allison	1985-1988			3968-113
David E. Martin	1976-1985			3052-142
Jeremiah J. Lyons	1975-1976			2865-882
John A. Macdonald	1970-1975			2386-994
Landsway Dev. Co.	1969- 1970			2353-905 (See 2299-606)
Jasmat Morar	1962-1969			2816-649
Heirs Of W. Smith	1962-1962			2816-649
Walter Smith	1950-1962		Emp/John Gray	1072-465
Leonard Kitz	1947-1950		Barrister	951-585
Eastern Trust	1922-1947		Trust Company	373-603
Heirs of J. Lithgow	1906-1922		Merchant	373-603
John Lithgow	1856-1906		Merchant	934-344 (Reg. In 1947)

Comments on Historical Associations:

John Lithgow purchased the property from John Clarke in 1856 and had William Finlay, an architect, design a row of houses. The houses were to be individually sold, as was indicated in a newspaper ad running in the Halifax Morning Sun; however, they were not sold but rented until the entire row was sold to Leonard Kitz in 1948. Mr. Kitz sold the individual houses, some units being purchased by former renters.

Photograph (front elevation)



Building Classification: Registered Building

Building No.	#18
Civic Address	5133 Morris Street
	was #11 in 1869, &
	was #14 in 1872 (until 1966)
Building Name	none
Construction Date	1858

Researcher:	A. Withrow
Date:	February 2011

Architectural Comments:

This building is similar in style to the adjacent five row houses situated on Morris Street between Hollis and Lower Water Street. The buildings were constructed in the “Halifax House style”, and all six structures are similar in style with a few variations, and are arranged as three mirror-image pairs. They are two and a half storeys high, shingled wooden buildings, with 6 over 6 windows and moulded trim; side hall play layout, entrances with transom windows and sidelights; entablatures supported by pilasters; truncated gable roof with five-sided Scottish dormers on the front and back. The Halifax House styled buildings are more commonly found as stand alone buildings, rather than in a row house or terrace house arrangement. The basement levels were originally designed as servant’s quarters and had kitchens equipped with a large open-hearth fireplace.

This particular structure is more decorative than the other houses with cast iron railings along the roofline and also at ground level along the facade of the structure. Small paired brackets are situated under the eaves of the roof with larger brackets placed in the corners and above the windows and entrance.

Historical Comments:

The house was built by William Finlay for John Lithgow, a merchant. For some reason the deed between the Lithgow family and Eastern Trust was not recorded until it was sold to the Kitz family in 1948. It is not known who resided in this structure until 1869 when the McAlpine City Directories were first published.

Olive Dunn was residing in this house prior to purchasing it from the Kitz family and lived there until she sold it in 2000.

Contextual Comments:

This structure is part of a row of houses located on Morris Street, situated between Hollis and Lower Water Streets. The Halifax House style is quite common throughout the Halifax peninsula, however most commonly they are stand alone houses rather than row houses. Very few changes have been made to the facade of the buildings.

Present Owner(s):	Victor Syperek	Original Owner(s):	John Lithgow
Address:	5133 Morris Street, Halifax, NS B3J 1A9	Occupation:	Merchant/Real Estate Developer

Year Built:	1858
Factual/Estimate?	Factual
Sources:	Registry of Deeds (Dartmouth, NS); McAlpine City Directories from 1869 to 1966; Newspaper: Halifax Morning Sun, August 20, 1858; Book: Architects Of Nova Scotia: A Biographical Dictionary 1605-1950, by Maud Rosinski; Book: Georgian Halifax, by Elizabeth Pacey.

Builder:	William Finlay, Architect - Built for John Lithgow, Merchant & Real Estate Developer
Present Use:	Private Residence

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Victor Syperek	2000-2011		Businessman	6531-354
Olive Dunn	1949-2000			1027-177
Leonard Kitz	1948-1948		Barrister	951-585
Eastern Trust Co.	1922-1948		Trust Company	373-603
Heirs of J. Lithgow	1906-1922		H/O Martha	373-603
John Lithgow	1856-1906		Merchant	934-344

Comments on Historical Associations:

John Lithgow purchased the property from John Clarke in 1856 and had William Finlay, an architect, design a row of houses. The houses were to be individually sold, as was indicated in a newspaper ad running in the Halifax Morning Sun; however, they were not sold but rented until the entire row was sold to the Kitz family in 1948. The Kitz family sold the individual houses, some units being purchased by former renters.

Photograph (front elevation)



Building Classification: Registered Building

Building No.	#17
Civic Address	5137 Morris Street
Building Name	
Construction Date	

Researcher:	A. Withrow
Date:	February 2011

Architectural Comments:

This building is similar in style to the adjacent five row houses situated on Morris Street between Hollis and Lower Water Street. The buildings were constructed in the “Halifax House style”, and all six structures are similar in style with a few variations, and are arranged as three mirror-image pairs. They are two and a half storeys high, shingled wooden buildings, with 6 over 6 windows and moulded trim; side hall play layout, entrances with transom windows and sidelights; entablatures supported by pilasters; truncated gable roof with five-sided Scottish dormers on the front and back. The Halifax House styled buildings are more commonly found as stand alone buildings, rather than in a row house or terrace house arrangement. The basement levels were originally designed as servant’s quarters and had kitchens equipped with a large open-hearth fireplace.

Historical Comments:

These row houses were built by William Finlay for John Lithgow, a merchant. For some reason the deed between the Lithgow family and the Eastern Trust was not recorded until it was sold to the Kitz family in 1948. It is not known who resided in this structure until 1869 when the McAlpine directories were first published, however in 1869 the McAlpine directory lists William Annand as residing in this structure. Annand was the Provincial Treasurer at that time, and he later became the Premier of Nova Scotia.

Contextual Comments:

The structure is part of a row of houses located on Morris Street, situated between Hollis and Lower Water Streets. The Halifax House style is quite common throughout the Halifax peninsula, however most commonly they are stand alone houses rather than row houses. Very few changes have been

made to the façade of the building.

Present Owner(s):	Carolyn Davis-Stewart	Original Owner(s):	John Lithgow
Address:	5270 Harvey Street, Halifax, NS B3J 1A7	Occupation:	Merchant/ Real Estate Developer

Year Built:	1858
Factual/Estimate?	Factual
Sources:	Registry of Deeds (Dartmouth, NS); McAlpine City Directories from 1869 to 1966; Newspaper: Halifax Morning Sun, August 20, 1858; Book: Architects Of Nova Scotia: A Biographical Dictionary 1605-1950, by Maud Rosinski; Book: Georgian Halifax, by Elizabeth Pacey.

Builder:	William Finlay, Architect – Built for John Lithgow, Merchant & Real Estate Developer
Present Use:	Private residence

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
C. Davis-Stewart	2009-2011			9306-0169
Norman Dube	2005-2009		Admin/Clarke	8038-131
Barry A. Clarke	2000-2005		Real Estate Agent	6504-1187
Collection Holding Ltd.	1984-2000		R. Dube President	3871-1132
Ken. E. Blackburn	1977-1984		Retired	3143-506
Mary Blackburn	1948-1977		Widow of Michael Blackburn	997-97
Leonard Kitz Et Ux	1948-1948		Barrister	951-585
Eastern Trust Co.	1922-1948		Trust Company	373-603
Estate John Lithgow	1906-1922		H/O Martha	373-603
John Lithgow	1856-1906		Merchant	934-344 (Reg. in 1947)

Comments on Historical Associations:

John Lithgow purchased the property from John Clarke in 1856 and had William Finlay, an architect, design a row of houses. Martha Lithgow is listed in the Directories as living in this structure in 1872. The houses were to be individually sold, as was indicated in a newspaper ad running in the Halifax Morning Sun; however, they were not sold but rented until the entire row was sold to the Kitz family in 1948. The Kitz family sold the individual houses, some units being purchased by former renters. The Eastern Trust Company, formerly known as the Empire Trust Company until 1909. A grant for administration is stated in book 8038/131 for the estate of Barry A. Clarke who passed away in 2005.

Photograph (front elevation)

Building Classification: Registered Building



Building No.	#16
Civic Address	5139 Morris Street
	was #18 Morris St in 1869, & #15 Morris St in 1872 (until 1966)
Building Name	none
Construct Date	1858

Researcher:	A. Withrow
Date:	February 2011

Architectural Comments:

This building is similar in style to the adjacent five row houses situated on Morris Street between Hollis and Lower Water Street. The buildings were constructed in the “Halifax House style”, and all six structures are similar in style with a few variations, and are arranged as three mirror-image pairs. They are two and a half storeys high, shingled wooden buildings, with 6 over 6 windows and moulded trim; side hall play layout, entrances with transom windows and sidelights; entablatures supported by pilasters; truncated gable roof with five-sided Scottish dormers on the front and back. The Halifax House styled buildings are more commonly found as stand alone buildings, rather than in a row house or terrace house arrangement. The basement levels were originally designed as servant’s quarters and had kitchens equipped with a large open-hearth fireplace.

Historical Comments:

These row houses were built by William Finlay for John Lithgow, a merchant. For some reason the deed between the Lithgow family and the Eastern Trust was not recorded until it was sold to the Kitz family in 1948. It is not known who resided in this structure until 1869 when the McAlpine directories were first published.

Contextual Comments:

The structure is part of a row of houses located on Morris Street, situated between Hollis and Lower Water Streets. The Halifax House style is quite common throughout the Halifax peninsula, however most commonly they are stand alone houses rather than row houses. Very few changes have been made to the façade of the building.

Present Owner(s):	James K. Quigley	Original Owner(s):	John Lithgow
Address:	3011 George Daup. Ave., Halifax, NS B3L 4N3	Occupation:	Merchant/ Real Estate Developer

Year Built:	1858
Factual/Estimate?	Factual
Sources:	Registry of Deeds (Dartmouth, NS); McAlpine City Directories from 1869 to 1966; Newspaper: Halifax Morning Sun, August 20, 1858; Book: <u>Architects Of Nova Scotia: A Biographical Dictionary 1605-1950</u> , by Maud Rosinski; Book: <u>Georgian Halifax</u> , by Elizabeth Pacey.

Builder:	William Finlay, Architect – Built for John Lithgow, Merchant & Real Estate Developer
Present Use:	Rental Apartments

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
James Quigley (Et Ux)	1994-2011			5578/81
Gary Foshay	1993-1994		Quit Claim Deed	5369/821
Susan M. Foshay	1987-1993			4421/743
Avalon Assets	1983-1987			3675/103
Glen Forest Holdings	1981-1983			3503/999
Farrell Shaw	1975-1981		Business Manager	2881/1015
Jessie E. MacDonald	1966-1975		Widow J. Macdonald	2149/9
Provincial Realty	1951-1966			1139/61
Maisie Walker	1948-1951		Widow of J. Walker	993/757
Leonard Kitz (Et Ux)	1948-1951		Barrister	951/585
Eastern Trust Co.	1922-1948		Trust Company	373/603
Estate of J. Lithgow	1906-1922			?
John Lithgow	1856-1906		Merchant	934/344 (Reg. In 1947)

NOTE: See Book 993, Page 757 – Copy of a survey map of property

Comments on Historical Associations:

John Lithgow purchased the property from John Clarke in 1856 and had William Finlay, an architect, design a row of houses. The houses were to be individually sold, as was indicated in a newspaper ad running in the Halifax Morning Sun; however, they were not sold but rented until the entire row was sold to the Kitz family in 1948. The Kitz family sold the individual houses, some units being purchased by former renters. The Eastern Trust Company, formerly known as the Empire Trust Company until 1909.

Photograph (front elevation)

Building Classification: New Building



Building No.	20
Civic Address	5144 Morris Street
Building Name	The Vic Suites
Construction Date	2011

Researcher:	Rylan Palmer-Dixon
Date:	March 5 th 2012

Architectural Comments:

The Vic Suites is a 10 storey multi-use building, with multiple terraces and a large canopy roof that protects residents on the top floors from glaring sunlight.

Storeys 5 to 8 have walk out balconies on all 4 sides that either provide a view of the Halifax harbor or historic Halifax.

Behind the building (north-east) there is a small surface Parking lot and underneath the structure is underground parking for residents.

The building is constructed of Architectural aluminum panels, fixed and single-hung glass windows, natural stone and bricking that collectively combine to produce a very modern look.

Historical Comments:

This is the site of the former 19th century apartment building called the Victorian Hotel & Apartments and the Charles Morris house, *the oldest wooden residence in Halifax, built c. 1764*. Charles Morris was *Surveyor General for Halifax from 1748-1781 and served as Chief Justice of the Supreme Court of Nova Scotia from 1776-1778*. He was succeeded by both his son, Charles, and his grandson, Charles, in the position of Surveyor General, with the house serving as both residence and business office. The Victorian Hotel & Apartments was demolished to make room for the new development of the Vic Suites, however the Morris House was saved and relocated to *Creighton Street* due to its historical significance.

Contextual Building Comments:

Vic Suites is constructed on the Corner of Morris and Hollis Street and does not match the historical character or building fabric of the surrounding low rise buildings. However, the overall massing of the building is reduced through its design, which integrates a collection of smaller buildings to blend in with the existing streetscape.

The ground level is landscaped, with podium terraces. There are multiple columns along the corner streetscape of Hollis and Morris Street designed for future commercial use and structural support of the building.

The setback of the Vic Suites is similar to other buildings along Hollis Street because of its step back after 4 storeys. The setback on the north/east side of the building opens up to a green space and a surface parking lot.

Owner(s):	<i>Rockstone Investments Ltd.</i>
Address:	1657 Barrington Street Halifax, Ns, Canada, B3J281

Year Built:	2011
Present Use:	Residential Condominiums
History of Use:	Residential Apartment Building

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
<i>Rockstone Investments Ltd.</i>	<i>2001– Present</i>		<i>N/A</i>	<i>Bk. 6852-914</i>
<i>Manuel I. Zive (Estate)</i>	<i>1967-2001</i>			<i>Bk. 2157-981</i>
<i>Manuel I. Zive (Estate)</i>	<i>1950-2001</i>			<i>Bk. 1084-1017</i>

Other Comments:

Architect Michael Napier and Dixel Developments designed this bold architectural building that is out of character the historic buildings along Morris Street and Hollis Street.

Photograph (front elevation)

Building Classification: Registered Building



Building No.	#15
Civic Address	5145 Morris Street
	Was #20 in 1869, &
	was #17 in 1872 (until 1966)
Building Name	none
Construction Date	1858

Researcher:	A. Withrow
Date:	March 2011

Architectural Comments:

This building is similar in style to the adjacent five row houses situated on Morris Street between Hollis and Lower Water Street. The buildings were constructed in the "Halifax House style", and all six structures are similar in style with a few variations, and are arranged as three mirror-image pairs. They are two and a half storeys high, shingled wooden buildings, with 6 over 6 windows and moulded trim; side hall play layout, entrances with transom windows and sidelights; entablatures supported by pilasters; truncated gable roof with five-sided Scottish dormers on the front and back. The Halifax House styled buildings are more commonly found as stand alone buildings, rather than in a row house or terrace house arrangement. The basement levels were originally designed as servant's quarters and had kitchens equipped with a large open-hearth fireplace.

Historical Comments:

The house was built by Willam Finlay for John Lithgow, a merchant. For some reason the deed between the Lithgow family and Eastern Trust was not recorded until it was sold to the Kitz family in 1948. It is not known who resided in this structure until 1869 when the McAlpine City Directories were first published. Rev. David Neish lived in this house for over 10 years in the 1880s and the Coughlan family resided in the house prior to it being sold and purchased the structure from the Kitz family.

Contextual Comments:

This structure is part of a row of houses located on Morris Street, situated between Hollis and Lower Water Streets. The Halifax House style is quite common throughout the Halifax peninsula, however most commonly they are stand alone houses rather than row houses. Very few changes have been made to the facade of the buildings.

Present Owner(s):	An (Nguyen) Tran	Original Owner(s):	John Lithgow
Address:	5145 Morris Street, Halifax, NS B3J 1A9	Occupation:	Merchant & Real Estate Developer

Year Built:	1858
Factual/Estimate?	Factual
Sources:	Registry of Deeds (Dartmouth, NS); McAlpine City Directories from 1869 to 1966; Newspaper: Halifax Morning Sun, August 20, 1858; Book: <u>Architects Of Nova Scotia: A Biographical Dictionary 1605-1950</u> , by Maud Rosinski; Book: <u>Georgian Halifax</u> , by Elizabeth Pacey.

Builder:	William Finlay, Architect - Built for John Lithgow, Merchant & Real Estate Developer
Present Use:	Private Residence

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
An (Nguyen) Tran	1989-2011			4833/1020
Roger Bureau et Ux	1983-1989			3759/930
Anne V. King	1981-1983			3520/1132
Stan Lewandowski	1973-1981		Engineer	2643/203
Orval B. N. Duncan	1972-1973		Admin/Coughlan	2632/57
Lilian Coughlan	1951-1972		Widow of Ben Coughlan	1061/589
Leonard Kitz et Ux	1948-1951		Barrister	951/585
Eastern Trust Co.	1922-1948		Trust Company	373/603
Estate Of J. Lithgow	1906-1922			?
John Lithgow	1856-1906		Merchant	934/344 (Reg. in 1947)

NOTE: See Book 993 Page 757 – Copy of a Survey Map of Property (ATTACHED)

Comments on Historical Associations:

John Lithgow purchased the property from John Clarke in 1856 and had William Finlay, an architect, design a row of houses. The houses were to be individually sold, as was indicated in a newspaper ad running in the Halifax Morning Sun; however, they were not sold but rented until the entire row was sold to the Kitz family in 1948. The Kitz family sold the individual houses, some units being purchased by former renters. The Eastern Trust Company, formerly known as the Empire Trust Company until 1909. Ben Coughlan, a plaster contractor, predeceased his wife, Lilian (d. 1972), and the two resided in this house prior to purchasing it.

Photograph (front elevation)

Building Classification: Registered Building



Building No.	# 14
Civic Address	5147-5149 Morris Street
	formerly 22 Morris Street (1966)
Building Name	
Construction Date	1858

Researcher:	A. Withrow
Date:	March 2011

Architectural Comments:

This building is similar in style to the adjacent five row houses situated on Morris Street between Hollis and Lower Water Street. The buildings were constructed in the "Halifax House style", and all six structures are similar in style with a few variations, and are arranged as three mirror-image pairs. They are two and a half storeys high, shingled wooden buildings, with 6 over 6 windows and moulded trim; side hall play layout, entrances with transom windows and sidelights; entablatures supported by pilasters; truncated gable roof with five-sided Scottish dormers on the front and back. The Halifax House styled buildings are more commonly found as stand alone buildings, rather than in a row house or terrace house arrangement. The basement levels were originally designed as servant's quarters and had kitchens equipped with a large open-hearth fireplace.

Historical Comments:

These row houses were built by Willam Finlay for John Lithgow, a merchant. For some reason the deed between the Lithgow family and Eastern Trust was not recorded until it was sold to the Kitz family in 1948. It is not known who resided in this structure until 1869 when the McAlpine City Directories were first published.

This building was used as a grocery corner store since 1961, and is still in operation as a business enterprise. In 1872, Peter McNab resided in this structure. He may be connected to the McNab family who were instrumental in the development and growth of the city of Halifax.

Contextual Comments:

This structure is part of a row of houses located on Morris Street, situated between Hollis and Lower Water Streets. The Halifax House style is quite common throughout the Halifax peninsula, however most commonly they are stand alone houses rather than row houses. Some sympathetic changes have been made to the facade of the building to allow the change to a storefront in 1961, with a residential unit above.

Present Owner(s):	Halifax Mercantile Co.	Original Owner(s):	John Lithgow
Address:	200 Willett Street, Apt 3 Halifax, NS, B3M 3C5	Occupation:	Merchant & Real Estate Developer

Year Built:	1858
Factual/Estimate?	Factual
Sources:	<ol style="list-style-type: none"> 1) Registry Of Deeds (Dartmouth) 2) Ns; Mcalpine City Directories From 1869 To 1966 3) Newspaper: <i>Halifax Morning Sun</i>, August 20, 1858 4) Book: <i>Architects Of Nova Scotia: A Biographical Dictionary 1605-1950</i>, By Maud Rosinski; 5) Book: <i>Georgian Halifax</i>, By Elizabeth Pacey.

Builder:	William Finlay, Architect; Built for John Lithgow
Present Use:	Apartment (2 nd floor) & Commercial business (Wire Monk coffee shop)

History of Building:

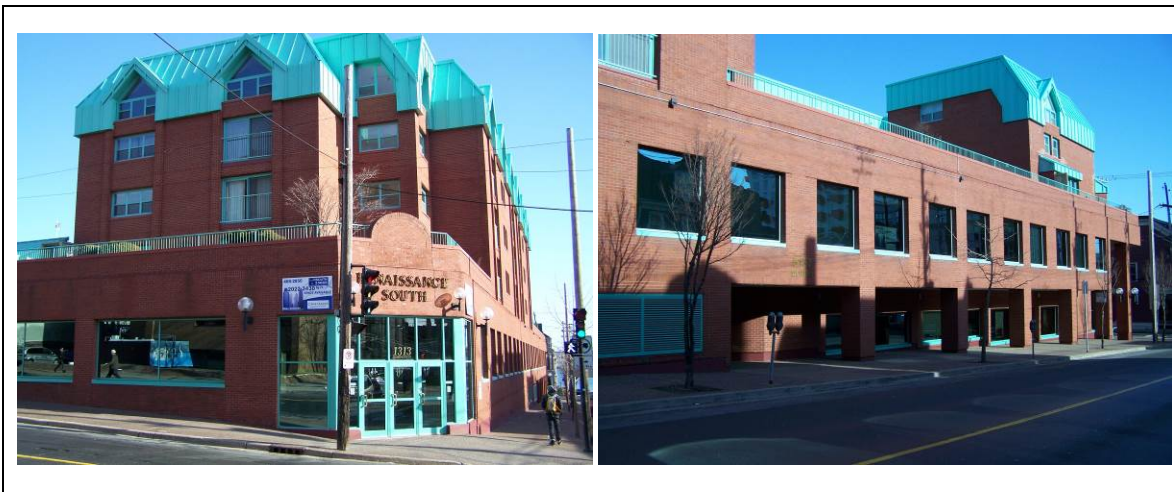
OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Halifax Mercantile Ltd.	1992-2011		Commercial	5350/546
North Atlantic Trade	1980-1992		Commercial	3430/507
David Fiering et Ux	1951-1980		Grocer	1112/293
Leonard Kitz et Ux	1948-1951		Barrister	951/585
Eastern Trust Co.	1922-1948		Trust Company	373/603
Estate of J. Lithgow	1906-1922			
John Lithgow	1856-1906		Merchant	934/344 (Reg. In 1947)

Comments on Historical Associations:

John Lithgow purchased the property from John Clarke in 1856 and had architect William Finlay design a row of houses on Morris Street between Hollis and Lower Water Street. Originally the houses were to be sold as was indicated in a newspaper ad (*Halifax Morning Sun*) where they were advertised for sale. However, for some unknown reason, they were not sold but were rented until they were finally purchased by the Kitz family in 1948. The Kitz family then sold the houses individually, with some of the former renters purchasing their buildings. 5147-49 Morris Street became a store in approximately 1951. The Eastern Trust Company was formerly known as the Empire Trust Company until 1909. The Halifax Mercantile Co. Ltd. was formerly known as Kistco Ltd.

Photograph (front elevation)

Building Classification: New Building



Building No.	64	Researcher:	Rylan Palmer-Dixon Emma Sampson
Civic Address	5157 Morris Street	Date:	March 19 th , 2012 September 27, 2014
Building Name	Renaissance South		
Construction Date	c. 1985		

Architectural Comments:

Renaissance South is a large 5 storey tiered building along Morris, stretching from Hollis to Barrington Street. At street level the building is 1 to 2 storey's and rises to a 5 storey step back. The building is covered with galvanized tin coloured roofing and a couple sections of rooftop patios.

The building has 2 projections, one at the corner of Barrington and Morris Street and the other at the corner of Hollis and Morris Street. There are also multiple columns along Morris Street at the north-east end of the building, where the street wall expands with respect to the elevation.

The building is designed with both the pedestrian and historic character of the area in mind. This 5 storey building is built with a one story street wall along the surrounding sidewalks; and, the choice of bricking as a main material achieves complimenting the historic feel of the streetscape.

This building has underground parking.

Historical Comments:

Originally faced onto Morris Street, the estate of the Hon. Robert Boak was located on the western half of the property, also inclusive of 1317 Barrington St. The Hon. Mr. Boak was President of the Legislative Council of Nova Scotia and Provincial Treasurer, originally making his start in trade in the West Indies. After retiring from his business career, he pursued Liberal politics and served as president of the Acadia Fire Insurance Company, vice president of the Union Bank and the Nova Scotia Sugar Refinery, and also as a director of the Gas Light Company. (Hopkins' City Atlas – 1878; A Cyclopaedia of Canadian Biography, George MacLean Rose.)

Contextual Building Comments:

Because of the streetscape friendly design of the building, its scale, massing and setback complements the surrounding streetscape.

The buildings choice of materials also complements the surrounding streetscape as it is constructed of bricking, which was commonly used for the construction of what now are historic buildings. The trim and roofs colour is in contrast with the surrounding streetscape, but does not overwhelm it.

How does the building contribute to the area as a whole? (scale, massing, design relative to adjacent buildings, contrast/similarity, materials similarity/contrast, setback, etc.)

Owner(s):	Homburg (7) L.P. Management Inc.
Address:	32 Akerley Blvd. Dartmouth, NS, Canada B3B1N1

Year Built:	c. 1985
Present Use:	Residential
History of Use:	Residential

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
<i>Cominar NS Real Estate Holdings Inc.</i>	<i>2012-Pres</i>			<i>#101154053</i>
<i>Homburg (7) L.P. Management Inc.</i>	<i>1997-2012</i>			<i>Book 6141, Page 71</i>
<i>Metcalfe Realty Company</i>	<i>1991-1997</i>		<i>Name Change</i>	<i>Book 5029, Page 752</i>
<i>Renaissance South Ltd</i>	<i>1985-1991</i>		<i>Name Change</i>	<i>Book 4008, Page 310</i>
<i>1550353 Holdings Ltd.</i>	<i>1983-1985</i>			<i>Book 3789, Page 249</i>
<i>5157-59 Morris Street Holdings</i>	<i>1983-1983</i>			<i>Book 3642, Page 179</i>
<i>Erich Kausch</i>	<i>1981-1983</i>			<i>Book 3464, Page 610</i>
<i>OTO Rentals Ltd</i>	<i>1980-1981</i>			<i>Book 3401, Page 648</i>
<i>Roderick and Violet MacDonald</i>	<i>1979-1980</i>			<i>Book 3325, Page 314</i>
<i>David Fiering</i>	<i>1953-1979</i>			<i>Book 1184, Page 311</i>
<i>Marie Brosseau</i>	<i>1935-1979</i>			<i>Book 720, Page 1077</i>
<i>Nora A Burns</i>	<i>1935-1935</i>			<i>Book 724, Page 204</i>

<i>John W MacLeod</i>			
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Other Comments:

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Photograph (front elevation)

Building Classification: Registered Building



Building No.	78
Civic Address	5168-70 Morris Street
Building Name	Lithgow-Blackadar House
Construction Date	1868-1869

Researcher:	Colette Bishop-Greene
Date:	January 14 th , 2012

Architectural Comments:

Lithgow-Blackadar House is a 2½ storey building designed in the Halifax House style. Halifax House style buildings typically have a smooth brick surface; however, this house has wood clapboard cladding (with the exception of one side which is parged). The house is laid out in the side hall plan, is 3 bays wide, and is deep from front to back. Typical of the Halifax House style, the building has a steeply pitched truncated gable roof with a slight roof eaves overhang decorated with brackets, a central Scottish dormer on front and back, and a brick multi-flue end chimney.

The vertically proportioned one-over-one sash windows on the second storey have segmentally arched wood trim and bracketed lug sills. The entrance has rectangular side lights, moulded pilasters, and a modest entablature. In 1913, a portion of the main floor was lowered to ground level allowing for storefront windows and an additional entrance. Above the storefront, a modest entablature is supported by heavy brackets (similar to the original entrance). There is a two storey rear addition, clad in wood clapboard with a flat roof.

Lithgow-Blackadar House is in good physical condition. The open area behind the building is used as a parking lot for tenants. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

Blackadar House is valued for its historical associations with its owners and occupants. J.R. Lithgow, the original owner, was an accountant, realtor, and land developer. He was the bookkeeper for the shipping firm of J.A. Moren and later became the President/Manager of the Glace Bay Mining Company (1890s).

Caroline E. Blackadar, wife of Charles C. Blackadar, purchased the property from Lithgow in 1876. Charles Blackadar was part of the Blackadar Brothers, proprietors and editors of the Acadian Recorder. In 1876 Blackadar was appointed Queen's Printer.

Other notable occupants included: J.B. Young, civil engineer and an official in the Provincial Gold Commissioners Office; William A. Henry, barrister and partner in "Harris & Henry" (the Merchants' Bank); and J.S. Stuart, a sea captain.

Contextual Building Comments:

Lithgow-Blackadar House is clearly an asset to the surrounding area and proposed district. It is one of three Halifax House style buildings on this part of Morris Street. The house is compatible in terms of architectural style, elevation, and materials with neighboring buildings on Hollis Street and Barrington Street.

Present Owner(s):	Gordon Perdue & Holly Hayes	Original Owner(s):	James Lithgow
Address:	5417 Brandy Cir	Occupation:	Accountant, realtor, developer, President of Glace Bay Mining Co.
	Fort Myers, FL USA 33919 2219		

Year Built:	1868-1869
Factual/Estimate?	Factual
Sources:	City Directories (Nova Scotia Archives and Records Management)
	1986 Heritage Inventory Site Form
Builder:	Unknown
Present Use:	Residential

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
James R. Lithgow	1865-1876		Accountant, developer	Bk. 151-53
Caroline E. Blackadar	1876-1915		Wife of Charles Blackadar	Bk. 205-216
Samuel Young Wilson	1915-1917		Merchant	Bk. 457-97
Leonard Fisheries Ltd.	1917-1934		Company	Bk. 479-228
B.S.M. Ltd.	1934-1935		Company	Bk. 707-586
Wyman G. Simpson and Reginald L. Simpson	1935-1948		Barber/Armed Services in War	Bk. 723-365 Bk. 873-345
Lawrence E. Nelligan	1948-1957		Barber	Bk. 1023-777
George and Mary Shott	1957-1960		Accountant	Bk.
Gainsborough Hotel Ltd.	1960-1975		Company	Bk. 1693-163

Granite Group Ltd.	1975-1976	Company	Bk. 2967-694
Ivor Harrington	1976-1987	Management Consultant	Bk. 2988-646
Maritime Capital Management Ltd.	1987-1990	Company	Bk. 4513-230
Halliburton House Inn Ltd.	1990-1991	Company	Bk. 4879-951
Samir Anjoul	1991-1993	Not Listed	Bk. 5155-1121
Gordon Perdue	1993-present	Not Listed	Bk. 5483-853
Holly Hayes	2009-present	Not Listed	Doc. # 94002087

Photograph (front elevation)

Building Classification: Registered Building



Building No.	77
Civic Address	5172 Morris Street
Building Name	Lithgow House
Construction Date	1870

Researcher:	Colette Bishop-Greene
Date:	January 14 th , 2012

Architectural Comments:

Lithgow House is a 2½ storey building designed in the Halifax House style. Halifax House style buildings typically have smooth brick surfaces; however, this house has wood clapboard cladding. The house is laid out in the side hall plan, is 3 bays wide, and is deep from front to back. Typical of the Halifax House style, it has a steeply pitched truncated gable roof, two Scottish dormers (one on the front and rear), a brick chimney, and bracketed eaves returned at the corners.

The vertically proportioned one-over-one sash windows on the first storey have wood trim, decorative brackets supporting an entablature, and window boxes. The second storey windows are segmentally arched with no ornamentation. The offset entrance has large rectangular side lights, a transom window, and moulded pilasters supporting an entablature.

Lithgow House is in good physical condition. The open space behind the building is used as a parking lot for tenants. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

Lithgow House is valued for its historical associations with its original owner and occupants. J.R. Lithgow, the original owner, was an accountant, realtor, and developer. He was the bookkeeper for the shipping firm of J.A. Moren and later became the President of the Glace Bay Mining Company.

Other notable occupants included: Samuel G. Rigby, barrister and partner of "Rigby and Tupper", vice-president of the Barristers' Society, solicitor for the Bank of British North America, and Grand Mason of the Grand Lodge of Nova Scotia; James Kerr, a Customs Inspector; Alexander Scott, grocer of "James Scott & Co.", and Harry Preedy, hotel manager and commission merchant.

Contextual Building Comments:

Lithgow House is clearly an asset to the surrounding area and proposed district. It is one of three Halifax House style buildings on Morris Street. The house is compatible in terms of architectural style, elevation, and materials with neighboring buildings on Hollis Street and Barrington Street.

Present Owner(s):	2166439 Nova Scotia Ltd.	Original Owner(s):	John Lithgow
Address:	5184 Morris Street	Occupation:	Accountant, realtor, developer, President of Glace Bay Mining Co.
	Halifax, NS B3J 1B3		

Year Built:	1870
Factual/Estimate?	Factual
Sources:	The Nova Scotia Historic Places Initiative File, 2007
	Prior Heritage Resource File
Builder:	Unknown
Present Use:	Commercial

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
William Pryor	1797-1865		West India Merchant	Bk. 33-168
James Lithgow	1865-1876		Bookkeeper	Bk. 151-53
Caroline E. Blackadar	1876-1908		Wife of C. Blackadar	Bk. 205-216
Henry Kirkwood MacDonald	1908-1909		Medical Doctor	Bk. 385-589
Andrew McManus	1909-1916		Sheriff	Bk. 398-153
Loretta A. Cragg	1916-1917		Wife of J. Cragg, merchant	Bk. 451-590
James Karas	1917-1920		Confectioner	Bk. 467-833
H.W. Cameron	1920-1935		Optician	Bk. 530-181
James L. MacKinnon	1935-1948		Tram Car Operator	Bk. 718-518
Roderick J. MacDonald	1948-1952		Plumber	Bk. 990-349
Annie E. MacDonald	1952-1962		Wife of R. MacDonald	Bk. 1115-701
Roderick J. MacDonald	1962-1980		Plumber	Bk. 1840-58
Violet J. MacDonald	1980-1981		Wife of R. MacDonald	Bk. 3414-1090
Victoria B.E. Riley	1981-1984		Not Listed	Bk. 3517-1036
Fiona Imrie	1984-1984		Not Listed	Bk. 3833-829
Maritime Capital Management Ltd.	1984-1990		Company	Bk. 3877-820 Bk. 3939-521
Halliburton House Inn Ltd.	1990-1992		Company	Bk. 4879-951
2166439 Nova Scotia Ltd.	1992-present		Company	Bk. 5262-662

Photograph (front elevation)

Building Classification: Registered Building



Building No.	76
Civic Address	5178 Morris Street
Building Name	Pryor-Binney House
Construction Date	1831-1834

Researcher:	Colette Bishop-Greene
Date:	January 11 th , 2012

Architectural Comments:

Pryor-Binney House is a 2½ storey masonry building designed in the Halifax House style. Usually Halifax House style buildings have a smooth brick surface; however, this house has wood clapboard cladding. The house was laid out in the side hall plan, is 3 bays wide, and is deep from front to back. Typical of the Halifax House style, it has a steeply pitched truncated gable roof, two Scottish dormers (one on the front and rear), and a slight eaves overhang.

The vertically proportioned one-over-one sash windows on the first storey have wood trim, decorative brackets supporting an entablature, and window boxes. The second storey windows have no ornamentation. The entrance has a substantial transom window and large brackets supporting an entablature.

Pryor-Binney House is in good physical condition. There is a small side addition with a second entrance (similar ornamentation as main entrance) and an exterior staircase. The open area behind the building is used as a parking lot for tenants. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

Pryor-Binney House is valued for its historical associations with its original owners and occupants. The house was built between 1831-1834 and named after William Pryor Jr. and Hibbert Newton Binney. William Pryor Jr., son of William Pryor Sr. (West India Merchant), sold the property to Binney in 1834. Binney was a Collector of Customs and Excise of Halifax, Town Magistrate, and a member of His Majesty's Council (1820).

Other notable occupants included: Alexander Anderson, of "Esson & Co." (a shopping and importing company); John Tremaine Twining, insurance agent of "Twining & Sons"; and lawyer Charles F. Tremaine.

Contextual Building Comments:

Pryor-Binney House is clearly an asset to the surrounding area and proposed district. It is one of three Halifax House style buildings on Morris Street. The house is compatible in terms of architectural style, elevation, and materials with neighboring buildings on Hollis Street and Barrington Street.

Present Owner(s):	2166439 Nova Scotia Ltd.
Address:	5184 Morris Street Halifax, NS B3J 1B3

Original Owner(s):	William Pryor Jr.
Occupation:	Merchant

Year Built:	1831-1834
Factual/Estimate?	Factual
Sources:	Deed descriptions (Registry of Deeds) Prior Heritage Resource File

Builder:	Unknown
Present Use:	Commercial

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
William Pryor Sr.	1797-1834		West India Merchant	Bk. 33-168
William Pryor Jr.	1834-1834		Merchant	Bk. 59-195
Hibbert Newton Binney, wife Caroline and executors	1834-1881		Collector of Customs	Bk. 59-197
John T. Twining	1881-1891		Insurance Agent	Bk. 232-54
Lemuel J. Morton	1891-1900		Heir	Bk. 281-334
Francis C. Stevens and executors	1900-1955		Merchant	Bk. 339-454
United Realities Ltd.	1955-1957		Company	Bk. 1361-1211
Ovide Ouellette	1957-1960		Not Listed	Bk. 1473-66
Verna P. Wheeler	1960-1978		Not Listed	Bk. 1686-57
Daniel J. Cotie	1978-1980		Businessman	Bk. 3268-115

Marshall Giles	1980-1985	Not Listed	Bk. 3414-579
Maritime Capital Management Ltd.	1985-1990	Company	Bk. 3950-647
The Halliburton House Inn Ltd.	1990-1992	Company	Bk. 4879-951
2166439 Nova Scotia Ltd.	1992-present	Company	Bk. 5262-662

Photograph (front elevation)

Building Classification: Registered Building



Building No.	75
Civic Address	5184 Morris Street
Building Name	Halliburton House
Construction Date	1810-1823

Researcher:	Colette Bishop-Greene
Date:	January 15 th , 2012

Architectural Comments:

Halliburton House is a three storey masonry building valued as an example the Second Empire style. Originally designed as a Georgian house, it was remodeled into two townhouses in 1892 and numerous Second Empire style elements were added. The house is three bays wide with two central entrances, and is deep from front to back. The front façade is brick with a sandstone drip course above the basement, while the side and rear are parged. Typical of these Second Empire style the building has a mansard roof with three pedimented dormers (central dormer has a fanlight), and two multi-flue brick end chimneys.

