



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 15.4.1
Halifax Regional Council
February 11, 2020

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed

For Lois Yorke, Chair, Heritage Advisory Committee

DATE: February 4, 2020

SUBJECT: **Case H00471: Evaluation of Potential Heritage Resources in Downtown
Halifax – Report #2**

ORIGIN

January 30, 2020 meeting of the Heritage Advisory Committee, Item 9.3.

LEGISLATIVE AUTHORITY

Heritage Property Act

s. 14(1) A heritage advisory committee may recommend to the municipality that a building, public building interior, streetscape, cultural landscape or area be registered as a municipal heritage property in the municipal registry of heritage property.

HRM By-law No. H-200 - Heritage Property By-law

4. The [Heritage Advisory] Committee shall, within the time limits prescribed by Council or the [Heritage Property] Act, advise the Region respecting:
 - (a) the inclusion of buildings, public building interiors, streetscapes, cultural landscapes or areas in the Registry.

RECOMMENDATION

The Heritage Advisory Committee recommends that Halifax Regional Council:

- 1 a. Set a date for heritage hearings to consider the inclusion of the 1445 Brenton Street and 1447 Brenton Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality; and
- b. Include 1445 Brenton Street and 1447 Brenton Street, Halifax, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as municipal heritage properties identified as the "Bracketted Mirror-Image House";
- 2 a. Set a date for a heritage hearing to consider the inclusion of 1528-36 Brunswick Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality; and
- b. Include 1528-36 Brunswick Street, Halifax, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as municipal heritage property identified as the "Dr. William Jakeman House";

Recommendation continued on page 2.

- 3 a. Set a date for a heritage hearing to consider the inclusion of 1717 Brunswick Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality; and
b. Include 1717 Brunswick Street, Halifax, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as a municipal heritage property identified as the “Salvation Army Citadel”;
- 4 a. Set a date for heritage hearings to consider the inclusion of 1512 Dresden Row and 1518 Dresden Row, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality; and
b. Include 1512 Dresden Row and 1518 Dresden Row, Halifax, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as municipal heritage properties identified as the “Richard O’Neill Houses”;
- 5 a. Set a date for heritage hearings to consider the inclusion of 1569 Dresden Row and 1579 Dresden Row, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality; and
b. Include 1569 Dresden Row and 1579 Dresden Row, Halifax, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as municipal heritage properties identified as the “Britannia Terrace”;
- 6 a. Set a date for a heritage hearing to consider the inclusion of 5562-66 Sackville Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality; and
b. Include 5562-66 Sackville Street, Halifax, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as a municipal heritage property identified as the “MT&T Company Exchange”;
- 7 a. Set a date for a heritage hearing to consider the inclusion of 1477 South Park Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality; and
b. Include 1477 South Park Street, Halifax, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as a municipal heritage property identified as the “Richard Gorham House”;
- 8 a. Set a date for a heritage hearing to consider the inclusion of 5635-37 Spring Garden Road, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality; and
b. Include 5635-37 Spring Garden Road, Halifax, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as a municipal heritage property identified as the “A.H. Buckley Building”.

BACKGROUND

At the January 30, 2020 meeting of the Heritage Advisory Committee, the Committee received a staff recommendation report dated January 7, 2020, and received a staff presentation on Case H00470. Staff noted that should the Committee award the properties a total score of fifty (50) points or more for the identified properties, out of a possible one-hundred (100), than the staff recommendation is that the Committee recommend the properties for registration by Halifax Regional Council.

For additional background information on this item, refer to the staff report dated January 7, 2020 (Attachment 1).

DISCUSSION

At the January 30, 2020 meeting, following the presentation from staff, the Committee evaluated the proposed heritage properties using the Evaluation Criteria for Registration of Heritage Buildings in HRM. The Committee applied the following scores:

- 1445 Brenton Street – 65
- 1447 Brenton Street – 65
- 1528-36 Brunswick Street – 58
- 1717 Brunswick Street – 77
- 1512 Dresden Row – 52
- 1518 Dresden Row – 60
- 1569 Dresden Row – 72
- 1579 Dresden Row – 71

- 5562-66 Sackville Street – 79
- 1477 South Park Street – 78
- 5635-37 Spring Garden Road – 69

Based on this evaluation, the Committee approved a motion recommending that Halifax Regional Council schedule a heritage hearing for the matter, and to approve the registrations to Registry of Heritage Property for the Halifax Regional Municipality.

For further discussion on the heritage registration evaluation criteria as it relates to this application, refer to the staff report dated January 7, 2020 (Attachment 1) and the Scoring Summary for Heritage Buildings (Attachment 2).

FINANCIAL IMPLICATIONS

Refer to the January 7, 2020 staff report (Attachment 1) for information on financial implications associated with this application.

RISK CONSIDERATION

None identified.

COMMUNITY ENGAGEMENT

Meetings of the Heritage Advisory Committee are open to public attendance. The agenda, reports, and minutes of the Heritage Advisory Committee are posted on Halifax.ca.

Refer to the January 7, 2020 staff report (Attachment 1) for information on community engagement specific to this item.

ENVIRONMENTAL IMPLICATIONS

None identified.

ALTERNATIVES

The Committee did not discuss alternatives.

ATTACHMENTS

Attachment 1 – Staff Recommendation Report dated January 7, 2020

Attachment 2 – Scoring Summary for Heritage Buildings

If the report is released to the public, a copy can be obtained by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: Simon Ross-Siegel, Legislative Assistant, Office of the Municipal Clerk, 902.490.6519



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Halifax, Nova Scotia
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Attachment 1
Heritage Advisory Committee
January 30, 2020

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: *-Original Signed-*

Kelly Denty, Director, Planning and Development
-Original Signed-

Chief Ken Stuebing, Acting Chief Administrative Officer

DATE: January 7, 2020

SUBJECT: **Case H00471: Evaluation of Potential Heritage Resources in Downtown
Halifax – Report #2**

ORIGIN

On May 14, 2019, Regional Council passed the following motion:

“Initiate a process to evaluate existing potential heritage properties identified in Attachment D of the staff report dated December 28, 2018 under the HRM Evaluation Criteria for registered heritage properties under H-200, the Heritage Property By-law”

LEGISLATIVE AUTHORITY

*Heritage Property Act, R.S.N.S. 1989, c. 199
Halifax Regional Municipality Charter, Part VIII
By-law H-200, Heritage Property By-law*

RECOMMENDATION

1. It is recommended that should 1445 and 1447 Brenton Street, Halifax, score more than 50 points on evaluation as heritage buildings under the HRM Evaluation Criteria for Registration of Heritage Buildings, the Heritage Advisory Committee recommend that Regional Council:
 - a. Set a date for heritage hearings to consider the inclusion of the 1445 Brenton Street and 1447 Brenton Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality; and

- b. Include 1445 Brenton Street and 1447 Brenton Street, Halifax, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as municipal heritage properties identified as the “Bracketted Mirror-Image House”;
2. It is recommended that should 1528-36 Brunswick Street, Halifax, score more than 50 points on evaluation as heritage buildings under the HRM Evaluation Criteria for Registration of Heritage Buildings, the Heritage Advisory Committee recommend that Regional Council:
 - a. Set a date for a heritage hearing to consider the inclusion of 1528-36 Brunswick Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality; and
 - b. Include 1528-36 Brunswick Street, Halifax, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as municipal heritage property identified as the “Dr. William Jakeman House”;
3. It is recommended that should 1717 Brunswick Street, Halifax, score more than 50 points on evaluation as heritage buildings under the HRM Evaluation Criteria for Registration of Heritage Buildings, the Heritage Advisory Committee recommend that Regional Council:
 - a. Set a date for a heritage hearing to consider the inclusion of 1717 Brunswick Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality; and
 - b. Include 1717 Brunswick Street, Halifax, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as a municipal heritage property identified as the “Salvation Army Citadel”;
4. It is recommended that should 1512 Dresden Row and 1518 Dresden Row, Halifax, score more than 50 points on evaluation as heritage buildings under the HRM Evaluation Criteria for Registration of Heritage Buildings, the Heritage Advisory Committee recommend that Regional Council:
 - a. Set a date for heritage hearings to consider the inclusion of 1512 Dresden Row and 1518 Dresden Row, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality; and
 - b. Include 1512 Dresden Row and 1518 Dresden Row, Halifax, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as municipal heritage properties identified as the “Richard O’Neill Houses”;
5. It is recommended that should 1569 Dresden Row and 1579 Dresden Row, Halifax, score more than 50 points on evaluation as heritage buildings under the HRM Evaluation Criteria for Registration of Heritage Buildings, the Heritage Advisory Committee recommend that Regional Council:
 - a. Set a date for heritage hearings to consider the inclusion of 1569 Dresden Row and 1579 Dresden Row, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality; and
 - b. Include 1569 Dresden Row and 1579 Dresden Row, Halifax, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as municipal heritage properties identified as the “Britannia Terrace”;
6. It is recommended that should 5562-66 Sackville Street, Halifax, score more than 50 points on evaluation as heritage buildings under the HRM Evaluation Criteria for Registration of Heritage Buildings, the Heritage Advisory Committee recommend that Regional Council:

- a. Set a date for a heritage hearing to consider the inclusion of 5562-66 Sackville Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality; and
 - b. Include 5562-66 Sackville Street, Halifax, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as a municipal heritage property identified as the "MT&T Company Exchange";
7. It is recommended that should 1477 South Park Street, Halifax, score more than 50 points on evaluation as a heritage building under the HRM Evaluation Criteria for Registration of Heritage Buildings, the Heritage Advisory Committee recommend that Regional Council:
- a. Set a date for a heritage hearing to consider the inclusion of 1477 South Park Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality; and
 - b. Include 1477 South Park Street, Halifax, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as a municipal heritage property identified as the "Richard Gorham House";
8. It is recommended that should 5635-37 Spring Garden Road, Halifax, score more than 50 points on evaluation as heritage buildings under the HRM Evaluation Criteria for Registration of Heritage Buildings, the Heritage Advisory Committee recommend that Regional Council:
- a. Set a date for a heritage hearing to consider the inclusion of 5635-37 Spring Garden Road, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality; and
 - b. Include 5635-37 Spring Garden Road, Halifax, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as a municipal heritage property identified as the "A.H. Buckley Building".

BACKGROUND

On May 14, 2019, Regional Council passed a motion to evaluate existing "Potential Heritage Buildings" as identified on Attachments A and B of this report, under the HRM Evaluation Criteria for registered heritage properties. Council's motion was in response to a staff report, dated December 28, 2018 (Case H00437), which explained that approximately 35 per cent of the "Potential Heritage Buildings" within Downtown Halifax have been demolished or destroyed since 2009 (see Attachment A - "Potential Heritage Buildings Demolished").

To protect the identified historic buildings, Council is seeking to consider heritage registration to provide legal protection under the *Heritage Property Act of Nova Scotia* and to provide property owners with access to municipal and provincial grants for exterior maintenance and conservation work.

On October 23, 2019, the Heritage Advisory Committee (HAC) received a staff report dated September 24, 2019 (Case H00470) that addressed 16 of the 61 properties for the potential of creating new heritage streetscapes. This report focusses on an additional 11 properties that will be evaluated individually as potential municipally registered heritage properties (Map 1). These properties are located within or adjacent to the Spring Garden Road precinct (Precinct 3 of the Downtown Halifax plan), which has experienced a significant loss of its older building stock in the past decade such as a semi-detached residence at 1445-47 Brenton Street; two brick buildings at 1528-36 and 1717 Brunswick Street; four traditional residential buildings at 1512-18 and 1569-79 Dresden Row; an industrial brick building at 5562-66 Sackville Street; a traditional mansion at 1477 South Park Street; and a large wooden building at 5635-37 Spring Garden Road.

Staff will prepare research reports for the remaining 34 properties which will be presented to the HAC for evaluation at future meetings in 2020.

HRM's Heritage Property Program

The purpose of the HRM Heritage Property Program is to help protect and conserve significant heritage resources including buildings, streetscapes, sites, areas, and conservation districts that reflect the rich heritage found in local communities throughout HRM. One of the chief aims of the Heritage Property Program is to recognize significant heritage resources through the inclusion of properties in the Municipal Registry of Heritage Properties.

Under the Heritage Property Program, registration of heritage buildings is evaluated by the HAC using "The Evaluation Criteria for Registration of Heritage Buildings" (Attachment C).

To assist the HAC in making a recommendation to Council, evaluation criteria for scoring a property and building are broken down into six categories (Table 1):

Table 1: HRM Evaluation Criteria for Registration of Heritage Buildings, Total Possible Scoring Summary

Criterion	Highest Possible Score
1. Age	25
2. Historical or Architectural Importance	20
3. Significance of Architect/Builder	10
4. Architectural Merit: Construction type and Style	20
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
Total	100

Nova Scotia Heritage Property Act

HRM's Heritage Property Program receives its authority from the *Heritage Property Act* which seeks:

"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".

Subsections 14(2) and 15(1) under the *Heritage Property Act* require that notice of recommendation is given to the property owner at least thirty (30) days prior to any Council decision to include the property in the Registry of Heritage Property for the Halifax Regional Municipality. The property owner is also given an opportunity to address Regional Council before a decision is made by Regional Council to register the property pursuant to the *Heritage Property Act*. Should the Heritage Advisory Committee forward a positive recommendation to Regional Council, heritage staff will ensure that formal notices are sent to the owner(s) of the properties and deposited at the Registry of Deeds. As a matter of due diligence, staff sent advanced notices to all property owners listed on Attachment B by way of a letter dated July 24, 2019 that explained the process and implications of heritage registration, and to offer an opportunity for comment and questions.

Roles and Responsibilities

The Heritage Advisory Committee's (HAC) role as it pertains to heritage registration, is to advise Regional Council on the inclusion of buildings, public building interiors, streetscapes, cultural landscapes or areas in the HRM Registry through the application of evaluation criteria using a scoring method. Properties that receive a score of 50% through the evaluation are forwarded to Regional Council for consideration.

Staff's role is to provide the information required for HAC to evaluate properties in a consistent way through the staff report and presentation. In this case, as with all HAC, Council and owner initiated heritage applications, staff provide a recommended scoring range for each evaluation category and an explanation of that recommendation to aid in HACs deliberations.

DISCUSSION

The role of the Heritage Advisory Committee is to evaluate the merit of heritage registration for the eleven properties recommended for registration as heritage properties. Attachments D through J provide the background research to enable the evaluation and scoring of the 11 potential heritage properties. Refer to the respective research reports to evaluate these properties under the HRM Evaluation Criteria for Heritage Buildings (Attachment C). The key findings of the research report are summarized below and a range of possible scores is recommended by staff in Attachment K.

The semi-detached buildings on the two properties at 1445 and 1447 Brenton Street are addressed together in a single report (Attachment D). The four Dresden Row Properties are addressed together in a single report since these properties share a similar history, architecture, and location: 1569 and 1579 Dresden Row were originally part of the same terrace building whereas 1512 and 1518 Dresden Row were constructed by the same builder on abutting lots (Attachment G).

Bracketted Mirror-Image House (1445-47 Brenton Street, Halifax)

1. Age

The semi-detached building at 1445-47 Brenton Street, Halifax, was constructed post-confederation, in 1881.

2. Historical OR Architectural Importance

Important/Unique Architectural Style or Highly Representative of an Era

The two buildings are unique and rare examples of a mirror-image house designed in the Bracketted style. A mirror-image house consists of two identical houses built under a single roof. The Bracketted style of architecture evolved out of the Italianate style in North America. The style was popular between 1850 and 1890 and it was a less accurate interpretation of the Italianate style which introduced architectural elements from other styles. This style was most commonly applied to detached buildings. 1445-47 Brenton Street is a unique and rare application of this style to a mirror-image house.

3. Significance of Architects or Builders

John Burton owned these properties from 1857 to 1887 and built the semi-detached dwelling in 1881. There is little information available for John Burton except that he holds the title "Esquire" in a transfer of deed document.

4. Architectural Merit

Construction type/building technology:

Buildings constructed using timber framing, often called post-and-beam construction, involved joining large pieces of wood together with joints, using mortise-and-tenon construction. Timber-frame buildings are rare in Halifax because the construction method became less common as of the late 19th century when it was largely replaced by other construction methods.

Style: See Important/Unique Architectural Style, above.

5. Architectural Integrity

The mirror-image house at 1445-47 Brenton Street is largely unchanged.

6. Relationship to Surrounding Area

Situated at a prominent location at the intersection of Brenton Street and Clyde Street, the mirror-image house is an important architectural asset contributing to the heritage character of the surrounding area. The historic Schmidville neighbourhood is located immediately across the street to the south of the building. This neighbourhood is defined, in large part, by similar mirror-image houses and many Bracketted-style buildings.

Staff Recommendation

Based on the importance of these buildings under the HRM Evaluation Criteria for Heritage Buildings, staff recommend the registration of these properties, identified as the Bracketted Mirror-Image Houses.

Dr. William Jakeman House (1528-1536 Brunswick Street, Halifax)

1. Age

The Dr. William Jakeman House at 1528-36 Brunswick Street, Halifax, was constructed post-confederation, in 1886.

2. Historical OR Architectural Importance

Historical Importance

Between 1886 and 1942, the house was home to the first Provincial Veterinary Surgeon, Dr. William Jakeman, and home to the second Provincial Veterinary Surgeon, Dr. William Walter Jakeman (son of Dr. William Jakeman).

Important/Unique Architectural Style or Highly Representative of an Era

The building is an example of a two-storey residential Second Empire building which was a popular style from the Victorian period in Nova Scotia between 1855 and 1900. The building includes classical details, which are rare for this style including a parapet crowning the mansard roof and architraves supporting the protruding roofs of the dormers and cornice.

3. Significance of Architects or Builders

Samuel M. Brookfield (1844-1924) focused primarily on regional development in Atlantic Canada. His firm built the Nova Scotia Sugar Refinery and the Nova Scotia Cotton Manufacturing Company. He also built the Halifax Sugar Refinery in 1884. Some of his most prominent works include the St. John's Courthouse (1904), the Cathedral Church of All Saints (1910), the Canadian Bank of Commerce (1906), and the renovation of the Kenny-Dennis Building (1912).

4. Architectural Merit

Construction type/building technology:

The building is constructed of multiple-wythe brick walls. These buildings have load-bearing brick walls that were constructed largely in the second half of the 19th century in Halifax when fire laws prevented the construction of new wooden buildings. This construction method is rare in Halifax today since it was largely replaced by other construction methods, including steel framing, in the 20th century.

Style: See Important/Unique Architectural Style, above.

5. Architectural Integrity

The original house at 1528 Brunswick Street includes modest changes such as the consolidation with the one-storey building at 1530-36 Brunswick Street.

6. Relationship to Surrounding Area

The Second Empire style building with mansard roof at 1528 Brunswick Street is an important architectural asset contributing to the heritage character of the surrounding area. Although there are no similar style buildings within the immediate vicinity, the building relates to other prominent Second Empire style brick buildings on the Brunswick Street block immediately to the north. These buildings include the Halifax Academy, at the corner Sackville Street, the Welfare Building and Salvation Army Citadel, both at the corner of Prince Street.

Staff Recommendation

Based on the importance of this building under the HRM Evaluation Criteria for Heritage Buildings, staff recommend the registration of this property, identified as the Dr. William Jakeman House.

Salvation Army Citadel (1717 Brunswick Street, Halifax)

1. Age

The Salvation Army Citadel at 1717 Brunswick Street, Halifax, was constructed post-confederation, in 1895.

2. Historical OR Architectural Importance

Historical Importance

The building has significant associations with the Salvation Army of Halifax. The Salvation Army was known for using military terminology and as a result, many of their primary church buildings were called "Barracks", "Temples" or "Citadels". The current building was built for the Salvation Army as its first permanent citadel and temple in Halifax.

Important/Unique Architectural Style or Highly Representative of an Era

The Anglican Bishop of Nova Scotia (1851-1887), Hibbert Binney, advocated for Gothic influences in churches and other religious institutions. Architect Henry F. Busch designed the late Victorian building based on a Second Empire styling with some notable Gothic Revival influences. The building is a rare example of the Second Empire style using Victorian Gothic architectural elements.

3. Significance of Architects or Builders

Henry F. Busch (1826-1902)

Busch was one of Nova Scotia's most significant architects. He popularized the Second Empire style in the province from the 1870s onwards. Some of his most prominent works include: Victoria Hall (1878), the Halifax Academy Building (1878), the Halifax Dispensary (1880), the bandstand at the Halifax Public Gardens (1887), and the Church of England Institute (1888).

4. Architectural Merit

Construction type/building technology:

The building is constructed of multiple-wythe brick walls. These buildings have load-bearing brick walls that were constructed largely in the second half of the 19th century in Halifax when fire laws prevented the

construction of new wooden buildings. This construction method is rare in Halifax today since it was largely replaced by other construction methods, including steel framing, in the 20th century.

Style: See Important/Unique Architectural Style, above.

5. Architectural Integrity

The architectural integrity of the building since 1895 is largely unchanged. An ornamental parapet ran along the roof line of the building, but it does not exist anymore. A brick addition was constructed to the rear of the building after 1967.

