



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

Item No. 9.1.4
Heritage Advisory Committee
July 22, 2020

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: *-Original Signed-*

Kelly Denty, Director of Planning and Development

-Original Signed-

Jacques Dubé, Chief Administrative Officer

DATE: July 10, 2020

SUBJECT: **Case H00478: Request to Include 40 & 82 Tall Trees Lane, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

Application by the owner, Janet Morris.

LEGISLATIVE AUTHORITY

The Heritage Property Act

RECOMMENDATION

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

1. Set a date for a heritage hearing to consider the inclusion of 40 & 82 Tall Trees Lane, Halifax, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality; and
2. Approve the request to include 40 & 82 Tall Trees Lane, Halifax, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as a municipal heritage property.

BACKGROUND

In November 2019 the property owner, Janet Morris, applied to include her property at 40 & 82 Tall Trees Lane, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality. The subject property is located on Tall Trees Lane, a small street situated between the Bedford Highway and Hemlock Ravine Park (See Map 1), and contains two distinct dwellings:

- The principal dwelling at 40 Tall Trees Lane is a hybrid example of the Gothic Revival, Queen Anne, and Shingle architectural styles, and was constructed in 1901 (see Figure 1).
- The dwelling at 82 Tall Trees Lane is designed in the Classic Revival style and is believed to have been constructed in 1895 (see Figure 2)



Figure 1. 40 Tall Trees (2020)

This application is being considered in accordance with Sections 14 (Recommendation as municipal heritage property) and 15 (Registration as municipal heritage property) of the *Heritage Property Act*.

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 principal aims of the Heritage Property Program is to recognize significant heritage resources through the inclusion of properties into the Municipal Registry of Heritage Properties.

Under the Heritage Property Program, all registration applications for heritage buildings are evaluated by the Heritage Advisory Committee (HAC) using "The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality" (Attachment A).

The Evaluation Criteria for scoring a property and building are broken down into six categories as follows:

| 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 |

Should the HAC score a property with more than 50 points, a positive recommendation will be forwarded to Regional Council. If the property does not score more than 50 points, then the report will not be forwarded to Regional Council.

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”.

Sections 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 Council before they make a decision on the registration request. Should a positive recommendation be forwarded to Council, heritage staff will ensure the required notices are sent to the owners and deposited at the Registry of Deeds.

DISCUSSION

Heritage registration applications are evaluated by the HAC relative to six evaluation criteria as outlined previously, and described in greater detail in Attachment A. To assist the HAC in their evaluation and scoring, staff offer the following comments based on a historical research report (Attachment B). The historical research in support of this application has been undertaken by an independent research consultant.

1. Age:

The subject property, as we know it today, was created in 1870 when the larger estate was subdivided and sold to individual owners. The principal dwelling (40 Tall Trees Lane) was constructed in 1901. Research indicates that this dwelling was designed by renowned architect William Critchlow Harris.

The second dwelling (82 Tall Trees Lane) was constructed on the subject property in a remote location on the rear portion of the property. During interior renovations, the applicant found newspaper in the floor boards that were dated 1895, which suggests the dwelling was likely constructed in that year.

Due to the age of both buildings, staff recommend a score of 9 points for age.



Figure 2. 82 Tall Trees (2019)

2. Historical OR Architectural Importance:

Important / Unique Architectural Style or Highly Representative of an Era

The dwelling at 40 Tall Trees Lane is a noteworthy, variant example of Shingle style architecture (prominent between 1880 and 1920), which in north-eastern North America is often noted as a manifestation of the British Arts and Crafts Movement. The Shingle style is clearly conveyed via several features; most notably, the application of wood shingles that wrap the building's exterior and unify its complex shape. Other Shingle features include the enclosed porch / veranda, muted exterior detailing, corner tower, and a complex or steeply-pitched roof. Staff note that there is a shortage of municipally registered Shingle style buildings, and a limited supply of these buildings remain in the municipality.

The dwelling also incorporates several Queen Anne elements (i.e., asymmetry, polygonal tower, hipped dormer, etc.) and Gothic Revival elements (i.e., buttresses, variations of a Tudor-arch along the veranda, etc.), which contribute to the property's uniqueness and architectural significance. This blending of styles is a unique trademark of the dwelling's architect.

The dwelling at 82 Tall Trees Lane was constructed in accordance with the Classic Revival style (prominent between 1820 and 1860) and places great emphasis on straight lines, symmetry, a central door, corner

pilasters, gable roof, and return eaves. There are numerous Classic Revival buildings throughout the municipality.

Due to the unique architectural style of the dwelling at 40 Tall Trees Lane, staff recommend a score between 11 and 15 points.

3. Significance of Architect or Builder:

The dwelling at 40 Tall Trees Lane was designed by William Critchlow Harris, who was one of the principal architects in the Maritimes at the turn of the twentieth century. According to the Dictionary of Canadian Biography, aside from two years working in Winnipeg, Harris' work was centralized in the Maritime provinces, and as such he helped define the region's built heritage.

William Critchlow Harris was born in Liverpool, England but moved to Charlottetown, PEI at the age of two. After graduating from Prince of Wales College in 1870, Harris completed a five-year apprenticeship under architect David Stirling. Stirling and Harris formally partnered in 1877 and four years later were appointed Dominion Architects for federal work in PEI. That same year, Harris was appointed Associate of the Royal Canadian Academy. Near the turn of the twentieth century, Harris relocated from Charlottetown to Halifax and established a partnership with W. T. Horton based out of Keith Hall. Their partnership continued until Harris' death in 1913.

Churches were Harris' early specialty. Harris utilized Gothic Revival forms, blended elements from various Gothic traditions (and oftentimes other architectural styles), highlighted functionality and spirituality, and garnered acclaim for his mastery of church acoustics. Because Harris blended styles, constantly evolved and focused on pragmatic design (i.e., form follows function), his individual projects are considered quite unique. Harris also designed many residential and commercial buildings, many of which also included Gothic Revival Elements.

Both the architect and builder of 82 Tall Trees Lane are unknown.

Due to William Critchlow Harris' prominence throughout the Maritime Provinces, staff recommend a score between 4 and 6 points for the architect's significance.

4. Architectural Merit:

Construction type or building technology

The dwelling at 40 Tall Trees Lane has a concrete foundation that contains outward facing stones, which add to the dwelling's exterior appearance. The applicant confirmed that the dwelling does not have a balloon frame. With this consideration in mind, and due to the building's construction date, the dwelling could be an early example of wood platform framing, which originated in the late-1800s.



Figure 3. 1328 Robie Street (Another Harris-designed Dwelling)

Based on the applicant's submission, 82 Tall Trees Lane may be a timber framed house that is constructed on footings. Unfortunately, staff were unable to undertake a visual inspection to confirm the construction method of either building due to current health restrictions.

Both dwellings display construction methods that were common near the turn of the twentieth century, staff recommend a score between 1 and 6 points.

