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Item No. 12.2
Halifax Regional Council
October 18, 2022
December 13, 2022

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed
For Patrick Connor, Chair, Heritage Advisory Committee

DATE: October 6, 2022

SUBJECT: **Case H00545: Request to Include 1322 Robie Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

October 5, 2022 meeting of the Heritage Advisory Committee, Item 9.1.2.

LEGISLATIVE AUTHORITY

Heritage Property Act

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

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

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

RECOMMENDATION

It is recommended that Halifax 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 1322 Robie Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1 of the October 3, 2022 report, as a municipal heritage property under the Heritage Property Act.

BACKGROUND

At the October 5, 2022 meeting of the Heritage Advisory Committee, the Committee received a staff recommendation report dated October 3, 2022 and received a staff presentation on Case H00545. Staff noted that should the Committee award the property a total score of fifty (50) points or more for the identified property, out of a possible one hundred (100), then the staff recommendation is that the Committee recommend the property for registration by Halifax Regional Council.

For additional background information on this item, refer to the staff report dated October 3, 2022 (Attachment 1).

DISCUSSION

At the October 5, 2022 meeting, following the presentation from staff, the Committee evaluated the proposed heritage property using the Evaluation Criteria for Registration of Heritage Buildings in HRM. The Committee applied the following scores:

Criterion	Score Awarded
1. Age	13
2A. Relationship to Important Occasions, Institutions, Personages or Groups	20
3. Significance of Architect/Builder	10
4A. Architectural Merit: Construction Type	2
4B. Architectural Merit: Style	10
5. Architectural Integrity	14
6. Relationship to Surrounding Area	9
Total	78

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

For further discussion on the heritage registration evaluation criteria as it relates to this application, refer to the staff report dated October 3, 2022 (Attachment 1) and the Scoring Summary for Heritage Buildings (Attachment 2).

FINANCIAL IMPLICATIONS

Financial implications are outlined in the attached staff report dated October 3, 2022.

RISK CONSIDERATION

Risk consideration is outlined in the attached staff report dated October 3, 2022.

COMMUNITY ENGAGEMENT

The Heritage Advisory Committee is comprised of ten citizen members and two Councillors. Meetings are live webcast on Halifax.ca. The agenda, reports, video and minutes of the Committee are posted on Halifax.ca.

For further information on Community Engagement refer to the attached staff report dated October 3, 2022.

ENVIRONMENTAL IMPLICATIONS

Environmental implications are outlined in the attached staff report dated October 3, 2022.

ALTERNATIVES

The Heritage Advisory Committee did not provide alternatives.

Alternatives are outlined in the attached staff report dated October 3, 2022.

ATTACHMENTS

Attachment 1 – Staff Recommendation Report dated October 3, 2022

Attachment 2 – Scoring Summary for Heritage Buildings.

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

Report Prepared by: Simon Ross-Siegel, Legislative Assistant, Municipal Clerk's Office 902.292.3962



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Halifax, Nova Scotia
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Attachment 1
Heritage Advisory Committee
October 5, 2022

TO: Chair and Members of the Heritage Advisory Committee

-Original Signed-

SUBMITTED BY:

Jacques Dubé, Chief Administrative Officer

DATE: October 3, 2022

SUBJECT: **Case H00545: Request to Include 1322 Robie Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

Third-party application by the Friends of the Halifax Common to include 1322 Robie 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 1322 Robie 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 1322 Robie 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

On April 20, 2022, a third-party application was received from the Friends of the Halifax Common to include 1322 Robie Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality. Shortly thereafter, 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.

1322 Robie Street is located near the northwest corner of University Avenue and Robie Street alongside several historic homes of a similar age and architectural style. The property has historical associations with several notable figures, including the McAlpine family who were instrumental in publishing business directories in Halifax during the late 19th Century. The building was constructed in 1878 in the Second Empire architectural style. Since being purchased by Dalhousie University in 1974 the building has been used as a residence and academic office space.

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:

1322 Robie Street is located on the western side of Robie Street between the intersections with University Avenue and College Street.



Figure 1: Western elevation of 1322 Robie Street in July 2022

The lot on which the building stands originated from the Robie's Field subdivision. In 1877, lots 83 and 84 were purchased by George Maclean from Harry Sterns. Maclean then commissioned the building of this residence at 1322 Robie Street, which began in late 1877 and completed on March 13, 1878.

Research indicates that the construction of the building was completed in 1878. **Staff recommend a score of 13 points for age.**

2. Historical OR Architectural Importance:

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

The residence at 1322 Robie Street has several noteworthy relationships to prominent persons and institutions. Construction of the dwelling was commissioned by George Maclean, the founding cashier of the first Merchant's Bank (now known as the Royal Bank of Canada or RBC). Maclean purchased four adjacent lots in the Robie's Field subdivision and commissioned a prominent master builder to construct the dwelling at 1322 Robie Street. Four years following the completion of the dwelling, other founders of the Merchant Bank discovered that Maclean had been embezzling money upwards of \$10,000. Maclean was fired and promptly sold the house, soon after moving to Truro to become an insurance salesman.

The next resident at 1322 Robie Street was Reverend Thomas Watson Smith, a provincial minister of the Methodist Church and a distinguished scholar, writer, and historian. Smith served as a minister and an editor of bi-weekly religious newspaper *The Wesleyan*, and at the time of his death was considered an authority on the history of Canada's Lower Provinces. Smith was also a notable abolitionist, in the Methodist tradition, and authored the historical work *The Slave in Canada* (1899) at a time when contemporary historians were denying that a history of slavery in Canada existed (a stance he vocally critiqued).

The third owners of the property were members of the McAlpine family who owned and operated the D. McAlpine & Co Publishing Company beginning in 1861. In 1866, its founder, David McAlpine, took over the yearly publication of the *Hutchinson's Nova Scotia Directory* and renamed the publication the *McAlpine's Nova Scotia Directory*. The value of the McAlpine's Directories for historical research in Nova Scotia (and elsewhere in the Maritimes) cannot be overstated, as these directories indicate home addresses, names, and occupations, as well as advertising from local businesses, informing on both residential and commercial history.

In 1898, the home was purchased by Estella McAlpine, the wife of Hezekiah McAlpine. Hezekiah was one of two children of David McAlpine who went on to run the family business and would eventually become the company's president. Beginning in 1898, when they purchased 1322 Robie Street, Estella and Hezekiah McAlpine not only resided at the home but also operated the publishing company out of the home for several years. In 1904, Hezekiah's elder brother Charles D. McAlpine, who was also involved in running the family business, and his wife Annie Elizabeth McAlpine, purchased the home from Estella and continued to live there following their return from New Brunswick until 1906. The McAlpine's publishing company went on to produce directories under that name until 1913, when it was renamed Royal Print & Litho Ltd., under which name it published directories until 1926.

Between 1906-1910, 1322 Robie Street was owned by Alexander Hobrecker, a prominent and wealthy tobacco merchant. Hobrecker owned the property as an income property, as he and his family resided at the white marble Hobrecker Mansion (now more commonly called the Oland Mansion) at 930 Young Avenue. During Hobrecker's ownership, the property was rented by Dalhousie University Physics Professor and later President, Dr. Arthur Stanley Mackenzie. Dr. Mackenzie was the President of Dalhousie from 1911-1931, during which time he oversaw the university's relocation (from current Grand Parade) and remains known as one of the greatest presidents in Dalhousie's history.

The next resident was James T. Wilson, who was the Provincial Manager of the Canada Life Insurance Company, and who owned the residence from 1910-1926. Wilson ultimately moved to Atlanta, Georgia, and sold 1322 Robie Street to Dr. Gordon B. Wiswell in 1926. Dr. Wiswell graduated from Dalhousie in 1910 and worked for the Halifax Children's Hospital (a precursor to the IWK Children's Hospital) for 36 years, serving as the physician-in-chief of medical services for 10 of those years. He eventually went on to serve as a professor of pediatrics from 1942-1958 and played a major role in modernizing the pediatrics department at Dalhousie. Dr. Wiswell owned and resided at 1322 Robie Street from 1926 until his death in 1970. The property was willed to his wife and children, who sold the property to Dalhousie University.

Dalhousie University purchased the property in 1974 to serve as one of many "university houses". Perhaps in honour of Dr. Wiswell, the residence housed pediatrics and community dentistry after Dalhousie's purchase.

Due to the property's long history as the residence of several prominent Nova Scotians, its association with Dalhousie University, and especially its association with the McAlpine family and the publishing of the McAlpine directories which are crucially important historical resources in the Maritimes, **staff recommend a score of 16-20 points.**

3. Significance of Architect or Builder:

1322 Robie Street was built by renowned master-builder, Samuel Manners Brookfield. Brookfield was an English immigrant who took over his father's construction business following his father's death in 1870. He served as president of Brookfield Construction Co. for 54 years and built several notable buildings in Halifax and across the Atlantic provinces.