The vertically proportioned, paired one-over-one sash windows are slightly recessed into their openings, and have segmentally arched brick lintels and decorative window boxes. The two central entrances are recessed, have large transom windows, and a substantial entablature decorated with dentils.

Halliburton House is in good physical condition. There is a two storey rear addition clad in vinyl with a low pitched roof and rooftop balcony, a storm porch (with a shed roof). The open space behind the building has a fence and is used as a parking lot for tenants. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

Halliburton House is valued for its historical associations with its original owner and occupant, Sir Brenton Halliburton. Sir Halliburton held numerous prestigious titles: Judge of the Supreme Court, Assistant Judge and member of the governing council, barrister, Chief Justice, and Master of Chancery. Sir Halliburton was knighted in 1859 and died in 1860. His son John remained in the house until 1884.

Contextual Building Comments:

Halliburton House is clearly an asset to the surrounding area and proposed district. It is compatible in terms of architectural style, elevation, and materials with neighboring residences on Morris Street, as well as, Hollis and Barrington Streets. Halliburton House maintains the architectural and heritage character of the area.

Present Owner(s):	2166439 Nova Scotia Ltd.	Original Owner(s):	Sir Brenton Halliburton
Address:	5184 Morris Street	Occupation:	Chief Justice of NS
	Halifax, NS B3J 1B3		

Year Built:	1810-1823
Factual/Estimate?	Estimate
Sources:	Deed description/letter (Registry of Deeds)
	1986 Heritage Inventory Form
Builder:	Johnstone (Mason) and Alexander (Carpenter)
Present Use:	Commercial

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
William Pryor	1797-1807 (land)		West India Merchant	Bk. 33-168
James Brymer	1807-1809		Merchant	Bk. 37-431
Sir Brenton Halliburton, John Halliburton, and executors	1809-1887		Chief Justice of NS	Bk. 38-401
J.C. Mahon	1887-1927		Not Listed	Bk. 261-708
Mary Cottrell Zwicker	1927-1927		Widow of A.G. Zwicker	Bk. 613-373
Bolas Joseph	1927-1927		Not Listed	Bk. 614-1024 Bk. 616-409
Rachel Shofer, Fannie Lubetsky, Lillian Offman, & Ida Zifkin	1927-1984		Heirs of Rachel Shofer	Bk. 611-1039
Maritime Capital Management Ltd.	1984-1990		Company	Bk. 3893-216
The Halliburton House Inn Ltd.	1990-1992		Company	Bk. 4879-951
2166439 Nova Scotia Ltd.	1992-present		Company	Bk. 5262-662

Photograph (front elevation)

Building Classification: Registered Building



Building No.	#74
Civic Address	5188-90 Morris Street, formerly 34 & 34 ½ Morris Street
Building Name	Mathers & Doull Building
Construction Date	1909

Researcher:	A. Withrow
Date:	March 2011

Architectural Comments:

Designed by architect W.M. Brown in 1909, this is a unique small scaled commercial building in the Renaissance Revival style. It is constructed of brick with sandstone details and sandstone quoins at the corners. The building features a strong ventral element in sandstone formed by the massing above the first floor belt course of three rows of 3 small paired windows flanked by pilasters with vermiculated rings which support a cornice and parapet and balustrade with end-posts and finials. On either side of this wall of glass, the brick façade is blank and the corners are marked with quoins. The central area of the facade is made of sandstone with decorated pilasters. The entablature surrounds nine, nine-paned casement windows. While the storefront has been much altered overtime, in 2000 original drawings (by architect W.M Brown) were located and the storefront was repaired to an original state.

Historical Comments:

The site of the stone pillared entrance to Sir Brenton's grounds west of his residency was subdivided by J.C. Mahon in 1909 for Dr. Evatt Mathers, who, following the move of many doctors to this area, desired to build a small complex with a ground floor pharmacy and upstairs offices of eyes, throat and nose specialists, which he shared with Dr. Doull for many years. Later, Dr. Mathers was appointed a Director of I.H. Mathers Steamship Co. He sold the building in 1955 to pharmacists Balcom-Chittick and died in 1957.

Contextual Building Comments:

It is an interesting juxtaposition that this Renaissance Revival styled building was built beside Sir. Brenton's Georgian stone house (which was modernized by J. C. Mahon by adding a brick front and a mansard roof. The building has been used to house a number of different businesses. Other than the doctors offices the building has also been used for various commercial enterprises such as a Laundromat, a Drugstore and Grocery store.

The structure is located close to Barrington Street where a number of buildings are similar in design and scale used for commercial purposes similar to this structure. The building fits in well within the area where it is situated.

Present Owner(s):	Richard Arab	Original Owner(s):	Richard Weldon
Address:	7147 Abbott Drive, Halifax, NS, B3L 2L6	Occupation:	Barrister

Year Built:	1909-10
Factual/Estimate?	Factual
Sources:	1) "An Evaluation & Protection System for Heritage Resources in Halifax" by the City of Halifax. 2) Registry of Deeds Office (Dartmouth). 3) City of Halifax Directories (1880-81 there was no structure is on this site, but in 1884-85 house #34 is unoccupied) 4) Hopkins atlas map for 1878 reel#959 indicates no structure on this site.

Builder/Architect	W.M. Brown
Present Use:	Apartments and Restaurant

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Richard Arab	2000-2011		Merchant	6701/476
Joseph Arab Et Ux	1967-2000		Merchant	2215/466
Balcom-Chittick Ltd.	1955-1967		Drug Store	1327/426
R.Evatt Mathers	Subdivided lot 1909-1955		Physician	395/518
John C. & Emma Mahon	1887-1909		Merchant	258/691
John C. Halliburton	1860-1887		Clerk Legist. Council	Will of B. Halliburton
Brenton Halliburton	1809-1860		Chief Justice of NS	38/401
James Brymer	1807-1809		-	37/431
William Pryor	Land: 1797-1807		Merchant, shipping owner	33/168

Comments on Historical Associations:

John Mahon and his wife, Emma, paid \$5000.00 for this property from the trustees of Sir Brenton Haliburton who owned a building next door to this structure. Due to the high cost of the property for the times, a building of some type may have already been constructed on the property, such as a garage or carriage or garden house.

Photograph (front elevation)

Building Classification: New Building



Building No.	50
Civic Address	5217 Morris Street
Building Name	O'Brien Hall
Construction Date	c. 1967

Researcher:	Rylan Palmer-Dixon <i>Emma Sampson</i>
Date:	March 26 th 2012 <i>October 1, 2014</i>

Architectural Comments:

O'Brien Hall is located on the corner of Hollis and Barrington Street. It is a 7-storey residential building with a flat roof.

The building design is relatively modern, but its materials and basic structural design complements the surrounding streetscape. There are large panel windows on all four facades of the building, with dominant vertical columns on all four corners of the building.

There is a small surface parking lot on the north-east side of the building the exits onto Barrington Street.

Historical Comments:

Former site of the Halifax Infirmary Nurses' Home/Residence (1908-c.1964)

Contextual Building Comments:

O'Brien Hall easily complements the surrounding massing and design of adjacent buildings.

O'Brien Hall is relatively larger then the surrounding streetscape, however there is a large landscaped setback along both the Hollis and Barrington Street side, which makes the scale of the building more pleasing from the pedestrian realm.

The materials for the exterior of the building are very similar to adjacent buildings. These materials include brick as the dominant body of the structure, glass for the windows and concrete around the base of the building.

Owner(s):	Dalhousie University
Address:	6299 South Street Henry Hicks Halifax, NS, Canada B3H4H6

Year Built:	> 1967
Present Use:	Residential
History of Use:	N/A

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
<i>3054451 Nova Scotia Ltd.</i>	<i>2001-Pres</i>		<i>N/A</i>	<i>Bk. 6735-430</i>
<i>235652 Nova Scotia Ltd.</i>	<i>1997-2001</i>			<i>Bk. 6049-731</i>
<i>Technical University of Nova Scotia</i>	<i>1967-1997</i>			<i>Bk. 6034-104</i>
<i>Her Majesty the Queen</i>	<i>1967</i>			<i>Bk. 2162-274</i>

Other Comments:

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Photograph (front elevation)

Building Classification: New Building



Building No:	49
Civic Address:	5220 Morris Street
Building Name:	
Construction Date:	c. 2007

Researcher:	Emma Sampson Colette Bishop-Greene
Date:	October 16, 2014

Architectural Comments:

The building is a two-storey brick construction with a mansard roof. There are six dormers on the front projection, with the two outer pairs having rounded roofs and the middle pair having pointed roofs. The double-wide wood doors are on the right side of the front projection, under the second window from that side. It replaced a brick building on the same site, zoned commercial and residential, for the purpose of being zoned entirely as a commercial site.

Murison House, a 2½ storey Halifax House style building, originally stood on this lot. In 2007, the Halifax Longshoremens Association purchased the property, demolished Murison House, and erected this new building.

This new building is 2 storeys high with a brick stone veneer façade, a substantial eaves and fascia above the main floor, and heavy quoins on the corners. It has a steep mansard-like roof slope with a

combination of pedimented and segmentally arched dormers, a slight eaves overhanging, and a simple eaves cornice below. The vertically proportioned nine-over-nine sash windows on the first storey have simple trim and lug sills. The Longshoremen's building is 6 bays wide and has an offset entrance which has a large transom window and modest trim. In the rear portion of the building, the second floor is suspended by posts over a surface parking lot.

Historical Comments:

Planning agreements make reference to a two-storey brick structure that was demolished prior to the construction of the existing building, due to zoning issues.

Contextual Building Comments:

The massing of the building, two storeys, fits well with the existing historical massing further along the eastern length of Morris Street. While recent developments in the area have extended their heights limits, around 5-7 storeys, the building maintained the two-storey height of previous structures on the site.

Although the Longshoremen's building is modern, its façade is compatible in terms of height, and architectural detailing (roof type, window style and dimensions) with the surrounding buildings on Morris Street.

Year Built:	2006-2007
Factual/Estimate?	Factual
Sources:	HRM Rezoning Document 2006

Builder:	Duffus Romans Kundzins Rounsefell Ltd.
Present Use:	Commercial

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Alexander Murison	?-1859		Merchant	Bk. 126-170
Charles Twining	1859-1859		Barrister	Bk. 126-173
Charles Cogswell	1859-1864		Medical Doctor	Bk. 126-177
John Stairs	1864-1870		Merchant	Bk. 148-159
Edward W. Chipman	1870-1870		Merchant	Bk. 168-439
William C. Moir	1870-1870		Merchant	Bk. 168-456
Alexander Anderson	1870-1888		Merchant	Bk. 168-454
C.W. Anderson	1888-1910		Merchant	Bk. 268-213
John McNab	1910-?		Merchant	Bk. 393-747
Nicholas Meagher	?-1925		Judge of the Supreme Court	Missing
Sisters of Service of Canada	1925-1942		Corporation	Bk. 588-105
Yetta Kitz	1942-1960		Widow of H. Kitz	Bk. 844-57
Sterling Hotel Ltd.	1960-2003		Company	Bk. 1676-802

3077338 Nova Scotia Ltd.	2003-2007	Company	Bk. 7341-183
HFX Longshoremen's Assoc. 269	2007-present	Association	Doc. # 88333670

Other Comments:

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Photograph (front elevation)

Building Classification: Contributing Building



Building No.	90
Civic Address	5185-89 South Street
Building Name	Elmwood Apartments
Construction Date	Pre-1878/1896

Researcher:	Colette Bishop-Greene and Halifax Regional Municipality
Date:	January 15 th , 2012

Architectural Comments:

The Elmwood Apartment building is a 3½ storey wood-framed building valued as an excellent example of the Stick Style of architecture. The building has wood shingled façades, is 7 bays wide, and is deep from front to back. It has a mansard roof with several pediments with sunburst ornamentation (on the sides), turrets, and a modest eaves overhang with dentils below. Typical of the Stick Style, the apartment building has a stick-work verandah decorated with heavy brackets, and second storey balcony above.

The Elmwood Apartment building has both squared and three-sided bay windows, vertically proportioned one-over-one sash windows with simple wood trim, heavy brackets supporting an entablature, and dentils under the roof eaves. Some of the windows on the second storey have overhanging roofs. The two main entrances on South Street have side lights and transom windows.

Originally, the building was a 1½ storey Georgian residence that was converted into a fashionable hotel in 1896. Two floors and side wings were added for additional space and the roof was converted into a mansard. The open area around the building is used as a parking lot for tenants. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

The Elmwood Apartment building is valued for its historical association with Captain James A. Farquhar. Farquhar was known for his seafaring life and his financial success with wreck salvaging, sealing, and steamship lines. A statue of him is housed in the Nova Scotia Museum of the Atlantic.

Contextual Building Comments:

The Elmwood Apartment building maintains the heritage character of the surrounding area and proposed district. It is one of the few Stick style buildings in Halifax and represents the transition between architectural styles. Although it is the largest building in the area, the Elmwood Apartment building is compatible with neighboring residences.

Present Owner(s):	Ruth E. Farquhar	Original Owner(s):	Charles H. Wallace/James Farquhar
Address:	2891 Douglas Smith Ave.	Occupation:	Master mariner
	Halifax, NSB3L 3T8		

Year Built:	1896
Factual/Estimate?	Factual
Sources:	Deed description (Registry of Deeds)
	Newspapers/City Directories (Nova Scotia Archives and Records Management)
	1986 Heritage Inventory Site Form
Builder:	Unknown
Present Use:	Residential

History of Ownership:

OWNER	FROM: TO:	OCCUPATION	BOOK • PAGE
Charles H. Wallace	1826-1849	Not Listed	Bk. 85-63
Harriet Esson and executors	1850-1896	Widow of J. Esson	Missing
James A. Farquhar	1896-1910	Sea Captain	Bk. 309-487
Elmwood Hotel Ltd.	1910-1919	Hotel Operators	Bk. 402-801
Elmwood Ltd.	1919-1937	Hotel Operators	Bk. 497-657
Matilda Lawrence and heirs	1937-1950	Not Listed	Bk. 759-433
Sarah Heinish	1950-1973	Not Listed	Bk. 1081-116
Cordev Holdings Ltd, W. & K. Keefe, and W. Keefe Construction Ltd.	1973-1978	Construction	Bk. 2731-529
Gondola Restaurant Ltd.	1978-1989	Company	Bk. 3222-534
Barrmor Properties Inc.	1989-1993	Company	Bk. 4710-596
Elmend Realty Ltd.	1993-1994	Company	Bk. 5422-95
Clyde & Ruth Farquhar	1994-present	Not Listed	Bk. 5603-919

Photograph (front elevation)

Building Classification: New Building



Building No.	39
Civic Address	5217 South Street
Building Name	N/A
Construction Date	~2001

Researcher:	Rylan Palmer-Dixon
Date:	March 19 th , 2012

Architectural Comments:

4 ½ storey residential apartment complex on the corner of South and Barrington Street. The building has an irregular pitched roof with multiple peaks.

The building design is modern, but its subtle siding colour and bricking complements the surrounding streetscape. All façade of the building have multiple single-hung sash windows. Most units have balconies that are designed within the structures outline.

There is underground parking for this building with the entrance and exit located on the north side of the building, along Barrington Street.

Historical Comments:

This site has held a number of buildings, largely commercial in the 20th century and residential prior, including the Navy League Building, which housed the Navy League of Canada and the Halifax Sailors Home.

Also site of "Daysfield"

Contextual Building Comments:

This residential building compliments the surrounding scale and massing, however it's small setback along both Barrington and South Street contrasts the open space "diagonal the property" in Cornwallis Park.

The building design is similar to adjacent buildings as it is also constructed of modern materials, both

brick that complements the historic surrounding buildings, and vinyl siding that complements the few modern buildings in the area.

Owner(s):	George Ramia; Youssef Ghosn
Address:	3260 Barrington Street Halifax, NS, Canada B3K0B5

Year Built:	~2001
Present Use:	Residential Apartment
History of Use:	If applicable

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
George Ramia; Youssef Ghosn	1997 – Present			Bk 6128, pg 825
Crown Grant	? – 1997			
His Majesty the King	1941			Bk 820, Page 287
The Navy League of Canada	1922-1941			Book 544, Page 643
Halifax Branch of the Navy League of Canada	1921-1922			Book 544, Page 602
Frank K & Annie L Warren	1918/1919-1921		Ship Broker	Book 485, Page 404 Book 497, Page 497
Albert H & Mary Buckley	1916-1919		Pharmacist	Book 455, Page 933
Arthur & Mabel Boutilier	1913-1918		Merchant	Book 425, Page 775
Richard Cabot	1887-1916			Book 265, Page 51
John Metzler				

Other Comments:

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Photograph (front elevation)

Building Classification: New Building



Building No.	37
Civic Address	5206 Tobin Street
Building Name	5206 Tobin Street
Construction Date	1993

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

Architectural Comments:

This is a 4 storey residential building with an irregular pitched roof.

The building design is modern, but its choice of subtle colours and bricking complements the surrounding streetscape. The façade and other sides of the building have multiple single-hung sash windows.

There is underground parking for this building with the entrance and exit located along Barrington street.

Historical Comments:

The space housed the Sisters of Service Girl's Residence for 50 years, a two-storey expanded foursquare house, three windows wide with a closed portico entrance on Tobin Street. (See Chronicle-Herald for archived photo).

Contextual Building Comments:

This residential building complements the surrounding scale and massing, however it's small setback along both Barrington and Tobin Street contrasts the open space "diagonal the property" in Cornwallis Park.

The building design is similar to adjacent buildings as it is also constructed of modern materials, both brick that complements the historic surrounding buildings, and vinyl siding similar to other modern buildings in the area.

Owner(s):	Killam Investments Inc.
Address:	3700 Kempt Road, Halifax, NS Canada, B3K4X8

Year Built:	1993
Present Use:	Residential
History of Use:	n/a

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Killam Investments Ltd.	2005 - Present		n/a	#82541088
Icaros Investments Ltd.	1993 - 2005		n/a	Bk. 5383, Pg. 330
Steve Hantias	1991-1993		Electrician	Bk. 5176, Pg. 225
Sisters of Service	1941-1991		Charity	Bk. 829, Pg. 633
James E Donahue				

Other Comments:

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Attachment B

By-law H-800: Heritage Conservation District (Old South Suburb) By-law

Prepared by:
HRM Planning & Development



HALIFAX

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HALIFAX REGIONAL MUNICIPALITY
BY-LAW No. H-800
RESPECTING THE ESTABLISHMENT OF A HERITAGE CONSERVATION DISTRICT FOR THE OLD SOUTH SUBURB

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 follows:

SHORT TITLE

1. This by-law shall be known as By-law No. H-800 and may be cited as the *Old South Suburb 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.
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 middle 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 A, 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 by which the Heritage Officer certifies that a proposed development conforms with the requirements of this by-law;
- (e) “Conservation Plan” means the Old South Suburb 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 A that contributes to the heritage value of the District, and includes municipal heritage properties and provincial heritage properties;
- (h) “Design Manual” means the Design Manual attached as Schedule S-1 to the Downtown Halifax Land Use By-law;
- (i) “development” includes the demolition or removal of a building and the land and structures appurtenant thereto;
- (j) “District” means the Old South Suburb Heritage Conservation District, the boundaries of which are shown on Schedule A attached hereto;
- (k) “existing” means in existence on the date of the coming in force of this By-law;
- (l) “Guidelines” means the Guidelines for the Conservation of Historic Places in Canada, 2nd Edition;
- (m) “Heritage Advisory Committee” means the Heritage Advisory Committee created by By-law H-200, the *Heritage Property By-law*;
- (n) “Heritage Design Guidelines” means Section 4 of the Design Manual;
- (o) “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;
- (p) “Heritage Officer” means the employee of the Municipality designated by Council to:
 - (i) administer the Conservation Plan and this By-law, and
 - (ii) issue a Certificate of Appropriateness;

(q) “non-contributing heritage resource” means a property shown on Schedule A that is not a municipal heritage property, provincial heritage property or 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) exterior alteration of buildings and structures, including additions, façades, roofs, windows, doors, storefronts, signs, awnings, exterior materials, exterior steps and stairs;
- (b) demolition or removal of buildings and structures that are part of a contributing heritage resource;
- (c) construction of new buildings;
- (d) awnings and canopies;
- (e) fences in front yards;
- (f) utility structures including fuel tanks, mechanical or electrical equipment, satellite dishes;
- (g) improvements to the public right of way and Cornwallis Park; and
- (h) 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) demolition of a non-contributing heritage resource;
- (c) 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; and
- (d) a sign posted on the property notifying the public of a demolition application pursuant to section 26.

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. (1) 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.
- (2) The content of a Heritage Impact Statement shall be as prescribed in Schedule B.

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 if 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 requirements in addition to the Conservation Standards.

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 section 26, 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. 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

25. 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 or Substantial Alteration of Contributing Heritage Resource

26. If an application is for the demolition, removal, or substantial alteration of a building or structure that is a contributing heritage resource, 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.

27. If an application is for the demolition, removal, or substantial alteration of a contributing heritage resource or municipal heritage property, the Heritage Advisory Committee shall review and make recommendation on the application to Council.

28. Prior to holding the public hearing respecting the demolition removal, or substantial alteration of a contributing heritage resource or municipal heritage property, Council shall receive a recommendation from the Heritage Advisory Committee.

29. Notice of the public hearing shall be in accordance with Section 11 of the *Regulations*.

Result of Demolition for Contributing Heritage Resource

30. Notwithstanding Schedule A, 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

31. (1) Council or 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 requirement to install heritage interpretive signage on the property near the front property line at the expense of the applicant with content, design, and placement approved by the Heritage Officer;
 - (b) the photographic or other documentation of the building prior to its demolition, removal, or substantial alteration at the expense of the applicant;
 - (c) a time limit on an approval under which a demolition, removal or substantial alteration can be carried out;
 - (d) suitable restoration of the site following demolition or removal of a building; and
 - (e) any other matter pursuant to Section 14 of the *Regulations*.
- (3) A Certificate of Appropriateness shall be valid for a period of two years from the date of issuance unless a shorter time limit is identified as a condition on the Certificate of Appropriateness.

Right to Appeal

32. 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*.

Expiration of Certificate of Appropriateness

33. Before the expiration of a Certificate of Appropriateness and upon 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.

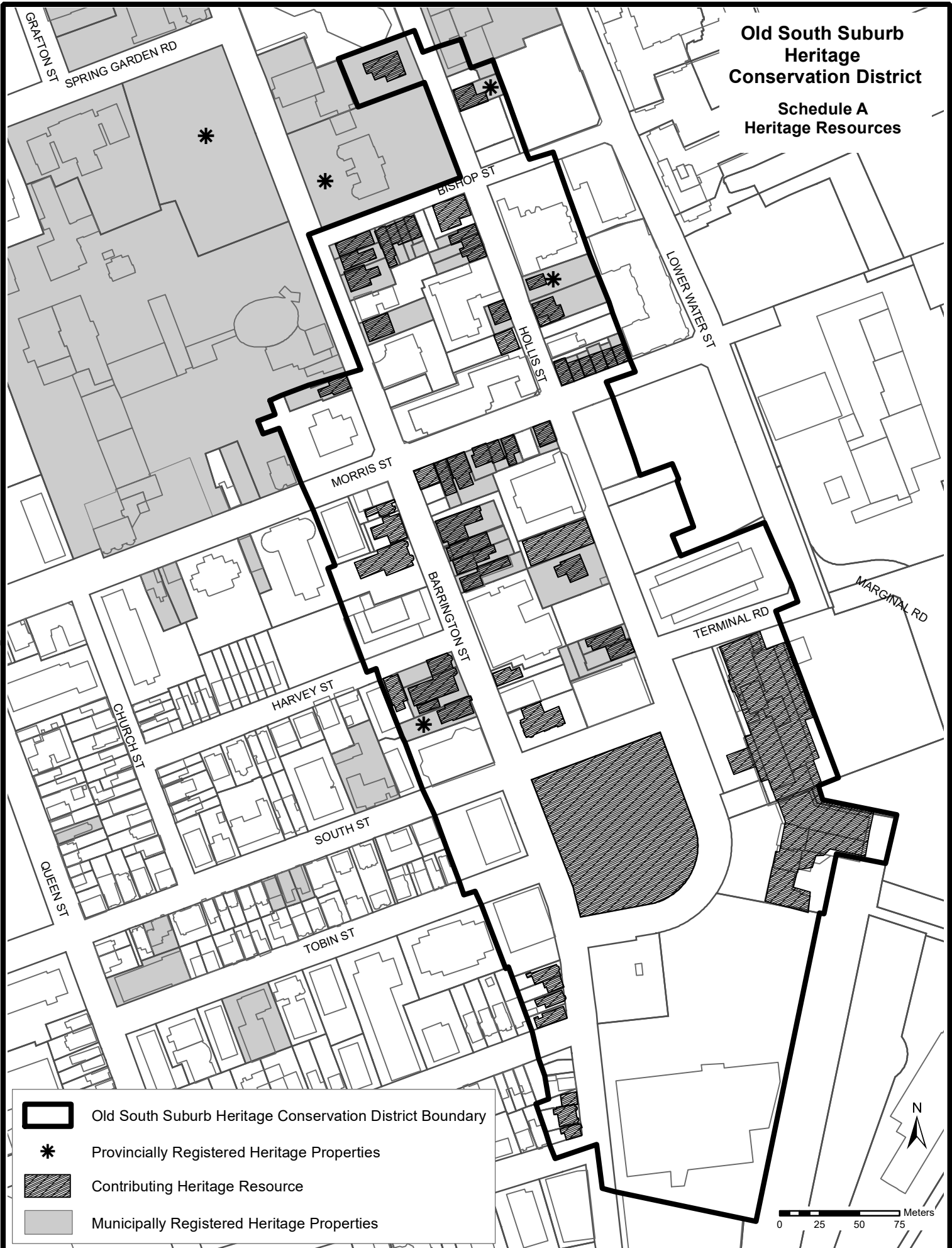
Done and passed in Council this day of A.D. 20 .

Mayor

Municipal Clerk

Old South Suburb Heritage Conservation District

Schedule A Heritage Resources



- Old South Suburb Heritage Conservation District Boundary
- Provincially Registered Heritage Properties
- Contributing Heritage Resource
- Municipally Registered Heritage Properties

0 25 50 75 Meters

Effective Date:

HRM does not guarantee the accuracy of any base map information on this map.

SCHEDULE B
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 Secondary Municipal Planning Strategy for Downtown Halifax to Implement the Old South Suburb Heritage Conservation District Plan

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Secondary Municipal Planning Strategy for Downtown Halifax is hereby further amended as follows:

1. Table of Contents, Chapter 2: Downtown Halifax Urban Design Vision and Principles, 2.3 Downtown Precinct Visions, 2.3.2 Vision for Precinct 2: Barrington Street South is amended by deleting text as shown in strikeout and inserting text as shown in bold as follows:

2.3.2 Vision for Precinct 2: ~~Barrington Street South~~ **Old South Suburb Heritage Conservation District**

2. Table of Contents is amended by inserting the text as shown in bold immediately following the text “Map 7: Heritage Conservation Districts” as follows:

Map 7.5: Old South Suburb Heritage Resources

Map 7.6: Pre-Bonus Floor Area Ratio for Precinct 2

Map 7.7: Post-Bonus Floor Area Ratio for Precinct 2

3. Map 2, Downtown Precincts, is amended by adjusting the boundaries of Precincts 1, 2, and 4 as shown in Schedule A.
4. Map 4, Maximum Pre-Bonus Heights, is amended by removing the area within the boundaries of Precincts 1, 2, and 4 from Maximum Pre-Bonus Heights as shown in Schedule B.
5. Map 5, Maximum Post-Bonus Heights, is amended by removing the area within the boundaries of Precincts 1, 2, and 4 from Maximum Post-Bonus Heights as shown in Schedule C.
6. Map 7, Heritage Districts, is amended by identifying the Barrington Street Heritage Conservation District and the Old South Suburb Heritage Conservation District as Established Heritage Conservation Districts as shown in Schedule D.
7. Insert the following maps after Map 7, Heritage Districts:

Map 7.5: Old South Suburb Heritage Resources, as shown in the attached Schedule E

Map 7.6: Pre-Bonus Floor Area Ratio for Precinct 2, as shown in the attached Schedule F

Map 7.7: Post-Bonus Floor Area Ratio for Precinct 2, as shown in the attached Schedule G

8. Section 2.0, Overall Vision for Downtown Halifax, is amended by deleting the text as shown in strikeout and inserting the text as shown in bold as follows:

~~Barrington Street will be defined as the historic heart of the downtown through its immediate designation as a heritage conservation district. Halifax's history will further be preserved through the establishment of two additional heritage districts in the area surrounding Barrington Street south and Historic Properties.~~

Downtown Halifax's built heritage will be conserved through its registered municipal heritage properties, its two existing heritage conservation districts along Barrington Street and in the Old South Suburb, and through the potential establishment of another heritage conservation district in Historic Properties.

9. Section 2.2, The Ten Big Moves, 3. A protected and vibrant historic heart, is amended by deleting the text as shown in ~~strikeout~~ and inserting the text as shown in **bold** as follows:

~~Halifax's rich heritage assets are a main attraction for tourists and locals, increasing the economic prosperity of the downtown. The protection and preservation of these heritage resources is a key pillar of this Plan. The Barrington Street Heritage Conservation District will implement stronger methods of heritage protection than currently exist, along with a preservation incentive program. Future study is also recommended in the Barrington Street South and Historic Properties areas to implement similar programs. Design guidelines and incentives will protect heritage resources outside of heritage districts.~~

Halifax's rich heritage assets are a main attraction for tourists and locals, increasing the economic prosperity of downtown Halifax. The protection and preservation of these heritage resources is a key pillar of this Plan. Heritage conservation districts in Barrington Street and the Old South Suburb have implemented strong methods of heritage protection. Future study is recommended for a potential heritage conservation district in Historic Properties. Design guidelines and incentives will also protect heritage resources outside of heritage districts.

10. Section 2.3.2, Vision for Precinct 2: Barrington Street South, is amended by deleting the text as shown in ~~strikeout~~ and inserting the text as shown in **bold** as follows:

2.3.2 Vision for Precinct 2: ~~Barrington Street South~~ **Old South Suburb Heritage Conservation District**

~~Centred on the historic south Barrington Street spine and anchored by Cornwallis Park, this precinct serves as downtown's southern gateway comprised of an eclectic mix of small to mid-sized specialty retail, restaurant and professional office uses. This precinct will serve as a renewed community focus for the surrounding neighbourhoods, while providing for a transition in scale and intensity between the downtown and the established low-rise residential areas to the south and west. The low to mid-rise heights, concentration of impressive historic buildings and the formal public square are defining qualities that lend to this precinct's traditional 'European' charm and character.~~

The heritage value of the Old South Suburb Heritage Conservation District lies in its associations with the early settlement of Nova Scotia as one of the first contiguous suburbs of the once fortified town of Halifax. The district is valued as an area of traditional architecture, especially from the Georgian and Mid-Victorian periods. It is also valued for its associations

with the early social and economic life of the waterfront city, including its vibrant railway industry of the 1920s and 30s with Cornwallis Park, the CN Railway Station, and Hotel.

Improvements to Cornwallis Park and its framing streetscapes enhance the image of the park and serve as a catalyst for revitalizing the area. This will occur through the creation of a traditional urban square framed by continuous at-grade commercial uses, cafes, hotels and key historic buildings, including the train station. Speciality shops, restaurants and services will be drawn to the distinct architectural character of south Barrington and Hollis Streets, providing the local and surrounding residential population with convenience and complementary amenities. Infilling of vacant lots combined with streetscape improvements will greatly strengthen the precinct's role as a link between the south end, the Spring Garden Road area, the waterfront and the central downtown.

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

11. Section 2.3.5, Vision for Precinct 5: Barrington Street Heritage Conservation District, is amended by deleting the text as shown in ~~strikeout~~ as follows:

~~The Barrington Street Heritage Conservation District is the downtown's heritage heart and soul, and serves as the central retail spine that connects to all but one of downtown Halifax's precincts. Building on its exceptional assets, which include great accessibility, traditional 'main street' charm, and an extraordinary assembly of historic resources, this precinct will continue to be one of the downtown Halifax's key destinations for shopping, dining, galleries, entertainment and cultural attractions. Sensitive adaptive re-use, additions and infill help to enhance the street while reinforcing its historic character. New development will be harmonious with the existing historic character of Barrington Street in terms of massing and proportion, materials, and architectural features, but will not necessarily mimic heritage architecture. A residential population and small-scale businesses in the creative sector will be drawn to the loft spaces and prestigious character associated with the grandeur of the historic buildings.~~

12. Section 3.3.2, Building Envelopes, is amended by inserting the text as shown in bold after Policy 10 as follows:

Infill and integrated development within the Old South Suburb Heritage Conservation District (Precinct 2) requires an adaptable approach that allows for the construction of low-rise and mid-rise building envelopes that fit the heritage context of the district. Floor Area Ratio is a method which allows new development to be adapted to the character of the district and its heritage buildings. New development can be taller if it is integrated behind a heritage building. Development on vacant lots will match the low-rise and mid-rise scale and spatial settings of the heritage buildings and the existing modern buildings in the district.

Policy 10A HRM shall adopt in the Land Use By-law provisions relative to floor area and floor area ratio for low-rise and mid-rise buildings to establish building massing requirements that can be adapted to fit the heritage context of the Old South Suburb Heritage Conservation District (Precinct 2) and its unique heritage buildings, subject to the bonus zoning provisions of this Plan.

13. Section 3.3.5, Heritage Character, is amended by deleting the text as shown in strikeout and inserting the text as shown in bold as follows:

Heritage character identifies the variety of heritage resources and contexts that currently exist in the downtown that should have priority consideration where impacted by a new development. These resources are a legacy of the area's rich and proud history and comprise the most significant aspect of the downtown's distinction. Heritage policies in Chapter 4 govern heritage conservation, and distinct from those policies the purpose of this section is to:

- (a) ensure heritage streetscapes and potential Heritage Conservation Districts are reinforced with compatibly scaled and designed developments; and
- (b) ensure development abutting ~~heritage resources~~ **registered heritage properties and development within Heritage Conservation Districts** provides appropriate transitions based on the significance of the heritage resource.

One of the defining elements of the urban design character of downtown Halifax is the historic grid of the blocks that define much of the original settlement block pattern, designated as Central Blocks on Map 3. On these blocks, the scale of new developments ought to be proportional to the modest depths of the blocks and narrow street widths. Special built form provisions will be established in the Land Use By-law in consideration of the historic block pattern.

Policy 13 HRM shall adopt the term Central Blocks in the Land Use By-law as shown on Map 3 and establish in the Land Use By-law appropriate building form provisions for these blocks.

Policy 14 HRM shall include heritage guidelines in the Design Manual section of the Land Use By-law to be used in evaluating development proposals that are on or abutting registered heritage properties **and development proposals within Heritage Conservation Districts.**

14. Section 3.4.1, Site Plan Approval, is amended by inserting the text as shown in bold as follows:

Site plan approval is a development approval process enabled under the Halifax Regional Municipality Charter that will replace the use of development agreements in downtown Halifax, **except for development of properties identified on Map 7.7 as within the Landmark Development Area, as set out in Policy 15A and 18B of this Plan.** This process will help to improve clarity, predictability and timeliness in the development approval process. Under site plan approval, the approval of any development application shall occur in two parts:

15. Section 3.4.1, Site Plan Approval, is amended by inserting the text as shown in bold after Policy 15 as follows:

Development agreements will, however, be used for the redevelopment on the large lots south of Cornwallis Park to respect the heritage character of Old South Suburb Heritage Conservation District.

Policy 15A Properties south of Cornwallis Park, identified on Map 7.7 as within the Landmark Development Area, shall be redeveloped to respect and enhance the heritage character of Old South Suburb Heritage Conservation District (Precinct 2), and to create a landmark development to frame Cornwallis Park and the southern terminus of Downtown Halifax. Redevelopment of these properties shall be considered by development agreement in accordance with Policy 18B.

16. Section 3.4.3, Bonus Zoning, is amended by deleting the text as shown in strikethrough and inserting the text as shown in bold as follows:

Subject to the provisions of the Land Use By-law, View Planes and Citadel Ramparts regulations, a bonus in height is offered as an incentive for specific public benefits in excess of the minimum development requirements set out in this Plan. The maximum achievable building height as shown on Map 5 can only be achieved through the bonus zoning provisions of this Plan. The pre-bonus heights as defined on Map 4 will in all cases be approximately 30% lower than those shown on Map 5. To encourage redevelopment and to provide further incentive for the conservation and re-use of heritage resources, the **height** bonus zoning provisions shall not be applied within the Barrington Street Heritage Conservation District (precinct 5), **the Old South Suburb Heritage Conservation District (Precinct 2)** ~~the two potential Heritage Conservation Districts (precincts 2 and 7),~~ or to low-rise building forms,

Subject to the provisions of the Land Use By-law, View Planes and Citadel Ramparts regulations, a bonus in FAR is offered in the Old South Suburb Heritage Conservation District (Precinct 2) as an incentive for heritage conservation within the precinct boundary or cash-in-lieu.

17. Section 3.4.3, Bonus Zoning, is amended by inserting the text as shown in bold after Policy 18:

Policy 18A Within the Old South Suburb Heritage Conservation District (Precinct 2), HRM may consider a FAR bonus in exchange for the provision of a public benefit, in accordance with the bonus zoning provisions of the *Halifax Regional Municipality Charter*. HRM shall establish provisions in the Land Use By-law to guide negotiations of appropriate public benefits, which shall be limited to:

- (a) conservation of an Old South Suburb heritage property or registered municipal heritage property as shown on Map 7.5; and**

(b) cash-in-lieu.

A FAR bonus shall not be permitted in respect of a site plan approval that proposes the demolition of a building identified as an Old South Suburb heritage property, municipally or provincially registered heritage property on Map 7.5.

Policy 18B Development of properties identified on Map 7.7 as within the Landmark Development Area shall require a development agreement if the proposed development exceeds the pre-bonus FAR identified on Map 7.6. In considering the development agreement, Council shall consider the following matters:

- (a) the architectural design, articulation, materials, and setback of the development is consistent with the Conservation Standards and the Design Manual section of the Land Use By-law, including heritage design guidelines;
- (b) the architectural design provides landmark features at the Barrington Street view terminus and Hollis Street view terminus;
- (c) requirement for incentive or bonus zoning above a FAR of 2 shall include cash in-lieu of heritage conservation;
- (d) provisions for park, open spaces, and public art;
- (e) massing of the development is compatible with the height of adjacent buildings and the post-bonus FAR shall not exceed 5;
- (f) provision for vehicular access and egress;
- (g) location of on-site parking behind buildings;
- (h) provision for site remediation, erosion control, site grading, and stormwater management;
- (i) provision for on-site signage; and
- (j) any development is reasonably consistent with all other provisions of this Plan and the Old South Suburb Heritage Conservation District Plan.