Style

The dwelling at 40 Tall Trees Lane is a prime variant example of the Shingle style as the exterior is covered with shingles from the foundation to the roof, which conveys the style's emphasis on functional simplicity, surface uniformity, and irregular building shape. Other Shingle features include the steeply pitched roof, enclosed front veranda, and shortage of ornate detailing.

The dwelling also has architectural features that illustrate the Queen Anne style (including the dwelling's asymmetry, dynamic roof (including dormers and dominating hipped gables), polygonal tower, bay windows, and mixed window shapes) and the Gothic Revival style (such as buttresses, towers, and derivatives of the four-centred Tudor arch along the veranda).

The dwelling at 82 Tall Trees was constructed in accordance with the Classic Revival style and it displays many of the style's trademark features, including its symmetrical appearance, 1.5 storey height, wooden shingles, central door, and gable roof with return eaves.

The property's character-defining elements include:

40 Tall Trees Lane

- The dwelling's overall asymmetry;
- Wood shingles from the foundation to the roof with decorative shingle patterning above arches and below roofline;
- Dynamic (partially hipped) roof with hipped dormers and a conical-roof dormer;
- Polygonal corner tower with pitched roof;
- Partially-enclosed front veranda with decorative wooden railing and Gothic-inspired arches;
- Large double chimney with decorative brickwork;
- Buttresses at the dwelling's corners; and
- An oriel window, dormer windows, and lunette windows.

82 Tall Trees Lane

- wood-shingled façade;
- central entryway;
- wooden two-over-two hung windows;
- gable roof with return eaves; and
- cornerboards.

Landscape

- Remnants of pathways and trails that once traversed Prince Edward's English Landscape Garden.

Due to the rare Shingle style dwelling located at 40 Tall Trees Lane which also displays a unique architectural character that blends elements from various styles, staff recommend a score between 7 and 10 points for style.

5. Architectural Integrity:

The exterior of 40 Tall Trees Lane is largely in its original condition. No documentation regarding exterior alteration work appears to exist prior to its present ownership, though there were two notable changes: first; the original 'sleeping porch' in the master bedroom was closed in, likely during the Moir family's ownership, which created an alcove (on the veranda); and the second chimney was removed from the rear portion of the roof. Aside from this modification, the original roofline is intact. The most significant modification occurred in 1997, when the current owner constructed an eight-foot addition at the building's rear (see below).

The exterior of 82 Tall Trees Lane was modified, likely in the 1930s, to include a rear addition. The original central chimney has been replaced and minor interior renovations were completed, as well.

While the dwellings on the subject property have undergone modifications during the past century, their architectural integrity is largely intact. Therefore, staff recommend a score between 6 and 10 points.



Figure 4. Original Rear (Likely Pre-1950)



Figure 5. Modified Rear (Post 1998)

6. Relationship to Surrounding Area:

The dwelling at 40 Tall Trees Lane is situated on a portion of Sir John Wentworth's former Rockingham Lodge (more commonly known as Prince's Lodge) estate. The temporary use of the estate was granted to Prince Edward, Duke of Kent and father of Queen Victoria, between 1794 and 1800, while he served as commander-in-chief for the British Army in Halifax. The Duke made improvements to Wentworth's estate by erecting several buildings and commissioning English landscape architects to design the 185-acre English Landscape Garden (which was known as the "pleasure garden" and included the present-day Hemlock Ravine Park). Part of this latter work included a network of serpentine paths and trails that led to a variety of natural scenes and views; these paths and trails extended through the Tall Trees properties (see Figure 6). The sole remaining structure from this era is the Duke's rotunda / reading room, which is located opposite of the Bedford Highway; the rotunda was constructed in 1796 and became a provincial heritage property in 1959.

While the existing dwellings were constructed after the Duke's departure, 40 Tall Trees Lane reflects the elegance and affluence that the Prince's Lodge estate exhibited. This dwelling was elaborately constructed, both inside and out, and would have complemented the estate's original buildings; its placement within the original estate lands, between the Duke's rotunda and heart-shaped-pond (now the focal point of Hemlock Ravine Park) and amongst the Prince's trail network is also a reminder of the estate's historical presence in the Rockingham community. Further, staff note that Tall Trees Lane itself was constructed on top of several winding trails and reinforce their longstanding presence.

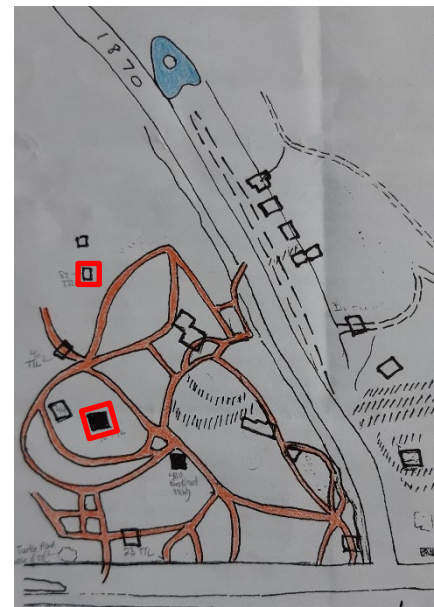


Figure 6. Copy of an 1870 map of the former Prince's Lodge Estate grounds and trails by M. Murphy

Due to its intimate relationship with the surrounding area, staff recommend a score between 6 and 10 points.

FINANCIAL IMPLICATIONS

The HRM costs associated with advertising and processing this application can be accommodated within the proposed 2020/21 operating budget for C340 - Social and Heritage Policy.

RISK CONSIDERATION

There are no significant risks associated with the recommendations in this Report.

COMMUNITY ENGAGEMENT

The community engagement process for a heritage registration 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. 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.

ALTERNATIVE

1. The Heritage Advisory Committee may choose to reject the application to include 40 & 82 Tall Trees Lane, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality. In doing so, the application will not proceed to Regional Council for evaluation.
2. The Heritage Advisory Committee may choose to recommend for the approval of the request to register 40 Tall Trees Lane and to amend the list of character defining elements to exclude 82 Tall Trees Lane.

