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Item No. 9.1.1
Heritage Advisory Committee
October 26, 2022

TO: Chair and Members of (Name of Community Council or Board)

-Original Signed-

SUBMITTED BY:

Jacques Dubé, Chief Administrative Officer

DATE: October 21, 2022

SUBJECT: **Case H00525: Request to Include 1460 Oxford Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

Third-party application by the Halifax Military Heritage Preservation Society to include 1460 Oxford Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality.

LEGISLATIVE AUTHORITY

The *Heritage Property Act* for the Province of Nova Scotia.

RECOMMENDATION

Should 1460 Oxford Street, Halifax score 50 or more points on evaluation as a heritage property under the HRM Heritage Property Program, the Heritage Advisory Committee recommends that Regional Council:

1. Set a date for a heritage hearing to consider the inclusion of the subject property in the Registry of Heritage Property for the Halifax Regional Municipality; and
2. Approve the request to include 1460 Oxford Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1, as a municipal heritage property under the *Heritage Property Act*.

BACKGROUND

In January 2022, a third-party application was received from the Halifax Military Heritage Preservation Society to include 1460 Oxford Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality. After receiving the application, the property owner (Dalhousie University) was informed of the application and provided with all relevant information pertaining to the application and the benefits/implications of owning a registered heritage property.

The property is located on Oxford Street, directly across from the University of Kings College Campus and close to the intersection of Oxford Street and Coburg Road (Map 1). The property contains an 1868 Italianate mansion which is known as the Dalhousie President's Residence and was utilized as the home of the Dalhousie University president for much of its history. The property has several noteworthy historical associations with prominent members of the merchant, political, and academic classes in Halifax. It has retained much of its architectural integrity, only having undergone modest changes. It is strongly related to its immediate area due to its proximity to and associations with Dalhousie University, and also its role as one of the first residences built in the "Old West End".

In processing the application, staff have identified a heritage designation, "Form B – Notice of Registration of Heritage Property", dated December 11, 1981 and issued to The Governors of Dalhousie College and University for "the land and building located at 6454 Coburg Road, Coburg House" on title. Research suggests that this designation may be on title to 1460 Oxford Street arising from previous subdivisions and consolidations of land related to the two properties. The current application considers the inclusion of 1460 Oxford Street in the Registry of Heritage Property for the Halifax Regional Municipality on its own merits.

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 Property.

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 or 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 50 or more points, a positive recommendation will be forwarded to Regional Council. If the property scores less than 50 points, 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".

The application has been submitted by a third party applicant. In HRM, heritage registration applications are typically submitted by the owners of heritage properties. However, the *Heritage Property Act* does not limit who may apply to register a property. 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).

1. Age:

The dwelling at 1460 Oxford Street was named "Oakville" by its original owner, Levi Hart. Hart and his business partner, John T. Wylde commissioned twin homes on Oxford Street on lands which Hart acquired from the Pryor family starting in 1866. "Oakville", and its twin residence, known as "Armbrae", were completed in 1868.



Figure 1: Image of 1460 Oxford Street in 2022

Research indicates that the construction of the building was completed in 1868. **Staff recommend a score of 13 points for age.**

2. Historical OR Architectural Importance:

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

The President's Residence at 1460 Oxford Street has numerous relationships to historical persons and institutions, including its original owner Levi Hart, Canadian Prime Minister Richard B. Bennett, and Dalhousie University and a series of presidents throughout the years.

The original owner who commissioned the construction of the property was Levi Hart (1826-1907), who was born in Guysborough, N.S. and became a merchant who did trade in the West Indies and the United States. Levi Hart and his business partner, John T. Wylde, each purchased land near the corner of Oxford Street and Coburg Road and built twin houses called "Oakville" and "Armbrae". Hart resided at the residence until his death in 1907, and his daughter Eugene lived at the house until Dalhousie purchased it from her in 1925. During the American Civil War, Levi Hart is known to have supplied confederate (American South) blockade runners with coal and other goods when they arrived in Halifax, thereby aiding the confederate cause. Due to the role he played in the support of the confederacy, an important driver of which was the retention of slavery in the United States, staff encourage that Hart's contributions to this category be discounted.

Dalhousie University's purchase of the property was financed by alumnus and later Canadian Prime Minister Richard Bedford Bennett, who paid for the purchase of 1460 Oxford Street to act as a President's Residence and went on to donate \$750,000 to his Alma Mater. Bennett was a contentious Prime Minister who only served a single term in office and is known for unsuccessfully navigating the country through the Great Depression. Despite this, Bennett is also known for his role in developing the Canadian Broadcasting Corporation (CBC), the Bank of Canada, and was known for his desire for women to run as political candidates. He is also noteworthy for his personal charity, having donated (in today's dollars) an estimated \$35.4 million from his own wealth to Canadian families who wrote to express their desperation during the Great Depression.

Noteworthy Dalhousie presidents who went on to live in the residence include Dr. Arthur Stanley Mackenzie, Dr. Carleton Stanley, and Dr. Alexander Enoch Kerr. Dr. Mackenzie was a Dalhousie graduate and served as its first non-reverend president from 1911-1931. He was instrumental in administrative changes and expansion at Dalhousie, including the major relocation of the university from Grand Parade (the current site of City Hall) to the Studley Campus, the union between Dalhousie and Kings College, the development of the National Research Council, and the purchase of Oakville to serve as the President's Residence. Dr. Mackenzie's successor, Dr. Stanley, served as the president from 1931 until 1945 and is remembered as a contentious president whose attempted overhaul of university policy, role in the University's financial woes, and iron-fisted rule made him unpopular, along with his request for remuneration from the Federal Government for their use of Dalhousie's land and buildings during the Second World War. Dr. Stanley's successor, Dr. Kerr, was born in Louisbourg, N.S. and had a successful ministerial career prior to his appointment as president. He oversaw the arrival and education of World War II veterans through the *Veterans' Rehabilitation Act* and the construction of several prominent Dalhousie buildings, and generally led Dalhousie into a period of prosperity.

Due to the property's important role in the history of Dalhousie University, a noteworthy institution in Nova Scotia, and its national associations through Prime Minister Robert B. Bennett, **staff recommend a score of 11-15 points.**

3. Significance of Architect or Builder:

Neither the original architect nor the original builder of 1460 Oxford Street could be identified through historical documentation.

It is noteworthy that immediately after purchasing the property in 1925, Dalhousie University commissioned Andrew Randall Cobb to design a series of structural changes to adapt the house to serve as the university president's residence. Cobb's designs largely pertained to interior changes to the property, which has remained largely unchanged in its exterior since its construction.

Due to the fact that the original architect or builder is unknown, **staff recommend a score of 0 points.**

4. Architectural Merit:

Construction type or building technology

The dwelling at 1460 Oxford Street was built using light-frame, wood construction atop a brick masonry foundation with granite surrounds for the basement bay windows. This was a relatively common construction type for this period and as such, **staff recommend a score of 1-3 points.**

Style

The President's Residence at 1460 Oxford Street was constructed in 1868 in the Italianate Style, which was popular in Halifax between 1860-1890. This residence is a remarkable example of an Italianate mansion, complete with several of the key defining features of the Italianate style, such as a hipped roof, heavily decorated brackets, round-headed windows, and a rooftop belvedere (a small, glazed structure which provides light and ventilation, and is accessible as a viewing platform for the residents). The

residence also features pairs of three-sided bay windows on both the front and back elevations, which extend to the basement as granite bays, and four large brick chimneys, one of which retains its decorative clay chimney pots. The front porch, likewise, displays noteworthy craftsmanship, featuring a cornice with detailed brackets and dentils and a set of stairs with curving railings, turned balusters, and large square newel posts.

Character defining elements of 1460 Oxford Street include:

- Original 2.5-storey Italianate building;
- Low-pitched, hipped roof with projecting eaves;
- Cornice featuring dentils, large decorative brackets arranged in pairs, and decorative frieze;
- Single-hung, round-headed upper storey windows arranged in pairs with crescent transoms and decorative mouldings;
- Dual window bays, front and back, three-sided, with single-hung two-over-two windows, hipped roofs, dentils, paired brackets, and decorative mouldings;
- Projecting front porch with brackets, dentils, and balustrade;
- Front staircase with curved railings, turned balusters, and square newel posts;
- Rectangular belvedere with paired round-headed windows (east, west) and rectangular windows (north, south), cornice with paired brackets and dentils, and low hipped roof;
- Four large brick chimneys, one with original decorative clay chimney pots;
- Widow's walk with turned balusters surrounding the belvedere;
- Vestibule on southern elevation with cantons, brackets, and balustrade;
- Small section of verandah on northwest corner; and
- Clapboard siding.

