

STAIRS HOUSE

CONSERVATION MANAGEMENT PLAN



20.06.02

INTRODUCTION

Architecture49 and WSP have been retained by Southwest Properties Limited to develop a preliminary design for the property of the Stairs House and adjoining lands and structures spanning between South and Harvey Streets in south end Halifax, for a residential redevelopment of the site. This report will outline a Conservation Management Plan (CMP) for the property and is to be read in conjunction with the Heritage Impact Statement (HIS) for the project and the related larger Development Agreement design submittal, both prepared by this office. Please refer to the Heritage Impact Statement for a history of the property, full statements of Heritage Value and Character Defining Elements, and current and historical images and maps of the site. The HIS report is appended to this plan.

Based on the HIS, this report will generally focus on the Stairs House proper and its site, and will focus on the exterior alterations to the building. Please note that while preliminary order-of-magnitude cost estimations have been prepared in this report, these are subject to change during the detailed design phase of the project.

Plan Objectives:

- Outline the current condition of the building and site investigations to date on which this report is based.
- Describe the proposed work to the site, and the underlining information and assumptions guiding the scope of work.
- Illustrate the proposed scope of work through existing and proposed elevations of the building, appended to this document.
- Schedule future site investigations and reviews and describe a methodology for recording of findings and their incorporation into the proposed work.
- Provide Order of Magnitude Cost estimates for work proposed to the exterior of the Building.
- Provide a CMP summary.

BUILDING CONDITION AND INVESTIGATIONS

At the time of this plan, the buildings on the Stairs House property all remain as fully occupied rental units and as such access to the unit interiors has been limited. The exterior of the buildings have been reviewed on multiple occasions principally for this plan during the first weeks of March 2020. Assumptions based on observations will be presented later in this plan when discussing individual building systems. On March 11th an opening was made in the vinyl siding on the eastern ear wall of the Stairs house, exposing 1 ½" of extruded polystyrene insulation lying between the vinyl cladding and wood shingles below. Exposed shingles were in good condition with minimal paint layers, though thick enough for thin cracking to form. Note Charcoal colour.



Based on inspection of sills around the building, this insulation layer exists around the building.

On April 17th, an additional investigation was made on the front of the building, removing vinyl siding and insulation between the two western front windows. Similar to the rear investigation, exposed wooden

singles were under 1 ½" of insulation, dark grey in colour. The good condition and relatively thin paint layers suggest these are at least second generation shingles.

PROPOSED WORK

The intent of the proposed work is to return the Stairs House to a sound and durable condition in keeping with its stated heritage values and characteristics. It will involve *preservation* of existing contributing materials and elements, with many elements known to exist, and much also presumed to remain buried under modern over-claddings. It will involve *restoration* with the reinstatement of previously removed contributing elements and the removal of additions not in keeping with the character of the building and property. The work will also involve *re-habilitation*; alterations to the building to address its proposed new context as part of a larger development.

PROPOSED USE

The proposed future use of the Stairs House will maintain the residential nature of the home. At present, the owner is considering either apartments, or common areas for the larger complex. While the decision will have implications for the interior design of the project, impacts on the exterior of the building are minimal and will be discussed later in this report.

ADDITIONS, REMOVALS, RESTORATIONS

REAR WEST WING The west wing of the home will be removed back to the main north wall of the home. Removal will facilitate the new development on the remainder of the property and allow for new non-combustible construction to bridge between the non-combustible new building and the combustible house. Portions of the wing will remain as part of the existing west wall, with upper portions of the wing shortened back to the previously two-storeys with truncated hipped roof. This will involve re-instatement of a hipped main roof over the principle arched western window. Strong photographic evidence existing for this configuration. Photos also indicate eave trim work on this area of the west wall differed from the original home. The two storey roof form will be modified in the extent it extends above the main roof ridgeline, where the original roof extended higher than the main house. Additionally the point of connection to the rear of the home has been extended approximately 10 feet to the east to accommodate alignment with the central corridor of the new building. The eastern extent of this connection may revert to the existing line of

the rear wing based on final use of the home and final life-safety design of the lower portion of the new building immediately adjacent the home.

EASTERN 20TH C. ADDITIONS AND PORCH The one storey brick and wood clad 20th century additions will be removed for the re-instatement of the earlier open eastern porch. The additions are 20th century efforts to provide for additional office space when the home was leased to the RCAF and are generally not in keeping with the overall style, materiality, or form of the home. Removal allows for re-instatement of a portion of the original eastern lawn and the porch facing it. The porch appears in two photographs with sufficient detail for its re-creation including hipped form, scrolled eave, column design and arrangement, screen and trellises and railing height and pickets. Porch access from the home and access to the garden are not known at this time and will be determined based on interior layout of the adjoining rooms and intended use of the rooms and porch.

NORTH RAISED ROOF AND DORMER The work proposes returning the rear north roof of the house to its original sloped roof profile, complete with the re-instatement of one of the two dormers once occupying this roof. This work is done on the basis that the current raised north wall, while facilitating better apartment layout, it obscures the overall form of the building and is not in keeping with the character of the home. One element that will be lost in the work is the current small second floor eastern bay window which will be removed to allow the lowering of the eave. While the bay window is in keeping with the design of the home, its loss is outweighed by the benefit of re-instating the original gable profile of the home. Bay relocation is a considered alternative to complete removal, though a suitable location has not been identified.

SOUTH ENTRY PORCH Site investigations indicate that the existing south entry porch may have a shingle cladding under its vinyl wrapper. This is in contrast to the classical design of the porch known from very good photographic evidence. Surviving material and design is to be confirmed with the removal of the vinyl cladding, but at present the work proposes the re-instatement of the classical detailing on the porch, its eastern door, and the curved stairs accessing both doors. It should be noted that the proposed design of the porch and its decorative iron railings and fences is likely the work of the Stairs family, with the 1865

Rogers photo of the south façade from the east indicating a single south window, wooden fencing, and likely a lower roof line. Close inspection upon the state of work may confirm some of the history of the porch.

INDIVIDUAL TRADE ELEMENTS

The following provides commentary on individual trade elements of work based on the current understanding of the building, and anticipated work and the assumptions upon which they are based.

SITE WORKS As the site is identified as an area of high archeological concern, oversight in accordance with the provincial regulations is anticipated through removals of the other buildings on the property and excavation of the site. Proper shoring design will also be required where excavating next to the home and along the remaining field stone wall on the western edge of the property. Prior to larger site excavations the damaged portions of this stone wall are to be re-laid, and the wall protected through the work with plywood coverings.

STAIRS HOUSE PROTECTION Hoardings, barriers, temporary closures and enclosures are to be provided through the construction to prevent damage to the original building from adjacent work, work to the home, and from the elements.

STAIRS HOUSE SELECTIVE DEMOLITIONS Prior to removal of the west wing, over-claddings will be removed so that the wing can be photographically documented before for removal. Demolition will first involve review of existing constructions to determine the best methods for removals without damaging remaining portions of the building. Particular care will be required with removal of stone foundations, depending of the degree of masonry interlock between the main building and the wing. Eastern additions will require similar review for similar reasons, and for any remaining evidence of the previously removed east porch and ground floor openings on the east wall.

FOUNDATIONS Portions of the removed west rear addition ironstone foundations are to be retained for possible repair material for any required re-instatement of the north wall of the original home where the wing is removed. Openings in the original foundation wall where the rear addition will be removed are to be closed along with the eastern basement exit door and where basement window wells are removed. These closures will be in-filled with like material in such a manner that the location of the original openings remain legible.

Other foundation repair will include investigation of contemporary concrete foundation extensions applied outward to the front south foundation wall of the home. At minimum, these extensions are to be removed to below grade.

MASONRY WORK Stone masonry work will include the minor replacement of select overly weathered and damaged smooth-cut sandstone stones forming the piers of the front entry porch, and the re-instatement of the main south entry steps based on very good photographic evidence.

Bick masonry will involve the re-instatement of the central and western chimneys of the main body of the home for which good photographic evidence exists and which existing interior layouts suggest still remain to the roof line. The nethermost chimney in the rear wing will be removed. The status of the chimney located at the north wall of the home where the rear wing attached will require further investigation for both impact on interior layout, and the practicality of its shoring and support.

FOUNDATION PARGING The existing south foundation wall of the original home is principally of ironstone slate construction with brick framing the jambs of window openings. This wall is parged smooth and faux lined to mimick the stone coursings of the porch. We believe this effect to be original, and it is to be made good where missing or damaged across the front of the south wall of the house with a lime based render, matching the original line patterning. Texture of render requires further investigation.

METALWORK Original front entry railings, pickets and newels are proposed to be re-instated based on very good photographic evidence. Whether these elements will be custom castings, stick assembled or welded, or catalogue selections, or a combination of these methods, is to be determined through design development and confirmed through permit submissions.

WOOD FRAMING AND SHEATHING With the re-instatement of the western hipped gable and the northern sloped roof, inspection of the current assemblies will be required during selective demolition for evidence of prior framing methods and to confirm rough framing assemblies. Existing ground floor east wall openings to the one storey additions will require examination for closure, and for evidence of previous opening configuration.

Wood sill deterioration is anticipated along the western side of the building where the driveway has been raise above the level of the foundation. Extent and scope of repair is to be determined though construction. No obvious settlement noted at present. Final grading will return grade to a lower level along west side of the building.

WOOD CLADDINGS With the removal of the over-claddings the design and conditions of the presumed underlying shingle work and wood trims can be documented and accessed. Should original trim work not

exist under the existing claddings, good photographic evidence exists such that coupled with standard profiles of the day, overall molding design and profiles can be developed in keeping with the character of the building. Photographic evidence shows good views of the south elevation porch columns, paneling, and entablature, ground floor window trims, second floor pediment, Palladian Window and dormers, roof ridgeline, eastern porch, and driveway gate. The photographic evidence will serve as the basis of design, to be confirmed through site review upon removal of the over-claddings.

ROOFING Current photographic evidence suggest either slate or wood shingle original roofing. The building is currently roofed with modern non-fiberglass asphalt shingles for sloped surfaces, and presumably poured asphalt or built up roofing for low sloped roofed. Roofing is intended to be replaced in kind with the existing, with a simple straight 'traditional' three tab design without raised profiles.

FLASHINGS Most existing flashings are modern painted metal with some existing lead observed. New flashings are to be lead or lead-coated copper where exposed to view. Modern membrane flashings may be employed where obscured from view. New gutters will be provided in keeping with the existing photographic evidence.

INSULATION Based on text records the original exterior walls are insulated with a concrete and straw dawb material. The intention is to leave this material in place. Where new construction permits new breathable batt insulation will be added. Otherwise efforts to improve thermal comfort of the building will focus on reducing air infiltration to the building and improved mechanical heating design where warranted. The intent is to not change the thermal conditions acting on the original wood cladding assembly.

WOOD WINDOWS Many of the original wood windows appear to remain today and though partially hidden behind modern aluminum storm windows, they appear to be in reasonable conservable condition. With removal of the modern storms, windows can be individually accessed. The intent at this time is to restore original windows and provide new storms; either of the magnetic interior, or wood exterior variety depending on the suitability of interior and exterior trimwork. Original windows are notable for slender sash and muntin profiles making them likely unsuitable for double glazed upgrades.

Existing original windows include:

South Elevation: eastern basement windows, three of four main floor windows, dormer windows, Palladian pediment window, entry porch south windows and west door transom.

East Elevation: One ground floor window and two upper floor windows. One second floor window of the rear west wing. Window is to reviewed for suitability as match for other windows to be replaced, notably southern and eastern ground floor windows.

North Elevation: Two second floor rear wing windows, one of which should be reviewed similar to window noted above.

Western Elevation: Two second floor rear wing windows, one of which should be reviewed similar to window noted above. Main building basement stair window, and two southern-most windows.

The remainder of the windows appear to be wood or vinyl replacements not in keeping with the character of the home. Remaining windows requiring replacement include the large arched western stair window for which good photographic evidence exists, the remaining west wall bay windows, the west wall window north of the side entry door, one main floor south window to match surviving, basement porch windows to match surviving, one ground floor east window to match surviving, reinstated north dormer window to match surviving, and two north ground floor windows to match surviving.

Exterior trim condition, design, and scope of work to be determined upon removal of over-claddings.

WOOD DOORS Original exterior wood doors do not remain, either on the front porch or at the west side entry. Original main entry door(s) are to be confirmed. Existing photographic evidence suggests a half-light screen porch door with double or single paneled bottom. Many original interior doors survive in currently publicly accessible areas of the home which support the double lower panel design and may generally serve as guidance in the design of new exterior doors, including for eastern porch access.

PAINTING AND COLOUR The building is a painted wood structure. A building exterior colour paint scheme will be developed based on photographic evidence, and analyses paint samples retrieved from surviving original material. Despite the dark charcoal colour uncovered at the rear of the building. The final colour scheme is anticipated to be a light colour for walls and trimwork, with darker colour(s) for window sashes, doors, exterior stairs metalwork, driveway entry gate, and porch rose trellises. A 1970's photo of the porch indicates a blue colour scheme.

LANDSCAPING Grass lawns will be maintained along the front of the building and along its eastern porch. A short eastern concrete wall running in line with the front face of the building and end in a re-built east site stair. This wall will be obscured with soft planting and will manage the grade change along the east side of the building allowing for a relatively flat east lawn. Climbing roses will be planted at the porch trellises. Photographs show several roses climbing the south wall of the home.

ACCESSIBILITY AND LIFE SAFETY Egress requirements are to be confirmed through the final intended use of the original building. It is assumed at this time that barrier free-access to the home will be gained through the proposed new apartment structure.

SCHEDULING AND DESIGN CONFIRMATION.

Note that the design to date represents a schematic level of development based on the available information to date. The intent is that larger scale design decisions are generally agreed to with the approval of the Development Agreement with finer scale items resolved through construction document development. We anticipate that upon issuing of a development agreement, further selective destructive site investigations and review and documenting of interiors will be made to inform the production of construction and building permit documents. Any existing site information remaining to be determined by larger deconstruction will be identified in the permit documents with instructions for the incorporation of the investigations into the schedule and scope of work.

ESTIMATION ORDER-OF-MAGNITUDE COST

Please note that the following order-of-magnitude cost table is a preliminary estimation and is subject to change at the detailed design stage of the Stairs House restoration project.

Floor Area		5,300 SF				
A1	Substructure					
	Porch Footings		allow			\$ 10,000

	Existing Foundation Wall Repair	500	SF	100	\$ 50,000
	Retaining Wall and Stairs	50	CY	30	\$ 1,500
	Entry Stairs	allow			\$ 5,000
A2	Structure				
	Roof Framing	1300	SF	10	\$ 13,000
	Porch Framing	allow			\$ 5,000
	Minor openings	allow			\$ 5,000
	Sill Replacement	50		250	\$ 12,500
A3	Exterior Enclosure				
	Stonework				\$ 5,000
	Chimney reconstruction	allow			\$ 20,000
	Entry Stairs	allow			\$ 20,000
	Sheathing repair	allow			\$ 5,000
	Poch finishes	allow			\$ 10,000
	Work to Shingle cladding	3500	SF	20	\$ 70,000
	Window refurbishment/replacement	36		2500	\$ 90,000
	Exterior Doors	5		3500	\$ 17,500
	Roofing Sloped	2236	SF	6	\$ 13,416
	Roofing - flat	1350	SF	7	\$ 9,450
	Insulation	allow			\$ 5,000
	Trim restoration	500	LF	100	\$ 50,000
	Painting	3775	SF	15	\$ 56,625
C1	Mechancial				

Stairs House
Conservation Management Plan

	Sprinkler system	5300	SF	5	\$ 26,500
C2	Electrical				
	Site Lighting	allow			\$ 5,000
D1	Site Work				
	Stone wall Repair	allow			\$ 2,500
	Soft landscaping	306	SY	20	\$ 6,111
	Shoring	600	SF	100	\$ 60,000
D2	Ancillary Work				
	Selective Demolition	34,250	CF	\$0.8	\$ 27,400
	Protection	allow			\$ 25,000
	Net building Costs				\$ 626,502
	General Requirements and fee			25%	\$ 156,626
	Design and Pricing allowance			25%	\$ 117,469
	Construction Allowance			25%	\$ 135,090
	Total				\$ 1,035,686
Exclusions: fees, escalation, hazardous materials, taxes, other soft costs					

SUMMARY

Stair House is good example of early 19th century sub-urban development to the south of the original town grid. It has experienced change and adaptation throughout its 182 year history, with some of those changes challenging the historic form and value of the building, particularly with the more intensive use brought on by its conversion to apartments. The proposed work to Stair House intends to *conserve* remaining historically important defining characteristics and elements, *restore* known important historic characteristics and elements to represent the home as it was prior to intensive apartment use, and finally to *re-habilitate* portions of the home adapting it to its proposed larger site development.

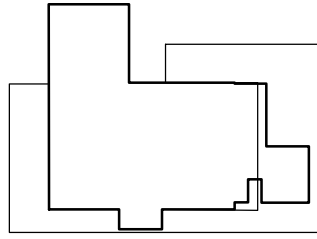
Strong photographic evidence exists depicting the home over several time periods giving us insight to prior forms, materials and detailing, and today the home survives with overall retained exterior building form and materiality, and with original interiors sub-divided but generally intact. We believe that the interventions to the home are based on current evidence and educated assumptions to be substantiated through further investigations, and not on conjecture. Additionally the design does not propose to return the building to a set period in time but rather it re-enforces the adaptive history of the building.

The proposed design is not a finished product. There are several remaining decisions including interior use and configuration, adapted openings, wood window conditions, and individual element design and detailing. The design will be refined through further investigation, namely removal of over-claddings, and confirmed as work proceeds through construction documentation, permitting, selective demolition, and construction.

Appendices:

Existing and Proposed Stairs House Elevations, dated March 27, 2020

Stairs House Heritage Impact Statement dated November 6th, 2019.