6. Relationship to Surrounding Area

During much of the 19th century, this stretch of Brunswick Street was notorious for drunkenness, prostitution, poor sanitation, murders, and violence. The area gradually began to change when the Reform Club was established on the location of the subject property to promote and support abstinence from alcohol. The wooden tenements and dwellings were replaced by brick buildings associated with the Reform movement including the three existing Second Empire style buildings on Brunswick Street: the Halifax Academy (1649 Brunswick Street), the Welfare Building (1697 Brunswick Street) and the Salvation Army Citadel (1717 Brunswick Street). Together, these three iconic red brick buildings contribute to the heritage character of the streetscape immediately across from Citadel Hill.

Staff Recommendation

Based on the importance of this building under the HRM Evaluation Criteria for Heritage Buildings, staff recommend the registration of this property, identified as the Salvation Army Citadel.

Richard O'Neill Houses (1512 and 1518 Dresden Row, Halifax)

1. Age

The pre-confederation detached buildings at 1512 and 1518 Dresden Row, Halifax, were built by Richard O'Neill between 1852 and 1858.

2. Historical OR Architectural Importance

Historical Importance

Captain James O'Brien bought the dwelling at 1512 Dresden Row in 1858. As a master sea captain, James O'Brien played a role in sailing the Chesapeake steamship to Halifax during the Chesapeake Affair¹ in December 1863. He occupied this dwelling with his wife until his death in a shipwreck off the coast of Sable Island in 1870.

Lieutenant-Colonel William J. Myers purchased the property at 1518 Dresden Row in 1865. Myers was a Lieutenant Colonel of the 71st Highland Light Infantry Regiment of Foot. He served as a Lieutenant in 1831-1835, Captain in 1836, Major in 1842. He was an original member of the Halifax Club in 1862 and he served as its first president from 1862 until his death in 1867.

Important/Unique Architectural Style or Highly Representative of an Era

The two buildings include two overlapping styles that were popular during the time of their construction, in the 1850s: the Halifax House and Bracketted styles. These buildings are early and rare examples of the Italianate-inspired Bracketted style applied to the Georgian-style Halifax House.

¹ The Chesapeake Affair was one of the major diplomatic incidents between the United States and Great Britain during the American Civil War when the USS *Chesapeake* was seized by confederates and diverted to St. John, NB, and then into Nova Scotian waters where it was re-captured by an American frigate.

3. Significance of Architects or Builders

These two buildings were built by Richard O'Neill, a wealthy grocer, and owner of O'Neill's Wharf on the Halifax waterfront, just south of Cornwallis Street. His obituary from 1865 indicates that Mr. O'Neill was "an old and respected resident of the city" and that his death "removes a good man from the community, whose worth was unalloyed and unobtrusive, and creates a blank in the circles where he moved which cannot be soon occupied by a face as pleasant and a heart as kindly."

4. Architectural Merit

Construction type/building technology:

Buildings constructed using timber framing, often called post-and-beam construction, involved joining large pieces of wood together with joints, using mortise-and-tenon construction. Timber-frame buildings are rare in Halifax because the construction method became less common as of the late 19th century when it was largely replaced by other construction methods.

Style: See *Important/Unique Architectural Style*, above.

5. Architectural Integrity

The integrity of the Bracketted Halifax Houses at 1512 and 1518 Dresden Row is very much intact with two-and-a-half storey height, two-bay building width, and truncated gable roof with Scottish dormers.

6. Relationship to Surrounding Area

Character defining elements of this style include steeply pitched gable roofs, building heights of two-and-a-half storeys, little to no set back from the street, and almost-symmetric front façades with side hall entrances. The Georgian architectural style of Richard O'Neill Houses and Britannia Terrace to the north contribute to the Old-World character of this stretch of Dresden Row.

Staff Recommendation

Based on the importance of these buildings under the HRM Evaluation Criteria for Heritage Buildings, staff recommend the registration of these properties, -identified as the Richard O'Neill Houses.

Britannia Terrace (1569-79 Dresden Row, Halifax)

1. Age

The pre-confederation terrace of rowhouses at 1569-79 Dresden Row, Halifax, was built by John Burton between 1842 and 1845.

2. Historical OR Architectural Importance

Historical Importance

William J. Stairs, a prominent industrialist, banker, politician, and merchant, lived at Britannia Terrace with his family from 1846 to 1849. In the mid-1860s, Rev. George Munro Grant, president of Dalhousie University, principal of Queens University, and a Presbyterian minister at St. Matthews Church, lived at Britannia Terrace.

Important/Unique Architectural Style or Highly Representative of an Era

The buildings at 1569-79 Dresden Row are important in framing and defining the character of this stretch of Dresden Row, north of Spring Garden Road. The buildings include classical architectural features of Georgian-style buildings from the early Victorian period.

3. Significance of Architects or Builders

These buildings were built by John Burton, an English immigrant from London who arrived in Halifax in 1834. He was a master builder and real estate agent. He built Britannia Terrace, a set of five houses for his children between 1842 and 1845. Along with Enos Collins, Abraham Gesner, John Silver, and Lawrence E. Van Buskirk, he became a shareholder of the Halifax Kerosene Gas Light Company, in 1850, which introduced street lighting to Halifax and Dartmouth.

4. Architectural Merit

Construction type/building technology:

Buildings constructed using timber framing, often called post-and-beam construction, involved joining large pieces of wood together with joints, using mortise-and-tenon construction. Timber-frame buildings are rare in Halifax because the construction method became less common as of the late 19th century when it was largely replaced by other construction methods.

Style: See *Important/Unique Architectural Style*, above.

5. Architectural Integrity

Both buildings at 1569 and 1579 Dresden Row have had modest changes to their integrity. The Georgian form and elements of the rowhouse are very much intact with two-and-a-half storey height and a steep gable roof with small and narrow dormers.

6. Relationship to Surrounding Area

The Georgian architectural style of Britannia Terrace and the Richard O'Neill Houses to the south contribute to the historical character of this stretch of Dresden Row. Character defining elements of this style include steeply pitched gable roofs, building heights of two-and-a-half storeys, little to no set back from the street, and almost-symmetrical front façades with side hall entrances.

Staff Recommendation

Based on the importance of these buildings under the HRM Evaluation Criteria for Heritage Buildings, staff recommend the registration of this property, identified as the Britannia Terrace.

MT&T Company Exchange (5562-66 Sackville Street)

1. Age

The building at 5562-66 Sackville Street, Halifax, was built for the Maritime Telephone and Telegraph (MT&T) Company in 1916.

2. Historical OR Architectural Importance

Historical Importance

The building has an association with the telephone industry in Halifax as one of the first telephone exchanges belonging MT&T and operating for most of the 20th Century.

Important/Unique Architectural Style or Highly Representative of an Era

Architect Andrew Cobb designed the building featuring elements from the Beaux-Arts Movement. This architectural style is derived from the Classical Greco-Roman elements that had been taught in the Ecole des Beaux Arts since the 17th century. It became the common style for institutional buildings during the Edwardian period in the first two decades of the 20th century.

3. Significance of Architects or Builders

Andrew Cobb was a renowned architect who designed many buildings in Nova Scotia in the Beaux-Arts and the Arts and Crafts styles. Cobb studied at Acadia University, MIT, and the Ecole des Beaux-Arts. He went on to design several telephone exchanges for MT&T during the 1910s, 1920s, and 1930s including the Lorne Exchange on North Street (1919). He also designed many buildings for Dalhousie University, King's College, and the Memorial Tower in Dingle Park.

4. Architectural Merit

Construction type/building technology:

The building includes a steel frame and brick façades with a concrete foundation. Brick was used to cover the steel and concrete to hide the modern materials. It is an early example of a steel construction in Halifax for a building with a traditional design using a brick exterior.

Style: See *Important/Unique Architectural Style*, above.

5. Architectural Integrity

The architectural integrity of the building is largely unchanged. Two modern additions were made to the side at 5562 Sackville Street and to the rear of the building towards Allandale Street.

6. Relationship to Surrounding Area

The building stands immediately across from Citadel Hill and down the street from the Garrison Grounds. It is an important contribution to the surrounding area.

Staff Recommendation

Based on the importance of this building under the HRM Evaluation Criteria for Heritage Buildings, staff recommend the registration of this property, identified as the MT&T Company Exchange.

Richard Gorham House (1477 South Park Street)

1. Age

The pre-confederation building at 1477 South Park Street, Halifax, was built by Richard Gorham between 1857 and 1862.

2. Historical OR Architectural Importance

Historical Importance

John W. Regan (1873-1945)

Regan lived in this building in the late 1920s. His occupation was as a real estate broker. An avid historian, he wrote and published many historical publications relating to the history of Halifax and Nova Scotia. This included *Sketches and Traditions of the Northwest Arm (1908)*, and *First Things in Acadia (1936)*, under the pseudonym "John Quinpool". From 1920 to 1921, he served as the Deputy Mayor of the former City of Halifax. He served as Ward 3 Alderman from 1919 to 1923.

Dr. Victor O. Mader (1901-1959)

Mader lived in the building from 1929 until his death in 1959. He was an associate professor of anatomy at Dalhousie University from 1925-1929 and as assistant surgeon at Victoria General Hospital. He served under the Royal Canadian Army Medical Corps from 1928 to 1946, reaching the rank of Colonel. In 1940, he commanded the No. 22 Field Ambulance. In 1944, he commanded the No. 7 Canadian General Hospital under the Canadian Liberation Army. Mader became a physician and one of the leaders in plastic surgery procedures in Halifax at the time.

Important/Unique Architectural Style or Highly Representative of an Era

The main character-defining elements of this building are derived from Georgian architecture including the display of symmetry through fenestration, the use of a centralized grand entrance, and decorative moulding.

3. *Significance of Architects or Builders*

Richard Gorham was born in Liverpool, Nova Scotia, in 1800. He had a shipping business called R. Gorham & Co. which sold lumber and fish to the West Indies in return for sugar and molasses from his warehouse in Halifax. He died in June 1865 and was buried at Camp Hill Cemetery.

4. *Architectural Merit*

Construction type/building technology:

Buildings constructed using timber framing, often called post-and-beam construction, involved joining large pieces of wood together with joints, using mortise-and-tenon construction. Timber-frame buildings are rare in Halifax because the construction method became less common as of the late 19th century when it was largely replaced by other construction methods.

Style: See *Important/Unique Architectural Style*, above.

5. *Architectural Integrity*

The architectural integrity of the building is largely unchanged. The building features an intact original façade that has been maintained using largely traditional materials.

6. *Relationship to Surrounding Area*

The building is an important contribution to the surrounding area. Several neighbouring Victorian buildings were recently demolished and it is the only historic building remaining across the street from historic Victoria Park.

Staff Recommendation

Based on the importance of this building under the HRM Evaluation Criteria for Heritage Buildings, staff recommend the registration of this property, identified as the Richard Gorham House.

A.H. Buckley Building (5635-37 Spring Garden Road)

1. *Age*

The residence at 5635-37 Spring Garden Road, Halifax, was built by John Spry Morris before 1850 and the building was enlarged substantially by Albert. H. Buckley for his pharmacy between 1895 and 1897.

2. *Historical OR Architectural Importance*

Historical Importance

The building has significant associations with the pharmaceutical profession in Nova Scotia.

Dr. Avery Buckley (1858-1941)

Avery Buckley was the first pharmacist to receive a diploma from the Nova Scotia Pharmaceutical Society in 1878. He retired from the pharmacist business in 1902 and practiced medicine as a physician. He was noted as being one of the main physicians that gave medical supplies and expertise in the aftermath of the 1917 Halifax Explosion.

Albert Hall Buckley (1862-1957)

Albert Buckley was the brother of Dr. Avery Buckley. In 1891, he took over the store at Spring Garden Road and became the main pharmacist. By 1925, he owned five stores in Halifax and would expand his chain of drug stores to six by the 1950s. Upon retirement in 1957, he was recognized as the oldest pharmacist in Canada.

Important/Unique Architectural Style or Highly Representative of an Era

The building incorporates a unique architectural transition of styles from a Georgian style residential dwelling to a Late Victorian Plain (1880-1915) commercial building. It is a rare example of a Late Victorian Plain transition representative of the increasing commercial activity in this part of downtown Halifax in the late 19th century, which replaced or converted much of the wooden residential buildings with commercial uses.

3. Significance of Architects or Builders

John Spry Morris (1795-1881)

The building at the corner of Spring Garden Road and Dresden Row was built by John Spry Morris before 1850. JS Morris was the great-grandson of Charles Morris, the original surveyor of Halifax. JS Morris became the Surveyor-General of Nova Scotia in 1831 and served in that position until 1851.

4. Architectural Merit

Construction type/building technology:

Buildings constructed using timber framing, often called post-and-beam construction, involved joining large pieces of wood together with joints, using mortise-and-tenon construction. Timber-frame buildings are rare in Halifax because the construction method became less common as of the late 19th century when it was largely replaced by other construction methods.

Style: See *Important/Unique Architectural Style*, above.

5. Architectural Integrity

The Late Victorian Plain transition building is largely unchanged from 1895.

6. Relationship to Surrounding Area

The building is one of the last remaining Victorian era commercial buildings on Spring Garden Road. As a branch location of the Buckley Brothers drug store chain, the building was an important commercial institution on Spring Garden Road, operating from the early 1880s to the 1970s. Today, it is a handcraft shop popular with both local residents and tourists. This property abuts two other 19th-century buildings around the corner: the Halifax Houses located at 1512 and 1518 Dresden Row. All three of these buildings share a common history as they were once owned by Maurice McIlreith in 1852 before being sold separately.

Staff Recommendation

Based on the importance of this building under the HRM Evaluation Criteria for Heritage Buildings, staff recommend the registration of this property, identified as the A.H. Buckley Building.

FINANCIAL IMPLICATIONS

The HRM costs associated with advertising and processing this application can be accommodated within the approved 2019/20 operating budget for C340 – Social and Heritage Policy Program.

RISK CONSIDERATION

The risks considered rate Moderate due to the potential for affected property owners to object to the recommendations outlined in this report. These risks are mitigated by appropriate public and stakeholder engagement in-keeping with the Municipality's current policies and procedures. To reach this conclusion, consideration was given to operational, financial, and/or strategic risks.

COMMUNITY ENGAGEMENT

The community engagement process for this project is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing achieved through public access to the required Heritage Advisory Committee meeting agenda, meeting and minutes. Property owners were also notified by registered mail. As a provision of the *Heritage Property Act*, no registration of a municipal heritage property shall take place until Regional Council has given the owner of the property an opportunity to be heard.

ENVIRONMENTAL IMPLICATIONS

There are no significant environmental implications associated with the recommendations in this report.

ALTERNATIVES

1. The Heritage Advisory Committee may choose to decline to recommend that Halifax Regional Council include a property in the Registry of Heritage Property for the Halifax Regional Municipality if the property does not score above 50 points based on the HRM Evaluation Criteria for Registration of Heritage Buildings.

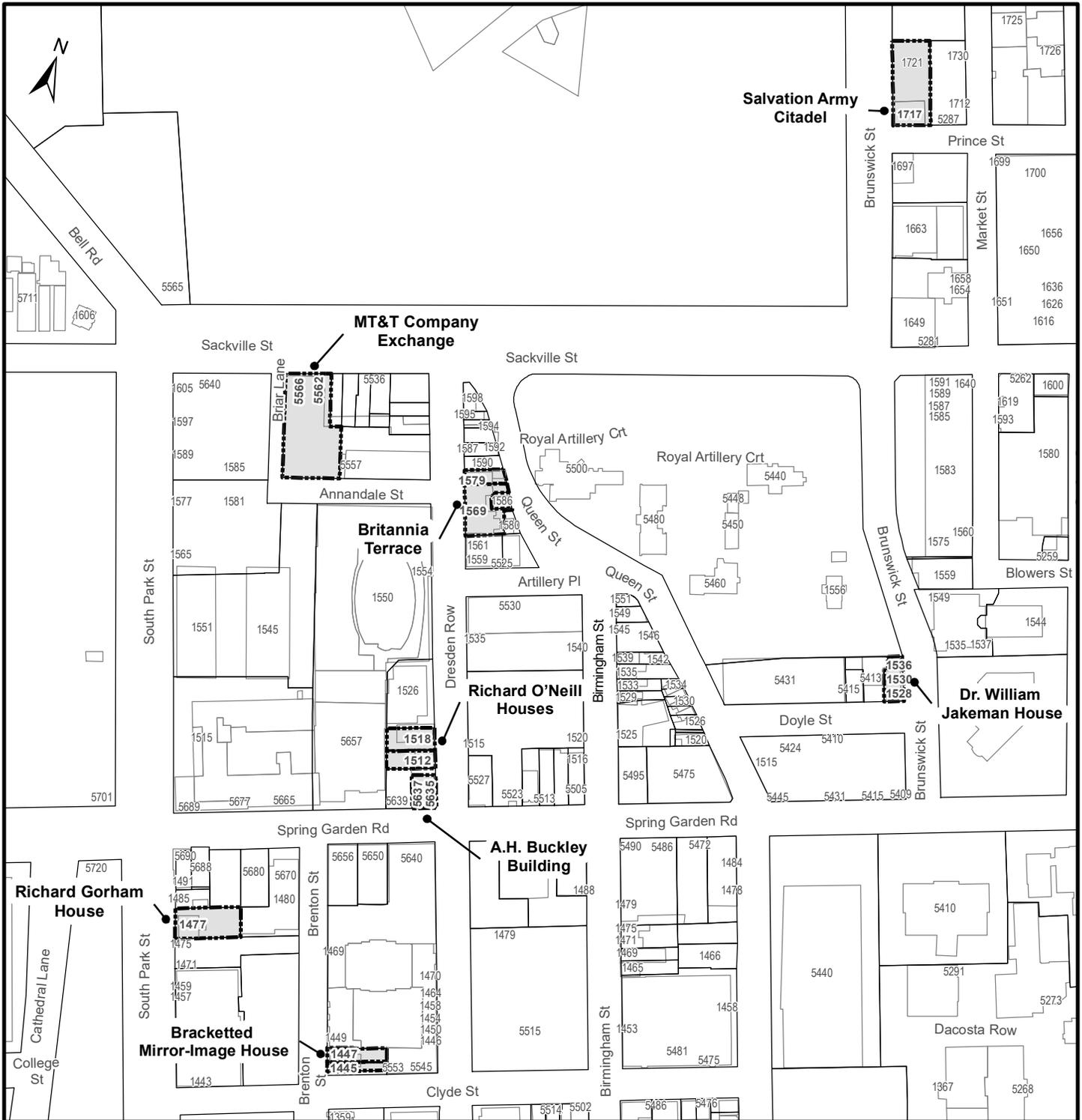
ATTACHMENTS

- Map 1: Potential Heritage Properties in Downtown Halifax
- Attachment A: Existing Heritage Resources in December 2018
Attachment B: List of Potential Heritage Resources
Attachment C: HRM Evaluation Criteria for Registration of Heritage Buildings
Attachment D: Research Report – Bracketted Mirror-Image House
Attachment E: Research Report – Dr. William Jakeman House
Attachment F: Research Report – Salvation Army Citadel
Attachment G: Research Report – Dresden Row Georgian-Style Buildings (Richard O'Neill Houses and Britannia Terrace)
Attachment H: Research Report – MT&T Company Exchange
Attachment I: Research Report – Richard Gorham House
Attachment J: Research Report – A.H. Buckley Building
Attachment K: Scoring Summary for Heritage Buildings

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

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

Report Approved by: Eric Lucic, Manager of Regional Planning, 902.430.3954



Map 1 - Potential Heritage Properties in Downtown Halifax

HALIFAX

 Potential Heritage Properties



ATTACHMENT B
List of Potential Heritage Resources
(Properties subject to Report #2 highlighted)
Properties previously reviewed in Report #1 in bold and italics

Civic	Street Name	PID
1572-74	ARGYLE ST	40280497
1576-80	ARGYLE ST	40280505
1582-84	ARGYLE ST	40420168
1659-65	ARGYLE ST	00003400
1586-90	ARGYLE ST	00076570
1467-69	BIRMINGHAM ST	00077453
1479	BIRMINGHAM ST	00077461
1529	<i>BIRMINGHAM ST</i>	<i>00077321</i>
1533	<i>BIRMINGHAM ST</i>	<i>00077339</i>
1535	<i>BIRMINGHAM ST</i>	<i>00077347</i>
1539	<i>BIRMINGHAM ST</i>	<i>00077354</i>
1549	<i>BIRMINGHAM ST</i>	<i>40656704</i>
1551	BIRMINGHAM ST	40656696
1471-75	BIRMINGHAM ST	41210386
5190	BLOWERS ST	00076133
5240	BLOWERS ST	00076737
5232-36	BLOWERS ST	00076745
5228-30	BLOWERS ST	00076752
5220-24	BLOWERS ST	00076760
1445	BRENTON ST	00125575
1447	BRENTON ST	41260068
1717	BRUNSWICK ST	00002964
1528-36	BRUNSWICK ST	00077156
1518	DRESDEN ROW	00125898
1512	DRESDEN ROW	00125906
1569	DRESDEN ROW	00125963
1579	DRESDEN ROW	00125971
1587	DRESDEN ROW	00125997
1589	DRESDEN ROW	00126003
1593-95	DRESDEN ROW	00136267
5080	GEORGE ST	40724676
1567	<i>GRAFTON ST</i>	<i>00076620</i>
1545-49	<i>GRAFTON ST</i>	<i>00076729</i>
1600	<i>GRAFTON ST</i>	<i>00076877</i>

1560	GRAFTON ST	00076901
1579	GRAFTON ST	40280521
1669	GRANVILLE ST	00003251
1723	HOLLIS ST	00002592
1534	QUEEN ST	00077214
1532	QUEEN ST	00077222
1530	QUEEN ST	00077230
1528	QUEEN ST	00077248
1526	QUEEN ST	00077255
1520	QUEEN ST	00077263
1586	QUEEN ST	00136283
1580	QUEEN ST	00136291
5562-66	SACKVILLE ST	41036112
1477	SOUTH PARK ST	00125740
1515	SOUTH PARK ST	41019704
5466	SPRING GARDEN	00034397
5381	SPRING GARDEN	00076943
5472-76	SPRING GARDEN	00077404
5505	SPRING GARDEN	00077784
5507-09	SPRING GARDEN	00077792
5524	SPRING GARDEN	00077891
5512-20	SPRING GARDEN	00077909
5635-37	SPRING GARDEN	00125914
5639	SPRING GARDEN	00125922
5511-13	SPRING GARDEN	40439564
5517	SPRING GARDEN	40439572
5410	SPRING GARDEN	40708422



**ATTACHMENT C:
EVALUATION CRITERIA FOR REGISTRATION OF
HERITAGE BUILDINGS**

**Heritage Property Program
Planning and Development**

March 2013

**EVALUATION CRITERIA
FOR REGISTRATION OF HERITAGE BUILDINGS (Revised 2004)**

1. AGE

Age is probably the single most important factor in the popular understanding of the heritage value of buildings. The following age categories are based on local, national and international occasions that may be considered to have defined the character of what is how the Halifax Regional Municipality and its architecture.