While "Oakville" was originally one of two twin mansions built on Oxford Street in this style, its twin, "Armbrae", has since been demolished, making this residence a rare example of an Italianate mansion, particularly in this neighbourhood where there are few other noteworthy examples and where the integrity of the original Italianate style has been maintained so effectively. As such, **staff recommend a score of 7-10 points for style.**

5. Architectural Integrity:

The residence at 1460 Oxford Street has excellent architectural integrity both in terms of its original layout and the physical condition of the architectural features. Only minor alterations have been made over time, including a small addition to the rear of the basement and first floor to accommodate a new basement entrance and the removal of part of the rear veranda. Window mouldings, bracketing, frieze work, dentils, and other decorative details, as well as the overall structure of the building, have been excellently maintained by Dalhousie University throughout the past nearly 100-years of their ownership.

Based on this, **staff recommend a score of 11-15 points for Architectural Integrity.**

6. Relationship to Surrounding Area:

The property at 1460 Oxford Street bears a strong relationship to the surrounding neighbourhood through its role as one of the early rural estates in the "Old West End". Its consistency with the neighbourhood's three-storeys or less scale, its institutional use and connection to Dalhousie University, and its proximity to surrounding registered heritage properties.

The house was developed on land previously owned by the Pryor family, whose estate, Thornvale (also known as the Thomas Keddy House) is a registered heritage property on the Northwest Arm. The Pryor family played a significant role in the development of the neighbourhood as they divided and sold their landholdings to Halifax's upper middle classes to become rural estates. "Oakville" (1460 Oxford Street) and "Armbrae" were early developments in what became a densely developed neighbourhood beginning around the turn of the century.

The building is intimately related with the Dalhousie University Studley Campus, being located across the street from the main campus and having served as the President's Residence for several decades. It remains an important architectural asset in the neighbourhood, which was largely developed decades later, and contributes to the institutional character of this part of Oxford Street, which also hosts Beth Israel Synagogue, Armbrae Academy, and the First Baptist Church of Halifax.

Based on its important role contributing to the heritage and institutional character of the surrounding area, **staff recommend a score between 6-10 points for the relationship to the surrounding area.**

FINANCIAL IMPLICATIONS

The HRM costs associated with advertising and processing this application can be accommodated within the approved 2022/2023 operating budget for C340 – Heritage and Planning Information Services.

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 for this application 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.

ALTERNATIVES

The Heritage Advisory Committee could recommend that Regional Council:

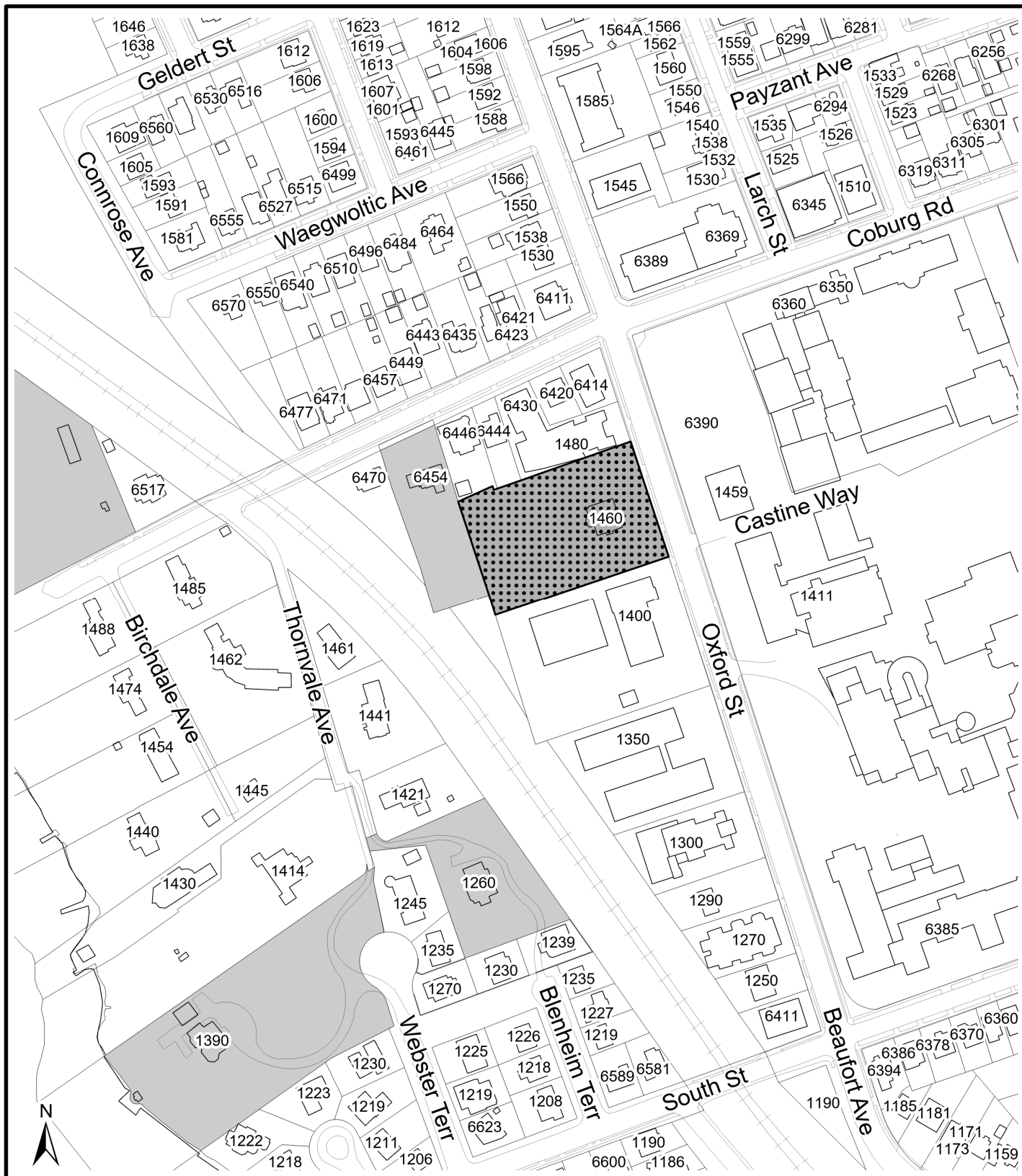
1. Refuse the application to include 1460 Oxford Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality if the property scores less than 50 points based on the evaluation criteria. In doing so, the application will not proceed to Regional Council for evaluation.

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: Jenny Lugar, Planner II, 902.399.8576

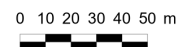


Map 1 - Location Map

1460 Oxford Street,
Halifax

- Registered Heritage Property
- Subject Property

HALIFAX



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

Attachment A

HALIFAX REGIONAL MUNICIPALITY HERITAGE PROPERTY PROGRAM EVALUATION CRITERIA

**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.*

SCORING SUMMARY

Property	Date Reviewed	Reviewer

Criterion	Highest Possible Score	Score Awarded
1. Age	25	
2. a) Relationship to Important Occasions, Institutions, Personages or Groups OR 2. b) Important, Unique Architectural Style, or Highly Representative of an Era	20	
3. Significance of Architect or Builder	10	
4. a) Architectural Merit: Construction type/building technology	10	
4. b) Architectural Merit: Style	10	
5. Architectural Integrity	15	
6. Relationship to Surrounding Area	10	
Total	100	

SCORE NECESSARY FOR DESIGNATION**50****Designation Recommended?****YES****NO****COMMENTS:**

Attachment B

Research Report

1460 Oxford Street, Halifax NS

Prepared by:

HRM Planning & Development
Carter Beaupre-McPhee, Heritage Planning Researcher

July 7, 2022



HALIFAX

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Age

1460 Oxford Street, formerly known as 24 Oxford Street, is situated on the western side of Oxford Street between the intersections with South Street and Coburg Road.¹ The property, originally named “Oakville” by its original owner, Levi Hart, is now more commonly known as the Dalhousie University President’s Residence.