Client

Architect

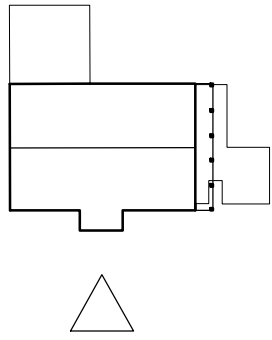
STAIRS HOUSE - CONSERVATION MANAGEMENT PLAN

EXISTING SOUTH ELEVATION



ARCHITECTURE | 49

Date: MARCH 30, 2020



Client

Architect

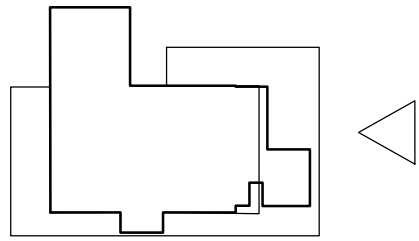
STAIRS HOUSE - CONSERVATION MANAGEMENT PLAN

PROPOSED SOUTH ELEVATION



ARCHITECTURE | 49

Date: MARCH 30, 2020



Client

Architect

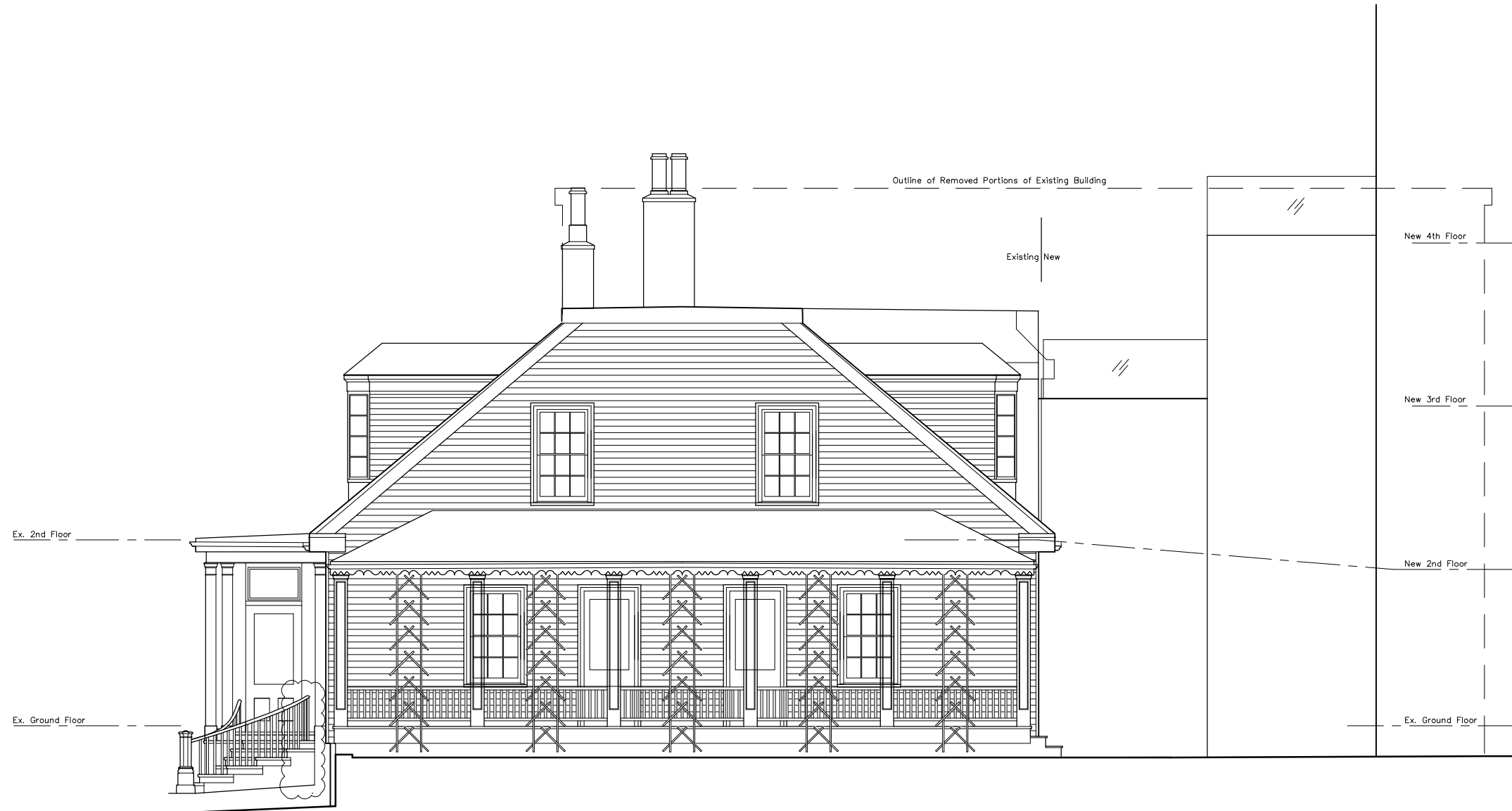
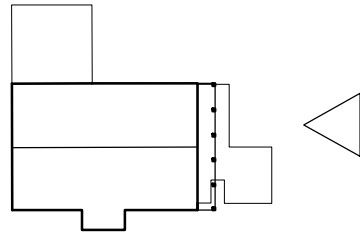


ARCHITECTURE | 49

STAIRS HOUSE - CONSERVATION MANAGEMENT PLAN

EXISTING EAST ELEVATION

Date: MARCH 30, 2020



Client

Architect

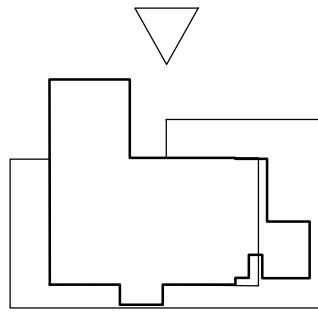


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STAIRS HOUSE - CONSERVATION MANAGEMENT PLAN

PROPOSED EAST ELEVATION

Date: MARCH 30, 2020



Client

Architect

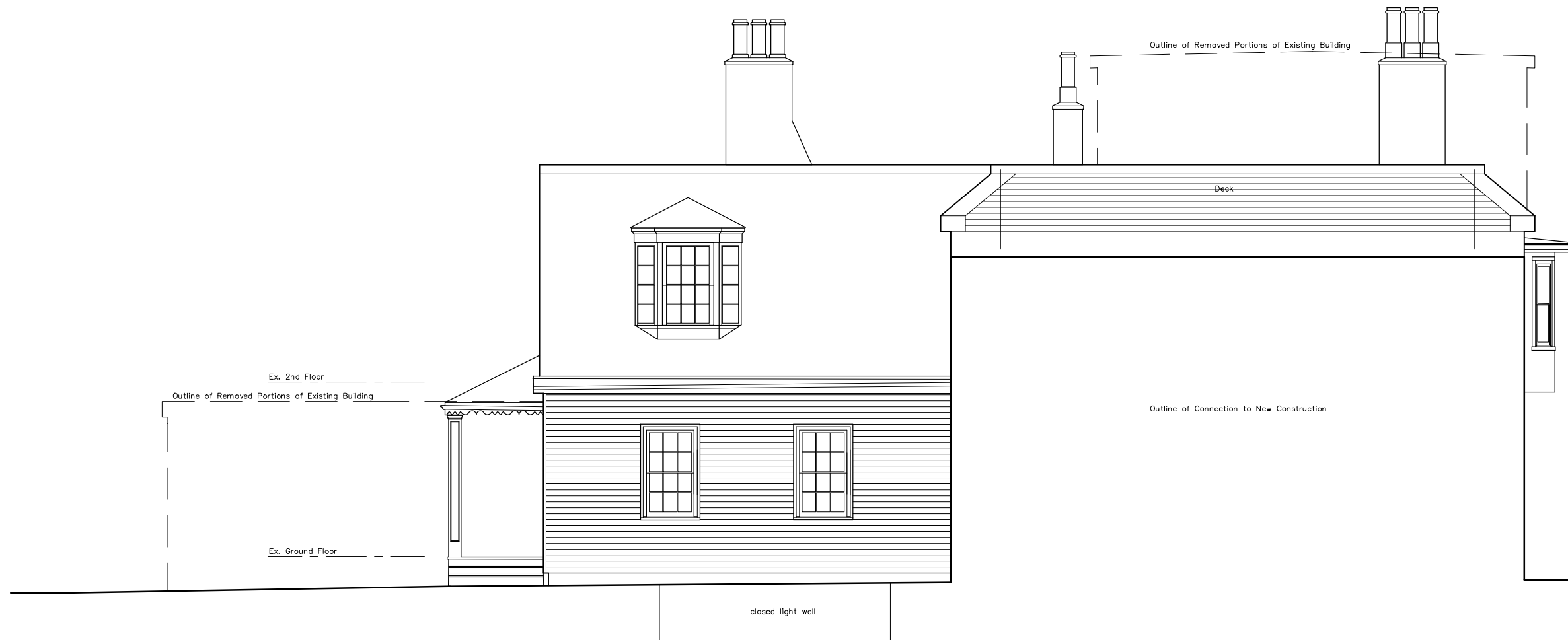
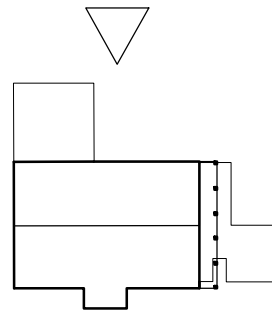
STAIRS HOUSE - CONSERVATION MANAGEMENT PLAN



ARCHITECTURE | 49

EXISTING NORTH ELEVATION

Date: MARCH 30, 2020



Client

Architect

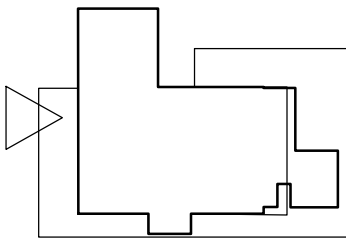


ARCHITECTURE | 49

STAIRS HOUSE - CONSERVATION MANAGEMENT PLAN

PROPOSED NORTH ELEVATION

Date: MARCH 30, 2020



Client

Architect

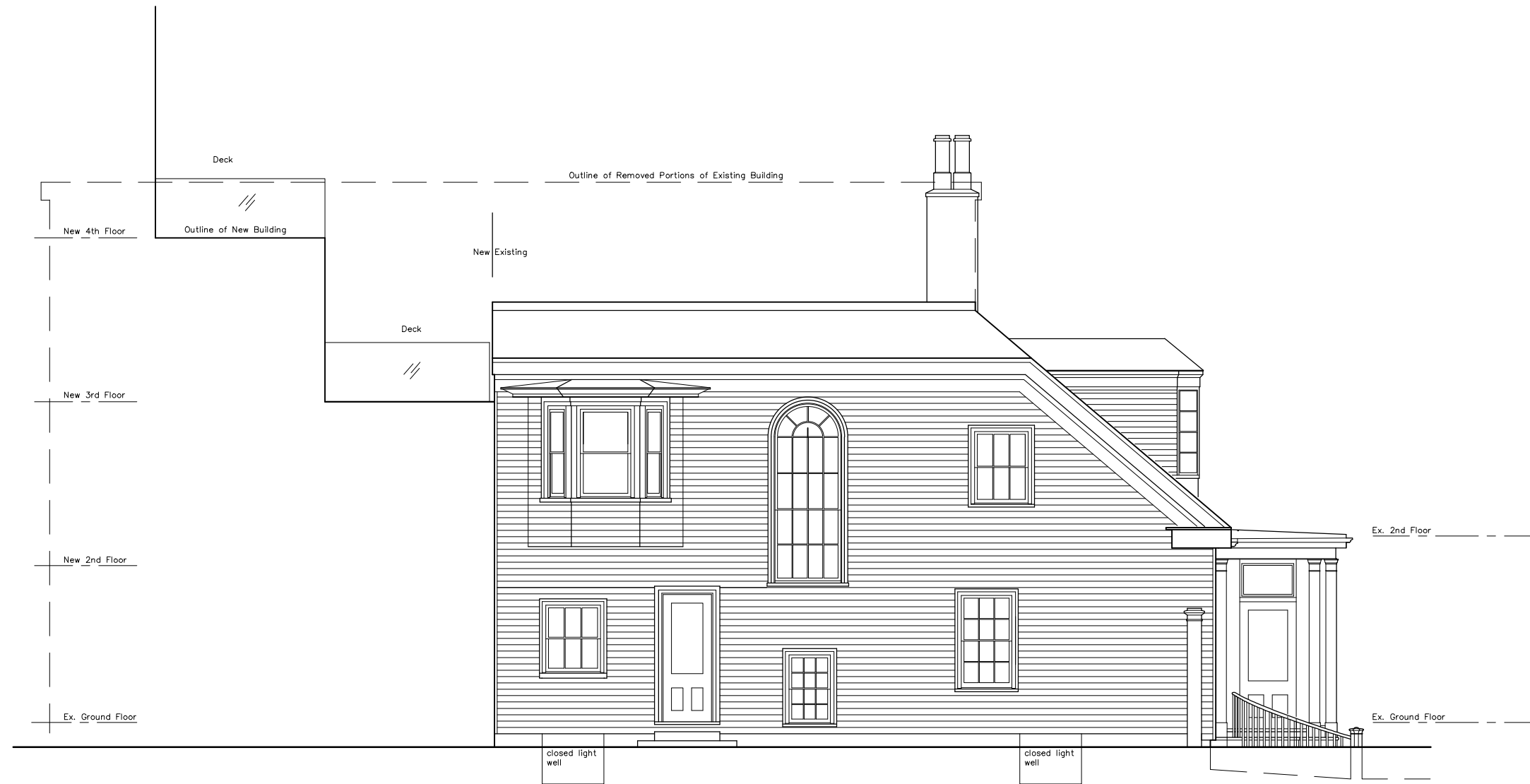
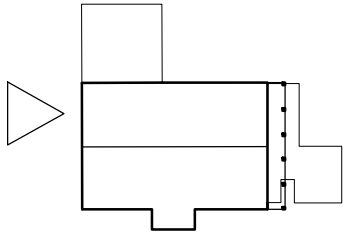
STAIRS HOUSE - CONSERVATION MANAGEMENT PLAN



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EXISTING WEST ELEVATION

Date: MARCH 30, 2020



Client

Architect



ARCHITECTURE | 49

STAIRS HOUSE - CONSERVATION MANAGEMENT PLAN

PROPOSED WEST ELEVATION

Date: MARCH 30, 2020

STAIRS HOUSE
HERITAGE IMPACT STATEMENT



19.11.06

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Cover image: partial image of 1841 water colour by Alexander Cavalié Mercer¹,

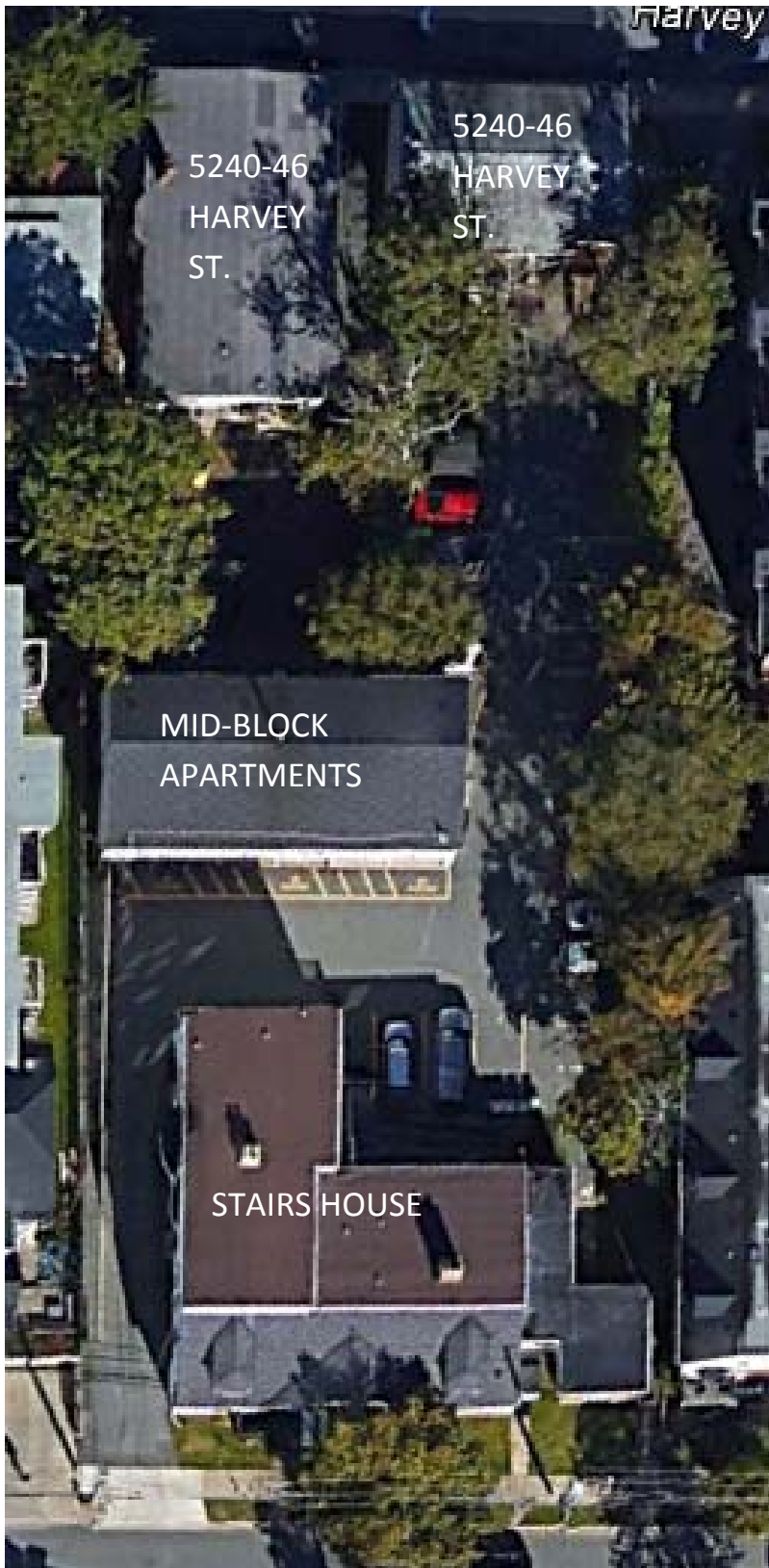
¹ Glenn Devanney, *Halifax in Watercolour, the Paintings of Alexander Cavalié Mercer 1838-42*, Nimbus Publishing, 2015, p.39

INTRODUCTION

Architecture49 and WSP have been retained by Southwest Properties Limited to develop a preliminary design for the property of the Stairs House and adjoining lands and structures spanning between South and Harvey Streets in south end Halifax, for a residential redevelopment of the site. This report will examine the design with respect to its compliance with the Province of Nova Scotia's Heritage Property Act, and the City of Halifax's adopted Standards and Guidelines for the conservation of heritage properties.

The objectives of this report are to:

- Provide a description of the existing site and buildings and outline an understanding of their heritage value and character defining elements
- Provide a history of the evolution of the site and buildings
- Describe the proposed alterations to the site and how those alterations meet the objectives of the City of Halifax and impact the existing site.
- Outline considered alternatives to the proposed design
- Outline a schedule and reporting structure for the implementation of the proposed heritage strategy and its monitoring
- Provide a summary statement for this report and its heritage recommendations.



Site aerial view of site and buildings.

STAIRS HOUSE

HERITAGE DESIGNATION

The Stairs House, located at 5241 South Street² was registered as a municipal heritage property in 1985. A copy of the related Form A (1982 development agreement) and Form B are appended to this report. The registration also included a research brief by Wayde Brown dated July 19, 1984, also appended, which will be referenced in this report. As part of the proposed development two adjacent rear properties at 5230 and 5240-44 Harvey Street will be consolidated into the development site, and as such this report will also consider these properties and buildings.



Stairs House South Street Elevation

STATEMENT OF SIGNIFICANCE AND HERITAGE VALUE

The Stairs House, is a solid example of early 19th century residential suburban growth in Halifax as it expanded away from the fortified original city grid. While it has endured some questionable additions of form and material, and has been converted to multi-tenant use, it has retained its essential original form, detailing and residential use, presenting to the street a clear image of a well-proportioned Georgian cottage. The building can be regarded as one of the older remaining residential buildings in the southern end of the city, built in 1838 by Norman Fitzgerald Uniacke, noted lawyer, judge and political figure, and son of

² Formerly number 19 South Street

prominent Nova Scotian Richard John Uniacke³, though the home is best known for its associations with the second family to call it home, the Stairs family. William James Stairs who purchased the home in 1859, and his father William Machin, are well known for their strong ties to Nova Scotia's shipping, banking, manufacturing and political past.⁴

Stairs House is valued as an early example of suburban expansion and residential architecture in Halifax's southern suburbs. It is noted for its cottage form, and Georgian architectural style. The home is also important for its associations for its late owners; Uniacke, Stairs and later Judge Arthur Drysdale.

CHARACTER-DEFINING ELEMENTS

As the current listing pre-dates the formal listing of Character-defining elements and characteristics, we put forward the following relating to the Georgian style architecture of Stairs House including:

- Close, formal relationship with South Street, with historic back access to Harvey Street
- One-and-a-half storey front volume with rear multi-storey volume and wing;
- Georgian classical style and general symmetry;
- Scottish dormers in the local tradition on front roof;
- Palladian window in front central pediment gable;
- symmetrical five bay front façade with central entrance porch with low sloped roof;
- three original chimneys with two later rear chimneys (since removed or capped below roof line);
- four, 6/6 windows on the front façade;
- Tall western arched side window marking formal interior stair;
- Western bay windows and smaller eastern bay window;
- Ironstone foundation with exterior plaster parging with faux stonework coursing

Although not expressly protected by legislation, the building is also noted for its curved interior stair, and generally remaining moldings, casings and trims, and surviving, albeit altered, original layout.

³ Wayne Brown, "Stairs House – South Street A Research Brief", 1984, p.2

⁴ Refer to James D. Frost's *The Stairs Fleet of Halifax: 1788-1926* for a good account of the family's business and political interests. http://www.cnrs-scrn.org/northern_mariner/vol22/tnm_22_283-308.pdf

BUILDING DESCRIPTION

The Stairs House is situated on the north side of South Street with a southerly exposure facing the street. The principle volume of the home is an approximately 62' long by 46' deep wood-framed storey and a half cottage with front pedimented gable centering two Scottish styled dormers. A small Palladian window is centered on the pediment and below sits a one storey flat roofed entry porch with entry currently on the uphill side elevation. Windows flank the entry, two to either side.

To the rear, the eastern portion of the building's roof has been raised to two storeys with a shallower roof slope. To the west sits a wing extension, approximately 26' wide and 28' deep, originally two storeys, in height, which has been later raised to three stories in height up to the main ridge line of the home.



Street view from the southwest showing rear wing with third floor addition

To the east of the home a narrow one storey wood frame addition has been added followed with a small brick-clad addition. Both appear to be later early-to-middle-20th century additions.

Foundations appear to be largely original ironstone masonry construction, parged to the exterior, with faux coursed stonework line work, with some later interior wall concrete and block wall additions.