18. Section 4.1, Downtown Halifax Heritage Conservation Districts, is amended by deleting the text as shown in strikethrough and inserting the text as shown in bold as follows:

~~In addition, in 2003, HRM adopted a procedure for public participation in the heritage conservation district planning process which includes input from a Stakeholder Steering Committee, property owners, and the public through required public meetings and a public hearing.~~

It is important to recognize that demolition protection for registered municipal heritage properties outside of heritage conservation districts is limited to a ~~one-year~~ **three-year** demolition delay. It is only by designating a heritage conservation district, under the authority of the Heritage Property Act, wherein municipal councils are able to establish their own stronger policies, that improved demolition control can be achieved for registered municipal heritage resources. It should be noted that provincially registered properties are permanently protected from demolition, which suggests that an important conservation tool for heritage resources outside of conservation districts is to seek provincial registration. The designation of heritage districts and the ongoing registration of resources at the municipal and provincial level is a key pillar of HRM's heritage conservation strategy for the

downtown.

19. Section 4.3, Potential Heritage Conservation Districts, is amended by deleting the text as shown in ~~strikeout~~ and inserting the text as shown in bold as follows:

4.3 Existing and Potential Heritage Conservation Districts

As of 2019, there are two Heritage Conservation Districts within downtown Halifax: the Barrington Street Heritage Conservation District and the Old South Suburb Heritage Conservation District. Both Districts were adopted after significant public consultation and integrated with this Plan, as shown on Map 7.

In addition to the Barrington Street ~~and the Old South Suburb Heritage Conservation Districts~~, there are cohesive concentrations of heritage resources in Precinct 7 (Historic Properties Area) ~~and surrounding area to the south~~ and Precinct 2 ~~(Barrington Street South Area)~~ that warrant consideration for formal designation as ~~heritage conservation districts~~ **a heritage conservation district**.

Historic Properties Area

The Historic Properties area has long been recognized as one of the most cohesive heritage environments in Halifax. The late 18th century waterfront warehouses were designated as a National Historic Site in 1963 and by the mid 1980s, all of the buildings in the three block area bounded by Duke and former Buckingham Street between the Harbour and Granville Street had been registered as municipal heritage properties. Also, in 2006 the entire “Granville Block” between Hollis Street and Granville Street was designated as a National Historic Site. Securing strengthened protection for this precinct through formal heritage conservation district designation, is a key objective of this Plan.

Barrington Street South Area

~~The Barrington Street South Area between Bishop Street and Cornwallis Park and including the parallel blocks along Hollis Street, also has a distinct character influenced by the many heritage buildings within it. As described in Part 2, this area is envisioned as a district that “will serve as a renewed community focus for the surrounding neighbourhoods, while providing for a transition in scale and intensity between the downtown and the established low-rise residential areas to the south and west.” At the same time, given its proximity to the downtown core, the area is under pressure for redevelopment. In this context, it is important that ongoing heritage preservation and strengthened protection through heritage district designation be considered through a formal background study and public consultation.~~

The designation of ~~these potential heritage conservation districts~~ **this potential heritage conservation district** will be considered in accordance with **the *Heritage Property Act, Heritage Conservation Districts Regulations*** ~~the formal process outlined in section 4.1.~~ In addition **and consider the following provisions:**

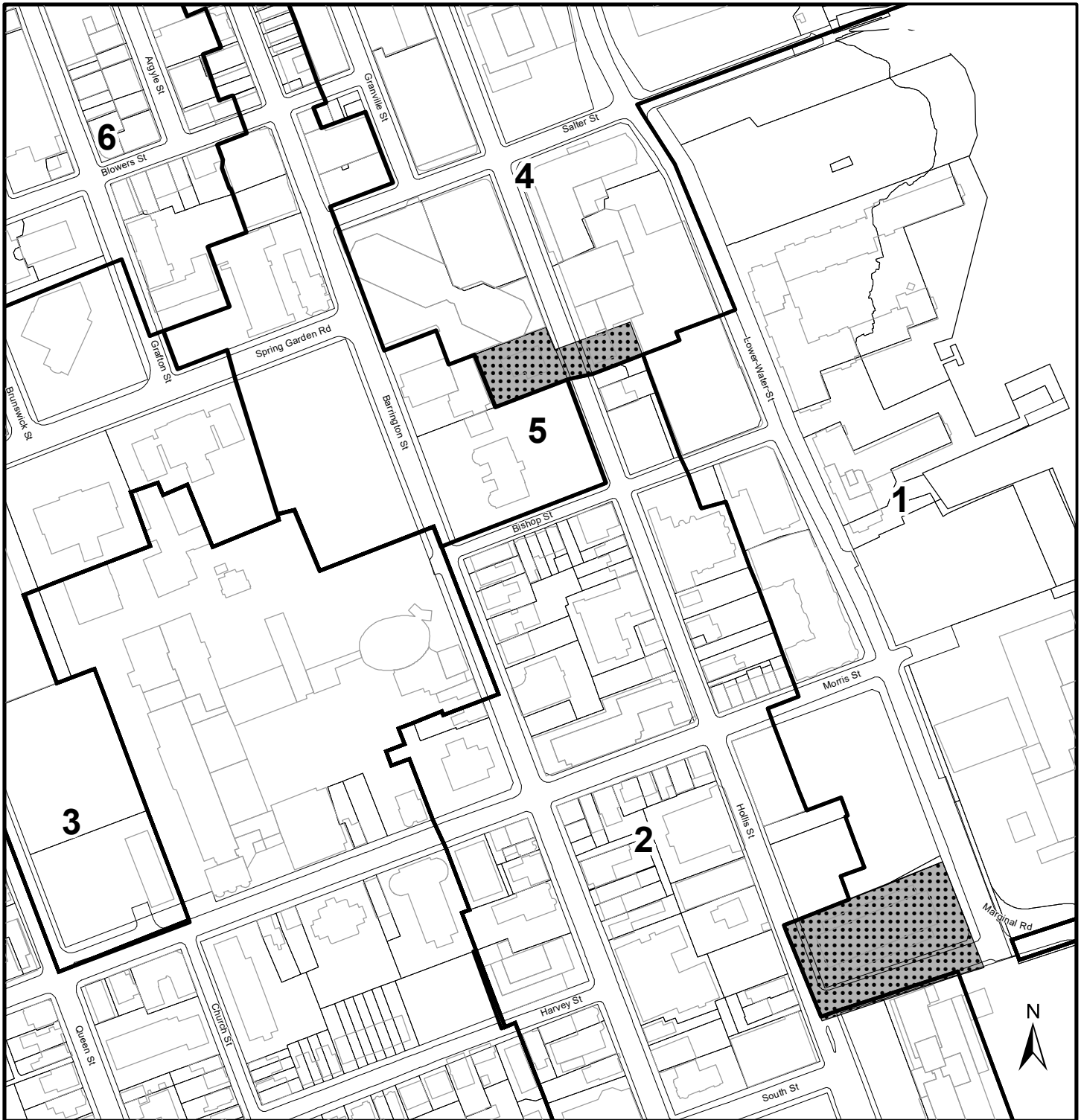
- (a) background studies shall consider the role of existing building forms, heights, and rooflines in defining the historic character of the district, and the effect that regulations respecting the maximum height and setbacks of permitted additions may have on historic character;
- (b) HRM shall require new developments to reinforce the distinct built form qualities that define the character of each district, subject to the analysis of these defining qualities through background studies; and
- (c) HRM should support Heritage Conservation Districts by undertaking high quality public realm improvements that will strengthen and enhance their distinct identities.

Policy 34 HRM shall consider undertaking background studies and developing policies, strategies, and programs for ~~potential heritage conservation districts~~ a **potential heritage conservation district** in the Historic Properties area ~~and the Barrington Street South area~~ as shown on Map 7.

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. 20____.

Given under the hand of the Municipal Clerk and under the corporate seal of the said Municipality this _____ day of _____, A.D. 20____.

Kevin Arjoon



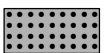
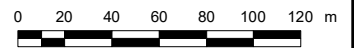
Schedule A - Amendments to Downtown Precincts



Downtown Halifax



Existing Precincts



Areas to be Removed from Precinct 1 (Southern Waterfront) and Precinct 4 (Lower Central Downtown) and added to Precinct 2 (Old South Suburb Heritage Conservation District)

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

Downtown Halifax Secondary Municipal Planning Strategy/ Downtown Halifax Land Use By-Law



Halifax Harbour



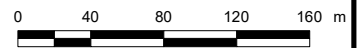
Schedule B - Amendments to Pre-Bonus Heights

Downtown Halifax

HALIFAX



Area to be removed from the Pre-Bonus Heights shown on Map 4 of the Downtown Halifax SMPS and on Map 4 of the Downtown Halifax LUB.



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

Downtown Halifax Secondary Municipal Planning Strategy/ Downtown Halifax Land Use By-Law



Halifax Harbour

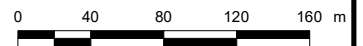
Schedule C - Amendments to Post-Bonus Heights

Downtown Halifax

HALIFAX

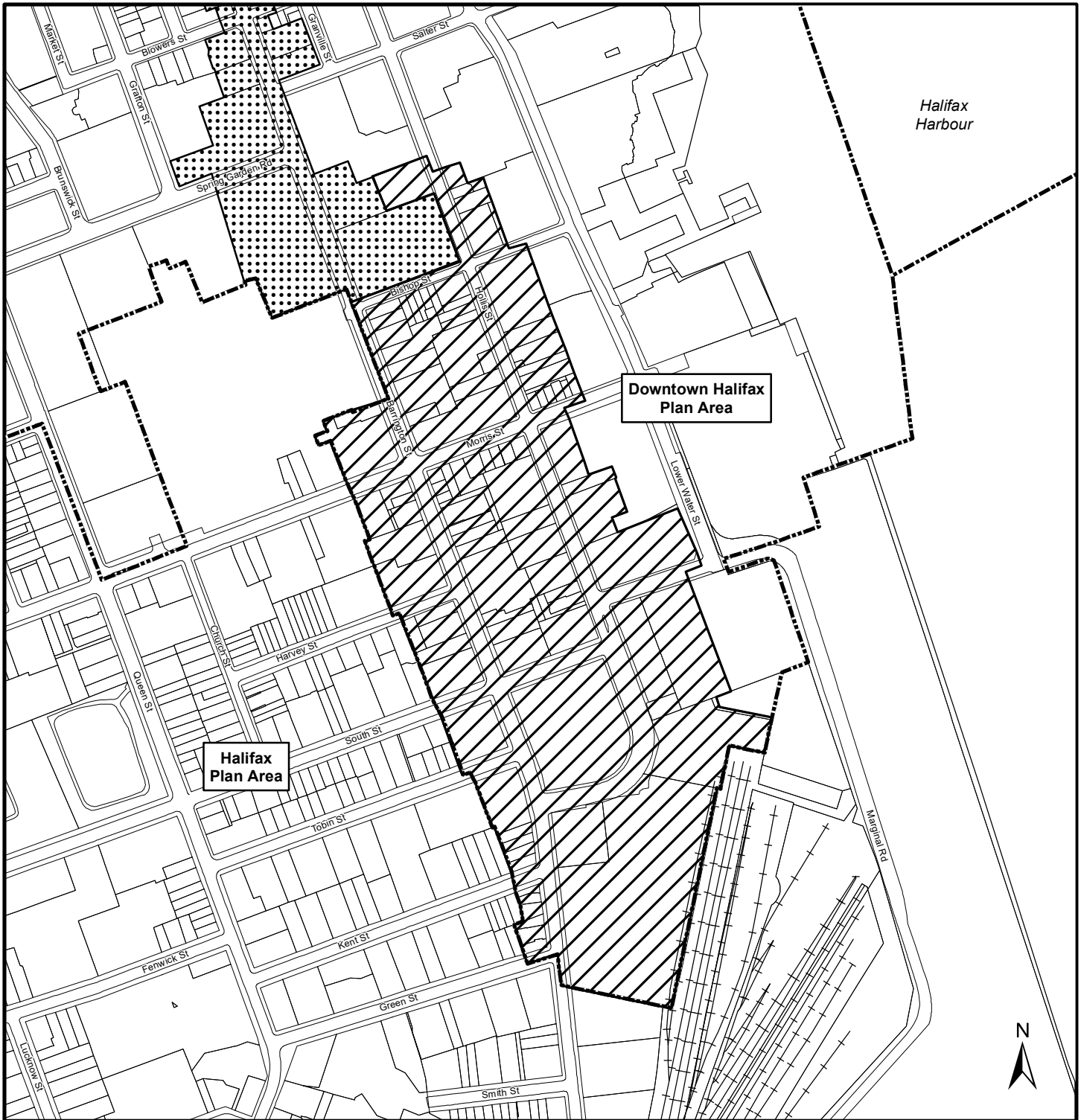


Area to be removed from the Post-Bonus Heights shown on Map 5 of the Downtown Halifax SMPS and on Map 5 of the Downtown Halifax LUB.



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




Downtown Halifax Secondary Municipal Planning Strategy/ Downtown Halifax Land Use By-Law

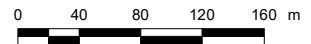


Schedule D - Amendment to Map 7 Heritage Districts

Downtown Halifax



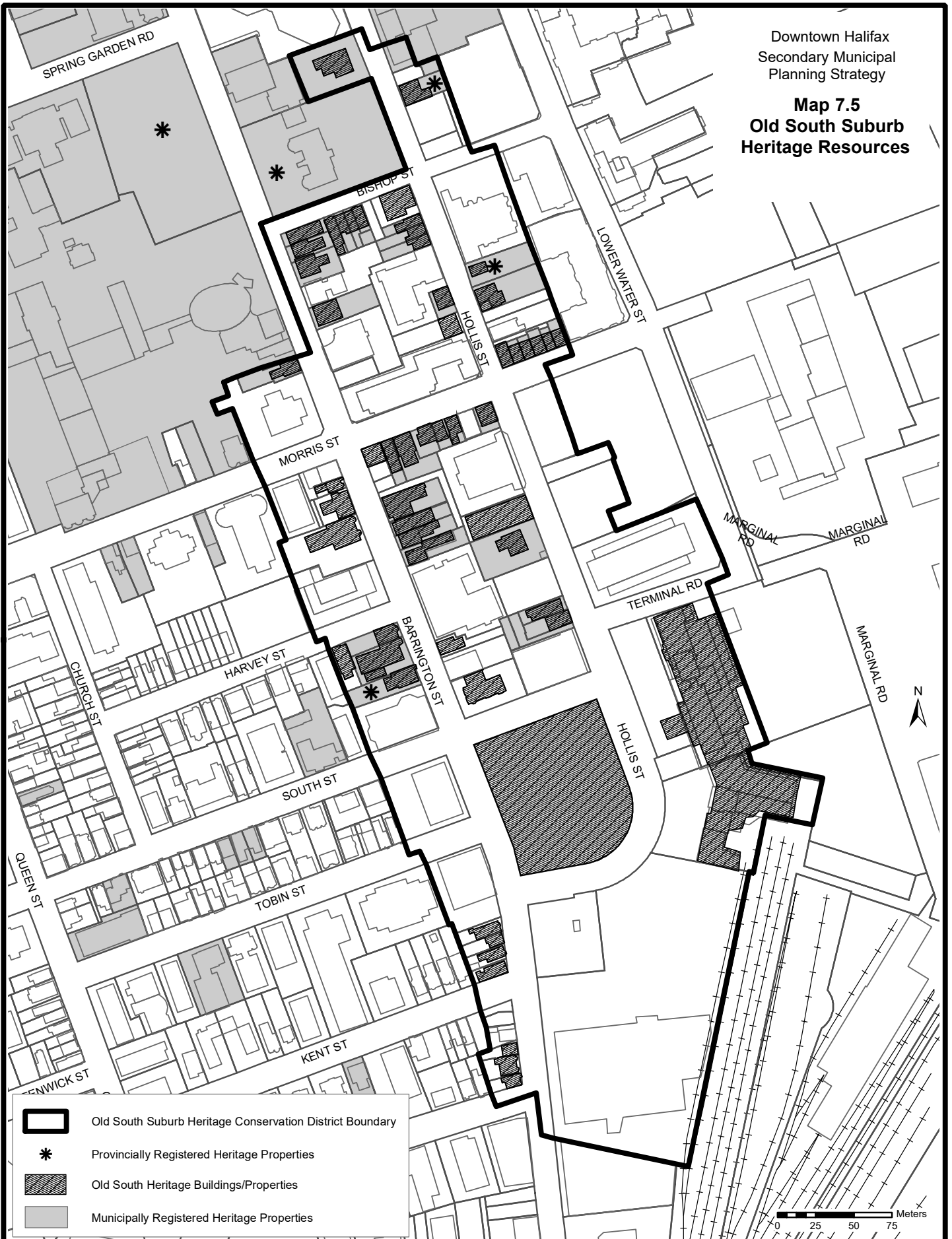
-  Rename existing "Barrington Street Heritage Conservation District" to "Established Heritage Conservation District" in Legend
-  To be added as an "Established Heritage Conservation District" and referred on map as "Old South Suburb"
-  Plan Area Boundary







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

Downtown Halifax
Secondary Municipal
Planning Strategy

**Map 7.5
Old South Suburb
Heritage Resources**



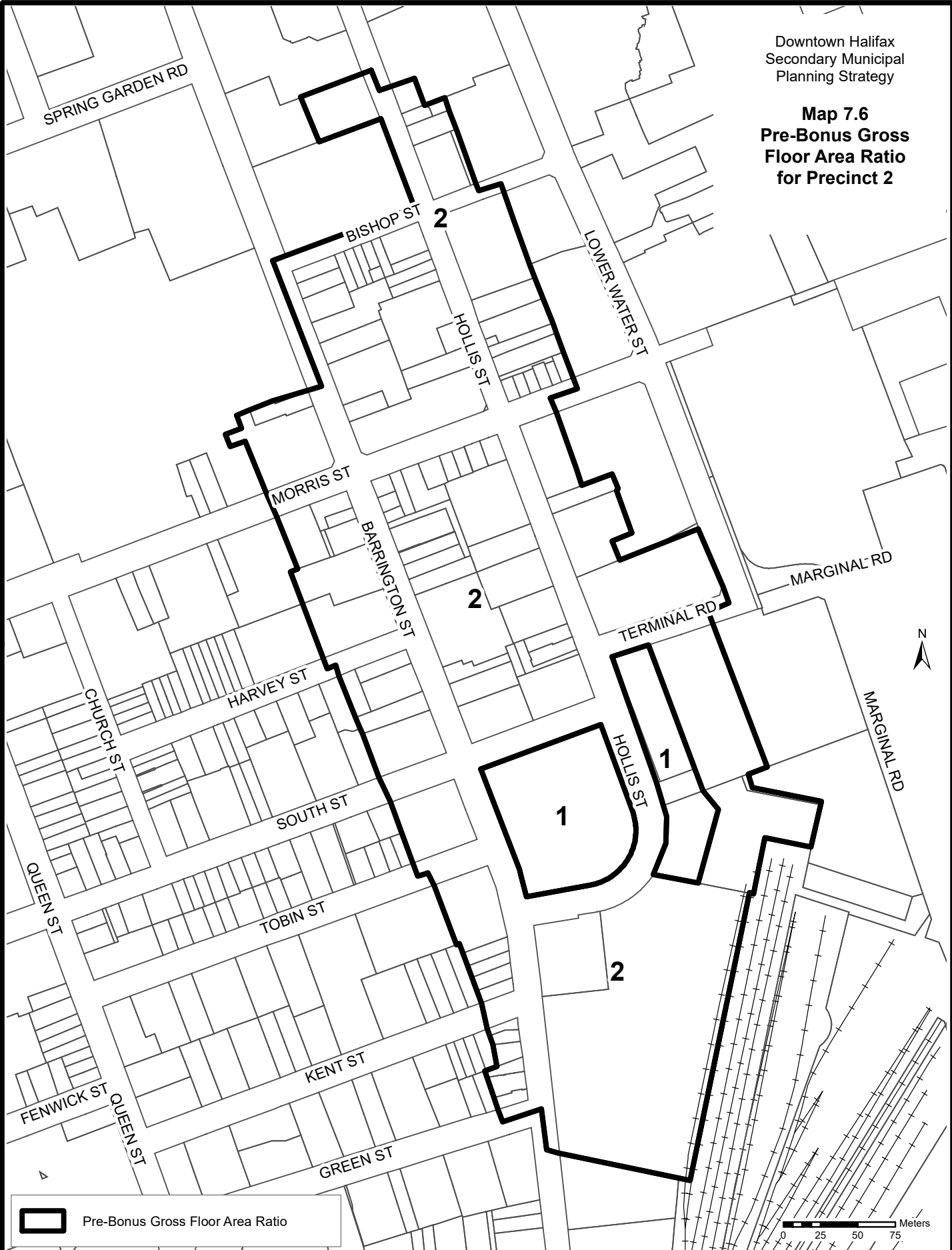
-  Old South Suburb Heritage Conservation District Boundary
-  Provincially Registered Heritage Properties
-  Old South Heritage Buildings/Properties
-  Municipally Registered Heritage Properties

Effective Date:

Note: Effective Date Does not indicate date of data creation.

Downtown Halifax
Secondary Municipal
Planning Strategy

**Map 7.6
Pre-Bonus Gross
Floor Area Ratio
for Precinct 2**

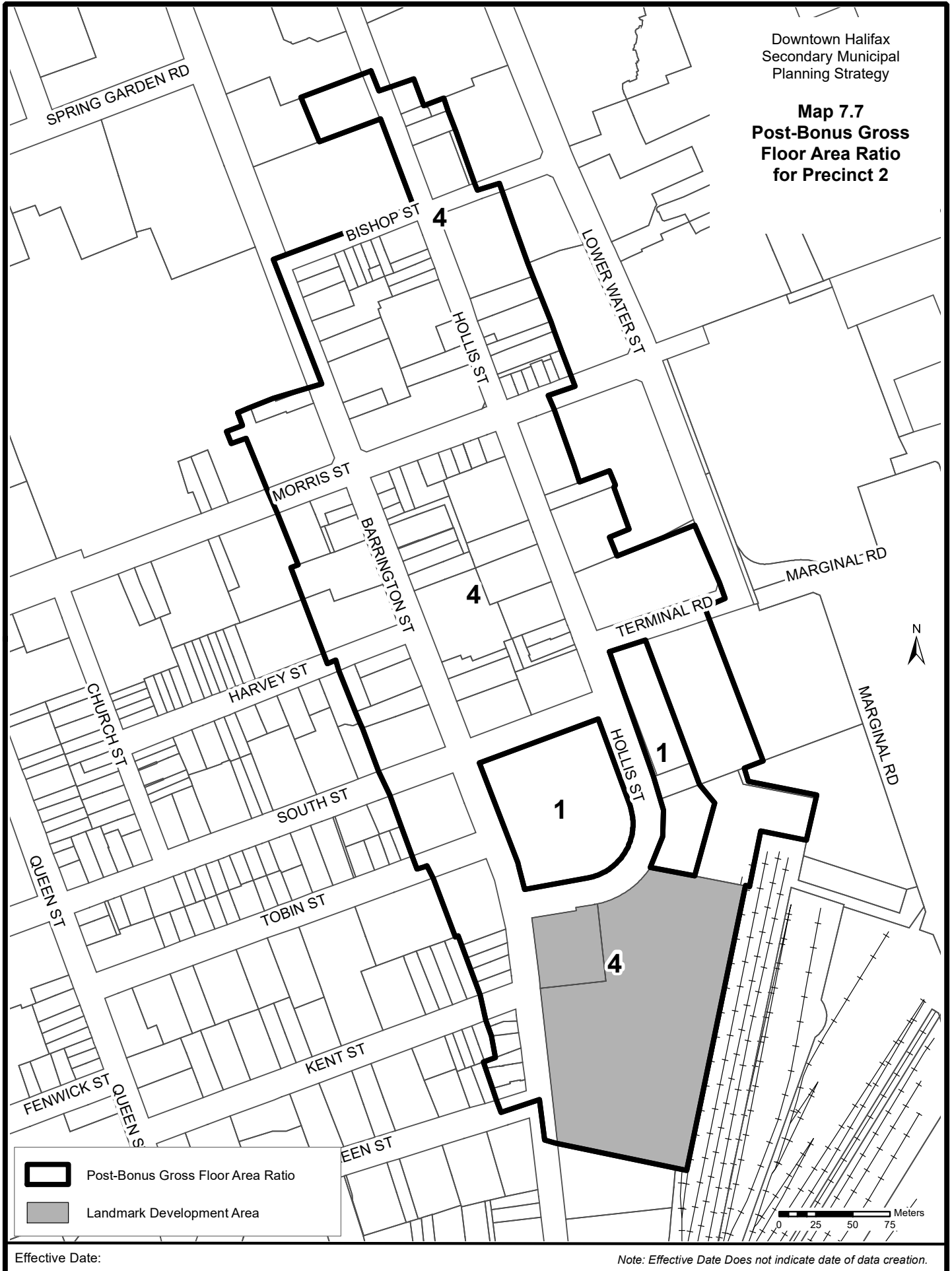


Effective Date:

Note: Effective Date Does not indicate date of data creation.

Downtown Halifax
Secondary Municipal
Planning Strategy

**Map 7.7
Post-Bonus Gross
Floor Area Ratio
for Precinct 2**



Effective Date:

Note: Effective Date Does not indicate date of data creation.

Attachment D

By-law to Amend the Downtown Halifax Land Use By-law to Implement the Old South Suburb Heritage Conservation District Plan

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the Land Use By-law for Downtown Halifax is hereby amended as follows:

1. Table of Contents is amended by inserting the text as shown in bold as follows:

Precincts: Additional Requirements.....	
Precinct 1: Southern Waterfront.....	
Precinct 2: Old South Suburb Heritage Conservation District.....	
Precinct 3: Spring Garden Road Area	
Precinct 4: Lower Central Downtown.....	
Precinct 5: Barrington Street Heritage Conservation District	
Post-Bonus Height Provisions.....	
Buildings Higher than the Pre-Bonus Height Requirements.....	
Bonus Exception for Registered Heritage Buildings.....	
Post Bonus FAR for Properties within Precinct 2, Old South Suburb Heritage Conservation District.....	
Public Benefit Categories.....	
Public Benefit Agreement	

2. List of Maps is amended by inserting after Map 10 the text as shown in bold as follows:

Map 11: Old South Suburb Heritage Resources
Map 12: Old South Suburb Heritage Conservation District Pre-Bonus Floor Area Ratio
Map 13: Old South Suburb Heritage Conservation District Post-Bonus Floor Area Ratio

3. Map 2: Downtown Precincts, is amended by amending the boundaries of Precincts 1, 2, and 4 as shown in Schedule A and renaming Precinct 2 from, "Barrington Street South" to "Old South Suburb Heritage Conservation District".
4. Map 4, Maximum Pre-Bonus Heights, is amended by exempting the area within the boundaries of Precinct 1, 2, and 4 from Maximum Pre-Bonus Heights as shown in Schedule B.
5. Map 5, Maximum Post-Bonus Heights, is amended by exempting the area within the boundaries of Precinct 1, 2, and 4 from Maximum Post-Bonus Heights as shown in Schedule C.
6. Map 7: Streetwall Heights, is amended by amending the streetwall heights within Precinct 2 as shown in Schedule D.
7. Insert the following maps and sketches after Map 10, Archaeological Resources:

Map 11, Old South Suburb Heritage Resources, as shown in the attached Schedule E

Map 12, Old South Suburb Heritage Conservation District Pre-Bonus Floor Area Ratio, as shown in the attached Schedule F.

Map 13: Old South Suburb Heritage Conservation District Post-Bonus Floor Area Ratio, as shown in the attached Schedule G

Sketch A as shown in the attached Schedule H

Sketch B as shown in the attached Schedule I

8. Definitions, Section 2, is amended by inserting the text as shown in bold as follows immediately following subsection (af) and before subsection (ag):

- (afa) **Floor Area means the horizontal area of all floors in a building, measured from the interior faces of any exterior or fire walls and including interior staircases, and excluding the following:**
- (i) **unenclosed space outside any exterior walls or located on a rooftop, such as balconies and patios;**
 - (ii) **any floor area below the lowest ground floor of a building;**
 - (iii) **elevator shafts;**
 - (iv) **accessory structures;**
 - (v) **rooftop greenhouses;**
 - (vi) **any space open to a floor below; and**
 - (vii) **any floor maintaining its existing structures within an Old South Suburb heritage building as of [date of adoption].**

9. Definitions, Section 2, subsection (ag) is amended by deleting the text as shown in strikethrough:

- (ag) **Floor area ratio (FAR) means ~~the gross area of all floors in a building, measured from the outside of external walls, divided by the area of a lot~~ the floor area of all main buildings on a lot divided by the area of the lot.**

10. Definitions, Section 2, is amended by inserting the text as shown in bold as follows immediately following subsection b(c):

- (bcb) **Old South Suburb Heritage Building means a building identified on Map 11 as an Old South Suburb heritage building which existed on [date of adoption] in the Old South Suburb Heritage Conservation District, Precinct 2.**
- (bcc) **Old South Suburb Heritage Property means a property which contains an Old South Suburb Heritage Building.**
- (bcd) **Old South Suburb Integrated Development means new construction that occurs within an Old South Suburb Heritage Property.**

11. Land Use Requirements, Downtown Halifax Zone (DH-1), Residential Uses: Precinct 2 - Landscaped Open Space Requirements, Section 7(6) to 7(11), is amended by deleting the text as shown in strikethrough as follows:

~~Residential Uses: Precinct 2 – Landscaped Open Space Requirements
(RC-Dec 13/11;E-Mar 3/12)~~

~~(6) Where any building is erected, altered, or used primarily for residential purposes in Precinct 2: Barrington Street South, the lot on which such building is located shall contain landscaped open space. (RC-Dec 13/11;E-Mar 3/12)~~

~~(7) For the purpose of subsection (6), primarily means more than 50% of the gross floor area is devoted to residential uses, including enclosed space serving residents of the building and areas devoted to personal services, such as laundry and waste disposal and common area.~~

~~(8) A minimum of 11.25 (RC-Dec 13/11;E-Mar 3/12) square metres of landscaped open space shall be provided for each dwelling unit in a building (RC-Dec 13/11;E-Mar 3/12).~~

~~(9) Deleted (RC-Dec 13/11;E-Mar 3/12)~~

~~(10) A maximum of 60% of the landscaped open space requirement may be transferred to the building rooftop, provided that:~~

~~(a) any rooftop landscaped open space is a minimum of (RC-Dec 13/11;E-Mar 3/12) 56 square metres in area; and~~

~~(b) the rooftop landscaped open space is fully accessible for the common use of the occupants of the building; and,~~

~~(c) the rooftop landscaped open space is located on a portion of the roof that is not sloping. (RC-Dec 13/11;E-Mar 3/12)~~

~~(11) The requirements of subsections (7) and (10) may be varied by site plan approval where the relaxation of the requirement is consistent with the Design Manual.~~

12. Built Form Requirements, Subsection 8(2), is amended by inserting the text as shown in bold as follows:

Number of Buildings on a Lot

(2) Every building hereafter erected shall be located on a lot as herein defined and in no case shall there be more than one main building on one lot or one building on more than one lot, except that this provision shall not apply to development in Schedule W or **abutting lots that are developed concurrently over a continuous foundation, footing, or underground parking structure.**

13. Built Form Requirements, Subsection 8(5), is amended by deleting the text as shown in strikethrough and inserting the text as shown in bold as follows:

~~Registered Heritage Properties: Development on Abutting Property~~

Heritage Resources: Development Abutting a Registered Heritage Property or Old South Suburb Heritage Building

(5) In addition to the requirements of this By-law, development on a lot abutting a Registered Heritage Property **or an Old South Suburb heritage property** shall be subject to **meet** the requirements of the Design Manual.

14. Streetwalls, Subsection 9(1), is amended by deleting the text as shown in strikeout and inserting the text as shown in bold as follows:

~~9(1) Streetwalls shall have a streetline setback as specified on Map 6.~~

9(1) Subject to Subsection 9(1.1), Streetwalls shall have a streetline setback as specified on Map 6.

9(1.1) In the Old South Suburb Heritage Conservation District, Precinct 2, streetwalls shall have a streetline setback as specified:

- (a) on Map 6; or**
- (b) in Subsection 11(2.2),**

whichever is greater.

15. Streetwalls, Subsection 9(5), is amended by inserting the text as shown in bold as follows:

Streetwall: Width

(5) **Outside of Precinct 2, Old South Suburb Heritage Conservation District**, a streetwall shall extend the full width of a lot abutting the streetline.

16. Streetwalls, Subsection 9(7), is amended by inserting the text as shown in bold as follows:

Streetwall: Stepbacks

(7) **Subject to Subsection 11(2.3)**, the following minimum stepbacks above the streetwall shall apply to buildings with streetwall setback requirements of 0 to 1.5 metres or 0 to 4.0 metres as identified on Map 6:

- (a) a minimum of 3 metres for that portion of a building that is a maximum of 33.5 metres in height; and
- (b) a minimum of 4.5 metres for that portion of a building that is greater than 33.5 metres in height.

17. Building Setbacks and Stepbacks, Subsection 10(4), is amended by inserting the text as shown in bold as follows:

Mid-Rise Buildings

(4) **Subject to Subsection 11(2.4)**, above a height of 18.5 metres, or the height of the streetwall, the mid-rise portion of a building shall be setback from interior lot lines no less than 10% of the lot width or 5.5 metres, whichever is less. Where a lot has more than one streetline, the greater lot width shall apply.

18. Precincts: Additional Requirements, Section 11, is amended by inserting the text as shown in bold, after Precinct 1: Southern Waterfront, as follows:

Precinct 2: Old South Suburb Heritage Conservation District

(2.1) Within the Old South Suburb Heritage Conservation District (Precinct 2), development shall be subject to the requirements of this Bylaw and the Heritage Design Guidelines section of the Design Manual.

(2.2) Within the Old South Suburb Heritage Conservation District (Precinct 2), the minimum setback from the front property line shall satisfy one of the following requirements:

(a) three metres greater than the greatest setback of an Old South Suburb Heritage Building located on the same lot or an abutting lot that is located on the same street, or six metres from the front property line, whichever is less, refer to Sketch A; or

(b) one metre greater than the greatest setback from the front lot line of an Old South Suburb Heritage Building located on the same lot or on an abutting lot that is located on the same street, where no structure within three metres of the side wall of an Old South Suburb Heritage Building is proposed to exceed 4.5 meters in height within six metres from the front property line, refer to Sketch B.

(2.3) If, within the Old South Suburb Heritage Conservation District (Precinct 2):

(a) an Old South Suburb Integrated Development is situated within 12 metres of the front property line and within 6 metres of an Old South Suburb Heritage Building, or

(b) a property abuts an Old South Suburb Heritage Property and has a lot frontage of 30 metres or less;

then a minimum streetwall stepback of 12 metres shall apply from the front lot line for that portion of a building above the streetwall facing the same street as the Old South Suburb heritage building on the same or abutting lot.

(2.4) The following setbacks for mid-rise buildings shall apply within the Old South Suburb Heritage Conservation District, Precinct 2:

(a) above a streetwall height of 18.5 metres, the mid-rise portion of a building shall have a setback from interior lot lines of no less than 3 metres.

(b) within the property identified as PID #00092924 (Waverley Inn at 1264-66 Barrington Street), no setback shall be required from the south side lot line for the mid-rise portion of any building.

These requirements may be varied by site plan approval where the relaxation of the requirement is consistent with the Design Manual.

(2.5) Subject to subsection 2.6, in the Old South Suburb Heritage Conservation District, Precinct 2 no building shall be erected, constructed, altered, reconstructed, or located so that it exceeds the FAR specified on Map 12.

19. (2.6) In the Old South Suburb Heritage Conservation District, Precinct 2, the maximum pre-bonus FAR specified on Map 12, may be exceeded to the maximum post bonus FAR specified on Map 13, in accordance with sections 12(6.1) to 12(6.6) Post-Bonus Height Provisions, Section 12, is amended by inserting the text as shown in bold as follows immediately after Subsection 12(6) and before Subsection 12(7):

Post Bonus FAR Provisions for Properties within Precinct 2, Old South Suburb Heritage Conservation District

(6.1) A building that exceeds the Maximum Pre-Bonus FAR, as shown on Map 12 shall be required to provide a public benefit on the lot equal to a value of not less than \$258 per square metre of floor area over the maximum pre-bonus floor area, as shown on Map 12, in the form of either conservation of an Old South Suburb Heritage Building or cash-in-lieu as may be agreed between the Municipality and the applicant. The floor area over the maximum pre-bonus floor area, as shown on Map 12, shall not exceed the Maximum Post Bonus FAR, as shown on Map 13.

(6.2) Development which proposes the demolition of an Old South Suburb Heritage Building is not eligible for bonus FAR and cannot exceed the Maximum Pre-Bonus FAR shown on Map 12.

(6.3) The applicant shall submit cost estimates, in a format acceptable to the Development Officer, which provide detailed costs of the public benefit.

(6.4) The public benefit shall be completed at the time of the issuance of the development permit or such other time as may be provided under the public benefit agreement.

(6.5) Development of properties:

(a) south of Cornwallis Park that are identified on Map 13 as Landmark Development Area; and

(b) that exceed the pre-bonus FAR identified on Map 12;

shall require a development agreement in accordance with Policy 18B of the Downtown Halifax Secondary Municipal Planning Strategy.

20. Schedule S-1, Downtown Halifax Design Manual, Table of Contents is amended by deleting the text as shown in strikeout and inserting the text as shown in bold as follows:

2.2 P2 – ~~Barrington Street South~~ **Old South Suburb Heritage Conservation District**

21. Schedule S-1, Downtown Halifax Design Manual, Section 2, Downtown Precincts Guidelines, is amended by deleting the text as shown in strikeout and inserting the text as shown in bold as follows:

2.2 Precinct 2: ~~Barrington Street South~~

The following general criteria shall apply:

- a) ~~Retain, and to respect in future development, the small to mid-size types of buildings, or the effect achieved by buildings of that size range, and their relationship to the street, that currently exists along Barrington Street.~~
- b) ~~Ensure that buildings create an animated streetscape through active ground floor uses and pedestrian scaled design features.~~
- c) ~~Ensure that infill development along Hollis Street should be of a similar scale and type as that found on Barrington Street.~~
- d) ~~Permit surface parking lots only when they are an accessory use and are in compliance with the Land Use By-Law and Design Manual.~~
- e) ~~Improve the pedestrian environment in the public realm.~~
- f) ~~Focus pedestrian activities at sidewalk level through the provision of weather protected sidewalks using well-designed canopies and awnings.~~

Old South Suburb Heritage Conservation District

These design guidelines shall support the heritage conservation goals of the Old South Suburb Heritage Conservation District (HCD) Plan. The purpose of the HCD Plan is to encourage the preservation, rehabilitation, and restoration of the Old South Suburb's historic buildings, streetscapes, and public spaces. The Plan seeks to promote the District as a unique destination by securing existing heritage resources and by encouraging appropriate development, especially in the large empty spaces of the District. The following three heritage conservation goals are mutually supportive:

- (a) To promote the District as a heritage and cultural destination for residents and visitors capitalizing on a unique community identity;**
- (b) To secure and encourage public and private investments in heritage resources protecting and conserving the traditional character of the District; and**
- (c) To encourage cohesive development that supports a setting consistent with the traditional character of the District.**

22. Schedule S-1, Design Manual, Section 4.1, New Development in Heritage Contexts, is amended by inserting the text immediately following Section 4.1.7 as shown in bold as follows:

4.1.8 New Buildings in the Old South Suburb Heritage Conservation District (Precinct 2)

To enhance the heritage context throughout the entirety of the Old South Suburb Heritage Conservation District, within Precinct 2, Section 4.1, the guidelines for new development in heritage contexts, shall apply to all new development.