“Oakville”, the dwelling which now sits at 1460 Oxford Street, was originally one of two twin dwellings, the other being named “Armbræ”, built side-by-side by business partners and family Levi Hart and John T. Wylde.² Levi Hart’s estate was to the north of Armbræ and was the larger of the two estates in acreage [nearly two acres], stretching to the southern side of Coburg Road.³ Hart had begun to acquire part of the Pryor family lands on the west side of Oxford in 1866, buying an additional parcel from his business partner and soon-to-be neighbour, John T. Wylde.⁴⁻⁷ By 1868, both Hart and Wylde had moved into their respective estates at the corner of Coburg Road and Oxford Street, as indicated by local directories [see Figures 7 & 8], suggesting that **the dwelling at 1460 Oxford Street was completed between 1867 and 1868.**^{8,9} The earliest map depicting these twin residences is Keating’s 1872-73 map of the City of Halifax, published in 1872 for the McAlpines Directory [see Figure 3].²

1460 Oxford Street Ownership History

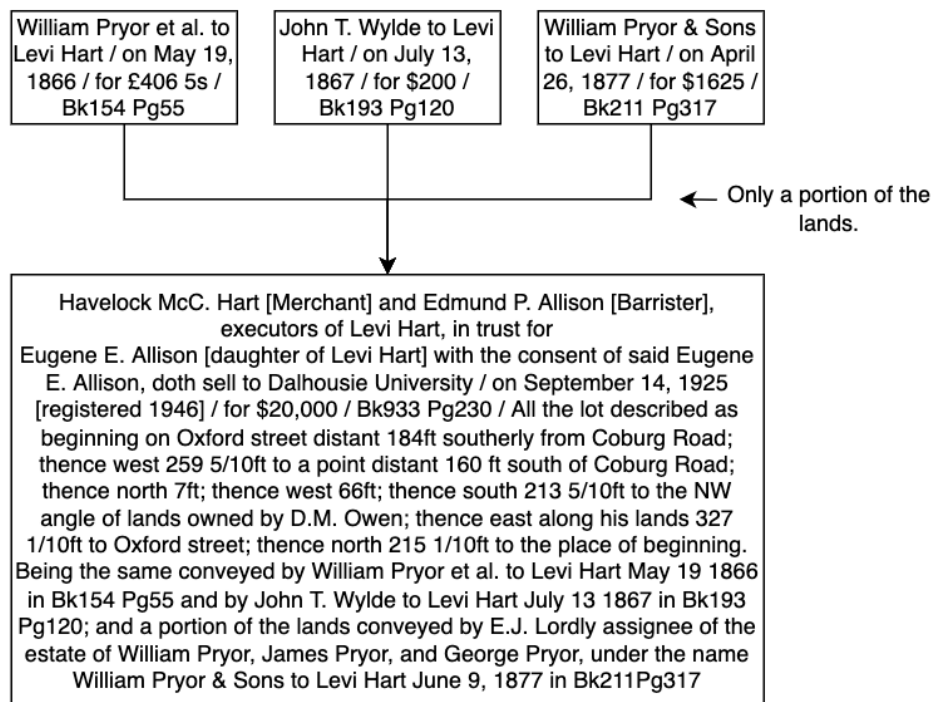


Figure 1: Deed history of 1608 Hammonds Plains

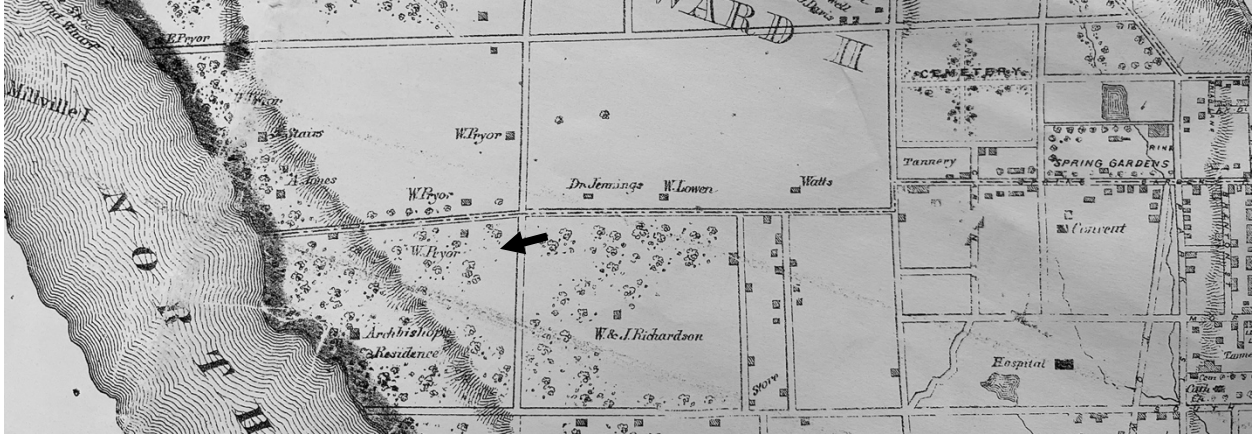


Figure 2: Section of A. F. Church's 1865 map of Halifax showing the William Pryor lands which encompassed a large portion of the lands along the west side of Oxford Street and either side of Coburg Road, with the future location of Levi Hart's "Oakville" estate highlighted by an arrow.¹⁰

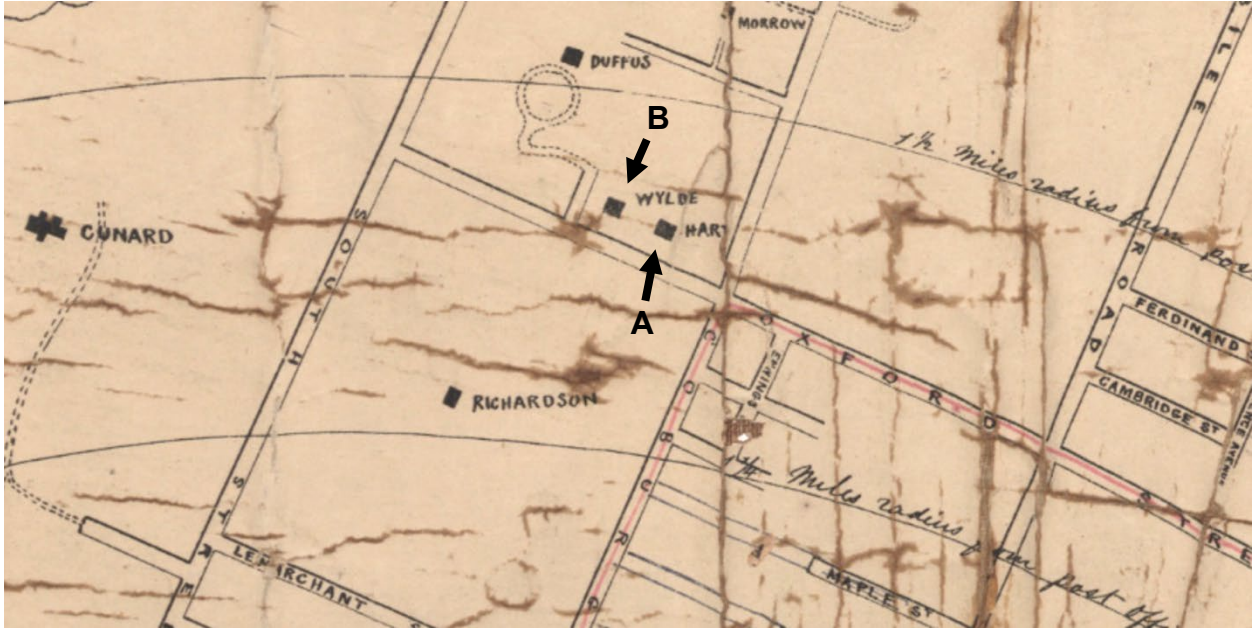


Figure 3: Keating's 1872-73 Map of the City of Halifax showing the Levi Hart [arrow "A"] and John T. Wylde [arrow "B"] residences side-by-side.²

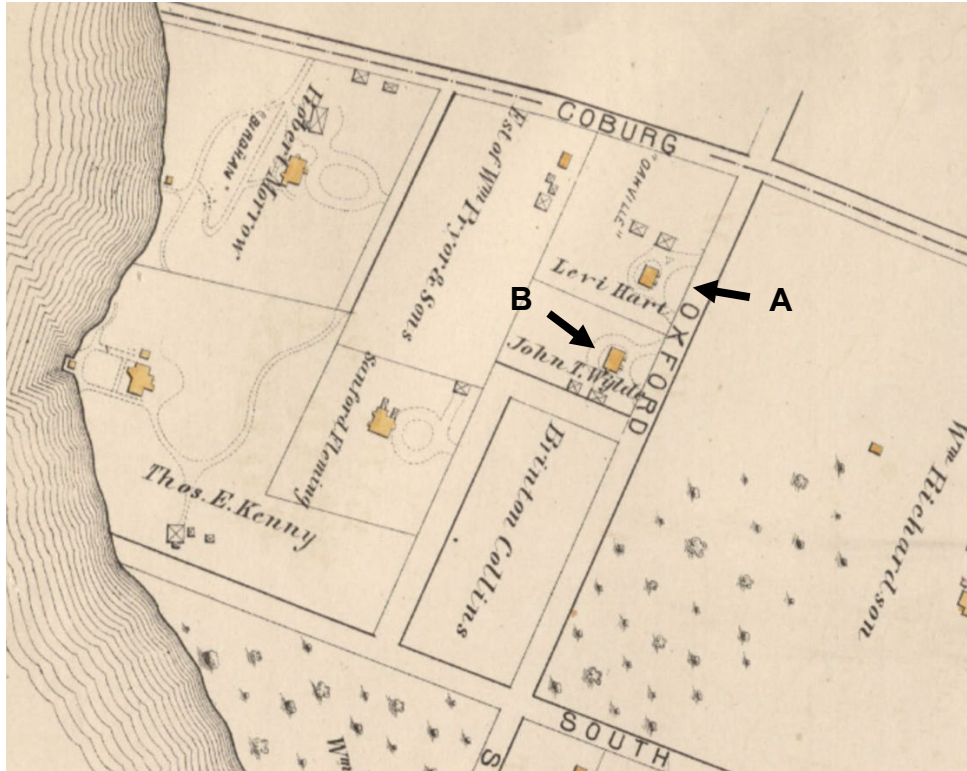


Figure 4: Section of Hopkins' 1878 City Atlas of Halifax, with Levi Hart's "Oakville" estate [arrow "A"] and the twin estate called "Armbrae" owned by Levi Hart's brother John T. Wylde [arrow "B"].¹¹