The structure is assumed to be wood framing based on observation, fire atlas entries and written descriptions. H Gerald Stairs noted difficulties encountered by electricians during early conversions of the home to apartments when drilling through a 'concrete' like material found to fill the cavities of wood framed walls.⁵ Whether the material remains is not known but suggests a cob or bousillage type infill.

⁵ H Gerald Stairs, *The Stairs of Halifax*, Nova Scotia Public Archives, 1955-62, p.55



Street view from the southeast showing later one storey additions

Exterior cladding is currently vinyl siding which is anticipated to cover wood shingle cladding. The extent or condition of any surviving original trims is not known at this time. Given the lack of historical information on the construction of the home at this time, and with the covering claddings in place, removal of the vinyl siding will be required before any accurate description of the design of the building's claddings can be made, or assessments or recommendations for the restoration of the building's claddings finalized.

The building retains approximately two thirds to three quarters of its original windows and most appear to be in generally reasonable condition given their age, albeit requiring refurbishment. The remainder of the windows have been replaced with vinyl windows that are not appropriate to the building, particularly the large main stair window. Ad hoc Wooden exterior stairs provide egress from second and third floor corridor windows. Sloped roofs are asphalt shingles while flat roofs are likely built-up bituminous roofing membranes.



Rear of east addition



Rear elevation

For the purposes of this report access to the interiors was limited to the public corridor, one vacant unit and the building's basement as the building is otherwise occupied apartments at this time. Based on observations, the original interiors appear to have been left largely intact, with minimal interventions made to facilitate the division of the building into apartments, subdividing larger rooms and inserting kitchens and baths. Apartment layouts generally respect the original layout of the home, with subdivide walls added in such a way as that each apartments received an original fireplace. This strategy was possible due to the generally symmetrical three main chimney breasts with front and back fireplaces.

Original mouldings, trims, doors and casings are generally surviving and the building retains its curved western staircase to the second floor. Mouldings of various periods are evident representing change and renovation through the life of the home.

While not subject to the designation of the building, the interiors of the building appear to represent a reasonably intact 19th home of some means. Based on the placement of chimneys and older walls, the home appears to have had a large central receiving hall with front parlours to either side, through which one accessed the three main rooms on the back of the home. The north-western room containing the principle stair and giving access to the rear wing. At least one of these back rooms is known to have been a bedroom based on a William Stair's diary entry⁶. Adaptation of the interiors represents an opportunity to the development of the property.

⁶ Diary of WJ Stairs, p.53, from *Family History- Stairs and Morrow*, McAlpine Publishing Co.Ltd., 1906



Interior western stair, and side hall looking north.



Upper floor south-east unit, south fireplace

STYLE AND LOCAL PRECEDENCE AND CONTEXT

The building is generally described as Georgian in style which is clearly evident in the symmetry and classical nature and referencing of its façade, and white colour, which Mercer indicates and colour investigation will be required to substantiate. Brown points out that Uniacke may have admired another recent south end home when having his house built, that being the Thorndean at what is now 5680 Inglis Street, built five years prior.⁷ The white Georgian pedimented front with flanking stairs, also alludes to the Uniacke family country estate Uniacke House at Mount Uniacke, and to a lesser extent their town home on Barrington Street.



Thorndean <http://www.historicplaces.ca/en/rep-reg/image-image.aspx?id=7288#i1>



Uniacke House <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3076>

EXTENDED SITE AND OTHER BUILDINGS

The surrounding site is predominantly low rise construction with older historical homes and apartment buildings mixed with newer, generally larger apartments and mixed use developments. The site adjoins many historical buildings that will form part of the future South Barrington Heritage District including the 1865 Gerrard Lodge and the 1834 Henry House. Immediately on South Street the home is adjacent to notable listed homes such as numbers 5366, 5370, and 5374 as well as notable immediately adjacent addresses such as 5228, 5236, and 5241 South Street (unregistered properties) . The area in general maintains a strong historical character, even if it suffers from a lack of attention to proper maintenance.

The early history of the Stairs House property will be discussed in the History portion below. In general terms, the five lot property mapped in 1878 has been reduced over time to three lots with two eastern lots sold off and presently occupied by free-hold townhouses. On the remaining three lots sits the Stairs House proper, a rear mid-block apartment building, and a two storey residential building facing Harvey Street. The Harvey Street building is now a separate address that along with the lot to its north west at 5240 to 5246 Harvey Street will be added to the site to square off the development.

MID-BLOCK APARTMENTS

The mid-block apartment building is a three storey structure and carries the municipal addresses 5243, 5247 and 5249 South Street. It has a full basement of concrete with possibly unconfirmed thicker stone portions under its western two-thirds. Above grade it is of wood frame construction with modern clapboard cladding, approximately eight inches to the weather. The upper two floors extend out four feet to the south supported by seven wooden posts on concrete footings. Windows are modern vinyl casements. The roof is 4/12 pitched asphalt shingles. The building is fully occupied and interiors were not reviewed.



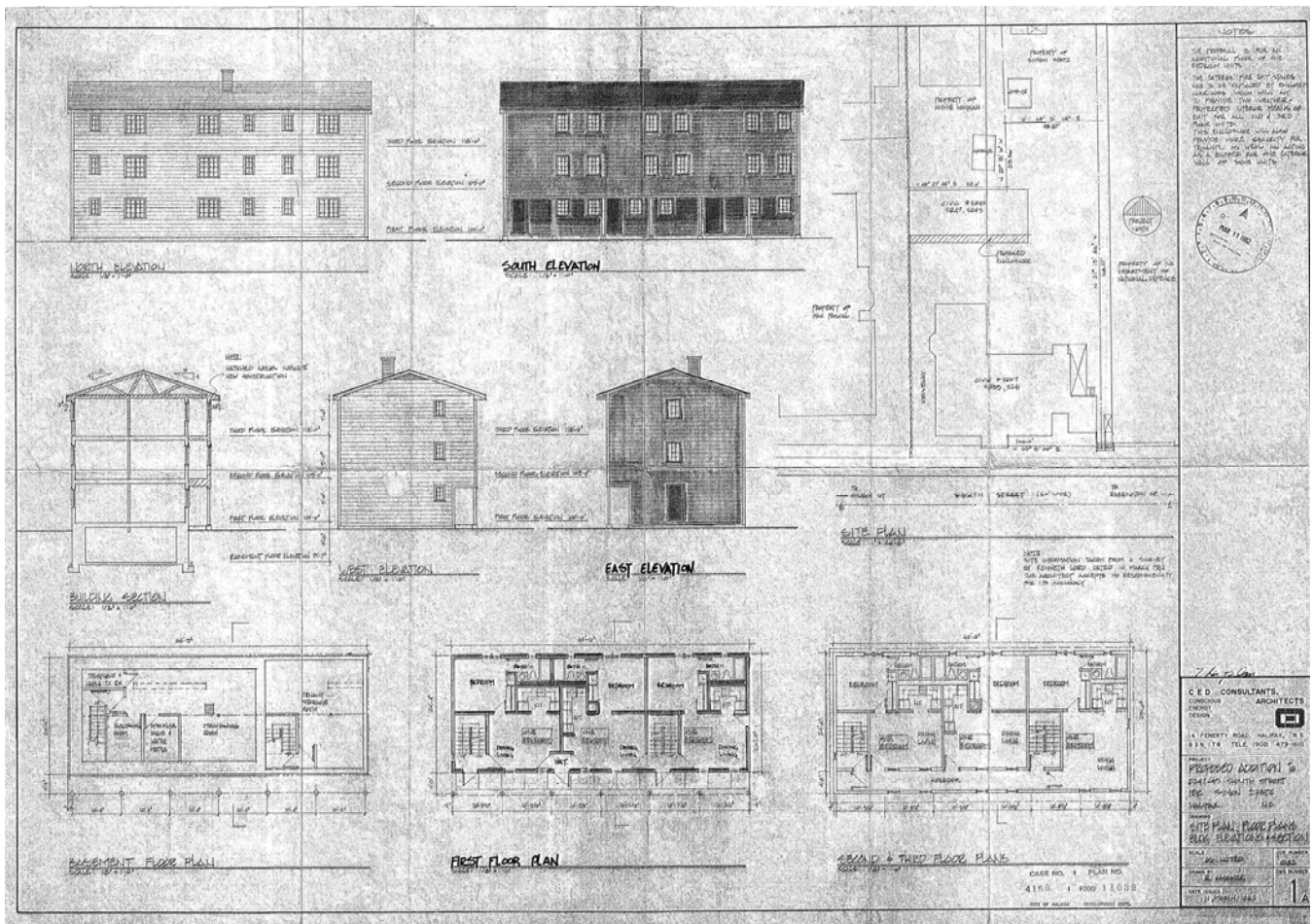
South elevation



From the north-east

**Stairs House
Heritage Impact Statement**

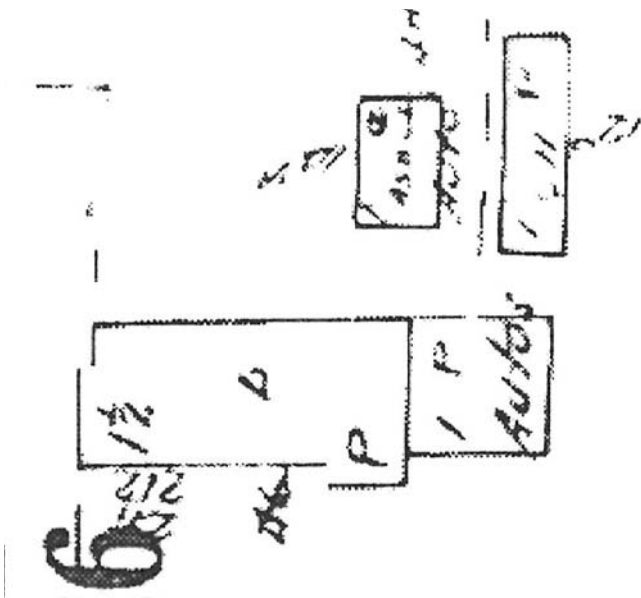
The building underwent significant renovations in 1982. Drawings for those renovations describe an existing two storey apartment building with exterior fire stairs. The work described includes the extension of the second floor to the south, the addition of a third storey and the renovation of the interiors to include two exit stairs and three units per floor. The building section and basement floor plan on the drawing below indicates the wider basement masonry walls previously noted. A subsequent plan submitted in 1983 for the renovation of the basement for an additional apartment shows only thicker masonry walls on the west and north sides of the building.



1982 drawings relating to development agreement of June 30th of that year. Drawing by R. Kassner of CED Consultants Architects Ltd.

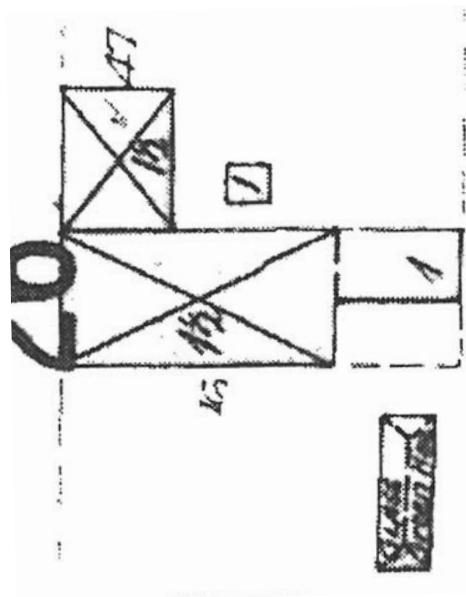
Assuming the above drawing is accurate, it is clear, is that the building has undergone significant changes at least twice since its original function as stable or out-building.

The thicker masonry portions and major subdivisions of the pre-1982 building align with the foot prints shown in Goad's 1951 Fire Atlas. That same atlas notes the building as one and a half storeys to the west and one storey to the east, with the western portion receiving an 'L' for Lathe and plaster, and the eastern portion noted as 'Autos'. The 'P' likely denotes patent or composite roof. Also shown are '211' and '212' parallel to the street and possibly denoting addresses. The building may have been in residential use at this time. The struck out 46 may indicate a distance to the back of the main house. The building does not appear to be sub-divided from the main property at this time.

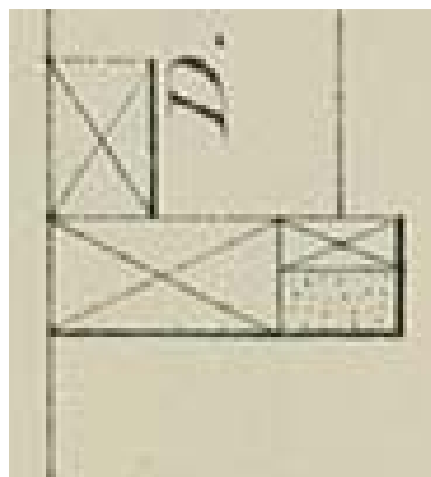


1951 Goad's Atlas Detail

The 1914 Goads Atlas Shows a smaller eastern construction, and indicates the use as a stable as does the 1878 Hopkins Atlas. The use as a stable and its full basement are notable together.



1914 Goad's Atlas Detail



1878 Hopkins Atlas

It is likely there remains today portions of the older building within the basement ground and possibly second floors. Given the secondary nature of the original building, the extensive renovations to the building over time, and the generally un-distinguished design and character of the building, we do not believe the building contributes to the heritage value of the site, outside of informing the historical narrative around the historic use of the property.

5230 HARVEY STREET (FORMERLY #12)

The Harvey Street address attributed to the Stairs House, 5230 Harvey Street, is a two storey clapboard clad structure with ironstone basement foundation walls, thicker masonry ground floor walls, and a wood framed upper floor, cantilevered on the south, and a 4/12 pitched asphalt roof. A false one storey eave line extends across the north side of the building which may indicate a previous roof. Windows are generally modern, wooden single-hung.

Unlike most buildings on Harvey Street, 5230 sits very tight to the sidewalk, and is accessed by a porch to the east or another porch to the west on the rear of the building.



North, Harvey Street, elevation



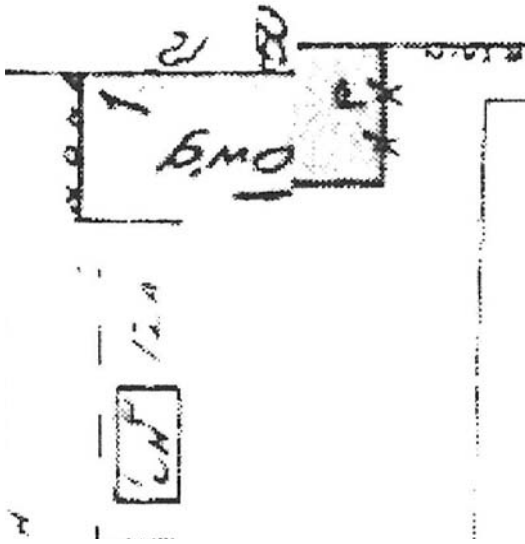
East and west elevations



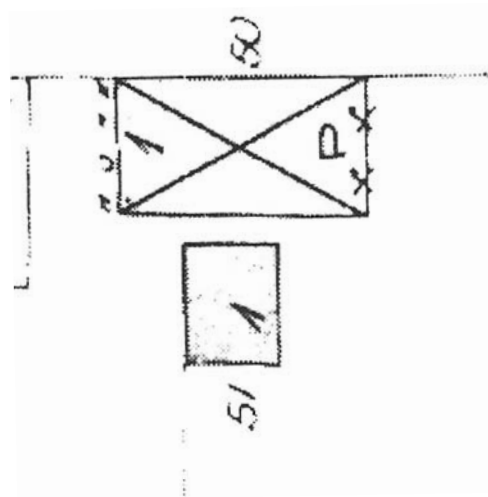
South elevation

The interior consists of a ground floor kitchen and living/dining room, with thicker exterior walls clearly evident, and an upstairs with three bedrooms. A low basement is used for storage and services and is finished in pressboard. Finishes are modern.

The 1951 Goads Atlas Shows a simple rectangular one storey building with rear shed. X's on the east wall indicate windows. Lettering on west side may also indicate windows. These would have been of note given close adjacencies to neighbouring buildings. The meaning of the DW'G in the centre of the building likely means dwelling.

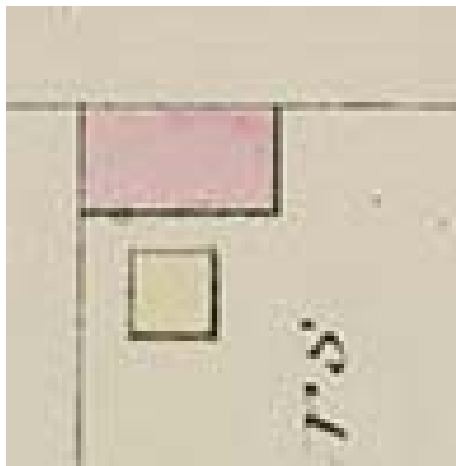


1951 Goad's Atlas Detail (broken lines due to drawing splice)

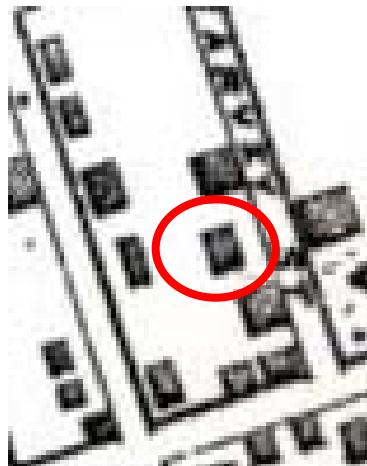


1914 Goad's Atlas Detail

The 1914 Goads Atlas Shows a similar building, now indicated as a stable with a shed building closer to the rear wall. Hopkins shows a similar layout but also indicates the construction as masonry by red shading. Church's map of Halifax from 1865 also indicates the building existed then, though the location may be not entirely accurate. The use as a stable and its early masonry construction are notable together. The 1901 McAlpine's Halifax City Directory does not list an occupant which reinforces that the building was converted in to a residence sometime between 1914 and 1951.



1878 Hopkins Atlas



1865 Churches Map of Halifax



Looking west on Harvey C. 1960s⁸

The original single storey masonry structure survives within the current building and it likely pre-dates 1865. The adjacent photo indicates it had a shallow sloped roof with bracketed roof line. The building is also notable for its encroaching relationship to the street. Other than its 'stable' usage, questions remain around the original form and use of the building. It is likely clues or answers to its original form would be attainable in substantial renovation or deconstruction.

Questions aside, much like the mid-block apartments, given the secondary nature of the original building, the nature of the renovations over time, and the generally un-distinguished design and character of the building, we do not believe the building contributes to the heritage value of the site, outside of informing the historical narrative around the historic use of the property.

⁸ File - 1236 Barrington St. [Sir John Thompson Building], Halifax Archives

5240-46 HARVEY STREET (FORMERLY #14-16)

The building at 5240-46 Harvey Street is a two storey, wood framed clapboard clad structure, approximately four inches to the weather, with classical detail and trim work. Foundation walls are brick masonry, at least above grade, and the roof is shallow pitched with bracketed and pedimented front. The street façade is composed of similarly bracketed and pedimented paired entry doors with a shallow projecting two-sided, or one-bend, bay window above, whose base scallops down to the doors pediments, and top extends to the underside of the roof's cornice. To the east of the doors is a small oval, or Oeil-de-bouef, window, presumed to highlight a stair, and to the west is a double height, shallow projecting bay window. Windows are modern replacements.



North, Harvey Street, elevation

To the west side is a shallow covered porch accessed from the street, and trimmed with bracketed entablature. Along the west wall is another double height bay window, this time with typical projection.