Some of his works which are still standing today include:

- Northwest Arm Memorial Tower (the Dingle Tower)
- Maritime Telephone and Telegraph Building (North Street)

- Freemason's Hall (Barrington Street)
- All Saints Cathedral (Cathedral Lane)
- Mount St. Vincent University
- Victoria General Hospital
- Bank of Nova Scotia/Bank of New Brunswick Building (Saint John, NB)
- The Anglican Cathedral of St. John the Baptist (St. John's, NL)
- Many bank buildings across Halifax Regional Municipality
- Many homes in Halifax's South End

Samuel Manners Brookfield was a nationally significant master-builder and as such, **staff recommend a score of 7-10 points.**

4. Architectural Merit

Construction type or building technology

1322 Robie Street was built using light-frame, wood construction with a masonry foundation of stretcher bond brick and coursed rubble. The outside walls are clad in wooden shingles and the roof is clad in asphalt shingles. This was a relatively common construction type for this period and as such, **staff recommend a score of 1-3 points.**

Style

1322 Robie Street is highly exemplary of the Second Empire style, which was popular between 1860-1880 in Halifax and draws inspiration from Napoleon III's Paris as designed by urban planner Georges E. Haussman. Characteristically of the Second Empire style, this house features a mansard roof, providing more usable interior space on the second storey. Also indicative of this style is the ornamented door, bay windows, and dormers.

Character defining elements of 1322 Robie Street include:

- Original 2-storey building in the Second Empire style with an L-shaped floorplan;
- Mansard roof punctuated with bracketed-gable dormers (on the eastern and southeastern elevations) and standard gabled dormers (on the northern and southwestern elevations) with single-hung windows;
- Cornice supported by decorative corbels with simple panelled frieze;
- Decorative brick chimney stack;
- Three bay windows (two on the east elevation, one on the south elevation), each with a hipped roof and cornice supported by paired corbels interspersed by modillions;
- Front bay windows consisting of one single-hung window topped by a semi-circular fixed sash, flanked by single-hung windows topped by semi-circular panelling and surrounded by decorative mouldings;
- Side bay window consisting of one single-hung window, rectangular in form, flanked by single-hung rectangular windows surrounded by decorative mouldings, and with panelling details below;
- Front door with semi-circular pediment supported by large corbels and smaller modillions, surmounting pilasters with small capitals, surrounding a single leaf door with semi-circular tansom and sidelights with panelling details below; and
- Brick and coursed rubble foundations surmounted by a wooden drip moulding which runs along the eastern and southern sides of the building.

1322 Robie Street is an excellent example of the Second Empire style, displaying many hallmarks of this style. It is one of only few Second Empire style residences in the old Robie's Field subdivision. As such, **staff recommend a score of 7-10 for style.**

5. Architectural Integrity

The house at 1322 Robie Street retains its original L-shaped plan, as is shown on the 1878 Hopkins City Atlas. Two minor additions have been made to the building over time. The first is a small second-storey rear addition not visible from the front and the second is a very small addition to the right side of the front elevation which appears to be an entrance to the basement. The small addition on the front interrupts the front elevation's symmetry, but otherwise doesn't affect any character-defining elements. Additionally, the front door does not appear to be original to the home and most (if not all) windows have been replaced with modern simulated divided-light windows, as opposed to the original wood divided-light windows.

Apart from these two additions and the relatively minor changes to windows and doors, the residence's character-defining elements are all intact and the building appears to be in excellent condition. Based on this, **staff recommend a score of 11-15 points.**

6. Relationship to Surrounding Area

The neighbourhood in which 1322 Robie Street is situated was created through the Robie's Field subdivision, which was created in the mid-1800s. The subject property was one of the first lots to have a home built on it. It bears a historical and contemporary relationship to its surroundings due to the residential (and more recently, institutional) uses, and the consistent two-to-three storey forms. Several neighbouring properties have also been purchased by Dalhousie University and converted for institutional use, making this block largely a small offshoot of the nearby university campus.

The western side of Robie Street between University Avenue and Coburg Road is a complete historical streetscape, developed in the decades following the subdivision of Robie's Field. The house at 1322 Robie is a key contributor to this streetscape and the overall heritage character of the neighbourhood, as a strong example of Second Empire styling and one of the oldest homes on the block. Additionally, there are numerous Registered Heritage Properties close to 1322 Robie Street, including:

- 1328 Robie Street - Louis Kaye House (abutting 1322 Robie Street)
- 1324 Robie Street - Smith Rankin House
- 5988 University Avenue - Morris Street Engine House
- 5969 College Street - Gold Cure Institute
- Carlton Street Early Victorian Streetscape

Based on 1322 Robie Street's significant contributions to the heritage character of the neighbourhood, and its relationship to the neighbourhood through its institutional use, **staff recommend a score of 6-10 points.**

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 choose to:

1. Refuse the application to include 1322 Robie 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

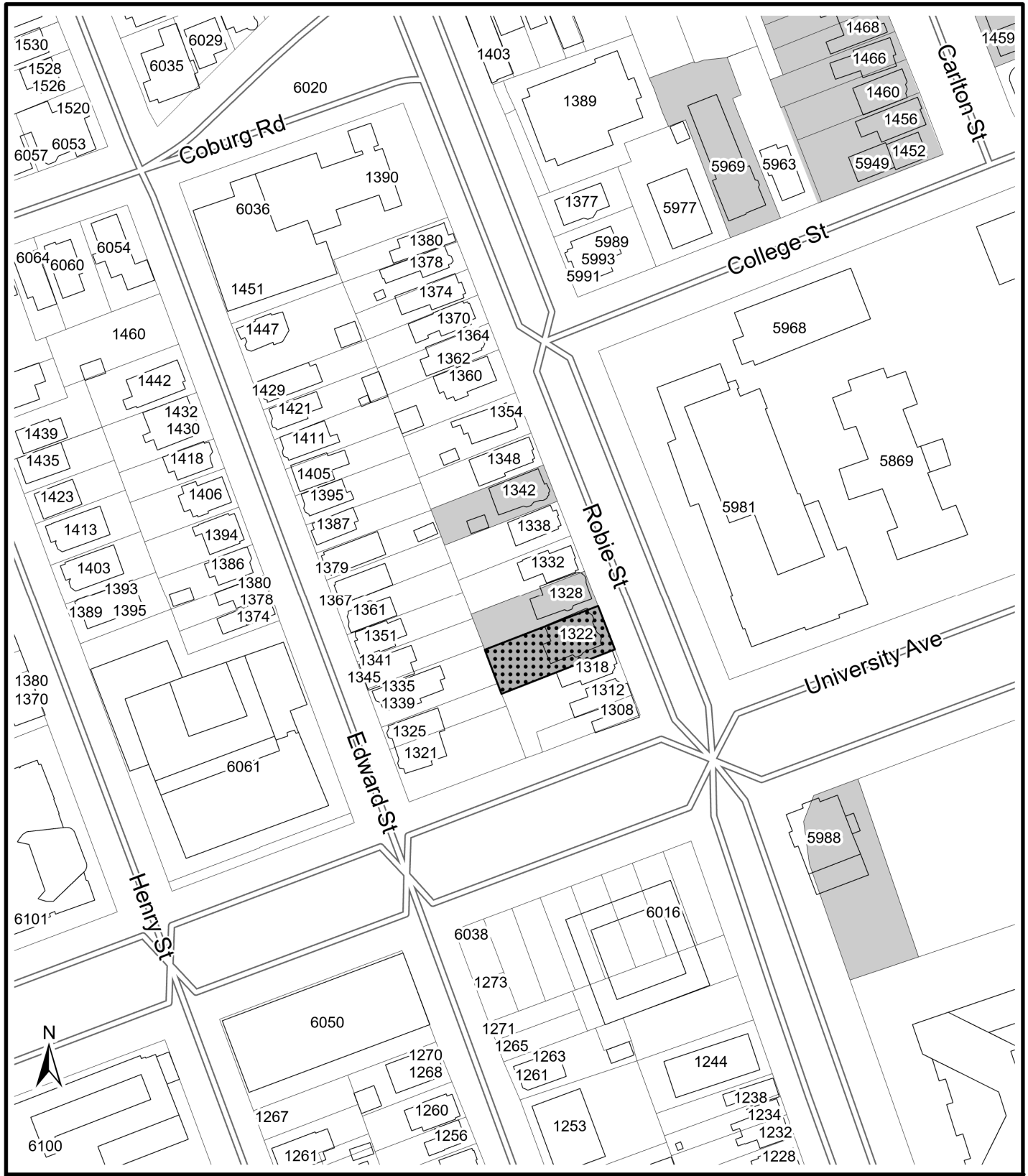
Map 1: Location Map

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.

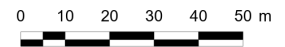
Report Prepared by: Jenny Lugar, Planner II, 782.641.2316



Map 1 - Location Map

1322 Robie Street
Halifax

- Registered Heritage Property
- Subject Property



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.*

Attachment B

Research Report

1322 Robie Street, Halifax

Prepared by:

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

August 5, 2022



HALIFAX

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Age

1322 Robie Street, formerly known as 58 Robie Street and then 186 Robie Street, is situated on the western side of Robie Street between the intersections with University Avenue and College Street.

The deed history of the property indicates that this house was built between December 10, 1877 and March 13, 1878, and for this reason it is fair to suggest **this building's construction was completed in 1878**. This is because George Maclean, who commissioned its construction, transferred ownership of the property to master-builder Samuel Manners Brookfield as security [collateral] for the cost of construction, with the home to be reconveyed to Maclean after the work was completed and he had paid Brookfield for the work performed. These details have been recorded in the deed history of the property, providing what are effectively project start and end dates for the construction of this house.

