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Item No. 15.4.5
Halifax Regional Council
September 12, 2023

TO: Mayor Savage and Members of Halifax Regional Council

Original Signed

SUBMITTED BY:

For Brian MacDonald, Chair, Heritage Advisory Committee

DATE: June 28, 2023

SUBJECT: **Case H00513: Downtown Halifax Heritage Conservation District Plan, By-law, and Amendments to Secondary Municipal Planning Strategies and Land Use By-laws**

ORIGIN

June 28, 2023 meeting of Heritage Advisory Committee, Item 9.1.1.

LEGISLATIVE AUTHORITY

Legislative Authority is outlined in the attached revised staff report dated June 5, 2023.

RECOMMENDATION

The Heritage Advisory Committee recommends that Halifax Regional Council:

1. Give First Reading and schedule a public hearing to consider the adoption of:
 - (a) the Downtown Halifax Heritage Conservation District Plan, including repealing the Barrington Street Heritage Conservation District Revitalization Plan and the Old South Suburb Heritage Conservation District Plan as set out in Attachment A of the revised staff report dated June 5, 2023; and
 - (b) the Downtown Halifax Heritage Conservation District By-law (H-900), including repealing the Barrington Street Heritage Conservation District By-law (H-500) and the Old South Suburb Heritage Conservation District By-law (H-800), as set out in Attachments B of the revised staff report.
2. Give First Reading and schedule a public hearing to consider the adoption of:
 - (a) the amendments to the Regional Centre Secondary Municipal Planning Strategy and the amendments to the Regional Centre Land Use By-law, as contained in Attachments C and D of the revised staff report; and

RECOMMENDATIONS CONTINUE ON PAGE 2

- (b) the amendments to the Downtown Halifax Secondary Municipal Planning Strategy and the amendments to the Downtown Halifax Land Use By-law, as contained in Attachments E and F of the revised staff report.
- 3. Adopt:
 - (a) The Downtown Halifax Heritage Conservation District Plan, including repealing the Barrington Street Heritage Conservation District Revitalization Plan and the Old South Suburb Heritage Conservation District Plan as set out in Attachment A of the revised staff report; and
 - (b) the Downtown Halifax Heritage Conservation District By-law (H-900), including repealing the Barrington Street Heritage Conservation District By-law (H-500) and the Old South Suburb Heritage Conservation District By-law (H-800), as set out in Attachments B of the revised staff report.
- 4. Adopt:
 - (a) the amendments to the Regional Centre Secondary Municipal Planning Strategy and the amendments to the Regional Centre Land Use By-law, as contained in Attachments C and D of the revised staff report; and
 - (b) the amendments to the Downtown Halifax Secondary Municipal Planning Strategy and the amendments to the Downtown Halifax Land Use By-law, as contained in Attachments E and F of the revised staff report.
- 5. Direct staff to review the FAR provisions applied to the Black Binney property to consider additional development potential (ie. height) on the property.

BACKGROUND

Heritage Advisory Committee received a revised staff recommendation report dated June 5, 2023 to consider the implementation of the Halifax Conservation District Plan and By-law. This involves removing the proposed Halifax Conservation District from the Downtown Halifax Secondary Municipal Plan Area and adding it to the Regional Centre Secondary Plan Area, and amending the Regional Centre Land Use By-law (LUB) that will implement the proposed built form framework, including design requirements and land use regulations.

For further information refer to the attached revised staff report dated June 5, 2023.

DISCUSSION

Heritage Advisory Committee considered the revised staff report dated June 5, 2023 and approved the recommendations to Halifax Regional Council as outlined in this report. To establish the Downtown Halifax Heritage Conservation District, Halifax Regional Council must adopt the Downtown Halifax Heritage Conservation District Plan (HCD Plan) and the Downtown Halifax Heritage Conservation District By-law (HCD By-law). Furthermore, to implement the HCD Plan and the HCD By-Law, Halifax Regional Council will also need to amend the local municipal planning strategies and land use by-laws to provide consistency between these documents. Staff have prepared the necessary documents, which are contained in Attachments A to F of the revised staff report dated June 5, 2023.

FINANCIAL IMPLICATIONS

Financial implications are outlined in the attached revised staff report dated June 5, 2023.