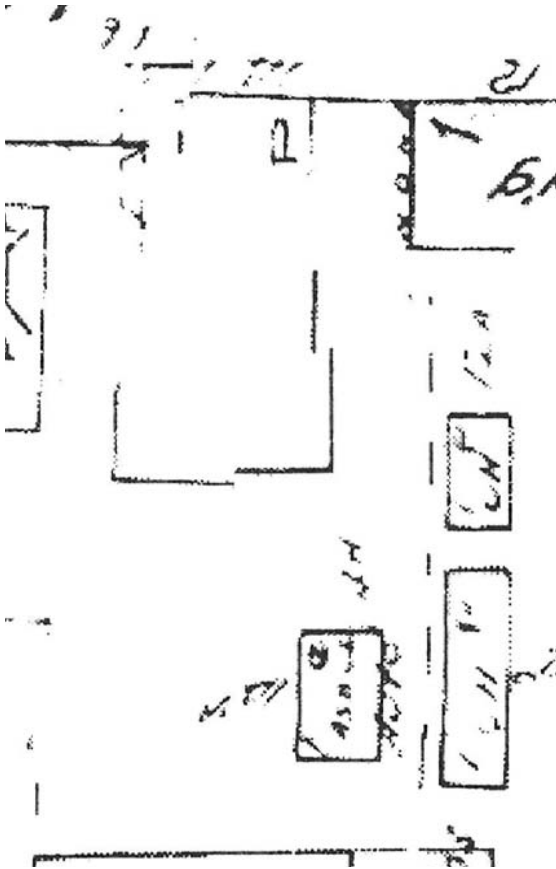
East and west elevations



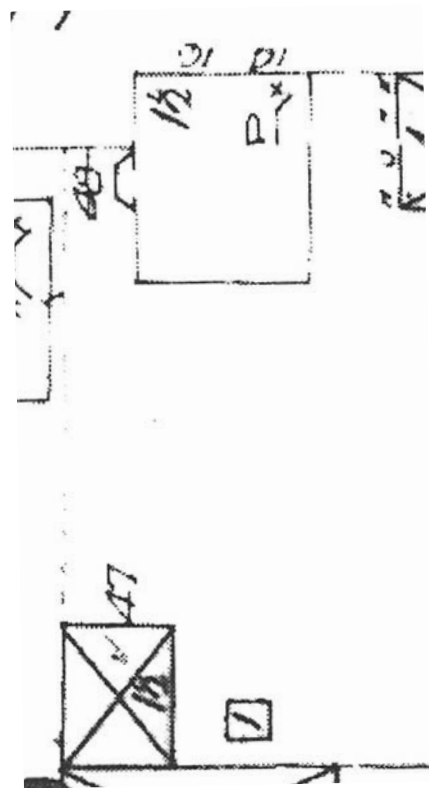
Rear elevation

The original building has been extended to the south and renovated to increase what is believed to have been an original duplex to six apartments. Building interiors were not available for review due to occupancy.

The 1951 Goads Atlas, while the image is poorly scanned, shows the current extended footprint with western bay window for the building, with a small garage in the south-east corner. The notation at the entry is not clear. The roof is noted as composite but shape is not indicated. The 1914 Goads Atlas indicates the smaller original footprint, the west bay window, and notes the height as one and a half stories with a front mansard roof. The roof shape indicates either an error in notation, or a substantial renovation to the building. A one and a half storey stable is shown in the south-west corner of the property.

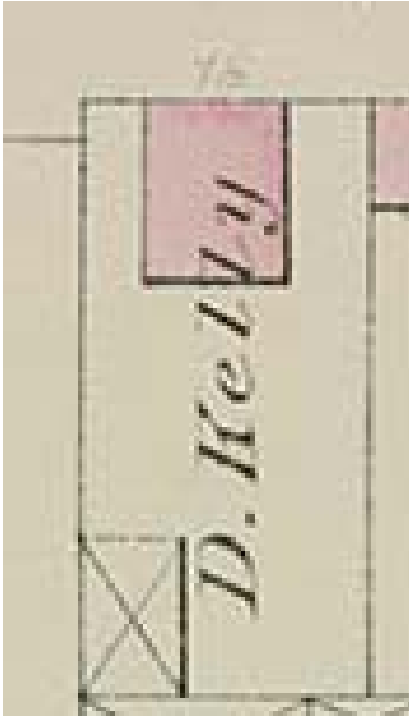


1951 Goad's Atlas Detail (broken lines due to drawing splice)

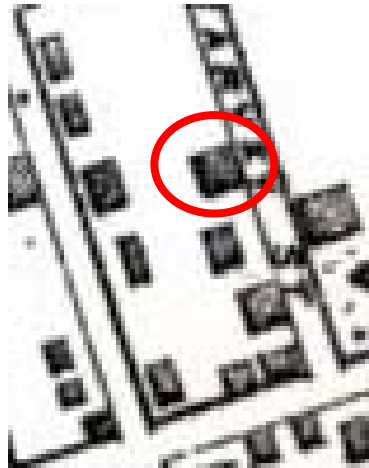


1914 Goad's Atlas Detail

Hopkins shows a similar footprint and also indicates the construction as masonry by red shading. Hopkins also indicates a 'stable' in the south-west corner. Church's map of Halifax from 1865 also indicates the building existed at that time. The existence of masonry construction underneath the current cladding has not been confirmed.



1878 Hopkins Atlas



1865 Churches Map of Halifax

Known Occupants:

1898-99, McAlpine's Halifax City Directory notes the occupant as James E Lanigan.

1897-98, McAlpine's Halifax City Directory notes the occupant as Dennis Kelly

1878, Hopkins Atlas notes the occupant as D. Kelly

1874-75, McAlpine's Halifax City Directory notes the occupants Dennis Kelly, Gardner and Dennis Kelly, tinsmith and boarder.

1868-69, McAlpine's Nova Scotia Directory notes Dennis Kelly at 15 Harvey Street. (#15 doesn't exist)

1864, Hutchinson's 1864-65 Nova Scotia Directory notes Thomas Kelly, servant, at 15 Harvey Street.

The building pre-dates 1865. What portions of the existing structure date to that early time are not known as the extent of renovations to the structure is likely not knowable without destructive testing. It is possible the building was substantially renovated between 1914 and 1951. While the building presents a reasonably consistent classical detailing, we believe the overall quality and degree of surviving historic fabric of the building would not present an argument for considered listing of the building when considered on its own. As such we do not believe the building contributes greatly to the heritage value of the site.

WESTERN STONE WALL

To the west side of 5240-46 Harvey Street a rubble stone wall straddles the property line with the western neighbour, running from the back of the porch to the back of the building. The wall fragment is reminiscent of the stone walls depicted in the cover illustration and known to define the fields that made up the site prior to its development. Surveys show the wall previously ran from Harvey to south street and is evident in older street views of Stairs House. The location of this wall approximates the property line shown on a 1831 map which indicates this wall pre-dates suburban expansion and represents a rare surviving portion of early Halifax fieldwork. Portions of the wall require localized rebuilding.



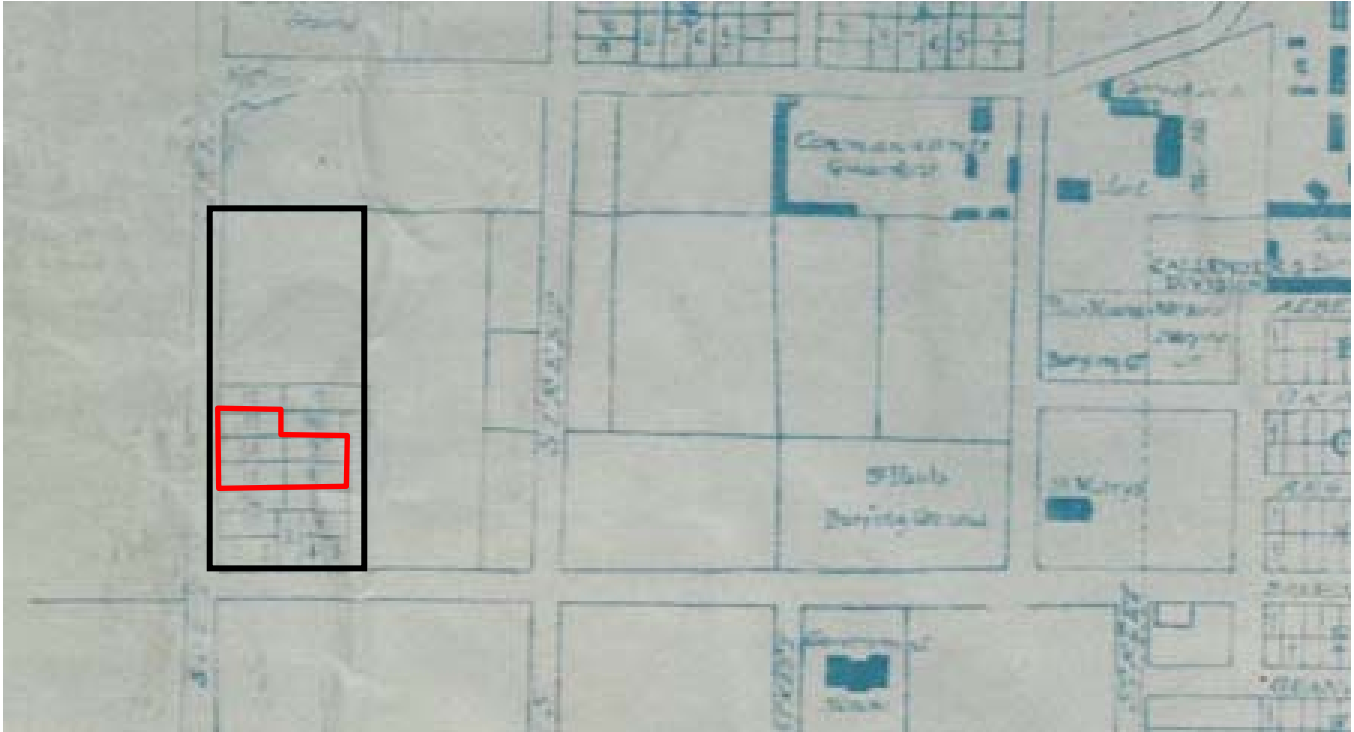
Western stone wall



1831

STAIRS HOUSE HISTORY

In the early nineteenth century Halifax is expanding beyond its original fortified city boundaries and about to experience great growth and change. The detail of the 1830 map below illustrates the beginnings of that change with the old town grid to the right edge and newer subdivisions to the west and south.



Plan of the Town of Halifax Including the North and South Suburbs, 1830

Norman Fitzgerald Uniacke retired to Halifax in 1834 and in 1838 was appointed to the Legislative Council⁹. Norman, along with his sister Mary Ann, acquired the property in 1832 for 500 pounds as part of a larger three and a half acre field which is indicated in black on the map above. The map shows the subdivision of the eastern portions of the land with the area in red representing the known property of the Stairs house. The land was acquired from his brother Richard John Uniacke¹⁰ who partitioned it off from his own estate house property at the adjacent 1256 Barrington Street¹¹. Richard had acquired the property from his father-in-law Charles Hill, and the deed notes the field as being formerly owned by Richard Harvey. Mary Ann Uniacke is accredited with the construction of the neighbouring property at old 21 South Street 'Hillside Hall' (demolished 2000s). The subdivision history of the site outside of Stairs House has not been determined.

The earliest known image of Stairs House is a painting by Alexander Cavalié Mercer, dating to 1841. The water colour, also shown on this report's cover shows some detail of the house and the quotation below Devanney attributes to Mercer.

⁹ https://en.wikipedia.org/wiki/Norman_Fitzgerald_Uniacke

¹⁰ Halifax Deed Book 56, p. 193

¹¹ Home later to be known as the Halifax Ladies College

“Georges island in Halifax Harbour from Ft. Massey 31 August 1841.
Field on right is now all built upon (1845)”.



Mercer water colour detail.

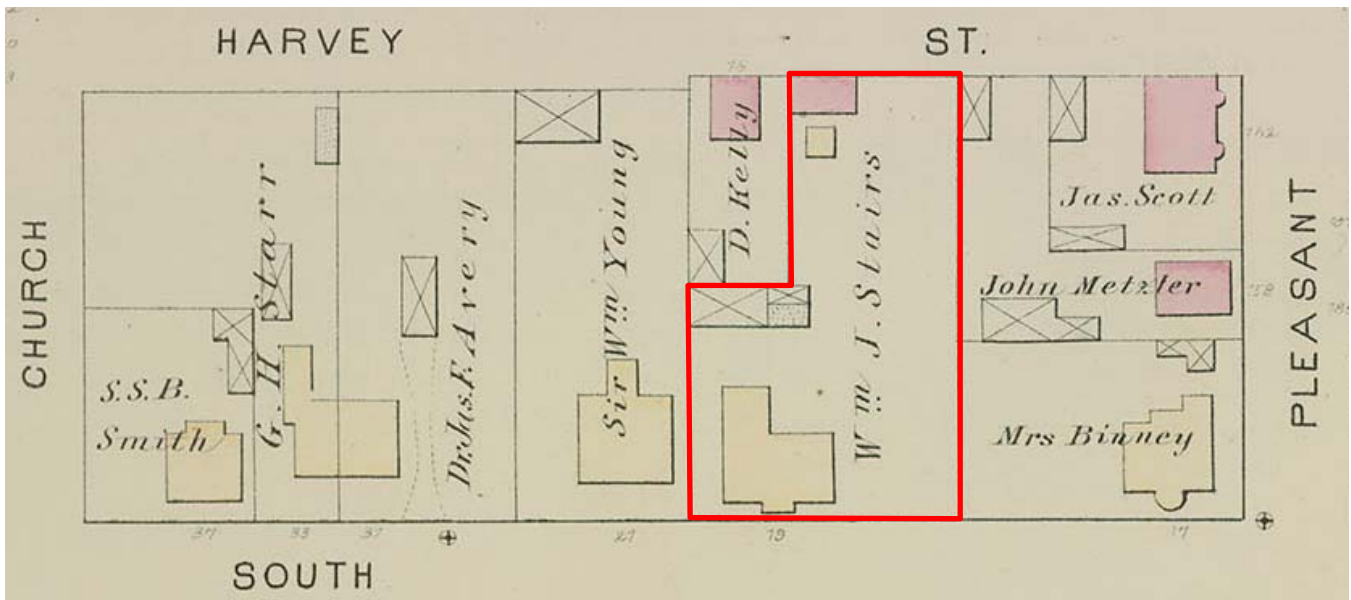
While it is an amateur painting for pleasure, it can be inferred by his military background, corrective notations on other works, and the general good quality of his work that Mercer did strive for accuracy. It is interesting to note Mercer clearly shows a two-storey wing to the rear of the building as well as the pediment gable front over an entry porch with front central door, without dormers. The overall image is certainly a pastoral one; a white Georgian cottage on the edge of town overlooking field and harbour.

The illustration, is interesting when contrasted against H Gerald Stairs' account of the history of the home in his *The Stairs of Halifax*, in which he dates the rear wing of the house to 1863 and the efforts of William James Stairs who had moved in four years prior, September 30, 1859.¹² Brown likely uses the same source for his dating of the rear wing as well.

¹² H Gerald Stairs, *The Stairs of Halifax*, Nova Scotia Public Archives, 1955-62, p.55
And the Diary of WJ Stairs, p.49 "into this house on September 30th; have found it very com-fortable"

William Stairs noted on August 29th, 1861 in his diary “ ... Have had large dormer windows put in the chambers upstairs, and had the southern roof shingled and the house all around painted, and a coat put on the stable.”¹³ And again in 1863 notes “The summer of 1863 we altered the house, taking away the back part and making a large addition, which cost about £1,500.”¹⁴, thus confirming the earlier rear wing shown by Mercer, and its 1863 replacement.

The 1878 Hopkins fire insurance plan for Ward 1 is the first recorded plan of the property noted as 19 South Street and shows the home with rear wing and two wooden sheds immediately behind the home, as well as the previously discussed masonry building facing Harvey Street with a small wooden structure behind it.



1878 Hopkins Atlas - Plate J (detail)

The 1895 fire atlas shows the property as unchanged with the added detail of building heights added. The main house is noted as 1 ½ and 2 storeys, with the rear sheds as 1 ½ and 1 storey. The masonry building and shed facing Harvey Street are both noted as one storey.

In 1906 William Stairs passes away in the house, followed months later by his wife.¹⁵ In 1908 the home is eventually sold to lawyer, MLA, Attorney General, and Supreme Court Judge Aurthur Drysdale who would live in the home until his death in 1922.¹⁶

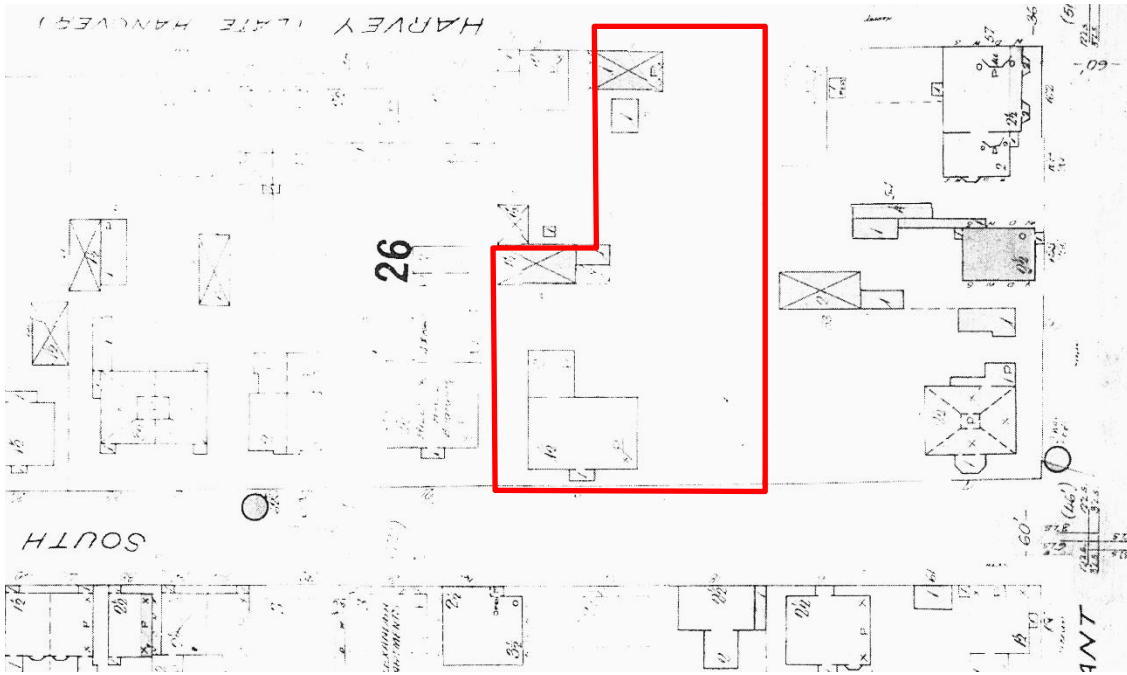
The 1914 Fire atlas shows the rear roof as still having the same slope as the front, and notes the addition of a small rectangular glass greenhouse between house and sheds.