The lot on which the building stands has remained essentially the same throughout its history. It originated as one of the lots from the subdivision of Robie's Field on the west side of Robie Street. This subdivision created a great many small lots suitable for housebuilding. George Maclean purchased lots 83 and 84 from Henry Sterns in 1867, later erecting the subject building on Lot 84, which thenceforth was always treated as one individual and unchanging lot throughout its long history.

Ownership History

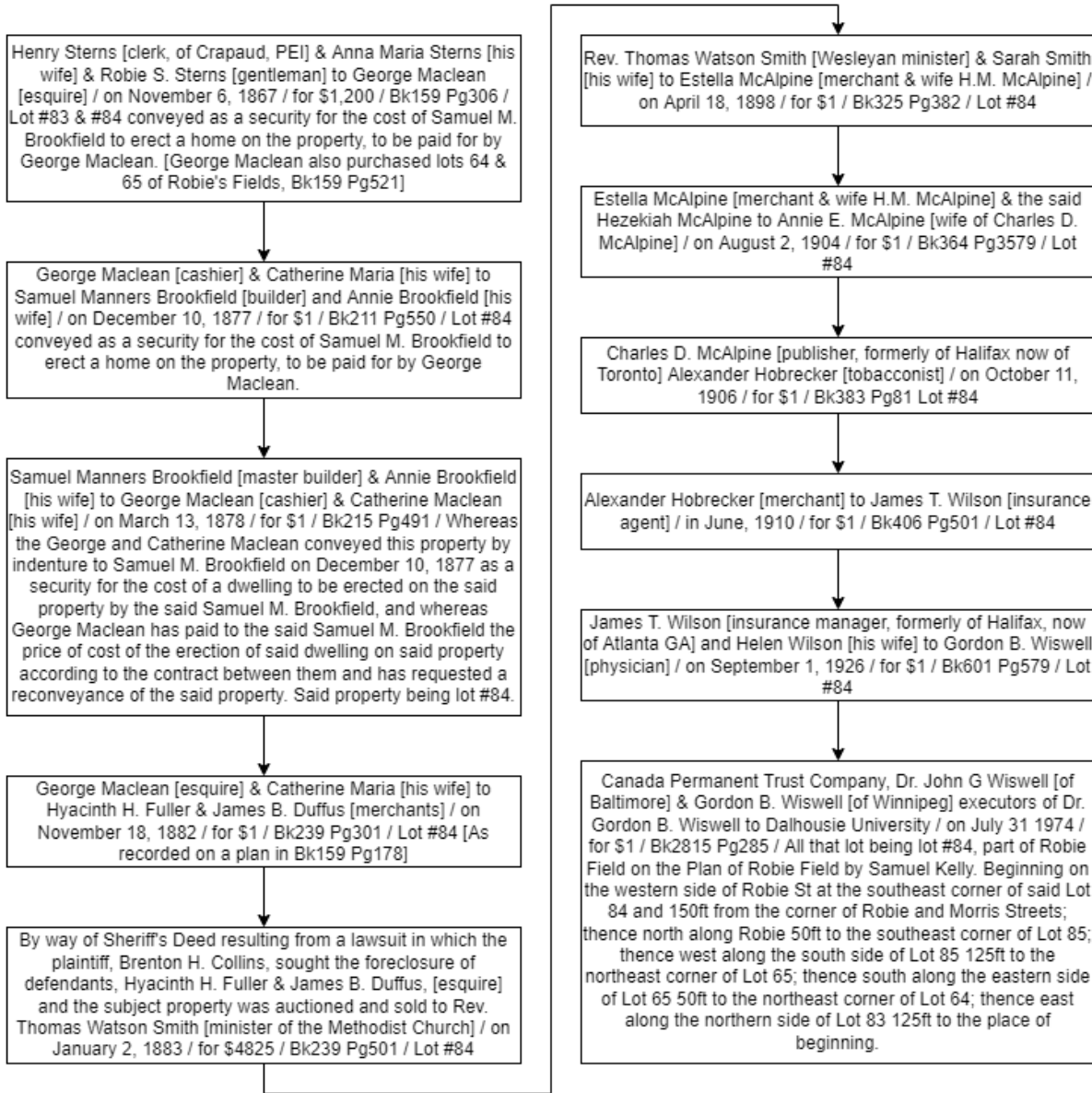


Figure 1: Deed history of 1322 Robie Street

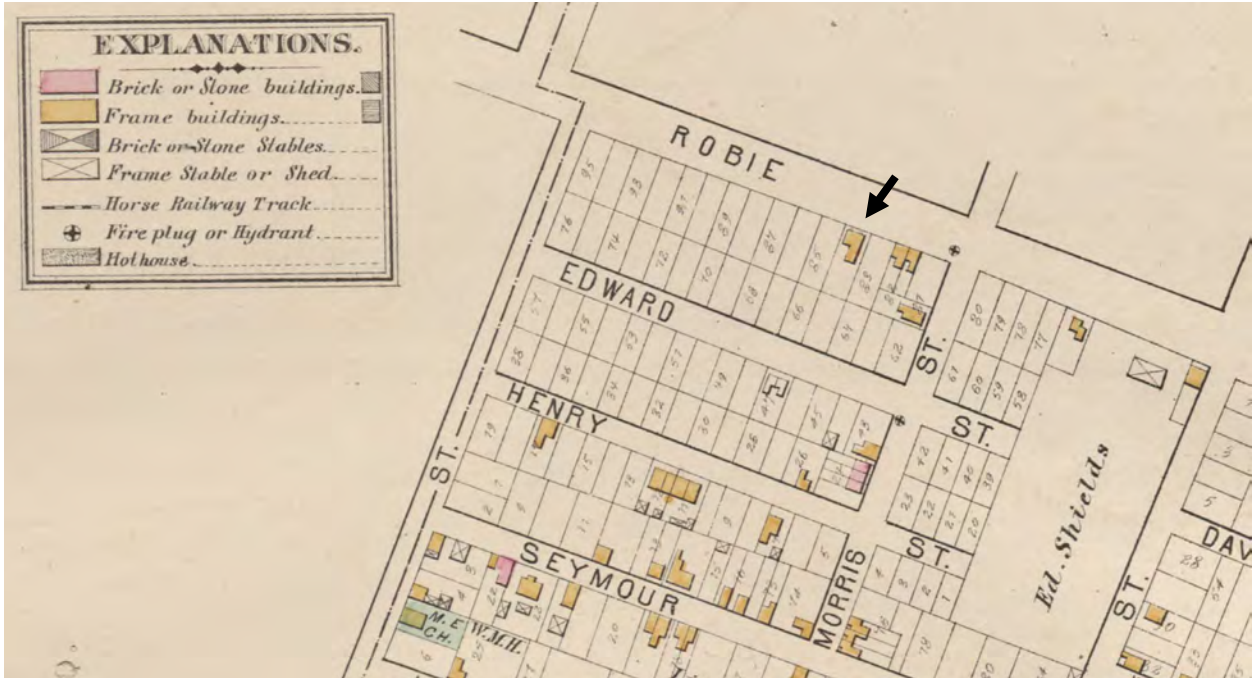


Figure 2: 1322 Robie Street as shown on the 1878 Hopkins City Atlas of Halifax, highlighted with an arrow, depicted with an L-shaped plan and bay windows.¹



Figure 3: 1322 Robie Street as shown in the 1879 Ruger's panoramic map of Halifax, highlighted with an arrow, depicted with bay windows and mansard roof.²

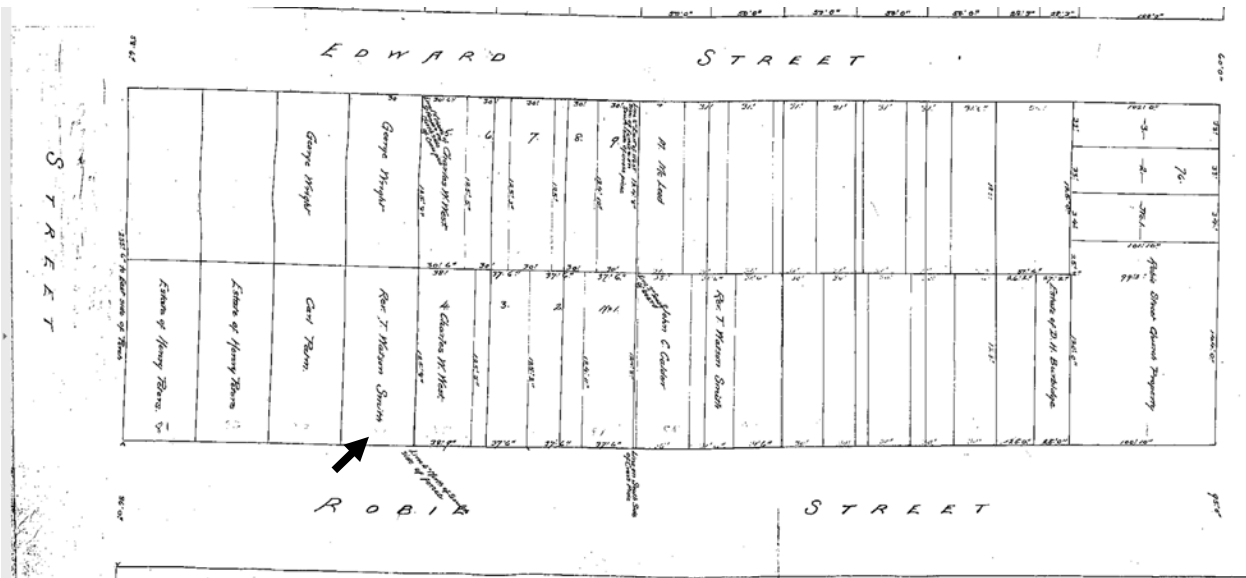


Figure 4: 1322 Robie Street as shown on a 1909 Plan of the Estate of Edward Smith, highlighted with an arrow. Note Rev. Thomas Watson Smith denoted as the owner of this property.³