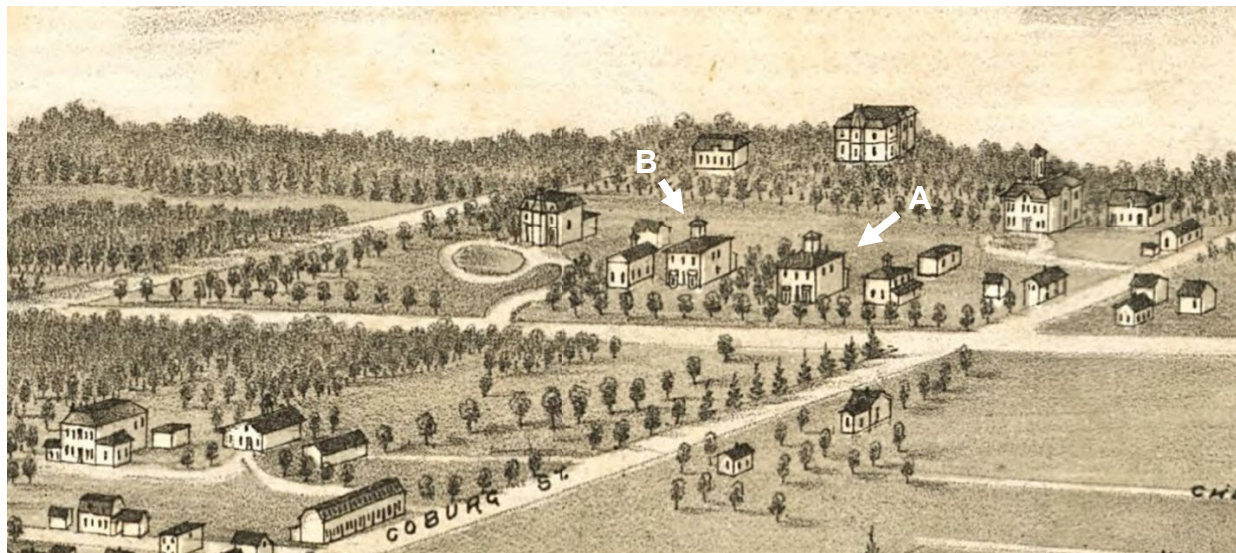


Figure 5: Section of Ruger's 1879 Birds-Eye-View map of the City of Halifax, looking west and showing Levi Hart's "Oakville" estate [arrow "A"] and the twin estate called "Armbrae" owned by Levi Hart's business partner John T. Wylde [arrow "B"].¹²

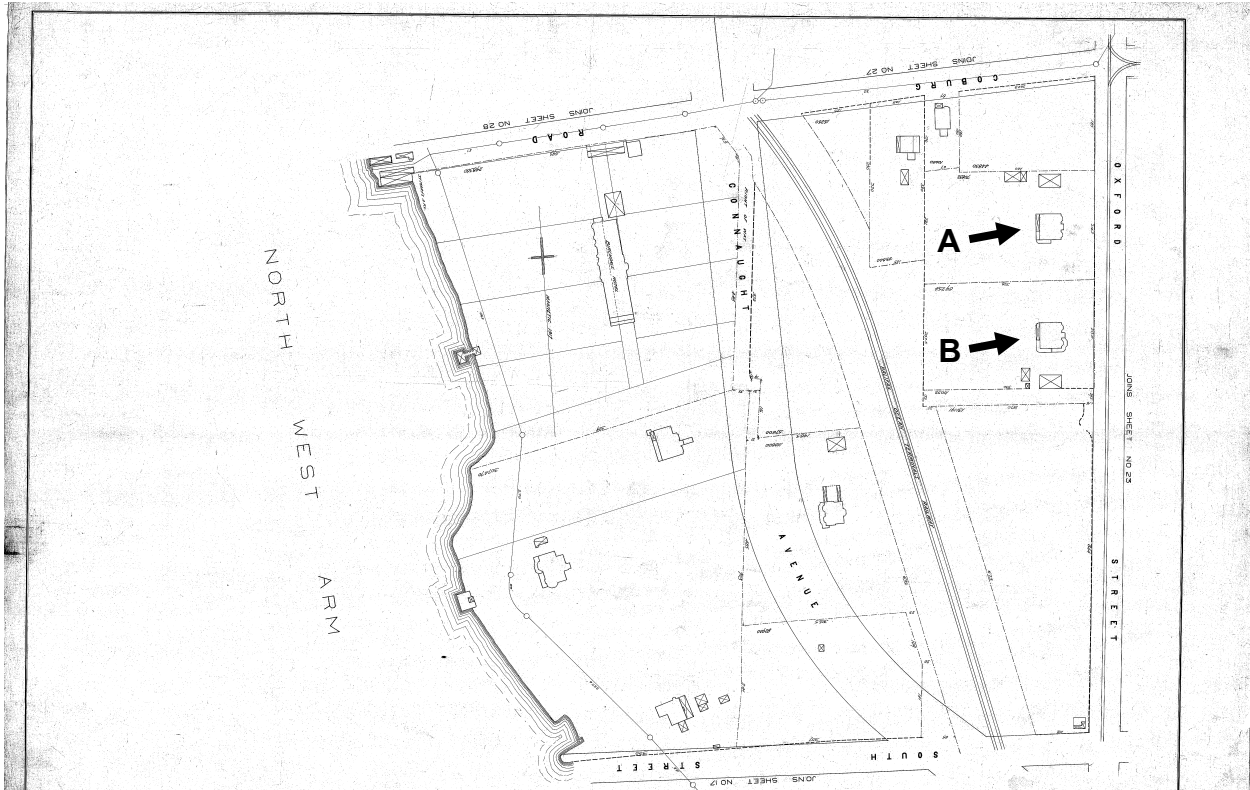


Figure 6: 1918 H. B. Pickins City of Halifax Assessment Plan showing both the subject property "Oakville" [arrow "A"] and its twin, "Armbrae" [arrow "B"].¹³

H | **Hart Levi, commission merchant, 147 Lower Water, h 43 Queen.**
 | **Wylde John T., commission merchant, 147 Lower Water, h 48 Morris.**

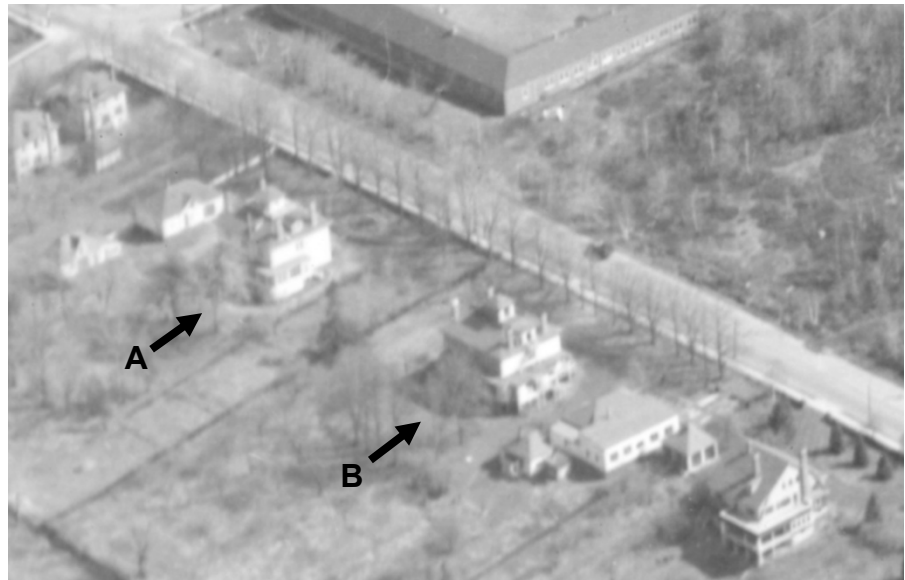
Figure 7: Clippings from Hutchinson's Nova Scotia Directory 1866-67 showing Levi Hart residing on Queen Street and John T. Wylde residing on Morris Street.⁸

des, nzi | **Hart Levi, commission merchant, Brown's wharf, h Cobourg.**
 | **WYLDE JOHN T., commission merchant, Brown's wharf, h Cobourg,**
 | **Northwest Arm.**

Figure 8: Clippings from McAlpine's Nova Scotia Directory 1868-69 showing both Levi Hart and John T. Wylde at their newly built twin estates on the corner of Coburg Road and Oxford Streets.⁹



Figure 9: 1940s Aerial photos of Dalhousie University Studley Campus with enlarged view of the President's Residence [arrow "A"] and its twin, the Halifax Ladies' College [arrow "B"].¹⁴



Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

The President's Residence at 1460 Oxford Street has historical associations with its original owner Levi Hart and his family, with Canadian Prime Minister Richard B. Bennett, who funded Dalhousie's purchase of the property in 1925, and with the series of Dalhousie Presidents who have resided in the home over the subsequent decades.