ATTACHMENTS

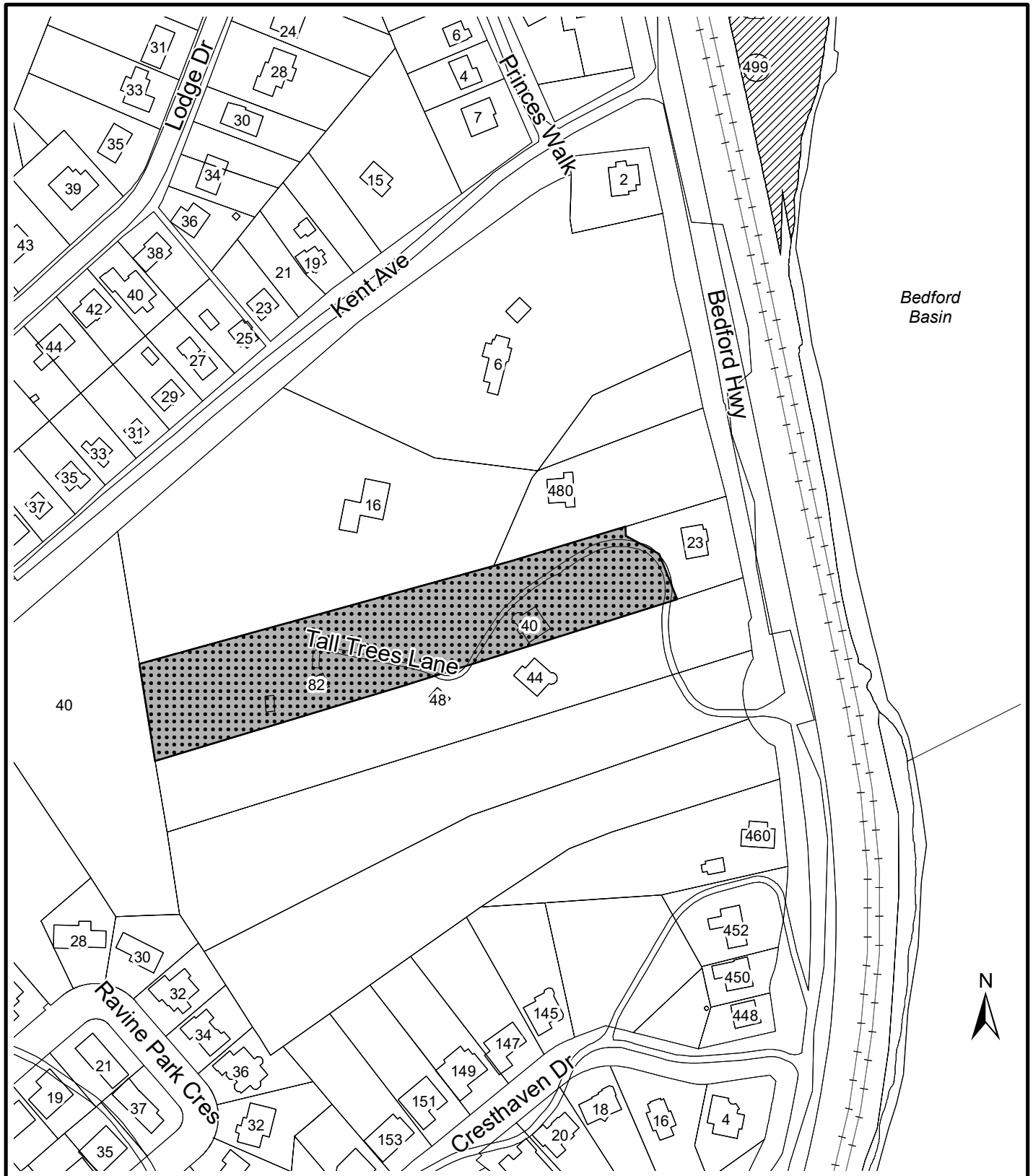
Map 1: Location Map

Attachment A: Evaluation Criteria

Attachment B: Historical Research Report



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.

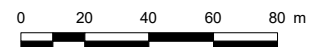
Report Prepared by: Jesse Morton, Planner II, 902.490.4844



Map 1 - Location Map

40 Tall Tree Lane,
Halifax

-  Registered Heritage Property
-  Subject Properties



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



HERITAGE PROPERTY PROGRAM

EVALUATION CRITERIA

**Heritage Property Program
Community & Recreation Services**

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 B

Research Report

40 Tall Trees Lane, Halifax

Prepared by:

Kajsa Louise Swaffer, Researcher
March 2020

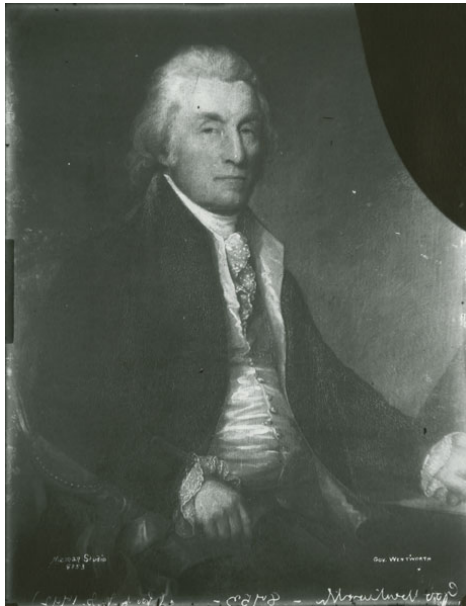


HALIFAX

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Age



Sir John Wentworth (Notman, 1792)

Within a stone's throw of the famous rotunda overlooking the Bedford Basin, 40 Tall Trees Lane stands on what was originally Sir John Wentworth's Rockingham Lodge (more commonly known as Prince's Lodge) estate. In 1772 this land had been granted to Captain William Foy who had served under Governor Edward Cornwallis. Captain Foy's land passed through the hands of John Willis and John Lawrence until it was purchased by Sir John Wentworth (who was the Lieutenant Governor of Nova Scotia between 1792 and 1808) in 1783, becoming part of his estate (Withrow, 1999, 31).

When the estate was subdivided in 1870, lots 170 and 171 (now 40 and 44 Tall Trees Lane) were purchased by Alexander Forsyth, son of William Forsyth (1749-1814) who had been a close friend of Sir John Wentworth.

Near the base of the rotunda, just off the Bedford Highway, lies 40 Tall Trees Lane. In 1872 Forsyth's lots were conveyed to barrister and Senator Lawrence Power, son of politician Patrick Power (Allison, 1916, 225-6), and then again in 1901 to Mr Leonard McGhee, an insurance broker of Scotch heritage (Department of Municipal Affairs). A single shingle on the front porch inscribed with 1901 confirms the construction year of the property, formerly 464 Bedford Highway.



The Music Room at Prince's Lodge (Corfu, 2017)

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

Wentworth often referred to his estate, Rockingham Lodge, as 'Friar Lawrence's Cell' in romantic reference to Shakespeare's *Romeo and Juliet*, and granted use of the estate to Prince Edward, Duke of Kent and father of Queen Victoria, while he served as commander-in-chief the British Army at Halifax from 1794 until 1800. The Duke made further improvements to Wentworth's already spectacular country home by commissioning English landscape architects to design the surrounding 185-acre Hemlock Ravine Park and erecting a number of additional structures on the estate. The Wentworth family resumed occupation of the estate upon the Duke's departure, but costly maintenance resulted in the estate falling into a state of decay and disrepair after Sir John's passing in 1820. The only surviving structure is Prince Edward's iconic circular reading room, which was constructed in 1796 and received status as provincial historic building in 1959 (see page one). The surrounding land was auctioned off and subdivided into lots in 1870, by then associated with its previous royal resident and known as Prince's Lodge.



40 Tall Trees Lane in 1986 (Wilson, 1986)

Though the Duke of Kent's dwelling and surrounding structures at Prince's Lodge have regrettably not survived the test of time, his legacy in Halifax can be appreciated through other architectural landmarks of the Palladian style and highly reminiscent of the round music room at Prince's Lodge, such as the Town Clock on Citadel Hill, St George's Round Church, and the Prince of Wales Martello tower in Point Pleasant Park (Ingalls, 2010).