¹³ Diary of WJ Stairs, p.59

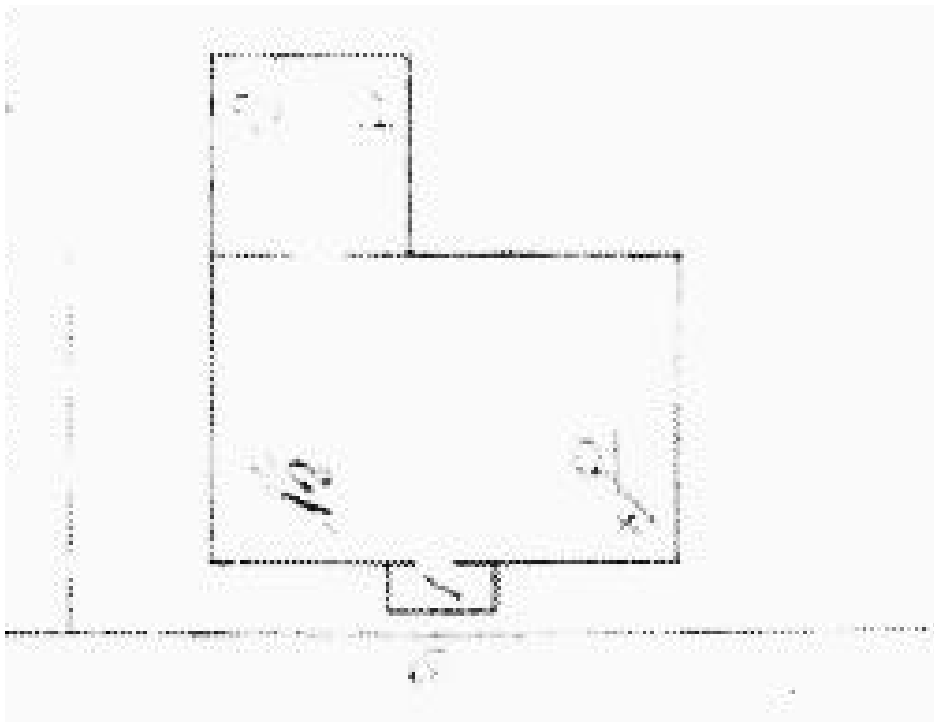
¹⁴ Diary of WJ Stairs, p.62

¹⁵ Wayde Brown, “Stairs House – South Street A Research Brief”, 1984, p.5

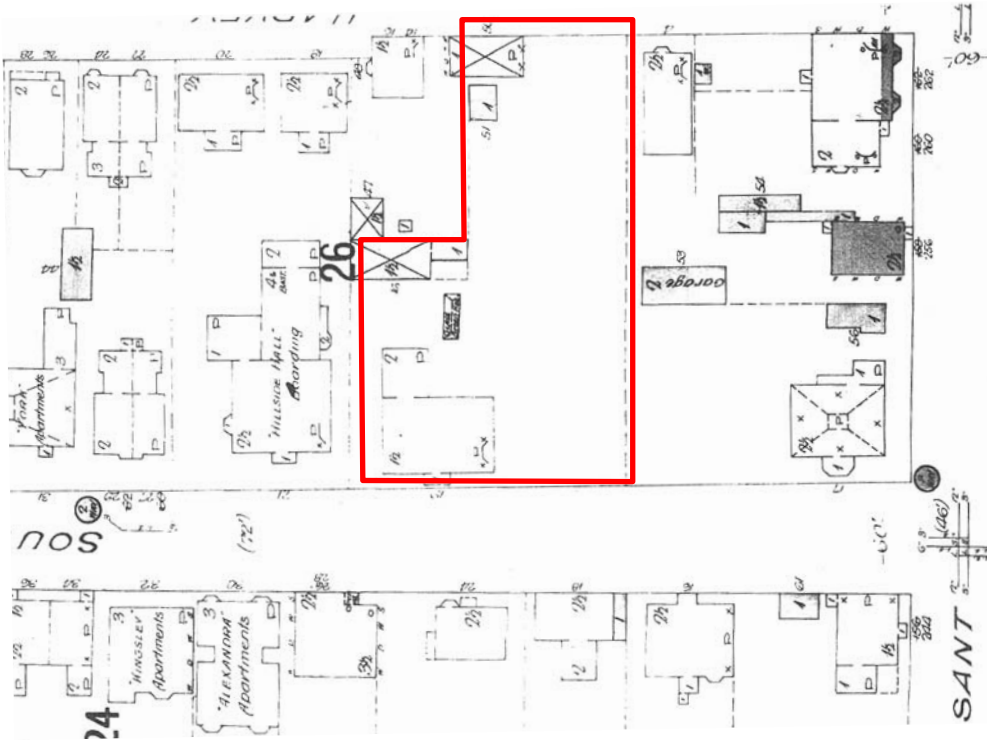
¹⁶ Wayde Brown, “Stairs House – South Street A Research Brief”, 1984, p.1



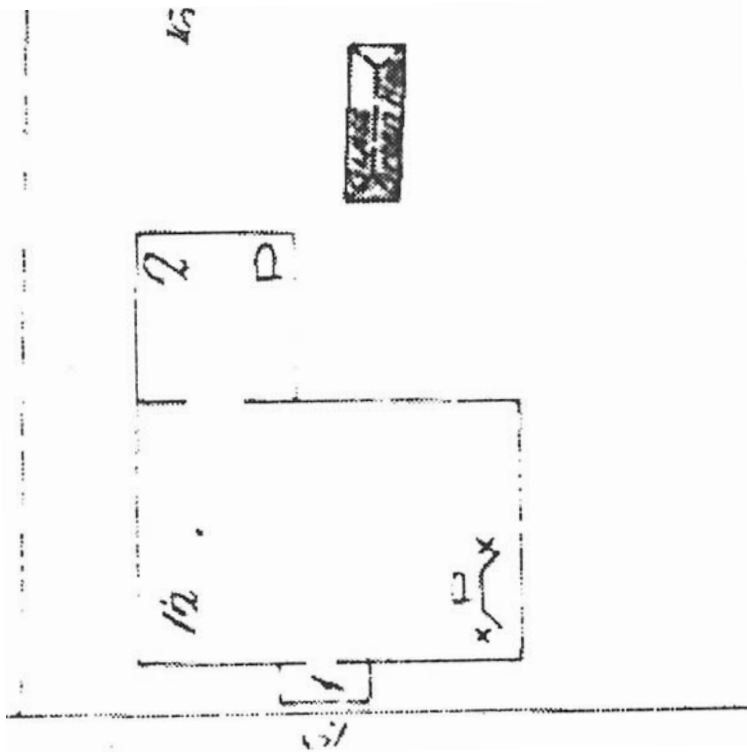
1895 Fire Atlas site detail



1895 Fire Atlas detail



1914 Fire Atlas site detail



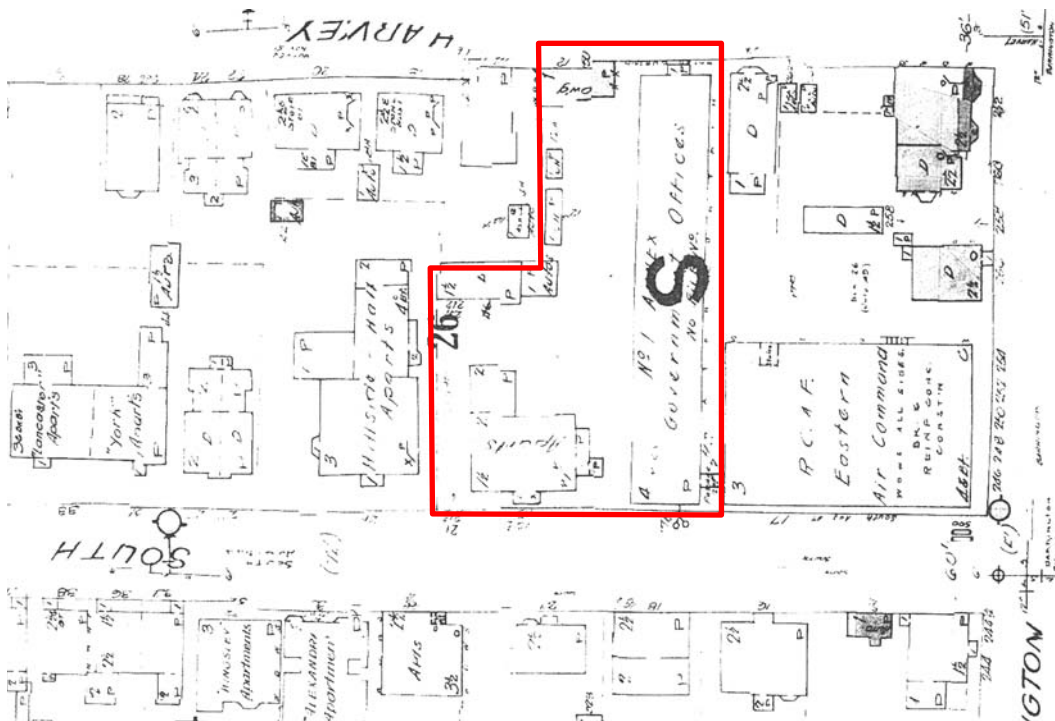
1914 Fire Atlas detail

In 1927 Samuel Frame takes ownership of the property, moves in and divides the building into apartments. The 1951 Fire Atlas shows that the two eastern lots of the property have been sold to the federal government who have built a long narrow through-block office annex building for the adjacent RCAF headquarters at the corner of South and Barrington Streets. H Gerald Stairs claims that during the time of writing his book, sometime during 1955 to 62, that the house was also used by the RCAF as offices.¹⁷

It appears the air force had little time for gardening. The green house has been removed from the plan and the smaller of the rear sheds has been enlarged to the full depth of the adjacent shed and labeled autos.

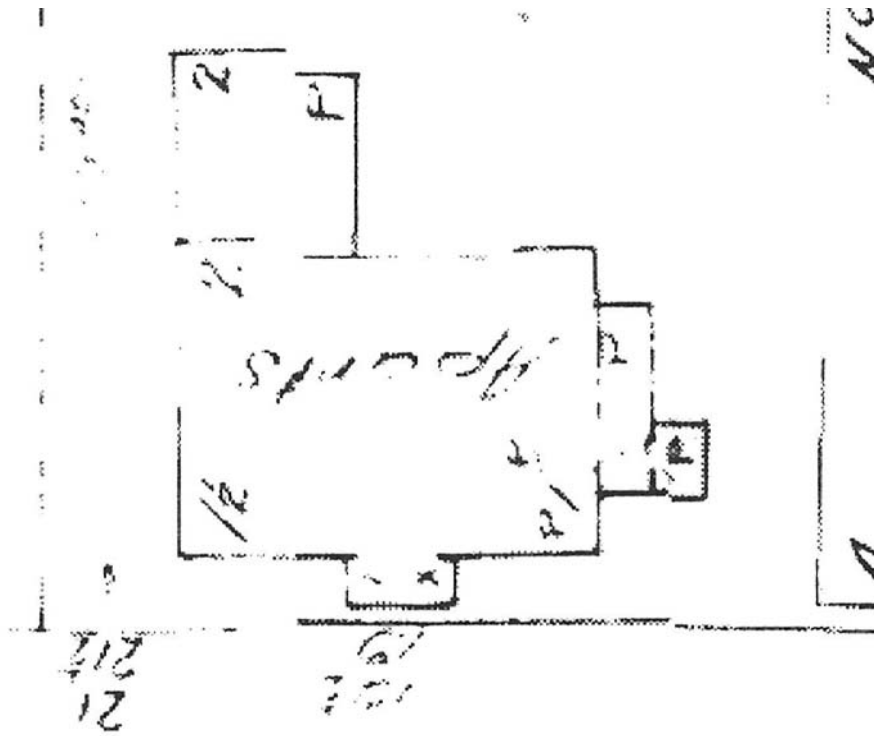
It is with this plan that we also see the addition of the narrow one storey strip along the eastern side of the house and the square masonry one storey addition again to the east. The slope notation for the roof also changes losing the rear slope tick suggesting that the rear portion of the roof has been raised at this point.

Along Harvey Street the masonry building remains, though the shed has disappeared and two new sheds have appeared along the property line.



1951 Fire Atlas site detail

¹⁷ H Gerald Stairs, *The Stairs of Halifax*, Nova Scotia Public Archives, 1955-62, p.55



1951 Fire Atlas detail

In 1982 Southwest Apartments Limited and the City of Halifax entered into a development agreement for the property and subsequent additions and alterations were made to both the home and the rear building, with third floors added to each at this time.

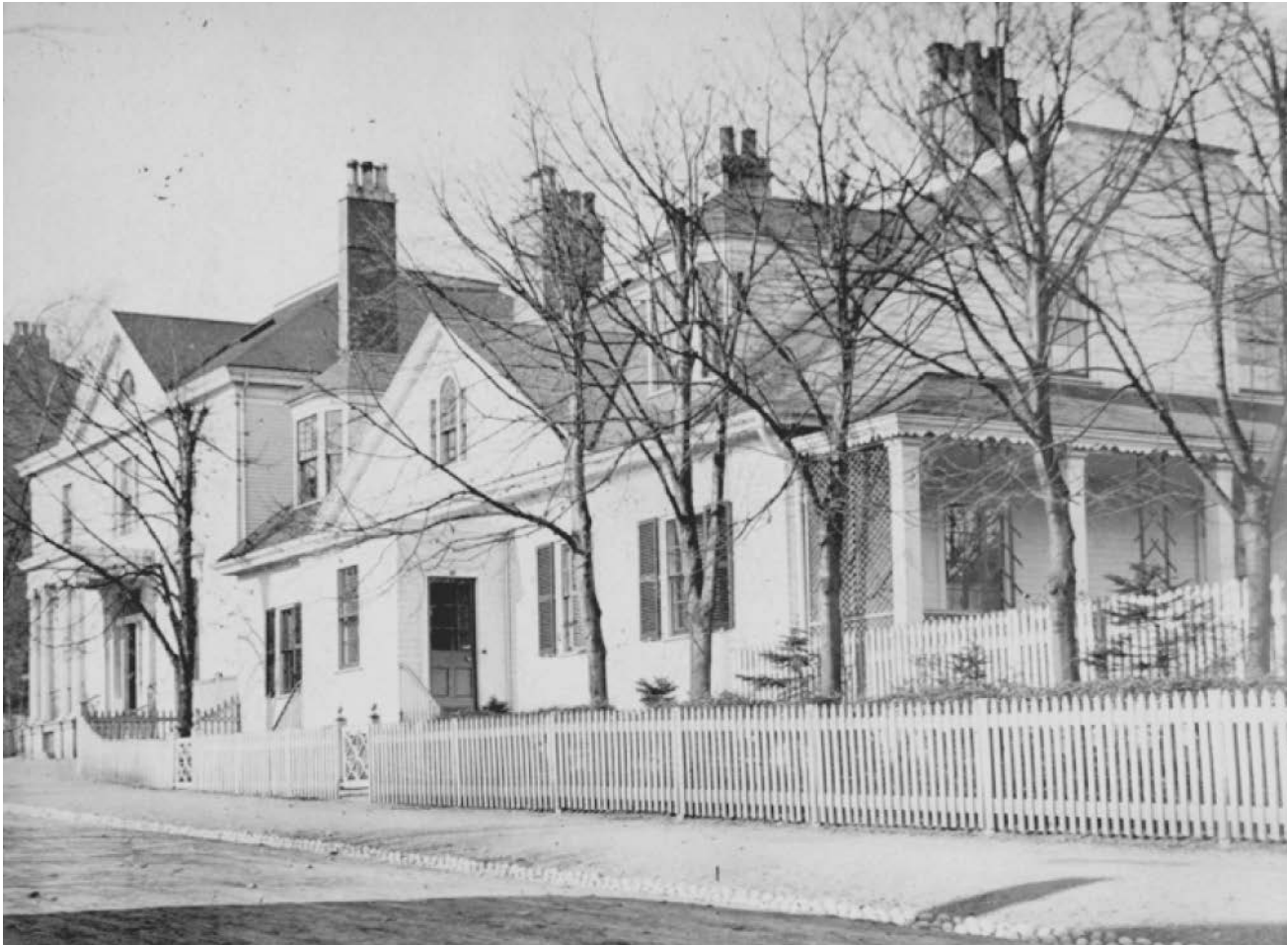
Given the limited known historical development on the site, all areas of the site would represent areas of archeological concern.



Existing building aerial view.

EARLY PHOTOGRAPHS

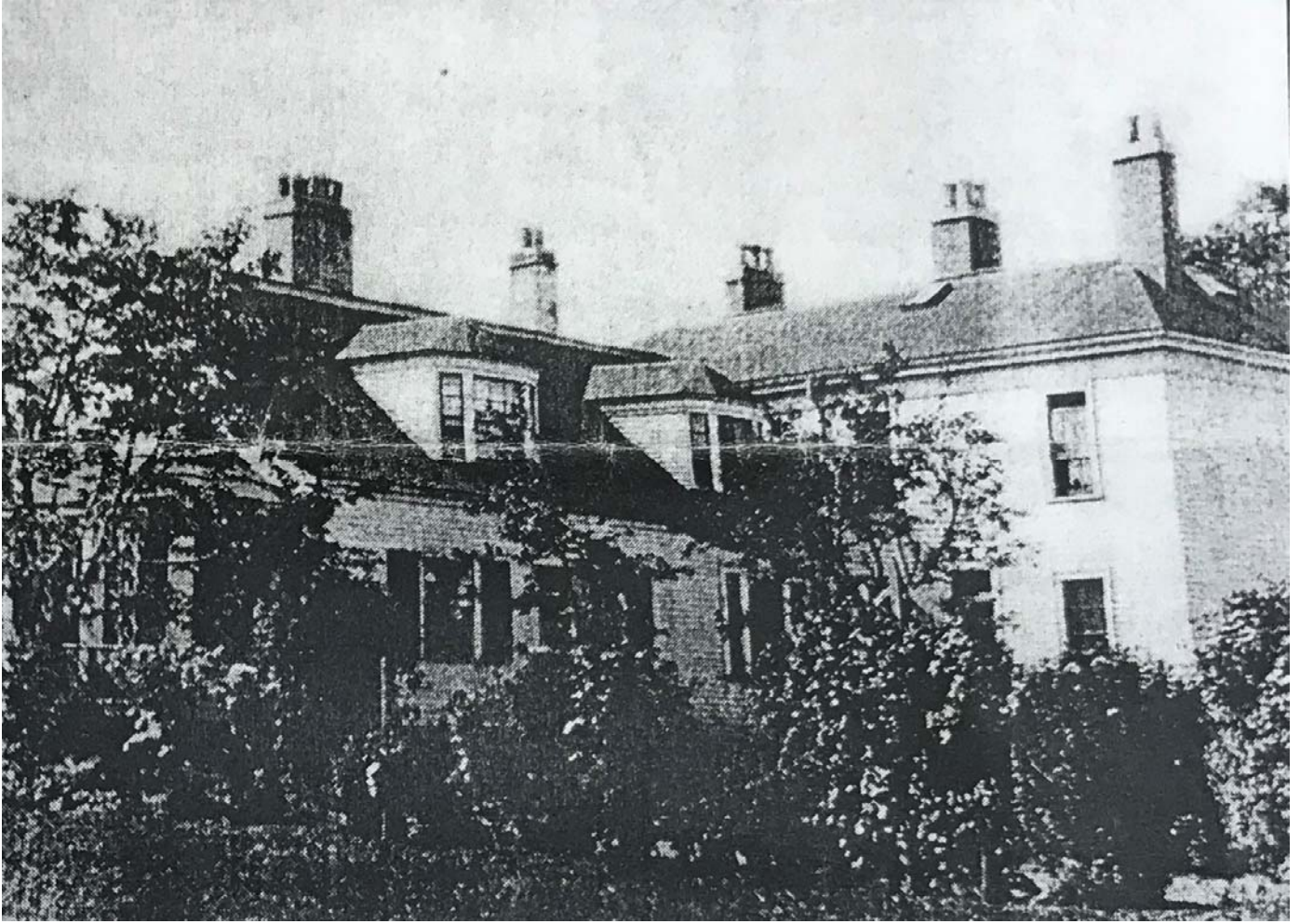
Significant early photographic evidence of the home exists giving direction on form development and detailing including site fencing, the east porch, rear dormers, chimneys, and trim work.



c. 1865¹⁸

Note western roof lines, fencing and entry stairs, porch design, original chimneys, colour contrasts between siding/trims/windows and doors, porch details, rear roof line.

¹⁸ Heritage Trust of Nova Scotia, The Griffin, vol. 28 No.3, September 2003, p.1



c. 1865¹⁹

Note roof lines, dormers, rear wing design prior to third.

¹⁹ Heritage Trust of Nova Scotia, The Griffin, vol. 26 No.3, September 2001



Early view looking east²⁰

Note western stone wall and entry gate posts, western roof lines, fencing and entry stairs, original chimneys, colour contrasts between siding/trims/windows and doors.

²⁰ Archives of Nova Scotia



Street View, date not known²¹



Cast-iron balustrades and newels and sandstone steps, 1974.²²

²¹ Courtesy Stephen Archibald

²² Courtesy Stephen Archibald

PROPOSED ALTERATIONS

The proposed project consists of the construction of an eight storey apartment building to the north of Stairs House and connected it in the area of the existing rear wing, Stairs House will serve as the principle entry to the building and provide common room facilities on its ground floor, and residence on its upper floor. The addition will also front on Harvey Street and will contain two floors of underground parking accessed from Harvey Street.

Alterations to the Stairs house will include;

- Restoration of its exterior claddings openings and finishes.
- Partial restoration of the gabled cottage roof line of the building particularly at its north-eastern corner and at the west gable. Work to include re-instatement of two northern dormers.
- Removal of the eastern wood and brick-clad one storey additions.
- Reinstatement of the eastern side porch and its associated eastern lawn.
- Restoration of the South Street entry porch, including its stairs, entrances, trim work, and re-instatement of south street fencing along the front and east lawn of the building. South Street driveway gate posts will also be re-instated.
- Re-instatement of the chimneys of the main body of the home above the roof line, provided stable interior chimney remain.
- Removal of the rear addition of the home for the new addition. Work will maintain an existing extended roof line at the north-west corner such to maintain the existing second floor western bay window.
- Retention of the existing interiors for new entry common areas, with selective alterations to suit circulation and program. Basement floor to remain service / storage space.

APPROACH

The approach to the work is generally one of *preservation* and *re-habilitation* of retained portions of the existing structure, with *restoration* of removed portions of the existing building and altered elements of the building not in keeping with the original cottage design of the building.

The proposed addition, is located entirely to the rear of the building with a setback of its principle massing. This location and set back are intended to allow the original home to present at a cottage with lawns set within its urban condition and to address the code requirements related to the different constructions and exposures of the two buildings. Connection to the home occurs at the location of the rear addition to align with the interior circulation of the original home.