RISK CONSIDERATION

Risk consideration is outlined in the attached revised staff report dated June 5, 2023.

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 Board/ Committee are posted on Halifax.ca.

For further information on Community Engagement refer to the attached revised staff report dated June 5, 2023.

ENVIRONMENTAL IMPLICATIONS

Environmental implications are outlined in the revised staff report dated June 5, 2023.

ALTERNATIVES

Alternatives are outlined in the attached revised staff report dated June 5, 2023.

ATTACHMENTS

Attachment 1 – Revised staff recommendation report dated June 5, 2023.

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: Dorothy Maponga, Legislative Assistant, Municipal Clerk's Office 902.478.2408



P.O. Box 1749
Halifax, Nova Scotia
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Item No. 9.1.1
Heritage Advisory Committee
June 28, 2023

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: **-ORIGINAL SIGNED-**

Cathie O'Toole, Chief Administrative Officer

DATE: June 5, 2023

SUBJECT: **Case H00513: Downtown Halifax Heritage Conservation District Plan, By-law, and Amendments to Secondary Municipal Planning Strategies and Land Use By-laws**

ORIGIN

On May 4, 2021, Halifax Regional Council passed the following motions:

THAT Halifax Regional Council:

- 1. Accept the background study contained in Attachment A of the March 2, 2021 staff report to initiate the process to establish a Heritage Conservation District in Downtown Halifax; and*
- 2. Follow the Public Participation Program for Heritage Conservation Districts (HCDs), adopted by Regional Council on November 17, 2020, as contained in Attachment B of the March 2, 2021 staff report, to obtain public input on the proposed Downtown Halifax conservation plan and by-law in accordance with Section 6 of the Heritage Conservation Districts Regulations.*

LEGISLATIVE AUTHORITY

Heritage Property Act Including Section "19A (1)

A municipality may establish a heritage conservation district by concurrently adopting a heritage conservation district plan and a heritage conservation district by-law for a part of the municipality and there may be different conservation plans and conservation by-laws for different parts of the municipality."

Heritage Conservation Districts Regulations

Halifax Regional Municipality Charter, Part VIII

Halifax Regional Municipality Charter, 32 (3) The powers and duties of a community committee may include:

- (c) making recommendations to the Council respecting any matter intended to improve conditions in the area for which the committee is responsible including, but not limited to, recommendations respecting... (ii) by-laws or regulations, including those regarding planning, that are required, and

By-law H-200, Heritage Property By-law

- 4 The Committee shall, within the time limits prescribed by Council or the Act, advise the Region respecting:
 - (d) the preparation, amendment, revision or repeal of a conservation plan and conservation by-law;
 - (g) building or other regulations that affect the attainment of the intent and purpose of the Act;
 - (h) applications for heritage agreement, development agreements or amendments to a Land Use By-law which may affect a registered heritage property or amendments to a Municipal Planning Strategy affecting heritage policies;
 - (q) and other matters conducive to the effective carrying out of the intent and purpose of the Act.

RECOMMENDATIONS

Heritage Advisory Committee

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

1. Give First Reading and schedule a public hearing to consider the adoption of:
 - (a) the Downtown Halifax Heritage Conservation District Plan, including repealing the Barrington Street Heritage Conservation District Revitalization Plan and the Old South Suburb Heritage Conservation District Plan as set out in Attachment A; and
 - (b) the Downtown Halifax Heritage Conservation District By-law (H-900), including repealing the Barrington Street Heritage Conservation District By-law (H-500) and the Old South Suburb Heritage Conservation District By-law (H-800), as set out in Attachments B.
2. Give First Reading and schedule a public hearing to consider the adoption of:
 - (a) the amendments to the Regional Centre Secondary Municipal Planning Strategy and the amendments to the Regional Centre Land Use By-law, as contained in Attachments C and D; and
 - (b) the amendments to the Downtown Halifax Secondary Municipal Planning Strategy and the amendments to the Downtown Halifax Land Use By-law, as contained in Attachments E and F.
3. Adopt:
 - (a) The Downtown Halifax Heritage Conservation District Plan, including repealing the Barrington Street Heritage Conservation District Revitalization Plan and the Old South Suburb Heritage Conservation District Plan as set out in Attachment A; and
 - (b) the Downtown Halifax Heritage Conservation District By-law (H-900), including repealing the Barrington Street Heritage Conservation District By-law (H-500) and the Old South Suburb Heritage Conservation District By-law (H-800), as set out in Attachments B.