The Duke of Kent's estate, likely early 19th Century. The round music room can be seen in the distance, overlooking the Bedford Basin. The artist's viewpoint is roughly where 40 Tall Trees Lane stands today (Kent, 2017)

Other features in the landscape surrounding the music room allude to the grandeur of the estate while reconfirming the relationship between Prince's Lodge and 40 Tall Trees Lane. The Rockingham Heritage Society is currently spearheading an effort to have what was the Duke of Kent's 'pleasure' garden recognised as a unique example of eighteenth-century English landscape gardening in Canada. Historian of the society, Sharon Ingalls, describes the landscaped circuit in the woods surrounding the estate as 'an aesthetic and inspirational experience':

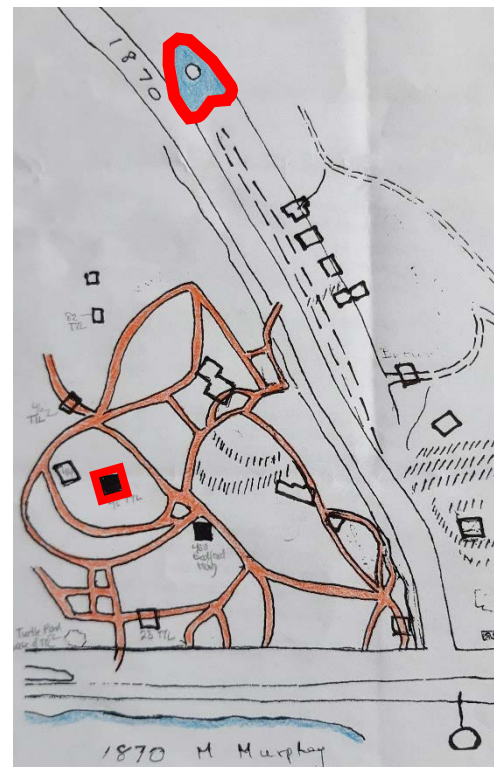


Madame Julie's pond in Hemlock Ravine Park (Discover Halifax)

After admiring the pond and the pavilion, a visitor entered the woods to the southwest. Here a network of interconnecting pathways led to a variety of scenes and views, all designed to delight. Serpentine paths wound around steep hills, climbed to the top of ridges, then led down into gullies. The paths led the walker from one delightful opening to another, each embellished with an object of interest, perhaps a garden seat, stone urn, or bust set on a pedestal. At the crest of the highest ridge a small temple offered visitors a commanding view of the Bedford Basin (Ingalls, 2010, 91).

It is likely that the Duke of Kent's park was constructed by the Royal Fusiliers, the 7th Regiment of Foot, who were stationed at the estate in barracks constructed by the Duke of Kent. A copy of a map dated from the 1870s, courtesy of the property owner, illustrates these 'serpentine' paths mentioned by Sharon Ingalls. It is likely that they were used as bridle paths as the landscaped gardens of the former royal estate had decayed.

During the nineteenth century the former estate appealed to hundreds of visitors annually who, in true Victorian fashion, were attracted to the melancholic romanticism of the ruined mansion and its royal connection. A picnic hosted 1 August 1869 in honour of the visiting Prince Arthur, the Duke of Kent's grandson and Queen Victoria's third son, attracted eight thousand people to the Lodge (Ingalls, 2010, 103-05). Annotations on the map by Sharon Ingalls shows the property at 40 Tall Trees Lane comfortably situated among these interlacing paths. Reaffirming Victorian visitors' obsession with the romantic. Behind 40 Tall Trees lane is also located the heart-shaped pond which the Duke of Kent had constructed for his French mistress, Madame Julie Saint Laurent, who accompanied the Duke during his stay in Halifax (Withrow, 1999, 31-2).



Copy of map dated 1870 showing the Duke of Kent's garden paths, courtesy of property owner. 40 Tall Trees Lane and Madame Julie's pond are marked in red.

After the construction of 40 Tall Trees Lane in 1901, the property was conveyed from Leonard and Laleah McGhee to George C. Cook and Lily Cook, of Bridgetown, Barbados and Halifax respectively (Halifax Register of Deeds, 1913) in 1913. It is difficult to trace a man with such a common name in the historical sources available to us, though the 1901 Census of Canada lists George's profession as 'merchant', and his income at \$3,000 per annum; a significant salary at the time (Census of Canada). The couple owned the property until 1922 when it was conveyed to Waldo C. Moir (Halifax Register of Deeds, 1922), who remained in ownership until 1971 when it was conveyed to Thomas and Alice Webster (Department of Municipal Affairs). The present owner, Janet Morris, purchased the property with her late husband James Wiltshire in 1997.

While connection to Governors Cornwallis and Wentworth and the Duke of Kent convey the historical significance of the lot of land upon which 40 Tall Trees Lane stands, it is the long-time residence of Waldo C. Moir which invests historical significance in the property itself. Waldo was the great-grandson of Benjamin Moir, a Scotsman who in 1830 established Moir & Co. Steam Bakery & Flour Mill on Brunswick Street in Halifax. Benjamin Moir's business was inherited by his son, William Church Moir, in 1845. By 1862 William Church Moir had moved his father's business into a major, five-storey plant between Argyle, Grafton, and Duke streets in Halifax. Business benefitted from large baking contracts for the military, tax concessions from the city and perishable product market, as well as the addition, in 1873, of confectionery production. James W. Moir succeeded his father as manager of William C. Moir & Son in 1896, joined by his brother William C. Moir Jr. as associate. At this point Moir, Son & Co. (the business had again changed its name in 1891) employed 265 workers, produced 11,280 loaves of bread daily and more than 500 types of confectionery. William C. Moir Jr. was the father of Waldo C. Moir of 40 Tall Trees Lane (Nova Scotia Archives, 1895; Dictionary of Canadian Biography).



Photo of Waldo C. Moir, courtesy of property owner

Though Waldo C. Moir was employed by the Canadian National Railway as district passenger agent, he held stock interest in Moir, Son & Co. as received dividends accordingly (Nova Scotia Archives, 1895). His marriage to Mildred LeVaugh Foster in 1922, the year he took ownership of 40 Tall Trees Lane, suggests that the property may have been a wedding gift (Historical Vital Statistics, 1922).

Though historically a Halifax-based enterprise, the Moirs had long-standing connections with the Bedford area pre-dating Waldo C. Moir's ownership of 40 Tall Trees Lane. In 1903 the firm was incorporated under the name Moirs Ltd. In 1866 William C. Moir purchased the old milling site at Millview in Bedford. The Moirs constructed a saw mill, wooden box manufacturing plant, chocolate refining plant, and, eventually, hydro station on this property. The hydro station is the only surviving building of the Moirs Mill and was the first designated provincial heritage property in Bedford (Withrow, 1999,



Postcard of the Moirs factory in Halifax, ca.1910

35; Edwards, 2007). The Moirs also held significant property closer to 40 Tall Trees Lane: lots 186-91 and 500 were purchased by the Moirs in the original subdivision of the Prince's Lodge estate in 1870, and were located on the other side of the aforementioned heart-shaped pond (Nova Scotia Archives, 1895).