Within Precinct 2, Old South Suburb Heritage Conservation District, Section 4.4, the guidelines for integrated development, shall apply to all Old South Suburb Heritage Properties.

Within Precinct 2, Old South Suburb Heritage Conservation District, with the exception

of Section 4.3.4, Height Transition, Section 4.3, the guidelines for abutting development, shall apply to each property. Where a property does not directly abut an Old South Suburb Heritage Property, the guidelines for abutting development shall apply to the property relative to its nearest adjacent Old South Suburb heritage property with frontage on the same street.

23. Schedule S-1, Design Manual, Section 4.5, Guidelines for Facade Alteration on Registered Heritage Buildings and Buildings in Heritage Conservation Districts, is amended by inserting the text as shown in bold and deleting the text as shown in ~~strikeout~~ as follows:

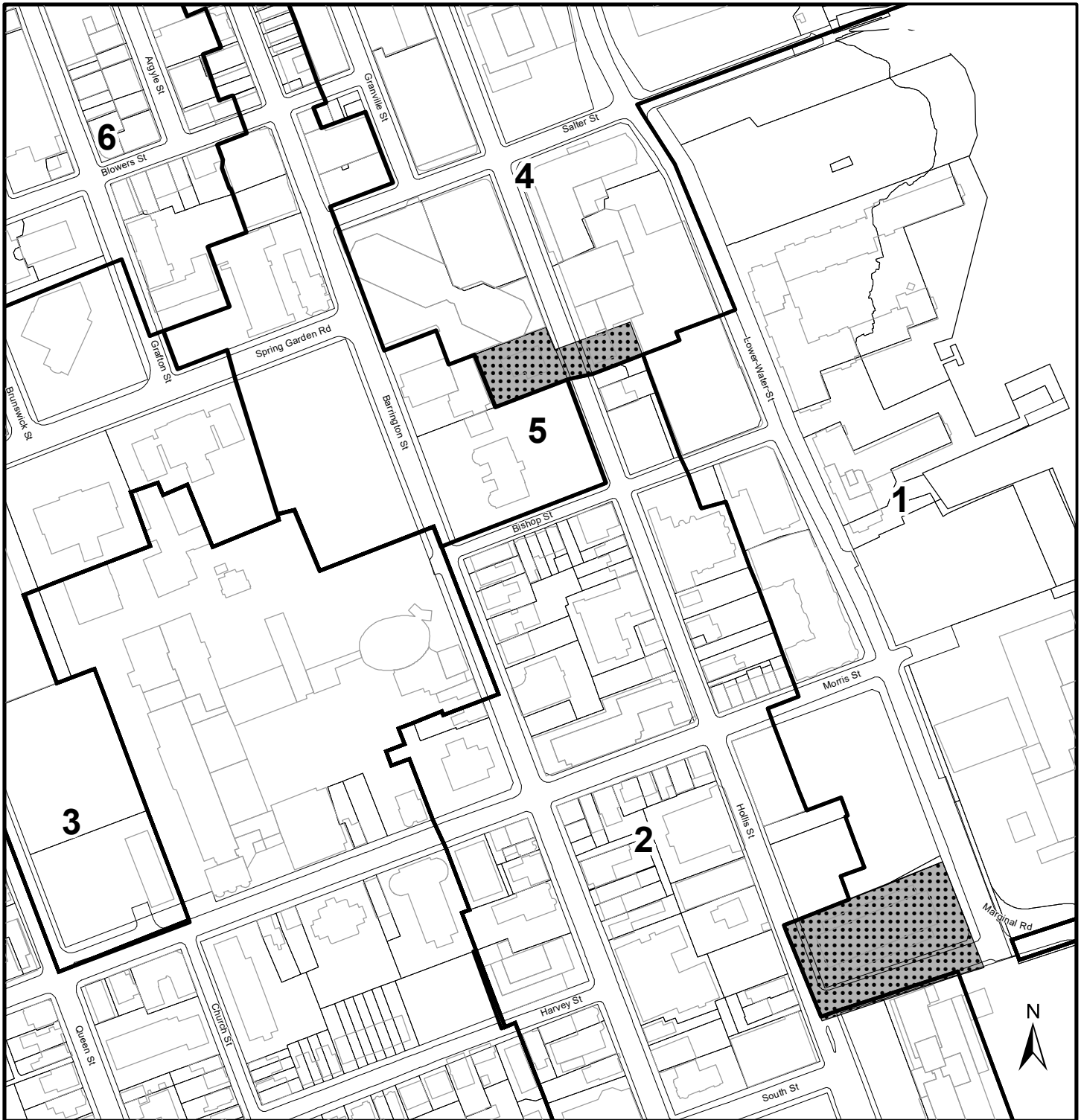
4.5 Guidelines for Facade Alteration on Registered Heritage Buildings and Buildings in **Heritage Conservation Districts the Barrington Street Heritage Conservation District**

The intent of these guidelines is to conserve the character of historic buildings while allowing for reasonable change to improve their functional and economic viability and enable their rehabilitation and revitalization. These guidelines shall apply to all registered heritage buildings. These guidelines shall also apply to ~~registered heritage buildings, and~~ all buildings in the ~~heritage conservation districts~~ **Barrington Street Heritage Conservation District.**

Guidelines relating to storefronts (4.5.1, 4.5.2, and 4.5.3) do not apply to Old South Suburb Heritage Buildings, including all registered heritage properties within Precinct 2, the Old South Suburb 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. 20____.

Given under the hand of the Municipal Clerk and _____ under the corporate seal of the said Municipality this _____ day of _____, A.D. 20____.



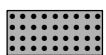
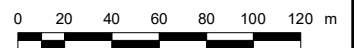
Schedule A - Amendments to Downtown Precincts

HALIFAX

Downtown Halifax



Existing Precincts



Areas to be Removed from Precinct 1 (Southern Waterfront) and Precinct 4 (Lower Central Downtown) and added to Precinct 2 (Old South Suburb Heritage Conservation District)

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

Downtown Halifax Secondary Municipal Planning Strategy/ Downtown Halifax Land Use By-Law



Halifax Harbour

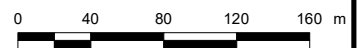
Schedule B - Amendments to Pre-Bonus Heights

Downtown Halifax

HALIFAX



Area to be removed from the Pre-Bonus Heights shown on Map 4 of the Downtown Halifax SMPS and on Map 4 of the Downtown Halifax LUB.



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

Downtown Halifax Secondary Municipal Planning Strategy/Downtown Halifax Land Use By-Law



Halifax Harbour

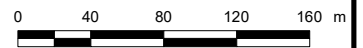
Schedule C - Amendments to Post-Bonus Heights

Downtown Halifax

HALIFAX

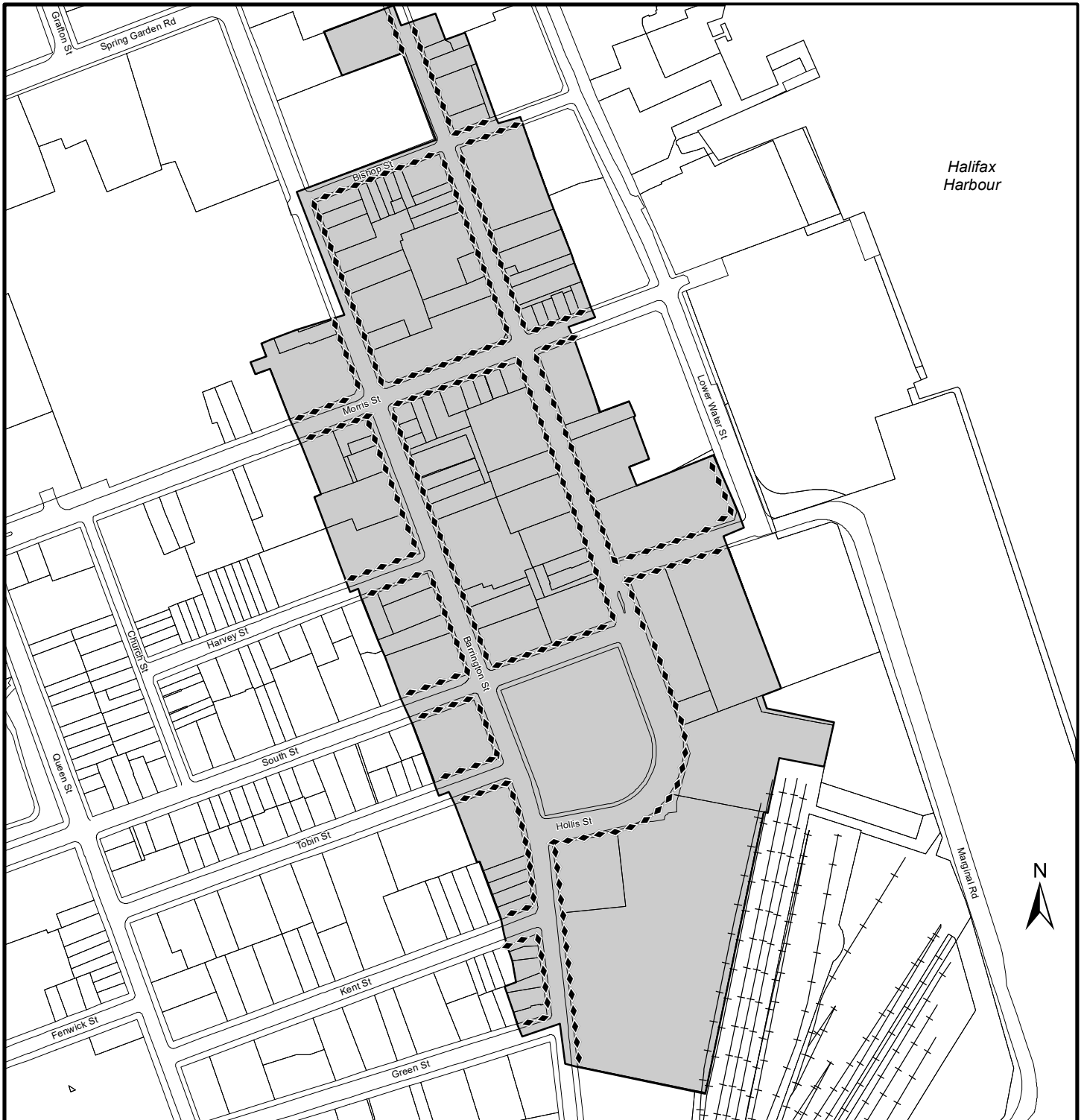


Area to be removed from the Post-Bonus Heights shown on Map 5 of the Downtown Halifax SMPS and on Map 5 of the Downtown Halifax LUB.



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

Downtown Halifax Secondary Municipal Planning Strategy/Downtown Halifax Land Use By-Law

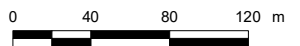



Schedule D - Amendments to Streetwall Heights

Downtown Halifax



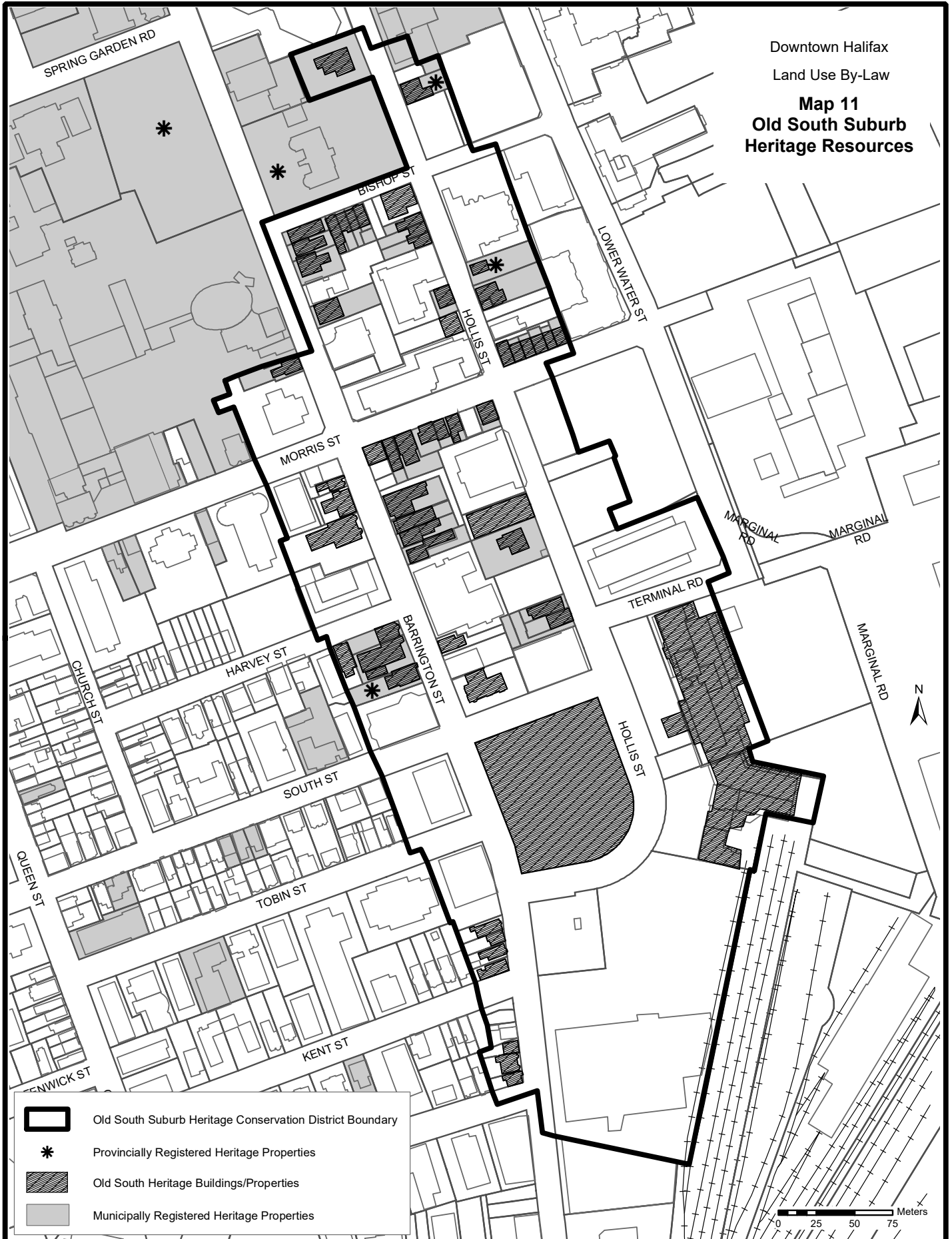
◆◆◆◆◆ 11 Metres







 Proposed Old South Suburb
Heritage Conservation District

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

Downtown Halifax
 Land Use By-Law
Map 11
Old South Suburb
Heritage Resources



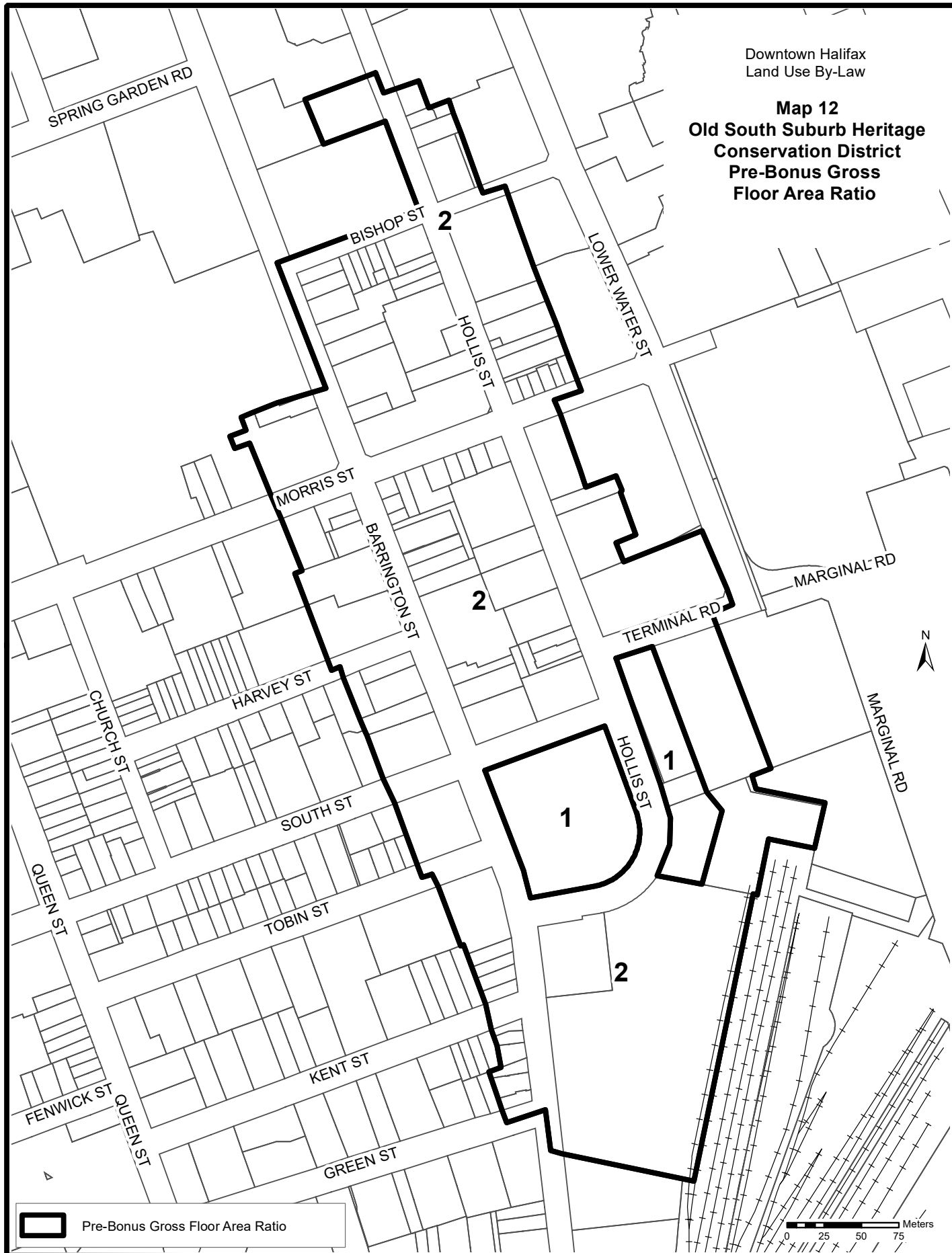
	Old South Suburb Heritage Conservation District Boundary
	Provincially Registered Heritage Properties
	Old South Heritage Buildings/Properties
	Municipally Registered Heritage Properties

Effective Date:

Note: Effective Date Does not indicate date of data creation.

Downtown Halifax
Land Use By-Law

Map 12
Old South Suburb Heritage
Conservation District
Pre-Bonus Gross
Floor Area Ratio

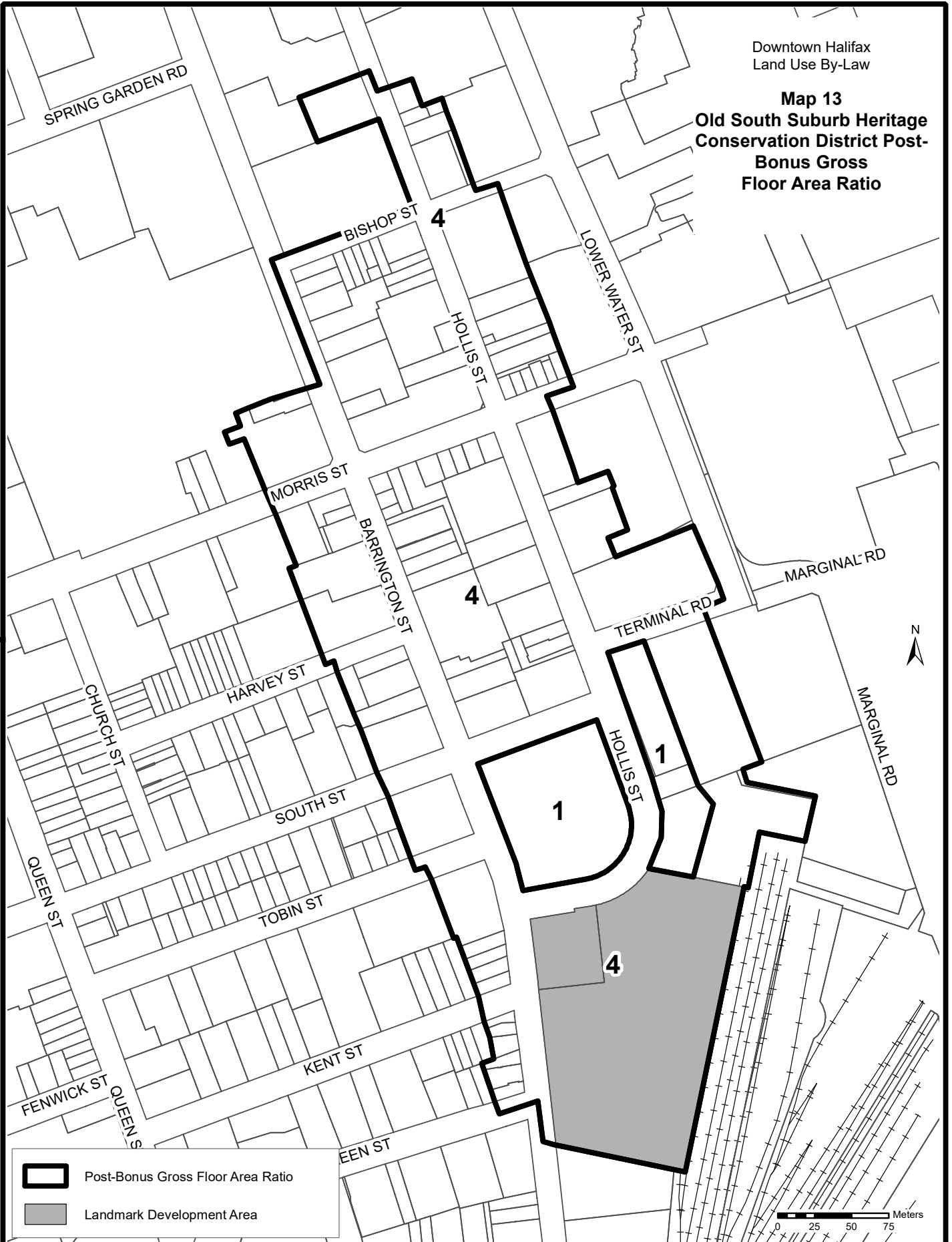




Effective Date:

Note: Effective Date Does not indicate date of data creation.

Downtown Halifax
Land Use By-Law

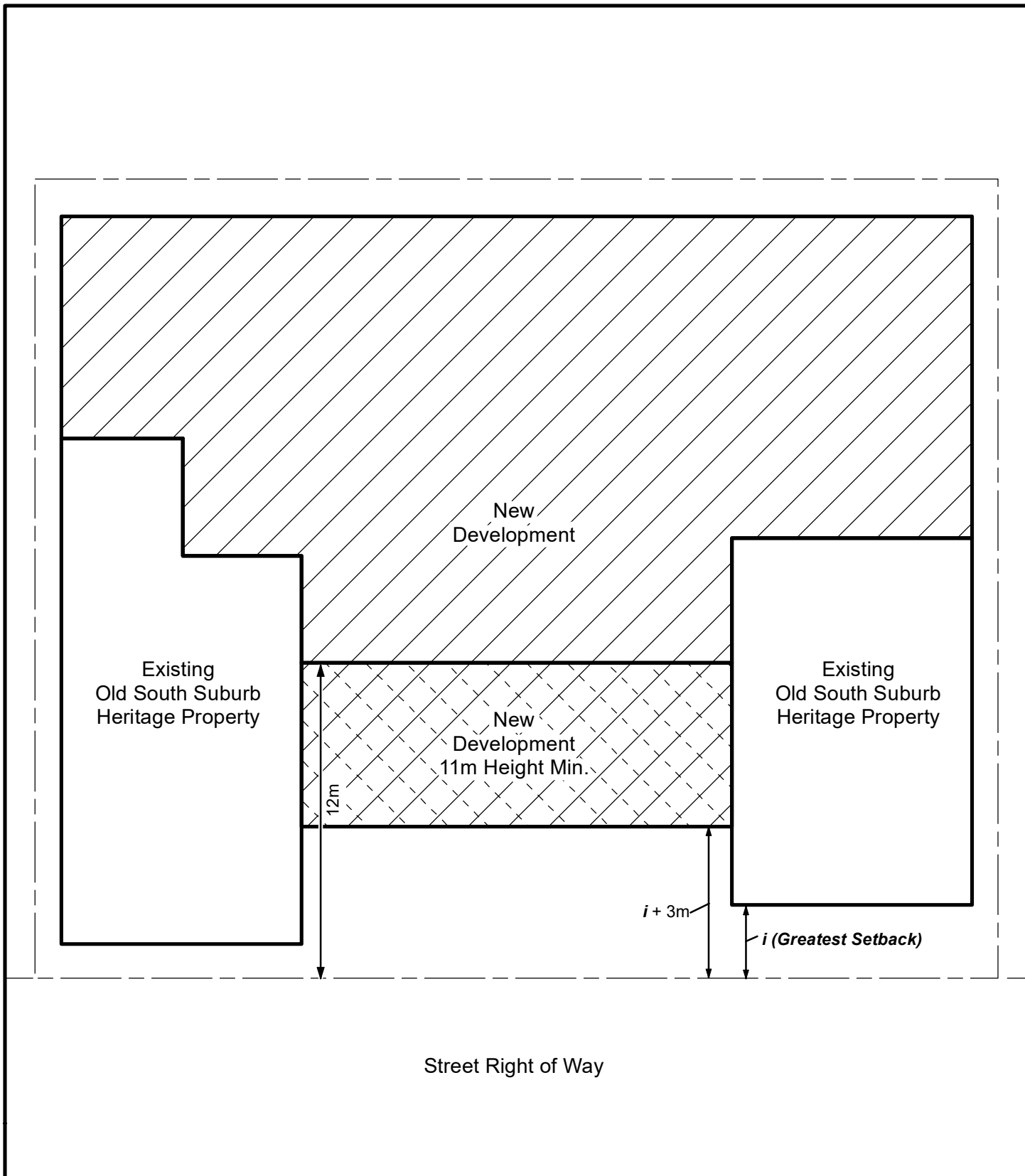
Map 13
Old South Suburb Heritage
Conservation District Post-
Bonus Gross
Floor Area Ratio



-  Post-Bonus Gross Floor Area Ratio
-  Landmark Development Area

Effective Date:

Note: Effective Date Does not indicate date of data creation.

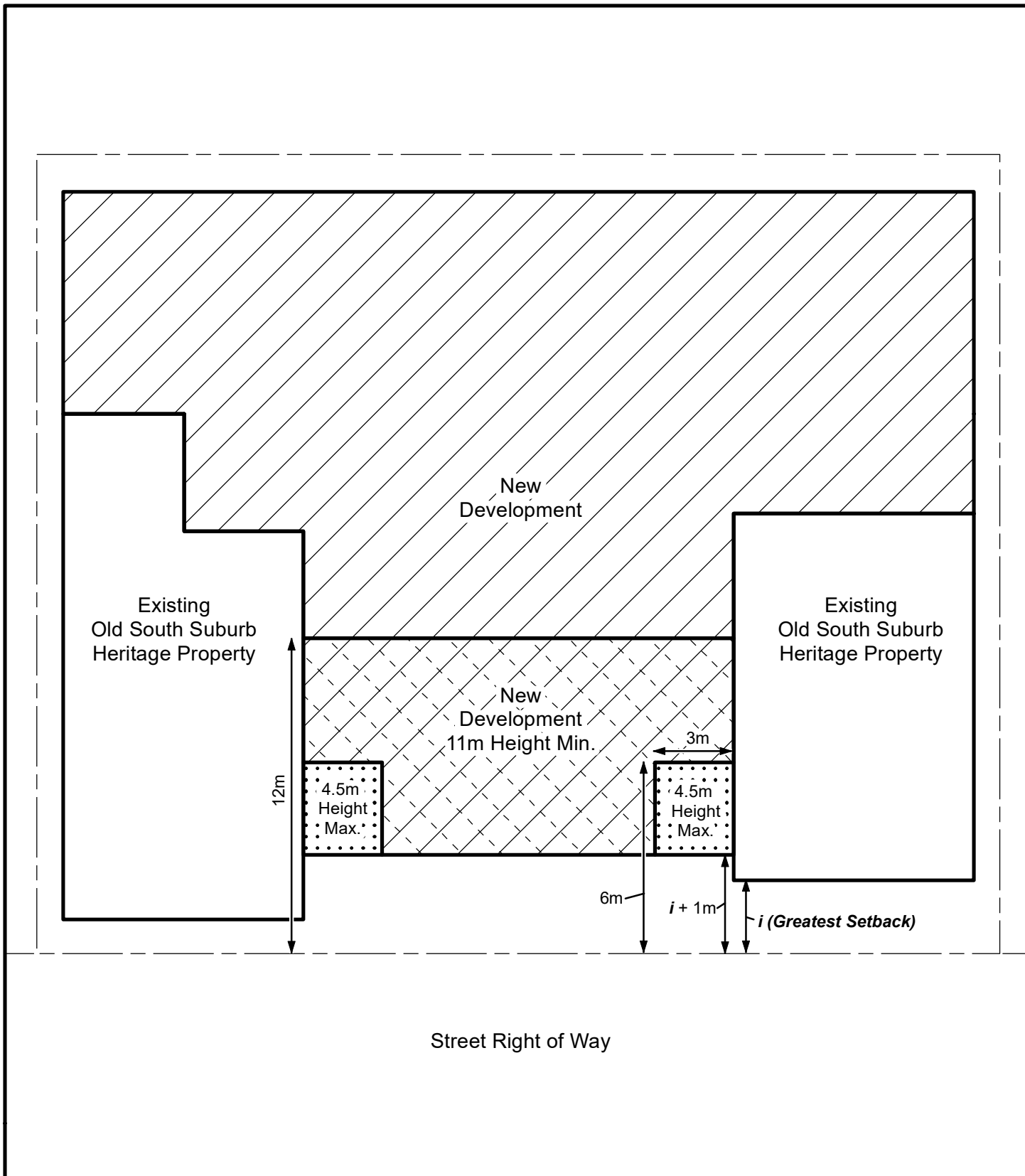


Sketch A

Section 11

(2.2) The minimum setback from the front property line shall satisfy one of the following requirements:

- (a) three metres greater than the greatest setback of an Old South Suburb Heritage Building located on the same street and on the same or abutting lot or six metres from the front property line, whichever is less.



Sketch B

Section 11

(2.2) The minimum setback from the front property line shall satisfy one of the following requirements:

(b) one metre greater than the greatest setback from the front lot line of an Old South Suburb Heritage Building located on the same street and on the same or abutting lot, where no structure is proposed to exceed 4.5 metres in height, within three metres of the side wall of an Old South Suburb heritage building for six metres from the front property line.



**ATTACHMENT E
Public Participation Program Results**

**OLD SOUTH SUBURB HERITAGE CONSERVATION
DISTRICT STAKEHOLDER STEERING COMMITTEE
MINUTES
June 17, 2015**

PRESENT: Ms. Heather MacDonald
Ms. Pascale van der Leest
Ms. Elizabeth Pacey
Ms. Aurora Camaño
Ms. Kerry Gosse

REGRETS: Mr. Brian Vallis
Mr. John Lawen

STAFF: Mr. Seamus McGreal, Heritage Planner
Ms. Angela MacIsaac, Secretary II

The following does not represent a verbatim record of the proceedings of this meeting.

Supporting documents and information items circulated to the Old South Suburb HCD Stakeholder Steering Committee are available online: <http://shapeyourcityhalifax.ca/old-south-suburb>.

The meeting was called to order at 7:07 p.m. and adjourned at 9:10 p.m.

CALL TO ORDER

The meeting was called to order at 7:07 p.m. in the Media Room, City Hall.

MEETING OVERVIEW

Mr. Seamus McGreal explained that this meeting is the first step in the community engagement phase of the project to designate the Old South Suburb as a Heritage Conservation District. He then presented the agenda for the meeting.

INTRODUCTIONS

Committee members introduced themselves and discussed some of their concerns and aspirations for the Old South Suburb Heritage Conservation District.

Ms. Pascale van der Leest discussed her experience working with Parks Canada and with global and international policy getting youth involved in heritage and nature. She explained that she was raised in the south end of Halifax near Dalhousie University and is excited about the proposed Heritage Conservation District in the Old South Suburb. She is happy to hear that the Committee will be involved in community engagement activities and with the walking tours in particular.

Ms. Heather MacDonald discussed her experience as a realtor with an office in the Old South Suburb. She is interested in urban density, getting more people living in the downtown, maintaining the heritage while keeping with modern day standards. She is excited to be part of the development of the Heritage Conservation District. She believes that building a connection to heritage while allowing for growth is important.

Ms. Kerry Gosse discussed her experience as an architect with Stantec representing the NS Association of Architects which owns a building in the Old South Suburb. She lived in the south end of Halifax and is interested in heritage preservation. She was a representative on a variety of downtown initiatives in St. John's Newfoundland relating to heritage areas including the Battery and Quidi Vidi. She has seen the issues that have come out of previous heritage initiatives so she is interested in providing insight into issues and problems that have arisen in these other areas.

Ms. Aurora Camaño discussed her background in archaeology. She completed a master's degree in Newcastle in the UK and would like to see heritage initiatives in Halifax that are similar to the heritage initiatives in Newcastle. She would like to see a balance between heritage conservation and new development while maintaining the integrity of the area.

Ms. Elizabeth Pacey explained that she is representing the Heritage Trust of Nova Scotia with a mandate to preserve and save heritage buildings. It is the oldest provincial heritage group in Canada. Halifax is one of the most important heritage areas in Canada with important historic buildings to the province but also to the country of Canada. She is very concerned that new development will overwhelm and erase historic buildings.

Mr. Seamus McGreal explained that he is exciting for Halifax. There are many heritage initiatives underway exploring the potential for cultural landscapes and the establishment of two heritage conservation districts. The process to establish the Old South Suburb Heritage Conservation District can be used as a model for the establishment of future heritage conservation districts throughout the region.

APPOINTMENT OF CHAIR AND VICE-CHAIR

Ms. Pascale van der Leest volunteered to serve as Committee Chair and Ms. Kerry Gosse volunteered as Vice-Chair of the Committee. Both were appointed by the Committee in the respective roles.

PRESENTATION: BACKGROUND STUDY AND ONLINE SURVEY

Mr. McGreal presented an overview of background study for the Old South Suburb. He explained that the reason for establishing heritage conservation measures in the Old South Suburb is based on its significance as identified in the Statement of Significance. The Barrington Street South area has witnessed the loss of many of its historic buildings which has resulted in several large empty spaces throughout the area. However, there is also a high concentration of registered and non-registered properties with heritage value in the area together with a continued pressure for development. Existing policy and regulations, pertaining to this area, are insufficient in protecting and conserving the heritage values and character defining elements of the district. Therefore, conservation measures are required to supplement and amend the existing legislation.

Mr. McGreal then presented the draft online survey which addresses the core issues facing the proposed Old South Suburb 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.

Ms. Pacey requested more time to review the survey before it is published. Mr. McGreal explained that Committee members can submit changes to the survey and that he will revise based on feedback and recirculate the survey to the Committee. Ms. Pacey suggested that materials should be available to promote the heritage value of the District as opposed to presenting difficult issues like demolition control early in the survey.

Ms. Gosse expressed concern that the survey may not get out to the people who live and work within the District itself. Ms. Gosse suggested that these are key stakeholders and a mail out to households in the area would be valuable. She suggested sending out a letter with a link to the survey and notice of the date of the public meeting. Ms. Gosse suggested that a public meeting date on Wednesday, July 15, would be more appropriate than Thursday, July 16, because more people are likely to attend on a Wednesday.

Ms. van der Leest suggested changing the order of the questions in the survey without overloading it with information. She also suggested that the mail out should include a link to the online survey, not the survey itself.

Ms. McGreal indicated that he will work with HRM Corporate Communications to promote the survey and public meeting.

PRESENTATION: COMMUNITY ENGAGEMENT STRATEGY

Mr. McGreal presented the draft Community Engagement Strategy. The Committee then discussed how its members will participate in community engagement activities throughout the process and at the Public Meeting in particular. Mr. McGreal will establish a format for the public meeting then communicate with members over email to explain how they can help facilitate the meeting. He explained that Committee members can likely take notes on flip chart during a breakout session and help people to participate in a “dotmocracy” activity in which participants vote on the future design of the District by placing dot stickers on six panels illustrating different design scenarios for the District.

Ms. Gosse suggested that visuals are very important to communicate ideas and the visuals in the survey ensure that it is not too text heavy. She explained that public notices did not get the desired input from the public in her previous experience with establishing heritage areas. However, a mail-out worked best to get the attention of people. There is a concern that you can go through an entire process without getting the right information or buy-in from the public if the engagement is not done right. She explained that the public meeting may not get the processes off to a good start if the right questions are not raised.

Ms. Pacey is very interested in the walking tours and suggested that a survey or feedback sheet could be completed by participants at a meet and greet after the tours. Mr. McGreal suggested that a brainstorming session may be more appropriate than individual surveys after the tours because it is more of an opportunity for people to share in a discussion about the area. Ms. Pacey suggested that discussing opinions about the future of the area will be ideal after walking and discussing the heritage of the area.

Ms. MacDonald commented that she was not engaged in the survey as it is now. The language or layout is not accessible to people who are not already knowledgeable of municipal policies and procedures. She suggested that the survey could be divided into two sections to make it shorter and more easily understood. Ms. Gosse added that the survey now reads as a City Hall document which might deter people.

Mr. McGreal explained that the survey will be redrafted to make the language more accessible and to tell a story about the importance of the place framing the questions to ask for opinions. Incentives, streetscape improvements and other positive features of a potential District will also be highlighted in the survey. Ms. MacDonald suggested that the sections relating to visual consistency in the District could be removed from the survey completely and the public meeting “dotmocracy” activity can be used to address this issue along with other more contentious issues. However, some contentious issues should be introduced in the survey, such as demolition control, to spark interest in the process and get people out to the public meeting for further discussion.

Ms. van der Leest suggested using the Central Library to hold the public meeting. Mr. McGreal had planned on using the Library for the meeting. Also, the public meeting should inform people that more community engagement activities will take place and there will be future opportunities to share opinions before any policy is drafted. The types of future engagement activities will also be discussed at the public meeting and in more detail at the second Stakeholder Committee meeting. Mr. McGreal explained that the Committee will also review a summary of the results of the public meeting and online survey at its second meeting.