Levi Hart [b.1826, d.1907] and Family^{15,16}

Levi Hart was born in Guysborough, N.S. on May 18, 1826 to parents Tyrus Hart and Martha [Ingraham] Hart.¹⁷ Hart, like many of his contemporaries, made his wealth in merchantry. He married Jane Dorcas Whitman of Canso, NS in 1852 and they had 5 children: Havelock McColl (b.1857), Frederick Walter (b.1861), Arthur Lee (b.1864), Eugene Eliza (b.1867), and Maud Maria (b.1878).

Initially, Hart worked for Benjamin Wier & Company, before entering a partnership with John T. Wylde, creating the firm of Wylde, Hart & Co. Both these firms did trade in the West Indies and with the United States, and both engaged in the lucrative business of supplying various goods to the confederate states in the American south during the American Civil War [1861-1865, see the note below]. Levi Hart would eventually go on to establish a new merchantry business under his own name in 1849.¹⁸ He would later employ his son, Havelock Hart, and the company would be known as Levi Hart & Son Limited.¹⁸ The company traded in wholesale fish, salt, and flour, exporting to the West Indies, the Mediterranean, and South America.¹⁸ Hart's son and grandson would carry on the business after his death, expanding into cornmeal production.¹⁸

Levi Hart, and his former business partner John T. Wylde each purchased land near the corner of Oxford Street and Coburg Road and built twin houses side-by-side in the years 1867-1868, with Hart's estate known as "Oakville" and Wylde's Estate known as "Armbrae".⁷ Hart resided at Oakville until his death on December 24, 1907. He was survived by two sons [Havelock & Frederick] and a daughter [Eugene].¹⁷ Hart stipulated in his will that Oakville was to be held in trust for his daughter Eugene and could not be sold by his executors without her consent.¹⁵ She continued to live at Oakville until Dalhousie University purchased the house from her in 1925.¹⁹

A note on Benjamin Wier, Levi Hart, John T. Wylde, and the American Civil War

During the American Civil War, the United States Navy, under direction of President Lincoln, blockaded major ports to halt the supply of food, ammunition, and other goods to the pro-slavery, anti-union southern confederate states.²⁰ This in turn created demand for blockade runners, ships which evaded the naval blockades and supplied the confederate south with the cargo necessary to continue fighting.²⁰ While much of the blockade running operated out of ports in Nassau, Bermuda, and Havana, Halifax played a role as well.²⁰ Many Halifax merchants supplied confederate blockade runners with coal and other goods when they arrived at Halifax ports, some even offering repair services.²⁰

Both Benjamin Wier & Company and Wylde, Hart & Co. served as agents for confederate blockade runners, providing the runners [and by extension the pro-slavery confederate south] with coal and other goods.^{7,20} Both Wier and Hart are noted for having together assisted a blockade

runner and confederate raider known as the Talahassee in 1864, which came to Halifax with a broken main mast.²⁰ The repair and resupply required mooring longer than the maximum 24-48 hours [sources disagree on the length of stay] permitted to belligerent ships under the terms of British neutrality, and Hart reportedly assisted in delay tactics necessary for the Talahassee to elude the Yankee gunboats lying in wait at Chebucto Head.^{7,20} In light of Levi Hart's actions in support of the confederate cause, HRM staff ask that Hart's contribution to the historical value of the property be ignored in the scoring of this section.



Figure 10: Photo of Levi Hart and his granddaughter Elizabeth.²¹

Canadian Prime Minister Richard Bedford Bennett (b. 1870, d. 1947)

Bennett graduated from Dalhousie Law School in 1893 and remains to this day the only Canadian Prime Minister to have graduated from Dalhousie University.²² He established a law practice in Calgary and was propelled into millionaire status through his law firm and his many other investments.²³ While still practising law, Bennett entered politics and when the Great Depression prompted an election in 1930, Bennett ran for Prime Minister with the conservative party, promising aggressive measures to combat the Depression.²² However, these aggressive measures didn't materialize after he was elected and though he had allocated tens of millions of dollars in public works and direct relief, it proved not enough.²⁴ Bennett established voluntary labour camps for unemployed men across the country, which were considered voluntary insofar as one can choose to work or choose to starve.^{23,24} At these camps the labour was hard and the pay was meager, which, when contrasted with his great wealth and his residency at the Chateau

Laurier, earned Bennett little favour with the broader public.²⁴ When public protests emerged, Bennett ordered the RCMP to clamp down harshly, resulting in the Regina Riot which killed an officer and a protestor.²⁴

However, for Bennett's faults, he is notable firstly in his desire for women to run as political candidates, particularly in safe seats, at a time when the Liberal Party was deliberately running women in ridings where they had no hope of winning.²³ Bennett was unfortunately unable to convince the constituencies to go along with his plan.²³ Bennett is also notable for his personal acts of charity, and he reportedly spent his nights reading the letters of Canadians who wrote to express their desperation amidst the economic hardship of the Great Depression.²³ In response, he would send his own money to desperate families, which, over the course of ten years, is estimated to have amounted to \$35.4 million in today's dollars.²³

Bennett was particularly generous with his Alma Mater, Dalhousie University. In 1925, the Chairman of the Board of Dalhousie University visited Bennett in England and mentioned to him that the university was in need of a suitable residence for its president and that such a suitable residence had been found in the home of Mrs. Eugene Eliza [Hart] Allison, which had recently been put on the market.²⁵ Bennett was amenable to this proposal and asked the chairman to find out how much it would cost to purchase the property in question.²⁵ The chairman returned with a figure of \$20,000 and Bennett wired them the money for the purchase.²⁵ Bennett would go on to donate over \$750,000 to Dalhousie University.²⁶

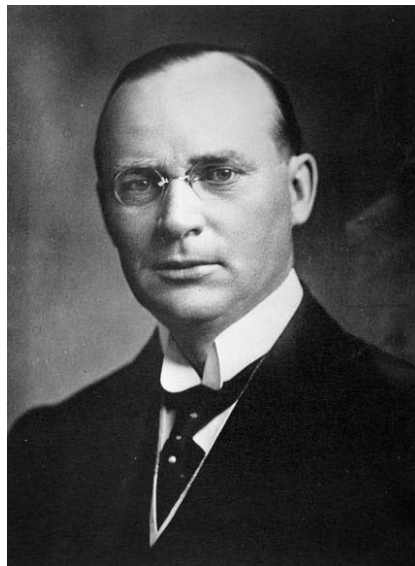


Figure 11: A portrait of Canadian Prime Minister Richard Bedford Bennett ²⁷

Dr. Arthur Stanley Mackenzie [b. 1865, d. 1938]²⁸

- President of Dalhousie from 1911-1931²⁹
- Occupant of 1460 Oxford Street from 1925-1931²⁹

Dr. Arthur Stanley Mackenzie was born in Pictou County in 1865.³⁰ A promising young man, he began his studies at Dalhousie University in 1882 on the Munro Scholarship.²⁸ He proceeded to

graduate with Honors in Math and Physics in 1885, winning the Sir William Young Gold Medal for excellence in Math and Physics.³⁰ Following his graduation from Dalhousie, Mackenzie continued his studies in physics at Johns Hopkins University in Baltimore, winning scholarships and fellowships along the way. While pursuing his doctorate, Mackenzie worked as a physics lecturer at Bryn Mawr College.²⁸ After earning his doctorate in 1894, he continued to work at Bryn Mawr, until finally he was called back to Dalhousie to serve as the George Munro Professor of Physics in 1905.^{28,30} In 1911, Mackenzie was asked to be Dalhousie University's first non-reverend president.²⁸

As president, Mackenzie demonstrated considerable administrative talent, able to both implement his policy changes and ensure they lasted.³¹ He oversaw many of the most significant changes in the university's history, including the major relocation and expansion of the university from its single building on Grand Parade [which stood where City Hall is now located] to the outskirts of the city, on the vast swathes of land which would become Studley Campus.²⁸ He played an instrumental role in the Dalhousie Forward Movement fundraising drive for the new campus, as well as in fundraising for Dalhousie's first female dormitory.³⁰ He also oversaw a restructuring of the medical and dental schools, with a staff of full-time teachers and new hospital facilities to give students real-world experience.²⁸ Mackenzie also oversaw the formation of a union between Dalhousie University and Kings College and played a part in the development of the National Research Council in 1916.²⁸