Moirs Ltd. was reorganised in 1926, resulting in Canada-wide warehouses and sales offices as well as in the West Indies, Central and South America, South Africa and New Zealand. In 1956 it left family hands, and by 1967 the company was acquired by Standard Brands Canada and, transferred to Dartmouth, it continued as part of Hershey Food Corporation (Nova Scotia Archives, 1895).

Important / Unique Architectural Style or Highly Representative of an Era

Even today it is obvious that the two spectacular properties at 40 and 44 Tall Trees Lane were designed as a pair. What is less clear is whether the dwellings were commissioned jointly. In 1901, Leonard and Laleah McGhee both purchased and constructed 40 Tall Trees Lane. However, that same year, the McGhees re-conveyed the adjacent lots of land, 171 and 169, to Mrs Mary DeGraw Moore (Halifax Register of Deeds, 1901). Little is known of Mr McGhee other than that he was an insurance broker, was of Scottish heritage (Census of Canada), and that he and Laleah were married in 1881 (Historical Vital Statistics, 1881). Mr. McGhee had purchased lot 169 from Jeremiah Kenny, owner of the nearby Sherwood Estate (Ingalls, 2010, 98), presumably around the time of his purchase of 170 and 171 in 1901. Though research has yielded no detail on her late husband, Mrs Mary DeGraw Moore was in fact Laleah McGhee's sister, maiden name Fitch, whose father, Simon Fitch, was a Halifax-based physician (Census of Canada). The striking similarity between the two properties suggests that Leonard and Laleah McGhee had both dwellings (at what is now 40 and 44 Tall Trees Lane) commissioned, though familial ties makes it equally plausible that they were commissioned jointly by both owners. Regardless of the ownership technicality, this design process is highly unusual considering that William Critchlow Harris's detached homes were always designed as individual projects (Tuck, 1995).

Writings by Sharon Ingalls of the Rockingham Heritage Society and surviving architectural plans for 44 Tall Trees Lane confirm that renowned architect, William Critchlow Harris designed both homes (Ingalls, 2010,197; Harris & Horton, 1901). A feature in *The Suburban News* in 1904 confirms the name of the adjacent 44 Tall Trees Lane, 'Highmount' (Surburban News, 1904). While providing a reliable idea of how 40 Tall Trees Lane looked newly constructed (see Attachment A), it also demonstrates that this

home was designed for a resident of significant financial means, able to commission one of the pre-eminent local architects of the time to design a house that allowed comfortable living in the countryside within commuting distance to the city from Rockingham rail station (Ingalls, 2010, 203).

Architectural historian Maud Rosinski summarises Harris's unique style succinctly:

Since the 1890s he had been in full command of his individual style...[which] blended elements of the nineteenth-century revivals and expressed itself in a modern, northeastern American Shingle style (Rosinski, 1994, 204).

Rosinski accurately articulates the architectural styles represented by this impressive dwelling; it is indeed a hybrid of Gothic Revival, Queen Anne, and Shingle style. Expert commentary on strikingly similar residential properties designed by Harris, for example the Walter Lawson House in Windsor, Hants Co. completed in 1898 (Archibald & Stevenson, 2003, 98) and the Louis Kaye House on 1328 Robie Street in Halifax completed in 1902 (Tuck, 1995, 129), substantiates this assessment.

Architectural features of 40 Tall Trees Lane that typify the Queen Anne style include the property's asymmetry, dynamic roofscape including dormers, dominating hipped gables, a turret, polygonal tower, bays and mixed window shapes, all creating interesting spaces and angles on the property exterior as well as interior. Maritime architecture experts Stephen Archibald and Sheila Stevenson aptly summarise that *'The essential classical quality that every Queen Anne strives for is its sense of balance, within its picturesque composition'* (Archibald & Stevenson, 2003, 98), and Harris certainly struck a compelling balance between ornate grandeur and equilibrium in his design of this property.

Perhaps more characteristic of Harris's work is Gothic Revival elements, an unmistakable theme especially among the numerous churches and religious buildings he designed throughout the Maritimes, but also in residential properties. Gothic Revival features at 40 Tall Trees Lane, or invocations of Medieval architecture, include buttresses, bartizans, towers, and derivatives of the four-centred Tudor arch, an especially popular design features in Harris's work, which characterise the umbrages enclosing the front veranda (Tuck, 1995, 9-10, 22).



44 Tall Trees Lane featured in Suburban Magazine (Suburban News, 1904)

Finally, 40 Tall Trees Lane is a beautiful and rare, albeit hybrid, example of a Nova Scotian variant of the Shingle style, often interpreted in north-eastern North America as a manifestation of the British Arts and Crafts Movement (Archibald & Stevenson, 2003, 101-2). The Shingle style differs from Queen Anne

in its lack of decorative detailing at entrances, cornices, porches or wall surfaces. Instead, the Shingle style favours functionality and simplicity: plain or limited decorative shingles, often unpainted or to match the roof shingles, to provide surface uniformity in order to emphasize the picturesque irregularity of the shape of the house and remain harmonious with its natural surroundings (Archibald & Stevenson, 2003, 101-04; Geoffrey, 2019; Wentworth Studios, 2020).

Despite its representation of local derivatives of these global architectural movements, the true architectural merit of 40 Tall Trees Lane is how it represents a pristine example of a Harris-designed dwelling from the turn of the twentieth century.

Significance of Architect / Builder



William Critchlow Harris early in his career (Tuck, 2000)

William Critchlow Harris is now beginning to be recognised as one of the principal Maritime architects of the turn of the twentieth century. In the words of his biographer Robert C. Tuck, Harris's *'legacy is uniquely distinctive within the architectural heritage of the Maritime Provinces'* (Tuck, 1995, 48).

At the age of two, Harris arrived with his parents from Liverpool in England to settle in Charlottetown, Prince Edward Island. A five-year apprenticeship under architect David Stirling followed his graduation in 1870 from the Prince of Wales College. Stirling and Harris partnered in 1877 and four years later were appointed Dominion architects for federal work in Prince Edward Island. That same year, 1881, Harris was appointed Associate of the Royal Canadian Academy. His brother Robert Harris, whose commission to paint the Fathers of Confederation established his reputation as a renowned portrait artist, attended the ceremony in Halifax (Rosinski, 1994, 140-43).