REMOVED STRUCTURES

Removed Structures will include the two Harvey Street buildings, the mid-block apartments, and the rear wing of the home. These structures will be fully photographically documented prior to deconstruction, and deconstruction of the buildings will be reviewed for design history evidence and items of archeological interest. Additionally, the site will require archeological review during excavations. At this time the only items proposed for salvage and re-use are the chimney pots from the Harvey Street duplex.

PROPOSED DESIGN METHODOLOGY

Design decisions around restoration of the original claddings and detailing of the home will be made after exposure and assessment of the underlying wood cladding. It is anticipated that these investigations along with the available historical photos of the building should be sufficient for the conservation and restoration of the original building form in keeping with Parks Canada's *Standard and Guidelines*.

Design of the rear addition focuses on the presentation of a simple rectilinear mid-rise form, with a lower three storey base along its Harvey Street elevation in keeping with the proportion and scale of adjacent buildings on that street. The articulation of the new masses is a modern adaptation of the vernacular residential scale of the neighbourhood in general, with attention to the English classical revival Georgian principles of restraint and symmetry with two-storey walk up units flanking a central main Harvey Street entrance. The new design will align itself with its western neighbours with respect to building set back allowing widening and realigning the sidewalk along Harvey Street.

The new building also steps up where it connects to the rear of the Stairs House, from two, to three, to seven, to eight floors in height creating visual distance between the original building and the most upper floors of the new build.

CODE

The design will separate the two buildings along the back wall of the home, with a ten foot space left between the home and the eastern portions of the new building. The home will be a two storey combustible structure, sprinklered, with ground floor A occupancy and second floor C occupancy. The home may utilize Nova Scotia Building Code Schedule D alternate compliance methods 2, 4, 6, 9, 10, 12, 13, 14, 17, 20, and 23. Both levels will have horizontal exiting and access into the new building.

CONSIDERED ALTERNATIVES

Alternative designs were considered with respect to the full retention of the existing house, particularly the rear wing. The complexities of creating clear fire separations between an older wood frame building and a newer non-combustible building along with the reduced development capacity of the remaining portions of the property presented reasonable practical and financial issues for the Owner. The rear wing has a history

of replacement and revision over time. While the wing is of a time and construction that generally complements the existing house, we believe that the overall heritage value of the property is not adversely affected by its removal, and indeed its removal facilitates the retention and conservation of the principle form and body of the building, and the strengthening of the original building form.

With respect to retention of the other buildings on the site, their positioning on the site, and construction as combustible buildings is such that alternate additions or buildings are not economically feasible for the Owner. Nor do we believe their contributing heritage value substantially impacts the overall heritage value of the extended site.

SCHEDULE AND STRATEGY

While the project will follow the laid out procedures for approvals and permitting of the work, we offer the following commentary on proposed heritage scope of work development:

- Existing conditions drawings will be finalized for record submission.
- Documents outlining a conservation strategy will be prepared including known extents of work and anticipated extents of work. These will be reviewed with City Staff and will form the basis for building permit and construction documents.
- Detailed selective demolition drawings outlining the separation and protection of the retained building.
- Deconstruction and excavation of a heritage site and artifact recovery plan will be prepared.
- The preparation of a construction monitoring plan will be prepared outlining the documentation and monitoring of the protection of the retained historical elements of the building.

SUMMARY

The historic value of the Stairs House is recognized by the project through the restoration of its principle mass and form, and indeed the Stairs House will form the principle identifying entrance to the new residencies and remain accessible on its ground floor and principle stair to all residences as common amenity space and circulation. The project conserves and restores the historical value of the existing building while increasing the viability of the project through the rehabilitation of an expanded site with a dense modern addition. The proposed development will restore a historically significant South Street building and serve as a model for the adaptive re-use of similar heritage buildings in the surrounding neighbourhood. The addition will be a complementary modern design, subordinate to the prominent historical building as public face to the project, with a density that enables project feasibility within its urban context.

APPENDICES

Form A

Form B

Stairs House - South Street, A Research Brief, Wayde Brown

Stairs House - 1982 Development Drawings- Site Plan and Mid-Plock Building Floor Plans

Stairs House – proposed design drawings dated October 30, 2019

THIS AGREEMENT made this 30th day of June A.D., 1982.

BETWEEN:

SIMON SPATZ, of Halifax, in the County of Halifax, Province of Nova Scotia, (hereinafter called the "Developer")

OF THE ONE PART

- and -

CITY OF HALIFAX, a body corporate, (hereinafter called the "City")

OF THE OTHER PART

WHEREAS the Developer wishes to obtain permission to construct a third storey addition and convert to 9 units the building at 5247-49 South Street in the City, pursuant to Section 88 of the Peninsula part of the Zoning Bylaw;

AND WHEREAS a condition of the granting of approval of Council is that the developer enter an agreement with the City;

AND WHEREAS the Council of the City, at its meeting on the 27th day of May, 1982, approved the said contract development to permit construction of a third storey and conversion of 5247-49 South Street to 9 units, subject to the registered owner of the lands described herein entering into this agreement;

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the granting by the City of the contract development requested by the developer, the developer agrees as follows:

1. The developer is the registered owner of the lands known as 5247-49 South Street in the City of Halifax, described in Schedule "A" hereto (hereinafter called the "lands").



2. The developer shall construct a third storey addition to the building, at 5247-49 South Street which in the opinion of the Development Officer, is substantially in conformance with Plans No. P200/11032, filed in the City of Halifax Development Department as Case No. 4153, and shall not develop or use the lands for any other purpose than a 9-unit apartment building.

3. A parking and landscaping plan acceptable to the Development Officer must be submitted prior to the issuance of a development permit.

4. Notwithstanding any other provision of this agreement, the developer shall not undertake or carry out any development on the lands which does not comply with all City of Halifax laws, including, without restricting the generality of the foregoing, the Building Code Ordinance and the Fire Prevention Ordinance, and no permit shall be issued for any such development.

5. The City shall issue the necessary permits for the development upon the expiration of the thirty (30) day appeal period under Section 35 of the Planning Act, Stats, N.S. 1969 c. 16 as the same may be amended from time to time, or upon the withdrawal or dismissal of any appeal which may be taken; provided, however, that the City shall not issue any occupancy permit for the development unless and until the development specified in the plans referred to in No. 2 hereof has been completed substantially in accordance with the said plans and the requirements of this have been met.

This agreement shall be binding upon the parties hereto and their heirs, successors and assigns.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals as of the day and year first above written.

SIGNED, SEALED & DELIVERED)
 in the presence of)

[Redacted signature area]

[Redacted signature area]

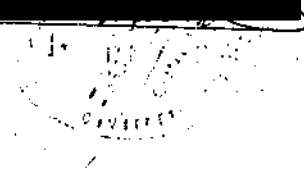
[Redacted signature]
 SIMON SPATZ

CITY OF HALIFAX

Mayor


(Deputy)

[Redacted signature]
 City Clerk



PROVINCE OF NOVA SCOTIA
COUNTY OF HALIFAX

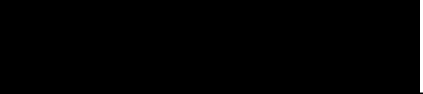
ON this 7th day of June, A.D. 1982, before me, the subscriber personally came and appeared Barry Fleming, a subscribing witness to the foregoing Indenture, who, having been by me duly sworn, made oath and said that Simon Spatz, one of the parties thereto, signed, sealed and delivered the same in his presence.


A Barrister of the Supreme
Court of Nova Scotia

MARY ELLEN DONOVAN

PROVINCE OF NOVA SCOTIA
COUNTY OF HALIFAX

On this 30 day of JUN, A.D. 1982, before me, the subscriber personally came and appeared GORDON G. HAWKINS, a subscribing witness to the foregoing Indenture, who, having been by me duly sworn, made oath and said that the City of Halifax, one of the parties thereto, caused the same to be executed and its Corporate Seal to be thereunto affixed by the hands of RONALD WALLACE, its Mayor and Gladys Blennerhassett, its City Clerk, its duly authorized officers, in his presence.


A Barrister of the Supreme
Court of Nova Scotia

BARRY S. ALLEN

SCHEDULE "A"

ALL that certain lot, piece or parcel of land situate, lying and being on South Street in the City of Halifax, Province of Nova Scotia and shown as Lot S-1 on a plan showing Lot S-1, lands of Simon Spatz prepared by Kenneth M. Lord, N.S.L.S., dated March 11th, 1982 and being further described as follows:

BEGINNING on the northern boundary of South Street at the southwest corner of lands of the Department of National Defense distant 206.62 feet on a bearing of S 69° 41' 00" W from the northern boundary of Barrington Street;

THENCE along the northern boundary of South Street on a bearing of S 69° 41' 00" W for a distance of 100.0 feet to the southeast corner of lands of Max Pascal;

THENCE along the eastern boundary of lands of Max Pascal on a bearing of N 21° 28' 11" W for a distance of 133.75 feet to the southwest corner of lands of Annie Lanigan;

THENCE along the southern boundary of lands of Annie Lanigan on a bearing of N 69° 27' 02" E for a distance of 52.0 feet to the southeast corner of lands of Annie Lanigan;

THENCE along the eastern boundary of lands of Annie Lanigan on a bearing of N 22° 15' 16" W for a distance of 33.36 feet to the southwest corner of lands of Simon Spatz;

THENCE along the southern boundary of lands of Simon Spatz on a bearing of N 68° 12' 04" E for a distance of 48.87 feet to the western boundary of lands of the Department of National Defense;

THENCE along the western boundary of lands of the Department of National Defense on a bearing of S 21° 19' 35" E for a distance of 168.57 feet to the point of beginning;

CONTAINING 15,062 square feet;

BEARINGS being grid referred to the central meridian 64° 30' west, 1979 adjustment;

BEING and intended to be those lands conveyed by Shew Chuck Lee to Simon Spatz by deed dated December 28, 1971.

PROVINCE OF NOVA SCOTIA
County of Halifax

I hereby certify that the within instrument
was recorded in the Registry of Deeds Office
at Halifax, in the County of Halifax, N.S.
at 11:42 o'clock A. M., on
the 6th day of July
A. D. 1982 in Book Number 3590
at Pages 572-575

Registrar of Deeds for the Registration District
of the County of Halifax



CITY OF HALIFAX

ORDINANCE NUMBER 174

(THE HERITAGE PROPERTY ORDINANCE)

NOTICE OF REGISTRATION OF HERITAGE PROPERTY

TO: Simon Spatz
Southwest Apts. Ltd.
Suite 103
5264 Morris Street
Halifax, Nova Scotia
B3J 1B5

You are hereby notified that:

1. The land and building located at 5241 South Street

has been registered in the Halifax Registry of Heritage Property by resolution adopted at a meeting of Council the 11th day of April, 1985.

2. The effect of registration in the Halifax Registry of Heritage Property is that no demolition or substantial alteration in the exterior appearance may be undertaken from the date of registration unless an application, in writing, for permission is submitted to the City Council and the application is granted with or without conditions. Where an application is not approved, the owner may make the alteration described in his application or carry out the proposed demolition at any time after one year but not more than two years from the date of the application

DATED this 17 day of APRIL, 1985.

PROVINCIAL CLERK
County of Halifax

I hereby certify that the within instrument was recorded in the Registry of Deeds Office at Halifax, in the County of Halifax, N. S. at 2:16 o'clock P. M., on the 19 day of April A. D. 1985 in Book Number 3981 at Page 1065

E. A. KERR
Deputy City Clerk

Deputy Registrar for the Registration District of the County of Halifax.

5241

STAIRS HOUSE - SOUTH STREET

A research brief

Prepared by Wayde Brown, B. Arch.

19 July 1984

Historical Relationship

In 1838 Norman Fitzgerald Uniacke (see biographical note I) returned to his native Nova Scotia, having retired from the Supreme Court of Lower Canada (Quebec). He bought several lots of land between Tobin and Harvey Streets, on either side of South Street. It would appear that he constructed the house in question at this time; i.e. c.1838-39.

Uniacke lived here with his Quebec born wife, Sophie de les Derniers, until his death in 1846. Sophie retained the property until 1859 when she sold the house at #19 South Street to William J. Stairs (see biographical note II) for £ 2550. In 1863 Stairs spent another £ 1500 to build an addition at the rear of the house.

Following William J. Stairs death in 1906, the house was eventually sold, but not until 1908. In that year, Evan Thompson of Elmsdale paid \$ 8925 for the house, but seems to have had problems in meeting mortgage payments. In late 1908, the property was acquired by Arthur Drysdale (see biographical note III). A former Attorney General of the province, Drysdale had just been appointed to the Supreme Court of Nova Scotia. He continued to live here until his death in 1922. At this time the house was inherited by his daughter Catherine, who was married to Cyril W. Stairs. It remained vacant from 1923 until 1927, when Samuel Frame and his wife moved in and divided the house into apartments.

Biographical note I - Norman Fitzgerald Uniacke

Norman Fitzgerald Uniacke was born in Nova Scotia in 1777, the first son of Richard John Uniacke, later an Attorney General of Nova Scotia and a prominent figure in provincial history. Norman Uniacke was called to the Nova Scotia Bar in 1798, and was subsequently sent to London to study English law. In 1805 he became the second native Nova Scotian called to the English Bar and was associated with Lincoln's Inn. While in London, the connections of the Uniacke family enabled Norman to travel in rather high social circles, and his introductions included then Prime Minister William Pitt.

Uniacke connections did not, however, ensure Norman a public office in Nova Scotia, the office of provincial secretary being tried for; rather in 1809 he was made Attorney General of Lower Canada (Quebec). Uniacke remained in this position until 1825, with a two year leave of absence spent in Halifax, 1819-21. It seems that the relationship between Uniacke and the English power brokers of Montreal was rather stormy. Uniacke often sympathized with the french speaking majority, and supported L.J. Papineau's bid for the office of Speaker of the Assembly. In 1825, Norman Uniacke was appointed to the Supreme Court of Lower Canada. In this position Uniacke is suppose to have steered a more moderate course in dealing with those involved in the 1837 Rebellion, of which Papineau was a leading figure.

In 1838, Uniacke returned to Halifax and, it would appear, built a house on South Street to retire in. In 1838 Uniacke was made a member of the Legislative Council, a seat he retained until 29 Sept. 1845. Uniacke died 11 December 1846 and was buried in the Uniacke plot, now Middle Sackville. His widow, Sophia Caroline de les Derniers, died 4 May 1877, in Boston.

Biographical note II - William J. Stairs

William J. Stairs was born in Halifax, in 1819. His father, William, was a prominent local businessman and public figure. William J. attended Dalhousie College Grammar School and Horton Academy. Eventually, he entered his fathers business, the firm becoming known as Stairs, Son & Morrow. Stairs went on to many other successes in the business world, including fifteen years as president of the Union Bank of Halifax (which his father had founded) and a member of the board of the Halifax Gas Light Company.

In 1868 Stairs became a member of the Nova Scotia Legislative Council, where he was a close ally of Joseph Howe and initially opposed confederation. In other public endeavors, Stairs was a commissioner of Point Pleasant Park and was a strong supporter of Fort Massey Presbyterian Church.

As mentioned previously, Stairs bought the Uniacke house on South Street in 1859 for £ 2550, spending an additional £ 1500 on an addition in 1863. After living in this house most of his adult life, Stairs died here in 1906, and was buried at Camphill Cemetery. His wife, Susan Morrow, died later in the same year.

Biographical note III - Arthur Drysdale

Arthur Drysdale was born 5 September 1857 in New Annan, near Tatamagouche, Colchester County. Called to the Nova Scotia Bar in 1882, Drysdale first practised law with the prominent firm of Meagher, Newcombe and Drysdale, which later became Drysdale and McInnes. In 1893 Drysdale was made a Queen's Council and, in 1904, served as president of the Nova Scotia Barristers Society.

In 1891 Drysdale was elected to the provincial assembly, representing Hants County. He retained this seat until 1907. From 1901-05, Drysdale was Commissioner of Public Works and Mines; from 1905-07 he served as Attorney General of the province.

On 13 March 1907, Drysdale was appointed to the Supreme Court of Nova Scotia, and in 1909 was made a judge of the Admiralty Court. He retired from public life on 25 November 1921. He died on 22 October 1922 having been predeceased by his wife, Carrie Mitchell of Halifax.

Architectural Profile

The original part of the house was built c. 1838-39, as a wood frame, 1½ story dwelling. In 1863, a major addition was built at the rear (north). This probably turned the simple gable roof into the profile one can easily observe at the present east elevation; i.e. a sharply sloped roof to the south (street), a nearly flat portion of roof then a very short slope to the north, resulting in a full two story height at this rear elevation. At the western end of the house, a third story portion has been added much more recently.

The south facade of the house very much resembles Thorndean, a well known house located on Inglis Street, described as Georgian with Scottish domers. This also describes the Stairs house, which has five bays and a symmetrically placed entrance in the centre, with an entrance porch. As mentioned, along this front elevation, a gable roof slopes down to the top of the first story. Above the centre entrance is a large gable dormer, or pediment. Within the pediment is a Palladian window. On either side of the pediment are large Scottish domers.

On the west elevation is a tall, round headed window, probably lighting a stairwell. On the east elevation, at the second floor level, is a square, slight bay window - possibly part of the 1863 addition. A large chimney with four fues is also located at this eastern end of the house. The entire house has now been clad in some type of vinyl siding. Along the western border of the property is a dry, rock wall with a gabled, wooden covering. At the rear of the building a former outbuilding has been converted to a three story apartment building.

Relationship to Surrounding Area

To the south are large, more recent buildings which differ in style, scale, and use from the house in question. To the west are other large houses which differ in style but are more sympathetic to the Stairs house. This house remains a surviving element of a particular urban milieu which has been largely lost within successive waves of building and development.

Architectural Merit

Facade:

The overall form of the street facade remain (e.g. window openings, etc.); however, all has been clad in a vinyl siding and the third story addition at the west end is evident.

Rarity of Example:

There are a few examples of this particular adapted style found within the city; i.e. Georgian residential, 1½ story, pediment and Scottish dormer.

Quality of Example Style:

The original house is a good example of the mentioned approach to style, and despite the obvious changes and alterations, retains a great deal of charm and style integrity.

Addendum I - Ownership

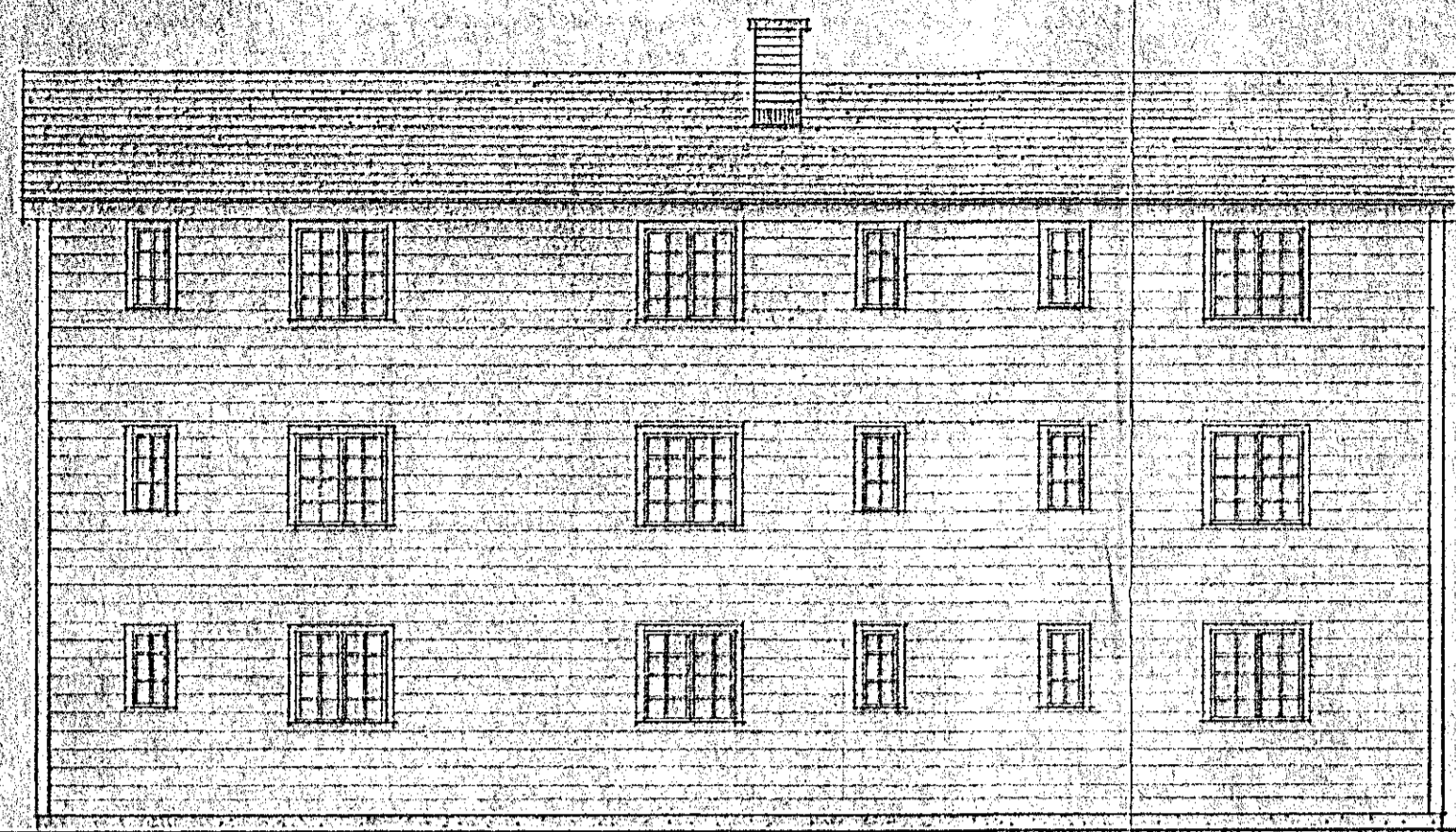
- B124/653 8 July 1859; from Sophia C. Uniacke, widow of Norman Fitzgerald, to William J. Stairs;
- B374/675 15 February 1908; to Evan Thompson.
- B388/427 6 August 1908; transfer of property to Arthur Drysdale and release of mortgage given to Evan Thompson.
- B572/576 1924; will of A. Drysdale leaves bulk of estate to daughter, Catherine, wife of Cyril Stairs.