4. Adopt:
- (a) the amendments to the Regional Centre Secondary Municipal Planning Strategy and the amendments to the Regional Centre Land Use By-law, as contained in Attachments C and D; and
 - (b) the amendments to the Downtown Halifax Secondary Municipal Planning Strategy and the amendments to the Downtown Halifax Land Use By-law, as contained in Attachments E and F.

EXECUTIVE SUMMARY

The Downtown Halifax Heritage Conservation District holds significant heritage values associated with the early settlement, economic life, and traditional architectural character of Downtown Halifax. Expanding on the success of the Barrington Street (2009) and Old South Suburb (2020) Heritage Conservation Districts, the Downtown Halifax Heritage Conservation District consolidates these two districts with the new Capital Area. The new consolidated Heritage Conservation District will bring consistent regulations across the most historically significant areas of Downtown Halifax to support community character, development, vibrant and walkable streetscapes, and the tourism economy.

The Downtown Halifax Secondary Municipal Planning Strategy has long envisioned a renewed community focus for this part of the downtown core. The Heritage Conservation District Plan and By-law will protect the many significant registered and non-registered heritage buildings in the area. The use of a built form framework, including heritage design guidelines, will support new development and ensure that it is visually consistent with the traditional architecture. The Downtown Halifax HCD Plan does introduce some modest design regulations, specifically along view corridors in the Capital area. However, the area within the HCD Plan boundary will realize a net increase in development rights, with increased height limits on certain blocks where appropriate to the surrounding context.

The implementation of this HCD Plan and By-law involves removing the proposed HCD from the Downtown Halifax Secondary Municipal Plan Area and adding it to the Regional Centre Secondary Plan Area, and amendments to the Regional Centre Land Use By-law (LUB) that will implement the proposed built form framework, including design requirements and land use regulations. Council recently initiated a process to fully consolidate the Downtown Halifax Plan Area into Regional Centre Plan Area.

BACKGROUND

A Heritage Conservation District (HCD) is an urban or rural area with historic or architectural value that is established pursuant to the *Heritage Property Act* to guide exterior alteration and applications for demolition. To establish an HCD, the HCD Plan and By-law must align with the local municipal planning strategy and land use by-law to achieve its objectives. The Halifax Regional Municipality currently has three Heritage Conservation Districts (HCDs) in place: the Barrington Street HCD (est. 2009), the Schmitville HCD (est. 2018), and the Old South Suburb HCD (est. 2020).

Since its adoption in 2009, the Downtown Halifax Secondary Municipal Planning Strategy (DHSMPS) has maintained a policy to consider the Historic Properties and Granville Mall areas as part of a new HCD (DHSMPS Policy 34). In 2021, Regional Council passed a motion to initiate a process that will consider establishing this new HCD and to expand the geographic scope of this potential HCD to encompass the many registered and unregistered heritage resources south of Historic Properties and Granville Mall, including Province House and its surrounding blocks.

The proposed Downtown Halifax HCD refers to this expanded area as the Capital Area (Map 2). The boundary of the proposed Downtown Halifax HCD will include the Capital Area and extend further south to encompass the boundaries of the existing Barrington Street HCD and Old South Suburb HCD, which will be integrated into a single HCD boundary (see Map 2). One new HCD Plan and By-law will consolidate these three areas. This new HCD Plan will reduce the number of plans and by-laws administered by the Municipality, while ensuring for greater consistency in the future land-use regulations for the consolidated District. A consolidated HCD Plan will also support and recognize the shared heritage value and character of the historic areas of Downtown Halifax. On May 9th, 2023, Council initiated a process to repeal of the Downtown Halifax Secondary Municipal Planning Strategy and Land Use By-law and to fully consolidate the Downtown Halifax Plan Area into Regional Centre Plan Area.