After two largely unsuccessful years in Winnipeg, Harris returned to Charlottetown. In his early work on the island he began developing the individualistic, Victorian eclectic style defined by and later summarised in 40 Tall Trees Lane. Commissioned work for the design of multiple new churches on the island also resulted in a maturation of Harris's renowned ecclesiastical style, influenced primarily by Gothic Revival forms. Favouring functionality and spirituality, he was acclaimed for mastery of church acoustics. Though Harris blended styles as he adapted to each individual project, elements of Gothic Revival is the common theme throughout his work, ecclesiastical as well as commercial and residential. Harris settled permanently in Halifax in 1899, where he began a partnership with W. T. Horton based out of Keith Hall. Harris's nephew James joined the firm as apprentice in 1906, and would continue the partnership with W. T. Horton until 1925 following Harris's death in 1913 (Rosinski, 1994, 203-05; Tuck, 1995)

Harris's style is arguably best captured in his design of numerous ecclesiastical buildings, effectively represented in the following examples:

- Tryon Methodist Church, Tryon, PEI (1880)
- St. James's Anglican Church, Mahone Bay, NS (1884)
- All Saints Anglican Church, Springhill, NS (1892)
- St. John's Roman Catholic Church, Windsor, NS (1898)
- St. Mary's Roman Catholic Church, Indian River, PEI (1902)

Harris's legacy includes a number of buildings commissioned by prominent figures in Maritime society. Examples of his approach to residential projects include:

- W. A. Weeks House, Charlottetown, PEI (1880)
- 'Briardene' House, Antigonish, NS (1901)
- Sir Frederick Borden House, Canning, NS (1902)
- Dr R. F. O'Brien House, Robie St, Halifax, NS (1910)

Examples of commercial, educational, and governmental buildings, some quite spectacular, include:

- Cabot Building, Charlottetown, PEI (1885)
- Bank of Nova Scotia, Digby, NS (1899)
- College Ste-Anne, Church Point, NS (1899)
- Maritime Business College, Halifax, NS (1906)
- Clyde Davison Building, AKA 'The Birks Building', Barrington St, Halifax, NS (1912)

See (Tuck, 1995) for images of all aforementioned examples and copies of Harris's original plans.



St. Mary's Church, Indian River (Canada's Historic Places)



Briardene House, Antigonish (Moore, 1998)

Architectural Integrity

The exterior of the house is overall in fantastic and largely original condition. No documentation regarding exterior alteration work for 40 Tall Trees Lane appears to exist prior to its present ownership.

The only alteration to the façade occurred at some point prior to the property's current ownership, most likely by the Moirs, where a 'sleeping porch' in the master bedroom was closed in, creating what is now an alcove. The original roofline of the house is thus intact, though at some point prior to current

ownership the second chimney, which had served as the original kitchen woodstove and protruded through the roof at the rear of the property, was removed.

In 1997 an 8-foot extension was added to the rear of the property, four feet to expand the kitchen, provide an additional entryway and a two-piece bathroom, the other four feet to accommodate a basement staircase (see Attachment C). The extension included minor modifications on the second storey: the former nursery was expanded and converted into an ensuite for the master bedroom, and one wall in the main upstairs bathroom was moved to accommodate a washer and dryer. The back deck was also expanded with this extension. Much care has been taken with this extension to ensure continuity with Harris's original design.

The interior is largely intact and effectively conveys the character of the original design. Beautiful wood carvings and panelling adorn the interior walls, and the Harris-designed inglenook and its fireplace testify to the spectacular home this was when constructed, and indeed remains today. The lack of original heating solutions on the second storey suggests that the house was designed as a summer home.

In 1999 the basement was converted from storage space into an in-law suite. This work included repositioning windows at the rear to add additional light. The previous owners, Alice and Thomas Webster, had a concrete foundation poured. It is believed that the original basement floor was earthen, which is the case at 44 Tall Trees Lane.

The lead-paned windows are original, though some were lost in the 1945 Bedford Magazine Explosion. Efforts have been taken by subsequent owners to retain uniformity in window style, including the windows following basement renovations.

Relationship to Surrounding Area

Due to the unique situation of 40 Tall Trees in the former Wentworth and Duke of Kent estate, its relationship with the surrounding area is most effectively conveyed in section 'Relationship to Important Occasions, Institutions, Personages or Groups' of this report.

The affluence of the historic Rockingham community since the Duke of Kent's occupancy of Rockingham Lodge is certainly reflected in its architecture. The property adjacent to 40 and 44 Tall Trees Lane, also constructed in 1901, was the home of renowned Nova Scotia architect James C. Dumaresq, and was deliberately constructed at the intersection of two of the aforementioned pathways in the Duke of Kent's landscaped grounds. This home was then occupied by Dumaresq's son, architect Sydney Dumaresq, who eventually sold the property to William H. C. Schwartz, of the Schwartz spice company. In 1923 the Schwartz family commissioned architect Andrew Cobb for a handsome property overlooking the basin (Ingalls, 2010, 198).



Today, 40 Tall Trees Lane is a mere 15-minute drive from downtown Halifax, yet it does not quite seem so. Just off the Bedford Highway, its beautiful situation in ancient woods overlooking the Bedford Basin, just a stone's throw from the Duke of Kent's music room and Madame Julie's heart-shaped pond, makes it an almost magical place.

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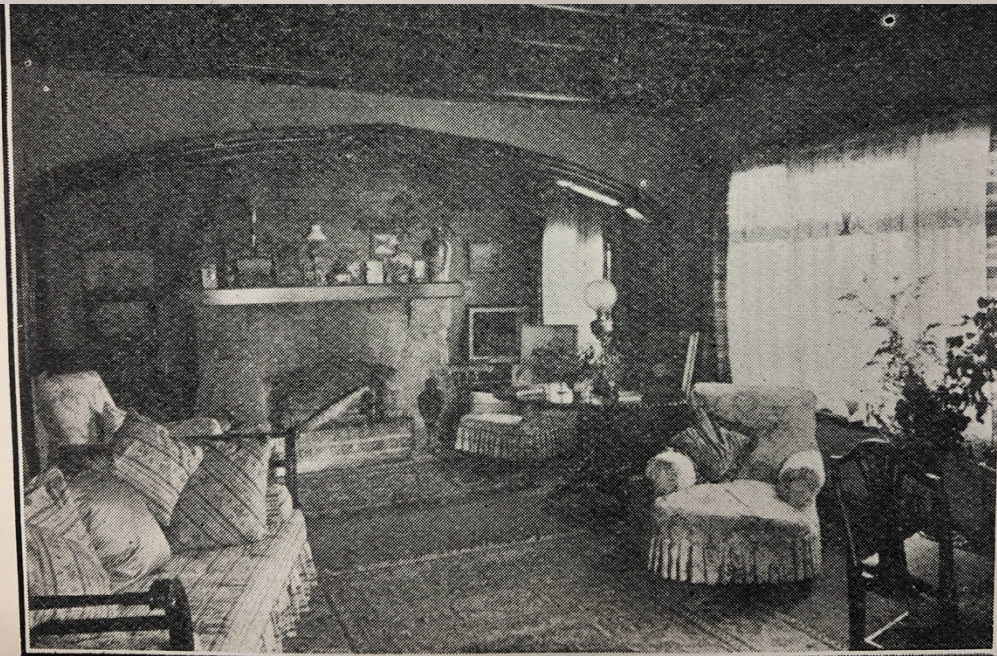
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Attachment A