Date of Construction	Points	Timeline
1749 - 1785	25	Halifax Garrison Town to the Loyalist migration
1786 - 1830	20	Boom period following construction of Shubenacadie Canal
1831 - 1867	16	From Boom to Confederation
1868 - 1899	13	Confederation to the end of the 19 th century
1900 - 1917	9	Turn of the Century to Halifax Harbour Explosion
1918 - 1945	5	The War Years
1945 - Present	3	Post-War

** Maximum score of 25 points in this category*

2. HISTORICAL OR ARCHITECTURAL IMPORTANCE

A building can receive points for:

- A) Having specific associations with important occasions, institutions, personages and groups,
OR
B) For being architecturally important unique/representative of a particular period.

2A) Relationship to Important Occasions, Institutions, Personages or Groups

Nationally	Points	Comments
Intimately Related	16 - 20	
Moderately Related	11 - 15	
Loosely Related	1 - 10	
Provincially	Points	Comments
Intimately Related	11 - 15	
Moderately Related	6 - 10	
Loosely Related	1 - 5	

Locally	Points	Comments
Intimately Related	11 - 15	
Moderately Related	6 - 10	
Loosely Related	1 - 5	
No relationship to important occasions, institutions, personages or groups.	0	

** Maximum score of 20 points in this category, scoring from one of the three categories only*

2B) Important/Unique Architectural Style or Highly Representative of an Era

Importance	Points	Comments
Highly important, Unique, or representative of an era	16 - 20	
Moderately important, Unique, or representative of an era	11 - 15	
Somewhat important, or representative of an era	10 - 1	
Not important, Unique, or representative of an era	0	

** Maximum score of 20 points in this category.*

3. SIGNIFICANCE OF ARCHITECT/BUILDER

Is the structure representative of the work of an architect or builder of local, provincial or national importance?

Status	Points	Comments
Nationally	7 - 10	
Provincially Significant	4 - 6	
Locally Significant	1 - 3	
Not Significant	0	

** Maximum score of 10 points in this category.*

4. ARCHITECTURAL MERIT

The assessment of architectural merit is based on two factors:

A) **Construction type/building technology**: which refers to the method by which the structure was built (early or rare uses of materials), and building techniques;

AND

B) **Style**: which refers to the form or appearance of the architecture.

Construction Type/Building Technology		
A) Construction type	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	
B) Style	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	

** Maximum score of 10 points for Construction Type, and a maximum score of 10 for Style - a total maximum of 20 points in this category.*

5. ARCHITECTURAL INTEGRITY

Architectural Integrity refers to the extent to which the building retains original features/ structures/ styles, not the state of the building's condition.

Architecture	Consider any additions/ removal/ alterations to windows, doors, porches, dormers, roof lines, foundations, chimneys, and cladding.	
Exterior	Points	Comments
Largely unchanged	11 - 15	
Modest changes	6 - 10	
Major changes	1 - 5	
Seriously compromised	0	

** Maximum score of 15 points in this category.*

6. RELATIONSHIP TO SURROUNDING AREA

Points	Comments
6 - 10	The building is an important architectural asset contributing to the heritage character of the surrounding area.
1 - 5	The Architecture is compatible with the surrounding area and maintains its heritage character.
0	Does not contribute to the character of the surrounding area.

** Maximum score of 10 points in this category.*

ATTACHMENT D

Research Report

Bracketted Mirror-Image House

1445 and 1447 Brenton Street

In support of Heritage Registration Case H00471

Prepared by:

Seamus McGreal
HRM Planning and Development
December 2019

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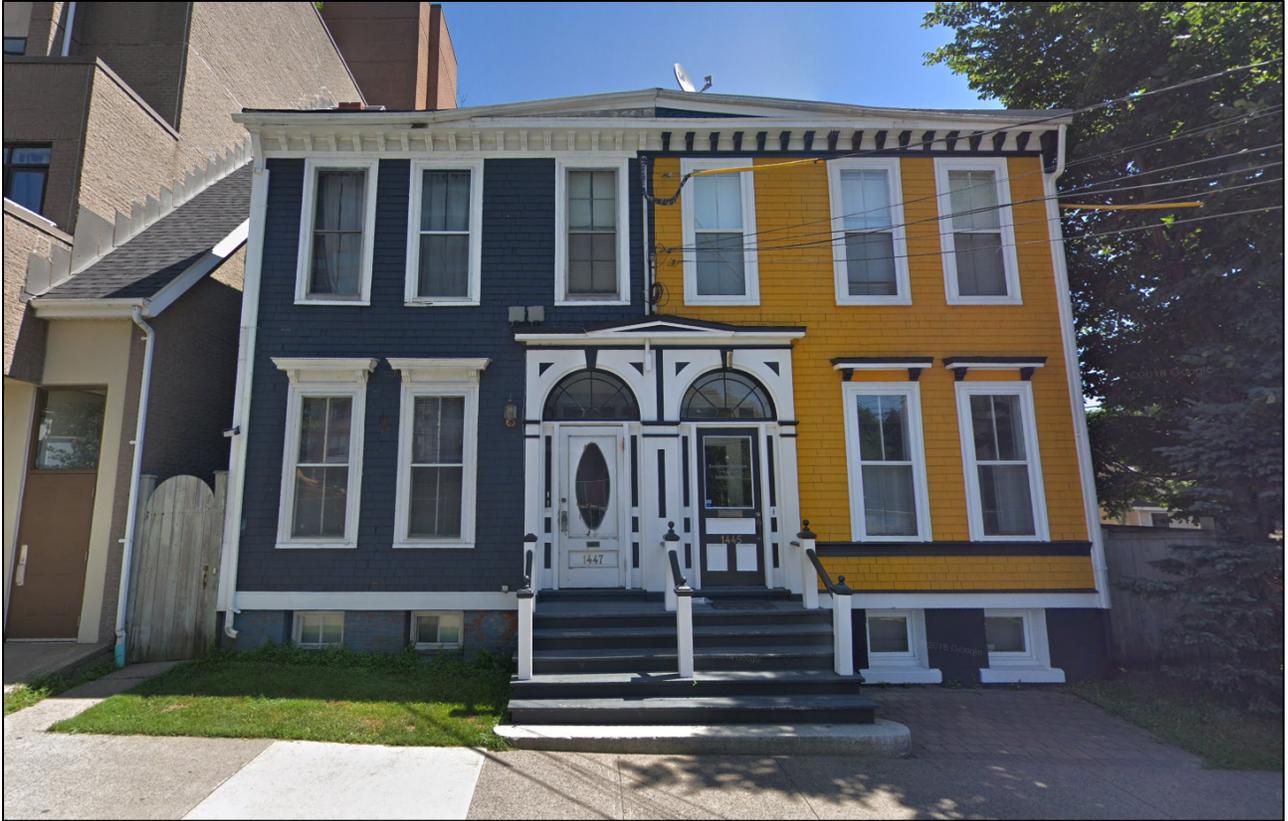


Figure 1: The semi-detached building at 1445-47 Brenton Street includes two mirror-image dwellings in the bracketted style (Google Street View 2018).

Age

Site Summary

According to historic mapping and deed descriptions, the city block formed by Brenton Place, South Park Street, Spring Garden Road and Brenton Street was the northern half of a seven-and-a-quarter acre lot owned by the Honourable Jonathan Belcher, Nova Scotia's first formally trained lawyer. Belcher owned the property until 1774 when he sold it to John Woodin who in turn conveyed the land to George Grassie and William Lawson, prominent Halifax merchants in 1809 as described in a deed of partition dated 1811. Grassie and Lawson divided the large parcel in half in 1811 with a line drawn from east to west along the midpoint of the field. The center of a historic lane, which would first become known as Rottenburg Street and later Brenton Place, was aligned with this division line.

Lawson's northern half was described as bounded to the north by Spring Garden Road, to the east by the lands occupied by Richard Buckley, to the south by Grassie's land and to the west by the Halifax Common. Lawson later sold his portion to Sir Brenton Halliburton in 1812 who retained the land until 1847. In the deed of sale from Halliburton to William G. Anderson in 1847, the land formerly belonging to Richard Buckley to the East of the Halliburton Lands is listed as being recently conveyed to Elizabeth Schmidt. Anderson purchased and divided his newly acquired land into 25 house lots in the same year. On the 1847 subdivision plan there are new streets shown within the boundary of Anderson's land, namely Brenton Street, Rottenburg Street (Brenton Place), and a street along the Eastern edge of the Halifax Common (South Park Street). Thus, the city block, as it is presently configured, appears to have been created.

William G. Anderson was an elected official with the City of Halifax for many years. He was a Councillor for Ward 1 from 1841 to 1850 and an Alderman for the same district from 1850 to 1856. Anderson lost Lot 24 to John Burton in a Sherriff's Deed dated 1857. It was during Burton's ownership from 1857 to 1887, that the mirror-image houses were constructed. The three mirror-image houses do not appear in Hopkin's Atlas of the City of Halifax, 1878, but do appear in C.E. Goad's 1889 Atlas, and the Fire Insurance Plans of 1895. C. Willoughby Anderson purchased these buildings from John Burton in 1887. Anderson was married to Eva Blanchard, the daughter of Hiram Blanchard who was a supporter of Confederation and member of the provincial government.

Age of Buildings

The semi-detached building at 1445 and 1447 Brenton Street was built in 1881-1882. These paired buildings were built between two identical pairs of mirror-image houses on the east side of Brenton Street near the intersection with Brenton Place.

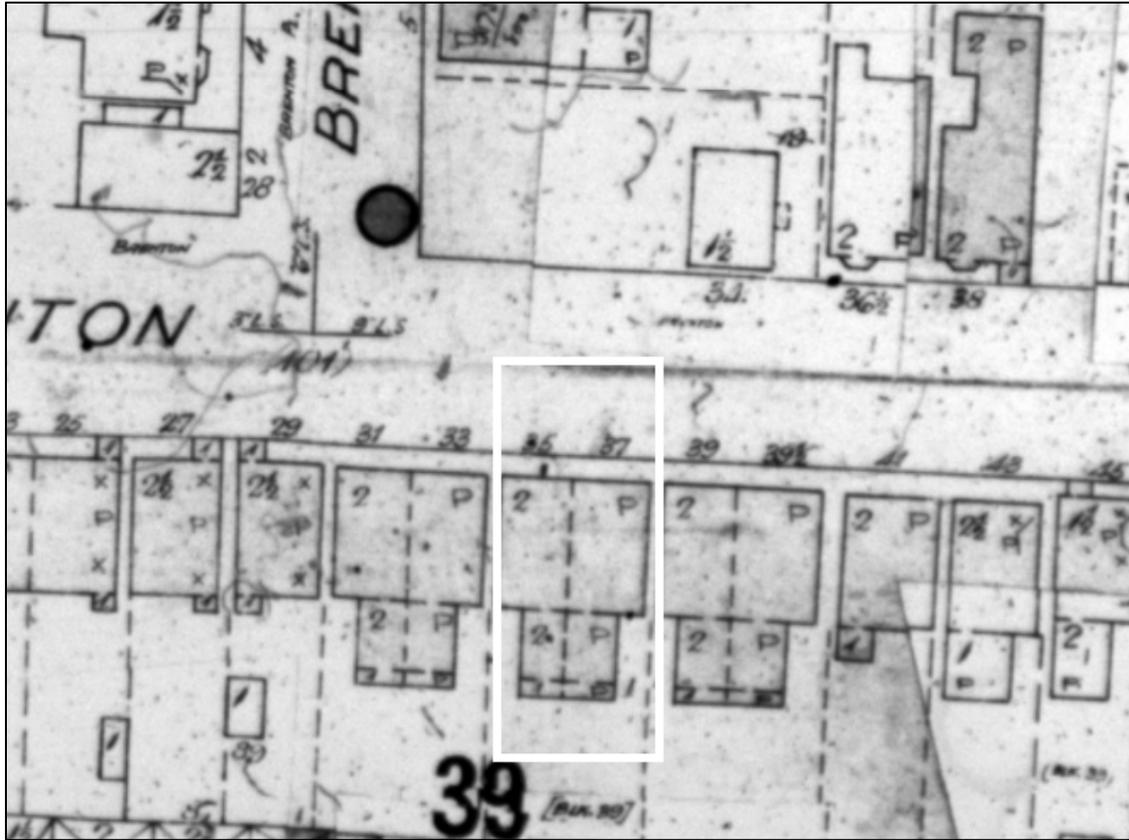


Figure 2: Three identical mirror-image houses, 1895. Subject property identified with white outline (Source: NSARM).

During the period of urban renewal in 1963, Rottenburg Street was renamed Clyde Street and the street was extended through the Brenton Street block to connect with Brenton Place and South Park Street in an attempt to alleviate traffic congestion along Spring Garden Road. The identical mirror image house to the south of 1445-47 Brenton Street was demolished for this purpose. As a result, the building at 1445-47 Brenton Street is now located at the corner of Clyde Street and Brenton Street.

Historical or Architectural Importance

Important / Unique Architectural Style or Highly Representative of an Era

The building is a unique and rare example of a semi-detached mirror-image house designed in the Bracketted style. The Bracketted style of architecture evolved out of the Italianate style in North America. The style was popular between 1850 and 1890 and it was less accurate interpretation of the Italianate style which introduced architectural elements from other styles including neo-classical doorways and rectangular rather than arched windows. Prominent decorative brackets line the cornice and support projecting eaves. Paired brackets were used to support architraves in lintels and over doorways and larger brackets framed buildings at both ends of the eaves. Unfortunately, brackets fail and fall off or are removed and not replaced which changes the appearance of the buildings over time¹.

Construction type or building technology:

The two semi-detached buildings are timber framed structures. Timber framing, often called post-and-beam construction, is a form of carpentry which involves taking large pieces of wood and joining them together with woodworking joints, using mortise-and-tenon construction. Pegs called treenails, bents, braces, and sometimes trusses are employed². The abundance of large, cheap lumber, the high costs of handmade hardware, and the English tradition of building made the timber frame house popular in North America. Heavy timber-frame construction was also used in warehouses, such as those as part of the Historic Properties on the Halifax waterfront, where the heavy loads of stationary goods required good support. Timber-frame construction became less common for house building by the late 19th century as it was replaced by balloon-frame construction and other construction methods in the 20th century.

Style:

Character-defining architectural elements of 1445 Brenton Street:

- Semi-detached mirror-image house matching the appearance of the adjoining house;
- Almost-flat roof shared with attached building adorned with a central pediment forming a parapet above the front entrance;
- Two-storey building height;
- Building width divided into three bays;
- Deep building with rear ell and depth of 50 feet;
- Square-shaped front façade;
- Solid appearance of buildings consisting of heavy construction techniques and materials in the timber frames;
- Almost-symmetric front façade with side hall entrance;

¹ Penney, p. 76

² Ibach, 2014

- Grand doorway with surround including a large transom fanlight, pilasters and entablature capped by a central pediment;
- Vertical tall and narrow two-over-two hung windows;
- Lintels on the first storey windows supported by paired corbels;
- Cornice with brackets and corbel at the corner;
- Corner board;
- Water table;
- Projecting eaves;
- Wooden shingles;
- Building setback five feet from the street with stairway framed newel posts and railings;
- Slightly elevated brick foundation with two window openings.

Character-defining architectural elements of 1447 Brenton Street:

- Semi-detached mirror-image house matching the appearance of the adjoining house;
- Almost-flat roof shared with attached building adorned with a central pediment forming a parapet above the front entrance;
- Two-storey building height;
- Building width divided into three bays;
- Deep building with rear ell and depth of 50 feet;
- Square-shaped front façade;
- Solid appearance of buildings consisting of heavy construction techniques and materials in the timber frames;
- Almost-symmetric front façade with side hall entrance;
- Grand doorway with surround including a large transom fanlight, pilasters and entablature capped by a central pediment;
- Vertical tall and narrow two-over-two hung windows;
- Lintels on the first storey windows supported by paired corbels;
- Cornice with brackets and corbel at the corner;
- Corner board;
- Water table;
- Projecting eaves;
- Wooden shingles;
- Building setback five feet from the street with stairway framed newel posts and railings;
- Slightly elevated brick foundation with two window openings.

Significance of Architect / Builder

John Burton owned these properties from 1857 to 1887 and built the semi-detached dwelling in 1881. There is little information available for John Burton except that he holds the title “Esquire” in a transfer of deed document.

Architectural Integrity

The architectural integrity of the building is largely unchanged. The building features an intact original façade that has been maintained using largely traditional materials. More recent modifications include the front steps, the exterior light affixed to the “keystone” and the basement windows.

This mirror-image dwelling is compatible with other historic two storey dwellings in the Schmidville area in terms of form, scale, setback and materials. The Neoclassical Style succeeds the Scottish influenced Georgian styles prevalent in this neighbourhood. While the ornamentation is representative of a return to classical detailing, the versatile form of the mirror image townhouse is a common sight in the historic north and south suburbs. This is the last remaining historic building on the East side of Brenton Street between Clyde Street and Spring Garden Road.

Relationship to Surrounding Area

Situated at a prominent location on a street corner at the intersection of Brenton Street and Clyde Street, the traditional semi-detached building is an important architectural asset contributing to the heritage character of the surrounding area. There are no similar adjacent heritage buildings to the north, west, or east. However, the Schmidville Heritage Conservation District is located immediately across the street to the south. The historic Schmidville neighbourhood is defined in large part by similar mirror-image houses including many Bracketted-style buildings.