SET DATE FOR PUBLIC MEETING #1

The Committee agreed to set the date for the first public meeting for Wednesday, July 15th, 2015.

ADJOURNMENT

The meeting adjourned at 9:10 p.m.

Angela MacIsaac
Secretary II



**OLD SOUTH SUBURB HERITAGE CONSERVATION DISTRICT
OPEN HOUSE AND COMMUNITY WORKSHOP
MINUTES
July 22, 2015**

PRESENT: Pascale van der Leest, Chair, Stakeholder Steering Committee
Kerry Gosse, Vice-Chair, Stakeholder Steering Committee
Elizabeth Pacey, NS Heritage Trust Representative, Stakeholder
Steering Committee
7 additional members of the public

STAFF: Seamus McGreal, Heritage Planner
Kasia Tota, Community Developer
Erin MacIntyre, Planner
Luc Ouellet, Senior Planner
Laura Szigatti, Planning Technician

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/old-south-suburb>.

The Open House session of the public meeting commenced at 6:30 pm. It was followed by an introduction and project presentation at 7:00 pm.

Introduction – Pascale van der Leest

The Old South Suburb Heritage Conservation District Stakeholder Steering Committee is a volunteer committee whose role is to consider issues and opportunities for the proposed district, to engage in the public participation process and review the draft policy and regulations. The committee includes a diverse group of individuals. The enduring strength of the process will be the community engagement activities including public meetings, online survey and some new and unique engagement approaches. Public programs, projects and initiatives are only as good as the information and voices that feed into them. There is no such thing as a bad question or a bad idea so please share whatever is on your mind. Also, please reach out and engage with the steering committee members.

Project Presentation – Seamus McGreal

Many changes have taken place in the area of downtown Halifax known as the Old South Suburb in the recent past including the construction of new buildings in a variety of designs and several historic buildings have been lost to fire, demolition and removal. 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 Schimidville. 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.

The Old South Suburb is significant due to its heritage values associated with the early settlement, economic life and traditional architectural character of the city. Conservation measures are justified in this area due to the heritage values. The area also includes a high concentration of historic buildings and has experienced a loss of many of these buildings. There is continued pressure for development in the area and several large undeveloped spaces. Existing policy and regulations, pertaining to this area, are insufficient in protecting and conserving the heritage values and character defining elements of the district.

A heritage planning approach to an HCD in the Old South Suburb can introduce: 1) investments in public amenities to promote the district as an area of heritage value and character; 2) financial incentives to encourage property owners to invest in the maintenance and conservation of their historic properties and governance of demolition and substantial alteration to secure historic resources and public investments; and 3) guidelines for appropriate new development to “fill in the gaps” of the district and, in turn, further contribute to a unique community identity.

Community Workshop

What do you think about the proposed boundaries of the Heritage Conservation District? What, if anything, should be changed and why?

- Boundary line seems artificial. Is a line necessary? Does it capture the historic boundaries of the south suburb?

**Old South Suburb HCD Open House and Community Workshop
July 22, 2015**

- The Old South Suburb originally extended from Spring Garden down, including Schmidville, from Queen to Tower, was owned originally by Schmidt, pre-1950 all that area was included.
- The boundary could be expanded to include more of the residential areas further south to Inglis Street.
- Properties along the streets that sit between the proposed Old South Suburb district and Schmidville district from Morris to Green to Queen are deserving of protection.
- It was generally agreed that the current proposed boundary - including the addition of the extra buildings on the north border - is appropriate to stay within the area intended by Regional Council. Another conservation district should be considered in the area between the Old South Suburb and Schmidville.
- The area between 5151 Terminal Road and the Vic building on the East side of Hollis could be removed from the district.
- Empty lots and new buildings should be captured in the district to ensure appropriate design of new construction.
- Bank of Nova Scotia should be included – it is significant
- When deciding on the boundary we should look at Historic Properties – this area looks great – can we just mimic what was done there – is cost comparable?
- The city should buy significant buildings at risk. However, this may be too costly for the municipality.
- We should look to the United States for examples – they have done an excellent job at creating HCDs leading to property value increases and also drawing tourists into those areas. There are different kinds of economic growth.
- The name “Cornwallis Park” is fine but maybe it is not for everyone.
- Need to think about “museumification”. There have been atrocities in terms of development in the past. We don’t want to freeze the area in time to the detriment of peoples’ rights.
- Preserve the values without being over burdensome.
- Many of the buildings in the Old South Suburb are unique to Nova Scotia. It has been documented that property values increase in a heritage district.
- Achieving the ideals of the district require street amenities.

What streetscape features best support the heritage character of this historic suburb?

- Bike racks were identified as high priority, especially anywhere that bike lanes may be present in the district such as near Cornwallis Park. This is a student area and many people are riding their bikes.
- Trees were identified as a low priority because trees can block the view of buildings’ architecture, historically would not have been present and might attract rats.
- Flowers, planter boxes, the addition of colour would be a nice addition. Would like to see small planters possibly on light posts, no large planters on the ground
- There may not be enough space on sidewalks to add heritage style benching. People are more likely to walk through the area than stop and sit.
- Need more garbage receptacles
- Bright lighting/durable lampposts should be prioritized above stylized “heritage” lampposts. Stylized lampposts may not be a good use of resources due to the risk of vandalism and damage by snow plows, etc.
- It is more important to have good lighting so you feel safe/can see what is going on vs the ‘ambiance’ of historical lighting.
- Public art should be made a high priority. Locally produced public art should be displayed in the area.
- A green house with botanical garden, three storeys high, should be built in Cornwallis Park, with Nova Scotian indigenous plants and fauna, if not cost-prohibitive.

- The use of consistent streetscape elements throughout the district is most important to creating a cohesive environment. Elements in Cornwallis Park should be the same as elements along Hollis and Barrington to ensure that there is flow and consistency.
- Before deciding on streetscape we should look at who is using the area and what they need
- Cornwallis Park – instead of removing monument – interpretive panels should be added to explain the history and concerns of Mi'kmaw people. Each era has its history, context is lost later on. We're making our own mistakes now for which we'll be judged in the future. You have to remember the good and the bad.
- Cornwallis Park had a beautiful rose garden at one time. There's a 1950's film reel on it. Its design should better capture the railway connection.
- Discussion about Cornwallis Park:
 - Should be left as is – it is only used by students
 - Creating the park proposed on the drawing would cater to rich people living nearby and not to the actual park users
 - No need for a large playground – there are hardly ever any children in the park
 - No need to plant more trees -that would decrease visibility in the park and promote illegal activity – drug use, vandalism etc.
 - Take a closer look at the current park users – try to meet their needs
 - Students go to the park, currently, but the design doesn't favour the current users.
 - Would be nice to link green space to connect to the public gardens.
 - The piano is popular. Hotel clientele wants to go to the public gardens. Future residents may be interested in spending time in Cornwallis Park, but it's not an appeal to the current owners.

The existing five-storey streetwall height currently allowed may be out of scale with the traditional residential buildings of the area. The Old South Suburb Heritage Conservation District plan could encourage the construction of new buildings that complement the scale, massing, form and details of the historic buildings so that new development supports the historic setting and architectural cohesiveness of the area. (Refer to the attached posters which illustrate the options discussed below)

Which option for new development do you prefer?

- If you have a lot with a heritage building on it, Options A, B and C are a problem because they are going to be a demolition incentive. The replacement height on lots with heritage buildings should be set at the heritage building's height, so that you disable the demolition incentive.
- What is going to go inside? Retail doesn't work. Residents will be students or seniors. What amenities are there for them? Why would they want to live there?
- We want stability. No demolition. There needs to be a proper package of controls to create stability. Look at the area comprehensively, as a package.
- This is on the Peninsula, and the priority is densification.
- Options B or C would work for form. What's done on Barrington for window spacing and materials is appropriate. The sloped roof in C is not necessary. A mix of B & C could be successful. Height is a problem, but it depends on the context. On the density, the area is already dense. Schmidville has 12,000 people per square km. That's less than Paris but greater than the rest of Halifax. It's the same in this district, roughly 12,000 people per square km, achieved not with height, but with the proximity of the buildings to each other.

**Old South Suburb HCD Open House and Community Workshop
July 22, 2015**

- C is preferred. There were no elevators in Victorian times and so height wasn't possible that's why you have the 2.5 storeys you see in the district. Not necessary to replicate the 2.5 storey form. The Bank of NS is a higher building but has no real negative impact. After the ground floors, the rest is modern. We see this over and over. So, Option A, but why not use the guidelines all the way up? In New York, they use new materials for the whole building, but design and construct the whole building as Art Deco or whatever so that it looks old, looks like its 200 years old.
- Option C reflects a trend in Halifax to be respectful of surrounding architecture only to the streetwall level and then employ a plain box design for upper levels.
- Option C is best. Option A could still be ok. Are the next 20 years going to look like the last 20? It depends on the economy. Some people like the contrast. How can you decide which is better? What is the value of the land? Manhattan land value is greater than Quebec land value. Could build a gorgeous building.
- The distinction between option B and C as presented is not so important. What is more important is to ensure that guidelines include important style designs, such as window placement, roofline design, etc. to ensure that these are consistent with the heritage character of the area.

Would you support a financial incentives program (grants, tax rebates) for owners of heritage properties specifically within the Old South Suburb?

- Only historically significant properties within the proposed boundary should have access to funds.
- Not happy that public money is being used to fund the conservation of privately owned homes.
- Need to make sure that there is a way to keep people from abusing the purpose of the grants to ensure that people are using the grants appropriately.
- Incentives for heritage buildings should be given high priority above new/newer construction, particularly if resources are limited.
- The scoring should be streamlined to avoid abuse of the program, don't let the tail wag the dog.
- Some buildings that aren't registered should be, and so the funding should be available to all historic buildings.
- Financial incentives should support whatever is needed to make the historic buildings viable.
- Minor maintenance of the exterior of historic buildings is needed for many owners, who realistically can only afford to do the work needed bit by bit over time, rather than a complete overhaul at once.
- It may be preferable to provide financial support to one building at a time rather than offer a broad program

Old South Suburb Heritage Conservation District

Shape Your City Halifax

A Heritage Conservation District for the Old South Suburb

The questions in this survey relate to major issues discussed in the [Old South Suburb background study](#) including historic streetscape improvements, financial incentives and traditional character.

Your responses will help us to develop the new Heritage Conservation District plan.

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.

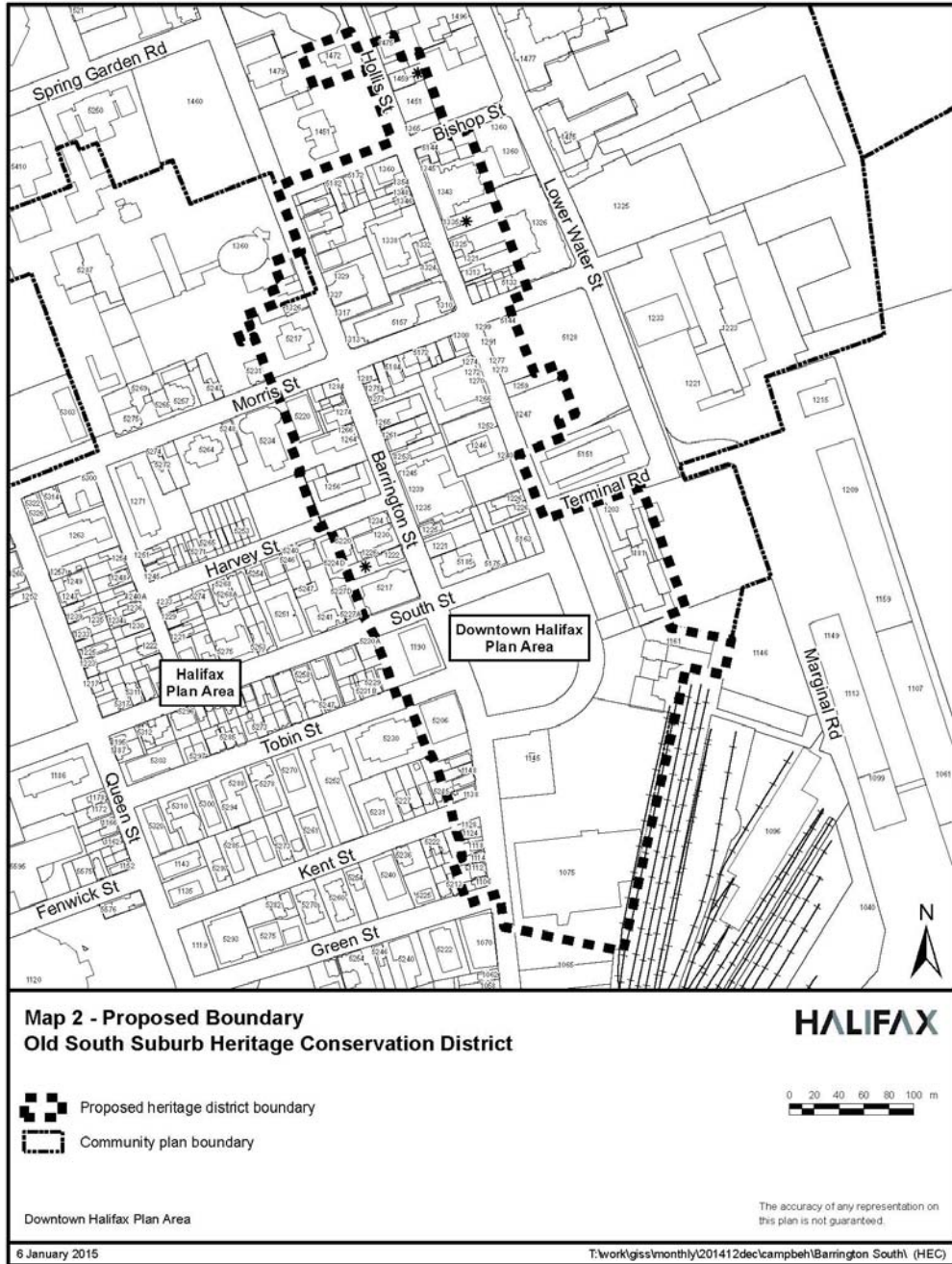
1. Review the proposed boundary of the Old South Suburb Heritage Conservation District in the image below. Which option best describes your situation in relation to this boundary? Check all that apply. (Choose all that apply) (Required)

- 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

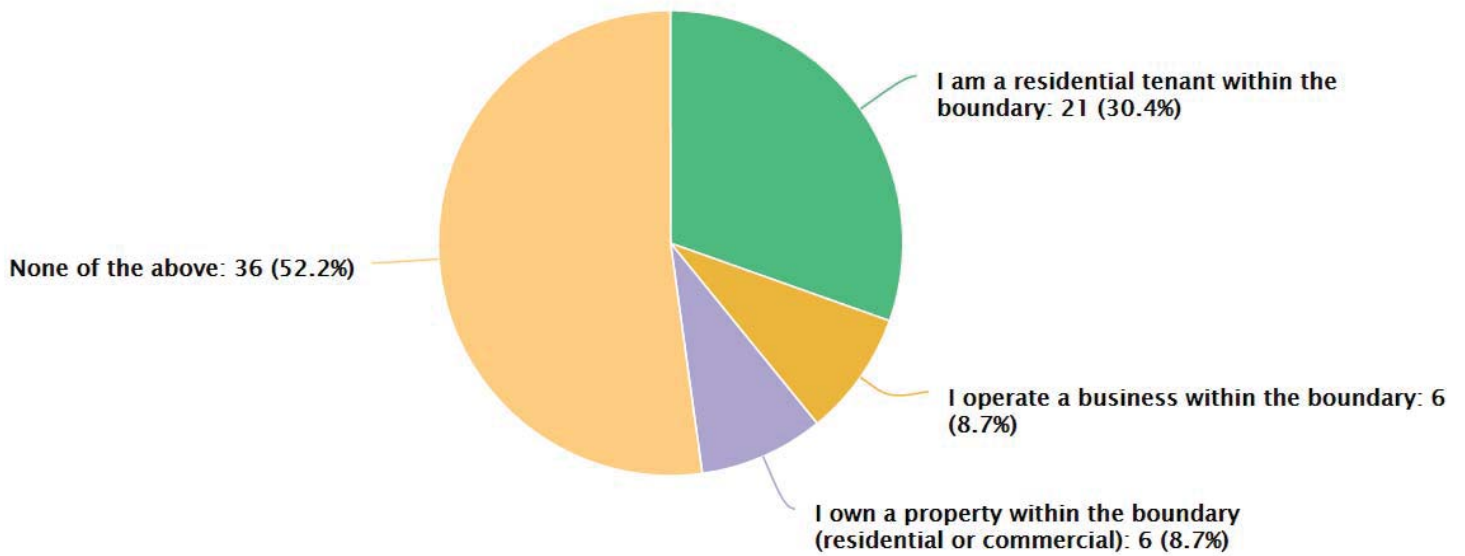
Old South Suburb Heritage Conservation District

Shape Your City Halifax

2. Proposed Boundary



Review the proposed boundary of the Old South Suburb Heritage Conservation District in the image below. Which option best describes your situation in relation to this boundary? Check all that apply.



Old South Suburb Heritage Conservation District

Shape Your City Halifax

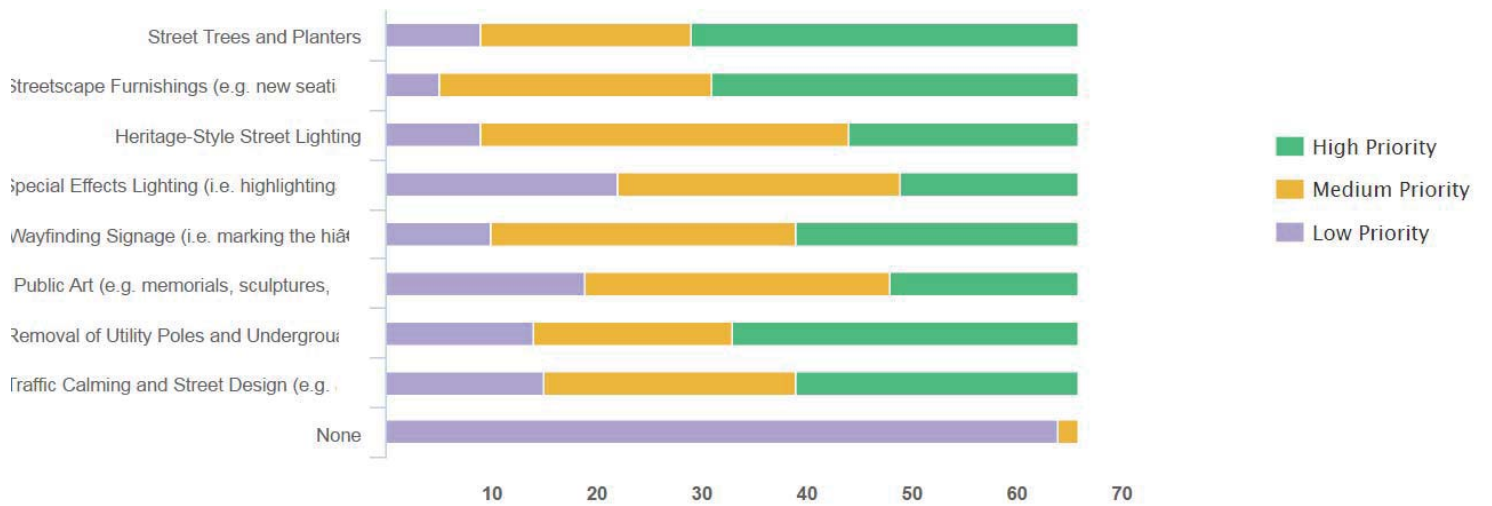
3. Historic Streetscape Improvements

As one of two primary gateways into the downtown, there is a great deal of business, residential and tourism interest in the Old South Suburb. Planning for streetscape improvements will strengthen and enhance the distinct identity of the Old South Suburb and promote the area as an historic destination and an attractive place to live in and visit.

4. Please prioritize the following options for historic streetscape features in the Old South Suburb. (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			
Special Effects Lighting (i.e. highlighting character defining features of the District at night)			
Wayfinding Signage (i.e. marking the historic southern gateway into downtown with signage)			
Public Art (e.g. memorials, sculptures, water features and murals relating to the history of the area)			
Removal of Utility Poles and Undergrounding of Overhead Wires			
Traffic Calming and Street Design (e.g. bollards, street pavers, sidewalks, curbs and curb ramps)			
None			

Please prioritize the following options for historic streetscape features in the Old South Suburb.



What other improvements could be made to the historic streetscape of the Old South Suburb?

Optional question

7/08/2015 12:24 PM

Signage which includes historical information about the area and specific buildings, so that walkers can do self guided tours of the district. Currently the Cornwallis Park is quite dismal, the addition of flower gardens and benches would be a benefit. simple seasonal flower gardens or plant hangers along the street would be a nice addition.

7/08/2015 04:17 PM

Most of the homes need repainting and some if the wood is rotting yet nobody who owns the properties seems interested in doing so.

7/08/2015 07:03 PM

Bring street lighting down to sidewalk level,that is,out of the trees,for safer walking after dark.

7/09/2015 01:21 PM

We believe that a strong emphasis should be put on the removal of utility poles and wiring. Specifically along Barrington Street where all of the wires have been moved to the west side of the street which are in front of The Waverley Inn and The Henry House (two prime examples of historic architecture) to accommodate a non-heritage building where the YWCA used to be located. Thank you.

7/09/2015 05:45 PM

If you want to improve the district, stop restricting development in the area - mixed-use high-density buildings are required to increase the population density in the district. When developers are planning developments, consideration must be taken for public spaces as a part of the development - developers should be required to include public spaces as part of a development, much like the outdoor public spaces of the new Halifax Public Library. Start taking down some of the older, low-density buildings in the district; many of them hold no architectural or historic value. The designation of buildings of no architectural and/or historic value is creating a disjointed streetscape.

7/15/2015 09:24 AM

area maps of historic value, a passport idea for guests visiting properties. Properties would have a stamp that the traveller/guest could collect in a passport booklet. brief history on the buildings themselves on information plaque

7/16/2015 11:16 AM

Facade improvement program that would offer grants to home owners to maintain the exterior of their homes.

7/17/2015 02:50 PM

Hollis and Barrington are very wide streets through this section. Efforts should be made to narrow these streets. Additionally, the planning codes should be amended to encourage infill development in the handful of parking lots in the district at a height and massing that matches the scale of the neighbourhood, i.e. approximately 4-5 stories. Once all infill is complete it may be appropriate to allow slightly higher buildings in the area.

7/19/2015 08:56 AM

Seasonal suggestion: not putting up the decorative white lit stars, particularly in front of the beautiful Christmas tree on the boardwalk @Bishop's Landing.

7/20/2015 03:40 PM

Community notice boards (historic looking) Greening of Superstore parking lot (impervious pavement, rain gardens etc)

7/20/2015 09:02 PM

Forbidding imitation clapboard such as vinyl siding.

7/22/2015 10:05 PM

Priorities are trash receptacles and bicycle racks, esp. because of the bike lane on Hollis. How can you calm traffic on Hollis and Barrington, two of the busiest thoroughfares in the city, without creating alternatives for traffic to travel out of this area? Make some connections between the green spaces of Cornwallis Park and the Old Burying Ground. Preserve the existing designated heritage homes as well as those that should be so designated. Require development to meet a visual standard close to older style, not like the white building with red balconies.

7/23/2015 09:35 AM

traffic flow- the 1000's of trucks banging down Hollis Street to Halterm Pier. This is not conducive to an historic neighbourhood. The pier should be moved to the Dartmouth side for easier access by rail and truck. Some alternate route , the traffic destroys the area. I was a member of Art 1274 Hollis Gallery (of the same address) for 6 + years, during which time our business had to combat the 2 year+ construction of the new monstrosity across Hollis after they tore down the old Victoria Hotel apartments- talk about lost character! and barely managed to save the Morris House in the 11th hour. The parking, pedestrian sidewalks for walking for the customers for our business were continually disrupted in the time I was with the gallery and our business suffered greatly. I tried during that time to get some of the local businesses together to create " a neighbourhood " . I am ecstatic to hear about this proposed plan for the preservation of Old South Suburb. I love this area of the city and have done many watercolour paintings of the beautiful buildings in this area. I find it so sad to see old Halifax disappearing. It is what makes us unique from any other city ! Please keep this going!

7/23/2015 11:14 AM

Making it more pedestrian friendly! So many huge trucks use Lower Water and Hollis St. as their only means to gain access to the Shipping Yards.

7/24/2015 05:16 PM

Wider sidewalks. Reduce traffic speed. Better crosswalks

7/25/2015 03:01 AM

The city should pay to have vinyl siding replaced with other materials whenever possible

7/27/2015 11:09 AM

These are some great ideas that I hadn't even yet considered. The Old South Suburb is one of the most beautiful districts in the city, but I do think more trees and planters would go a long way to enhance the area. Heritage style lighting is also an amazing idea, as the current lighting looks cheap and run down.

7/28/2015 04:10 PM

Maintaining facades of heritage structures.

8/03/2015 06:36 PM

I fear that, as long as container trucks rumble through the area, any efforts to create an historic streetscape will be thwarted.

8/04/2015 11:20 PM

Clean up garbage and debris on streets. Eliminate all the open parking lots and develop them into Condominiums set in heritage style.

8/05/2015 11:20 PM

There could be help for retaining historic details, such as chimneys, so they are in good repair.

Old South Suburb Heritage Conservation District

Shape Your City Halifax

5. What other improvements could be made to the historic streetscape of the Old South Suburb?

Note: Optional

6. Financial Incentives

If adopted, the Heritage Conservation District plan will introduce conservation measures to protect heritage properties in the Old South Suburb. A new financial incentives program dedicated to the Heritage Conservation District could also be developed to encourage more successful applications for maintenance or conservation work.

7. Would you support a financial incentives program (e.g. grants, tax rebates) for owners of heritage properties specifically within the Old South Suburb? (Choose all that apply) (Required)

- Yes, financial incentives should apply to heritage properties within the Old South Suburb.
- No, financial incentives are not necessary.

Answer this question only if you have chosen " Yes, financial incentives should apply to heritage properties within the Old South Suburb." for "7. Would you support a financial incentives program (e.g. grants, tax rebates) for owners of heritage properties specifically within the Old South Suburb? "

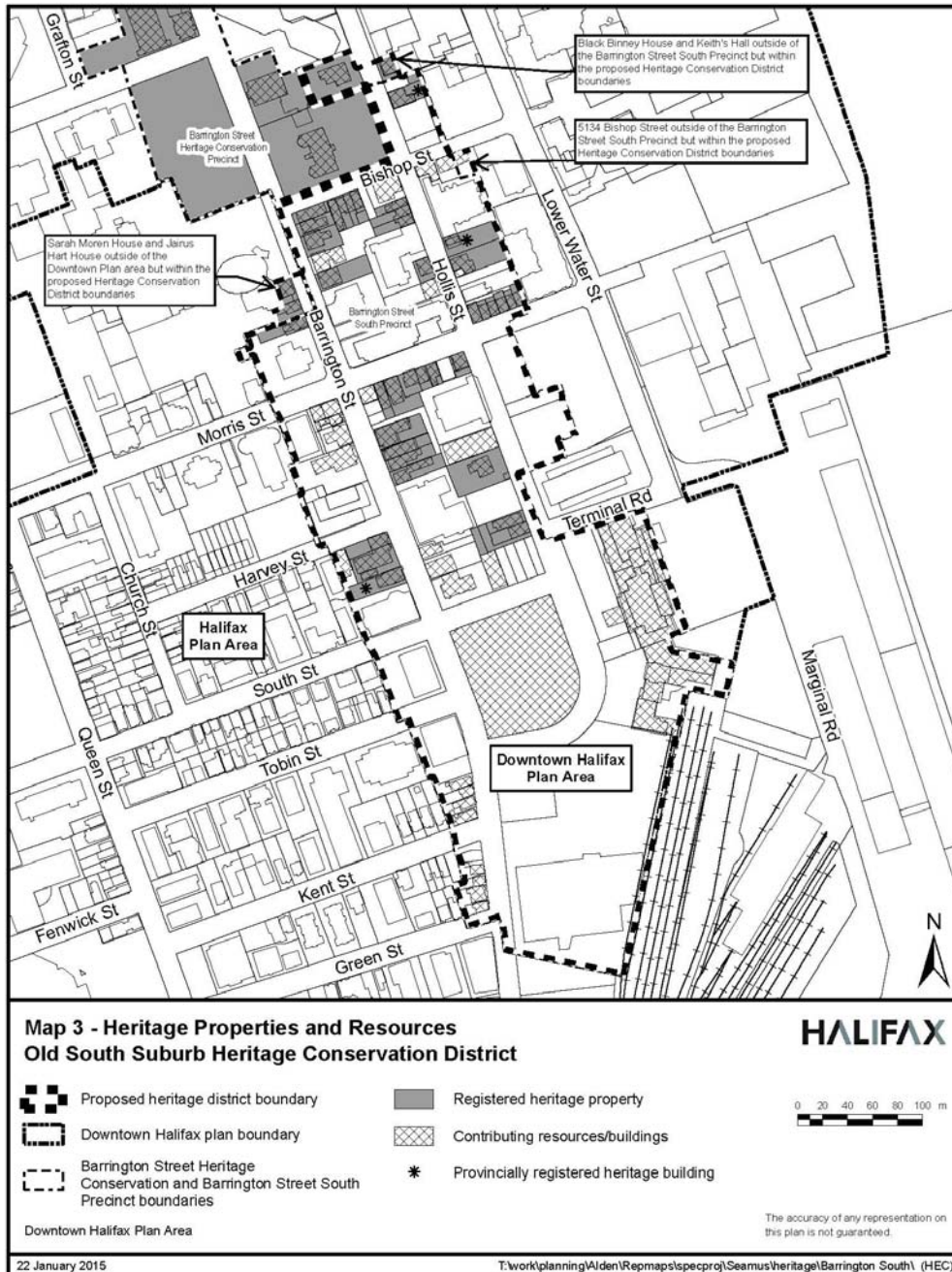
8. Which of the following options would you like to see included in a financial incentives program for the Old South Suburb? (Check all that apply) (Choose all that apply) (Required)

- Major renovations of the exterior of historic buildings
- Minor maintenance of the exterior of historic buildings (e.g. small repairs to siding or roofing)
- Limited to registered heritage buildings (historic buildings within the Old South Suburb that are not currently registered should not have access to financial incentives)
- Features of new construction projects that support and enhance the traditional character of the District
- All of the above

Old South Suburb Heritage Conservation District

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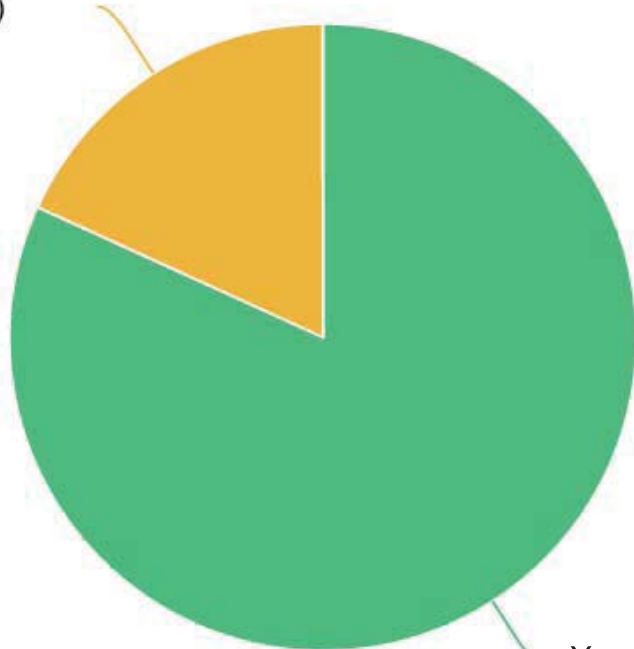
9. Registered heritage properties and historic buildings that are not registered (Contributing resources/buildings) are identified in the map



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T:\work\pl

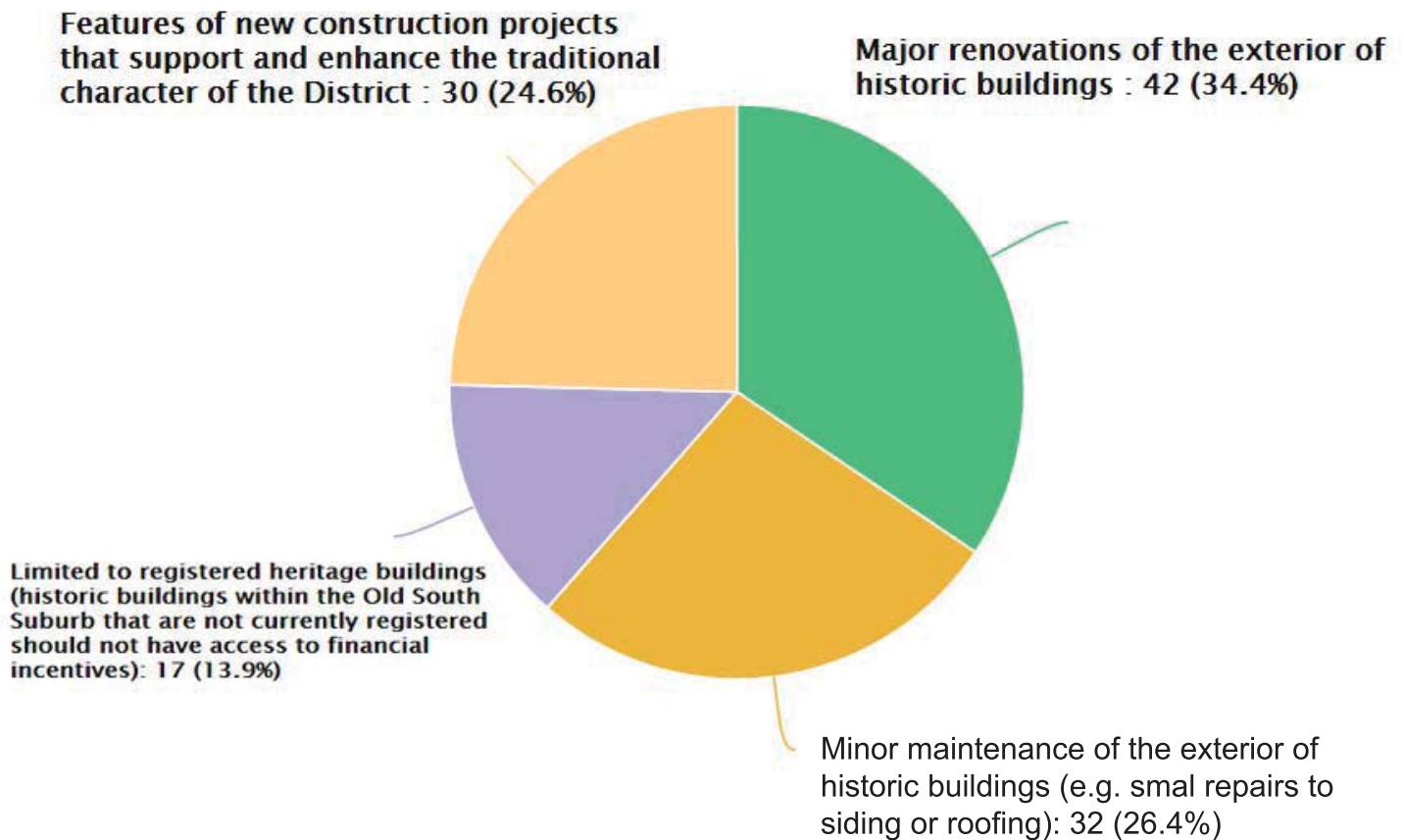
Would you support a financial incentives program (e.g. grants, tax rebates) for owners of heritage properties specifically within the Old South Suburb?

No, financial incentives are not necessary. 12 (18.2%)



Yes, financial incentives should apply to heritage properties within the Old South Suburb. 53 (81.5%)

Which of the following options would you like to see included in a financial incentives program for the Old South Suburb? (Check all that apply)



Old South Suburb Heritage Conservation District

Shape Your City Halifax

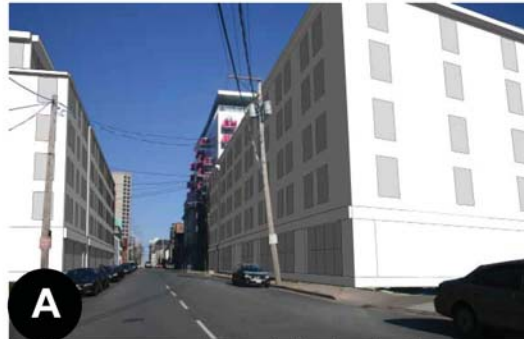
10. New Construction and Traditional Character

The Old South Suburb Heritage Conservation District plan could encourage the construction of new buildings that complement the scale, massing, form and details of the historic buildings so that new development supports the historic setting and architectural cohesiveness of the area. The existing 18.5 meter (five-storey) streetwall height allowed in the Old South Suburb (Image B below) may be out of scale with its traditional residential buildings.

11. Development concepts illustrating existing heights framework (A), potential heights framework (B), and the potential heights framework with heritage guidelines applied (C)



Existing street view with no development concept



Development concept using the existing built height without the existing Heritage Design Guidelines



Development concept using a possible built height under the proposed Heritage Conservation District without the existing Heritage Design Guidelines

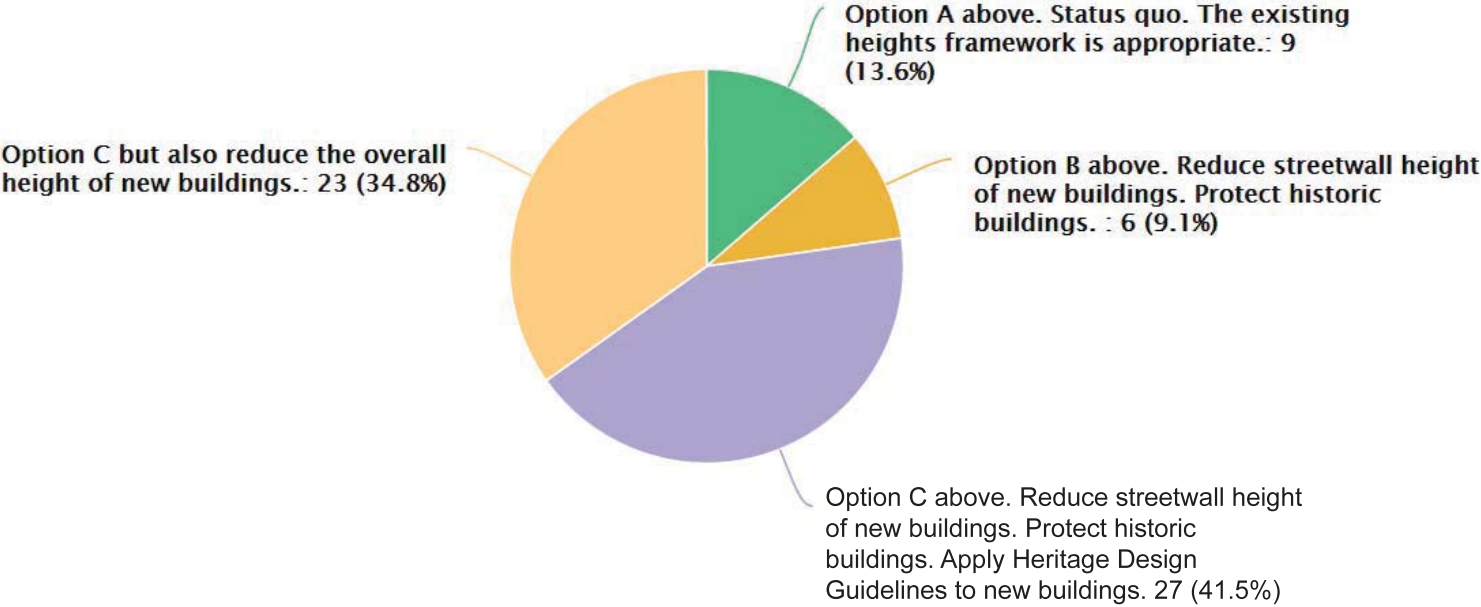


Development concept using a possible built height framework under the proposed Heritage Conservation District with the existing Heritage Design Guidelines

12. Which of the following measures would you like to see in the Heritage Conservation District plan to support the traditional character of the Old South Suburb? (Choose one option) (Required)

- Option A above. Status quo. The existing heights framework is appropriate.
- Option B above. Reduce streetwall height of new buildings. Protect historic buildings.
- Option C above. Reduce streetwall height of new buildings. Protect historic buildings. Apply Heritage Design Guidelines to new buildings.
- Option C but also reduce the overall height of new buildings.