Detailed images of newly constructed 44 Tall Trees Lane, 'Highmount' (Suburban News, 1904)



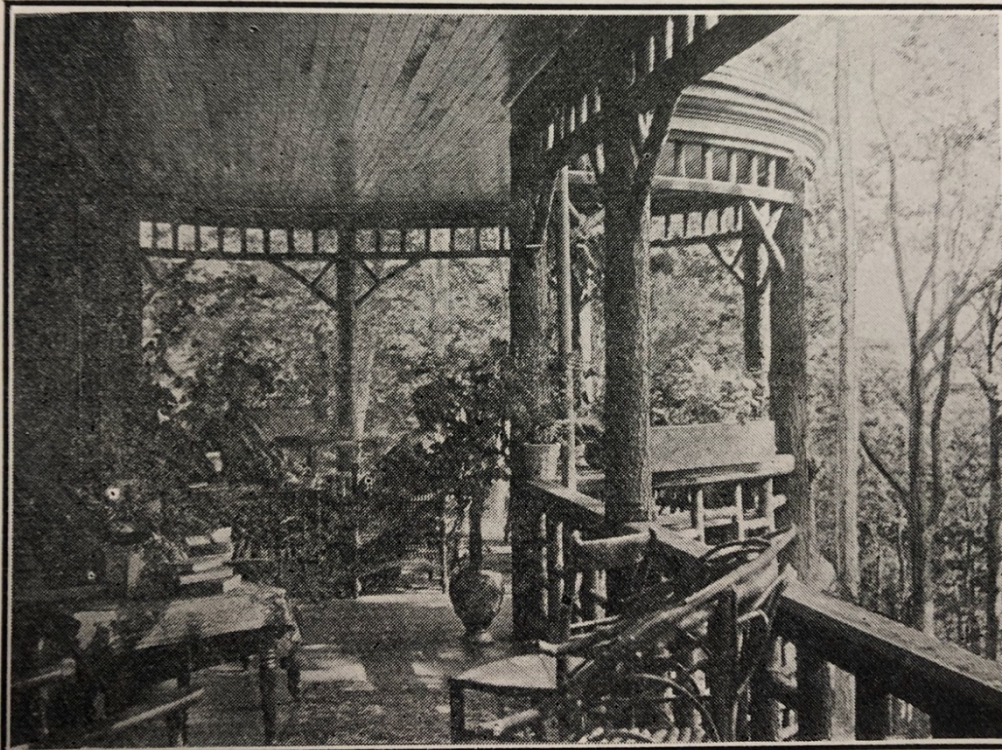
THE RESIDENCE.



THE LIVING ROOM.



THE DINING ROOM.



THE VERANDAH.

Attachment B

Deed history for 40 Tall Trees Lane

McGhee to Moore (Halifax Register of Deeds, 1901)

631

Province of Nova Scotia in this twenty the 2 day of January
County of Pictou (A.D. 1901) before me the Subscribing
Walter River Esq. occasionally come and appeared
John MacLeod Campbell an subscribing Witness to the foregoing
Indenture, who having been by me duly sworn, made oath
and said that the parties thereto signed, sealed and delivered
the same in his presence. Witness my hand and seal
of the Public County of Pictou.

1474. Deed.
Mrs. Eliza St. George Moore
Proved at the January Act.
1901 at 10 o'clock A.M.
By the certified oath of

This indenture made this twenty eighth
day of January in the year of our Lord
one thousand nine hundred and one
between Edward J. McGhee of the City
and County of Halifax, Merchant Agent
and Jacob Mrs. Eliza his wife of the
one part, and Mary Mc. Gray Moore
of the same place, Widow of the other part.
Witnesseth that the said Edward J. McGhee and Jacob
Mrs. Eliza his wife for and in consideration of the sum of five
thousand dollars of lawful money of the Dominion of Canada
to the said Edward J. McGhee then in hand well and truly paid
by the said Mary Mc. Gray Moore at or before the executing
and delivery of these presents the receipt whereof is hereby
acknowledged here and each of them both granted, bargain
sold, released, conveyed, released, remised, conveyed and con-
firmed, and by these presents to and each of them both grant
bargain sell, give, convey, release, remise, convey and conveyance
unto the said Mary Mc. Gray Moore her Heirs and Assigns
All that lot of land situate at Prince's Lodge in the County of
Halifax and being a part of lots numbers one hundred and eighty
and one hundred and seventy one on a plan of said
parties on file in the Crown Land Office at Halifax and more
particularly described as follows. Beginning at a point
southwardly fifteen feet from the South East angle of lot num-
ber one hundred and seventy one Block Six on said plan;
thence Southwardly one hundred and two feet, thence West-
wardly parallel to the South boundary line of lot number one
hundred and seventy, eight hundred and seventy five feet to
the rear line of said lot, thence Northwardly one hundred
and two feet, thence Eastwardly parallel to the North bound-
ary of lot number one hundred and seventy, eight hundred
and seventy five feet to the place of beginning.

Also all that lot of land and land covered with water
in front of and adjoining the said lot of land, extending
southwardly from said water lot, the old Port Road and all
Railway reservations, together with all and singular the

343

Deed history for 40 Tall Trees Lane

McGhee to Cook (Halifax Register of Deeds, 1913)

Signed, sealed and Delivered
in the presence of _____
_____ ^{managing mortgage corporation}
_____ ^{see President}
_____ ^{Joint, General manager}

Province of Nova Scotia, County of York. Do Certify:
Do All to whom these Presents shall come: I Ernest Scoble, Clerk of the City of Brant, in the County of York, in the Province of Ontario, Ontario, being by legal authority, duly appointed and sworn, searching and perusing the same, do hereby certify that on the 29th day of June A.D. 1913, before me personally came and appeared Mary Edmund, subscribing executrix to the foregoing, who, having been by me duly sworn, made oath and said that the Canada Permanent Mortgage Corporation, therein named, duly executed the same in her presence by affixing their corporate seal, and identified by the signatures of the said President, and Joint, General Manager of the said Corporation. In testimony whereof, I have hereunto subscribed my name and affixed my official seal this 29th day of June in the year of our Lord One Thousand Nine Hundred and Thirteen.
E. S. Macdonald, C. S. R. P. (11/13)

3137- deed-1913
McMurdoo vs Cook
Recorded 10:20 AM July 4th 1913
By Certificate Entered