Ownership History

1445 Brenton Street

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
David G Barlow	1999	Present	Insurance Agent	Deed B 6378 P1099
Peter G and Samdra J Klynstra	1980	1999	Landscape Architect, Doctor	Deed B 3406 P1146
Michael S Cross & Fern D Jefferies	1977	1980	--	Deed B 3146 P 479
Kathleen P Zwicker (n. Stevens)	1970	1977	Realtor	Deed B 2429 P594
F Ralph Townsend	1969	1970	Physician	Deed B 2309 P 638
Margaret B Buckley	1966	1969	--	Deed B 2137 P 712

Charles J Walker	1958	1966	--	Deed B 2137 P 707
Mary Catherine Reardon	1929	1958	Spinster	Deed B 629 P 549
Mary Jane Reardon	1909	1929	Widow	Deed B 399 P 422
Alexander McNeil	1894	1909	Barrister	Deed B 302 P 431
C Willoughby Anderson	1887	1894	Gentleman	Deed B 261 P 538
John Burton	1857	1887	Esquire	Sherriff's Deed B
William G Anderson	1847	1857	Esquire, Councilor 1841-50, Alderman 1850-56, Ward 1	Deed B 88 P 375
Sir Brenton Halliburton	1812	1847	Esquire, Judge	Deed B 40 P 491
William Lawson	1811	1812	Merchant	Deed B 40 P 489
George Grassie & William Lawson	1809	1811	Merchant, Merchant	Deed B 40 P 489
John Woodin	1774	1809	Esquire	Deed B 13 P 46
Jonathan Belcher	--	1774	Lieutenant Governor, Chief Justice, Lawyer	Libr fol 213 B 5 P 47, B 6 P 67

1447 Brenton Street

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Robert G Lavers (All Units)	1986	Present	--	Deed B 4141 P459
Condo Corp #104 (G.W. Stewart)	1986	--	Condominium Corporation	B CR07 P 534
Gordan W Stewart	1985	1986	Divorced	Deed B 3984 P673
John E and Janet Knight	1978	1985	--	Deed B 3212 P1206
Ellisteen Walkes	1976	1978	Married Woman	Deed B 2979 P 121
John G Mitchell	1930	1976	Barber	Deed B 654 P609
Maud T, Edith M and Alice C	1912	1930	Spinsters	Will B 421 P 129
Harriot J Hill	1909	1912	Widow	Will B 381 P 677

George Hill	1906	1909	Deputy American Consul	Deed B 377 P 192
C Willoughby Anderson	1887	1906	Gentleman	Deed B 261 P 538
John Burton	1857	1887	Esquire	Sherrif's Deed B
William G Anderson	1847	1857	Esquire, Councilor 1841-50, Alderman 1850-56, Ward 1	Deed B 88 P 375
Sir Brenton Halliburton	1812	1847	Esquire, Judge	Deed B 40 P 491
William Lawson	1811	1812	Merchant	Deed B 40 P 489
George Grassie & William Lawson	1809	1811	Merchant, Merchant	Deed B 40 P 489
John Woodin	1774	1809	Esquire	Deed B 13 P 46
Jonathan Belcher	--	1774	Lieutenant Governor, Chief Justice, Lawyer	Libr fol 213 B 5 P 47, B 6 P 67

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ATTACHMENT E

Research Report

Dr. William Jakeman House

1528-1536 Brunswick Street

In support of Heritage Registration Case H00471

Prepared by:

Planning and Development
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Figure 1: Second Empire style brick building with a one-storey addition at 1528-36 Brunswick Street at the corner of Doyle Street and Brunswick Street (Google Street View 2018)

Age

The building stands on the former Poor House property which was active from 1760 to 1869.

Auctioned after closing in 1870, Lots #3, #10, #11, #14, #15, #16, and #17 were purchased by John Brookfield (the father of Samuel M. Brookfield) for a sum of \$6,385. According to the Poor Asylum Plan of 1870, this property lies on Lots #16 and #17 (Bishop-Greene, 2011, p.76).

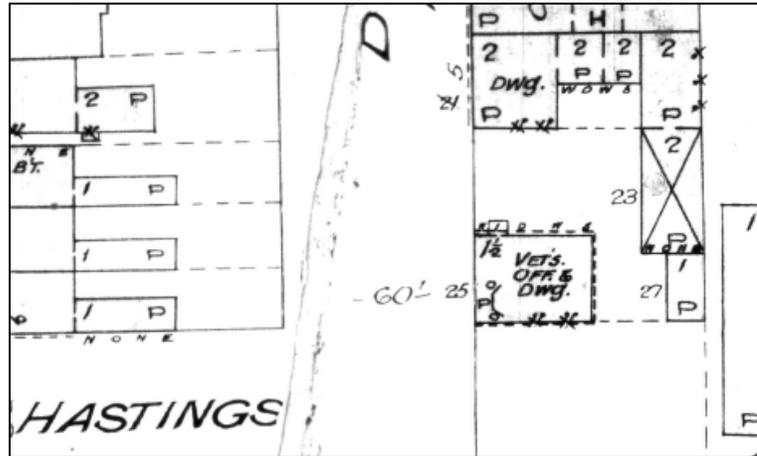


Figure 2: Location of the building at the corner of Doyle and Hastings Streets, 1914 (note that Brunswick Street would not be connected to Spring Garden Road until the 1940s) (Source: NSARM)

The building was constructed in 1886 by Samuel M. Brookfield for Dr. William Jakeman at the corner of Doyle Street and Brunswick Street (formerly Hastings Street). This is supported by a letter penned by Brookfield to Jakeman discussing the terms of their agreement and the sums owed. Jakeman paid \$1,300 for two lots, \$4,000 for the house, and \$1325 for a stable, equating to a sum of \$6,625 (Brookfield, 1886).

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

The building has an association as the residence and office of Dr. William Jakeman and his son Dr. William Walter Jakeman. They were the first veterinarians licenced to practice in Nova Scotia.

Dr. William Jakeman (1844-1923)

Born in Massachusetts, he married Mary Akerly in 1869 had two sons, William Walter, and Harry. William Walter would move to Halifax with his father while Harry stayed in Massachusetts. In 1871, the Central Board of Agriculture declared that there was an absence of veterinarian surgeons in the province. He received his PhD from McGill University in 1880 and became the first Provincial Veterinary Surgeon, and the Agriculture and Livestock Inspector for Nova Scotia until 1906. He is known for his reporting and management of the Pictou cattle disease, a liver-based disease caused by the ingestion of the ragwort weed (Derbyshire, 2010, p. 1291). He was also a member of the US Veterinary Medical Association. In 1905, he moved to Glace Bay, Cape Breton, and worked as a dairy and meat inspector that oversaw and examined all meats sold in the town (Mackenzie, 1991, p. 42). He then worked part-time with the Dominion Steel and Coal Company as a veterinary surgeon. He worked in the underground

stables tending to the pit horses that worked in the coal mines. He resided in Glace Bay until his death in 1923 (Oxley, 1972).

Dr. William Walter Jakeman (1870-1939)

Dr. Jakeman was the second person to practice as a veterinarian in Nova Scotia after his father. Born in Chelsea (near Boston), Massachusetts in 1870, he moved to Halifax at the age of ten. In 1886-1887, its address was 8 Hastings Street). He was born in 1895 in Massachusetts. He received his elementary education in the Halifax public and private schools and then attended Harvard University, graduating in 1895 with the degree of Doctor of Veterinary Surgery. On return to Halifax, he took up the practice of his profession in partnership with his father, Dr. William Jakeman. When the father moved to Glace Bay, Cape Breton, the son continued to practice in Halifax. He lived at 1528 Brunswick Street from 1887 to 1939. Both father and son were favourably known in the province and brought a very high standard of professionalism to the practice (CJCM, 1939, p. 88; Oxley, 1972).

Important / Unique Architectural Style or Highly Representative of an Era

Construction type or building technology: Masonry

The building is constructed of multiple-wythe brick walls. These buildings with load-bearing brick walls were constructed largely in the second half of the 19th century in Halifax when fire laws prevented the construction of new wooden buildings. This construction method is rare in Halifax today since it was largely replaced by other construction methods, including steel framing, in the 20th century. The building also includes a brick foundation and a mansard roof. The mansard roof allowed for an extra full storey of space without having to raise the height of the building.

Style

The building was constructed by Samuel M. Brookfield in a Second Empire style. Rooted in the French Renaissance and popularized by Napoleon III, this style was used in Nova Scotia from the 1850s to 1900. Some features of this style include the use of a mansard roof, segmental or rounded arches in window and door openings. A mansard roof is a four-sided gambrel roof with a shallow or flat top. The steepness of a mansard roof can be used to indicate its period of construction. Earlier examples feature simple and steep-sloped roofs which progressed in complexity and flamboyance. Windows were often decorated simply and have rounded tops. Dormers often had a segmental or semi-circular shape around the top of the window. Additionally, Second Empire buildings, because of their height, tend to convey a sense of largeness and mass in a cubic footprint. (Rosinski, 1994, pp. 78-79)

Character-Defining Elements

Character-defining elements relating to the building, include:

- Mansard roof crowned by a parapet;
- Dormer windows with flat protruding roofs supported by architraves and paired brackets;
- A large protruding cornice underscored by an architrave with paired brackets;

- Three-bay symmetrical front façade including central doorway with surround and large windows with rounded heads;
- Rounded masonry frame around windows on the 1st storey;
- Tall windows on the south wall capped by heavy brick lintels;
- Large stone lug sills on lower-storey windows; and
- Stone water table and brick foundation.

Significance of Architect / Builder

Samuel M. Brookfield (1844-1924)

Brookfield was born in Ecclesfield, England and came to Halifax with his parents at a young age in 1852. His family moved to New Brunswick before returning to Halifax and during that time he attended the Saint John Grammar School and later King's Collegiate School in Windsor, N.S. He moved into civilian construction in 1866, taking over from George Lang and completing the construction of the Provincial Building. In 1870, the sudden death of his father, John Brookfield, a well-established builder, caused him to take over the execution of existing contracts. From that time onwards, he earned the reputation of being the master builder of Halifax through the sheer number of buildings constructed and the high quality of their construction. Throughout his

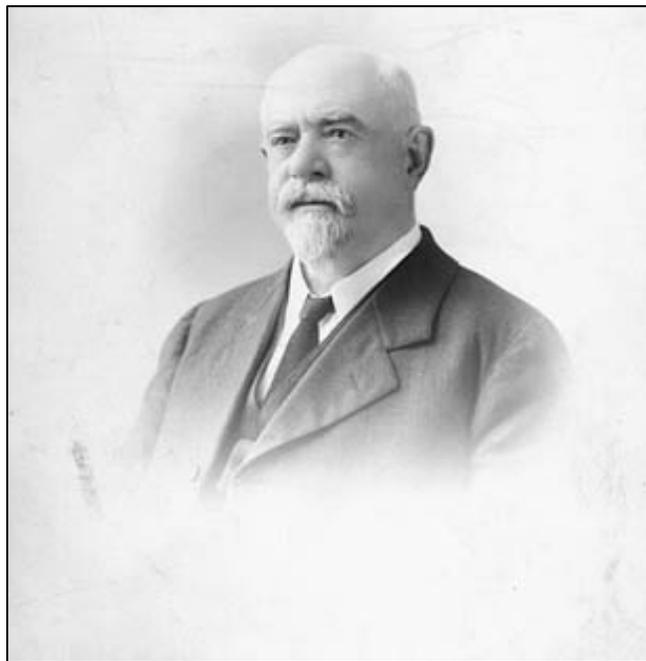


Figure 3: Portrait of Samuel M. Brookfield, 1923.
(Source: Library and Archives Canada)

career Brookfield would remain among the most important building contractors in Nova Scotia. Unlike many of the entrepreneurs of his time, Brookfield did not make significant offshore investments. Instead, he focused primarily on regional development in Atlantic Canada. This included branching out into other local and regional businesses linked with construction such as lumber. He served as a director of the Nova Scotia Sugar Refinery and of the Nova Scotia Cotton Manufacturing Company. The refinery had been constructed by his firm in 1881 and the factory in 1883. He also built the Halifax Sugar Refinery in 1884. In 1887, he and five others from Halifax founded the Eastern Canada Savings and Loan Company and he would maintain his position as president until his death. His firm, S.M. Brookfield Ltd. was incorporated in 1906. Aside from construction, he was associated as a founder of the Halifax Power Company, president of the

Halifax Graving Dock Company, the first president of the Maritime Telegraph and Telephone Company, and he had a role in various shipwreck salvaging operations.

Some of his most prominent works include: the St. John's Courthouse (1904), the Cathedral Church of All Saints (1910), the Canadian Bank of Commerce (1906), and the Dennis Building (1912) (Roper, 2005; Rosinski, 1994, pp.189-190).

Architectural Integrity

The architectural integrity of the building includes modest changes. Over the years, nearby lots have been consolidated into one. This is evident from the additions of 1530 and 1536 Brunswick Street to the Second Empire-style brick house. Regarding 1528 Brunswick Street, it is apparent that windows and doorways at the rear of the building have been bricked up and not in use. According to Google Street View, between 2009 and 2012, two brick chimneys on the Doyle Street façade were removed. At the rear, the building at 5413 Doyle Street appears to cut into the brick dwelling. Furthermore, a two-storey addition to the side of the building lies between 1528 and 1536 Brunswick Street. 1536 Brunswick Street is a one-storey addition that was a radiator repair shop from the 1950s to the 1970s according to the McAlpine's City Directories. It now stands as Steve-O-Reno's Cappuccino café.

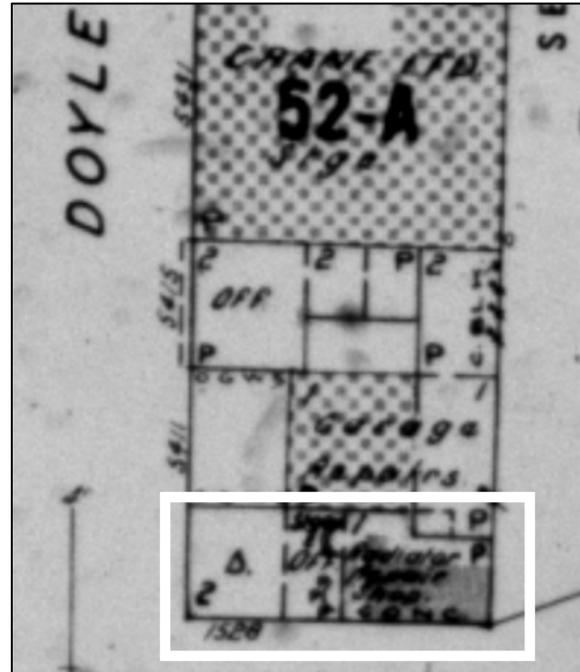


Figure 4: Location of the building, 1965. Note the additions as office and repair shop space (Source: NSARM)

As the lots on Doyle Street were purchased by Nova Motors Ltd. in the mid-1920s, plans were made to create garages and a repair shop on the former grounds of Thomas Robinsons' Livery Stables. The company contracted architect David F. Saxton to construct them in 1926, at a cost of \$50,000 (The Iron Trade Review, 1926, p. 1224).

Relationship to Surrounding Area

The Second Empire style building with mansard roof at 1528 Brunswick Street relates to the more prominent Second Empire style building on the adjacent block of Brunswick Street to the north which include the Halifax Academy, at the corner Sackville Street, the Welfare Building, at the corner of George Street. The abutting brick buildings on Doyle Street were built in the 1920s.

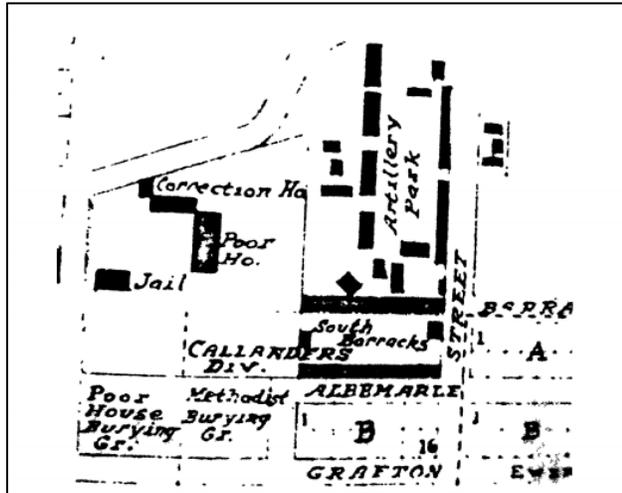


Figure 5: Map of the Poor House grounds, 1830 (Source: NSARM)

The building stands on the land of the former Poor House (1760 to 1869). Known as the “Bridewell”, it functioned as a place for individuals whose families did not have the financial means and or the concern to provide home care and medical services for them. It also housed the homeless, the destitute, and people with serious mental illnesses. The lots were auctioned off in 1870 by the Poor House Commissioners. It is estimated that between 2,840 and 4,500 people were buried on these grounds (Bishop-Greene, 2011, p. 74).

Ownership History

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Poor Asylum Commissioners		1870		
John Brookfield	1870		Builder	Bk. 170, Pg. 345
Samuel M Brookfield			Builder	
Thomas Robinson				
William Jakeman			Veterinarian Surgeon	
William W Jakeman, ux		1942	Veterinarian Surgeon	
Elenora Jakeman		1942	Wife of William W Jakeman	Bk. 820, Pg. 237

Clyde W. North	1942	1973	Mechanic, Repairman	Bk. 849, Pg. 281
Dorward Music Sales Ltd.	1973	--	Corporation	Bk. 2642, Pg. 813

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ATTACHMENT F

Research Report

Salvation Army Citadel

1717 Brunswick Street

In support of Heritage Registration Case H00471

Prepared by:

HRM Planning and Development
December 2019

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Figure 1: Late Victorian eclectic building with Second Empire and Gothic influences at the corner of Prince Street and Brunswick Street (Google Street View 2018)

Age

According to the McAlpine's City Directories from 1878 to 1893, the Mackenzie Temperance Reform Club was located at the corner of Brunswick Street and Prince Street. During this time, the Reform Club was established to promote abstinence from alcohol and to provide temperance support through meetings and lectures (Province of Nova Scotia, 1878, pp. 120-122). The Goad's Atlas of 1889 shows that the building was a two-and-a-half or three-and-a-half storey building with offices on the first floor and a meeting hall on the second floor.

The current was built for the Salvation Army as its first permanent citadel and temple in Halifax. The Reform Club building was occupied by the Salvation Army in 1892-1893 until it was demolished. The cornerstone was laid in 1893 and the building was completed in 1895. The Salvation Army maintained the building as its headquarters until 1961 when the organization moved to a new location, on Barrington Street.



Figure 2: Location of the Mackenzie Temperance Reform Club, 1889. (Source: NSARM).



Figure 3: Photograph of the Mackenzie Temperance Reform Club, 1892. (Source: NSARM).



Figure 4: Photograph showing the Salvation Army Citadel, 1900. Note the chimneys, finial ornament, and ornamental parapet along the roof line (Source: LAC).

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

The building has significant associations with the Salvation Army of Halifax. The organization had held meetings or services in the city since 1885, however, they were usually held in outdoor locations such as the Grand Parade. The Salvation Army was known for using military terminology and as a result, many of their primary church buildings were called “Barracks”, “Temples” or “Citadels”. Members of the Salvation Army were known as Soldiers and the congregation was called a Corps.

The Salvation Army in Halifax was known for its quick response during the 1917 Halifax Explosion. Mandated by City Council, any undamaged public buildings would be converted into temporary shelters. The Salvation Army Citadel was used as a shelter to house and feed the homeless. It also served as a logistics headquarters for relief efforts which served as a milestone for emergency disaster services in Canada (Glasner, 2018, p. 90; Moyles, 2017).

Important / Unique Architectural Style or Highly Representative of an Era

Construction type or building technology: Masonry Brick

The building is constructed of multiple-wythe brick walls. These buildings with load-bearing brick walls were constructed largely in the second half of the 19th century in Halifax when fire laws prevented the construction of new wooden buildings. This construction method is rare in Halifax today since it was largely replaced by other construction methods, including steel framing, in the 20th century. The building also includes a brick foundation.

Style: Second Empire

Architect Henry F. Busch designed the late Victorian building based on a Second Empire styling with some notable Gothic Revival influences. The Anglican Bishop of Nova Scotia (1851-1887), Hibbert Binney, had been promoting Gothic influences for churches and other religious institutions. As a result, he wanted newly-constructed churches and institutions to have some of those features (Rosinski, 1994, pp. 114-115).

Character-Defining Elements

The building includes Second Empire and Victorian Gothic architectural elements, such as:

- Flat roof;
- Patterned brickwork entablature is visible on both sides of the building;
- Angled brick dentil band wraps around the front façade;
- Matching rows of pronounced masonry brackets and dentils are found under the cornice line;
- Bottom of a large brick finial juts from the centre of the front façade;

- Front façade features four patterned pilasters which provide symmetry;
- Side façade features four patterned pilasters which provide symmetry;
- Two flanking segmented towers add to a church-like appearance due to pilaster symmetry;
- Patterned dentil bands and string-course appear below the centre window and form a band around the façade;
- Prominent slope of Prince Street meant that the side façade features a granite water table and lowered side entrance;
- Building maintains a centered doorway with three window bays;
- Stone balustrades appear below windows surrounded by hooded rounded masonry arches;
- Four small transom windows are aligned within a large central doorway enframingent; and
- Large central windows are surrounded by an enlarged iron enframingent on which “1893” appears.

Significance of Architect / Builder

Henry F. Busch (1826-1902)

The building is valued for its association with its architect, Henry F. Busch. Busch was one of Nova Scotia’s most significant architects, and he popularized the Second Empire style in the province from the 1870s onwards. He was born in Hamburg, Germany and moved to Poland and spent ten years living in the US, before settling in Halifax in the 1860s. Busch worked as a draftsman with the architect Henry Elliot and they worked as partners from 1864 to 1876. Second Empire style can be seen throughout many of Halifax’s public buildings. A good selection of Busch’s buildings survive to this day and demonstrate how Halifax transformed from an eighteenth-century wooden town to a brick and stone Victorian city, with confident businesses and institutions that cared about the welfare of the population (Archibald, 2016). Some of his most prominent works include: Victoria Hall (1878), the Halifax Academy Building (1878), the Halifax Dispensary (1880), the bandstand at the Halifax Public Gardens (1887), and the Church of England Institute (1888). He retired in 1899 and remained in good health until his death in 1902 (Rosinski, 1994, pp. 114-115).