Dr. Mackenzie married Mary Louise [Taylor] Mackenzie and they had a daughter named Marjorie.³⁰ Tragically, Mary died during childbirth.³⁰ Following Dalhousie University's purchase of "Oakville" to serve as the new president's residence in 1925, Mackenzie and his daughter moved in and lived there until Mackenzie's retirement in 1931.⁷ Dr. Mackenzie died suddenly of a stroke on October 3, 1938.^{28,30}

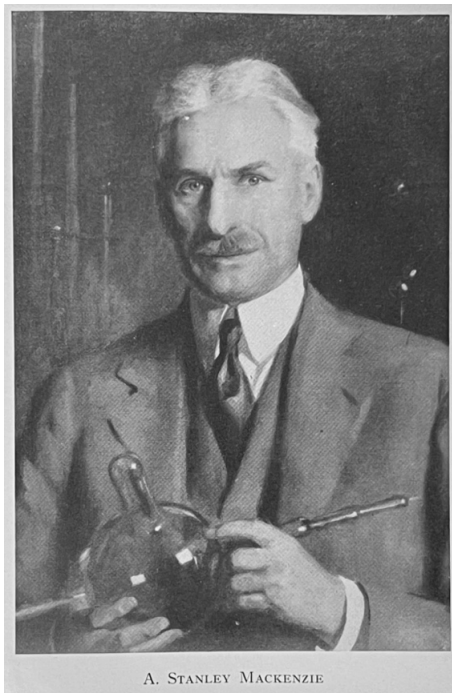


Figure 12: Portrait of A. Stanley Mackenzie ²⁸

Dr. Carleton Stanley [b. 1886, d. 1971]³²

- President of Dalhousie from 1931-1945³
- Occupant of 1460 Oxford Street from 1931-1945³

By May 1931, the search for internal and external candidates for the next president of Dalhousie University had well and truly begun.³³ Dr. Carleton Stanley was poised to be chosen as the next principal of McGill, and he initially sent Dalhousie a letter of refusal, believing the odds at McGill were in his favour.³³ However, staff at Dalhousie insisted he visit, and during his four-day visit he was impressed with the university.³³ Though Stanley's reputation as opinionated and outspoken preceded him, Dalhousie's board convinced him with an increased salary offer of \$10,000.³³

Dr. Stanley was born in 1886 in Rhode Island, he initially worked as a church janitor and milk truck driver.³³ He began studying Classics at University of Toronto, earning a Rhodes Scholarship and two gold medals.³³ At Oxford he graduated first-class in Classics.³³ He had an exceptional ability in languages, having learned Latin, Greek, French, German, and Spanish.³³ He taught classics at Victoria College until, in 1925, he was appointed to a professorship of Greek at McGill University.³³ An opinionated man, he brought his strong and determined personality and a zeal for academic reform with him when he was appointed President of Dalhousie University in 1931.³³ These character traits would ultimately be his undoing. It is written that "Stanley, who had a Toronto and Oxford background [firmly cementing himself as an outsider in the Nova Scotian context] envisioned an imperial, if not papal, presidency in which the senate and governors had no role except to approve decisions and raise funds."³⁴ Stanley developed a quarrelsome relationship first with Board's Chairman, George Frederick Pearson, and later with Registrar Murray Macneill, though he won out over both of them, with Pearson resigning and Macneill dismissed.³³

Stanley would find a new nemesis in Pearson's replacement, James McGregor Stewart, the new Chairman of the Board.³³ Their relationship was antagonistic and in 1943 Stewart resigned; however, Stewart's replacement was little more than his puppet, and Stewart carried on his efforts to stage a coup and oust Stanley.³⁵ For his part, during the second world war, Stanley had demanded remuneration for military use of Dalhousie's land and buildings, which had damaged the university's reputation, its perceived commitment to the war effort, and its relationship with federal ministers.³⁵ This, combined with severe financial woes for the university, a poorly received president's speech, and a pair of highly critical and widely publicised letters against him, set the groundwork for the board to assert that Stanley had lost the necessary confidence between president, board, and staff and that fundraising efforts to ameliorate Dalhousie's financial position would be hampered if Stanley were to remain president.^{26,35} Dr. Stanley was forced by the board to resign in February of 1945.²⁶ While Dr. Stanley is not the most celebrated of Dalhousie Presidents, he is nevertheless noted for his efforts to improve standards at Dalhousie and for his struggle to preserve academic freedom.³⁵

After his retirement in 1945, Dr. Stanley joined the English department at United College in Winnipeg [now the University of Winnipeg].³² In 1953, he moved to Uxbridge, followed by Aurora, Ontario, where he died in 1971.³²

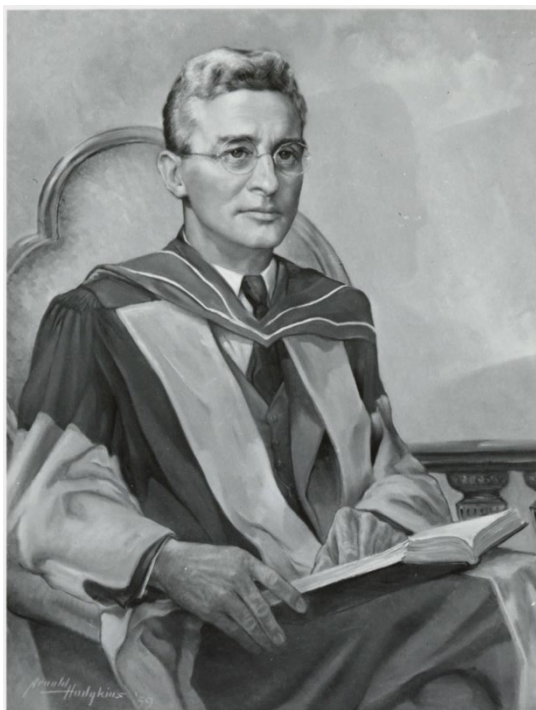


Figure 13: Portrait of Dr. Carleton Stanley³⁶

Dr. Alexander Enoch Kerr [b.1898, d.1974]^{33(p2)}

- Dalhousie President from 1945-1963³⁷
- Occupant of 1460 Oxford Street from 1945-1963³

Following Dr. Stanley's resignation, and Dr. James Doull's refusal to take his place, the board of Dalhousie settled on the then-47-year-old Dr. Alexander Enoch Kerr, principal of Pine Hill Divinity School, much to Kerr's surprise.³³ Born in 1898 in Louisbourg, Nova Scotia, the son of a Presbyterian farmer and boatbuilder, Dr. Kerr was raised in an environment of hard work and piety.³³ Kerr showed early academic promise, earning the highest grades in his grade-12 class.³³ Kerr worked at a cable station [presumably the French Atlantic Cable Station in Big Lorraine] where he earned the money to attend two years at Dalhousie University.³³ Dr. Kerr served his country in the Royal Air Force during the first world war from 1918-1920.³³ He completed his Bachelor of Arts at Dalhousie in 1920.³³ Following this, Kerr attended Pine Hill Seminary in Halifax and later Union Seminary in New York, being ordained as a Presbyterian minister in 1921.³⁷ While working as an assistant minister at St. Andrew's in Sydney, he met Nessie Beaton, whom he married.³³ A successful ministerial career led him to the position of

principal and teacher of systematic theology at Pine Hill Seminary in Halifax in 1939, and in 1945 he was appointed president of Dalhousie University.³³

During his tenure, Kerr oversaw the arrival of World War II veterans, who, as part of the Veterans' Rehabilitation Act, were entitled to \$60 per month to attend university and complete other training.³³ Despite the public's concerns that military men would struggle to transfer their experience to academic life, the veterans reportedly performed admirably, proving themselves hungry for knowledge.³³ Kerr also oversaw the creation of the Faculty of Graduate Studies, the construction of Howe Hall, and the construction of the Sir James Dunn Science building, among others³³. Kerr's steady hand guided Dalhousie towards renewed prosperity following the difficult years of Dr. Stanley's tenure. Upon his retirement in 1963, Kerr accepted an appointment to be President of the Maritime Conference of the United Church of Canada and resumed teaching at the Atlantic School of Theology [formerly Pine Hill Seminary].³⁸ He received a great many honorary degrees and other honors. Dr. Alexander Enoch Kerr died on November 30, 1974.³⁸

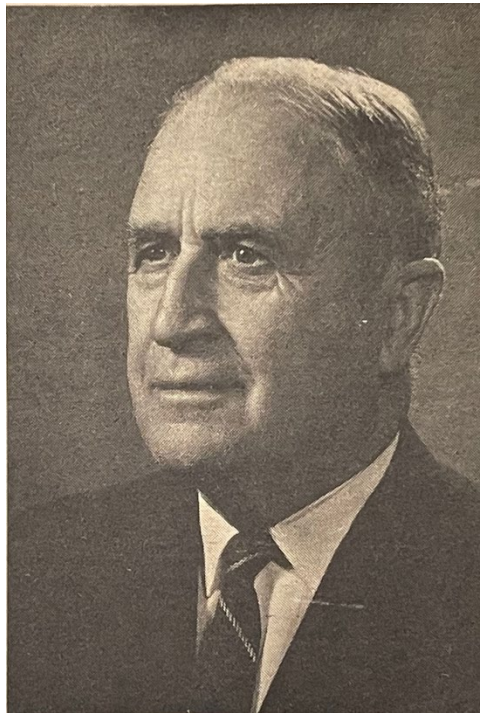


Figure 14: Portrait of Dr. Alexander E. Kerr ³⁷

Important / Unique Architectural Style or Highly Representative of an Era

The building at 1460 Oxford Street is extremely well representative of the Italianate architectural style as manifested in a residential typology. It exhibits nearly all the quintessential traits of its style and is of particular note for its extremely well-preserved belvedere, which sets it apart from most other Italianate homes found in Halifax. For more information on just how closely this home conforms to Italianate stylistic cues, please refer to the section on architectural merit.