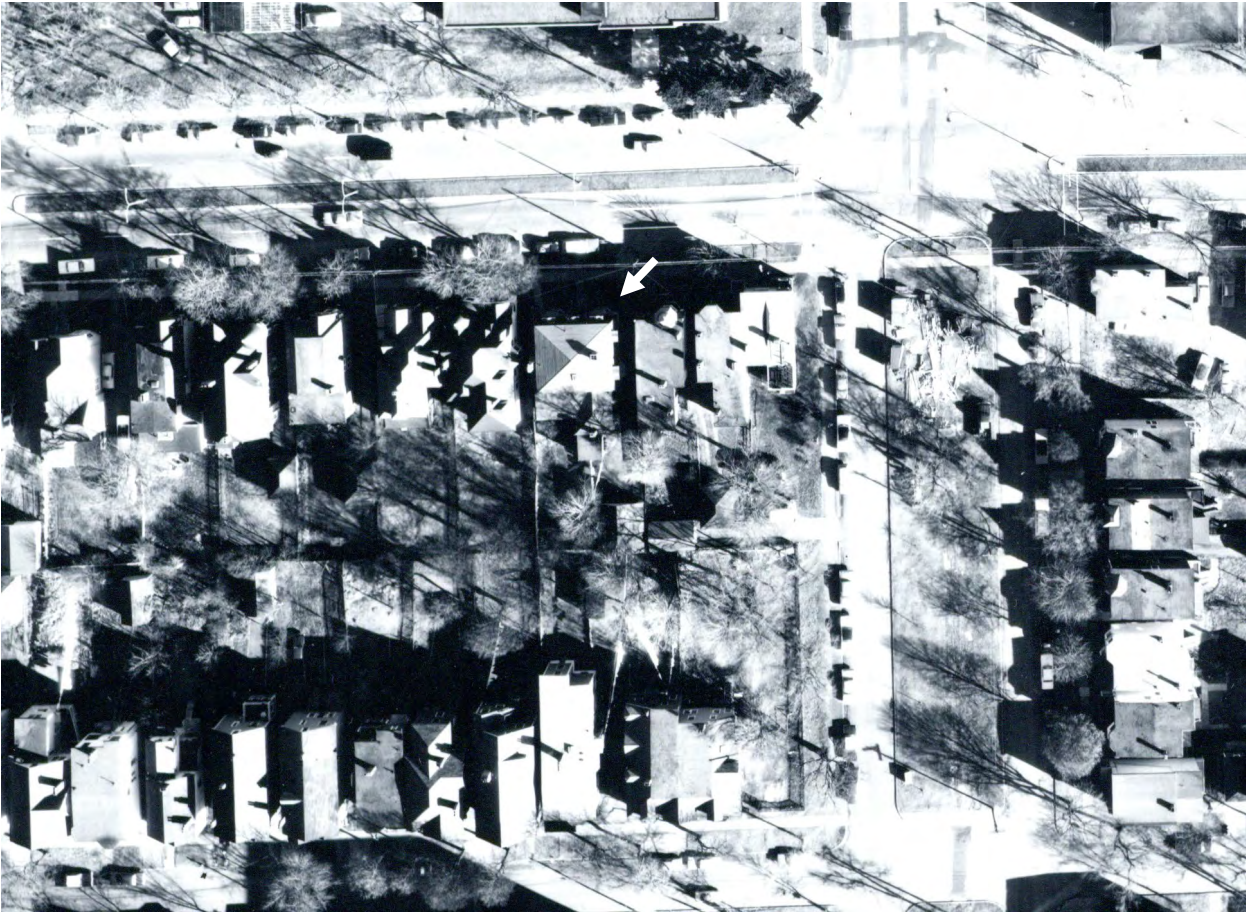


Figure 5: 1322 Robie Street as shown in a 1966 aerial of Dalhousie.⁴



Figure 6: 1322 Robie Street as shown in an aerial photo of Dalhousie dating between 1957 and 1970.⁵

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

The dwelling at 1322 Robie Street has historical associations with many prominent persons, businesses, and institutions, including George Maclean, Rev. Thomas Watson Smith, Hezekiah M. McAlpine, Charles D. McAlpine, Alexander Hobrecker, Dr. Alexander Stanley Mackenzie, Gordon B. Wiswell, and Dalhousie University. The house has also been home to one James T. Wilson, who is unfortunately less well-documented in history.

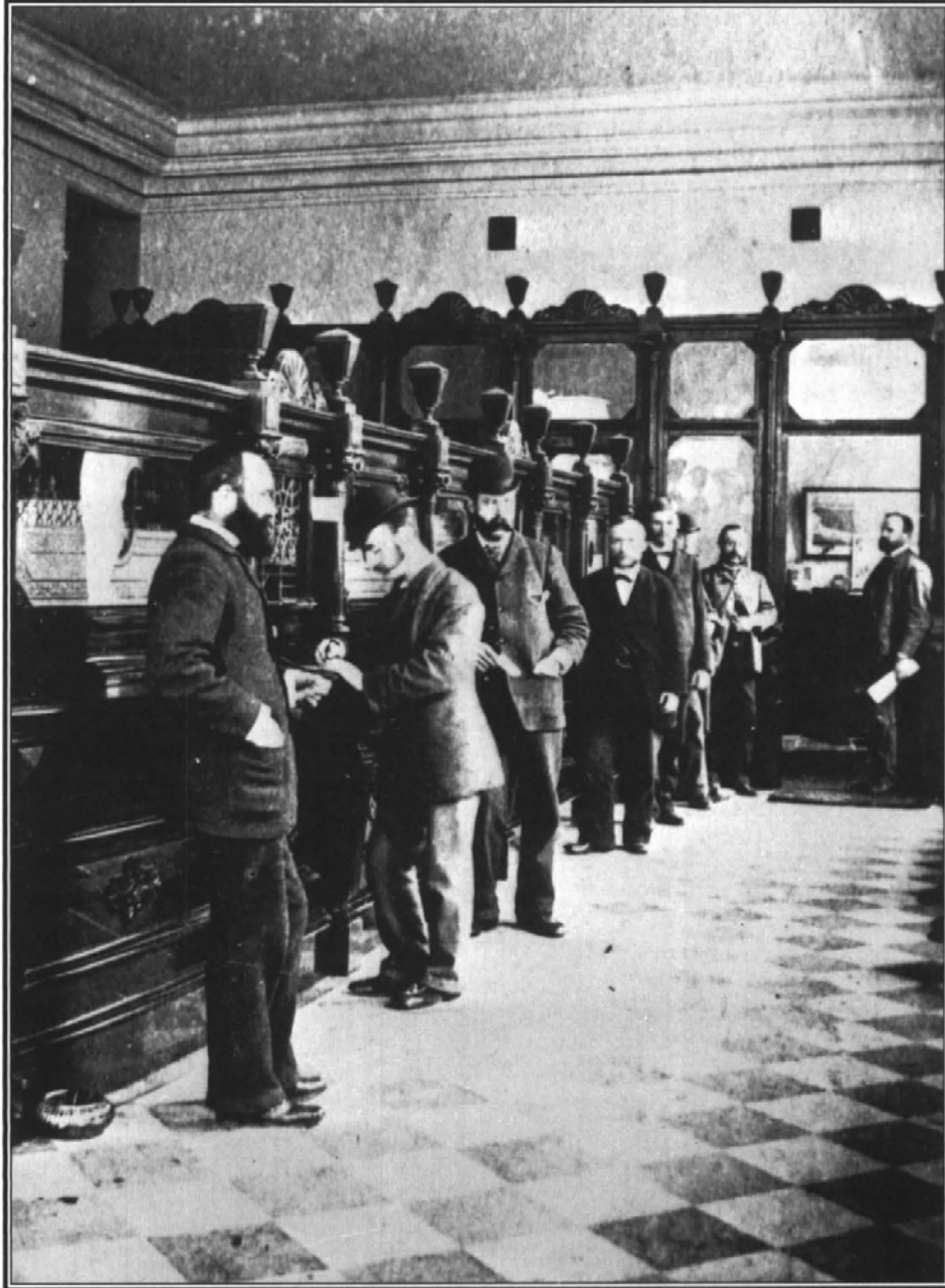
George Maclean [b. 1835(9), d. unknown]⁶