This Indenture made the 26th day of May in the Year of our Lord One Thousand Nine Hundred and Thirteen Between Lelah Purpe McWhee wife of Leonard Jarvis McWhee of Silverwood Place, South Kensington London S.W. Gentleman and the said Leonard Jarvis McWhee hereinafter called the Vendor of the one part and George G. Cook of Halifax in the County of Halifax and Province of Nova Scotia Esq. hereinafter called the Purchaser of the other Part, Witnesseth That the said Vendor for and in consideration of the sum of one dollar and other good and valuable consideration of lawful money of the Dominion of Canada to the said Lelah Purpe McWhee in hand well and truly paid by the said Purchaser at or before the sealing and delivery of these Presents the receipt whereof is hereby acknowledged have and each of them hath granted, bargained, sold, aliened, conveyed, released, remised, conveyed and confirmed, and by these presents and each of them doth grant, bargain, sell, alien, convey, release, remise, convey and confirm unto the said purchaser his heirs and assigns all that lot and parcel of land situate on the Western side of the Basin in the County aforesaid being the South Eastern most portion of the Prince's Lodge Property so called more particularly described as follows that is to say Beginning at the North Eastern angle of land conveyed to James Arthur Wood by the Hon. James W. Johnston and wife by deed dated the fifth day of June A.D. 1871 and recorded at Halifax aforesaid in Book 1712 Vol. page 586 running thence west by the margin in the year 1803 along the said Mrs's land One hundred and ninety five feet more or less to a stake thence south to sixty two degrees West by the margin in the year last mentioned

0
4
3
4

Deed history for 40 Tall Trees Lane

Cook to Moir (Halifax Register of Deeds, 1921)

3070.V
1169

Registered at 10:20 o'clock A.M. of the 21st day of October A.D. 1922 on the oath of *Jasper Cook*
This Indenture made this *ninth* day of *September*
 in the year of Our Lord One Thousand Nine Hundred and *Twenty-two*.

Between *Lily Cook* of *Bridgetown in the Island of Barbados, B. W. S., an employe in the Merchant Marine Limited, and Lily Cook at present of Halifax in the County of Halifax Nova Scotia, his wife, hereinafter called the grantors*

of the one Part, and *Lily Cook* of *Halifax aforesaid, City Ticket Agent, Canadian National Railways, hereinafter called the grantee*

of the Other Part.

Witnesseth That the said *Grantors*

for and in consideration of the sum of *one dollar*

of lawful money of the Dominion of Canada, to *have* them

in hand well and truly paid by the said *Grantee*

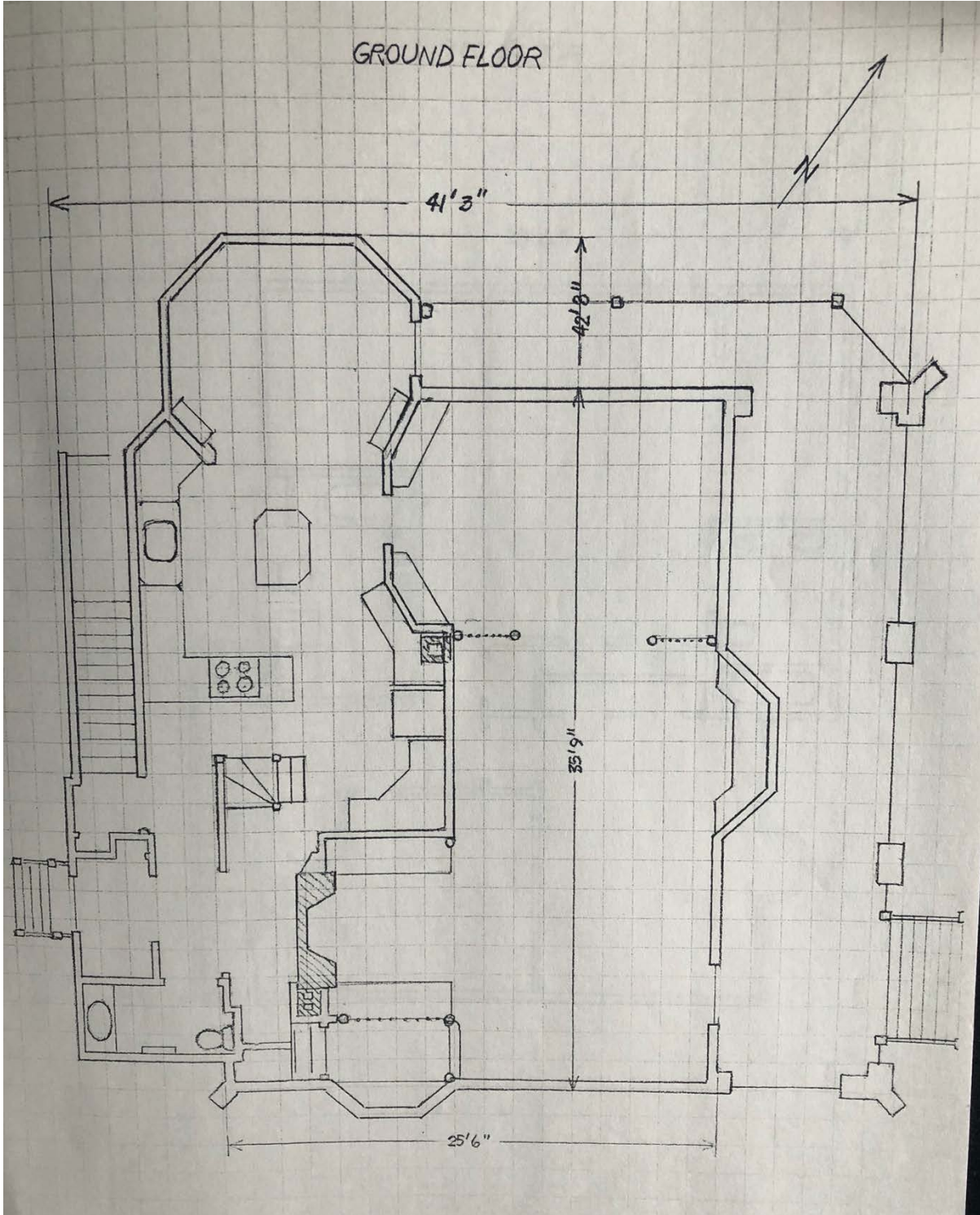
at or before the making and delivery of **These Presents** the receipt whereof is hereby acknowledged, have and each of them hath - - - granted, bargained, sold, aliened, conveyed, released, retained, conveyed and confirmed, and by these Presents do and each of them doth - - - grant, bargain, sell alien, release, release, remise, convey and confirm unto the said *Grantee, his*

Heirs and Assigns, ALL those certain parcels of land and land covered with water situate on the western side of Bedford Basin in the County of Halifax, being a portion of the Prince's Lodge property, so called, more particularly described as follows, that is to say: Beginning at the north-eastern angle of land conveyed to James A. R. Weir by the Honourable James W. Johnston and wife by deed dated the fifth day of June, A. D. 1871, and recorded at Halifax aforesaid in Book 172 at page 586, running thence west by the Magnet in the year 1873, along said Weir's line four hundred and ninety five feet (495) more or less to a stake thence south seventy two degrees west by the magnet on the year last mentioned four hundred and seventy five feet more or less to the south-eastern angle of Block number eight of the Prince's Lodge now formerly owned by one James W. Johnston and northwardly along the eastern side line of said Block two hundred and thirty-eight feet (238) more or less to a stake thence northwardly along said line to a rock at the

1650

Attachment C

Plan of property with 1997 extension, courtesy of property owner



2nd FLOOR