Significance of Architect or Builder

Neither the original architect nor the original builder of 1460 Oxford Street could be identified. However, immediately after purchase in 1925, Dalhousie University did commission an extremely prominent local architect, Andrew Randall Cobb, to design some structural changes to adapt the house to the purpose of the university president's residence [see Appendix A].^{19(p24)}

Andrew Randall Cobb [b. 1876, d. 1943]

Andrew Randall Cobb was born in Brooklyn and briefly studied at Acadia College before earning his Master of Science in Architecture at Massachusetts Institute of Technology and some years later continuing his studies at the École des Beaux Arts in Paris.³⁹ At Acadia, Cobb met Sidney Perry Dumaresq, another very prominent Nova Scotia architect, and together they went into practice in Nova Scotia as Dumaresq & Cobb, notably designing the Sir Sandford Fleming Memorial Tower [colloquially known as Dingle Tower].³⁹ Cobb would later open his own practice and design many residences, churches, and other buildings in Halifax; however, he is most known for having designed much of Dalhousie University's Studley campus, including the following:

- The Chemistry Building [formerly The Science Building] (1912-1915)
- The Macdonald Building [formerly The Macdonald Memorial Library] (1914-1915)
- The University Club [formerly The Arts Building] (1921)
- The Gymnasium (1921)
- Chase Building [formerly the Archives Building] (1929-1931)^{39,40}

Cobb has been described by architectural historian Maud Rosinski as “the best-known and best-loved architect in Nova Scotian history”.³⁹



Figure 15: Portrait of Andrew Randall Cobb

Architectural Merit

Construction Type or Building Technology

The dwelling at 1460 Oxford Street is a 2.5-storey, single-detached, square-plan dwelling of light-frame, wooden construction. It is built atop a brick masonry foundation with granite surrounds for the basement bay windows. The outside walls are clad in wooden clapboard siding the roof in asphalt shingles.

Style

1460 Oxford Street was constructed in the Italianate style.⁴¹ This style was most popular between 1850 and 1890 and is beloved for its wealth of decorative elements and pleasing [usually] symmetrical design. Italianate homes are often characterised by their low, hipped roofs; their use of heavily decorated brackets [often arranged in pairs] supporting overhanging eaves; their frequent use of round-headed windows, usually with decorative mouldings or bracketed pediments, and sometimes bracketed sills as well. One of the most notable design elements often found in the Italianate style is the belvedere: a small, glazed structure atop the roof of an Italianate home which provides light and ventilation to the home below but is also accessible via stairs to give the residents a commanding view of their surroundings.

This single-detached, 2.5-storey dwelling has a square plan with a very small addition to the rear. The roof has a low pitch, hipped design, and overhanging eaves. The eaves are supported by a cornice of large, paired, decorative brackets with dentils and decorative frieze in-between. The first-storey windows consist of pairs of three-sided bay windows on both the eastern and western elevations. These bays have low, hipped roofs with overhanging eaves supported by small, paired brackets with dentils in-between, complementing the roofline. The bays extend down to the basement with decorative panelling, and they are separated from the granite basement bays by a wooden moulding that serves as a belt-course and runs around the whole house. The upper storey windows consist of pairs of round-headed, single-hung windows with crescent transoms, and decorative mouldings.

Atop the roof is a four-sided belvedere with surrounding widow's walk, the latter framed by a characteristically Italianate balustrade. The belvedere itself is rectangular in shape and has a low, hipped roof, with overhanging eaves supported by paired brackets. The belvedere's eastern and western windows consist of pairs of round-headed single-hung windows with decorative mouldings and storm sashes. The belvedere's northern and southern windows consist of individual rectangular, single-hung windows with storm sashes. The roof is also punctuated by four large brick chimneys, of which, the southeast chimney retains its decorative clay chimney pots.

The front porch is well-appointed, featuring a cornice with brackets and dentils and a flat roof with balustrade. However, the style of glazing either side and the design and muntin arrangement of the sidelights and transom are non-original [compare Figures 20 and 23]. Extending from the front porch is a set of stairs with curving railings, turned balusters, and large square newel posts. On

the northwest corner of the home one will find the remaining portion of the original rear verandah. On the southern elevation, one will find a small vestibule with cantons, brackets, and balustrade.

Character Defining Elements [CDEs]

Character-Defining Elements of 1460 Oxford Street include, but are not limited to:

- Original 2.5-storey Italianate building;
- Low-pitched, hipped roof with projecting eaves;
- Cornice featuring dentils, large decorative brackets arranged in pairs, and decorative frieze;
- Single-hung, round-headed upper story windows arranged in pairs with crescent transoms and decorative mouldings;
- Dual window bays, front and back, three-sided, with single-hung two-over-two windows, hipped roofs, dentils, paired brackets, and decorative mouldings;
- Projecting front porch with brackets, dentils, and balustrade;
- Front staircase with curved railings, turned balusters, and square newel posts;
- Rectangular belvedere with paired round-headed windows [east, west] and rectangular windows [north, south], cornice with paired brackets and dentils, and low hipped roof;
- Four large brick chimneys, one with original decorative clay chimney pots;
- Widow's walk with turned balusters surrounding the belvedere;
- Vestibule on southern elevation with cantons, brackets, and balustrade;
- Small section of verandah on northwest corner; and
- Clapboard siding.



Figure 16: Northeast elevation (May 30, 2022)



Figure 17: Southeast elevation (May 30, 2022)



Figure 18: Northern elevation as viewed from the northeast (May 30, 2022)



Figure 19: Southern elevation as viewed from the southeast (May 30, 2022)



Figure 20: Detail view of the front porch (May 30, 2022)



Figure 21: Detail view of the roof, belvedere, and widow's walk (May 30, 2022)



Figure 22: Aerial pictometry of the rear elevation of 1460 Oxford Street (April 12, 2022)

Architectural Integrity

Layout and Additions

1460 Oxford Street has a high level of architectural integrity with respect to layout and additions, as there have been only minimal changes to its layout. The most significant changes include the small addition to the rear of the basement and first floors to accommodate the new basement entrance, as well as the removal of parts of the rear verandah [contrast Figure 22 with Figure 7 and Appendix A1]. These changes appear to be the result of the 1981 restoration of the property.⁴² The house retains its overall square plan typical of the Italianate style.

Condition and Architectural Features

1460 Oxford Street has a very high level of architectural integrity with respect to condition and architectural features. Excepting the aforementioned rear verandah modifications, the architectural details of the house are both intact and in excellent condition thanks to diligent maintenance work and prior restoration work by Dalhousie University. Window mouldings, bracketing, frieze work, dentils, and other decorative details have been retained and remain in excellent condition. Window frames have been protected from the elements by the installation of storm sashes. The foundations, roof, and clapboard siding all appear to be in very good to excellent condition. The belvedere and widow's walk atop the roof appear to be in excellent condition and are perhaps the most well-preserved such example in the City of Halifax. The front porch and stairs are similarly in excellent condition; however, one small but notable change is the redesigned transom and sidelights of the front door, which were likely done during the 1981 restoration [compare Figure 20 with Figure 23].



Figure 23: Photo circa 1900 of 1460 Oxford Street, then known as "Oakville", when it was still owned by Levi Hart.²¹

Relationship to Surrounding Area

1460 Oxford Street bears a relationship to the surrounding neighbourhood through its consistency with the neighbourhood's modest scale of three storeys or less, its institutional use, the neighbourhood's history, its connection to Dalhousie University, and its proximity to surrounding registered heritage properties.