George Maclean was the original cashier [also known as the manager] of the first Merchant's Bank [now known as the Royal Bank of Canada].⁶⁻⁸ The Merchant's Bank was founded in 1864 by eight prominent Halifax merchants: John Duffus, Thomas Kinnear, James Merkel, William Cunard, Edward Kenny Sr., Jeremiah Northup, John Tobin, and George Mitchell.⁸ Its first branch took up space in the former Bank of Nova Scotia offices at [then] 86-88 Bedford Row, opening on May 2nd of that year with only three employees, of which George Maclean was the most senior.⁸ Among other responsibilities as cashier, Maclean was responsible for signing all the bank notes Merchant's Bank produced and at weekly meetings he would present any discounts and credits offered by the bank for approval by the bank's directors.⁸

In this senior banking position, Maclean was evidently doing well for himself. In 1867 he purchased four adjacent plots of land, those being Lots #64, #65, #83, and #84 of the subdivision of Robie's Field.^{9,10} In December of 1877, Maclean commissioned the prominent master builder Samuel Manners Brookfield to construct him a grand new home in the opulent Second Empire style on Lot #84, transferring the lot to Brookfield as collateral for construction costs.¹¹ The home was completed in early 1878 and transferred back to Maclean after he paid off the contract.¹²

Four years later, Maclean's historical significance with the formative years of the Merchant's Bank takes a noteworthy twist. Up to this point, the position of cashier, as the most senior position at the bank, went largely unchecked and relied heavily on the trustworthiness of the employee in question.⁸ For this, the Merchant's Bank would soon learn a lesson that the Bank of Nova Scotia had learned 12 years earlier.⁸ On November 17, 1882, it was discovered that the supposedly upstanding George Maclean had embezzled a total of \$10,729.18, plus another \$2,188 in stolen cash which was discovered later.⁸ Maclean was fired and disgraced, and the day after, sold his home to James B. Duffus and Hyacinth H. Fuller and moved to Truro, where he would find work as a life insurance salesman.^{13,14} This wake-up call for the Merchant's Bank saw that the bank's cash was thereafter the joint responsibility of both the cashier and the accountant, who would each serve as a check against the another.⁸

George Maclean would eventually find work in the banking sector once more, at the junior level with the Union Bank, but when the Royal Bank [Merchant's Bank had changed their name to Royal Bank by this time] purchased Union Bank in 1910, they immediately pensioned off George Maclean, presumably to prevent any further trouble with him.⁸



Head Office staff, Halifax, c.1880. Well into the twentieth century, such photographs visually demonstrated the hierarchy. Junior staff were lined along the left, mounting in seniority to the manager in the centre. The bank messenger, usually an older, ex-military man, was placed alone on the far right; the messenger was not considered a career banker. When women began joining the bank as stenographers in the early twentieth century, they were invariably placed with the messenger. In this photo, Cashier George Maclean reigns outside his office door and David Duncan, accountant, attends him to the left. Note the spittoon in the lower left corner.

Figure 7: A circa 1880 photo of the interior of the first Merchant's Bank branch and its staff, with George Maclean visible second from the right.⁸



An 1879 Merchants' Bank of Halifax \$4 note. As was the case with the bank's corporate seal, the motif was oceanic. The centrepiece and left-hand vignette sailing ship sketches were done by one of the bank's clerks. President Kenny and Cashier Maclean actually signed each bill issued; the directors oversaw the destruction of old bills in a furnace in the head-office basement. Like other Canadian banks, the Merchants' Royal continued to issue its own notes until the early 1940s.

Figure 8: A photo depicting a four-dollar note from the Merchant's Bank. Note the signatures of both George Maclean, cashier, and Edward Kenny Sr., president.⁸

Rev. Thomas Watson Smith [b. 1836, d.1902]¹⁵

Born in Windsor Nova Scotia in 1836, Rev. Thomas Watson Smith was a provincial minister of the Methodist Church, a scholar and a distinguished writer and historian.¹⁶ Smith was ordained a Methodist minister in 1861, and preached in Nova Scotia [Aylsford & Shelburne], New Brunswick, and Bermuda.^{15,16} In Bermuda, Smith fell ill and in poor health he retired from ministerial work.¹⁶ In Halifax, from 1880-1886, he served as editor of a biweekly religious newspaper called *The Wesleyan*.¹⁵⁻¹⁷ He was also a skilled and productive author and historian.¹⁶ He wrote the two-volume history titled *Methodism in Eastern British America*.¹⁶

At the time of his death, Smith was considered a foremost authority on the History of Canada's Lower Provinces.¹⁶ In recognition of his contributions to historical record, he was awarded a Doctor of Divinity Degree from Mount Saint Allison University and a Doctor of Laws from Dalhousie University.¹⁶ Of particular note is that as Wesleyan Methodist, Smith was steeped in a tradition of abolitionist thought, and he sought to "supply a missing chapter in Canadian history" by writing the historical work *The Slave in Canada* [1899] at a time when most historians were inclined to deny any such history of slavery in Canada existed.¹⁸ His is among some of the

earliest such works documenting the history of Black slaves in Canada and he severely critiques his contemporaries for their failure to properly explore the subject.¹⁹ In the preface to his 1899 book, Smith wrote the following:

Our historians have almost wholly ignored the existence of slavery in Canada. A few references to it are all that can be found in Kingsford's ten volumes; Haliburton devotes a little more than a half-page to it; Murdoch contents himself with the reproduction of a few slave advertisements; Clement, the author of the school history accepted by nearly all the provinces, dismisses it with a single sentence; and in the long manuscript catalogue of Canadian books, pamphlets and papers gathered during a long life-time by the late Dr. T. B. Akins – a large and very valuable collection – the word "slavery" nowhere appears, even as a sub-heading.¹⁹

[A Note on the McAlpine Family](#)

The first Nova-Scotia-wide directory of both businesses and residents was published by Thomas Hutchinson in 1864.²⁰ David McAlpine [b.1823, d. 1902] founded the D. McAlpine & Co. publishing company advertising agency in Saint John, NB in 1861.^{21,22} In 1866, he took over publishing of the *Hutchinson's Nova Scotia Directory* and in 1868 renamed the publication the *McAlpine's Nova Scotia Directory*. The following year he renamed it the *McAlpine's Halifax City Directory* to coincide with the introduction of a *McAlpine's Saint John City Directory* both of which saw yearly publication.²³ David married Jane [Mason] McAlpine and together they had seven sons and two daughters.²¹

The most notable of these children were his second son Charles David McAlpine [b. 1852, d. 1933] and fourth son Hezekiah McKeown McAlpine [b.1859, d.1944].^{24,25} Charles and Hezekiah worked in the family business, which cycled through various names over the years—D. McAlpine & Co., D. McAlpine & Sons, McAlpine Directory Company, and McAlpine Publishing Company. This company went on to produce the McAlpine's Directories for the Maritime Provinces, including the Halifax City Directories, among other localities.²⁶ They also produced the West India [Caribbean] directory, Belcher's Almanac for Nova Scotia, and the Gazetteer for the Maritime Provinces, among other publications.²⁶ The directories would be updated and printed yearly so that residents could easily find businesses and each other. They remain to this day one of the most valuable historical resources for the City of Halifax and the Maritimes more broadly. The directories made money both through their direct sale and through advertising, with local businesses paying to place ads throughout the directory. For this reason, they serve as a valuable repository of Maritime commercial history.²⁷

[Hezekiah McKeown McAlpine \[b.1859 , d. 1944\] and wife Estella McAlpine \[b.1873, d.1960\]](#)^{24,28}

Estella McAlpine [b.1873, d.1960], Hezekiah's wife, purchased 1322 Robie Street [then known as 58 Robie Street] in 1898 for their family, including their daughter Ethel.^{24,29,30} Entries and advertisements in the McAlpine's Halifax City Directories show that not only did Hezekiah and

Estella McAlpine reside at 58 Robie Street, but the house doubled as the publishing company's Halifax office [see Figure 9].^{26,31}

THE McALPINE DIRECTORY CO.,
 —General Advertising Agents.—
 Publishers of the
**Halifax City,
 St. John City,
 Nova Scotia,
 New Brunswick,
 Newfoundland,
 P. E. Island,
 W. India Islands,
 South American** } **Directories.**

Belcher's Farmers' Almanac,
 Maritime & Newfoundland Gazetteer,
 West India Commercial Record,
 Maritime Illustrated Guide,
 St. John " "
 Halifax " "

58 ROBIE STREET, HALIFAX.

Belcher's Farmers' Almanac
 BEST ADVERTISING MEDIUM in the
 Maritime Provinces.
 McALPINE DIRECTORY COMPANY, PROPRIETORS.

McALPINE
Publishing
Company

LIMITED

LITHOGRAPHERS



PUBLISHERS

PRINTERS

40-42 Sackville Street
 HALIFAX.