Which of the following measures would you like to see in the Heritage Conservation District plan to support the traditional character of the Old South Suburb?



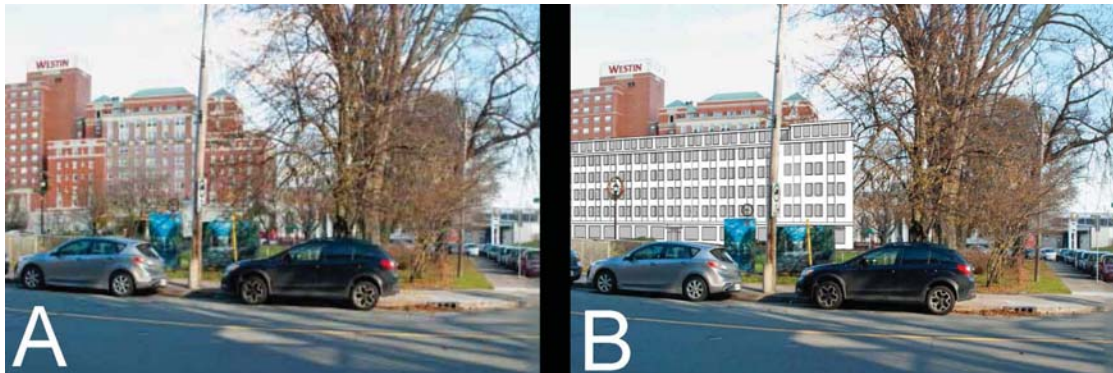
Old South Suburb Heritage Conservation District

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13. Cornwallis Park

Cornwallis Park is defined by the unobstructed public views of the Beaux Arts architecture of the Via Rail Station and Westin Hotel. There are three existing lots that could currently be developed to a maximum height of 22 meters (six to seven storeys) directly in front of the Via Rail Station and Westin Hotel, see the image below. Such development would eliminate the unobstructed views of the Via Rail Station and Westin Hotel.

14. Westin Hotel near Cornwallis Park (Image A) and an illustration of a building, 22 meters in height, in front of the Westin Hotel (Image B)



15. Which of the following options do you think would best maintain the civic heritage setting around Cornwallis Park? (Choose any one option)

(Required)

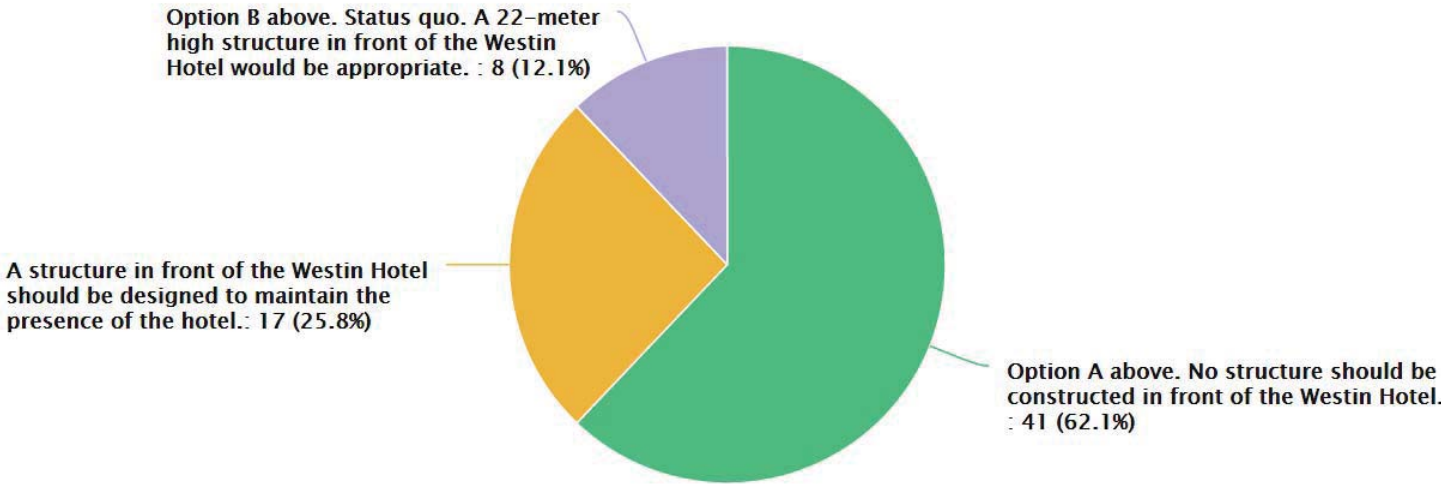
- No structure should be constructed in front of the Westin Hotel.
- A structure in front of the Westin Hotel should be designed to maintain the presence of the hotel.
- Status quo. A 22-meter high structure in front of the Westin Hotel would be appropriate. (Image B above)

16. 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 the Old South Suburb? (Choose any one option)

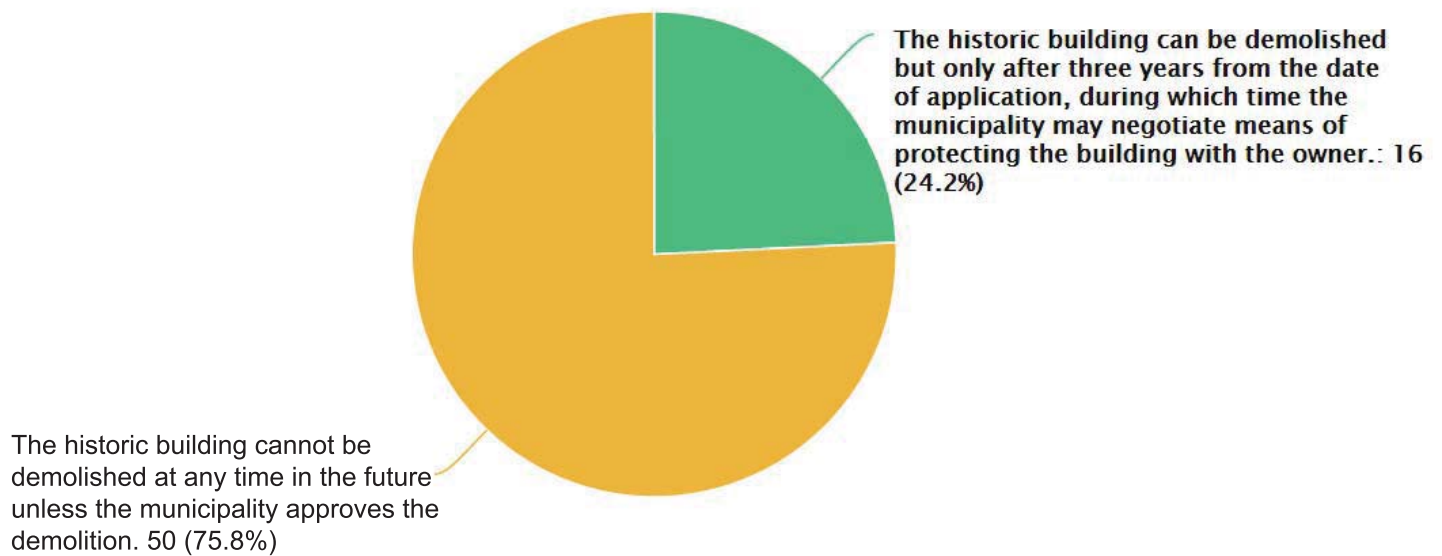
(Required)

- 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.
- The historic building cannot be demolished at any time in the future unless the municipality approves the demolition.

Which of the following options do you think would best maintain the civic heritage setting around Cornwallis Park?



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 the Old South Suburb?



If you would like to explain your responses to any of the questions or if you believe that there are major issues facing the District that are not addressed in this survey, please provide comments below.

Optional question

7/08/2015 04:17 PM

Insides of buildings need to maintained as well. Neglecting the inside usually results in the outside becoming neglected. Having lots of students live in the area is no excuse and is insulting to young people.

7/08/2015 06:29 PM

I don't believe traffic calming is necessary - the narrow streets and traffic lights tend to keep traffic at a reasonable speed. The corner of Barrington and South should be addressed at some point, though. The four-way stop is functional, but at peak traffic times, coupled with bus traffic, things get a bit hectic . I'm not sure trees would be overly functional outside of the park, but by all means go for the planters and sidewalk upgrades (widening where possible). The Westin is a Halifax landmark. I'm not anti-development in the least, but I believe its presence shouldn't be messed with. Definitely allow development on the corner of Hollis and South. Greater height should be permitted on the Superstore lot if it ever comes up for development, as long as there are stepbacks in place to not cast too much shadow on the park.

7/08/2015 07:03 PM

I am a property owner in close proximity to Green/Barrington. I am passionate about preserving, and enhancing the heritage of Halifax, not only for citizens but also for the tourists who come to absorb it and spread the word. I love the ambience of historical structures, that adds so much to the flavour and character of a city with such rich history.....A city I love, that is so worth preserving.

7/09/2015 02:16 PM

Protecting surviving historic buildings is crucial as so many have already been lost to development. Current owners allow historic properties to fall into a state of disrepair and when sold there is little option but to demolish them. There needs to be more strict enforcement of properties appearances and repair to ensure they will survive into the future.

7/09/2015 04:11 PM

Some of these questions are a bit biased and narrow sighted in the way they are worded and responses can be made. What if someone is against the idea of a Heritage district? There is no way to voice this through the survey. As it stands currently many of the buildings within this district are becoming derelict in their state of repair and will need to be refinished or removed. If the government is to give grants or otherwise subsidize these buildings to be refinished in a way fitting to a "Heritage district" the tax payers and community will lose out on money that could easily be spent elsewhere. This city already suffers from an almost choking grip of heritage urgency. Stopping the normal progression of architecture, culture and a growing city. There are many properties within this city that should be up-kept and remain visual of our architectural and cultural history, but these should be addressed on a case by case basis not within another protective community blanket. Without knowing what this Heritage Conservation District holds for new developments and owners of buildings who would not fit the Heritage themes, I can't stand behind the plan.

7/09/2015 05:45 PM

The historic conservation district is unnecessary and adds more unnecessary bureaucracy to development in the area. Halifax should NOT establish a heritage conservation district in the downtown area.

7/12/2015 03:40 PM

One of the major issues I think is traffic, particularly heavy trucks, moving down Hollis Street at all times. Not only does this destroy the character of the area and the quality of life for those living on the street, it is a major safety hazard as both Hollis and Lower Water Streets bisect the tourist areas of downtown and the waterfront. I don't know how someone hasn't been killed by heavy trucks and speeding traffic while trying to cross these streets moving between these areas.

7/14/2015 02:35 PM

Improvement of the surface of the streets, in this district. Currently, in very poor condition year-round.

7/15/2015 09:24 AM

I would like to see the designated area preserved, fixed up and to have the basics covered first, then look at each property for any renovations

7/16/2015 11:25 AM

To truly highlight the existing heritage in the area new structures should not conform in design, but provide a juxtaposition that help the heritage structures stand out. The scale should remain small, but the material and design choices should get as far away as possible from trying to replicate the heritage. This can also be said of street furnishings and lighting. The creation of the district should not be to put a bubble over this part of the city and preserve it in perpetuity, it should be to recognize that there is a concentration of buildings that provide a narrative that showcases the cities history and we should recognize that this history never stops. The buildings that are built today will become heritage in 50 to 100 years so that should be kept in mind when designing new structures.

7/16/2015 05:09 PM

Do not hold back development in this area. As "nice" as it is to have Heritage districts...these are just old houses with students living in them. They are not actually valuable historic buildings. The row of houses down Morris st is the perfect example of something that should be kept because they are well maintained and actually show some character...but this entire zone you have highlighted is just filled with crap that should be ripped down and allow larger scale developments that actually make the city some money.

7/17/2015 07:47 AM

Heritage districts are important to preserving the character of a city. Montreal, Toronto, Boston, Vancouver - every major city has them. They attract tourists and businesses and a study I read recently showed that buildings within heritage districts increased in value more than those outside the district. (I own a house just outside the proposed conservation district.

7/17/2015 02:25 PM

There is no preservation of historic buildings in the Halifax Regional Municipality. Developers can tear down the complete structure and build any eyesore they want to.

7/17/2015 02:50 PM

The Heritage Building protections are great and the proposed option C for new development is great so long as there are stringent material rules to prevent cheap tack-on facades from being installed. There is no sense in pursuing this project without modifying the streets themselves. The wide streets and narrow sidewalks do not promote walking or bicycle use, yet the compact building forms are ideal for a mixed-use neighbourhood like the regional plan calls for. Restore this area to the feel that it would have had ca. 1950, where, based on photographs, cars would really have felt like guests in a neighbourhood, not the owners.

7/16/2015 09:34 PM

I think it is important to protect this area of downtown, and also to remember any current areas such as Historic Irishtown. Cornwallis park should NEVER be built on as it provides area residents with a green space and relief from buildings. I also think its important to remember what buildings are new but have a positive impact on the area both in terms of physical style such as the Waterford and The Vic. Plans to make the area more pedestrian friendly should be made, more MARKED crosswalks for example at Hollis and Bishop where cars often don't stop. We should also have

7/18/2015 10:00 AM

Additions to and alterations of heritage buildings.

7/19/2015 08:56 AM

One way streets to have traffic calming measures otherwise it is too difficult for pedestrians and cyclists. Traffic bumps should allow room on each side of the street for cyclists. Too many cars downtown, why not ongoing frequent shuttle buses from Bayers Lake and Burnside for daily commuters?

7/20/2015 03:40 PM

Truck traffic down Hollis makes the street less desirable for walking down Incorporate the Hollis Street bike lane!
Wider sidewalks on Hollis

7/20/2015 09:02 PM

I believe conservation grants could be offered for exteriors within the proposed district but such grants should not be offered for roofs.

7/21/2015 10:24 AM

Heritage Districts should not be exposed to any more "development" than sensitive infilling might in rare cases allow. Otherwise they are no longer heritage districts. One has only to look at the mess that the City has allowed to happen regarding Citadel Hill, which is now barely visible from anywhere other than the streets surrounding it. I dread to think what similar erosion will cause to our rare semi-intact heritage districts.

7/22/2015 10:05 PM

It is extremely important to preserve and maintain the heritage properties that are there. Development of the empty lots should be approved only if it blends in with the style.

7/23/2015 09:35 AM

My comments were given in the first dialogue box in the survey. Thank you.

7/24/2015 05:16 PM

The Heritage Trust should not be given a seat on the Stakeholder Committee.

7/25/2015 03:01 AM

should look at potential ways of integrating the rail line into the street network

7/27/2015 11:09 AM

Great idea, I hope it comes to fruition. We need to protect these historic parts of our city. This is a main area for tourists in hotels and coming off of cruise ships. This area should include more green space and walking areas to better serve foot traffic.

7/28/2015 04:10 PM

Historic structures should not be permitted to fall into decay.

8/03/2015 06:36 PM

Overhead wires which prevent proper tree growth and incessant truck traffic on Hollis Street must be addressed.

8/04/2015 11:20 PM

The proposed borders of the Old South Suburb seem to include the parking areas near the Keith's Brewery which are slated for development of "The Alexander." These proposals should not retard, further delay or frustrate "any new development" slated in the city. This city has been held hostage by the likes of the Heritage Trust and very poor civil leadership. 25 years have been lost in this city. Sure, preserve select quality Heritage property, but bulldoze the dumps, and sell and develop "all" open empty parking lots into high density condominium spaces. And build them higher. Enough of living in a museum, it is definitely time to move on. Think about growth and development, and not about preserving an 18th Century living museum.

Anonymous

8/05/2015 11:20 PM

Under the financial section, I agree that financial help should be given for major or minor repairs of historic elements, but not major renovation, as the first option suggests.

Old South Suburb Heritage Conservation District

Shape Your City Halifax

17. If you would like to explain your responses to any of the questions or if you believe that there are major issues facing the District that are not addressed in this survey, please provide comments below.

18. Comments

The questions in the survey relate to major issues discussed in the Old South Suburb background study. Your responses to this survey will help us prepare a draft Heritage Conservation District plan for this area.

**OLD SOUTH SUBURB HERITAGE CONSERVATION DISTRICT
STAKEHOLDER STEERING COMMITTEE
MINUTES
September 2, 2015**

PRESENT: Mr. John Lawen
 Ms. Pascale van der Leest
 Ms. Elizabeth Pacey
 Ms. Aurora Camaño

REGRETS: Mr. Brian Vallis
 Ms. Heather MacDonald
 Ms. Kerry Gosse

STAFF: Mr. Seamus McGreal, Heritage Planner
 Ms. Angela MacIsaac, Secretary II

The following does not represent a verbatim record of the proceedings of this meeting.

Supporting documents and information items circulated to the Old South Suburb HCD Stakeholder Steering Committee are available online: <http://shapeyourcityhalifax.ca/old-south-suburb>.

The meeting was called to order at 6:39 p.m. and adjourned at 8:33 p.m.

CALL TO ORDER

The meeting was called to order at 6:39 p.m. in the Windsor Foundation, Halifax Central Library.

MEETING OVERVIEW/APPROVAL OF MINUTES

Mr. McGreal presented the meeting agenda and the objectives of the meeting. Ms. van der Leest, the Committee Chair, then presented the minutes from the first Committee meeting for review and approval.

Moved by Aurora Camaño, seconded by Pascale van der Leest, to approve the meeting minutes with amendments from the first committee meeting on June 17, 2015. Motion put and passed.

REVIEW COMMUNITY FEEDBACK

The Committee reviewed community feedback from the public meeting and online survey results.

Streetscape Design: Trees and Planters

People expressed an interest in tree planting and street planters along the street but there was concern raised in the public meeting about trees impacting the views of historic buildings. Ms. Pacey does not want to see trees placed in front of the historic buildings because this was not done in the Georgian era. Mr. McGreal had met with the municipal arborist to walk around the neighbourhood and discussed the possibilities of widening the sidewalks to make space for more trees. The Committee liked the idea of planting trees along the street but not in front of historic buildings. The plan should identify areas where future trees would be appropriate. Trees could be encouraged on private property to the rear of historic buildings and to frame historic buildings along the street.

Streetscape Design: Lighting and Signage

There was some expressed interest in street lighting in the area and the idea of using modern street lights rather than heritage style lights was raised by some survey respondents. Ms. Pacey suggested that street light design should address the Georgian character to help acquaint people with this period of time in our history. Other heritage conservation areas could be explored to see what light style could be used. The idea of using lighting to highlight the character defining features of historic buildings was raised. This sort of lighting would be more appropriate on commercial buildings and a financial incentives program could potentially be used to support such a project. There is some interest in signage, especially interpretive signage. A comment was made about signage providing a self-guided tour of the area where people could explore the heritage at their own pace. Signage or monumental structures, such as a Georgian arch, could frame the street and highlight historic Pleasant Street which is what Barrington Street south of Spring Garden Road used to be called and it used to extend all the way to Point Pleasant Park. Residents used to take leisurely Sunday strolls along this street outside of the original town to the park. All of these ideas can be explored during the next community engagement activities such as the walking tours and stakeholder workshops.

Streetscape Design: Public Art, Undergrounding and Traffic

There was not much interest expressed by the public in introducing new public art to the area. The Committee suggested that the historic buildings provide the artistic expression to the neighbourhood. There was great interest expressed in the removal of utility poles and the undergrounding of wires. There are high costs associated with an undergrounding project but it should certainly be explored. Traffic calming was noted as a concern with the community but the Committee was surprised that it was not

expressed as a greater concern. Solutions to traffic issues could include widening sidewalks and placing pavers on the road at key intersections which would provide pedestrians with a sense of safety and slow down traffic while contributing to the historic character of the streetscape.

Financial Incentives

There was a great deal of support for a financial incentives program dedicated to the Old South Suburb. Respondents to the online survey favoured major renovation projects over minor maintenance and character features on new construction. There were a lot of remarks about the presence of vinyl siding on historic buildings and how it should be removed and replaced with appropriate materials. A financial incentives program should likely prioritize major rehabilitation projects such as removing and replacing vinyl siding. There was support to the idea of providing financial incentives to maintenance work and features of new construction that contribute to heritage character as well.

Traditional Character and New Construction

There is much expressed interest in reducing the streetwall to three storeys and applying the heritage design guidelines. There is also much interest expressed in reducing the overall height of buildings in the area. Ms. Pacey noted that there is already a lot of density in the area. She noted that Paris with an average building height of 6-7 storeys has a higher density than New York City which has much taller buildings. Mr. McGreal noted that maximum building heights in the Old South Suburb do not surpass 6-7 storeys now, equivalent to Paris.

Mr. Lawen explained that his company owns 11 properties in the Old South Suburb. In his experience, the livability in the heritage buildings does not compare to that of new developments. He finds a problem with the appearance of many older buildings in the area – the cladding is not appropriate. The Vic Building has enlightened the area on Hollis Street. He feels conflicted about his role on the Committee and suggested that “shrink-wrapping” historic buildings by reducing the existing allowable height, on properties with historic buildings, is not the right approach. Mr. McGreal offered that Mr. Lawen has an important role on the Committee because he can challenge assumptions and the Committee welcomes his comments and concerns. The Committee may need to find a middle ground with new development and refine the selection of historic buildings that are deserving of protection. New development is important to revitalization and there have been several large projects approved in the area, such as the Vic building. We now need to consider what is left of the heritage character.

People do not want new construction to go up in front of the (Westin) hotel. They generally want the municipality to decide whether a historic building can be demolished and not the property owner.

REVIEW COMMUNITY ENGAGEMENT STRATEGY

The Committee reviewed the Community Engagement Strategy.

Ms. Pacey would like to amend the Strategy to include a statement that the Heritage Conservation District Plan and By-law will be informed by community feedback but also by the background study including all relevant municipal policies, best management practices, conservation standards, and research. She would like the Plan and By-law to be informed by other heritage conservation area plans in Canada and in the US. Mr. McGreal confirmed that it is the intent that the Plan and By-law will be informed by the background study and that additional research will be carried out while preparing the drafts.

Moved by Pascale van der Leest, seconded by Elizabeth Pacey, to adopt the Community Engagement Strategy with amendments. Motion put and passed.

COMMUNITY ENGAGEMENT ROLES FOR COMMITTEE MEMBERS

Ms. Pacey suggested that the walking tour be started in the oldest part of the area and proceed chronologically. Ms. van der Leest agreed to conduct a separate walking tour. Ms. Pacey and Ms. van der Leest will speak to the importance of the individual buildings and the heritage of the area. Mr. McGreal suggested that he would solicit feedback from participants during both walking tours. 15 participants would be an ideal number for the tours.

Mr. McGreal will send out letters to all households within the area with notice of the walking tours and stakeholder committee meetings with an RSVP. The idea is to engage the general public with the walking tours and hold meetings with specific stakeholder groups. Highlight how the Heritage Conservation District designation would impact each stakeholder group directly to spur interest and registration for the tours and meetings.

Mr. McGreal asked if Mr. Lawen would host a group discussion with local property developers. Mr. Lawen John explained that explained it is important that this discussion occurs. The kind of work done by his company is both beneficial to their company and to the community. He gave the Acadia Suites building (1252-56 Hollis Street) as an example of a beneficial development in the community. However, he is concerned that the Heritage Conservation District would not allow a similar approach for other developments. Mr. McGreal explained that the stakeholder group of property developers can explain their concerns then the Committee can review their concerns and issues from both the developers' and heritage conservation perspectives and try to arrive at solutions.

Ms. van der Leest suggested that the Committee be proactive in reaching out to the property owners of the large empty spaces in the neighbourhood. Ms. Camaño agreed to host a meeting with home owners and Mr. McGreal explained that he will contact Heather MacDonald to co-host this meeting. He also explained that Brian Vallis had agreed to host a meeting with local business operators in the area.

Ms. van der Leest closed the meeting. Motion put and passed.

ADJOURNMENT

The meeting adjourned at 8:33 p.m.



**OLD SOUTH SUBURB HERITAGE CONSERVATION DISTRICT
HOME OWNERS WORKSHOP
MINUTES
October 14, 2015**

PRESENT: Aurora Camaño, Heritage Advisory Committee representative, Old South Suburb HCD Stakeholder Steering Committee
Joan Devereux
Christopher Slaby
Severus Abu Dolla

STAFF: Seamus McGreal, Heritage Planner

The following does not represent a verbatim record of the proceedings of this meeting.

The Home Owners Workshop commenced at 6:00 pm.

Project Presentation – Seamus McGreal

Many changes have taken place in the area of downtown Halifax known as the Old South Suburb in the recent past including the construction of new buildings in a variety of designs and several historic buildings have been lost to fire, demolition and removal. 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.

The Old South Suburb is significant due to its heritage values associated with the early settlement, economic life and traditional architectural character of the city. Conservation measures are justified in this area due to the heritage values. The area also includes a high concentration of historic buildings and has experienced a loss of many of these buildings. There is continued pressure for development in the area and several large undeveloped spaces. Existing policy and regulations, pertaining to this area, are insufficient in protecting and conserving the heritage values and character defining elements of the district.

A heritage planning approach to an HCD in the Old South Suburb can introduce: 1) investments in public amenities to promote the district as an area of heritage value and character; 2) financial incentives to encourage property owners to invest in the maintenance and conservation of their historic properties and governance of demolition and substantial alteration to secure historic resources and public investments; and 3) guidelines for appropriate new development to “fill in the gaps” of the district and, in turn, further contribute to a unique community identity.

Home Owners Workshop

Historic Streetscape Improvements

- Could be a problem having trees close to older buildings (leaves in eaves troughs, damage to property, etc.)
- Should keep Cornwallis Park open for dogs.

Financial Incentives

- Over 500 registered heritage buildings in the HRM – most are concentrated in the metropolitan centre. Old South Suburb properties have taken advantage of grants program but many have been denied grants because of their location in south end Halifax.
- A new financial incentives program dedicated to this heritage district can also include historically significant properties in the District that are not registered.
- Interest in giving priority to rehabilitation projects.
- Could support fireproofing through the grant program.

New Construction and Traditional Character

- Concern that already limited parking areas will be reduced in the HCD.
- Need to make parking more available in the HCD.
- Interest in mandating that the façade of old buildings are restored or rebuilt as they were, while allowing developers to build up higher behind the street wall.
- Anything that brings people into the area to live there is something to encourage. Danger in “choking the town” and stifling community growth if heritage restrictions are too strict.
- Rooming house very rundown and neglected. What incentive is there to a developer to spend money on buildings that are in such rough shape if they need to invest in preserving or restoring them?
- Do we allow certain buildings to be rehabilitated and redeveloped or do we demolish them? We can decide that through this process.
- It comes down to not just the character of the buildings but a series of things that decide their significance and what’s done with them.
- Other jurisdictions mandate “transfer of development” – to develop in one location, they must preserve a heritage building nearby.
- Streetscapes as “patches of heritage”. What kind of development do you want to see in between these patches? Tall buildings or buildings that connect the patches? Reducing the street wall can help connect these patches.
- Many cities restrict the height of street walls (ie Paris) – six to seven stories are still a human scale. Agreement that keeping the street wall low helps to maintain the historic character, while height increases behind the street wall.
- Possibility to allow building to a higher height if developer does something positive for the historic area.
- Building higher helps draw people into the area.
- Houses on south side Barrington a very specific Halifax scene – more residential, artisan homes. An important part of our heritage.
- Allowing multi-use of buildings in the area is important – wouldn’t have bought their heritage home if they weren’t also allowed to open a business there. But demanding that they add disability washrooms and ramps is too much for private investors. New buyers are too often met with extremely expensive demands for upgrading their historic building to meet the modern building code.
- Alternate code compliance could allow owners of historic buildings to find alternative, affordable ways to meet the building code.

Closing Discussion

- Very little parking along Barrington. Why is this? A concern especially for business owners trying to attract customers. Shouldn’t we be able to park along both sides of the street? This would also help slow down traffic.
- Incentives could be provided to developers who provide extra parking to the area.
- Schmidville looking into option of switching roads to one way – however this would increase traffic speed, not reduce it.
- Narrowing the streets by increasing the width of the sidewalks would have a negative impact on parking.
- Why is it that large industrial dump trucks are routed directly through the downtown?
- Can keep informed on the progress of the project on our website and through our listserv.

Old South Suburb HCD Home Owners Workshop
October 14, 2015

- Houses are in need of major repairs but nothing is being done – will maintenance and repairs be demanded of home owners? The response is to provide incentives through grants etc. to encourage upkeep and repairs.
- Problem with absentee landlords neglecting their rental buildings. Difficult to stop this – best approach is incentives program. Early adopters would also encourage other nearby properties to invest in their homes and encourage new developers to do their part to complement heritage in their area.
- Grants program not charity but a public/private partnership opportunity.
- Character of buildings outside of the proposed HCD is very distinct from those within the HCD.
- Focus is on downtown area with this HCD but there is interest in another HCD between the Old South Suburb and Schmitville.
- Historic Pleasant Street will be focus of interpretation. Existing heritage light posts etc. will draw attention to the area. Archway over Pleasant St/Barrington could be introduced to emphasise that you are leaving historic commercial area entering into historic residential area outside of the original town gates.
- Tourists interested in traditional areas. Need to turn Old South Suburb into an interesting destination in Halifax.

The Home Owners Workshop concluded at 7:42 pm.



**OLD SOUTH SUBURB HERITAGE CONSERVATION DISTRICT
BUSINESS OPERATORS WORKSHOP
MINUTES
October 21, 2015**

PRESENT: Brian Vallis, Member, Old South Suburb HCD Stakeholder Steering Committee
Frank Metcalf, Metcalf & Company, 1459 Hollis Street
David Towers, Commissionaires NS, 1472 Hollis Street

STAFF: Seamus McGreal, Heritage Planner

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The Business Operators Workshop commenced at 6:00 pm.

Project Presentation – Seamus McGreal

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The Old South Suburb is significant due to its heritage values associated with the early settlement, economic life and traditional architectural character of the city. Conservation measures are justified in this area due to the heritage values. The area also includes a high concentration of historic buildings and has experienced a loss of many of these buildings. There is continued pressure for development in the area and several large undeveloped spaces. Existing policy and regulations, pertaining to this area, are insufficient in protecting and conserving the heritage values and character defining elements of the district.

A heritage planning approach to an HCD in the Old South Suburb can introduce: 1) investments in public amenities to promote the district as an area of heritage value and character; 2) financial incentives to encourage property owners to invest in the maintenance and conservation of their historic properties and governance of demolition and substantial alteration to secure historic resources and public investments; and 3) guidelines for appropriate new development to “fill in the gaps” of the district and, in turn, further contribute to a unique community identity.

Business Owners Workshop

Concerns and/or Aspirations

- Wish it had happened sooner. Many buildings have already been lost. A valuable initiative. Many of the buildings in the area are becoming increasingly run down and less susceptible to preservation. Time the city put emphasis on the streetscapes, nice buildings, ambience of the city - this is what visitors want to see.
- Businesses that have run out of space need to redevelop. If heritage stops this redevelopment, they will lose money on their building and will need to move out of the city. A significant strain on not-for-profits. What can we do to expand the space we're in?
- A delicate balance - has to be a well thought out plan, applied consistently, that is both pro-heritage and pro-development. Streetscapes are very important for visitors - there must be a destination that is clean, well preserved. Heritage and modern development do not need to be mutually exclusive. Existing owners can't afford to do upgrades, especially not to heritage standards. Would be nice to have an alternative to Argyle Street. There has to be more to the “destination” than heritage street lights and heritage designation.

- Need to assist heritage building owners with the upkeep required to maintain these buildings. Not many business owners will choose to spend their money on preserving or restoring their buildings.
- In Newfoundland there was nothing to protect business owners from losing their buildings after investing significant amounts into restoring their buildings. Example of incentives for owning and maintaining heritage motorcycles in England. Example of Boston's density exchange between business owners - transfer of development rates. (Halifax has "density bonus".) Businesses could buy excess capacity from other business owners who have plenty.
- Hollis St. - how many tonnes a day go down this street? This heavy traffic detracts from the streetscape there. Awful noise from the trucks on Barrington St - very disruptive. Not sure if it also affects business or not. It is the nature of the traffic (large trucks) that is the issue. Interest in turning Spring Garden into a pedestrian centre. Good example is shopping centre in Nottingham that turned the downtown into a pedestrian friendly centre. The older buildings downtown were preserved, the streets were closed.
- Pedestrian areas are important for visitors and locals. Traffic is something visitors wish to avoid.

Presentation Notes

- What constitutes a heritage building? Some buildings are old but shouldn't be preserved.
- Who is the target audience we want to bring here? What do they look like? Risk in designing streetscapes that don't match our target audience. Who are we making this a destination for?
- Retirees are moving into city centres because there are no services where they live outside of the city. Many of them are giving up their cars due to age or lack of need. Many also only want one level for accessibility. 2.5 story buildings don't suit the needs of seniors.
- Many of the heritage buildings are not wheelchair accessible.
- We know people are giving up cars in urban centres, we know city of Halifax wants to increase population density downtown - these are things to consider for the HCD.
- In Newfoundland - plot of lands are small. There's no such thing as a three story building that's economically viable in downtown Halifax.
- Cornwallis Park
 - o are you planning to remove the parking from the side of the park when you widen the sidewalks?
 - o again, who is the target audience? who will attend the performances?
- What's the purpose of trees? What kind of trees will we use?
- Halifax is a peninsula - problems are parking, traffic. Traffic calming won't help, it will only create chaos. Best option is to re-route the trucks. The port and the railway - the industrial area on the edge of the heritage area is standing in the way of the HCD.

Historic Streetscape Improvements

- Does the lower street wall design make any difference to the wind effect?
- Lowering the street wall is an effective way to keep heritage look and feel while allowing developers to build up.
- Should be marrying modern and heritage aesthetic - don't just keep everything heritage style. Makes for a more interesting streetscape.
- General accessibility: retail areas should be made more accessible. Accessibility is age related more than disability related. Again, who is the target audience? People living in the area? Cruise ships? University students? Everybody uses the downtown. Who spends the money? Need to narrow the demographic down to the core.
- What is this demographic looking for? Somewhere to walk, to look at, seating? Street view and safety are the commonalities. Lighting, security, and connectivity (wifi) are very important.
- We want to protect the tranquility of the area.
- Where is the local bar? Should be seen as a community space where people gather, connect - helps build a sense of community. The restrictions we currently have mean that we can't have a decent sidewalk cafe. Higher buildings block the sunlight which is important for the feeling of the street.
- Buildings are part of the ambience of the area. Locals need to be made to feel like they are a part of the neighbourhood. Both locals and visitors need to feel welcomed. Need to create the right atmosphere.
- Atmosphere may be important for retail business operators, but isn't important for non-retail/service providers. These businesses need to assess how they can survive under the HCD.

Financial Incentives

- What sort of incentives? These are also applicable for some business operators.
- Partnership program between public/private entities, not a charity. - A partnership is not a one time deal. We should be offering long-term relationships with business operators, building owners, etc. Maintaining heritage buildings is a long standing commitment.
- Incentives must be significant enough to impact the owners ability to keep it, and simple and easy to benefit from (grants over tax rebates). The burden of time and energy placed on the owner to apply/benefit must be considered. The focus of improving the system has to be on the recipient and not on the provider.
- Partnership has to have longevity to it, not a one off benefit. Mr. McGreal: Would be able to apply for grants on an annual basis.
- Could we combine grants and tax rebates?

The Home Owners Workshop concluded at 7:42 pm.



**OLD SOUTH SUBURB HERITAGE CONSERVATION DISTRICT
DEVELOPERS WORKSHOP
MINUTES
October 28, 2015**

PRESENT: Kerry Goss, Vice-Chair, Old South Suburb HCD Stakeholder Steering Committee
John Lawen, Member, Old South Suburb HCD Stakeholder Steering Committee
Aurora Camaño, Heritage Advisory Committee representative, Old South Suburb HCD Stakeholder Steering Committee
Stephen B. Jones, Salvation Army, Halifax Citadel Corp.
Rhonda Lee, Salvation Army, Halifax Citadel Corp.

STAFF: Seamus McGreal, Heritage Planner
Richard Harvey, Major Projects Planner

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The Developers Workshop commenced at 6:00 pm.

Project Presentation – Seamus McGreal

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Developers Workshop

- Is property value impacted by HCD restrictions?
- Does the HCD pose restrictions to or possibilities for underground parking?
- Are there any targets for the area in terms of how many churches, residences, etc. it should include?
- Why are there restrictions on demolishing buildings that have little heritage merit?
- Lots of resources being spent on HCD - seems to be going ahead regardless of public feedback. The HCD plan seems inflexible.
- There needs to be a give and take around which buildings should be preserved and which should be redeveloped entirely.
- What's the cost of restoring a building? In the millions. Too expensive for developers to restore. Is the city willing to purchase these properties and fix them up?