Addendum II - Occupancy

- 1863 William J. Stairs, merchant, #20 South Street.
- 1908 Hon. Arthur Drysdale, #19 South Street.
- 1923 vacant
- 1926 Samuel Frame, apartments.

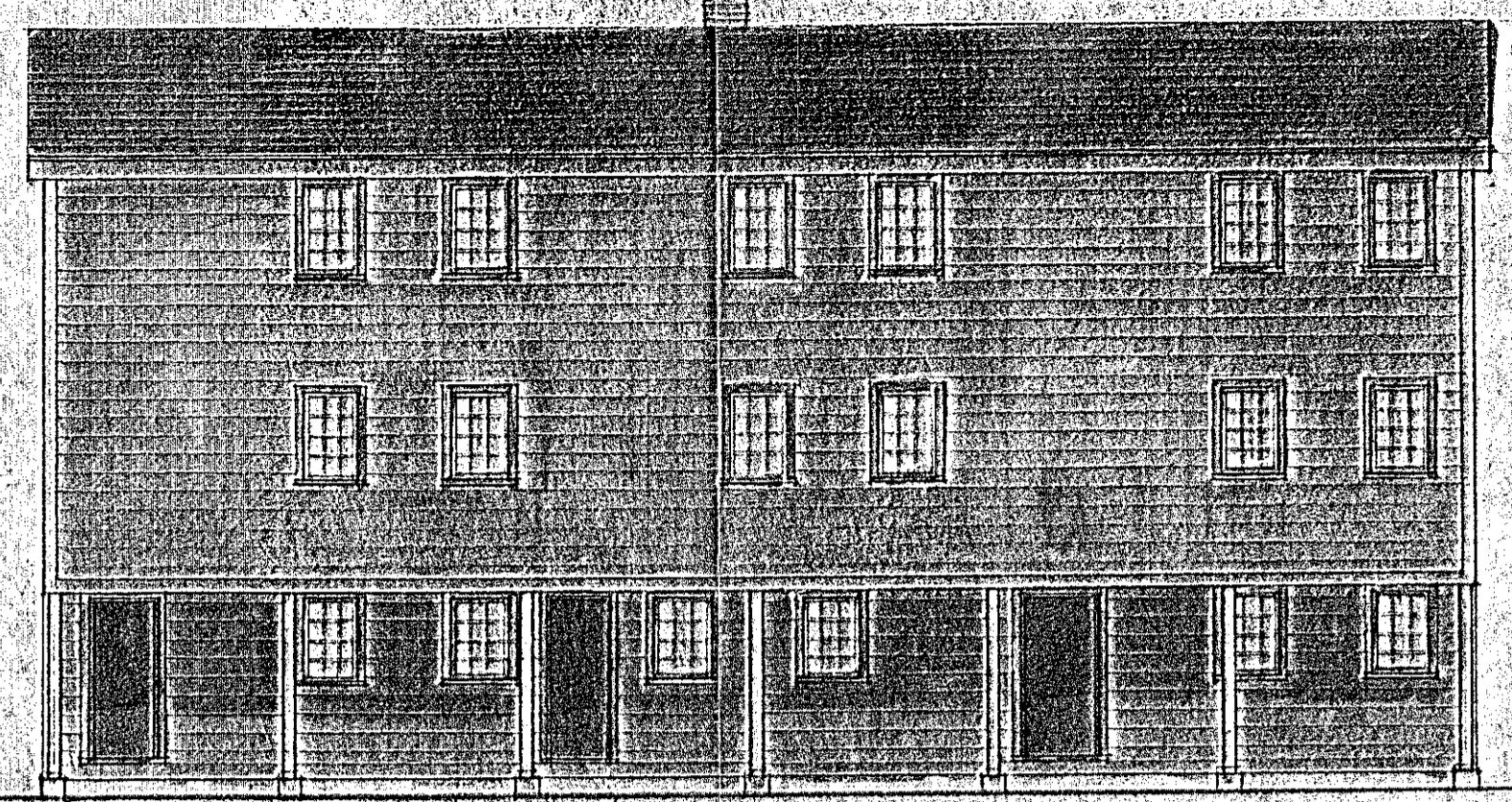
Addendum III - some sources consulted in preparation of brief

- Cuthbertson, Brian, The Old Attorney General,
- Doull, John, Sketches of Attorneys General of Nova Scotia, pp 111-113,
- , Family History of the Stairs and Morrows, (consulted at PANS),
- Acadiensis, v. 9 #2, p 78,
- Newspapers: The Acadian Recorder, 13 March 1847,
27 February 1906,
27 September 1924,
The Morning Post, 12 December 1846,
The Nova Scotian, December 1846, p 399,



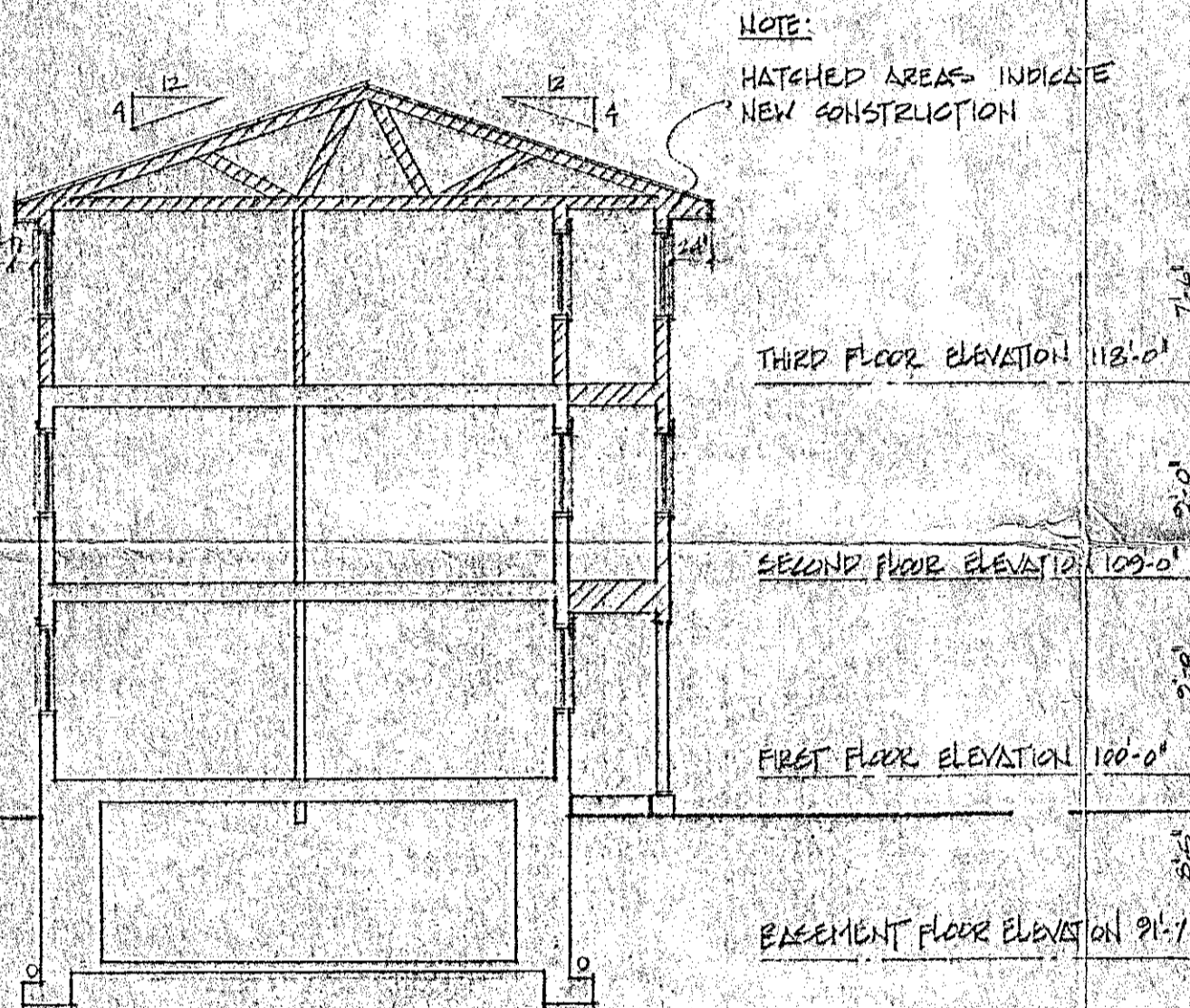
NORTH ELEVATION
SCALE: 1/8" = 1'-0"

THIRD FLOOR ELEVATION 118'-0"
SECOND FLOOR ELEVATION 109'-0"
FIRST FLOOR ELEVATION 100'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

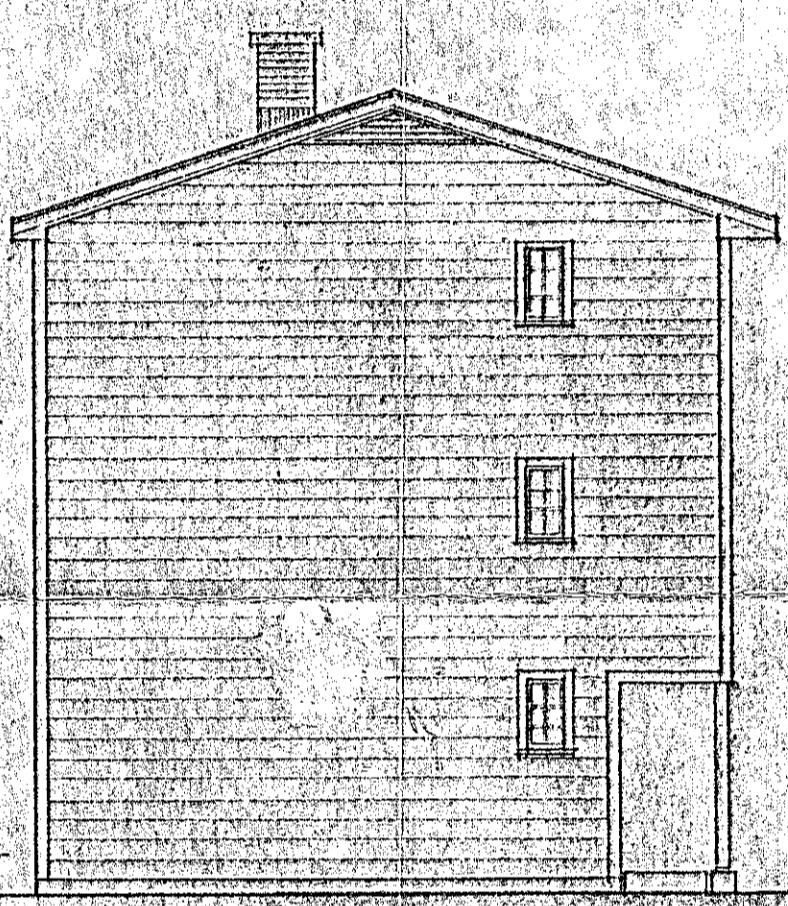
THIRD FLOOR ELEVATION 118'-0"
SECOND FLOOR ELEVATION 109'-0"
FIRST FLOOR ELEVATION 100'-0"



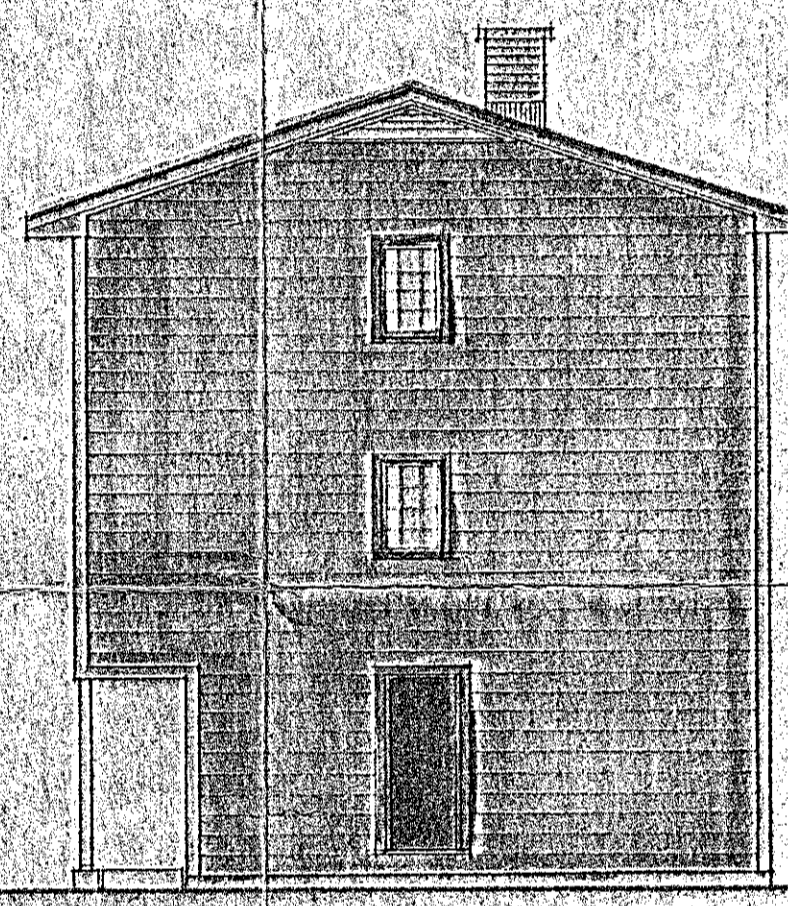
BUILDING SECTION
SCALE: 1/8" = 1'-0"

NOTE:
HATCHED AREAS INDICATE
NEW CONSTRUCTION

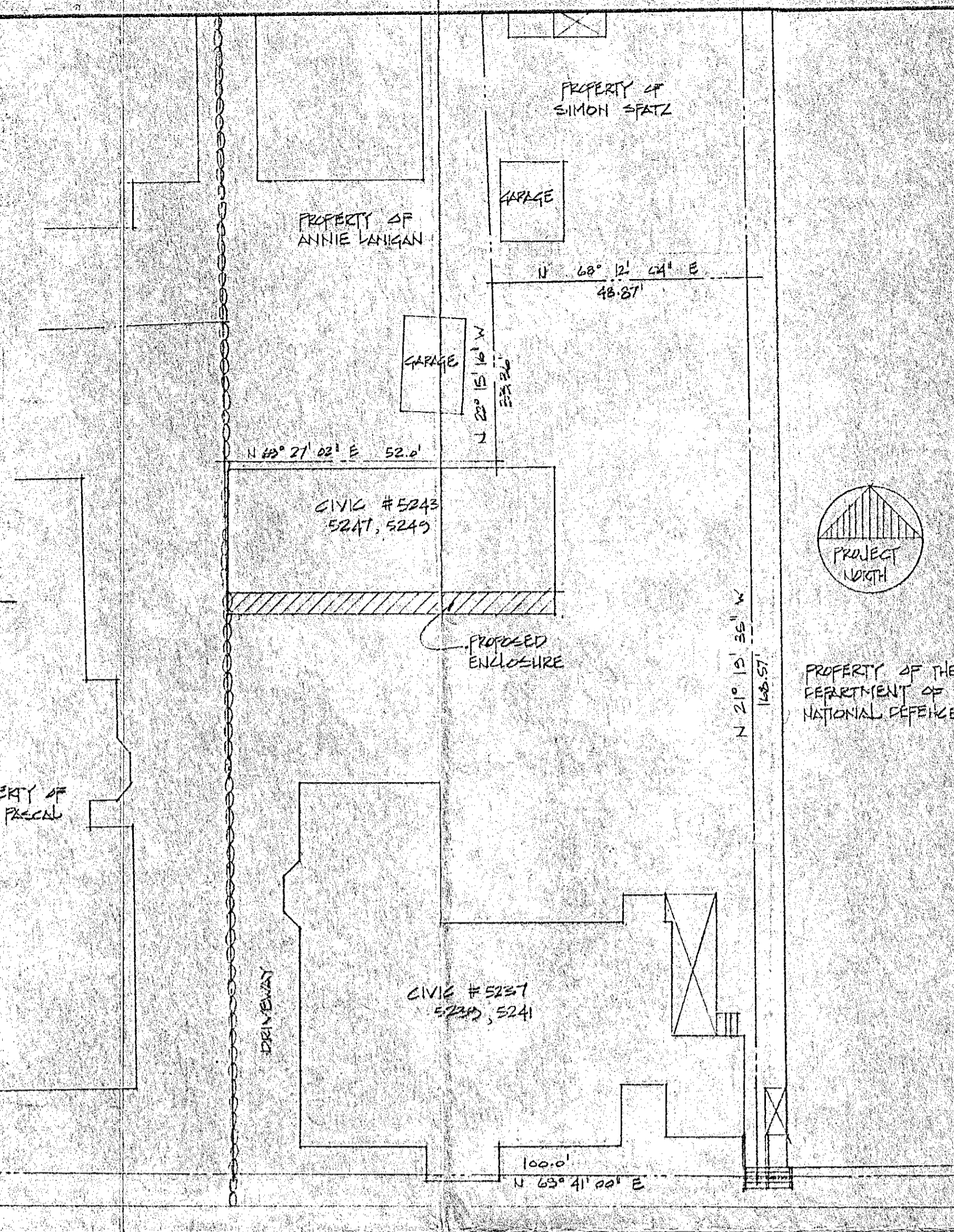
THIRD FLOOR ELEVATION 118'-0"
SECOND FLOOR ELEVATION 109'-0"
FIRST FLOOR ELEVATION 100'-0"
BASEMENT FLOOR ELEVATION 91'-7"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