Registered heritage properties within a District will continue to be registered. As such, provision of the Act relating to substantial alteration, demolition, and deregistration will continue to apply to these properties. However, Section 18 of the Act, which allows for alteration or demolition of a registered heritage property after three years where the municipality does not approve the application, does not apply within a District. Also, no further properties within a District shall be registered as a municipal heritage property. All other properties within a District, which are not registered heritage properties, shall be subject to the provisions and processes specified in the HCD Plan and By-law as these relate to alterations, demolitions, and other conservation measures.

Background Study

On May 4, 2021, Regional Council initiated a process to prepare a HCD Plan and By-law for Downtown Halifax. A background study was accepted by both Regional Council and the Minister responsible for the *Heritage Property Act* for their endorsement of the process to initiate the HCD planning process.

In accordance with the *Heritage Property Act*, the content of the background study must support the content of the heritage conservation district plan and by-law. The background study addressed the requirements of the *Heritage Conservation Districts Regulations* in preparation for a heritage conservation plan and by-law as follows:

- a) *the rationale or justification for heritage conservation measures in the district;*
- b) *the rationale for the boundaries of the district;*
- c) *the relationship of a conservation plan and conservation by-law with any municipal planning strategy, land-use by-law or provincial land-use policy or regulation in effect for the district; and*
- d) *an analysis of the social and economic implications of the establishment of the district, as these relate to clause (a).*

Rationale for Heritage Conservation Measures and District Boundaries

The rationale for heritage conservation measures in the proposed HCD relate to its heritage value, development pressures, consolidation of plans and consistency of policies. Heritage value is defined in the *Heritage Property Act* as the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The heritage value of Downtown Halifax as a Heritage Conservation District is associated with the economic, social, and political evolution of Halifax, province, and country which continues to the present. The Downtown Halifax HCD contains some of the most valuable real estate in Halifax. Therefore, there is a great deal of demand for development in the area that should be designed to complement, and not detract from the existing historic context. The HCD Plan establishes consistency in the administration of the heritage policies and programs in three areas: Capital Area, Barrington Street Area; and Old South Suburb Area. Conservation measures will provide many cultural and social benefits while boosting both community interest and cultural heritage tourism activity in the area.

The proposed HCD boundaries encompass a high concentration of registered municipal heritage properties that are protected from demolition or exterior alteration within Downtown Halifax. The HCD

Plan ensures that all contributing heritage resources, registered or unregistered, are afforded measures of protection and that new development complements the historic setting of the District.

HAC Roles and Responsibilities

Prior to Regional Council conducting first reading on the establishment of a new HCD Plan and By-law with amendments to the Regional Centre Secondary Municipal Planning Strategy (SMPS) and Land Use By-law (LUB), the HRM Heritage Advisory Committee will review the documents and provide feedback to Regional Council.

The Heritage Advisory Committee's (HAC) role is to advise Regional Council on the amendments to the Municipal Planning Strategy and Land Use By-law as well the HCD Plan and the HCD By-law. HAC will also advise Regional Council on any financial incentives program for Heritage Conservation Districts.

DISCUSSION

To establish the Downtown Halifax Heritage Conservation District, Council must adopt the Downtown Halifax Heritage Conservation District Plan (HCD Plan) and the Downtown Halifax Heritage Conservation District By-law (HCD By-law). To implement these documents, Regional Council will also need to amend the local municipal planning strategies and land use by-laws to provide consistency between these documents. Staff have prepared the necessary documents, which are contained in Attachments A to F of this report.

The following sections will outline the major aspects of the Downtown Halifax Heritage Conservation District Plan and By-law and the required amendments to both the Regional Centre Plan and Land Use By-law and Downtown Halifax Plan and Land Use By-law:

Downtown Halifax Heritage Conservation District Plan

The HCD Plan identifies three heritage conservation goals:

- a) *To conserve the historic integrity of Downtown Halifax within a sustainable urban environment.*
- b) *To encourage new development that complements the scale and character of Downtown Halifax.*
- c) *To promote the Downtown Halifax HCD as a cultural heritage destination.*

Heritage Conservation Measures

The Heritage District Plan includes heritage conservation measures in the form of policy direction to develop and implement the heritage conservation goals as follows:

1. *Conservation of Historic Integrity*

This Plan encourages the preservation, rehabilitation, and restoration of historic buildings, streetscapes, and public spaces. In establishing the District, it is the intention of the Municipality to strengthen the protection of registered municipal heritage properties and all other properties that contribute to the heritage value and character of the District. The Plan identifies notable examples of modern buildings as heritage resources and recognizes the environmental, cultural, and social benefits to preserve and find adaptive new uses for these large buildings. The Heritage Officer will approve or deny applications for substantial exterior alteration of contributing heritage resources. Regional Council will approve or deny applications for the removal or demolition of contributing heritage resources, after a public hearing. The Plan includes a policy wherein the Municipality may consider a financial incentives program to encourage and support restoration or renovation of properties within the Downtown Halifax HCD.

2. *Encourage New Development that Complements Historic Character*

The Plan encourages significant new development where appropriate while requiring that the design

and construction of new infill buildings complements the historic buildings while filling empty spaces that detract from the architectural cohesiveness of the District. New construction will provide continuity with the pedestrian scale on the street while ensuring that historic places are visually prominent and framed within an appropriate setting. An incentive or bonus zoning program will ensure the conservation of heritage resources and that conservation projects, including rehabilitation, can be undertaken. Heritage Design Guidelines supplement the municipal conservation standards and the Heritage Officer will evaluate Certificates of Appropriateness using these Guidelines.

3. *Promotion of a Cultural Heritage Destination*

The Plan supports a distinct and desirable community that is designed and programmed to provoke the public's interest in heritage. The Plan will help people make a connection between the past and the present using a variety of techniques to meet the varying needs of people. The District will include educational signage that will help people learn about the history and architecture of the District. It will also include interpretive streetscape elements with an appropriate historical design such as lamp posts and benches to help evoke and enhance the historic and architectural experience of the area.

Streetscape Improvements and Interpretive Signage

The HCD Plan outlines improvements to streetscaping and the implementation of an interpretive program as potential future amenities in the District. The purpose of these programs will be to enhance the public realm within the District, interpret the history of the area, and encourage additional pedestrian traffic. These costs are associated with projects such as the undergrounding of wires, tree plantings, decorative street lights, and interpretive signage throughout the District. Prioritization of this proposed work will be made based around the future re-capitalization of the streets and sidewalks within the District. The extent, costing, and prioritization of these improvements will be made in conjunction with other municipal business units and divisions and would be approved separately as a future capital budget funding request by Regional Council. The Plan will align with the proposed Water Street Functional Plan to ensure that street furnishings and other elements support the historic character of the District.

Heritage Incentives Program

The HCD Plan along with its background studies identify the need for a financial incentives program to encourage the conservation of historic buildings within the districts. A similar program was vital to encouraging improvements within the existing three Heritage Conservation Districts, which have resulted in extensive improvements within these districts.

A future Heritage Conservation Districts Incentives Program can encourage the conservation of heritage resources and the use of high-quality traditional materials on all buildings in the Downtown Halifax HCD. Such a program can be implemented through an Administrative Order which can provide the framework for the financial incentives program and, along with the HCD Plan, provide a framework to secure public investments in private property within the District. Staff will bring the financial incentives program forward as a separate item for committee and Council consideration.

Downtown Halifax Heritage Conservation District By-law

To implement the policy directions of the HCD Plan, a Heritage Conservation District By-law must be established (see Attachment B). It provides a regulatory framework to implement those policies of the Plan that require regulatory support. The Heritage Officer is responsible for the administration of the HCD Plan and HCD By-law and for the issuance of certificates of appropriateness which address compliance with the HCD By-law.

Certificates of Appropriateness

In accordance with the HCD By-law, the heritage officer will issue certificates of appropriateness only for specific types of development in the Downtown Halifax HCD including exterior alterations to existing buildings, construction of new buildings, and demolition of heritage buildings. The heritage officer shall evaluate and decide to either approve or deny a certificate of appropriateness where an application is

required. In the case of demolition or removal of a heritage building, a public hearing and a decision of Regional Council is required before the heritage officer can issue or deny any certificate. The approval, imposition of conditions on, or denial of a certificate may be appealed to the Nova Scotia Utility and Review Board pursuant to the *Heritage Property Act*.