- Grants offered won't cover any of the costs of repairing these buildings.
- It should be the property owners right to develop within the zoning of the building.
- You can't put a business into the heritage properties. They can't possibly meet accessibility requirements.
- Trust needs to be established between the city and developers.
- It doesn't make sense to bring a plan forward that is opposed by all developers.
- Heritage Planner: A planning document is a system of rules with the intent of protecting the area for everyone's benefit, not simply restricting development.
- Will new developments today become heritage buildings in the future? Something to consider.
- Many developers live in this city, so have invested interest in building buildings that add value to the community as a whole.
- The purpose of these developments is to get people living downtown. These developments benefit the downtown community as a whole and should be supported. A higher tax should be placed on empty lots.
- The program is not to make development dramatically difficult to developers. There is character in the area that is greatly influenced by the buildings that are there. How do you retain existing heritage resources? How do you redevelop those properties around them in a sensitive way? How to do all of this by not only retaining but enhancing the entire district? This is a technical problem. What are the planning/zoning/etc. resources? How do you direct financial incentives? And what is the process to implement this? The idea isn't to stifle development but to encourage more of the right things to happen. What the HCD process is trying to do is determine what the right way forward is.
- Many heritage districts in other communities have very modern infill developments.
- Developers *want* to improve the area and are investing in this, and are eager to collaborate with the city to make this happen. Interested in place making, not only individual buildings. Heritage Planner: The HCD can help give developers certainty on what the area will look like in 10-20 years.
- Public benefit must be provided to qualify for Density Bonus (such as heritage conservation). Revitalizing heritage building in section of the downtown could give you a density benefit on a property you own in another part of town (outside of the HCD).
- Grants should be more geared towards homeowners, not developers.
- Heritage Planner: these investments can be based on cost sharing contributions. There have been significant contributions from the city into grants for restorations/preservations on Barrington St HCD.

New Construction and Traditional Character

- Disagreement with having to restore/work around existing heritage structures when redeveloping - why can't we demolish the building and build from scratch, with new materials, to match the streetscape?

- Developers can leave lots empty - creating a ghost town. Our downtown is extremely fragile because of this. There should be bylaws with restrictions around empty lots. These empty lots deteriorate our streetscape more than new developments.
- You won't find one cohesive decision from any group on what has heritage value and what does not. Heritage redevelopment needs to be looked at in a sensible way - telling developers that they need to redevelop an existing building that has very little left of its original heritage value is useless.
- You can't only look at what the property looks like from the outside. The streetscape is only one portion of its value. The entire building needs to be evaluated as a whole including the interior.
- There is a difference in recreating the past and restoring something that's still there. Developers should not be asked to recreate.
- Buildings that are beautiful, that can easily be restored, and that can be given a useful life through restoration should be encouraged to be preserved, but those that cannot be restored to be useful should be not.
- You can't make a blanket statement and apply it to all of the buildings within the district - they are all at different upkeep levels with unique contexts that should be taken into account individually.
- We should not be concentrating solely on the age of the property but on the structure as a whole (not just the front of the building).
- Possible solutions proposed by Heritage Planner: bonus zoning, financial incentive programs, re-evaluating the existing inventory of the HCD.
- Density exchange option: has yet to be implemented. (Selling density from one area to another)
- Which buildings are worth saving in the properties currently included in the heritage inventory?
Heritage Planner: The heritage value needs to be significant. This process will provide certainty on which buildings should and should not be protected and conserved under the HCD.
- Why isn't the area down South Street included in the HCD? Should it not be expanded to protect these buildings as well? These neighbourhoods will eventually be destroyed. Heritage Planner: These distinct areas deserve their own unique attention and there has been much interest expressed in creating another HCD in this area. Council's current intent is to create a heritage conservation district specifically in the Barrington Street South downtown precinct.

The Developers Workshop concluded at 7:50 pm.

**OLD SOUTH SUBURB HERITAGE CONSERVATION DISTRICT
STAKEHOLDER STEERING COMMITTEE
SPECIAL MEETING MINUTES
December 9, 2015**

PRESENT: John Lawen
Elizabeth Pacey
Aurora Camaño
Kerry Gosse, Chair

REGRETS: Brian Vallis

STAFF: Seamus McGreal, Heritage Planner

The following does not represent a verbatim record of the proceedings of this meeting.

Supporting documents and information items circulated to the Old South Suburb HCD Stakeholder Steering Committee are available online: <http://shapeyourcityhalifax.ca/old-south-suburb>.

The meeting was called to order at 6:00 pm and adjourned at 8:30 pm

CALL TO ORDER

The meeting was called to order at 6:30 pm in the Lindsay Room, Halifax Central Library.

DISCUSSION

Mr. McGreal explained that during the stakeholder workshops in October 2015, there was some discussion around the integrity of contributing resources. Contributing resources are defined as mostly buildings that contribute to the heritage value and character of the potential Heritage Conservation District but are not registered heritage properties. The discussion centred on buildings with low to medium integrity. The integrity of a building is based on its degree of change since its original construction.

This special meeting is scheduled to review nine properties of low to medium integrity with the Committee to determine which of these properties should be considered as contributing resources in the HCD Plan. The Committee will review the inventory sheet for each property along with any additional information relating to permits issued in the past for both internal and external work. The result of this exercise should be a list of contributing resources that we can consider alongside the registered heritage properties as part of the future financial incentives program.

Ms. Pacey explained that the HRMbyDesign process and the Downtown Halifax plan had identified future heritage conservation districts. This process and this plan identified buildings with the potential of becoming registered heritage properties or contributing to the heritage value of a conservation district. These nine properties, currently under review, were identified as part of this plan as potential heritage properties in 2009. This plan was supported by a background study.

Ms. Gosse asked for a copy of this study to see what criteria were used to identify these properties.

Ms. Pacey expressed that she is unclear why these specific nine properties are being evaluated as she thought this was already decided.

Mr. McGreal explained that these nine properties are being evaluated as contributing resources based on their level of integrity, meaning the degree in which they have changed, in accordance with policy 37 of the downtown plan. He also explained that he is not familiar with a background study that supported the identification of potential heritage resources in the downtown plan during the HRMbyDesign process and that the downtown plan can be amended to implement the policy objectives of the Heritage Conservation District plan.

Ms. Gosse explained that the Committee is seeking to determine whether buildings have been redressed and changed to such an extent that they no longer resemble the original structure. Are we basing contributing resources only on history even if there's nothing left of the heritage building?

Ms. Pacey expressed that the Georgian or Mid-Victorian era properties should be given closer consideration. It is possible to rehabilitate these resources to conserve the integrity of the area.

Mr. Lawen clarified that he can participate in the evaluation of the first three buildings under consideration. He owns or has a pecuniary interest in six of the others so he will not be part of these next discussions.

1284 BARRINGTON STREET (TIMOTHY NOONAN BUILDING)

Ms. Pacey pointed out the roof-line, denoting a Georgian style. The building may have originated as a 1½ storey but may have been changed later by removing the dormers. An 18th century building such as this one should be expected to have some changes made to it over the course of time. Evolutionary changes should be taken into consideration but they should not discount the viability of a building. It would not be that difficult to rehabilitate.

Mr. Lawen explained that this building has been changed so much that it has no historical appearance at all. This building has been butchered. It's highly altered and not redeemable. If the owner wants to completely redo it in its correct style then we can include it in the District at that time. It may be easier and more cost effective to tear it down and reconstruct it in the original heritage style.

Ms. Pacey explained that demolishing and reconstructing a heritage building is not conservation, the new building would not be a historic building but a fake historic building.

Ms. Gosse explained that the upper façade and roof appears Georgian in style but the lower level looks nothing like the original. Ms. Gosse commented that if you compare the two buildings at the south corners of Morris and Barrington, they look essentially the same.

Ms. Pacey explained that the two buildings are 100 years different in age. These are two completely different discussions. Ms. Gosse as if the Noonan building (1284 Barrington Street) was perhaps changed before the McLeod building (1281-83 Barrington Street) was ever built? More research would have to be done to get the full history to know which parts of the building can be kept or replaced. Mr. McGreal explained that there is not a lot of archival information about the building available so it is difficult to establish degree of change.

Ms. Gosse explained that if a building such as this was selected as a contributing resource, it would have to be completely rehabilitated to even resemble the original.

Mr. McGreal explained that a rehabilitation project for this building may be considered for financial assistance from the municipality if it is considered to be a contributing resource.

Ms. explained that there would be no need to completely rebuild it but attempt to choose an age or era to reflect in its restoration.

Ms. Gosse explained that as an architect she recently completed a new addition to a historic building in St. John's NL that reflected the heritage building even though it was a new building. We don't necessarily need to keep everything simply because it is old.

Mr. Lawen asked how do we decide what can be restored. Ms. Pacey explained that the building fits with the area. We need to maintain the integrity of the rooflines and facades by improving but not rebuilding. Ms. Camaño explained that other than its scale, the building does not fit in the area or represent the Georgian era. Not seeing this building as contributing all that much.

Mr. Lawen suggested that the McLeod building across the street which is 100 years younger may be on a site where another building once stood before it was torn down. Ms. Pacey said that this is definitely worth considering.

MOTION: The building should be kept as a contributing resource (Ms. Pacey)

No seconder.

MOTION: The 1284 Barrington Street should not be kept as a contributing resource (Ms. Camaño)

Ms. Pacey considers it a travesty that the building is not kept as a contributing resource. It's such an early structure, the earliest in the District. This is a key building. Yes it's been altered but it can be restored.

Ms. Gosse explained that the date of 1784-1803 reflects who the landowner was but does not say when the structure was built. If it was completed in 1803 then it is not the oldest building in the District. To move ahead, can we retract the motion and get a copy of the original research to know when the building was actually built? It will help to confirm if it is the oldest building in the District.

Mr. Lawen explained that it will be difficult to conduct this evaluation if we base everything simply on how old a building is. Ms. Gosse explained that the oldest building in St. John's NL was kept. There was significance in the building due to the fact that there was no other building of the same age in the province.

Motion deferred to the next meeting.

1280 BARRINGTON STREET (SMITHERS BUILDING)

Ms. Pacey suggested that this building is a modified Queen Anne style with original form and the roof is mansard.

Ms. Gosse commented that it still represents the era.

Mr. McGreal explained that the third storey was added.

MOTION. The building should be kept as a contributing resource (Ms. Gosse)

Seconded by Ms. Pacey

Vote 3 to 1 in favour .

1281-83 BARRINGTON STREET (McLEOD'S STORE)

Mr. Lawen explained that the interior of this building is in serious disrepair but the historic photos show that it was once a very nice little building. Ms. Pacey explained that interior doesn't matter, it's the façade.

MOTION. The building should be kept as a contributing resource (Ms. Gosse)

Seconded by Ms. Pacey

Unanimous

1343 BARRINGTON STREET (MAYFAIR APARTMENTS)

Mr. Lawen removed from the following discussions but remained aside to listen.

Ms. Pacey explained that this is an "H" shaped building. The back part is the oldest part, built c. 1878, another building, fronting the street, was constructed on the front of this older building. The front building appears to cover the building, the mansard roof is still visible at the sides. It is likely that the original front façade was not removed. It is worth considering as a contributing resource. The original building was set back from the rest of the buildings adjacent to it.

Ms. Gosse explained that based on the historic photo, the central bay of the historic building was proud, extending out from the two flanking bays. The abutting building to the north appears to have the same style.

Mr. McGreal explained that if the new front façade was removed, the front façade of the original building would likely need reconstruction.

Ms. Pacey suggested that the new front is not thick enough to have completely replaced the original face.

Ms. Gosse suggested that it is not likely that the original façade could be brought back to its original appearance. She is very familiar with this building. The front façade was removed completely and replaced with the new one. The mansard roof slope was covered.

MOTION: The building should not be kept as a contributing resource (Ms. Camaño)

Seconded by Ms. Gosse

Vote 2 to 1 in favour.

1272-76 BARRINGTON STREET (SARAH DONALDSON BUILDING)

Ms. Pacey commented that this is a plain Georgian building.

MOTION. The building should be kept as a contributing resource (Ms. Gosse)

Seconded by Ms. Pacey

All in favour

1252-56 HOLLIS STREET

MOTION. The building should be kept as a contributing resource (Ms. Gosse)

Seconded by Ms. Pacey

All in favour

1363 HOLLIS STREET (BRENTON COLLINS BUILDING)

Ms. Gosse commented that much of the original façade has been changed.

Ms. Pacey explained that it is quite intact. Doorway is very Georgian. Also, has a rare double door in the entry-way.

MOTION: The building should be kept as a contributing resource (Ms. Camaño)

Seconded by Ms. Gosse

All in favour.

5140 BISHOP STREET

Ms. Pacey explained that this is a typical Georgian, three bay style then there was an addition with three more bays.

Ms. Gosse explained that the building may have originally been two separate houses. The lower left window of the building was likely originally a door accessed by an elevated porch similar to the existing porch entrance.

MOTION. The building should be kept as a contributing resource (Ms. Pacey)

Seconded by Ms. Gosse

All in favour.

5134 BISHOP STREET

Ms. Pacey commented on the transom and sidelights. She suggested that the windows were doubled but kept the appearance of the era.

Ms. Gosse commented on the attractive street presence of the building.

MOTION. The building should be kept as a contributing resource (Ms. Pacey)

Seconded by Ms. Camaño

All in favour.

ADJOURNMENT

The meeting adjourned at 8:30 pm

**OLD SOUTH SUBURB HERITAGE
CONSERVATION DISTRICT STAKEHOLDER
STEERING COMMITTEE SPECIAL MEETING
MINUTES
April 6, 2016**

PRESENT: Mr. John Lawen
Ms. Elizabeth Pacey
Ms. Aurora Camaño
Mr. Dylan Ames
Ms. Kerry Gosse, Chair
Mr. Brian Vallis

STAFF: Mr. Seamus McGreal, Heritage Planner

The following does not represent a verbatim record of the proceedings of this meeting. Supporting documents and information items circulated to the Old South Suburb HCD Stakeholder Steering Committee are available online: <http://shapeyourcityhalifax.ca/old-south-suburb>.

The meeting was called to order at 6:35 p.m. and adjourned at 8:40 p.m.

CALL TO ORDER

This meeting was called to order at 6:35 p.m. in Room 302, Halifax Central Library.

MEETING OVERVIEW/ APPROVAL OF MINUTES

Mr. McGreal presented the meeting agenda and objectives of the meeting. He then presented the minutes from September 2, 2015, and December 9, 2015 for review and approval.

Moved by Mr. Ames, seconded by Ms. Camaño to approve the meeting minutes from the committee meeting on September 2, 2015 and December 9, 2015. Motion put and passed.

REVIEW COMMUNITY FEEDBACK FROM OCTOBER 2015 WORKSHOPS

The Committee discussed the three workshops held in October 2015 and reviewed the discussion notes.

REVIEW 1284 BARRINGTON STREET (TIMOTHY NOONAN BUILDING)

This building is one of nine buildings that were evaluated as contributing heritage resources based on their level of integrity. The building is valued for its historical associations with individuals in Halifax. Ms. Pacey indicated that “contributing resources” are defined in the background study as resources that are not registered heritage properties but contribute to the heritage value of the District. This building should be considered for its historic significance not necessarily its architectural significance.

Mr. McGreal presented research indicating that the building lot was one of the first in the area. There is evidence that a building existed on this lot in 1749. The existing building likely replaced this earlier building. However, there are no records indicating that this early building was ever replaced with another building. The inn holder, Timothy Noonan, acquired the property between 1784 and 1803. This is likely the period in which the building was constructed. It used to be a commercial building and these types of old buildings do change over time.

Ms. Pacey explained that it is not unusual for Georgian buildings to have had many alterations over time and for there to be little recorded evidence of changes to Georgian buildings.

Mr. Lawen indicated that the building has been severely altered. He explained that every time there is an alteration to a heritage building there is opposition to it. There won't be any development at all in the District if the Committee wants every building to be protected and saved. He suggested that there could be a new building on this lot that can go up on the foundation of the existing building.

Mr. Vallis explained that business owners make a living in residential neighbourhoods with lots of density. There needs to be opportunity for densification where appropriate.

Ms. Pacey explained that the building's age and its historical associations meet the definition of a contributing building.

Mr. McGreal indicated that this building is likely the second oldest if not the oldest building in the District. He added that the integrity of a building is a factor when considering buildings as registered municipal heritage properties and integrity should be considered when evaluating this building as a contributing resource.

Ms. Camaño explained that there is no evidence that this building is the building that was constructed c. 1803. It is just the lot that has heritage value.

Ms. Elizabeth Pacey added that there is no evidence that it is not the original building from 1803. The documentary evidence indicates that this building was constructed prior to 1803.

Mr. McGreal indicated that building permits were not required until incorporation in 1841 and there were no demolitions or new construction on this lot after this date. He maintained that the Committee does not make decisions. It makes recommendations to the municipality. Any member of the public, including members of the Committee, can address Regional Council directly at a Public Hearing if they do not agree with policy directions in the Heritage Conservation District Plan.

MOTION: The building is not a contributing heritage resource in the District. (Mr. Ames)

Seconded by Ms. Camaño

Vote results: 4 to 2

REVIEW DRAFT #1 OLD SOUTH SUBURB HERITAGE CONSERVATION DISTRICT PLAN & BY-LAW

Many changes have taken place in the area of downtown Halifax known as the Old South Suburb in the recent past including the construction of new buildings in a variety of designs and several historic buildings have been lost to fire, demolition and removal. 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.

The Old South Suburb is significant due to its heritage values associated with the early settlement, economic life and traditional architectural character of the city. Conservation measures are justified in this area due to the heritage values. The area also includes a high concentration of historic buildings and has experienced a loss of many of these buildings. There is continued pressure for development in the area and several large undeveloped spaces. Existing policy and regulations, pertaining to this area, are insufficient in protecting and conserving the heritage values and character defining elements of the district.

A heritage planning approach to an HCD in the Old South Suburb can introduce: 1) investments in public amenities to promote the district as an area of heritage value and character; 2) financial incentives to encourage property owners to invest in the maintenance and conservation of their historic properties and governance of demolition and substantial alteration to secure historic resources and public investments; and 3) guidelines for appropriate new development to “fill in the gaps” of the district and, in turn, further contribute to a unique community identity.

The municipality will seek to cost share expenses with utility companies and include post-bonus height within the District in exchange for underground wiring. People want to see more trees – The program will introduce tree infrastructure to support tree growth. Landscape and Interpretation Strategy- the area has lost much of its cohesiveness, so the Plan will introduce cohesiveness. Have one strategy for comprehensive approach.

Mr. Vallis explained that there is a problem with the truck traffic through the area and, as a result, people will avoid lingering on the streets even with the extra streetscape features. There is noise pollution.

Mr. McGreal explained that he will look into issues relating to truck routes through the area. Public Hearings will be required for demolition of heritage buildings and conservations standards will apply to all new construction in the District. There are also many changes to the heights framework.

Ms. Pacey requested that the Plan and Bylaw include a policy describing the process of demolition and substantial alteration of registered heritage properties and contributing resources.

Mr. Lawen requested “before and after” maps of the heights framework to see what will change from the existing framework.

Ms. Gosse requested a 3D illustration of the heights framework for the next meeting.

Mr. McGreal explained that the draft Plan include policy to reduce street wall heights to the match the height of existing heritage buildings. Appropriate streetwall setbacks are currently under review.

Mr. Vallis asked what audience we are trying to attract to this area.

Mr. McGreal explained that we are trying to create a pleasant atmosphere for all residents and visitors to engage with their history and built heritage. In particular, we want to highlight this area for cultural heritage travellers who are seeking to explore heritage areas of the city.

Mr. McGreal mentioned that he is working with Dixel Development to address their demolition applications on the Barrington Street properties.

Mr. McGreal invited Committee members to send any comments concerning the draft Plan and By-law to him before the next meeting.

The Committee set the next meeting date for Wednesday, April 27th at 6:30 pm.

ADJOURNMENT

The meeting adjourned at 8:40 pm.

**OLD SOUTH SUBURB HERITAGE
CONSERVATION DISTRICT STAKEHOLDER
STEERING COMMITTEE SPECIAL MEETING
MINUTES
April 27, 2016**

PRESENT: Mr. John Lawen
Ms. Elizabeth Pacey
Ms. Aurora Camaño
Mr. Dylan Ames
Ms. Kerry Gosse, Chair

REGRETS: Mr. Brian Vallis

STAFF: Mr. Seamus McGreal, Heritage Planner

The following does not represent a verbatim record of the proceedings of this meeting. Supporting documents and information items circulated to the Old South Suburb HCD Stakeholder Steering Committee are available online: <http://shapeyourcityhalifax.ca/old-south-suburb>.

CALL TO ORDER

This meeting was called to order at 6:15 p.m. in Room 302, Halifax Central Library.

Mr. McGreal advised the committee that this is a special meeting of the Old South Suburb Heritage Conservation District Stakeholder Committee to review the draft Plan and Bylaw. Two property developers have an expressed interest in specific development projects within the boundaries of the District. The Black Binney Place project proponent was invited to present to the Committee but declined because key people involved in the project were out of town the meeting date. Dexel Architecture submitted two proposals for developments on Barrington Street and Bishop Street. However, the submissions were made to staff a day prior to the Committee meeting date and, as such, there is insufficient time for the Committee to review and discuss the proposals at this meeting.

Motion: In two weeks, the Black Binney Place and Dexel Architecture be invited to present and listen to the deliberations of the Committee concerning their proposals. (Dylan Ames)

Seconded by Aurora Camaño. Unanimous vote.

The Committee determined that May 16th or 17th would be appropriate dates for the next meeting.

Mr. McGreal asked that comments from Committee members, concerning the draft Plan and Bylaw, be submitted directly to him via email and not copy the other Committee members. This time for deliberation is at the Committee meetings not over email.

Ms. Pacey asked about the editorial changes she had sent to Mr. McGreal. He advised her that some of the changes were incorporated in the wording of the plan and some were not.

Discussion concerning Heights and Rear Wings

Mr. McGreal asked that the Committee to consider proposed changes to the height framework. Ms. Pacey expressed concern that some of new heights may encroach into the view planes, particularly the Superstore on Barrington. The height cap was 45 ft (13.716 m) on one of the most important blocks in the District along Barrington Street between Bishop and Morris.

Mr. McGreal explained that the hatched areas on the map are measured differently. The existing measurement of 13.716 m actually equates to approximately 17 m when using the standard method of calculating heights in the Downtown Halifax Land Use Bylaw.

Ms. Pacey suggested that the Standards & Guidelines, adopted by HRM, should be consulted when determining appropriate heights within the Heritage Conservation District. She provided excerpts of certain standards and guidelines to the Committee for its consideration, notably guidelines for open space and cultural landscapes (including heritage conservation standards).

Ms. Gosse asked that an electronic copy of the Standards & Guidelines be sent to all members. She suggested that the Standards & Guidelines were not intended to be taken as literally as being read.

Ms. Pacey wants to ensure the 45 ft height remains on the Barrington blocks. She wants to see the most important block protected from encroachment by higher buildings.

Mr. Lawen suggested that in the case of new developments the guidelines tend to treat them the same as a heritage buildings. The plan should show them as vacant lots, as they are not heritage properties.

Mr. McGreal explained that the Committee should consider working with the existing heights framework when determining new heights. We also need to shift the discussion from redevelopment in the Old South Suburb to appropriate infill, especially on heritage properties. One third of all properties within the District are not considered heritage significant in the draft Plan. This constitutes over one half of the total area of the proposed District since non-heritage properties tend to be on larger lots. Integrated development on heritage properties provides even greater potential for new development in the area.

Mr. Ames asked if there is a map to show where in-fill is needed.

Mr. McGreal explained that there is a vacant lots map which is part of the Downtown Plan. He will send this to the Committee.

Mr. McGreal explained that existing rear wings, including ells, are part of many heritage buildings throughout the District. We need to determine if the heights framework is adjusted to include rear wings as part of the main heritage building or if greater height is allowed on top of these features of the buildings.

Mr. Lawen asked that if these ells cannot be seen from the street, why they matter.

Ms. Pacey explained that it is not just about what's seen from the street. It's about maintaining the whole exterior's historical look.

Ms. Gosse agreed that it is not just what is seen from the street. It's about the heritage of the whole building.

Mr. McGreal explained that this may be a contentious issue as property owners may want to be able to change the rear of the buildings and yards.

Ms. Gosse suggested that if the rear wings are not considered historic then they can be replaced.

Ms. Pacey suggested that Statements of Significance be prepared for each heritage property. Mr. McGreal explained that this will be done as part of the Plan implementation.

Ms. Gosse asked the Committee to leave the ell discussion for a future meeting. We need to keep an open mind. Everyone's opinion is valuable.

Discussion concerning Demolition and Substantial Alteration

Mr. McGreal explained the approach to demolition and substantial exterior alteration in the draft Plan.

He explained that when an application is received by the municipality to demolish a registered heritage property or contributing heritage resource, a public hearing will be required. If Regional Council denies or approves the demolition based on the advice of the Heritage Advisory Committee, there can be an appeal to the Utility and Review Board within a certain time period. If the Board upholds Council's decision, the permission will issued (or not issued) in accordance with decision of Council. If the permission is denied then the property owner cannot demolish after three years.

The draft Plan uses the same approach to substantial exterior alterations of registered heritage properties or contributing heritage resources: a public hearing is required and permission can be appealed.

Ms. Pacey asked why an illustration of a replacement building is not required as part of a demolition application like it is in the Barrington Street Plan.

Mr. McGreal explained that this provision is a red herring since an applicant can always change their plan for the new building after the demolition and there is no legal mechanism to tie them to their original concept.

Motion: Demolition and substantial alteration of registered heritage properties and contributing heritage resources would require a public hearing, approval of council and the three-year delay period, section 18 of the Heritage Property Act, will not apply to registered municipal heritage properties. (Kerry Gosse)

Seconded Dylan Ames

VOTE: 4 to 1. Approved.

Mr. McGreal clarified that the existing Downtown Halifax heritage design guidelines for new construction within a heritage context will apply to all new construction, whether abutting a heritage property or not. If the new construction is not directly abutting a heritage building then the new construction shall related to an adjacent heritage building along the same street within the District.

Ms. Pacey asked about specific comments that she had submitted to Mr. McGreal. Specifically, the Standards & Guidelines would take precedence over the design guidelines if there is a conflict between the two.

Mr. Lawen explained that some property owners have expressed concerns to him about height. Can they be here and speak?

They can't speak to the Committee during Committee meetings but they can listen. They can also present if they make the request and the Committee agrees.

Mr. Lawen asked how many demolition applications are currently active in the District.

Mr. McGreal explained that there are three on Bishop Street, three on Barrington Street (including two registered heritage buildings), and one on South Street.

Ms. Pacey asked about the "stay" on certain properties.

Mr. McGreal explained that the Mayor sent a letter to the Province requesting an amendment to the Heritage Property Act that would allow municipalities to adopt a bylaw to delay, by no more than one year, certain types of development within an area identified as a potential heritage conservation district. However, this provision will likely only apply to future districts and not the Old South Suburb.

Mr. McGreal explained that St. Matthew's Church, the Old Burying Ground and Government House will be part of the Old South Suburb District and these properties will be removed from the Barrington Street District. There will also be a financial incentives program to help property owners maintain their properties.

The Black Binney Place project proponent and Dixel Development will be invited to present at the next meeting as their development proposals are known issues to the Committee.

Ms. Gosse explained that the property developers can listen to the Committee discuss the heights framework as it related to their projects.

Mr. McGreal explained that we want to make sure that this plan is working for everyone. He would like the Committee to work toward a motion to accept the plan soon.

Ms. Gosse explained that the next meeting should be a review and the following meeting can be a decision.

Kerry Gosse: Motion to adjourn

Aurora Camaño seconded. Passed. 8:00 pm.

**OLD SOUTH SUBURB HERITAGE
CONSERVATION DISTRICT STAKEHOLDER
STEERING COMMITTEE SPECIAL MEETING
MINUTES
May 16, 2016**

PRESENT: Mr. John Lawen
Ms. Elizabeth Pacey
Mr. Dylan Ames
Ms. Kerry Gosse, Chair

REGRETS: Mr. Brian Vallis
Ms. Aurora Camaño

STAFF: Mr. Seamus McGreal, Heritage Planner

The following does not represent a verbatim record of the proceedings of this meeting. Supporting documents and information items circulated to the Old South Suburb HCD Stakeholder Steering Committee are available online: <http://shapeyourcityhalifax.ca/old-south-suburb>.

The meeting was called to order at 7:15 p.m. and adjourned at 8:50 p.m.

CALL TO ORDER

This meeting was called to order at 7:15 p.m. in the Lindsey Room, Halifax Central Library.

Mr. McGreal advised the committee that this is a special meeting of the Committee. The Black Binney Place proponent will again not be presenting but Dexel Architecture is here to give a short presentation.

Mr. McGreal presented the objective of the meeting to review and discuss the revised heights framework for the District.

Ms. Pacey discussed the intent of protecting heritage properties designated under the Heritage Property Act or as part of a Heritage Conservation District, particularly with regard to historic additions and ells, in the oldest neighbourhood in Halifax.

Ms. Pacey requested to show documents, including photos and building plans, illustrating rear ells on historic buildings.

Ms. Gosse mentioned the importance of moving forward quickly with this discussion as there are many issues to cover in the two hours available today.

Ms. Pacey presented documents to the Committee. She stated that rear ells and historic additions are signature features, protected under the Heritage Property Act. When you have a Heritage Conservation District, it makes the area more attractive and raises the value of the whole area.

Mr. McGreal mentioned that this is a very significant area. However, it's not a National Historic Park but a living neighbourhood with many private interests that need to be taken into account. The municipal heritage files rarely discuss these rear wings in their descriptions of the significance of the heritage buildings. These discussions are always about the main building and its elements and details. Some rear wings, including ells and additions, could be significant but are subordinate to the main building. Reducing the permitted height over the main building would serve as a conservation measure to protect it. Increasing height behind the main building is not a "death sentence" for rear wings since the removal of a rear wing or substantial alteration would need to be considered by municipal staff, the Heritage Advisory Committee and Regional Council before it can be removed according to the draft Plan. There will also be financial incentives available to support the integration of significant rear wings into new development.

Ms. Pacey suggested that the older heritage files rarely discuss rear wings because it would have been assumed at the time of registration that these feature were part of the heritage

building. She maintained that the rear wing of the Black Binney House may be of significance to its designation as a National Historic Site.

Mr. McGreal explained that the rear wing of the Black Binney House is not identified as a character defining element in the property's Statement of Significance for the National Historic Site designation published on the Parks Canada website.

Mr. McGreal noted that the draft Heritage Conservation District By-law will interpret the height of the main building separately from the height behind the main building. It uses the rear wall of the main building as the dividing line separating the different permitted heights.

Ms. Pacey stated that this will split the building in half and give permission to destroy the rear ells and historic rear additions. The situation will be worse for heritage than it is now.

Ms. Gosse requested that a map of all properties already designated as Heritage be displayed on screen. She suggested that an investigation of when these ells and additions were added to the backs of these buildings would be appropriate. It would be helpful to determine if these are recent additions, in the last forty to fifty years or are they in fact part of the heritage of these buildings.

Ms. Pacey agreed that recent additions should not be recognized as heritage features but historic additions should be protected in accordance with Standard 2 of the Conservation Standards which says that we should conserve changes to a historic place that have become character-defining elements in their own right, over time.

Mr. Dylan Ames mentioned that he is not comfortable telling private property owners what they can do to the back of their properties and that the Committee should be more concerned with the protecting streetscape instead. He likes the proposed policy in the draft Plan to reduce height over the main building and increase height in the rear yard.

Ms. Gosse stated that the Committee must put this matter aside for now, until more info can be discovered regarding rear ells. She invited Dixel Architecture to present to the Committee.

Mr. John Lawen mentioned that he will remain at the table during the presentation of his brother, Louie Lawen, because there is no conflict of interest since the Committee is only receiving information at this time.

Mr. Louie Lawen and Mr. Brent Robertson of Dixel Architecture presented to the Committee. They have plans to rehabilitate two registered municipal heritage properties at 1349-53 Barrington Street and 1333-35 Barrington Street. They will remove the building between these two heritage buildings and construct an appropriate infill building there. They want to keep the relevant heritage aspects of the two buildings. The current rules make rehabilitation very difficult. All of the brick and other elements such as windows will be removed and replaced on 1349-53 Barrington Street and the rear half of 1333-35 Barrington Street will be removed and

replaced with a new structure to incorporate the heritage building into a larger development, which they would like to be 28 meters in height, in behind the heritage buildings. They are prepared to work with the HRM Planning Department and this Committee including any municipal financial incentives program.

They will demolish three buildings along Bishop Street at the corner of Hollis including 5134 Bishop Street, 5140 Bishop Street, 5144-46 Bishop Street and 1363 Hollis Street. They wish to build a 37 meter building at this location. Dixel Architecture concluded their presentation and invited questions. They then left the meeting room.

Mr. McGreal suggested that the Committee now discuss the heights framework in the District.

Ms. Pacey stated that the heights are currently set at a 45 feet (13.7 meter) limit on the block bounded by Barrington, Bishop, Hollis and Morris. She suggested that this height should remain unchanged since this block is the most significant block in the District.

Mr. McGreal suggested that it may be appropriate to allow increased height in the centre of the block behind the heritage buildings since the Plan proposes to reduce heights over the heritage buildings. We may also consider post-bonus height where the developer would make substantial investments in heritage building conservation in exchange for extra height.

Mr. McGreal presented 3D (Sketchup) drawings of different height options on a projected screen along with aerial photography (Pictometry) and street photos (Streetview). He highlighted Standard 11 of the Conservation Standards and the principle that additions are required to be subordinate to heritage buildings but subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large, well designed addition.

Ms. Pacey would like confirmation from Parks Canada that the rear wing of the Black Binney House is not a character defining feature of the National Historic Site. If it is character defining then the existing 22 meter height allowance is not appropriate.

The Committee agreed that the next meeting will address rear ell and heights framework in more detail.

The next meeting will be scheduled for either June 8th or 9th.

Motion to adjourn (Ms. Gosse)

Seconded by Mr. Ames

Meeting adjourned at 8:50 p.m.

**OLD SOUTH SUBURB HERITAGE
CONSERVATION DISTRICT STAKEHOLDER
STEERING COMMITTEE MEETING MINUTES
June 08, 2016**

PRESENT: Mr. John Lawen
Ms. Elizabeth Pacey
Ms. Aurora Camaño
Mr. Dylan Ames
Ms. Kerry Gosse
Mr. Brian Vallis - absent

STAFF: Mr. Seamus McGreal, Heritage Planner

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CALL TO ORDER

This meeting was called to order at 6:45 p.m. in The Media Room, Halifax City Hall.

Motion by Elizabeth Pacey that Aurora Camaño act as Chair, in the absence of the Chair, Kerry Gosse.

Seconded by Dylan Ames.

All in favour.

Motion by Dylan Ames that minutes from previous meetings be approved all together.

Seconded by Elizabeth Pacey.

All in favour.

Mr. McGreal presented the meeting agenda and objectives of the meeting.

Elizabeth Pacey motioned that the Agenda be amended to bring forward discussion regarding Heritage Impact Statements for rear wings ahead of the discussion concerning development in the rear yard of heritage properties. The Committee was in agreement.

Seamus McGreal: The Committee is preparing to release the draft Plan and By-law to the public so the public can discuss the plans. We are not in a position to submit the documents for approval at this time.

Tonight's discussion is regarding the acceptable height for future development in this low to mid-rise neighbourhood. Maps presented to show buildings not presently considered Heritage. The median height of all midrise buildings developed since the 1950's in this area is 17 meters. Vacant or underutilized sites that are not Heritage may be able to accommodate more height.

NOTE: Kerry Gosse was a late arrival. She concurred that the meeting continue with Ms. Camaño as Acting Chair.

Dylan Ames asked if the Superstore lot and gas station can use the bonus zoning provision to address contaminated land issue. Mr. McGreal explained that the remediation of contaminated lands is not a public benefit identified in the bonus zoning provisions of the Downtown Halifax plan. Therefore, this would not be possible.

Many older non-heritage buildings can be redeveloped on larger footprint since there is no lot coverage requirement under the Downtown Halifax Plan, adopted in 2009. Increased height may give developers incentive to redevelop sites that contain non-heritage buildings. Is it appropriate for a Heritage Conservation District Plan to encourage the redevelopment of non-heritage buildings? Can the Plan serve to refurbish older modern buildings or should it encourage redevelopment of older non-heritage sites so that new buildings can better meet the Conservation Standards and design criteria of the Heritage District?

Mr. Ames suggested that older modern buildings support affordable housing and slow the trend toward gentrification.

Mr. McGreal shared a passage from Jane Jacobs that suggests a mixed package of older buildings and new buildings is ideal for a neighbourhood. Old buildings on small lots can house restaurants and smaller enterprise whereas the larger new construction can allow spaces for larger businesses that can thrive in a more expensive lease/rental environment. There are several heritage and non-heritage sites within the area under request for redevelopment, some with plans already submitted. There is much interest in developing to the rear of heritage properties that have substantial room in the deep rear yards.

Elizabeth Pacey explained that the restoration of a heritage property brings more economic value to the area rather than a replacement of the existing building.

John Lawen asked for clarification on which buildings are heritage and which are not heritage. What would be the benefit to any developer, if redevelopment would not provide financial benefits?

Mr. McGreal explained that municipal staff is working with a consultant to address the matter of appropriate financial incentives to aid owners of heritage properties with conservation projects.

Mr. Lawen asked why the NSP property, along Terminal Road, and much of the Dalhousie University campus near the Sexton Gym are excluded from the proposed Heritage Conservation District boundaries.

Mr. McGreal explained that these areas are outside of Precinct 2, Barrington Street South, identified in the Downtown Halifax MPS. As such, they were not included initially in the boundaries of the District which was largely based around the boundaries of Precinct 2. However, the redevelopment of these properties would certainly have an impact on the District.

Ms. Pacey asked if it might be possible to have height limits for lands abutting existing heritage buildings.

Mr. McGreal explained that if the property abutting the Henry House to the south were taken down it would have to be developed in accordance with the heritage design guidelines for abutting development in a heritage context. W Suites, across the street from the Henry House, is a good example of midrise development within a heritage context with commercial development at street level.

Dylan Ames asked if any sites include bonus zoning now in the area.

Mr. McGreal explained no, not in the District in accordance with the Downtown Halifax plan. We are looking at the possibility of including bonus zoning applied to larger underutilized lots such as the Atlantic Superstore site.

The Committee discussed a policy to adopt an appropriate height and setback on properties directly in front of the Canadian National Railway Station and Hotel Nova Scotian

Ms. Gosse pointed out that the height limit of 4.5 meters and 25 meter setback identified on the draft maps should also be included in the policy text.

Motion: Adopt an appropriate height and setback on properties directly in front of the Canadian National Railway Station and Hotel Nova Scotian and identify the height and setback in the policy text.

Moved by Kerry Gosse. Seconded by Dylan Ames.

Vote 4 to 1 in favour.

The Committee discussed a policy to ensure that the height of structures within the Old Burying Ground and Cornwallis Park are set at 4.5 meters to ensure the conservation of the heritage resources.

Motion: Adopt an appropriate height to ensure the conservation of structures and open spaces of the Old Burying Ground and Cornwallis Park to ensure the conservation of the heritage resources.

*Moved by Kerry Gosse. Seconded by Aurora Camaño.
Vote: All in favour.*

The Committee discussed appropriate heights for buildings throughout the District. Mr. McGreal suggested that 17 to 22 meters would be appropriate depending on specific locations and how heritage resources will be impacted.

Ms. Pacey questioned whether there should be smaller height allowances on lots that are between two heritage buildings.