Figure 9: [Right] Ads in the 1898 McAlpine's Halifax City Directory for The McAlpine Directory Company and for Belcher's Farmer's Almanac and [Left] an ad in the 1901 McAlpine's Halifax City Directory for the new printing department on Sackville Street ²⁶

For much of the McAlpine Publishing company's early history, Hezekiah's brother, Charles D. McAlpine, lived in Saint John, NB, at 18 Horsfield Street [the heritage-registered Hugh Bustin Residence].²² He resided there as early as 1888, buying the building shortly thereafter.²² 18 Horsfield would go on to house the Saint John branch of their publishing company.²²

[Charles David McAlpine \[b. 1852, d. 1933\]](#) and [Annie Elizabeth McAlpine \[b. 1853, d. 1905\]](#)^{25,28}

Then, in 1901, McAlpine Publishing Co. saw major changes. The company expanded by opening a printing department on the corner of Sackville and Granville Streets in the former N.S. Printing Co. Building.^{32,33} Hezekiah and Charles also switched roles and locations in the company, with Charles moving to 58 Robie Street, and managing the Halifax branch, and Hezekiah moving out to 18 Horsfield Street, and managing the Saint John branch. It's around this time that Charles would take on the role of managing director and later the role of vice-president. The big switch became permanent when in 1904 Hezekiah and Estella sold 58 Robie Street to Charles and Annie, and in 1905 Charles and Annie sold 18 Horsfield Street to Hezekiah and Estella.^{22,34} In 1902, David McAlpine died, and the following year the prominent Halifax businessman, George E. Boak appears as company president in the directories.^{21,35} Charles reportedly moved to

Toronto to pursue the publishing business there, and in 1906 he sold 58 Robie Street to Alexander Hobrecker.^{22,36} Hezekiah reportedly became president of the publishing company in 1909 and remained at 18 Horsfield Street until 1918.²² In 1913, McAlpine's Publishing Company was renamed Royal Print & Litho Ltd. and it carried on producing directories until 1926.³⁷

Alexander Hobrecker [b.1844, d.1919]³⁸

From 1906-1910, 1322 Robie Street [then known as 58 Robie Street] was owned by Alexander Hobrecker, the prominent and wealthy tobacco merchant. His shop was located in the Prince of Wales Building, which is still standing on the northwest corner of the intersection of Granville Street and Duke Street. Hobrecker's home was the lavish, white marble Hobrecker Mansion [now more commonly referred to as the Oland Mansion] at what is now 930 Young Street.³⁹ Around the time of purchase, Hobrecker was serving as the McAlpine Publishing Company's co-treasurer.⁴⁰ He purchased 58 Robie Street from Charles D. and Annie E. McAlpine to operate as a rental property.⁴⁰ During Hobrecker's ownership, the house was rented to another very prominent Halifax resident, Dalhousie University Professor of Physics [and future Dalhousie President], Dr. Arthur Stanley Mackenzie.⁴⁰



Figure 10: Photo of the Hobrecker family featuring Alexander Hobrecker at the centre [left]. Also a photo of the Hobrecker Mansion at 930 Young Street [right].^{39,41}

Dr. Arthur Stanley Mackenzie [b. 1865, d. 1938]⁴²

Dr. Arthur Stanley Mackenzie was the President of Dalhousie University from 1911-1931.⁴³ Mackenzie was working as a physics lecturer at Bryn Mawr College until, in 1905, he was called back to Dalhousie to serve as the George Munro Professor of Physics.^{42,44} During this time, he resided at 1322 Robie Street [then known as 186 Robie Street], at the time owned by Alexander Hobrecker.⁴⁰ In 1910, he was called to the United States to serve as an important chair and

researcher at John's Hopkins University.^{44,45} It was at this point, having lost Dr. Mackenzie's tenancy, that Alexander Hobrecker sold 186 Robie Street to James T. Wilson.⁴⁶

Only a year later, in 1911, Dr. Mackenzie was asked to be the first non-reverend president of Dalhousie University and he accepted the position.⁴² He proved himself a talented administrator and fundraiser, and he oversaw the university's relocation and expansion, from its original lone building on Grand Parade [on the site of what is now City Hall] to the new, master-planned Studley Campus.^{42,45} He also oversaw the restructuring of the medical and dental schools, the formation of the union between Dalhousie University and King's College, and he played a part in the development of the National Research Council in 1916.⁴² Dr. Mackenzie has been described as both one of the greatest presidents in Dalhousie's history and "one of the great men of Canada".^{42,45} Dr. Mackenzie died of a stroke on October 3, 1938.⁴²

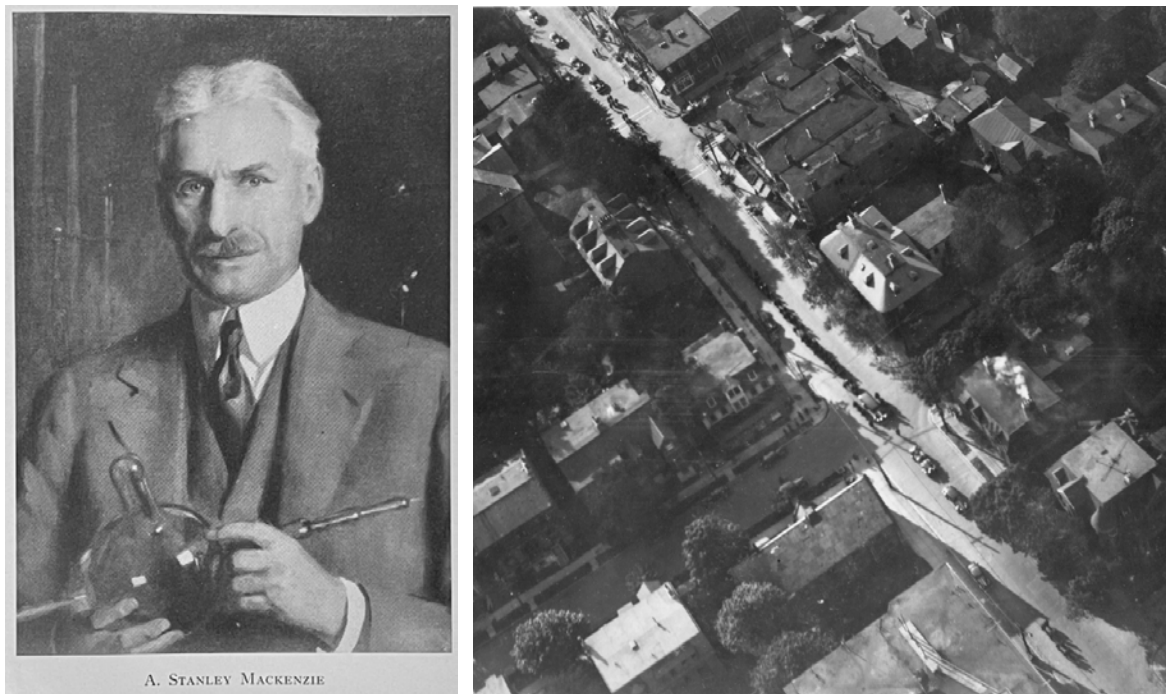


Figure 11: A portrait of Dr. Arthur Stanley Mackenzie [left] and an aerial photo of Dr. Mackenzie's funeral procession heading east on Morris Street, passing the intersection with Queen Street [right].^{42,47}

James T. Wilson [b. 1871, d. unknown]⁴⁸

James T. Wilson was the Provincial Manager of the Canada Life Assurance Company and later the President and General Manager of newly formed Maritime Life Assurance Company.^{49,50} Wilson owned 1322 Robie Street [then known as 186 Robie Street] from 1910-1926, residing there until 1916 when he relocated to South Street and then to a home on Connaught Avenue called "The Willows" in 1917.^{51(p1917),52} Wilson retained ownership of 186 Robie Street and rented it out to the Fraser brothers.⁵¹ Wilson ultimately moved to Atlanta, Georgia with his wife Helen and their children, where he continued to work as an insurance manager.⁵³ He sold 186 Robie Street to Dr. Gordon B. Wiswell in 1926.⁵³

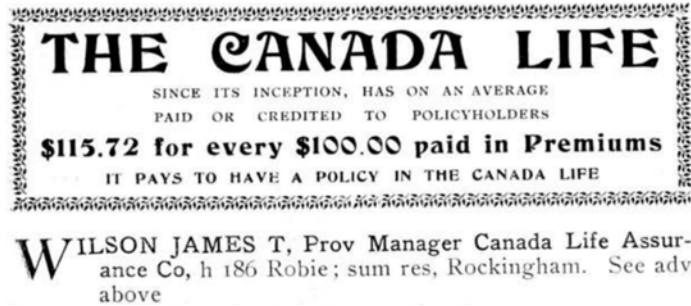


Figure 12: Ad for The Canada Life Assurance Co., with James T. Wilson listed below living at what is now 1322 Robie Street.⁴⁹

[John Duncan Fraser \[b. 1846, d. 1921\] & Hugh G. Fraser \[b. 1886, d. 1926\]](#)^{54,55}

John Duncan Fraser and his son Hugh G. Fraser were owners of Fraser Bros., a horse stable for boarding and for hire which branched out into automobiles in the 1910s, forming one of Halifax's earliest taxi companies.⁵¹ The company was headquartered on Hollis Street and the father and son resided as tenants in 1322 Robie Street [then known as 186 Robie Street].⁵¹ John stayed at 186 Robie from 1916 to 1920 while Hugh stayed only from 1916 to 1917.^{51,56,57}

[Dr. Gordon Blanchard Wiswell \[b. 1890, d. 1970\]](#)⁵⁸

Dr. Gordon B. Wiswell worked for the Halifax Children's Hospital [a precursor to the IWK Children's Hospital] for 36 years and was the physician-in-chief of medical services for 10 of those years.⁵⁹ He also worked at the Victoria General, Halifax Infirmary, Halifax Tuberculosis Clinic, and the Grace Maternity Hospital.⁵⁹ A 1910 graduate of Dalhousie University, he eventually returned to Dalhousie, serving as a professor of pediatrics from 1942-1958, where he was largely responsible for the Dalhousie's development of a modern pediatrics department.⁵⁹ Dr. Wiswell purchased 1322 Robie Street [then known as 186 Robie Street] in 1926 and resided there until his death in 1970.^{53,59} He willed the property to his wife and children, who sold the property to Dalhousie University in 1974.⁶⁰