Neighbourhood History and Development Patterns:

1460 Oxford Street was built in what we now refer to as the Old West End. William Pryor, a wealthy West Indies Merchant once owned all the land along the Northwest Arm spanning from Quinpool Road to South Street.⁴³ The Pryor family played a significant role in the development patterns of the neighbourhood as they divided and sold their vast land holdings through the mid to late 1800s, with the neighbourhood becoming home to the many rural estates of Halifax's upper middle classes.⁴³ "Oakville" [the Hart residence] and its twin "Armbræ" [the Wylde residence] are a reflection of this earlier period in the neighbourhood's development. Following the turn of the century, both the city and the middle and working classes grew, and this area which was once on the city's fringe saw much more development through the early 20th century. Most notably, Dalhousie University relocated from Grand Parade to its new master-planned Studley Campus.³³ The rest of the neighbourhood began to fill with a variety of modest craftsman, four-square, and gable-front homes, and some less-modest revival-style homes, forming the eclectic university neighbourhood we know today.⁴⁴

Neighbourhood Scale and Use:

The immediate surroundings of 1460 Oxford Street consist primarily of institutional uses associated with Dalhousie University and King's College, Beth Israel Synagogue, Armbræ Academy, and First Baptist Church of Halifax. Most of the nearby buildings are two-to-three storeys tall, with the exception of Coburg Place [6369 Coburg Road]. 1460 Oxford Street is itself a former residential building which now serves as institutional use for Dalhousie, much like many of the formerly residential buildings on the south side of Coburg Road.



Figure 24: Aerial pictometry of the immediate surroundings looking East [1460 Oxford Street highlighted by a white arrow] (April 12, 2022).



Figure 25: Aerial pictometry of the immediate surroundings looking West [1460 Oxford Street highlighted by a white arrow] (April 12, 2022).

Col. John T. Wylde’s “Armbrae” Estate, later known as The Halifax Ladies College

As mentioned previously in the “Age” section of this report, 1460 Oxford Street was one of two twin houses, built side-by-side for business partners Levi Hart and John T. Wylde. The Halifax Ladies College and Halifax Conservatory of Music was founded by Rev. Robert Laing in 1887 to function as an institution for teaching young women in literature, art, and the sciences, and to advance educational and professional opportunities for Nova Scotian women.⁴⁵ The original Barrington Street building was sold to the YMCA for use as a hostel, and the college relocated to Wylde’s former Armbrae estate in 1940.⁴⁶ The Ladies College eventually demolished the old Wylde house as part of an expansion of their facilities, and in 1980 they would become a co-ed pre-school renamed “Armbrae Academy”.^{47,48}



Figure 26: Photo of Armbrae circa 1880.⁴⁹

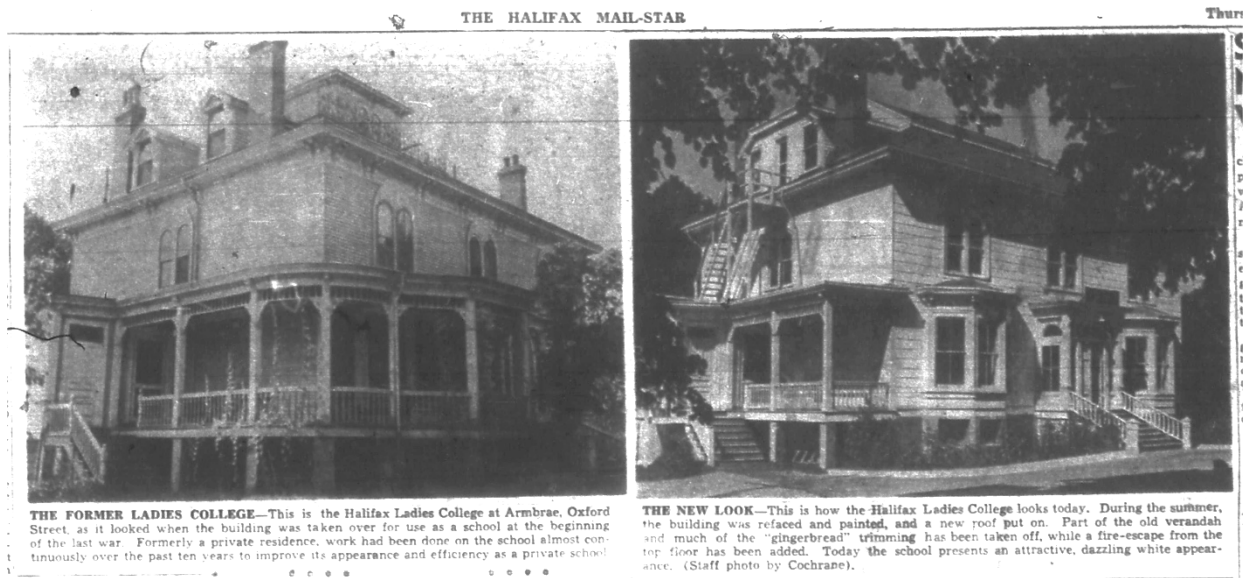


Figure 27: A newspaper clipping showing Armbrae in 1940 [left] and in 1952 [right] after unsympathetic renovations made by the Halifax Ladies College.⁵⁰

Surrounding Registered Heritage Properties

- (A) Waegwoltic Club
6549 Coburg Road [Built in 1861]
Former residence of the Hon. Alfred Gilpin Jones, eighth Lieutenant Governor of Nova Scotia, later home of the Waegwoltic Club and the site of many Halifax Regattas. ⁵¹
- (B) Thornvale Estate
1390 Thornvale Avenue [Built in 1867]
Former rural retreat of Archbishop of Halifax, Thomas L. Connolly. Then owned by T.E. Kenny, son of Sir Edward Kenny and the president of the Merchants Bank [now known as the Royal Bank of Canada]. ⁵²
- (C) Blenheim Cottage
1260 Blenheim Terrace [Built in 1871]
Summer home of Sir Sandford Fleming, Canada's foremost railway and civil engineer and the inventor of Standard Time. ⁵³
- (D) Coburg Cottage
6454 Coburg Rd [Built in 1816]
Summer villa for the prosperous merchant William Pryor and family, later owned by Kings College and Dalhousie University.

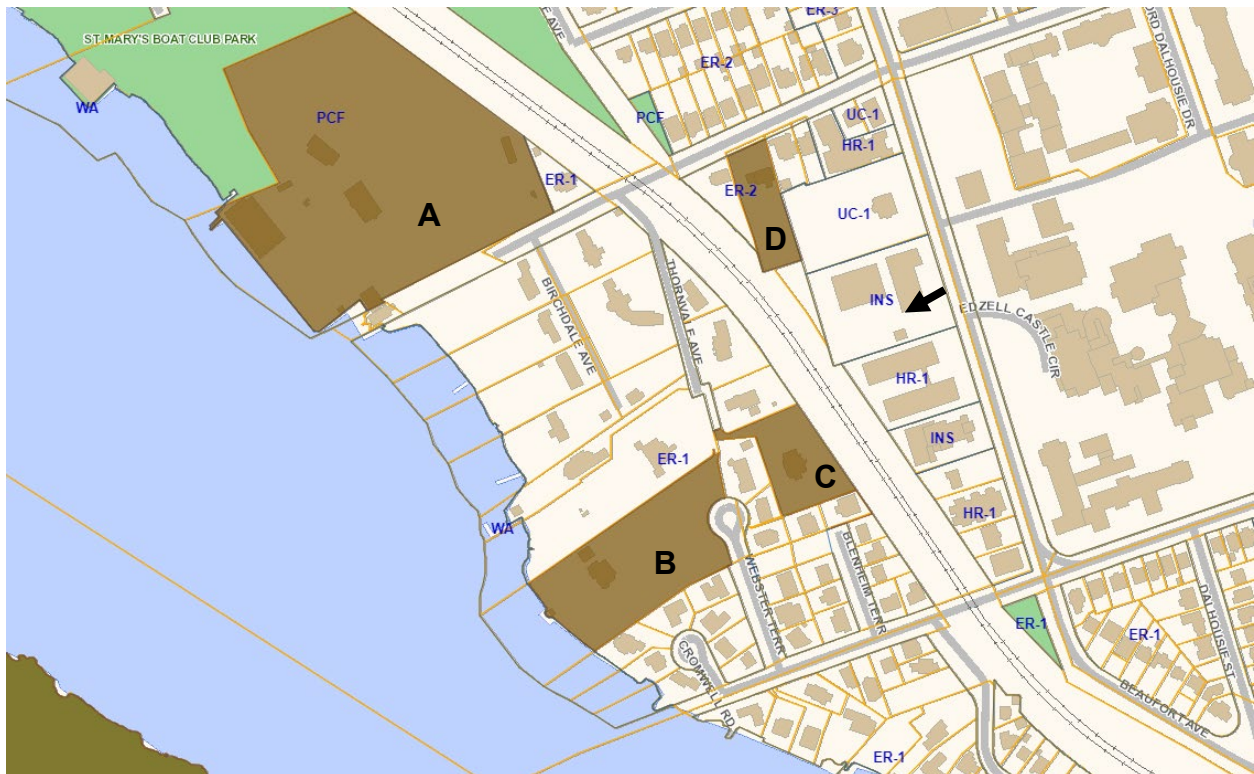


Figure 28: GIS map showing the surrounding registered heritage properties [shaded in brown] and 1460 Oxford Street [indicated by an arrow].

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Appendix A

Four pages of plans from the Dalhousie University Archives, undated and unsigned, but believed to be the 1925 Andrew Randall Cobb plans for structural changes to the newly purchased president's residence.⁵⁴