Mr. McGreal explained that streetwall heights will be 11 meters to match height of heritage buildings and blend new construction with the traditional neighbourhood character.

Mr. Lawen asked why vacant lots will be treated differently than lots with existing buildings?

Mr. McGreal explained that there is merit in incentivizing development on vacant or underutilized lots where there is perhaps no merit in incentivizing the redevelopment of existing buildings.

Mr. Lawen reiterated that Dalhousie University lands and the former Justice building should be included in the District since development on these lands could impact the District's character.

Ms. Pacey expressed that the Heritage Conservation Standards do not allow for new development to exceed the height of heritage buildings when the new construction is next to heritage resources.

Mr. McGreal explained that there are heritage design guidelines in place, especially concerning new development abutting heritage buildings.

Mr. Lawen expressed concern about some properties being treated differently than others.

Mr. McGreal explained that the Committee will need more discussions before reviewing further policies concerning appropriate heights framework. The Committee needs to address appropriate heights on properties that are not heritage. Is there room for larger development on larger lots that are more removed from the heritage context? Is there room for midrise development abutting or in behind heritage properties or in the deep rear yards of heritage properties? What is the impact of integrated development on historic rear wings?

Ms. Gosse suggested that the Committee meet for twice as long at the next meeting, perhaps for four hours with a dinner break.

Date of next meeting – July 6th 4 to 8 pm.at the Media Room. HRM City Hall.

Meeting adjournment:

Dylan Ames forwarded

Kerry Gosse seconded

Meeting adjourned at 8:50 p.m.

SM/ew

**OLD SOUTH SUBURB HERITAGE
CONSERVATION DISTRICT STAKEHOLDER
STEERING COMMITTEE MEETING NOTES –
Halifax Central Library
July 06, 2016**

PRESENT: Ms. Elizabeth Pacey
Ms. Aurora Camaño
Mr. Dylan Ames
Ms. Kerry Gosse

REGRETS: Mr. Brian Vallis
Mr. John Lawen

STAFF: Mr. Seamus McGreal, Heritage Planner

The following does not represent a verbatim record of the proceedings of this meeting. Supporting documents and information items circulated to the Old South Suburb HCD Stakeholder Steering Committee are available online: <http://shapeyourcityhalifax.ca/old-south-suburb>.

(Prior to the Call to Order, Ms. Elizabeth Pacey read a letter of opinion from Mr. Ronald Pizzo of Pink Larkin, attached, as to how the Committee manages the By-law and policies revisions.)

The meeting was called to order at 4:30 p.m. and adjourned at 8:00 p.m.

CALL TO ORDER

This meeting was called to order at 4:30 pm in Rm 302, Halifax Central Library.

Mr. McGreal presented the objectives of the meeting and defined concepts to be discussed:

H1 – Heritage Properties with no room in rear yards for developments. Areas identified as “H1” will allow new integrated development in the rear yard but it must not exceed the height of the existing heritage building.

H2 – Heritage Properties with room in rear yard. Areas identified as “H2” will allow new integrated development in the rear yard to exceed the height of the existing heritage building. The new development must be setback 20 meters from the front property line. In the case of buildings extending beyond 20 m in depth, the new development must be setback to the rear wall of the main building.

Ms. Pacey: The Heritage Property Act does not allow any change in the height of any part of the property. Property includes the land under it and around it. It is a violation of the HPA to change the character of the Conservation District buildings.

Mr. McGreal: There is nothing in the Act that speaks directly to the size of new buildings on heritage properties. Conservation Standard 11 explains that the principle of subordination is not a question of size. A large, well designed addition could be more appropriate than a smaller ill-conceived addition.

Ms. Pacey handed out two example drawings for Gerrard Lodge, showing a proposed addition with street frontage on Harvey Street, to the rear of the building. The first building drawing was determined to be too high and the second building drawing, matching the height of Gerrard Lodge, was approved. The development has not yet been developed. Ms. Pacey explained that the Regional Council on the advice of its Heritage Advisory Committee found that the building matching the height of the heritage building was found to be appropriate.

Mr. McGreal explained that there is a difference between development with street frontage that abuts a heritage building and development to the rear of a heritage building which does not have street frontage.

MOTION: (For H1) - In principal, properties within areas identified as H1 on the map, new development cannot exceed the height of the existing heritage building on the lot. This area includes the terraces along Bishop Street; two houses at Barrington and Bishop; Pryor House – Hollis & Bishop; Pryor Terrace; Alexander Mc Lean House; Uniacke House; Henry House and Gerard Lodge; the Elmwood; Laing House; McLeod Store; and properties at the corner of Barrington and Morris; the Weston (old CN Hotel) and Via rail station.

Kerry Gosse – Forwarded

Aurora Camaño – Seconded

Vote: All in favour.

Mr. McGreal defined two more concepts in the plan:

I1 – Infill development in high impact areas

Areas identified as “I1” on the map represent potential infill development on properties which are not heritage resources within the three interior central blocks of the District, on properties abutting heritage properties to the rear and on smaller lots within a heritage context.

I2 – Infill development in moderate impact areas

Areas identified as “I2” on the map represent potential infill development on established large lots which are not heritage resources along the periphery of the three interior central blocks of the District and Cornwallis Park.

Mr. McGreal explained that the property owner is interested in redeveloping the Thompson Building with an addition on the parking area to the west of the existing building. This is a large lot on the periphery of the three central blocks of the District. As such it is identified as “I2” on the map in the plan and a 28 meter building can be constructed as a post bonus height provided a public benefit is included with the development such as undergrounding of wires or public parking. The District boundary will also be extended outside of the Downtown Plan area to include the parking area to the west of the building.

Ms. Pacey pointed out that the Downtown Halifax plan does not allow bonus zoning in potential Heritage Conservation Districts.

Mr. McGreal explained that the Downtown Halifax plan can be amended as part of the process to establish a Heritage Conservation District

Ms. Gosse: What properties will be included in the “I2” area?

Mr. McGreal: The three central blocks include many heritage resources. Therefore, the I2 areas are existing large lots on the periphery of the three central blocks that will have a moderate impact on the heritage context if redeveloped. The streetwall of any building will be 11 meters (3 storeys) to maintain the streetscape then the building will rise to 22 meters with another 3 meter stepback before the portion of the building extending to 28 meters.

Ms. Gosse: The drawings submitted for the proposed development on the Thompson Building lot is respectful of the Waverley Hotel.

MOTION: (For I2) – properties within areas identified as I2 on the map will be assigned a height of 28 meters with appropriate stepbacks and include the Atlantic Superstore and gas bar; three large lots to the west of Cornwallis Park, the Thompson Building lot; the large lot at the northwest corner of Barrington Street and Morris Street; and three large lots on the east side of Hollis Street, between Morris Street and Terminal Road.

Forwarded: Kerry Gosse

Seconded: Dylan Ames

Vote: All in favour.

Mr. McGreal explained that it is reasonably consistent with the Conservation Standards to see a taller building behind a heritage building given the mixed density context of the downtown precinct. 50 per cent of the District already includes mid-rise contemporary buildings constructed between 1950 and the present. The other 50 per cent of the total area of all properties within the District includes low rise heritage resources with the exception of the Hotel Nova Scotian. However, the new building in behind the heritage building should appear subordinate to the heritage building even though it is visible from the street.

Ms. Pacey expressed concern with this approach. New development should not be taller than a heritage building, especially not on municipal heritage properties. Even on properties which are not heritage, new development on lots behind heritage properties should not be taller than the heritage buildings, especially in the three central blocks on the District. We need to protect rooflines. The heritage characteristics are more visible if seen against the sky with no structure in behind.

The Committee discussed the Prince Matthew Palace building and how its lot extends behind the Alexander McLean Building.

Mr. Ames: If we don't allow some new development in this area the heritage buildings will disappear because there will be no revenue for maintenance and conservation work. Tourism only generates revenue for four months of the year.

Mr. McGreal: Members from the business community also expressed that density is more important than tourism for supporting local retail such as restaurants and coffee shops.

Ms. Camaño: Limiting development to low-rise heights in this area will keep people including young families and those who want parking in their building away from the area. It's not a viable community right now.

Ms. Pacey: Protecting heritage buildings is the main goal of a Heritage Conservation District. Increased heights will put the buildings at risk. The background study promised to reduce heights in the District. Increasing heights is not consistent with this study or with the Heritage Property Act. If we are increasing heights, we may as well not have a District and keep the heights at the status quo.

Mr. McGreal: Heritage buildings are at risk now because the Heritage Property Act allows for demolition of municipal heritage properties after three years. A developer has demolition applications in for two heritage properties now in the District. The Plan proposes to protect the heritage buildings while allowing for more height behind the heritage building to allow more people to live and work in the area. This approach is consistent with the background study

because it serves the intent of protecting heritage buildings with both reduced heights and a process to consider demolition.

Ms. Pacey: New development in rear yards is alright but it should not exceed the height of the two-and-a-half storey heritage buildings.

Ms. Gosse: These heritage properties do not make a streetscape but are situated sporadically throughout the District. There is value in allowing taller buildings to go behind as new development especially where it may make the District more economically viable.

Ms. Pacey: This is the oldest area in Halifax. We need to protect it accordingly. Special heritage areas can become economically viable. There are many examples of successful heritage district in this country and in the United States.

Mr. McGreal: This area is already mixed density, including low to mid-rise development. We can't revert to low-rise only but we can protect low rise character along the streets by using appropriate design setbacks in new construction.

Mr. Ames: Just because a new building behind a heritage building is higher does not mean that the view of the heritage building is spoiled. There are areas of the suburbs that are failing, economically, and I don't want the same thing to happen in the downtown.

Ms. Pacey: Density zoning should not be used in the District. It provides an incentive to butcher a heritage building and build something inappropriate attached to the back.

Mr. Ames: The City doesn't have the money to maintain all the heritage buildings. We need to find ways to partner with private property owners and developers to conserve the heritage buildings.

Mr. McGreal: Financial incentives will provide some support to property owners but we need to consider all appropriate measures to make investments in heritage properties.

MOTION (For H2 and I1) – a heights framework should allow taller development in behind heritage buildings but the new buildings should not be perceived as extending more than 1/4 of the height of the heritage building in front of it. And there should be a 3 meter setback after 11 meters in height on the streetwall of new buildings to respect the low-rise character of the District along the street.

Forwarded: Kerry Gosse

Seconded: Aurora Camaño

Vote: 3 in favour; 1 against.

The Committee agreed to hold the next meeting on Wednesday, July 13th, 2016 from 4 pm to 8 pm. Meeting adjourned at 8:00 pm.

SM/ew

July 5, 2016

Via email

Dr. Elizabeth Pacey
Chair, HRM Committee
Heritage Trust
6269 Yukon St.
Halifax NS B3L 1E9

Dear Dr. Pacey:

Re: Old South Suburb Heritage Conservation District (OSSHCD)

You have asked me to review the proposed Old South Suburb Heritage Conservation District Plan (herein the "Plan") and draft By-law H-x00, Draft #1: Heritage Conservation District (Old South Suburb) (herein the "By-law").

I note that the By-law proposes to add new definitions not found in the *Heritage Property Act* (herein the "Act") and the applicable *Heritage Conservation District Regulations* (herein the "Regulations"). Some of these new definitions define what is and is not heritage value. For instance, section 3(m) of By-law defines "main building" as the principle building on a property excluding its rear wing. Section 3(o) defines "rear wing" as:

"Rear wing" means a part of a building, either an original part of the main building or a later addition to the main building, subordinate to and projecting to the rear from the main building.

These By-law definitions purport to exclude the "rear wings" of heritage buildings from consideration as to whether those parts have any heritage value. The By-law and Plan also resets height limits in the Old South Suburb Heritage Conservation District.

Governing Principles

There are a number of Governing principles that apply to drafting conservations plans and bylaws like the Plan and Bylaw in this case:

1. The Plan and Bylaw, once adopted are subordinate measures. The Plan and Bylaw cannot be inconsistent with the Act or the Regulations. To the extent that the Plan and By-law are inconsistent with the Act and Regulations, the inconsistencies are of no force and effect.
2. Section 19A(5) of the Act contains a number of express requirements conservation by-laws and plans must meet to receive Ministerial approval (a conservation plan and by-law needs this approval before it has any force and effect):

19A(5) The Minister shall approve a conservation plan and a conservation by-law unless:

- (a) the conservation by-law does not carry out the intent of the conservation plan;
- (b) the conservation plan is not implemented by the conservation by-law;
- (c) the prescribed background studies or information do not support the conservation plan or conservation by-law;
- (d) the conservation plan or conservation by-law conflicts with an application provincial land-use policy or regulation adopted to the Municipal Government Act;
- (e) the conservation plan or conservation by-law conflicts with the applicable municipal planning strategy or land-use by-law;
- (f) in the opinion of the Minister, there is a conflict with any other provincial interest,

and they take effect on and not before approval by the Minister.

3. The Act specifically defines heritage value and how that value is to be assessed at s. 3(e):

“Heritage Value” means the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations and embodied in character-defining materials, forms, locations, spatial configurations, uses and cultural associations or meanings.

4. The Regulations required council to undertake studies relating to the rationale or justification for heritage conservation measures (Regulation 7(1)(a)) and according to the Act (s. 19A(5)) a conservation plan and by-law must be consistent with those studies.
5. In relation to the OSSHCD, the Background Study contained the following limitation in relation to building heights (at page 26):

As a conservation measure, the building heights currently permitted in areas of the proposed Heritage Conservation District where registered heritage properties and contributing resources are located (Map 3) will be changed to match the existing height of these historic buildings so that there is no incentive to demolish for the purpose of constructing new taller buildings.

6. The Background Study for the OSSHCD also lists the character-defining elements for the OSSHCD. The Plan and By-law must protect these character-defining elements.

7. HRM has adopted the Downtown Halifax Secondary Municipal Planning Strategy. By operation of s. 19A (5) (e), the Plan and By-law must be consistent with this Strategy. Section 4.3 of the Strategy states in part:

HRM shall require new developments to reinforce the distinct built form qualities that define the character of each district, subject to the analysis of these defining qualities through background studies.

8. Finally, the Plan and By-law must also be consistent with HRM By-law H-200. Section 12 of the by-law provides:

Applications for alteration of a registered heritage property shall be evaluated in accordance with the Standards for the Conservation of Historic Places in Canada, 2nd Edition as set forth in Schedule 'B-1'. The Guidelines for the *Conservation of Historic Places in Canada, 2nd Edition* shall be used to interpret and apply the Standards.

9. The following is a list of some of the relevant standards with which the Plan and By-law must comply:

1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.

2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.

3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*."

11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

12. Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future."

The purpose of the Act is "to provide for the identification, designation, preservation, conservation, protection and rehabilitation of buildings, public-building interiors, structures, streetscapes, cultural landscapes, areas and districts of historic, architectural or cultural value, in both urban and rural areas, and to encourage their continued use" (s.2). The purpose of the Act is to protect buildings,

not just parts of buildings. All regulations and by-laws that deal with heritage property listed above are consistent with those purposes. The Plan and By-law for the OSSHCD must also be consistent with this purpose and all provisions listed above if it is to have any force and effect. Hence, the By-Law should provide for preservation, conservation and rehabilitation of buildings of historic, architectural or cultural value, including rear wings.

Inconsistencies between By-Law and Plan and superseding Act, Regulations and By-laws

There are many areas of potential inconsistency between the By-law and the Plan with the *Heritage Property Act* and the *Regulation*. For example, using definitions such as “main building” and “rear wing” to define what aspects of a building have heritage value, is inconsistent with Section 3(eb) of the *HPA*, which defines heritage value as the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations and embodied in character-defining materials, forms, locations, spatial configurations, uses and cultural associations or meanings.

As to building heights, the Plan and By-law for the OSSHCD define building heights in the district. Those height provisions must be consistent with the Background Study. As noted in paragraph 5 above, the Background Study set restrictions on building heights permitted where heritage properties and contributing sources are located. The allowable height limits in those areas cannot exceed the existing heights of the historic buildings.

Conclusion

The By-law and Plan for the OSSHCD cannot be drafted in a vacuum. They have to be consistent with the Act, Regulations, other HRM by-laws and the Background Study. When drafting subordinate measures like the Plan and By-law it is never a good practice to create new definitions. The By-law and Plan also has to be reviewed for consistency with the Background Study, especially so when it comes to setting building heights in the district. Otherwise, the By-law and Plan will be of no force and effect.

Original Signed

Ronald Pizzo
rpizzo@pinklarkin.com

**OLD SOUTH SUBURB HERITAGE CONSERVATION DISTRICT
STAKEHOLDER STEERING COMMITTEE
MEETING NOTES – Halifax City Hall
Sept.01, 2016**

PRESENT: Mr. John Lawen
 Ms. Elizabeth Pacey
 Ms. Aurora Camaño
 Mr. Dylan Ames
 Ms. Kerry Gosse
 Mr. Brian Vallis - absent

STAFF: Mr. Seamus McGreal, Heritage Planner

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CALL TO ORDER

This meeting was called to order at 3:15 p.m., Halifax City Hall.

Ms. Camaño;

Motion: Begin meeting and accept minutes of June and July meetings.

Seconded: Ms. Pacey

Motion carried

Mr. McGreal: presented the objectives to be discussed at this meeting.

Mr. Lawen: Asking for clarification on height allowances voted on in last meeting.

Mr. McGreal provided a review of the discussion from the last meeting.

Ms. Pacey: Requests that her legal letter, read to the committee at the previous meeting, be attached to the minutes.

Mr. McGreal: Yes, this letter will be attached to the minutes.

Mr. McGreal: municipal staff will bring forward all amendments to municipal planning strategies and land use bylaws along with the HCD Plan and By-Law. The next step is to hold a public meeting to review the HCD Plan and By-law with the public before preparing amendments.

Ms. Pacey: Would like to discuss the changes that she is recommending to the HCD Plan. We are creating a Conservation Plan here, not a Development Plan. Not saying no new building. Just not a really tall building behind it. Cites notes from City of Edinburgh's *Listed Buildings and Conservation Areas* which does not allow tall buildings to block view of sky behind heritage buildings.

Ms. Gosse: A property cannot remain financially viable if there's no growth around it. There is no federal funding and very few provincial or municipal funds to allow for upkeep of heritage buildings.

Ms. Pacey is concerned about the abutting building's height. For example: St. Matthew's Church and Hall. In particular, the rear stained glass window should not be obscured from the rear side of the building. It's a very wealthy church community. Many people in the area would be very upset if any new building blocked the view.

Mr. Lawen: We can't determine a church's wealth. Most churches are struggling financially.

Mr. Ames: I'm concerned about attaching decisions based on wealth in a small community.

Mr. McGreal: Will make sure there is mention of defining characteristics being preserved when alterations of surrounding buildings are requested.

Mr. Lawen: Asked for clarification on The Thompson Building and allowances discussed from the previous meeting.

Mr. McGreal read from the notes of the meeting to indicate what had been voted on.

Ms. Pacey: We need to see the roofs of heritage buildings without anything behind them. Heritage characteristics are more visible if seen with no structure above. Concerned about the Heritage Buildings being missed or ignored. Alexander McLean house, for example, does not have the prominence it deserves. Should not be surrounded by much higher buildings. Doesn't think setbacks make that much difference.

Mr. McGreal: the policy includes side yards as character defining elements. The way the Plan is written now, the set backs are included even in the side yards.

Ms. Gosse: When walking down the streets in the area, personally, I only see the immediate historic properties. I don't see the buildings behind.

Ms. Pacey: Concerned that the requests for Substantial Alterations will not be questioned that they'll be taken at face value.

Mr. McGreal: No, Substantial Alteration applications will need to follow the process identified in policy and meet the conservation standards and design guidelines.

Mr. Lawen: Who prepares heritage impact statements where rear wings or ells are considered for removal?

Mr. McGreal: An architect would be able to do this study on behalf of the property owner. All rear wings will be considered to have heritage value unless research can prove otherwise.

Ms. Pacey: Concerned that character defining features can be removed without approval. Character Defining Elements identified in the background study should be re-instated into the Plan.

Mr. McGreal: Advised Ms. Pacey the elements will be re-instated.

Mr. Lawen: Why were the two buildings at the corner of Tobin and Barrington and South and Barrington permitted to go to 28M.?

Mr. McGreal: Previously, 28M was considered an acceptable height. Yes, now current height permitted is 25M. Would prefer to work with existing heights in areas that have a moderate impact on heritage buildings as opposed to high impact areas where lower heights are appropriate.

Mr. McGreal: Time to call a public meeting. The Plan has to be finalized and prepared for a public presentation and discussion.

Mr. Lawen: How does that work?

Mr. McGreal: We place notices in newspapers, letters are sent to approximately 800 households in the immediate area. Residents will have opinions heard. Discussion groups will be set up. Mr. McGreal would like to have committee members act as facilitators at the tables.

Ms. Gosse: May we have a meeting prior to the public meeting, to see the full presentation before we go to the public?

Mr. McGreal: Yes, one month prior to the public meeting.

Motion: to have Public Meeting on Nov. 02, 2016; venue to be announced.

Seconded: Mr. Ames
Motion carried.

Public Meeting scheduled for November 02, 2016

Mr. McGreal: will fix a date for the Committee meeting approximately one month prior to the public meeting and advise the committee via email.

Ms. Gosse:

Motion: To adjourn this meeting

Seconded: Ms. Camaño

Motion carried.

Meeting adjourned at 4:50 pm

SM/ew



**OLD SOUTH SUBURB HERITAGE CONSERVATION DISTRICT
2nd OPEN HOUSE AND COMMUNITY WORKSHOP
MINUTES
November 30, 2016**

ATTENDANCE: Aurora Camaño, Heritage Advisory Committee Representative and Vice Chair of Stakeholder Steering Committee
Dylan Ames, Heritage Advisory Committee Representative, Stakeholder Steering Committee
John Lawen, Stakeholder Steering Committee
40 additional members of the public

ALSO IN ATTENDANCE: Seamus McGreal, Planner, Heritage Property Program
Stephanie Salloum, Planner, Heritage Property Program
Shilo Gempton, Planner, Energy and Environment
Jacob Ritchie, Urban Design Program Manager
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/old-south-suburb>

The Open House session commenced at 6:35 pm.

Introduction – Aurora Camaño

Aurora Camaño introduced members of the Stakeholder Steering Committee and thanked everyone who has been involved in the process to establish a Heritage Conservation District in Schmitzville to date.

Project Presentation – Seamus McGreal

Seamus McGreal presented the draft Old South Suburb Heritage Conservation District Plan and Bylaw including proposed heritage conservation measures. Several points, discussed below, were raised by members of the public during and after the presentation:

What is happening with the demolition of the two heritage buildings on Barrington Street?

There is a public information meeting tomorrow evening to discuss these demolition applications in City Hall. As part of the HCD Plan, we are working on a financial incentives program that can assist the property owner with costs associated with the conservation of the heritage buildings while also increasing the height allowance on the properties from the existing four storeys to seven storeys in behind the historic buildings. The property owner has expressed that they are interested in nine storey heights on these properties. Municipal staff believes that the seven storeys preserves the character of the neighbourhood, in accordance with HRM Conservation Standards and based on visual analyses of 3D renderings, and the nine storeys does not.

Black Binney House is near the Maritime Centre so why can't its height be similar?

During the HRMByDesign process, the Urban Design Task Force recommended the existing seven storey height allowance in behind the Black Binney House and determined that nine storeys would overshadow important heritage properties such as Government House (a National Historic Site) and St. Matthews Church. The Old South Suburb Stakeholder Steering Committee agreed with this urban design assessment and added that the nine storeys would also overshadow the Black Binney House, another National Historic Site. The draft Plan seeks to maintain the existing seven storey height to allow for a generous addition at the rear that respects the character of this area.

What about cultural diversity and people with disability?

The draft Plan proposes a cultural diversity study using the statue of Edward Cornwallis to enquire about cultural heritage values and how the statue means different things to different people. It also proposes an interpretive program based on recommendations from this study which may include interpretive panels or additional public art in Cornwallis Park to adapt the presentation of the Cornwallis statue. In terms of people with disabilities, this draft Plan is not a stand-alone document it will be integrated with other planning documents that address disability such as the municipal planning strategy and land use bylaw. It will also be informed by the HRM Conservation Standards which take accessibility provisions into account when considering conservation treatments of heritage buildings.

What about truck traffic?

Truck traffic through the historic neighbourhood is an important and complex problem. It generates noise, odours and concerns over traffic safety. Studies have also shown that the reverberations from heavy truck traffic impact the foundations of buildings, especially older buildings and stone masonry buildings. However, without moving the port, the problem is difficult to tackle. The Integrated Mobility Plan, currently under development, has examined a number of ideas such as shipping trucks by ferry from Dartmouth to the port of Halifax. If the port moves to Dartmouth at the base of the circumferential highway, a potential option under the Port Master Plan, does the railway right-of-way remain accessible to commuter rail only. If not, does this right-of-way become a highway, as originally intended, leading to a potential third crossing to Dartmouth?

Community Workshop

HRM will implement a new financial incentives program to encourage and support conservation work on heritage buildings in the Old South Suburb. In the interim period leading up to the adoption of a new financial incentives program for the Old South Suburb, the existing HRM Heritage Incentives Program will be updated to include an additional \$50,000 specifically for eligible heritage conservation projects within the Heritage Conservation District Boundary. Owners of heritage properties will be able to apply for a \$10,000 cost shared grant every two years for external maintenance and conservation work on their properties.

Does the Heritage Conservation District require a more substantial financial incentives program than the existing Heritage Incentives Program?

The proposed \$50,000 is a good start but it is not enough money to go around and \$10K for a substantial conservation project is not much. Need to consider costs associated with deferred maintenance in many of the properties. A two-pronged approach could work well tailored to both commercial and residential properties because each has own particular needs. Small businesses struggle with the heavy costs involved with heritage conservation. Consider taxing properties within the District at a lower rate.

Tourists do not come here for the heritage. Historic Properties is an example of a failed heritage venture costing the city way too much. Are these buildings worth the investment? Why doesn't the Province play a role? How much do they provide?

In the 1870s, Halifax was the richest place in North America. Our built heritage here reflects this important period in our past. I wonder if we will have any sense of it in the year 2150. Today, we're the 2nd fastest growing city in Canada. Why can't we afford to protect our heritage?

Provincial and municipal government should purchase buildings with heritage value to support adaptive reuse and drive the private sector to do the same. Government needs office space regardless and could be investing in heritage at the same time. This may look like "museumification" of the neighbourhood. The block along Hollis Street east, between Morris and Marginal Rd, includes empty land that should not be considered heritage value.

Heritage properties should be taxed at a lower rate or provided with property tax abatement if a property owner is undertaking a conservation project on the exterior of a building. We need a bigger pot of money and emergency funding for unexpected situations. A special fund should be made available for extraordinary heritage projects. Maybe incentives for interior work could be considered.

We need stronger regulation to prevent demolition because developers factor their ability to demolish into the costs of redevelopment. We can't secure public investment in private property if the property owner has the right to demolish the property.

Cameron House (Renner-Carney House) on Barrington Street will cost \$1M to restore. These buildings need much more attention than an annual \$50K can provide. These buildings are too much to maintain under the existing heights framework. Developers should pay into a conservation fund to access more density. Tax credits can go a long way. Vacant lots or lots used for parking should be taxed more than developed lots to create a disincentive for keeping empty lots because these do not contribute to neighbourhood character.

What are your concerns, if any, about the process to consider demolition and approval of heritage buildings in the neighbourhood?

In the Heritage Conservation District, municipal heritage properties cannot be demolished without holding a public hearing and the approval of Regional Council. The District will also require that applications for the demolition of all buildings identified as heritage significant require a public hearing and Regional Council approval.

We need to design policies to ensure that if you demolish a Heritage building then it would diminish the value of the lot. If a heritage building is let go, the owner should lose development rights on the lot. This way the heritage building remains a valuable asset on the lot because it cannot be replaced by something more valuable.

In the Vancouver, Mt. Pleasant area, the municipality designated heritage buildings one at a time. They worked with property owners and tenants in one area. Heritage buildings were broken into units but the houses were preserved. A three storey house from the 1890's became three separate flats. We are trying to maintain the same style, especially around the deep south end. So we need similar creative measures to allow adaptive reuse.

The draft HCD Plan is not putting a bubble over the neighbourhood. It seeks to enhance the existing area with appropriate infill development. New buildings should be of their time and not ape the development around it. We need to maintain social and economic diversity in the neighbourhood with a variety of housing types. Multiunit tend to only attract students/singles in the majority.

We could make choices and lose some of the modest stock of buildings that are not registered heritage, especially buildings with poor integrity. Building can always be rehabilitated or restored to their original integrity, especially where financial incentives are available. If a building is severely damaged by fire or some other structural loss, the municipality should consider allowing the demolition. It would need to study and make sure that the building is actually compromised.

If the owner is not willing to rehabilitate the building after structural loss, it makes it difficult for the municipality to prevent the demolition. The owner could always sell a compromised building instead of demolishing. There is concern that property owners may create the hazard on purpose. The municipality should help prevent structural damage in the first place. It should have a program to purchase and rehabilitate threatened buildings and resell. It could also provide financial incentives to property owners who are intent on purchasing a building to conserve it.

Other cities are stricter with regard to demolition. Unless there is a public safety matter, a heritage building should not be demolished. Strong conservation measures contribute to strong economics in places like San Francisco and Charleston. A large part of the Halifax peninsula should be registered or part of a heritage conservation district. A clearly defined heights framework also creates stability and investment in heritage buildings because people feel secure in their purchase knowing that heights won't change around them.

There are applications to demolish two registered heritage buildings now as a result of the HCD Plan process. There needs to be a suspension of demolition while an HCD Plan is underway. The community is the custodian of heritage buildings as well as property owners. There is a need to examine the entire regional centre block by block to identify heritage resources before they are lost. We need to protect whole neighbourhoods and not just individual buildings.

There is concern that politicians don't have the skills to make decisions regarding development and heritage conservation. Will council be strong enough to say no to a demolition application? It doesn't seem that Regional Council considers the Heritage Advisory Committee's recommendation as much as the staff recommendation.

What are your concerns, if any, about the infill development potential within the Old South Suburb?

The Plan allows for 9-storey (28 m) buildings in areas, identified as I2 on Map 3, where development will have a moderate impact on the heritage character of the District. It also allows 7-storey (22 m) buildings in high impact areas such as on lots between or behind heritage buildings, identified as I1 on Map 3.

Why are vacant lots in the Heritage Conservation District when these have no heritage value? The development of these lots could have a moderate to high impact on the character of the District so the Plan seeks to guide appropriate development at these locations.

The deep rear yards are a great opportunity for development in the downtown. A reasonable compromise must be reached. Design should be high quality and should reflect the present while meeting design guidelines and conservation standards that should apply to all new development in the district. The design guidelines and conservation standards should not apply to development that only has a moderate impact on the heritage character of the area. Infill as proposed in the draft Plan is too high; it should be reduced by two storeys. Most Heritage Conservation Districts don't allow higher than existing. On the Black Binney House property, the allowable heights are already too high. Development on the Black Binney property should have to respect the relationship of this site with Government House. This district is already a "dog's breakfast" – what is the harm of additions. Additions at the rear of seven to nine storeys can block sunlight from windows on the heritage building.

Infill development needs to be sensitive, needs to maintain the rhythm of the neighbourhood. Articulation of new materials should be consistent the traditional streetscape. The roofs of historic buildings is a main feature and should not be lost with a new building in behind. There should be a setback required in the rear between heritage building and new development. The streetwalls of new building should match historic buildings then stepback to full height. We need to consider that infill development can be seen from both sides of the street and from both sides of the block. Emphasis of new construction should be on articulation, character, rhythm and trees.

Why give height bonuses for public parking? Property developers should not get extra height for providing parking that they are supposed to be providing regardless. We should keep the emphasis of bonus zoning on undergrounding wires only. Blasting to create underground/stacked parking affects the foundations of heritage building, especially stone buildings. However, public parking is very limited in this district and along Barrington Street. Empty lots should be required to provide public parking. If there is not adequate parking, there should at least be reasonable transit. Buses are not regular, only the 9, 7, and 41.

Why can't the municipality afford to buy heritage properties? Why are we not investing? We (city) should buy heritage properties to protect them.

Is it time to slow down new development in Halifax?

What are your concerns, if any, about the integrated development potential of heritage buildings in the Old South Suburb?

Promote “cool” development. Don’t impair the variety that exists. The Market needs more development.

New development should not be higher than the existing heritage buildings. Don’t overshadow, encourage daylight into heritage buildings.

We need three beautiful buildings at the entrance to the district.

Should buildings outside the district contribute monetarily to the district? Permit fees should contribute to the fund.

Additions should be 20 ft back from front wall of the building.

Keep entire building. Original building should remain intact. Exterior of building must be maintained.

How do you allow an attachment at the rear without destroying the integrity of the building? Integrated development should be separated from the heritage building. Detached is a possibility.

The seven storeys should be bonus density and expect good design that preserves heritage.

What other public realm elements can improve the visual and physical cohesive character of the District?

Street trees, street lighting, and street furniture have been identified by the public as important public realm elements to re-establish a comprehensive neighbourhood character with a physical and visual connection between Government House and Cornwallis Park.

Street name in the pavement with heritage feel.

Planter boxes with flowers, instead of trees. Highlight the building without blocking.

Seasonal decoration.

Underground wiring.

No chalk (messy) or paint, as on Argyle Street. Or, have streetscape on a permanent basis (like Argyle) embedded in street.

Special lighting creates a feel. Lighting scheme in the district.

Brunswick Street – nice benches, curbs, safety

Too much emphasis on density. Density shouldn’t be the only focus.

Benches (could) have small plaques, explaining history.

Information panels.

Explain Heritage values.

Creates interest in historical buildings

Gives people incentive to explore.

Street signage to clearly identify district.

Walking tour brochure.

Smartphone App for tour, explaining history.

(Interpretive?) pavement treatments.

Paint sidewalks red & blue

Needs to look like what it is.

Heritage lamp post “look”.

Specific types of trees planted.

Who are the people that will live here?

Property values

Accessibility

Parking

Designed for young “professional”.

Not a convenient location for access for services, etc.

Not for families – no schools.

ARTWORK –

Metal panels with artwork, adding to character of the district.

Public spaces, park, Dalhousie properties, between Morris and Spring Garden.

Look to other cities as examples we can meet in quality.

We can have Old Montreal/Quebec.

Appropriate lighting – street / trees

Pocket parks – encourage private development opportunities.

Trucks off street – rerouted.

Incentivise private space beautification. Green space/landscaping.

Other Comments

Lack of diversity at meeting. Lack of Youth population.

Make parking lots be landscaped.

Why are the buildings not maintained or repaired?

Bandaged

Constant renovations are very expensive.

Doing it all at once vs. small-scale maintenance.

Street maintenance - humps – trucks going over vibrate the buildings.

When we have a plan – let’s stick to it!!!!

**OLD SOUTH SUBURB HERITAGE CONSERVATION DISTRICT
STAKEHOLDER STEERING COMMITTEE
MEETING NOTES – Halifax City Hall
Feb.04, 2019**

PRESENT: Ms. Kerry Gosse
Mr. John Lawen
Ms. Jenny Lugar
Mr. Derek Bellemore
Ms. Elizabeth Pacey – absent
Mr. Brian Vallis - absent

STAFF: Mr. Seamus McGreal, Planner III
Mr. Aaron Murnaghan, Principle Planner
Ms. Kathleen Fralic, Planner II

The following does not represent a verbatim record of the proceedings of this meeting. Supporting documents and information items circulated to the Old South Suburb HCD Stakeholder Steering Committee are available online: <http://shapeyourcityhalifax.ca/old-south-suburb>.

CALL TO ORDER

This meeting was called to order at 6:00 p.m., Halifax City Hall.

Mr. McGreal: went over the purpose of the committee and its history of meetings.

Ms. Gosse

Motion: Begin meeting and accept minutes of September meeting.

Seconded: Ms. Lugar

Motion carried

Ms. Gosse

Motion: Motion to approve agenda.

Seconded: Ms. Lugar

Motion carried

Mr. McGreal went over the history and characteristics of the Old South Suburb Heritage Conservation District, and the three goals of the plan: promoting the area as a historic

destination, the introduction of conservation measures to protect significant heritage resources, and supporting a setting consistent with traditional character through a built-form framework that requires new construction to be visually consistent with traditional architecture.

Mr. McGreal: went over the Heritage Conservation District Plan, By-law, and amendments. Includes policies for underground wiring, tree planting, and interpretive strategy. Requirement for Certificate of Appropriateness when making substantial alterations to properties. Requirement for public hearing and Council approval when making substantial alterations to both registered and non-registered heritage properties. Conditions can be placed on Certificates of Appropriateness (such as timelines, request for photographs or other documentation, or suitable restoration of the site following demolition or removal of a building). Reducing the development potential in Cornwallis Park so that no building higher than one storey can be built there. Removal of all specific language regarding height figures, as they were deemed more appropriate for the Municipal Planning Strategy and the Land Use By-Law than the Heritage Conservation District Plan. Discussion about 4 FAR across the district to ensure parity and encourage sustainable development.

Mr. Lawen: Discussion around pre- and post-bonusing, and the financial incentives program.

Recess

Mr. McGreal: goes in depth with changes to the Municipal Planning Strategy. Requirement for a Development Agreement for any development to the Superstore and gas station lot that exceeds the pre-bonus FAR.

Mr. McGreal: In terms of the Land Use By-law, one significant change is that multiple buildings (with a single PID) are allowed on one lot. Eliminating the requirement for setbacks from the interior lot line of a building when the mid-rise portion begins.

Ms. Lugar: Concerns about implications of this provision and tower separation distance requirements.

Mr. McGreal: Having completed the review of the Downtown Municipal Planning Strategy and the Land Use By-Law, we will now move on to the review of submissions by property owners.

Mr. McGreal: presents a submission from Harvey Architecture requesting that one of their properties (outside the boundary) be included in the boundary. There is a second request to remove 1118 Barrington Street from the list of Contributing Heritage Resources.

Ms. Gosse

Motion: Remove 1118 Barrington Street from the list of Contributing Heritage Resources.

Seconded: Ms. Lugar

Motion carried

Mr. McGreal: Presents a submission from WSP on behalf of Killam Properties regarding the development called Governor's Plaza.

Discussion around timelines. Expectation is to get documents to Heritage Advisory Committee in May, with an autumn adoption.

Mr. Lawen: asks whether the City is going to do anything with the streetscape with respects to bumpouts, lampposts, and such in the future. Asks about plans to implement something that defines the Heritage District, or perhaps changing the name of Barrington Street to Pleasant Street.

Mr. McGreal: street blades will showcase the history while keeping the Barrington Street name.

Mr. Murnaghan: Discussion over recapitalization in the area and the importance of having policy in place to guide the direction of how the streetscape will develop.

Ms. Gosse

Motion: Close the Public Participation Program and submit the Old South Suburb Heritage Conservation District documents to the Municipality.

Seconded: Mr. Derek Bellemore

Motion carried

Ms. Gosse: Will work with David Perusse to draft a cover report to accompany the Staff Report for the Heritage Advisory Committee.

Meeting adjourned at 8:00 p.m.