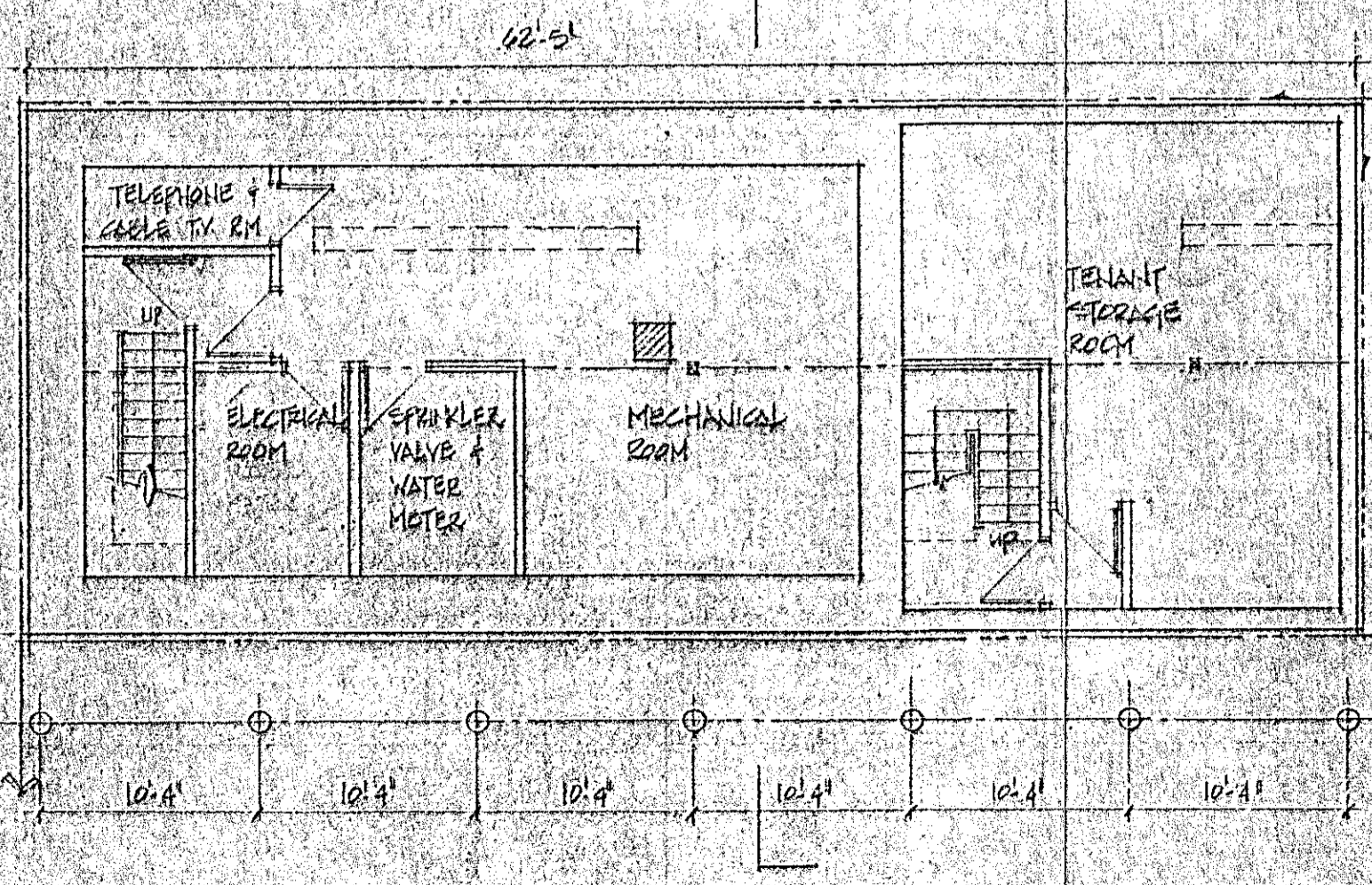


EAST ELEVATION
SCALE: 1/8" = 1'-0"

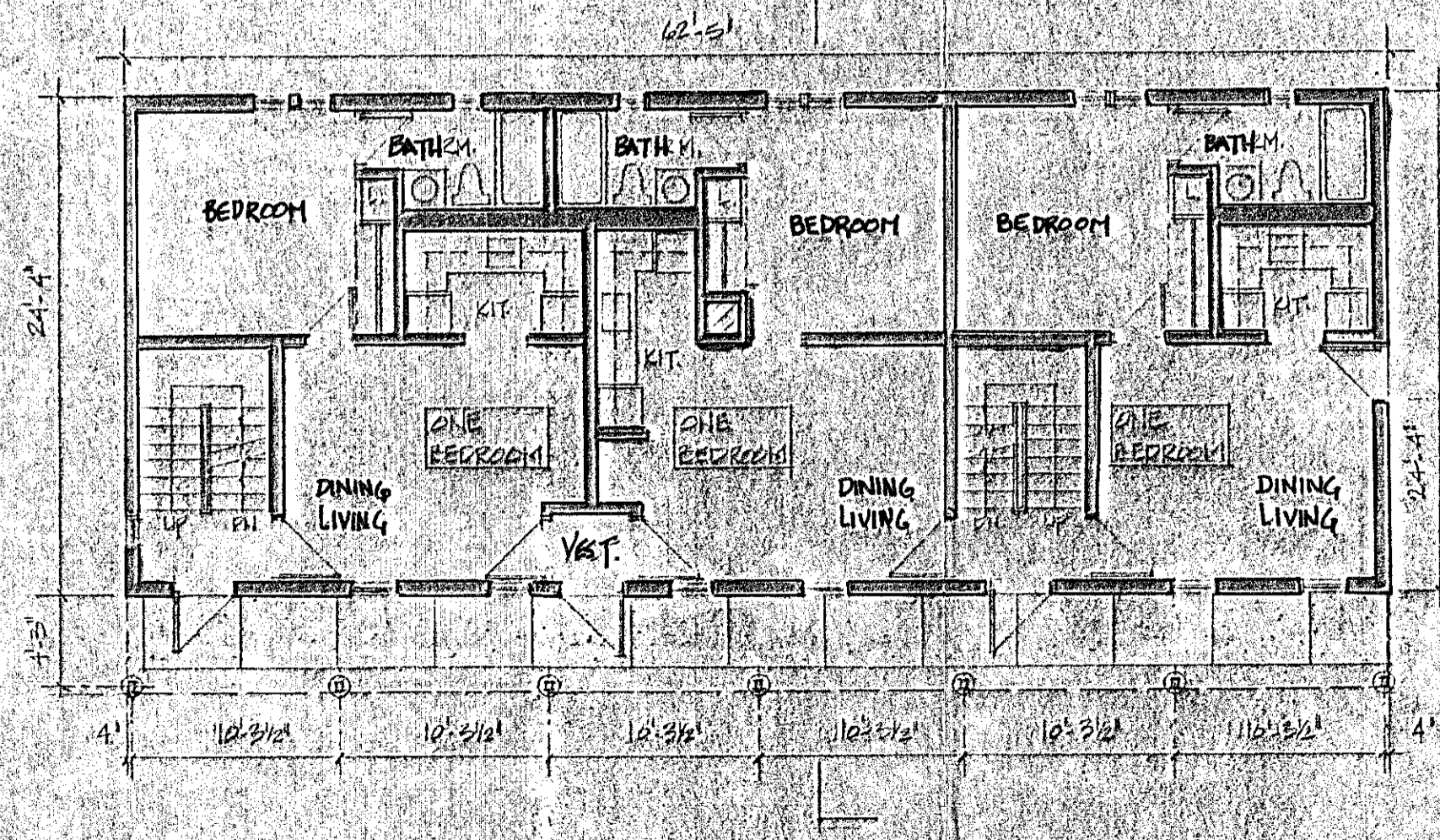


SITE PLAN
SCALE: 1/8" = 1'-0"

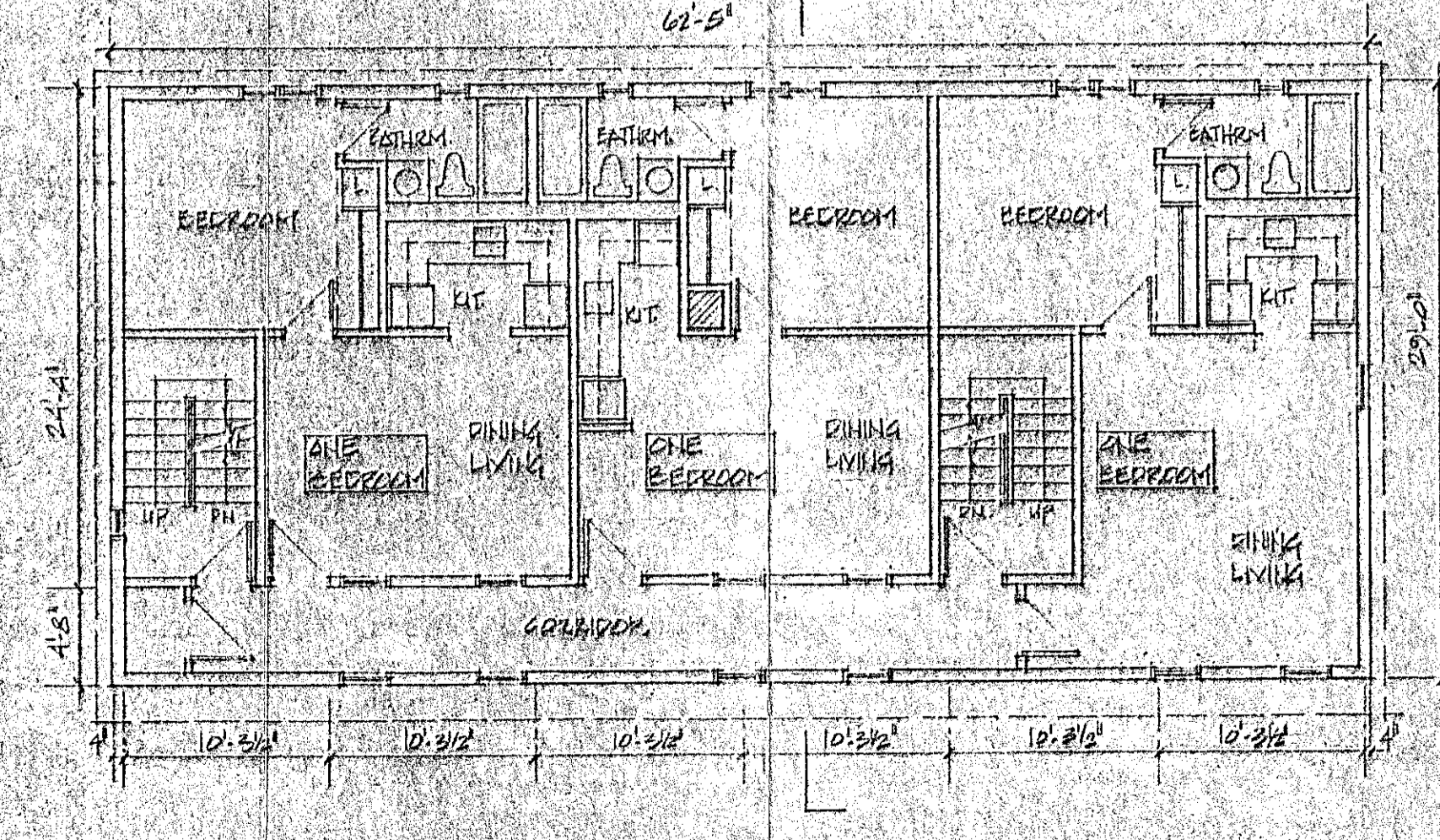
NOTE:
SITE INFORMATION TAKEN FROM A SURVEY
BY KENNETH LORD DATED 10 MARCH 1982
THE ARCHITECT ACCEPTS NO RESPONSIBILITY
FOR ITS ACCURACY



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECOND & THIRD FLOOR PLANS
SCALE: 1/8" = 1'-0"

CASE NO. 1 PLAN NO.
4158 1 P2001 11092
CITY OF HALIFAX DEVELOPMENT DEPT.

NOTES

THE PROPOSAL IS FOR AN ADDITIONAL FLOOR OF ONE BEDROOM UNITS.

THE EXTERIOR FIRE EXIT STAIRS ARE TO BE REPLACED BY ENCLOSED CORRIDORS WHICH WILL ACT TO PROVIDE TWO WEATHER-PROTECTED INTERIOR MEANS OF EXIT FOR ALL 2ND & 3RD FLOOR UNITS.

THIS ENCLOSURE WILL ALSO PROVIDE MORE SECURITY FOR TENANTS AS WELL AS ACTING AS A BUFFER FOR AN EXTERIOR WALL OF SOME UNITS.



The J. Cam

C E D CONSULTANTS, ARCHITECTS
CONSCIOUS ENERGY DESIGN

14 FENERY ROAD, HALIFAX, N.S.
B3N 1T8 TELE (902) 479-1610

PROJECT
PROPOSED ADDITION TO 5241-43 SOUTH STREET FOR SIMON SPATZ HALIFAX, N.S.

DRAWING
SITE PLAN, FLOOR PLANS, BLDG ELEVATIONS & SECTION

SCALE AS NOTED	JOB NUMBER 2182
DRAWN BY B. WAGNER	DWG NUMBER
DATE ISSUED 11 MARCH 1982	1A

C E D CONSULTANTS,
 CONSCIOUS
 ENERGY
 DESIGN
 ARCHITECTS

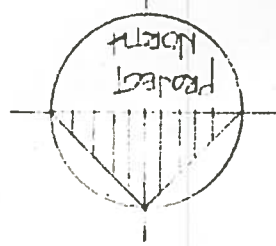
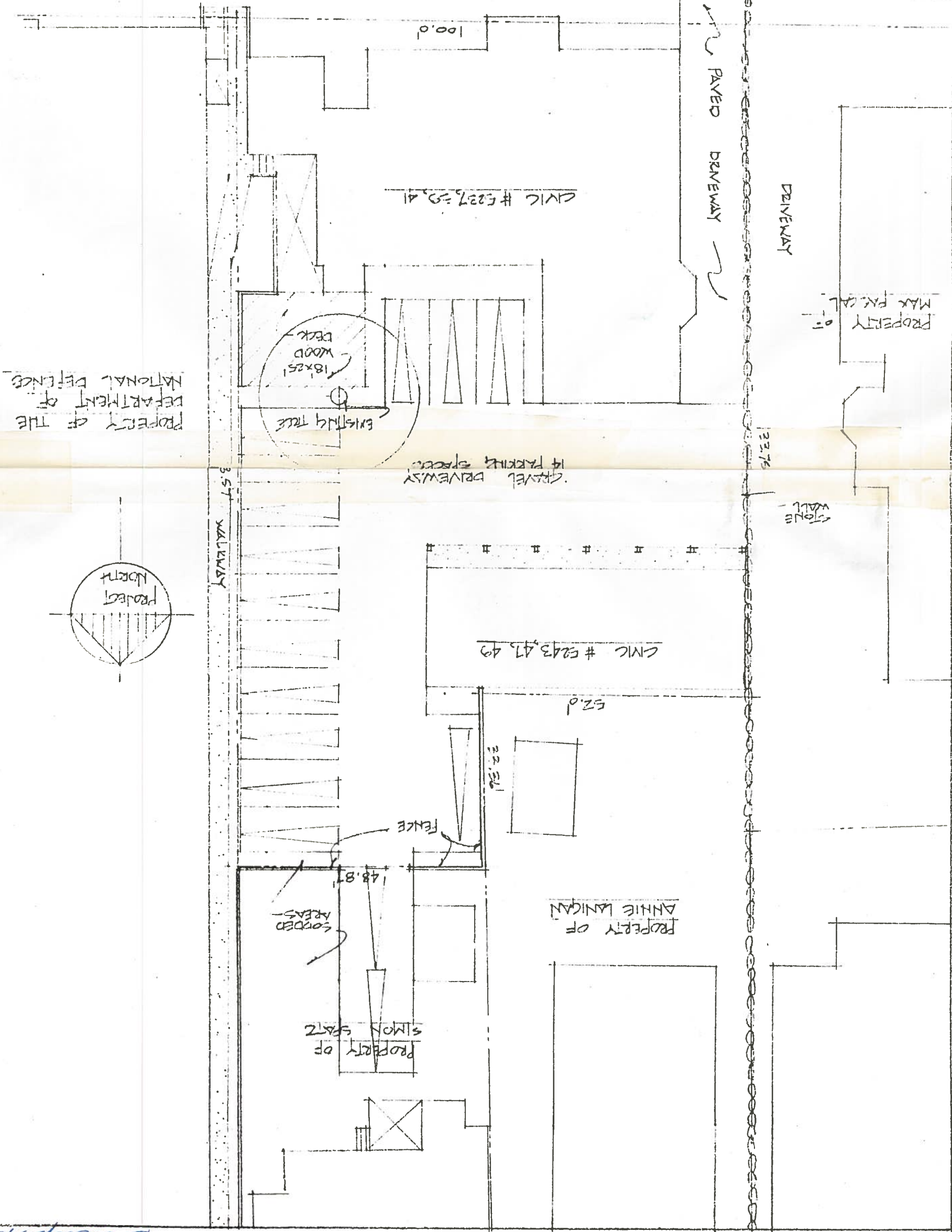


14 FENERY ROAD, HALIFAX, N.S.
 B 3 N 1 T 8 TELE (902) 479-1610

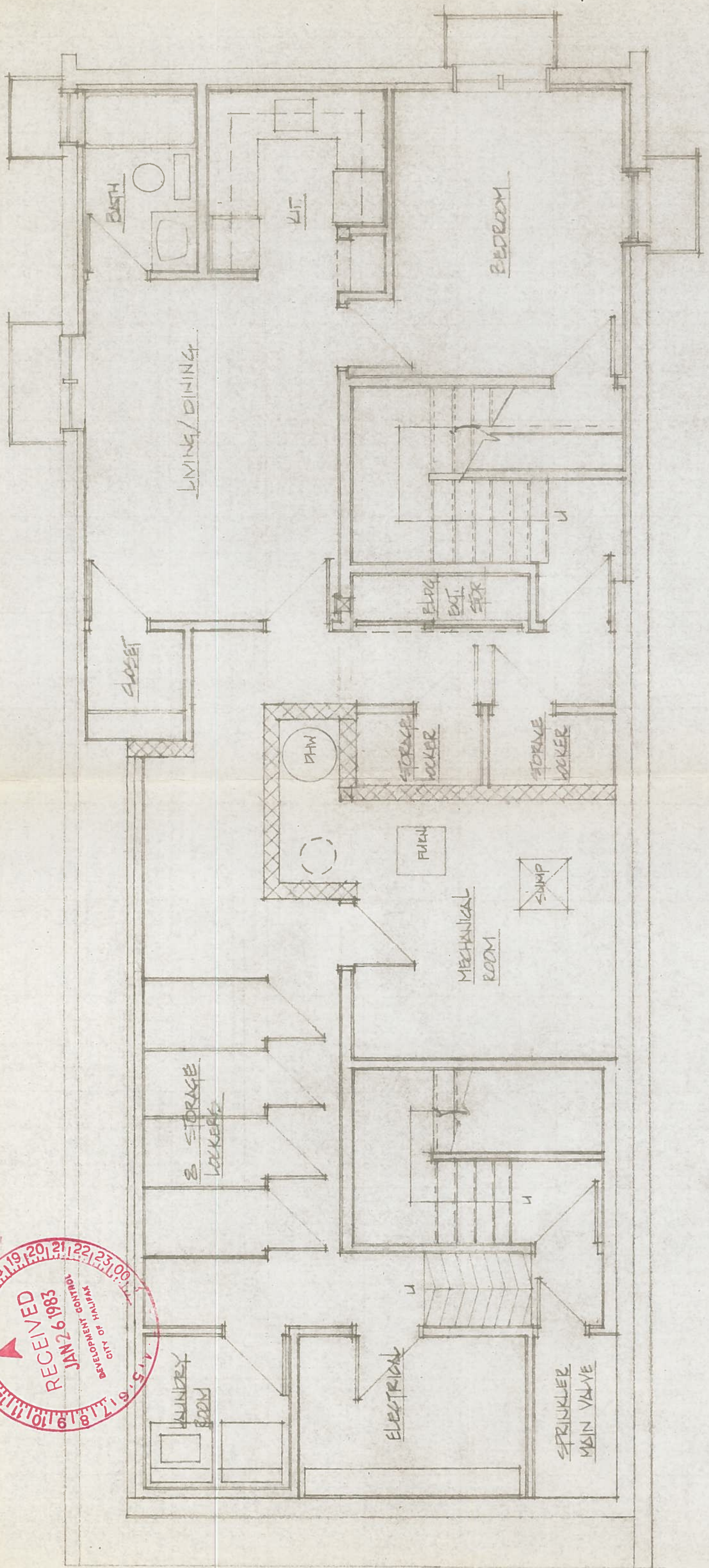
PROPOSED ADDITION TO
 5243-47-49 SOUTH STREET
 FOR SIMON SPATZ,
 HALIFAX, N.S.

DATE ISSUED 25 MAY 1982	DRAWN BY R. KAESNER
DWG NUMBER SK-1	
SCALE 1" = 20'-0"	JOB NUMBER 0182
DRAWING PARKING LAYOUT / PLOT PLAN	

CASE NO. 1 PLAN NO.
 4153 1 P2001 11853
 To EAST OF HALIFAX
 DEVELOPMENT DEPT.



Development



GED CONSULTANTS ARCHITECTS LIMITED 14 FENERY RD. HALIFAX N.S.	ADDITION TO 5243-49 SOUTH STREET FOR SIMON SPATZ N.S. HALIFAX	REVISED LOWER LEVEL PLAN		JOB NO. 0182
		SCALE 1/4" = 1'-0"		DWG. NO. SK-2
		DRAWN BY R. KAESNER		
		DATE ISSUED 20 JANUARY 1983		

CASE NO. 1 PLAN NO.

4153 1 P200/ 11709