Architectural Integrity

The architectural integrity of the building since 1895 is good. The building originally had a finial ornament of which only the bottom half remains. An ornamental parapet ran along the roof line of the building, but it does not exist anymore. A brick addition was made to the rear of the building after 1967 as it does not appear in the Fire Insurance Map of 1967.

Relationship to Surrounding Area

Historically, the area of Brunswick Street between Sackville Street and Duke Street was known by several names. They included names such as the “Upper Streets”, “Soldier Town” and “Knock-him-down Street”. This area was notorious as early as 1812 for drunkenness, prostitution, poor sanitation, murders, and violence. In this area, taverns, grog shops, boarding houses, and brothels functioned autonomously (Boutilier, 2005, p. 85). During the Victorian Era, Halifax maintained this infamous reputation and had the largest number of saloons in Canada for a city of its size. Previously thought of as impervious to reform, this area gradually changed. Its wooden tenements and dwellings were replaced by some brick buildings associated with the Reform movement. This included the Central Engine House (1871), Robert Taylor’s Boot and Shoe factory (1871), the Jost Mission house (1871), the Halifax Academy (1878), the Halifax Visiting Dispensary (1880), and the Salvation Army Citadel (1893) (Fingard et al, 1999, pp. 108-111).

Ownership History

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
John Pepperell	1749	1750		Bk. 1, Pg. 1
James Comerford	1750			-----
Patrick Mahoney				
Thomas Murphy		1878	Barrister	Bk. 216, Pg. 237
McKenzie Temperance Reform Club of Halifax	1878			
Centennial Properties Ltd.		1977		
Glen Holdings Ltd.	1977	1979	Corporation	Bk. 3081, Pg. 805
Downtown Realty Ltd.	1979	1981	Corporation	Bk. 3294, Pg. 529
Laconia Gulf Investments Ltd.	1981	1998	Corporation	Bk. 3540, Pg. 848
Jehad Khoury Holdings Ltd.	1998	---	Corporation	Bk. 6238, Pg. 651

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Attachment G

Research Report

Dresden Row Georgian-Style Buildings

**Richard O'Neill Houses at 1512 and 1518 Dresden Row
and Britannia Terrace at 1569 and 1579 Dresden Row**

In support of Heritage Registration Case H00471

Prepared by:

HRM Planning and Development
December 2019

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Figure 1: 1512 and 1518 Dresden Row, at top, and 1569 and 1579 Dresden Row, at bottom, contributing to the Georgian character of the stretch of Dresden Row, north of Spring Garden Road (Google Street View 2018, above, 2015, below)

Age

Site Summary

The buildings studied in this report were all built prior to 1878. Arranged tightly, the buildings at 1569 and 1579 Dresden Row form a wooden row-house scheme on the east side of Dresden Row. The buildings at 1512 and 1518 Dresden Row stand as detached houses (Figure 1). The City of Halifax Hopkin's Atlas (1878), Plate H (Figure 2), and an 1835 map of the city lots (Figure 3) shows the studied properties in a city block bounded by Spring Garden Road and the sickle-shaped Queen Street.



Figure 3: Location of the Dresden Row properties, 1878: 1569 and 1579 Dresden Row at left; and 1512 and 1518 Dresden Row at right. (Source: NSARM)



Figure 3: Map of the Dresden Row lots, 1835. Note 1512 & 1518 Dresden Row on Lots #11 and #12; 1569 & 1579 Dresden Row on Lots #17 and #18 (Source: HRM)

This side of Dresden Row was in an area known as Pyke's Fields, a set of pastoral fields that encircled the Halifax Citadel and were a part of the Halifax Commons. Between 1749 and 1754, Lieutenant Governor Belcher granted all the land between the current Sackville Street, Queen Street, and Spring Garden Road to Richard Wenman, one of the first settlers to Halifax in 1749¹. In 1751, he married Anne Pyke, a recent widow of John Pyke, one of the first settlers who died

¹ Byers & McBurney, 1994, p.45; Glen, 2018, p. 26

during the raids at Dartmouth. Wenman built a ropewalk and brewery in 1754 and employed many orphaned children from the town's first orphanage on Barrington Street².

In 1770, his properties were transferred to his stepson, John George Pyke. It is from that year onwards that the area was known as Pyke's Fields³. Pyke constructed his home next to the brewery, and his home was the only one west of the General's residence until 1818⁴. Before his death in 1828, he lent his name to both the stone bridge over Freshwater Brook (Spring Garden Road and South Park Street), and to Pyke's Street, renamed to Queen Street. In 1834, the estate of John George Pyke, belonging to his son, Thomas Pyke was to be put to public auction. It was sold by James Scott Tremain at an auction from Deblois & Mitchell, see advertisement (Figure 4).

Despite the growth of Spring Garden Road from the early 1800s onwards, Dresden Row would remain vacant until its extension to Sackville Street in 1838. The Bollard House at 1597 Dresden Row would be completed in 1840. In 1851, an ordinance from the City of Halifax prohibited the construction of any building, fence, or other structure within 1800 feet of the fortresses' salient walls without the permission of the Commander-in-Chief of the Province's forces (Murdoch, 1851, p. 51). This meant that development was slow, and much of the area largely remained a pastoral and rural landscape for much of the 19th century.

Figure 4: An advertisement listing Pyke's properties for sale, 1835. (Source: Acadian Recorder, March 18, 1835, p. 1)

Valuable Estate for Sale.

At public Auction, on Saturday, the sixteenth day of May next, at twelve o'clock at noon, on the premises:—

THAT large and commodious Dwelling House, Garden, and parcel of land in Halifax, late property of John George Pyke Esq. deceased, now in the occupation of Thomas Pyke Esq. This Lot measures on y Birmingham street, one hundred and ten feet, and above the same breadth on the road passing the Artillery Park, and comprehends the lots numbers thirty-six, and thirty-seven, on the plan of the late Mr. Pyke's fields; the Dwelling House contains four rooms on the first floor, four on the second floor, a garret, and commodious frost proof cellar under the whole building. This house having an soil proach from each street may be readily converted into two Dwellings at a small expence; the roof was repaired and Shingled in 1833. Immediate possession will be given.

—Brewery for sale—

Also, on the same day and on the premises, the Parcel of land whereon the Brewery lately occupied by Mr. Pyke stands, measuring on Birmingham street one hundred and fifty five feet, and about the same distance on the Road passing the Artillery Park, being lots thirty four and thirty five, on the said plan, with the out houses thereon. A constant supply of water for carrying on the brewery may be had from the springs which are situate on the road laid out northward of the Brewery, as may be seen on reference to the plan; the above properties may be inspected upon application to Thomas Pyke, Esq on the premises, immediate possession will be given.

—Building Lots—

Also, on the same day and on the premises, all that lot of land called Pyke's fields' late the property of the deceased, situate on the Spring garden road, in the town of Halifax. This property has been divided into building lots, fifty feet in width by one hundred feet in length or thereabouts. Two streets, each sixty feet wide being an extension of Dresden row and Birmingham street, are proposed to be opened through the property, previous to the sale. The Lots will be divided agreeably to plan of the Estate which may be seen at the Exchange Coffee House, or at the office of the subscriber.

The Terms of sale will be a deposit of ten per cent at the time of sale, and twenty per cent on the delivery of the Deeds, which will be in fourteen days after sale; one half of the remainder in twelve months, the other half in eighteen months. (Both payments to be on interest and be secured by mortgage on the property,) or satisfactory personal security.

March 18. Scott Tremain.

² Glen, 2018, p. 27

³ Byers & McBurney, 1994, p.46

⁴ Glen, 2018, p. 28

Age of Buildings

Best efforts have been made to pinpoint construction dates of the properties in this study. Where no records have been found for a given year, a range of dates have been used. The detached buildings at 1512 and 1518 Dresden Row were built between 1852 and 1858. The townhouse buildings at 1569 and 1579 Dresden Row were built at some point between 1842 and 1845.

1512 Dresden Row (built 1852-1858)

John Spry Morris sold Lots 11 and 12 to Maurice McIlreith in 1852 (Figure 3). McIlreith sold Lot 12 (now 1512 Dresden Row) to Richard and Catherine O' Neill in 1852 for a sum of £280. James G. O'Brien (O'Bryan), a master sea captain and his wife Ellen bought the lot of land and dwelling house from O'Neill for approximately £1300 in 1858 which they owned and occupied from until Captain O'Brien's death in 1870.

1518 Dresden Row (built between 1852 and 1858)

William Dunbar bought Lot 11 (now 1518 Dresden Row) from Maurice McIlreith in 1852 for £80. Immediately after, Richard O'Neill bought the parcel of land from Dunbar in 1852 for £175. The building was occupied by Samuel P. Fairbanks, an important provincial civil servant, from 1862 to 1865⁵. Lieutenant-Colonel William J. Myers, purchased the property from Richard O'Neill in 1865 for \$5000.

1569 and 1579 Dresden Row (built between 1842 and 1845)

The rowhouses were built by John S. Burton between 1842 and 1845. He purchased Lots 17 and 18 (now 1569 and 1579 Dresden Row) of the Pyke's Field plan from Henry Pryor in 1842. According to a biographical index card at the Nova Scotia Archives, Burton built a series of five dwellings for his children and wife. The rowhouses were known as Britannia Terrace. Burton emigrated to Nova Scotia from London in 1834. The earliest-found mention of this property comes from an advertisement in the Morning Chronicle listing one house for rent in April 1845 (Figure 5).

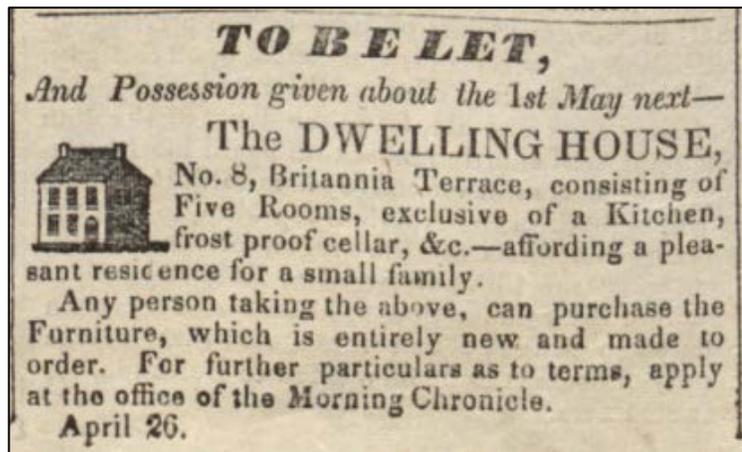


Figure 5: Advertisement for Britannia Terrace, 1845. (Source: Acadian Recorder, 1845, April 26, p. 1)

⁵ Hutchinson, 1863, p. 38

Historical or Architectural Importance and Merit

Relationship to Important Occasions, Institutions, Personages or Groups

Captain James O'Brien

James G. O'Brien (O'Bryan), a master sea captain and his wife Ellen bought the lot of land and dwelling house at 1512 Dresden Row from Richard O'Neill for approximately £1300 in 1858 which they owned and occupied until Captain O'Brien's death in 1870.

As a master sea captain, James O'Brien played a role in sailing and monitoring the Chesapeake steamship in Halifax during the Chesapeake Affair in December 1863. The Chesapeake Affair was one of the most sensational international incidents that occurred during the American Civil War. The incident briefly threatened to bring the British Empire into the war against the North. As the British Empire was neutral in the Civil War, Halifax was in an economic boom and hosted many Confederate sympathizers as ships ran from Halifax to the American South despite a Northern blockade.

O'Brien previously served as captain of the government schooner, *Daring*, from 1858 to 1867⁶. He was the captain of the schooner, *Ocean Traveller*, which brought supplies, cattle, and provisions to the station residents on Sable Island. It was shipwrecked off the coast of Sable Island in 1870.

Samuel P. Fairbanks

Samuel P. Fairbanks, an important provincial civil servant, rented the property at 1518 Dresden Row from 1862 to 1865⁷.

Born in Halifax in 1795, Samuel P. Fairbanks was a lawyer and civil servant. He represented Queens County as an MLA. From 1845 to 1848 he was the Provincial Treasurer in a controversial move which did not gain confidence from the Assembly. From 1857 to 1872, he served as the Commissioner for Crown Lands, Indian Affairs, and Mines. He died in Dartmouth in 1882. He was regarded as a man caught in the transition between executive and responsible governments⁸. His brother, William B. Fairbanks, a prominent merchant, lived up the street at the old Brier Cottage (known as the Fairbanks Estate).

Lieutenant Colonel William James Myers

Lieutenant-Colonel William J. Myers, purchased the property at 1518 Dresden Row from Richard O'Neill in 1865 for \$5,000.

⁶ Smith, 1873, p. 107

⁷ Hutchinson, 1863, p. 38

⁸ Leefe, 1982

Born in England in 1807, William James Myers was a Lieutenant Colonel of the 71st Highland Light Infantry Regiment of Foot⁹. He served as a Lieutenant in 1831-1835, Captain in 1836, Major in 1842¹⁰. He was the son of Christopher Myers, Deputy Quarter-Master General of Jamaica (1806) and of the Canadas (1811), serving as Colonel during the War of 1812¹¹. Having settled in Halifax in 1858, William J. Myers was an original member of the Halifax Club in 1862, and he served as its first president from 1862 until his death in 1867¹².

William J. Stairs and Rev. George Munro Grant

A passage from the diary of William J. Stairs (1819-1906), a prominent industrialist, banker, politician, and merchant, notes that he was living at Britannia Terrace with his family from 1846 to 1849¹³. In the mid-1860s, Rev. George Munro Grant, president of Dalhousie University, principal of Queens University, and a Presbyterian minister at St. Matthews, was living at Britannia Terrace¹⁴.

Important / Unique Architectural Style or Highly Representative of an Era

Construction type or building technology:

Timber framing, often called post-and-beam construction, is a form of carpentry which involves taking large pieces of wood and joining them together with woodworking joints, using mortise-and-tenon construction. Pegs called treenails, bents, braces, and sometimes trusses are employed¹⁵. The abundance of large, cheap lumber, the high costs of handmade hardware, and the English tradition of building made the timber frame house popular in North America. Heavy timber-frame construction was also used in warehouses, such as those as part of the Historic Properties on the Halifax waterfront, where the heavy loads of stationary goods required good support. Timber-frame construction became less common for house building by the late 19th century as it was replaced by balloon-frame construction.

Each of the buildings at 1512, 1518, 1569, and 1579 Dresden Row were constructed of timber framing. The buildings predate the 1859 Laws Relating to the City of Halifax which implemented stronger fire protection provisions forbidding the construction of wooden buildings within a large portion of the original town. These buildings were also constructed outside of the district where wooden buildings were prohibited since the western limit of this district was defined as the west side of Queen Street.

Style (Georgian-style):

⁹ Dobson, 2007, p. 205

¹⁰ Armour, 1831, p. 71; Colburn, 1836, p. 284; Urban, 1842, p. 649

¹¹ Jaques, 2013

¹² Edkins, 2008; The Spectator, 1858, p. 1254

¹³ Frost, 2003, pp. 74-75; Stairs, 1906, p. 27

¹⁴ Grant & Hamilton, 1904, p. 120; Mack, 1994

¹⁵ Ibach, 2014

The buildings at 1512-18 and 1569-79 Dresden Row frame and define the character of this stretch of Dresden Row, north of Spring Garden Road. The timber frame buildings include classical architectural features of Georgian-style buildings from the mid-Victorian period.

1512 and 1518 Dresden Row (Bracketted Halifax Houses)

The Halifax House was based on the form and plan of the dwelling instead of ornamental detail. The typical Halifax House had common features such as two-and-a-half storey height with attic and cellar, narrow three-bay width with windows in each bay and a side hall entrance plan. Halifax Houses were built as detached buildings but could be linked together to form semi-detached dwellings, rowhouses, or terraces. Another major feature of the Halifax House was the use of the Scottish dormer: a bay window on the roof that had the corners truncated at 45 degrees or less. These Georgian-style houses were plain in ornamentation but did employ classical elements such as lintels over the windows and grand front door surrounds with transom and side lights. The Halifax House includes a deep plan due to a narrow width which resulted in a steeply-pitched gable roof which was usually truncated. The house has returns on the eaves over quoins or corner boards which gave the appearance of entablatures over pilasters to frame the house.

The Bracketted style of architecture evolved out of the Italianate style in North America. The style was popular between 1850 and 1890 and it was less historically-accurate than the Italianate style buildings constructed during this same period. The style appropriated elements from other styles including neo-classical doorways and rectangular rather than arched windows. Prominent decorative brackets line the cornice and support projecting eaves. Paired brackets were used to support architraves in lintels and over doorways and larger brackets framed buildings at both ends of the eaves. Unfortunately, brackets fail and fall off or are removed and not replaced which changes the appearance of the buildings over time¹⁶.

The buildings at 1512 and 1518 Dresden Row define the character of this stretch of Dresden Row, north of Spring Garden Road. The timber frame buildings were constructed as transitions or hybrids of two overlapping styles that were popular during the time of their construction, in the 1850s: the Halifax House and Bracketted style. In the Italianate-inspired Bracketted style, building forms were appropriated from whatever was convenient and handy to construct. Richard O'Neill employed the Halifax House box form, side hall entrance plan, and three-bay width and symmetry as the base for the intricate detailing and ornamentation of the Bracketted style. The two Halifax Houses at 1512 and 1518 Dresden Row have been modified over time which is normal for 165-year-old buildings, especially when converted to commercial uses. The buildings still retain character-defining elements of the Bracketted Halifax House (Figures 6 and 7):

Character-defining elements of 1512 Dresden Row:

- Truncated gable roof;

¹⁶ Penney, p. 76

- Two-bay building width of thirty feet;
- Two-and-a-half storey building height of thirty feet;
- Solid appearance of building consisting of heavy construction techniques and materials in the timber frames;
- Deep detached building with depth of thirty-five feet;
- No setback from the street;
- Almost-symmetric front façade including side hall entrance with stairs;
- Two exposed north-end brick chimneys on the front and rear roof slopes;
- Cornice with dentils and corbels
- Front and rear Scottish dormer;
- Vertical hung windows;
- Triplet window on the second storey;
- Projecting eaves with returns;
- Ashlar in front of a rough stone foundation;

Character-defining elements of 1518 Dresden Row:

- Truncated gable roof;
- Two-and-a-half storey building height of thirty feet;
- Two-bay building width of thirty feet;
- Solid appearance of building consisting of heavy construction techniques and materials in the timber frames;
- Deep building with depth of thirty-five feet;
- Detached appearance of dwelling with south side yard;
- No setback from the street;
- Almost-symmetric front façade including side hall entrance with stairs;
- Cornice with dentils and corbels
- Front and rear Scottish dormer;
- Vertical hung windows;
- Doorway surrounds including a roof over a cap with brackets and framed by a pair of corbels;
- Triplet window on the first storey including a lintel with brackets framed by a pair of corbels;
- Triplet window on the second storey;
- Corner board;
- Projecting eaves with returns;
- Brick foundation.

1569 and 1579 Dresden Row (Georgian-style)

The Georgian style featured the use of symmetry and proportion as the primary characteristics. This style is found in early Halifax buildings. The name is derived from the succession of kings, George I to George IV from 1720 to 1837. Features of the grand dwellings of this style include a steeply-pitched truncated roof, symmetrical five-bay façade, two or more small and narrow

dormers, and two inset chimneys at either end of the building¹⁷. By the 1830s and 1840s these houses were finished with pilasters on the corners with matching cornice boards and return eaves. With the coronation of Queen Victoria in 1838, some buildings were constructed in a more transitional Georgian style with some early Victorian elements including less symmetric façades and three-bay widths¹⁸.

The two Georgian-style buildings at 1569 and 1579 Dresden Row have been modified over time which is normal for 175-year-old buildings, especially when converted to commercial uses. The buildings still retain character-defining elements of a Georgian-style terrace (Figures 8, 9 and 10):

Character-defining elements of 1569 Dresden Row:

- Eight small and narrow dormers on the front and four at the rear of a long and steeply-pitched gable roof;
- Three-bay widths with vertical hung windows within each bay;
- Wooden shingles;
- A raised main floor above a brick foundation to allow for basement fenestration on the southern half of the terrace due to the descending grade; and
- Front staircases leading to side hall doorway entrances;

Character-defining elements of 1579 Dresden Row:

- Small and narrow dormers on the front of a long and steeply-pitched gable roof shared with 1569 Dresden Row;
- Three-bay width with vertical hung windows within each bay on the first and second storey;
- A raised main floor above a brick foundation;
- Front staircase leading to side hall doorway entrance; and
- Doorway surround with transom and architrave accented by paired pilasters and dentils.