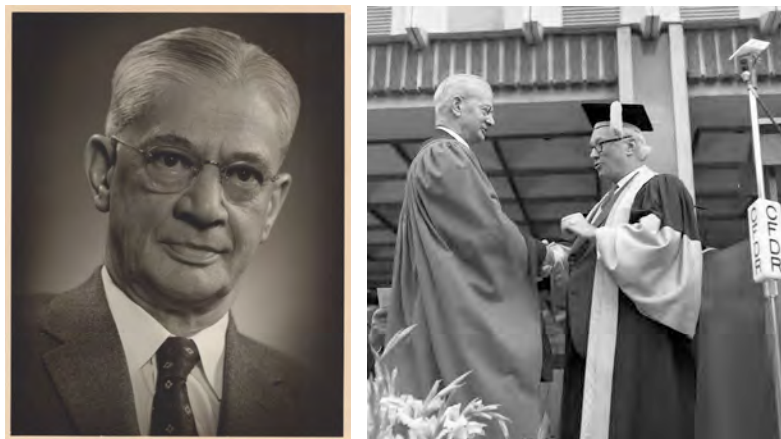


Figure 13: Portrait of Dr. Gordon B. Wiswell taken in 1958 [left] and a photo of Dr. Wiswell receiving an Honorary Doctor of Laws degree in September 1968 [right].^{61,62}

Dalhousie University

Dalhousie University purchased 1322 Robie Street in 1974 from the executors of Dr. Gordon Blanchard Wiswell's estate. The house was one of many "university houses" and, perhaps in honor of Dr. Wiswell, this building housed pediatrics and community dentistry after Dalhousie's purchase.⁶³ Dalhousie University retains ownership of the subject property to this day.

Important / Unique Architectural Style or Highly Representative of an Era

This building at 1322 Robie Street is highly representative of the Second Empire style of Victorian architecture. The Second Empire style was most popular from 1860 to 1880 [though it persisted until 1890].^{64,65} For more information, please refer to the architectural merit section of this report.

Significance of Architect or Builder

Builder – Samuel Manners Brookfield [b. 1847, d. 1924]⁶⁶

1322 Robie Street was built by a master-builder of national significance, Samuel Manners Brookfield. Brookfield was an English immigrant who settled in Halifax in 1860 with his father, John Brookfield, and mother, Mary Storrs, after briefly living in New Brunswick.⁶⁶ His father was a master-builder, running a construction business, and Samuel would take over this business after his father's death in 1870, completing his father's work in the construction of Fort Massey Church.⁶⁷ Brookfield served as president of Brookfield Construction Co. for a total of 54 years, during which he was responsible for the construction of notable buildings in Halifax specifically and the Atlantic provinces generally.⁶⁷ Some of his works which are still standing today include the following:

- Northwest Arm Memorial Tower [Dingle Tower]
- The Maritime Telephone and Telegraph Building [North Street]
- Freemason's Hall [Barrington Street]
- All Saints Cathedral [Cathedral Lane]
- Mount St. Vincent University
- Victoria General Hospital
- The Bank of Nova Scotia/Bank of New Brunswick Building [Saint John, NB]
- The Anglican Cathedral of St. John the Baptist [St. John's, NL]
- Many banks across Halifax Regional Municipality
- Many homes in Halifax's South End⁶⁷



Figure 14: Portrait of Master-Builder Samuel Manners Brookfield

Architectural Merit

Construction Type or Building Technology

1322 Robie Street is a 2-storey building of light-frame wood construction with an L-shaped plan. It is built atop a masonry foundation of stretcher bond brick and coursed rubble, with the front of the foundations being composed entirely of brick and the sides of the foundation composed of a mix of coursed rubble with brick around window bays and window openings. The outside walls are clad in wooden shingles and the roof is clad in asphalt shingles.

Style

The residential building at 1322 Robie Street is a superb example of the Second Empire style [1860-1880].^{64,65} The Second Empire style draws inspiration from the architecture of Napoleon III's Paris, as conceived by the urban planner Georges E. Haussman.⁶⁸ Haussman was responsible for creating Paris's famous boulevards, and he ushered in a style of architecture famous for its practical mansard roofs, and impressive use of ornament.⁶⁸ In 1322 Robie Street, one sees the influence of this style in its use of a mansard roof, which affords more usable space for the uppermost storey, and in its richly ornamented door, bay windows, and dormers.

Character Defining Elements

CDEs of 1322 Robie Street include, but are not limited to:

- Original 2-storey building in the Second Empire style with an L-shaped floorplan
- Mansard roof punctuated with bracketed-gable dormers [eastern and southeastern dormers] and standard gabled dormers [northern and southwestern dormers] with single hung windows
- Cornice supported by decorative corbels with simple panelled frieze
- Decorative brick chimney stack
- Three bay windows (two east, one south), each with a hipped roof and cornice supported by paired corbels interspersed by modillions
- Front bay windows consisting of one single-hung window topped by a semi-circular fixed sash, flanked by single-hung windows topped by semi-circular panelling and surrounded by decorative mouldings
- Side bay window consisting of one single-hung window, rectangular in form, flanked by single-hung rectangular windows surrounded by decorative mouldings, and with panelling details below
- Front door with semi-circular pediment supported by large corbels and smaller modillions, surmounting pilasters with small capitals, surrounding a single leaf door with semi-circular transom and sidelights with panelling details below
- Brick and coursed rubble foundations surmounted by a wooden drip moulding which runs along the eastern and southern sides of the building



Figure 15: Eastern Elevation (July 21, 2022)



Figure 16: Western Elevation as seen in aerial pictometry (April 26, 2020)



Figure 17: Southern elevation as viewed from the east (July 21, 2022)

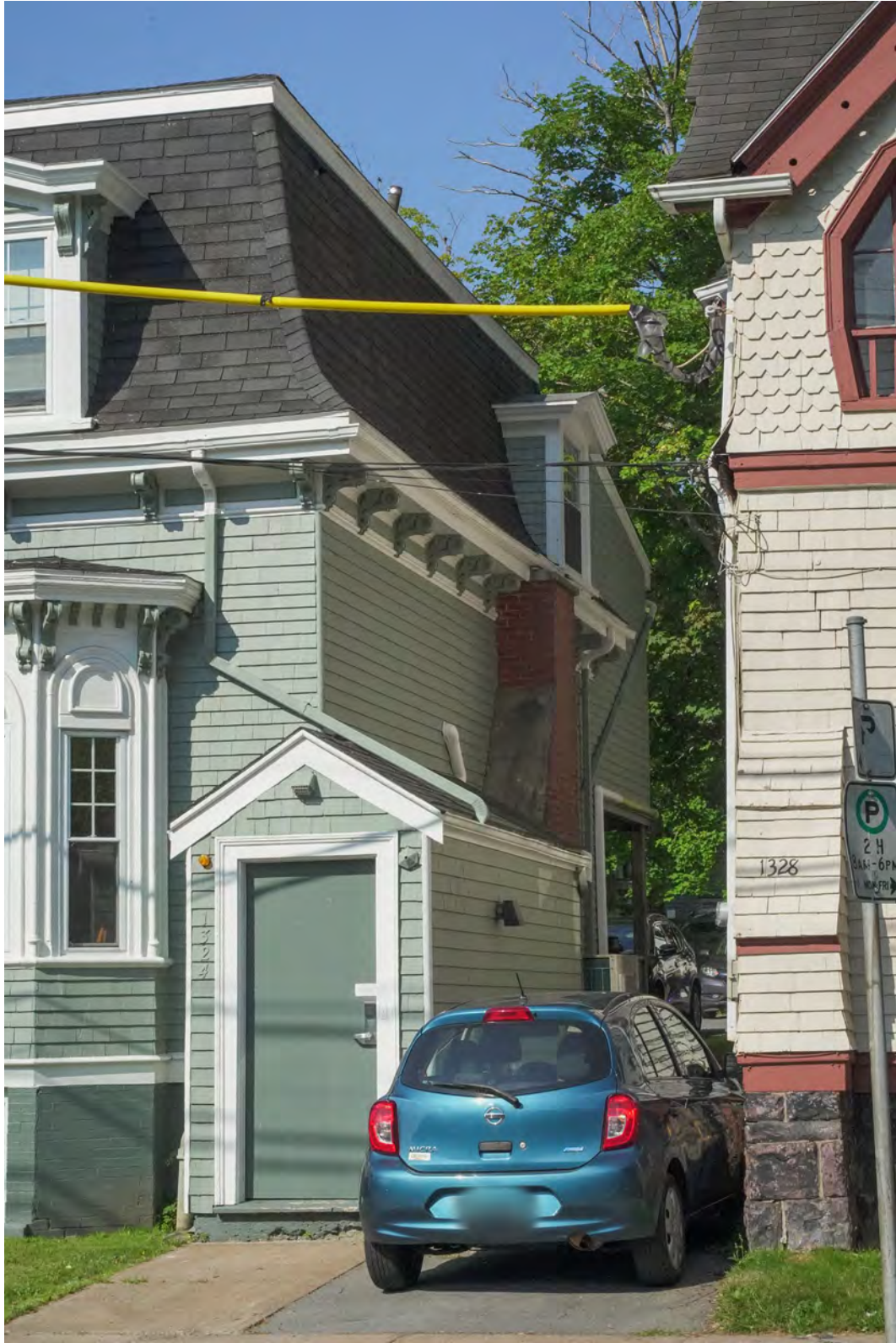


Figure 18: Northern elevation as viewed from the east (July 21, 2022)



Figure 19: Detail of the dormers cornice and chimney (July 21, 2022)



Figure 20: Detail of the brick and coursed rubble foundations (July 21, 2022)



Figure 21: Detail of the front right bay window with details and cornice (July 21, 2022).