¹⁷ Nova Scotia Department of Culture, Recreation, and Fitness, 1985, p. 15

¹⁸ Penney, 1989, pp. 72-73

Significance of Architect / Builder

Richard O'Neill (1512 and 1518 Dresden Row)

These two buildings were built by Richard O'Neill, a wealthy grocer, and owner of O'Neill's Wharf on the Halifax waterfront off Upper Water Street, just south of Cornwallis Street, which is now part of the Department of National Defence lands. O'Neill was an elderly gentleman, in his fifties, when he had these buildings constructed in the 1850s. His obituary from 1865 indicates that Mr. O'Neill was "an old and respected resident of the city" and that he died after a "protracted illness." It continues: his death "removes a good man from the community, whose worth was unalloyed and unobtrusive, and creates a blank in the circles where he moved which cannot be soon occupied by a face as pleasant and a heart as kindly."

O'Neill and his wife Catherine were predeceased by their 17-year-old daughter Margaret in 1849.

John S. Burton (1569 and 1579 Dresden Row)

These properties were built by John S. Burton, an English immigrant from London. He was born in England, circa 1808. He married Nancy Burton and immigrated to Halifax from London in 1834. In his obituary, Burton was known as a master builder and real estate agent. He built Britannia Terrace, a set of five houses for his children between 1842 and 1845. Along with Enos Collins, Abraham Gesner, John Silver, and Lawrence E. Van Buskirk, he became a shareholder of the Halifax Kerosene Gas Light Company, in 1850, which introduced street lighting to Halifax and Dartmouth¹⁹. He also worked as the Secretary-Treasurer for the Nova Scotia Permanent Building Society in the early 1850s²⁰. He died in Dartmouth in 1863²¹.

His children were: John W. Burton, born in 1833, who also worked as the Secretary-Treasurer for the Nova Scotia Permanent Building Society in the 1870s and 1880s, Henry P. Burton, and Emily A. Burton (then Wurzburg). His grandson, Frederick M. Burton, worked with Edward Elliot, W.M. Brown, and A.R. Cobb as an architect²².

¹⁹ Acts of the General Assembly of the Province of Nova Scotia, 1850, cap. XXV, p. 45

²⁰ Belcher, 1851, p. 57

²¹ Acadian Recorder, 1863, p. 3

²² Rosinski, 1994, p. 191, 231

Architectural Integrity

1512 Dresden Row

The form of the Bracketted Halifax House is very much intact with two-and-a-half storey height, two-bay building width, truncated gable roof with Scottish dormers, corbel and dentil details, and brick chimneys (Figures 6 and 7). However, the building is missing certain key elements that define the style.

The vertical hung windows were removed. The single vertical hung window over the entrance was removed and replaced with a fixed pane triplet window in vinyl. The triplet window on the first storey was removed and replaced with a storefront containing a doorway entrance and two larger square picture frame windows. The triplet window on the second storey was simplified and replaced with vinyl and its opening moved toward the right end of the building. The side hall entrance is still present but the doorway surround with transom and side lights common to the Halifax House style was removed. The front wall of the building is covered by a corrugated metal siding, possibly aluminum, on the second story and a parge, possibly EIFS, on the first storey. The two side walls are covered in a clapboard siding, possibly vinyl. These modern siding materials replace or cover the original skin of the building which was likely wooden shingles.

These alterations result in modest changes to the integrity of the building.

1518 Dresden Row

The form of the Bracketted Halifax House is very much intact with two-and-a-half storey height, truncated gable roof with Scottish dormers, and wooden shingles (Figures 6 and 7). However, the building is missing certain key elements that define the style.

The entrance remains in a side hall plan, but it is set into the building with a series of seven steps leading to a recessed doorway on the raised main floor. The front of the Scottish dormer was flattened but its roof retains its original shape. The original chimneys were replaced with a narrow brick chimney.

The integrity of the building is largely unchanged.



Figure 7: 1512 and 1518 Dresden Row (Google Street View 2018)



Figure 6: Photograph of 1512 and 1518 Dresden Row showing Astroff's Delicatessen, 1976 (Source: Archibald, 2014).

1569 Dresden Row

The Georgian form of the terrace building is very much intact with two-and-a-half storey height, long and steep gable roof with small and narrow dormers, and wooden shingles (Figure 8). However, the building is missing certain key elements that define the style.

The three vertical hung windows on the second storey that define the three-bay width of each of the historic rowhouses have been removed in three of the four rowhouses. While the historic rowhouse at the south end of the terrace retains its three vertical windows on the second storey, these windows have been replaced with wider ganged pairs of awning windows in the other three historic rowhouses to the north.

The vertical hung windows on the first storey have all been removed and replaced with an arbitrary pattern of picture frame and awning windows of different shapes and sizes. Three of the four historic rowhouses retain their side hall doorway entrances with staircases. The side hall entrance and staircase were removed from the middle historic rowhouse, toward the north.

These alterations result in modest changes to the integrity of the building.

1579 Dresden Row

The Georgian form and elements of the rowhouse are very much intact with two-and-a-half storey height, steep gable roof with small and narrow dormers, three vertical hung windows on the second storey, and two vertical hung windows on the main floor (Figures 9 and 10). However, the building is missing certain elements that define the style.

The walls of the building are covered in a clapboard siding, possibly vinyl. This modern siding material covers the original wooden shingles of the building. One of the two small and narrow gable dormers was removed resulting in an asymmetric appearance at the roofline instead of the original symmetric appearance. A bay window was installed in the side hall entrance making it inaccessible from the street. However, the surround with transom window are intact. An air conditioner was installed on the front wall between the two windows on the first floor, likely creating a hole in the wall.

These alterations result in modest changes to the integrity of the building.



Figure 10: 1569 Dresden Row (Google Street View, 2018)



Figure 9: 1579 Dresden Row (Google Street View, 2018)



Figure 8: Photograph of 1569/1579 Dresden Row, 1989. Note the awnings on both buildings. (Source: HRM Archives)

Relationship to Surrounding Area

The west side of Dresden Row, north of Artillery Place, is comprised entirely of Georgian-style buildings except for 1559-61 Dresden Row and 1581-83 Dresden Row which include modern buildings. However, many of the Georgian-style buildings have been altered with third and fourth storey additions with flat roofs (i.e. 1589-95 Dresden Row).

The Georgian architectural style of Britannia Terrace (1569-79 Dresden Row) and the Richard O'Neill Houses (1512-18 Dresden Row) to the south contribute to the Old-World character of this stretch of Dresden Row. Character defining elements of this style include steeply pitched gable roofs, building heights of two-and-a-half storeys, little to no set back from the street, and almost-symmetric front façades with side hall entrances. Britannia Terrace and the Bollard House (1597 Dresden Row), a registered municipal heritage property on the prominent lot with frontage on Dresden Row, Sackville Street, and Queen Street frame the northern limit of the street. The Richard O'Neill Houses share a common history with the 19th-century building located on the abutting corner lot at 5635-37 Spring Garden Road. All three of these properties were once owned by Maurice McIlreith in 1852 before being sold separately.

Ownership History

1512 Dresden Row

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jonathan Belcher	1754	1764	Governor	Bk. 1, Pg. 1
Richard Wenman	1764	1781	Merchant	--
John G Pyke	1781	1834	Magistrate	Bk. 18, Pg. 46
James S Tremain	1834	1835	Real Estate Broker	Bk. 60, Pg. 225
John Spry Morris	1835	1852	Surveyor-General	Bk. 63, Pg. 354
Maurice McIlreith	1852	1852	Merchant	Bk. 101, Pg. 315
Richard O'Neill	1852	1858	Merchant	Bk. 101, Pg. 299
James G. O'Brien	1858	1873	Sea Captain	Bk. 121, Pg. 91
Brenton H Collins	1873	1874		Bk. 191, Pg. 357
Margaret A Fraser	1874	1880	Boarding House Proprietor	Bk. 193, Pg. 187
Caroline Fraser	1880	1880	Boarding House Proprietor	---
John Farquarson	1880	1907	Merchant	Bk. 229, Pg. 56
William Farquarson. et ux	1907	1911	Merchant	Bk. 361, Pg. 768
Thomas J Whelan	1911	1914	Merchant	Bk. 410, Pg. 298
Lawrence J Roach, et ux	1914	1924		Bk. 435, Pg. 606
Charles S. Blakeney, et al	1924	1934	Auctioneer	Bk. 576, Pg. 229
Nova Scotia Trust Company	1934	1940	Corporation	Bk. 718, Pg. 1
Blanche Henebery	1940	1943	Spinster	Bk. 806, Pg. 33
Vell B Bozhoff	1943	1945	Merchant	Bk. 853, Pg. 977

Max Valensky	1945			Bk. 894, Pg. 1201
Gerald O Duff	1947	1949	Landlord	Bk. 990, Pg. 1
James L Mackinnon, et ux Jennie Mackinnon	1949	1950	Real Estate Broker	Bk. 1031, Pg. 721
Hyman I Jacobson	1950	1950	Merchant	Bk. 1096, Pg. 277
Ella Jacobson	1950	1954	Wife of Hyman I Jacobson	Bk. 1100, Pg. 1085
Dora E Kinley	1954	1956		Bk. 1254, Pg. 218
Jack Astroff	1956	1984	Restaurant Owner	Bk. 1400, Pg. 288
H. Lawrence Astroff (in trust)	1984	1984		Bk. 3921, Pg. 1089
Triad Investments Ltd.	1984	1985	Corporation	Bk. 3921, Pg. 1024
George Tsuluhas	1985	--		Bk. 4024, Pg. 634

1518 Dresden Row

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jonathan Belcher	1754	1764	Governor	Bk. 1, Pg. 1
Richard Wenman	1764	1781	Merchant	--
John G Pyke	1781	1834	Magistrate	Bk. 18, Pg. 46
James S Tremain	1834	1839	Real Estate Broker	Bk. 60, Pg. 225
John Spry Morris	1835	1852	Surveyor-General	Bk. 63, Pg 354
Maurice McIlreith	1852	1852	Merchant	Bk. 101, Pg. 315
William Dunbar	1852	1852	Merchant	Bk. 101, Pg. 380
Richard O'Neill	1852	1865	Merchant	Bk. 101, Pg. 327
William J Myers	1865		Lieutenant-Colonel	Bk. 149, Pg. 126
C Alywin Creighton		1895		
Emily I Cogswell (Pwr of Attorney)	1895	1895		Bk. 309, Pg. 271
Philip Colford				
Maria Colford	1915	1915	Spinster	Bk. 448, Pg. 249
Mary A Mackasey, et vir	1915	1940	Spinster	Bk. 457, Pg. 33
Esther Myers	1940	1941	Widow	Bk. 812, Pg. 521
Anna C Rudderham	1941	1947	Widow	Bk. 795, Pg. 785
Mary G Langille	1947	1951	Not Listed	Bk. 978, Pg. 677
Inez Macfarland	1951	1973	Not Listed	Bk. 1124, Pg. 337
Dresden Arms Inc.	1973	1978	Corporation	Bk. 2736, Pg. 368

King Cheong Tong Ltd.	1978	1980	Corporation	Bk. 3267. Pg. 391
Catherina Levangie	1980	1983		Bk. 3434, Pg. 22
Joseph E & Susan Maylin	1983	2010		Bk. 3713, Pg. 475
3245433 Nova Scotia Ltd.	2010	2019	Corporation	#95942166
3324736 Nova Scotia Ltd.	2019	---	Corporation	#114171995

1569 Dresden Row

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jonathan Belcher	1754	1764	Governor	Bk. 1, Pg. 1
Richard Wenman	1764	1781	Merchant	--
John G Pyke	1781	1834	Magistrate	Bk. 18, Pg. 46
James S Tremain	1834	1839	Real Estate Broker	Bk. 60, Pg. 225
Henry Pryor	1842	1842	Real Estate Broker	Bk. 71, Pg. 355
John S Burton	1842		Builder	Bk. 71, Pg. 556
Gramn Realty Ltd.	1981	2008		Bk. 3499, Pg. 668
3230813 Nova Scotia Limited	2008	---	Corporation	#90090078

109 Dresden Row (former townhouse at 1569 Dresden Row)

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jonathan Belcher	1754	1764	Governor	Bk. 1, Pg. 1
Richard Wenman	1764	1781	Merchant	--
John G Pyke	1781	1834	Magistrate	Bk. 18, Pg. 46
James S Tremain	1834	1839	Real Estate Broker	Bk. 60, Pg. 225
Henry Pryor	1842	1842	Real Estate Broker	Bk. 71, Pg. 355
John S Burton	1842		Builder	Bk. 71, Pg. 556
John W Burton		1914		
John C O'Connor	1914	1931		Bk. 433, Pg. 376
Margaret T O'Connor	1931	1965	Wife of John O'Connor	Bk. 665, Pg. 597
Zita O'Connor, et al	1933	1965	Receptionist	Bk. 687, Pg. 45
Charles Hong, et ux	1965	1981		Bk. 2042, Pg. 336
Gramn Realty Ltd.	1981	2008	Corporation	Bk. 3499, Pg. 668

111 Dresden Row (former townhouse at 1571 Dresden Row now part of 1569 Dresden Row)

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jonathan Belcher	1754	1764	Governor	Bk. 1, Pg. 1
Richard Wenman	1764	1781	Merchant	--
John G Pyke	1781	1834	Magistrate	Bk. 18, Pg. 46
James S Tremain	1834	1839	Real Estate Broker	Bk. 60, Pg. 225
Henry Pryor	1842	1842	Real Estate Broker	Bk. 71, Pg. 355
John S Burton	1842		Builder	Bk. 71, Pg. 556
Henry P Burton		1903		
John R Lawrence	1903	1917		Bk. 358, Pg. 190
Michael Norris	1917	1951		Bk. 473, Pg. 169

Mary Norris	--	1952		--
Francis X Dwyer	1952	1968		Bk. 1179, Pg. 545
Midtown Realty Ltd.	1968			Bk. 3479, Pg. 682

113 Dresden Row (former townhouse at 1575 Dresden Row now part of 1569 Dresden Row)

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jonathan Belcher	1754	1764	Governor	Bk. 1, Pg. 1
Richard Wenman	1764	1781	Merchant	--
John G Pyke	1781	1834	Magistrate	Bk. 18, Pg. 46
James S Tremain	1834	1839	Real Estate Broker	Bk. 60, Pg. 225
Henry Pryor	1842	1842	Real Estate Broker	Bk. 71, Pg. 355
John S Burton	1842		Builder	Bk. 71, Pg. 556
Susannah M Murray	1863	1875		Will Book 7, Pg. 104
Margaret G Wright (daughter of Susannah M Murray)	1875	1891	Spinster	Bk. 206, Pg. 9
Henry P Burton (trustee of Margaret G Wright)	1891	1897		Bk. 277, Pg. 619
Catherine Dwyer, et al	1897	1941		Bk. 325, Pg. 570
Margaret M Major	1941	1949		Bk. 820, Pg. 451
John P Dwyer	1949	1967		Bk. 1061, Pg. 93
Edgar G Parker, et ux, in trust	1967	1967		Bk. 2206, Pg. 740
Esther Dwyer	1967	1968		Bk. 2206, Pg. 744
Midtown Realty Ltd.	1968	1981		Bk. 3479, Pg. 682

115 Dresden Row (former townhouse at 1577 Dresden Row now part of 1569 Dresden Row)

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jonathan Belcher	1754	1764	Governor	Bk. 1, Pg. 1
Richard Wenman	1764	1781	Merchant	--
John G Pyke	1781	1834	Magistrate	Bk. 18, Pg. 46
James S Tremain	1834	1839	Real Estate Broker	Bk. 60, Pg. 225
Henry Pryor	1842	1842	Real Estate Broker	Bk. 71, Pg. 355
John S Burton	1842	1863	Builder	Bk. 71, Pg. 556
Emily A Burton (Wurzburg)	1863	1895	---	Will Book 7, Pg. 104
George A Perrier, et ux Annie Perrier	1895	1904	Plumber	Bk. 311, Pg. 20
Mary T Dwyer	1904	1941	Teacher	Bk. 363, Pg. 476

Margaret M Major	1941	1956		Bk. 820, Pg. 434
John S Dwyer	1956	1962	Police Constable	Bk. 1381, Pg. 536
Marjorie F Martell	1962	1963		Bk. 1870, Pg. 472
Francis X Dwyer	1963	1968		Bk. 1940, Pg. 425
Midtown Realty Ltd.	1968	1981		Bk. 3479, Pg 682

1579 Dresden Row

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jonathan Belcher	1749	1764	Governor	Bk. 1, Pg. 1
Richard Wenman	1764	1781	Merchant	--
John G Pyke	1781	1834	Magistrate	Bk. 18, Pg. 46
James S Tremain	1834	1839	Real Estate Broker	Bk. 60, Pg. 225
Henry Pryor	1842	1842	Real Estate Broker	Bk. 71, Pg. 355
John Burton	1842	1863	Builder	Bk. 71, Pg. 556
Eliza Alice Wier et vir, William E Wier		1879		
Francis Duncan	1879	1882		Bk. 224, Pg. 158
James Gordon, et ux Elizabeth Gordon	1882	1883	Merchant	Bk. 233, Pg. 593
Herbert H Dimock, et ux Elizabeth Dimock	1883	1898	Carriage Maker	Bk. 242, Pg. 437
George M Cullen, et ux Ellen Cullen	1898	1917	Painter	Bk. 313, Pg. 653
William M Howley	1917	1946	Teamster	Bk. 467, Pg. 849
Margaret Howley	1946	1975	Stenographer	Bk. 945, Pg. 1153
1591 South Park Ltd.	1975	1978	Corporation	Bk. 2902, Pg. 434
J.P Developments Ltd.	1978		Corporation	Bk. 3243, Pg. 273
Estate Services Ltd.		1981	Corporation	
Windward Holdings Ltd.	1981	1997	Corporation	Bk. 3518, Pg. 562
Tenyu Investments Ltd.	1997		Corporation	Bk. 6009, Pg. 416

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ATTACHMENT H

Research Report

MT&T Company Exchange

5562-5566 Sackville Street

In support of Heritage Registration Case H00471

Prepared by:

HRM Planning and Development
December 2019



HALIFAX

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Figure 1: Renowned Nova Scotian architect, Andrew Cobb, designed this building at 5562-66 Sackville Street for the Maritime Telephone and Telegraph Company in 1916 (Google Street View 2012)

Age

The building currently stands on land which once belonged to the vast estate of Dr. Lewis Johnston in 1835, purchased from James Scott Tremain, and originally part of Pyke's Field (City of Halifax, 1967).

A cozy one-and-a-half storey cottage belonging to Alfred Backman at the corner of Sackville Street and Brier Lane used to stand at the site of the building. The property belonging to Clark C. and Amanda E. McDonald was sold to Earle R. McNutt as Lot 3 in May 1916. This is supported by

a deed (1994, Bk. 5573, Pg. 618). The dwelling was demolished in June and July of 1916. Around that time, Sackville Street and South Park Street had underground conduits laid in place for electricity and telephone lines (City of Halifax, 1916, p. 73).

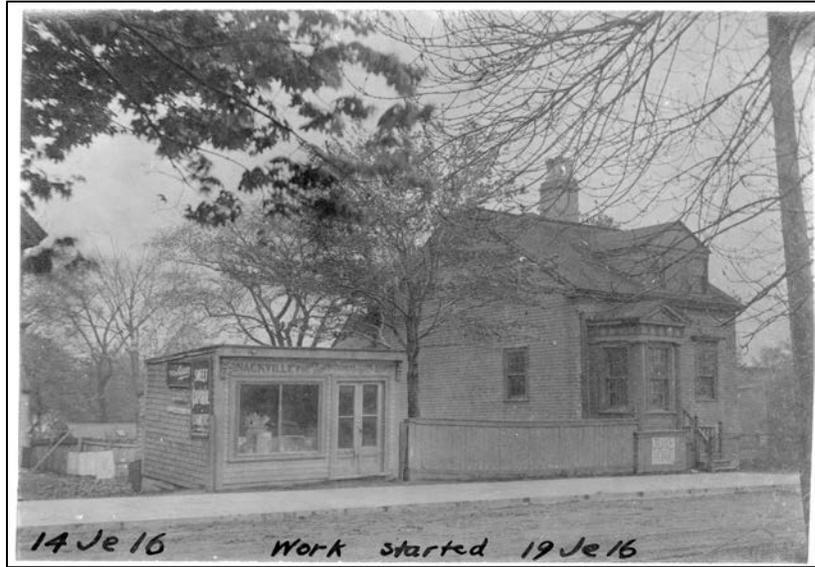


Figure 2: Photograph of the dwelling belonging to Alfred Backman, 1916 (Source: Dalhousie University Archives)

The building was built for the recently-established Maritime Telephone and Telegraph Company in 1916. The 1917-1918 McAlpine's Halifax City Directory notes that the building was first called the St. Paul's Telephone Exchange. Subsequent listings in the McAlpine's Directories of the 1920s note it as just the Sackville Telephone Exchange. In the 1960s, it was noted as the Bishop Exchange. The central offices were moved to the North Street location in 1948 but the building still functioned as a telephone exchange well into the late 1980 with the addition at 5562 Sackville Street. The rear of the building was extended to Annandale Street before 1968.