Figure 22: Detail of the southern side bay window with cornice, mouldings, and panelling (July 21, 2022).



Figure 23: Detail of the front door, transom, & sidelights (July 21, 2022)

Architectural Integrity

Layout, Additions, and Character Defining Elements

1322 Robie Street exhibits high level of architectural integrity with respect to layout, additions, and character defining elements. The house retains its original L-shaped plan [see Figure 2] with one small second-storey addition to the rear of the building [see Figure 16] which is completely obscured from view when observing the front elevation of the building. A very small addition has been made to the front of the building which appears to be a basement entrance [see Figure 18], this addition interrupts the front façade's symmetry, but doesn't affect any of the other elements of the front façade. The character-defining elements of this Second-Empire style home are overwhelmingly intact and present, including the various dormers and bay windows and decorative features such as corbels, modillions, panelling, pilasters, pediment, etc.

It is possible that the drip moulding delineating the foundation from the main floor previously ran around the whole building, and the two additions have resulted in its removal from the western and northern elevations; however, there is insufficient photographic evidence to state this as fact. It is quite certain; however, that the front door is modern. It also appears that the windows have been replaced with simulated divided-light windows, instead of true divided-light windows. There is a second chimney on the northern elevation which appears to be non-functional and missing its stack [the portion of the chimney above the roofline]. There is insufficient evidence to determine if this chimney is original to the home or a later modification.

Condition

1322 Robie Street is generally in excellent condition, there do not appear to be any visible signs of wood rot and the wooden shingle siding and asphalt shingle roof appear in excellent condition. The dormers, bay windows, and various mouldings, brackets, panelling, and other decorative trims are all well-conserved. The front steps of the building are in fair condition.

Relationship to Surrounding Area

1322 Robie Street bears a relationship to the surrounding neighbourhood through its consistency with the neighbourhood's modest scale of two-to-three storeys, its institutional and former residential use, the neighbourhood's development history, its connection to Dalhousie University, and its proximity to surrounding registered heritage properties.

Neighbourhood History and Development Patterns:

This block bound by Robie Street, Edward Street, Morris Street [now University Avenue] and Coburg Road, as well as neighbouring blocks were formed as part of the division of the former Robie's Field in the mid 1800s [see Figure 24].⁶⁹ As evidenced by the 1878 Hopkins City Atlas of Halifax, 1322 Robie Street was one of the earliest homes built on this block, with only three other homes existing on the same block that year [see Figure 2], and as a result it is one of the grander homes on the block with respect to style, particularly as compared to the homes fronting on Edward Street.¹

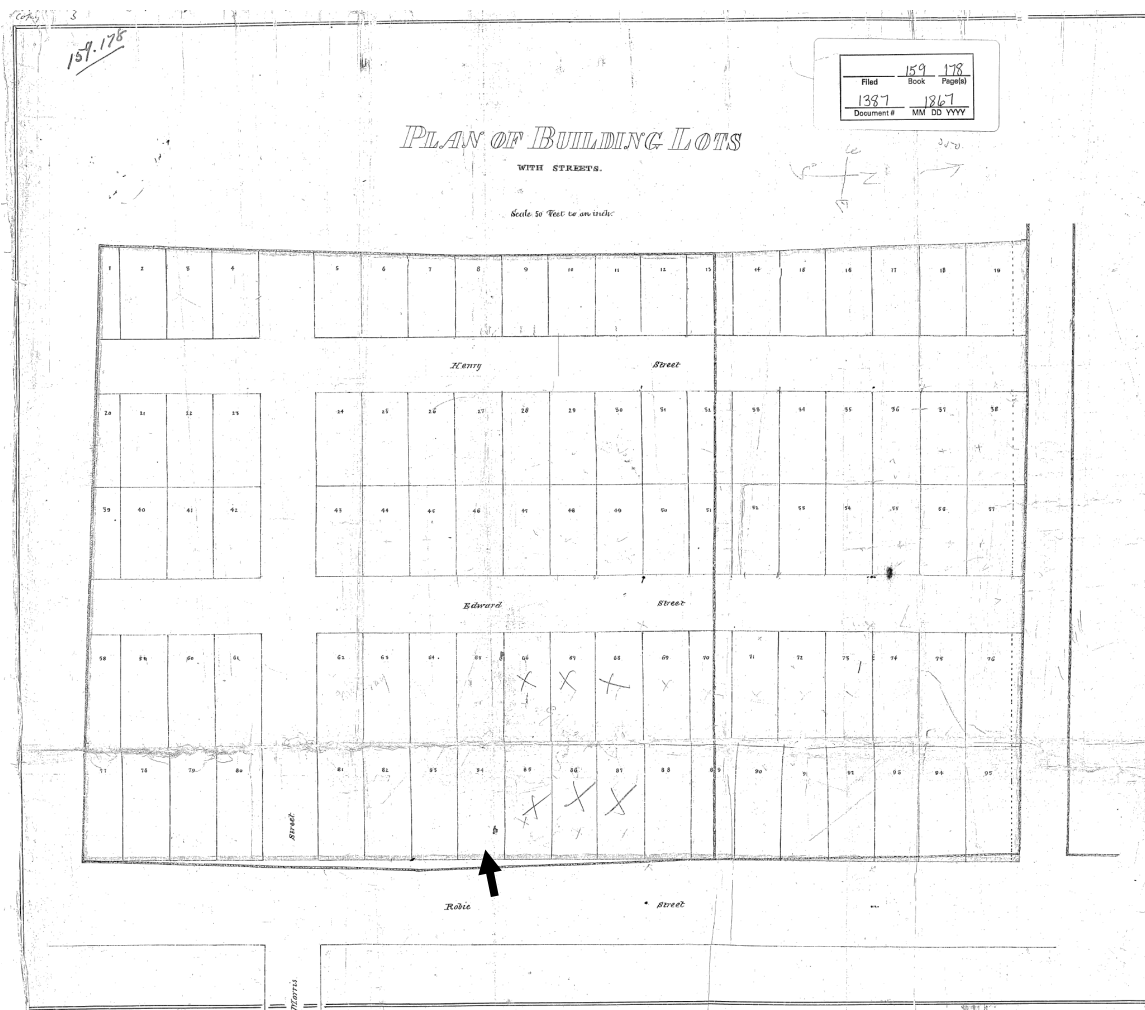


Figure 24: 1867 Plan of subdivision of Robie's Field with Lot #84 highlighted by an arrow.⁶⁹

Neighbourhood Scale and Use:

The immediate surroundings of 1460 Oxford Street consist primarily of residential and institutional uses associated with Dalhousie University and St. Andrew's United Church. Most of the neighbouring buildings on this block are between two and three stories tall with the exception of the landmark St. Andrew's United Church. There is also a four-storey building across Robie Street which houses Dalhousie's dentistry faculty. Several neighbouring former residential buildings, much like 1322 Robie Street, have been acquired by Dalhousie University for institutional use.



Figure 25: Aerial pictometry image looking west with 1322 Robie Street highlighted by an arrow. Note the proximity to the Carlton Street heritage streetscape. (April 12, 2022)



Figure 26: Aerial pictometry image looking east with 1322 Robie Street highlighted by an arrow. Note the proximity to the Carlton Street heritage streetscape. (April 12, 2022)

Surrounding Registered Heritage Properties:

The western side of Robie Street between University Avenue and Coburg Road forms a complete streetscape consisting of a mix of registered heritage properties and potential heritage properties which contribute to the streetscape. 1322 Robie Street, as one of the earliest houses on this block and as such a strong archetypal example of Second-Empire styling, greatly contributes to the heritage character of the neighbourhood. Several other properties both on this block and in the surrounding area further contribute to this neighbourhood's character:

- A. 1328 Robie Street – Louis Kaye House [abutting 1322 Robie Street]
- B. 1342 Robie Street – Smith Rankin House
- C. 5988 University Avenue – Morris Street Engine House
- D. 5969 College Street – Gold Cure Institute
- E. Carlton Street Early Victorian Streetscape



Figure 27: Map showing all currently registered heritage properties in the surrounding area shaded in brown and 1322 Robie Street highlighted by an arrow.

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Attachment 2

Scoring for Case H00545: Request to Include 1322 Robie Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality

Criterion	Score Awarded
1. Age	13
2A. Relationship to Important Occasions, Institutions, Personages or Groups	20
3. Significance of Architect/Builder	10
4A. Architectural Merit: Construction Type	2
4B. Architectural Merit: Style	10
5. Architectural Integrity	14
6. Relationship to Surrounding Area	9
Total	78