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

The building has an association with the telephone industry in the city as one of the first telephone exchanges belonging to the Maritime Telegraph and Telephone Company (MT&T) for over 80 years. As the telephone gained popularity in the 1880s and 1890s, the rise of competing companies in Nova Scotia and New Brunswick was instrumental in causing Bell Telephone to withdraw from these provinces. In 1910, the Maritime Telegraph and Telephone Company was incorporated through *An Act to Incorporate the Maritime Telegraph and Telephone Company Limited* passed by the Nova Scotia Legislature. In 1911, MT&T acquired both the Telephone Company of Prince Edward Island and the Nova Scotia Telephone Company. In 1921, the

province's first permanent dial exchange was built in Halifax on North Street. This meant that the Sackville Street exchange utilized switchboard staff. In 1999, Bell Aliant, was formed through an amalgamation of the 4 Atlantic area telephone companies: MT&T, NBTel (New Brunswick Telephone Company), NewTel (Newfoundland Telephone Company) and Island Telephone (serving Prince Edward Island) (Babe, 2012).

Important / Unique Architectural Style or Highly Representative of an Era

Construction type or building technology: Steel frame and masonry

The building was constructed in 1916 from a steel frame and brick walls. Many buildings constructed in this style were made from expensive materials crafted to make a formal statement with a range of Classical elements. Brick may have been used to save money as the building was constructed during World War I (Fricker, 2010, p. 4). The Fire Insurance Map of 1963 shows the building having a concrete foundation. The brick may have been used to cover the use of steel and concrete as a means of hiding the use of modern materials. The building is an early example of a steel construction in Halifax for a building with a traditional design using a brick veneer.

Style

Architect A.R. Cobb designed the building featuring elements from the Beaux-Arts Movement. This architectural style is derived from the Classical Greco-Roman elements that had been taught in the Ecole de Beaux Arts since the 17th century. The style was popular in Europe but became the default style of architecture for train stations, banks, and other institutional buildings in North America. Promoters of the Beaux-Arts style sought to express the Classical principles on a grand and imposing scale. Architects using this style learned to emphasize the importance of grand entrances and the hierarchical progression of space in floor plans. The buildings they designed conveyed a sense of heaviness and honoured the history of ancient ideals while portraying an image of grandeur and wealth (Kyles, n.d.).

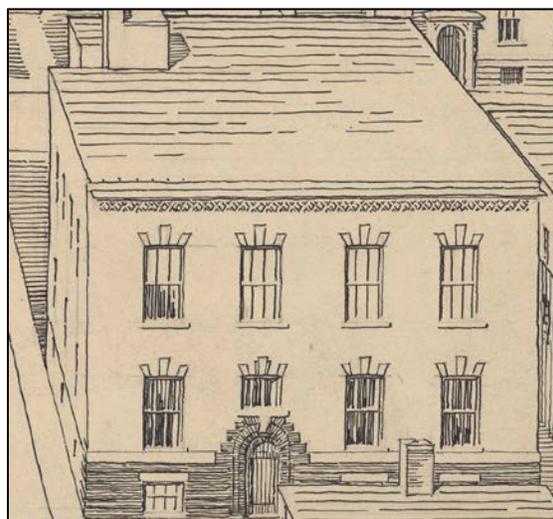


Figure 3: A drawing of the Sackville Street MT&T exchange, 1934 (Source: Dalhousie University Archives)

The building shares some similarities with the Provincial Building (1935) at 1723 Hollis Street, designed by H.E. Gates and Cobb. Particularly, both buildings share the same style of high bases, symmetrical fenestration, masonry hooded doorways, and brick work as voussoirs that appear to fan out from the doorway (Weir, 1990, pp. 49, 51).

Character-Defining Elements

Character-defining elements of the building include:

- Flat roof with a white stone protruding cornice with brick corbelling and small brackets;
- Frieze under the cornice with a course of white diamond shapes embedded in a red stone material;
- Almost-symmetrical façade with four bays;
- Narrow stone lug sills and prominent lintels with stone and brick voussoirs and taller white keystones;
- A high base made from rusticated brick placed in symmetrical lines separated from the brick upper storeys by a granite water table and including three square windows with granite lintels;
- Brickwork that fans around a large doorway with transom and large sculptured keystone;
- Thirty-five metre depth of original building; and
- Front façade is framed by a slight recess of the front wall at the corners.

Significance of Architect / Builder

Andrew R. Cobb (1876-1943)

The building is valued for its association with the architect Andrew R. Cobb. Born in Brooklyn, New York in 1876, Cobb was a renowned architect who designed many buildings in Nova Scotia in the Beaux-Arts and the Arts and Crafts styles. Cobb studied at Acadia University, MIT, and the Ecole des Beaux-Arts. With his European-based training, he went to Halifax. Having started his practice in Halifax after 1909, he joined in partnership with Sydney P. Dumaresq until 1912 (Rosinski, 1994, p. 235)

After that, he built his home in Eaglewood Park in Bedford in 1912. (Weir, 1990, pp. 5-6). His neighbour and friend was James Henry Winfield, General Manager, Director in 1917, then President and Chairman of MT&T from 1935 to 1948. This association probably played a part in the many commissions that came to Cobb from the Maritime Telegraph and Telephone Company to build exchanges across Nova Scotia. He went on to design several telephone exchanges for MT&T during the 1910s, 1920s, and 1930s. They include: the Bishop Exchange (Sackville Street) (1916), the Lorne Exchange (North Street) (1919), the Antigonish Exchange (1916), the



Figure 4: Portrait of Andrew R. Cobb
(Source: Kitz, 2014)

Lunenburg Exchange (1933), and the Wolfville Exchange (1933). Cobb would continue to receive commissions for MT&T until 1939 (Weir, 1990, pp. 59).

He designed many buildings for Dalhousie University including King’s College and the Arts Building. One of his biggest contributions was the transformation of Corner Brook, NL from a small lumber town into an attractive company town in 1923 for the Newfoundland Pulp and Paper Company. Cobb was the first Canadian east of Montreal to be elected as a Fellow to the Royal Institute of British Architects in 1940. He died in 1943 in a bus accident (Weir, 1990, pp.19-21, 37, 60).

Architectural Integrity

The architectural integrity of the building is largely unchanged. The façade of the main building has been maintained with some alterations to the side of the building and the windows.

Despite this, two additions were made to the side at 5562 Sackville Street, and to the rear of the building towards Allandale Street.

The side addition comprises of a four-storey brick addition which abuts the apartment building at 5536 Sackville Street. According to an agreement made between the City of Halifax and MT&T, the company wished to construct an addition in 1980



Figure 5: 5562-5566 Sackville Street, 2018, showing the 1960s addition at the side (Source: Google)

The front façade of that addition features large glass windows reminiscent of a Modernist style. On the main building, several windows remain bricked up, and for some period of time, the front door at 5566 Sackville Street was unused. The top-half of the 1st storey windows have been blocked.

Relationship to Surrounding Area

The building stands beside Garrison Watch on 5536 Sackville Street, a brick multi-use residential/commercial building built in 2001, and beside the construction site for the YMCA complex at 5640 Sackville Street. Prior to 2016, at the site of the under-construction YMCA complex was the CBC Building. It was a Streamline-Moderne concrete building built in the 1933

for Fred C. Manning by Sydney P. Dumaresq which included a showroom for General Motors (Dumaresq, 2010, p. 3). Across the street are the Citadel grounds.

Ownership History

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jonathan Belcher	1754	1764	Governor	Bk. 1, Pg. 1
Richard Wenman	1764	1781	Merchant	--
John G Pyke	1781	1834	Magistrate	Bk. 18, Pg. 46
James S Tremain	1834	1835	Real Estate Broker	Bk. 62, Pg. 68
Lewis Johnston	1835			
Amanda C McDonald		1913		
Jessie I Davis	1913	1916		Bk. 430, Pg. 523
Clark C McDonald, et ux Amanda E McDonald	1916	1916		Bk. 454, Pg. 237
Earle R McNutt	1916	1918	Barrister	Bk. 454, Pg. 240
Maritime Telegraph & Telephone Co. Ltd (Aliant Telecom Inc.)	1918	2002	Corporation	Bk. 475, Pg. 705
Westwood Developments Ltd.	2002	2004	Corporation	Bk. 6938, Pg. 1008
TPP Investments 1 Inc. & PSS Investments 1 Inc.	2004	----	Corporation	Bk. 7774, Pg. 354

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ATTACHMENT I

Research Report

Richard Gorham House

1477 South Park Street

In support of Heritage Registration Case H00471

Prepared by:

HRM Planning and Development
December 2019

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Figure 1: a Georgian-style building with perfectly symmetrical front facade at 1477 South Park Street

Age

In 1847, William G. Anderson purchased and subdivided a large field formerly belonging to Sir Brenton Haliburton into 25 housing lots (1847, Bk. 88; Pg. 375). He also laid out new streets along the boundary of the field. Anderson was an elected official with the City of Halifax for many years. He was a Councillor for Ward 1 from 1841 to 1850 and an Alderman for the same district from 1850 to 1856. The lot that the building stands on was numbered as Lot 7. The lot was sold to Richard Gorham in 1857 through public auction. This is supported by a deed from that year (1857, Bk. 118, Pg. 404).

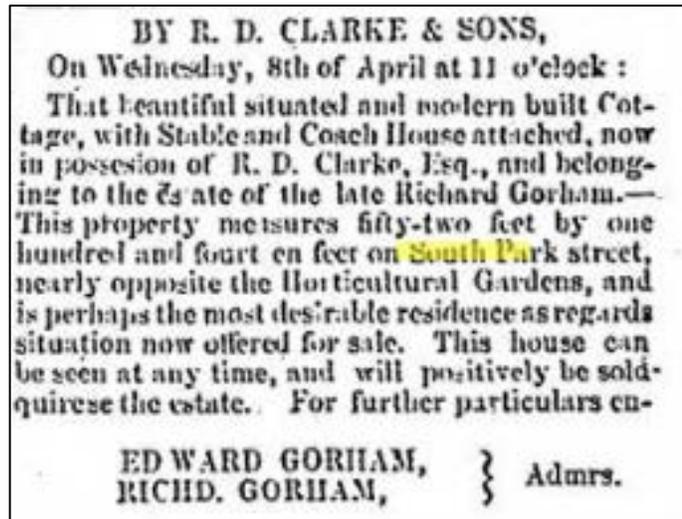


Figure 2: Advertisement for R. Gorham's "modern-built" dwelling. Note that it was occupied by Robert. D. Clarke. (Source: Halifax Citizen, 1868 April 8, p. 3)

This building along South Park Street is one of the oldest buildings left standing in the area. It was built between 1857 and 1862 by Richard T. Gorham and his sons.

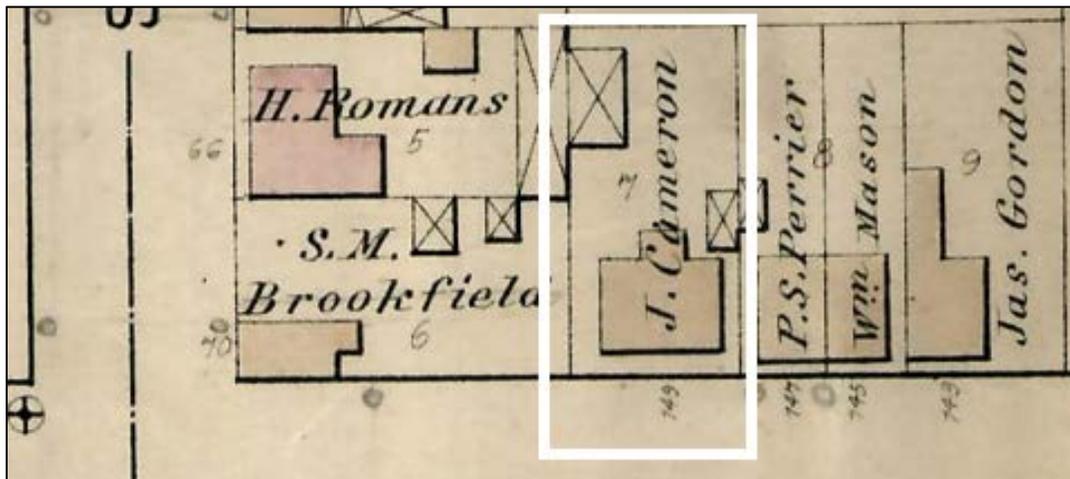


Figure 3: Location of 1477 (formerly 149) South Park, 1878. (Source: NSARM).

Robert D. Clarke, a prominent auctioneer, rented and lived at the dwelling from 1863 to 1868¹. Part of the former estate of the late Richard Gorham, his wife Margaret H., and sons Richard Jr. and Edward J. Gorham, sold the property to Augustus Allison in 1868 for \$4280. It was conveyed by Augustus and Cevilla Allison to Thomas Ritchie in 1872.

¹ Hutchinson's Provincial Directories for 1864-1865, and 1866-1867,

The building appears in Hopkin's Atlas of the City of Halifax, 1878, Plate H as belonging to James Cameron, a bookkeeper. Note the same stables and coach house attached, as mentioned by the 1868 advertisement.

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

The building is valued for its association with various members of Halifax's merchant class and some important figures over its 160-year history.

John W. Regan (1873-1945)

Regan was born in 1873. His occupation was as a real estate broker. An avid historian, he wrote and published many historical publications relating to the history of Halifax and Nova Scotia. This included *Sketches and Traditions of the Northwest Arm (1908)*, and *First Things in Acadia (1936)*, under the pseudonym "John Quinpool". From 1920 to 1921, he served as the Deputy Mayor of the City of Halifax. He served as Ward 3 Alderman from 1919 to 1923. During that time, he was a member of the Prison Committee, Gardens Committee, the Board of Arbitration, and the Shipbuilding Commission (City of Halifax, 1919-1920, pp. 14, 31-32). According to the McAlpine's City Directories of 1925-1926, and 1930-1931, he was a manager of businesses including: Canadian Investors Ltd., & Wentzells Ltd. Before 1924, he lived at the Senator William Davis House (Rosebank Cottage) on Jubilee Road (The Canadian Register of Historic Places, n.d.). According to the McAlpine's City Directories, Regan lived in the building in the late 1920s. He died in 1945.

Dr. Victor O. Mader (1901-1959)

Mader was born in Halifax in 1901. He graduated from McGill University in 1923. He worked as an associate professor of anatomy at Dalhousie University from 1925-1929, and as assistant surgeon at Victoria General



Figure 4: Portrait of Victor O. Mader, 1950 (Source: NSARM).

Hospital². He married Anna H. Cameron and had two daughters named Cecily and Madeline. He served under the Royal Canadian Army Medical Corps from 1928 to 1946, reaching the rank of Colonel. In 1940, he commanded the No. 22 Field Ambulance. In 1944, he commanded the No. 7 Canadian General Hospital under the Canadian Liberation Army. This was a 600-bed medical unit originally located Marston Green, United Kingdom from 1941 to 1944. It moved to Normandy in July 1944, and was set up in Martigny near Dieppe, France, and in Turnhout, Belgium. The unit moved to Bassum, Germany, in May 1945, near Bremen. It became part of the Canadian Army Occupation Force, working with the British Liberation Army in admitting 1236 civilians from the Bergen-Belsen concentration camp and liberated military personnel suffering from severe malnutrition and tuberculosis³.

Mader was a member of the Royal College of Physicians and Surgeons of Canada, the Medical Society of Nova Scotia, and served as President of the Halifax Medical Society and the Charitable Irish Society of Halifax. He moved to private practice in 1946. Although there were no practising plastic surgeons in the Maritimes prior to 1959, Mader was one of the leaders in plastic surgery procedures in Halifax at the time⁴. He rented the house from Lucie K. Smith in 1929 and lived there with his wife, Anna Mader. Having bought it outright in 1946 from Patricia E. Hislop, he would continue to live there until his death. He died in 1959 and the building was then occupied by his wife. She would sell the home to Lee & Martin, chartered accountants, in 1963.

Important / Unique Architectural Style or Highly Representative of an Era **Construction type or building technology: Timber-frame construction**

The abundance of large, cheap lumber, the high costs of handmade hardware, and the English tradition of building made the timber frame house popular in both Canada and America. Until balloon-frame construction began to supersede it in the mid-1800s, timber-frame construction was the construction method for all frame houses in the 17th and 18th century. Timber framing, often called post-and-beam construction, is a form of carpentry which involves taking large pieces of wood and joining them together with woodworking joints, using mortise-and-tenon construction, without metal construction such as nails. Wooden pegs called treenails, bents, braces, and sometimes trusses are employed (Ibach, 2014). Heavy timber-frame construction was also used in warehouses, such as those as part of the Historic Properties on the Halifax waterfront, where the heavy loads of stationary goods required good support. Timber-frame construction became less common for house building by the late 19th century as it was replaced by balloon-frame construction.

² The Canadian Who's Who, 1948

³ Feasby, 1956, pp. 234, 265, 293; NS Archives, n.d.

⁴ Douglas, 1983, p. 7

Style (Georgian-style)

The heritage character of this building and the main character-defining elements are derived from Georgian architecture. This includes a striking display of symmetry through fenestration, the use of a centralized grand entrance, and decorative moulding.

This style is found in many early Halifax buildings. The name is derived from the succession of kings, George I to George IV from 1720 to 1838. Features of this style included a steeply-pitched truncated roof (often with pediments), a symmetrical 5-bay façade, two or more narrow dormers, and two inset chimneys at either end of the building⁵. By the 1830s and 1840s these houses were finished with pilasters on the corners, with matching cornice boards and return eaves. As Queen Victoria was coronated in 1838, some buildings were constructed in a more transitional Georgian style with some early Victorian elements. This included the use of an asymmetrical doorway, and a symmetrical 3-bay façade on the 2nd storey⁶.

Character-Defining Elements

The building includes Georgian architectural elements, such as:

- Dormers containing several decorative elements including ornamented moulding between the gables with brackets pairing the windows;
- A combination of different-sized windows including: narrow two-pane sash windows, three-pane sash windows, and large four-pane sash windows;
- A deep eaves formed by the sloping roof and supported by evenly-spaced brackets with oval-shaped decorative moulding lying between the brackets;
- White corner boards outlining the ends of the façade;
- Grand entranceway leading to a flat-roofed vestibule with decorative brackets supporting the cornice line;
- Two pilasters to provide symmetry and give the appearance of support;
- Semi-elliptical “sunburst” transom window with a decorative crown lying over the transom and the doorway;
- Doorway contains paired paneled sidelights with a three-panel door with a large window;
- Rounded white stiles to separate the sidelights; and
- Masonry brick foundation resulting in two curved side-flights of stairs leading to the landing

Significance of Architect / Builder

The building was built by Richard T. Gorham and his sons Richard Gorham Jr, and Edward J. Gorham (1829-1914), between 1857 and 1862. A Municipally Registered Heritage property at 5172 Bishop Street is named after Edward, who rented that townhouse and lived there in 1864.

Richard T. Gorham (1800-1865)

⁵ Nova Scotia Department of Culture, Recreation, and Fitness, 1985, p. 15

⁶ Penney, 1989, pp. 72-73

The son of Issac and Elizabeth Gorham, Richard was born in Liverpool, Nova Scotia. He had two wives: Margaret N. Johnstone from 1828 to 1839, and Margaret H. Gentles from 1840 to 1865. He had twelve children. From Liverpool, he moved to Arichat on the Isle Madame in Cape Breton, then to Dartmouth on Church Street. He sold his home in Dartmouth in 1849 and moved to Halifax. According to the Nugent's Directory of 1858-1859, Gorham had a shipping business called R. Gorham & Co; which sold lumber and fish to the West Indies in return for sugar and molasses from his warehouse at Brown's Wharf. In 1860, he partnered with Thomas H. Carre. After 1862, he was living at 23 Maynard Street with his family. He died in June 1865 and was buried at Camp Hill Cemetery (Gorham & Blakeney, 2006, pp. 7, 11-12).

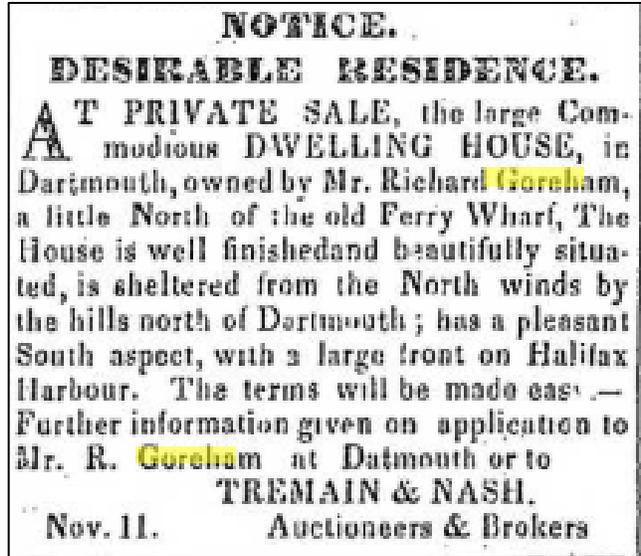


Figure 5: Advertisement listing Gorham's Dartmouth residence (Source: Halifax British Colonist, 1849, March 15, p. 4)

Architectural Integrity

The architectural integrity of the building is good. The building features an intact original façade that has been maintained using largely traditional materials. More recent modifications include the front steps, the exterior light lamps affixed to the sides of the entranceway.

Relationship to Surrounding Area

The building is an important contribution to the surrounding area. Several neighbouring Victorian buildings were recently demolished. It is the only historic building remaining across the street from the historic Victoria Park.

Ownership History

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Brenton Halliburton	--	1847	Judge	--
William G Anderson	1847	1857	Esquire, Merchant,	Bk 88 Pg 375
Richard T Gorham	1857	1868	Esquire	Bk 118 Pg 404
Augustus Allison	1868	1872	Merchant	Bk 161 Pg 14
Thomas Ritchie	1872	1874		Bk 183 Pg 198
John T Fraser	1874	1875		Bk 191 Pg 489

John W Burton	1875	1880	Builder	Bk 206 Pg 37
Samuel S Forrest	1880	1903	Lobster Packer	Bk 225 Pg 120
William F Smith (Exr)	1903	1906	Doctor	Bk 356 Pg 380
Lucie K Smith	1906	1938		Bk. 371, Pg. 109
Patricia E Hislop (Smith)	1938	1946		Bk. 781, Pg. 173
Victor O Mader	1946	1959	Doctor, Professor	Bk. 960, Pg. 361
Anna Mader	1959	1963		Bk. 1700, Pg. 858
Manuel I Zive	1963	1967	Executive	Bk. 1933, Pg. 43
The Canada Trust Company	1967	2001	Corporation	Bk. 2193, Pg. 990
Pennycorp Properties Ltd.	2001	2006	Corporation	Bk. 6871, Pg. 918
Helmos Realty Ltd.	2006	---	Corporation	#85806306

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reg/place-lieu.aspx?id=4923](https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=4923)

ATTACHMENT J

Research Report

A.H. Buckley Building

5635-5637 Spring Garden Road

In support of Heritage Registration Case H00471

Prepared by:

HRM Planning and Development
December 2019

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Figure 1: Originally a two-and-a-half storey Georgian-style residential building, the building at 5635-37 Spring Garden Road was converted to its present three-storey form when it was adapted for commercial uses c. 1920 (Google Street View 2018).

Age

This building stands as one of the last Victorian-era commercial and residential buildings along Spring Garden Road.

Upon the death of John George Pyke, his estate known as Pyke's Fields was subdivided and sold to James Scott Tremain in the 1830s. Tremain sold Lots 10, 11, 12, and 13, west of Dresden Row to John Spry Morris in 1835 for the sum of £216 (1835, Bk. 61, Pg. 354). Morris then sold Lots 9, 10, 11, 12, 13 to Maurice McIlreith in 1852 for the sum of £400 (Bk. 101, Pg. 315). William Kandick purchased Lot 13 from McIlreith that same year.

The earliest-found mention of a building at this location is from 1850, when William Kandick (1822-1881) of Dunnottar, Kincardineshire, Scotland opened his grocery. It originally was a 2 ½ storey house with a truncated roof and Scottish dormers. It was situated adjacent to another identical 2 ½ storey house. According to the McAlpine City Directories, the store was then occupied by John Reardon from 1864 to 1881. Avery F. Buckley of the Buckley Bros. purchased the property and opened a drug store. Avery F. Buckley transferred ownership of the store to his son Albert H. Buckley in 1887, and he remained the primary pharmacist on the block until the 1950s. Interestingly, a deed (1891; Bk. 282; Pg. 196), showed the transfer of property from the executors of William Kandick to Albert H. Buckley.

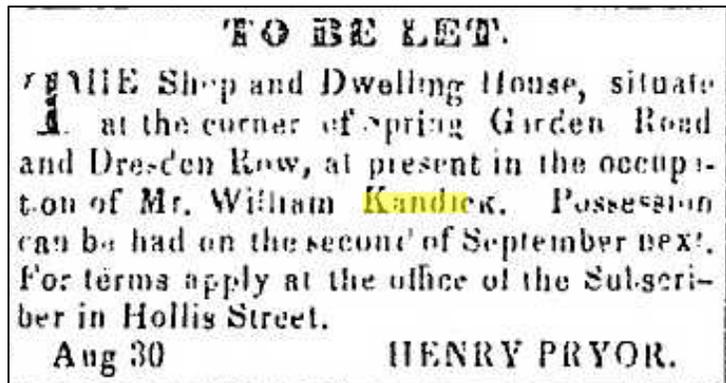


Figure 2: Advertisement listing a shop occupied by Kandick, 1850. (Source: Halifax British Colonist, 1850 September 12, p. 3).

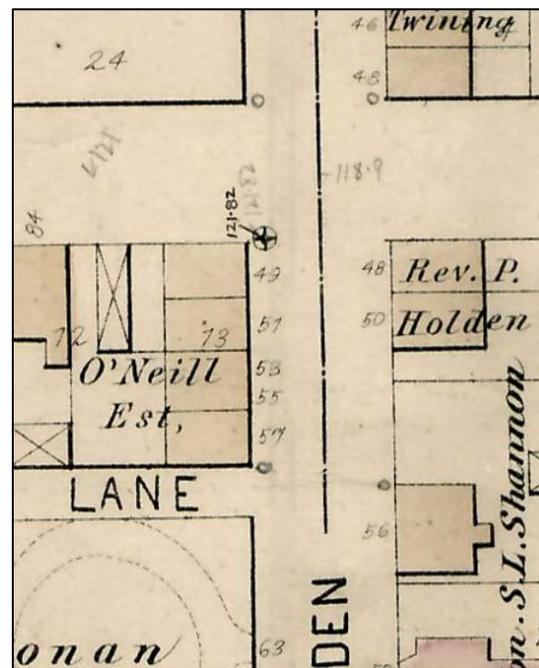


Figure 3: Location of 49-51 Spring Garden Road, 1878, showing the 2 ½ storey terrace houses (Source: NSARM)

According to *The Pharmaceutical Era and The Montreal Pharmaceutical Journal*, it was noted that between 1895 and 1897, the building was enlarged and improved. It stated that Albert H. Buckley, the owner and pharmacist, expanded and rearranged the store after taking a trip through the United States. It was noted as having become one of the largest drugstores in Halifax. Furthermore, it was said to have become one of the most visually-appealing, neatest, and commodious drug stores in the Maritime provinces. (Miles, 1896, p. 47, 111; Parsons, 1897, p. 22).

Further improvements were made as noted through finding building permits from that era. In 1909, a building permit for alterations was made for A.H. Buckley from the Freeman Brothers (builders and contractors). It specified the addition of one storey at the rear of the shop at an estimated cost of \$200. This additional one storey would maintain a pitched roof.

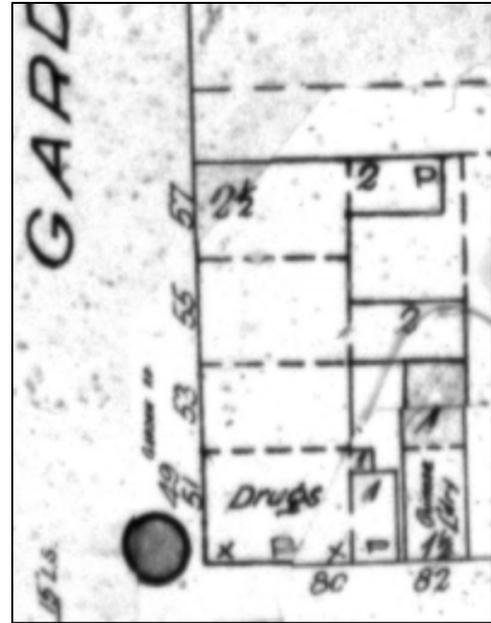


Figure 4: Location of 49-51 Spring Garden Rd., 1895, showing the change to A.H. Buckley's drug store and a rear 1 storey addition (Source: NSARM)

In 1920, a building permit for alterations for A.H. Buckley was made from J. Kempton Hunter (builder and contractor) for an estimated \$2000, to change the truncated roof to a flat tar-and-gravel roof. A fire escape would be added at the rear. This is supported through using Werle's 1921 aerial photo mosaic of Halifax which demonstrates that the building had been enlarged and built to 3 storeys before 1921 (Werle, 2015, p. 19).

The building had maintained its footprint from the 1920s until the 1980s, when the rear was expanded to include the lot at the former civic address 1508 Dresden Row. This is supported by the Last Will of A.H. Buckley showed that a two-storey warehouse and Chinese laundromat once stood there. The *Might's City Directories* from 1983/1984 to 1989, list the same vacant building (formerly South End Tailors) located at the civic address until 1989 when it ceased to exist.

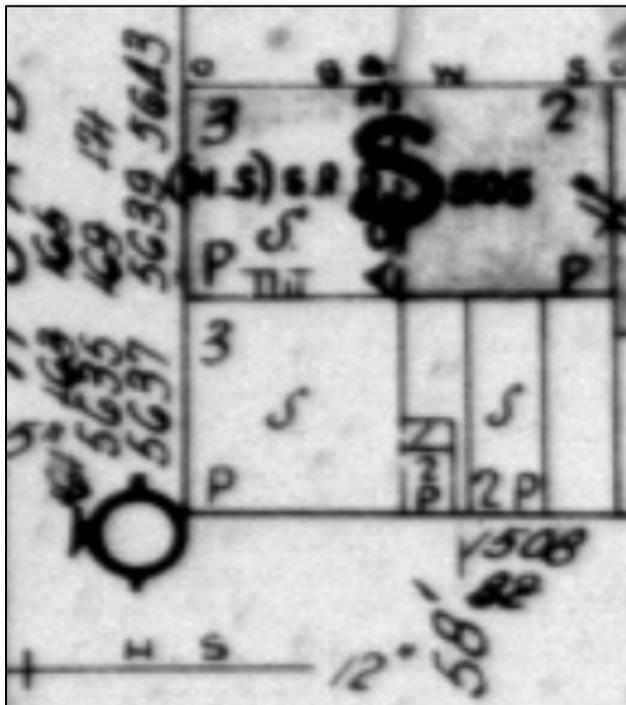


Figure 5: Location of 5635-5637 Spring Garden Road, 1967, showing 3 storeys and a 2 storey addition at the rear. Note the 2 storey warehouse and store at 82 Dresden Row (Source: NSARM).

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

The building has significant associations with the pharmaceutical industry in the city as one of the branch stores of the Buckley's Ltd. drug store business. Established by Avery F. Buckley in 1881, it was the first branch store of his "Medical Hall" located on Barrington Street. Over time, it would become one of six stores of the Buckley's Ltd. drug store chain until 1973.

Avery Fillis Buckley (1858-1941)

Avery F. Buckley was born in 1858. He began his career as a clerk with Avery, & Brown & Co. on George Street. He then partnered with Forsyth & Co, and then succeeded Edward Fredericks on Brunswick Street. He began his business on Barrington Street. After the Pharmacy Act was passed in 1876, he was the first pharmacist to receive a diploma from the Nova Scotia Pharmaceutical Society in 1878. This was important because the profession of pharmacy in Nova Scotia was not seen as a regulated profession until the passing of the Act. Prior to that date, anyone with the necessary capital could open a drug store. Many pharmacists in Nova Scotia received their qualifications through examinations in the United States, the United Kingdom, and in other provinces. It was through the efforts of the Nova Scotia Pharmaceutical Society in 1875 that legal recognition could enable local pharmacists to be licenced and registered in Nova Scotia. *The Pharmaceutical Era*, 1898, p. 666). He played a role in the administration of various organizations in Halifax, including: President of the Nova Scotia Pharmaceutical Society (1891-1892), Secretary of the Nova Scotia Pharmaceutical Society (1890; 1895-1898) and as a Faculty of Pharmacy lecturer at Dalhousie University. In 1896, he began studying medicine at Dalhousie University (Miles, 1896, p. 110). He retired from the pharmacist business in 1902 and practiced medicine as a physician (Nova Scotia Pharmaceutical Society, 1925, p. 58). He was noted as being one of the main physicians that gave medical supplies and expertise in the aftermath of the 1917 Halifax Explosion (McAllister, et al, 2017, p. 2). He died in 1941.



Figure 6: Portrait of A.F Buckley, 1918. (Source: Dalhousie University Archives).

Albert Hall Buckley (1862-1957)

Albert Hall Buckley was born in 1862 at Barrington, N.S. He was educated at several universities including Mount Allison University and Dalhousie University. Under the guidance of

his brother, Dr. Avery F. Buckley, he began his career in 1887 as clerk at the store at Spring Garden Road. Upon receiving his Master of Pharmacy in 1891 from Dalhousie University, he took over the store at Spring Garden Road and became the main pharmacist. He married Mary Upham Thompson in 1891. He had a son, Albert F.H. Buckley (1897-1916), and a daughter, Eileen A. Buckley (1892- n.d). By 1925, he owned five stores in Halifax and would expand his chain of drug store to six by the 1950s. Upon retirement in 1957, he was recognized as the oldest pharmacist in Canada and was the president of Buckley's Limited of Halifax. He died shortly after in October 1957. Mr. Buckley played a role in the administration of various organizations in Halifax, including: President of the Nova Scotia Pharmaceutical Society (1897-1898), Vice-President of the Nova Scotia Pharmaceutical Society (1896); a member of the Nova Scotia Historical Society, a member of the Halifax Club, and as a member of the Freemasons (Halifax Regional Municipality, 2003, p. 8-9; Nova Scotia Pharmaceutical Society, 1925, p. 60)

Important / Unique Architectural Style or Highly Representative of an Era

Construction type or building technology: Timber-frame construction

The abundance of large, cheap lumber, the high costs of handmade hardware, and the English tradition of building made the timber frame house popular in both Canada and America. Until balloon-frame construction began to supersede it in the mid-1800s, timber-frame construction was the construction method for all frame houses in the 17th and 18th century. Timber framing, often called post-and-beam construction, is a form of carpentry which involves taking large pieces of wood and joining them together with woodworking joints, using mortise-and-tenon construction, without metal construction such as nails. Wooden pegs called treenails, bents, braces, and sometimes trusses are employed (Ibach, 2014). Heavy timber-frame construction was also used in warehouses, such as those as part of the Historic Properties on the Halifax waterfront, where the heavy loads of stationary goods required good support. Timber-frame construction became less common for house building by the late 19th century as it was replaced by balloon-frame construction.

Style (Late Victorian Vernacular)

Originally, the building was part of a Georgian-style terrace. It featured a medium-pitched truncated roof with return eaves, two Scottish dormers, symmetrical 3-bay windows on the front façade, a prominent glass and wood storefront with pilasters and corner boards, decorative brackets and corbels, and two pronounced cornice lines. This style was popular from around 1720 to the 1840s. By the 1830s and 1840s, houses were finished with pilasters on the corners, with matching cornice boards and return eaves. Having been altered over the years, many Late Victorian Plain influences are visible. Popular between 1880 and 1915, this style emphasized straightforward box form and mass. Many buildings used flat or low-pitched roofs with simple windows. Brick chimneys were often internal, but some were left exposed (Penney, 1989, pp. 72-73, 92-93).

Character-Defining Elements

Character-defining elements include:

- An almost flat roof with a brick chimney;
- Wooden shingles;
- Large protruding cornice;
- Five-bay front façade facing Spring Garden Road;
- Triangular lintels with wooden engravings;
- Four large display windows facing Spring Garden Road and three facing Dresden Row;
- Storefront including wooden awnings with cornice above and a pediment over the large central entranceway;
- Side entrance from Spring Garden Road that was formerly used by the residents;

Significance of Architect / Builder

John Spry Morris (1795-1881)

John Spry Morris, son of Charles Morris was born in 1795. He was also the great-grandson of Charles Morris, the original surveyor, and one of the founding fathers of Halifax. Morris became the Surveyor-General of Nova Scotia in 1831 and served in that position until 1851. The positions of Surveyor-General and Crown Lands Commissioner were merged, and he retired soon then after. He moved to Hastings, East Sussex, England in the mid-1850s and lived there until his death in 1881 at the age of 86 (The Law Journal, 1881; p. 200).

The building at the corner of Spring Garden Road and Dresden Row was built by John Spry Morris before 1850 as it was occupied by William Kandick's shop at that time. Morris was also known for building his estate house located adjacent to another large property called Brookside at the location of the Lord Nelson Hotel (Akins, 1895, p. 183).

Architectural Integrity

The architectural integrity of the building is moderate. It has been altered several times over a 150-year period. By 1890-1895, two Scottish dormers were part of the half-storey above the second floor, before being removed with the truncated roof during the addition of the third storey. Two wooden cornice lines appear from at least 1890, but they do not continue around the building as the adjacent building at 5639 Spring Garden Road was built in the 1960s. The front and side facades feature staggered wooden shingles. Between the 1970s and the present day, triangle-shaped decorative lintels were added to the front and side facades. on the façade did not appear in 1890 (Currie, 1890).

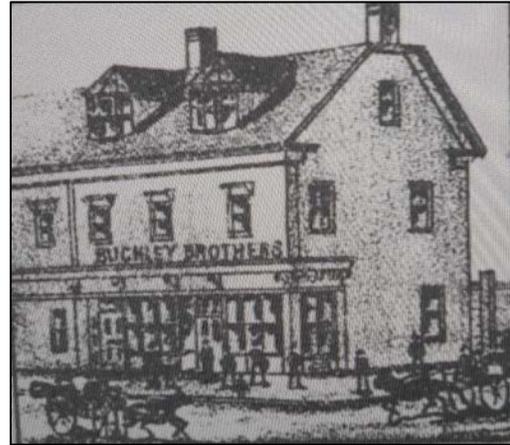


Figure 7: Drawing of A. H. Buckley's store, 1890. (Source: NSARM).

Notably, the Last Will and Testament of A.H. Buckley in 1957 noted two parcels of land which belonged to him and were eventually passed to Michael and Jennifer Veres when they purchased the property in the late 1970, early 1980s from Buell Enterprise Ltd. These two parcels included the footprint of the original building dating back to 1850, and a 2-storey warehouse which was used as a Chinese laundromat at the time (1957, Bk. 1501, Pg. 526). Although the rear of the building is of modern construction, it maintains cohesion to the front of the building through the same shingling, dimensions, and mass.



Figure 8: Side view of the facade. (Source: Google).

However, the 2-storey rear addition features several architectural elements that are somewhat inconsistent with the front of the building. This includes: a central large 3-pane window with modern framing, a brick side wall of modern construction, high ceilings compared to the shorter 3-storey front of the building, disconnected cornice lines, and window sills at different heights. The former rear wall of the original building is plainly visible through the shingling.

Relationship to Surrounding Area

The building is one of the last remaining Victorian era commercial buildings on Spring Garden Road. Being situated on the former lands of John Spry Morris and Lot 13 of Pyke's Fields, it

shares a common history with other properties on Dresden Row, Birmingham Street, and Queen Street. Particularly, this property and the Halifax Houses located adjacent at civic addresses 1512 and 1518 Dresden Row were once owned by Maurice McIlreith in 1852 before being sold separately. As a branch location of the Buckley Brothers drug store chain, the building was an important commercial institution on Spring Garden Road, operating from the early 1880s to the 1970s. Today, it is a popular handcrafts shop popular with locals and tourists alike.

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ATTACHMENT K
Scoring Summary for Heritage Buildings

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2							
Heritage Building Evaluation Criteria							
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
1445 Brenton Street	13	11-15	1-3	4-6	4-6	11-15	6-10
1447 Brenton Street	13	11-15	1-3	4-6	4-6	11-15	6-10
1528-36 Brunswick Street	13	11-15	1-3	4-6	4-6	6-10	1-5
1717 Brunswick Street	13	16-20	1-3	4-6	7-10	11-15	6-10
1512 Dresden Row	16	11-15	1-3	4-6	4-6	6-10	1-5
1518 Dresden Row	16	11-15	1-3	4-6	4-6	11-15	1-5
1569 Dresden Row	16	16-20	1-3	4-6	7-10	6-10	6-10
1579 Dresden Row	16	16-20	1-3	4-6	7-10	6-10	6-10
5562-66 Sackville Street	9	16-20	4-6	7-10	7-10	11-15	6-10
1477 South Park Street	16	16-20	1-3	4-6	7-10	11-15	6-10
5635-37 Spring Garden Road	16	11-15	4-6	4-6	4-6	11-15	1-5

ATTACHMENT 2

Scoring Summary for Heritage Buildings

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2							
Heritage Building Evaluation Criteria							
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
1445 Brenton Street	13	15	2	6	6	14	9
1447 Brenton Street	13	15	2	6	6	14	9
1528-36 Brunswick Street	13	14	5	6	6	7	7
1717 Brunswick Street	13	18	6	6	9	15	10
1512 Dresden Row	16	14	2	6	5	6	3
1518 Dresden Row	16	14	2	6	5	12	6
1569 Dresden Row	16	20	2	6	10	8	10
1579 Dresden Row	16	20	2	6	10	7	10
5562-66 Sackville Street	9	20	8	9	9	14	10
1477 South Park Street	16	20	2	6	10	15	9
5635-37 Spring Garden Road	16	13	5	6	6	15	8