Heritage Design Guidelines

The Downtown Halifax HCD By-law includes a Schedule that contains the heritage design guidelines for the Downtown Halifax HCD. The heritage officer will consult these guidelines along with the HRM Conservation Standards to evaluate any proposed development that is subject to a certificate of appropriateness. The heritage design guidelines provide guidance on the specific types of development within the district including exterior alterations to heritage resources, construction of new buildings, signs, and utility structures.

The same heritage design guidelines are applied to all three areas of the Downtown Halifax Heritage Conservation District to provide consistency with the evaluation of signage, façade alteration, and new development proposals. All infill development, abutting or adjacent to heritage buildings, shall meet the heritage design guidelines to ensure that the historic setting of the District is enhanced.

Heritage Impact Statements

If an application is made for a substantial alteration to a contributing heritage resource, the heritage officer may require the applicant to submit a Heritage Impact Statement as part of the application where the alteration involves the removal or alteration of a character defining element. A Heritage Impact Statement is a study that determines the impact of a development proposal on a heritage resource and demonstrates how the resource will be conserved.

Amendments to the Downtown Halifax Secondary Municipal Planning Strategy & Land Use By-law

The Downtown Halifax SMPS and LUB currently apply to the Barrington Street and Old South Suburb HCD areas, while the Regional Centre SMPS and LUB applies to the Capital area. To bring consistency to the land use regulations and policies applying to the new consolidated HCD, the Downtown Halifax SMPS and LUB will be amended to remove any portions of the new Downtown Halifax HCD so that the entire district will fall within the Regional Centre SMPS area.

Amendments to the Regional Centre and Downtown Halifax Secondary Municipal Planning Strategies

In accordance with the *Heritage Property Act*, a Heritage Conservation District Plan and By-law work together with the local municipal planning strategy and land use by-law. Therefore, amendments to the Regional Centre Secondary Municipal Planning Strategy and Land Use By-law are necessary to implement the policy directions of the HCD Plan (see Attachments C and E).

The amendments to the Regional Centre SMPS establish the Downtown Halifax Heritage Conservation District Precinct and a new zone which will apply within this precinct, called the Heritage Conservation District - Downtown Halifax (HCD-DH) Zone. The new precinct contains policies that seek to implement the goals and objectives of the Downtown Halifax Heritage Conservation District Plan to ensure development within the district is consistent with the character defining elements. Amendments to the Downtown Halifax SMPS are intended to remove any references to the Barrington Street HCD and Old South Suburb HCD.

Amendments to Regional Centre and Downtown Halifax Land Use By-laws

Amendments to the Regional Centre and Downtown Halifax Land Use Bylaws establish specific requirements for the Downtown Halifax Heritage Conservation District. Amendments to the Regional Centre LUB are contained in Attachment D and some of the key provisions are described below:

Precinct-Specific Requirements:

- Maximum heights will be maintained, except for Province House block (11 metres), Historic Properties (11 metres), and open space areas (4 metres).
- Maximum height limits on blocks not containing contributing heritage properties will increase by 10 to 30 metres, where appropriate and considering view protections from Citadel Hill.
- A setback of 12 metres above the streetwall will be required on the street frontages of registered heritage buildings along view corridors, in the Capital area. A similar provision is already in place in the Old South Suburb HCD area.
- The tower portion of a high-rise building shall apply to any height exceeding 22 metres in the Downtown Halifax HCD, and no longer 33.5 metres.
- More than one main building will be permitted on a contributing heritage property.
- Setbacks from side or rear lot lines will no longer be required in the Old South Suburb area.

Conclusion

The rationale for heritage conservation measures in the proposed HCD relate to its heritage value, development pressures, consolidation of plans and consistency of policies. The heritage value of Downtown Halifax as a Heritage Conservation District is associated with the economic, social, and political evolution of Halifax, province, and country which continues to the present. There is a great deal of demand for development in the area that should be designed to complement, and not detract from the existing historic context. The HCD Plan establishes consistency in the administration of the heritage policies and programs in three areas: Capital Area, Barrington Street Area; and Old South Suburb Area.

The Downtown Halifax SMPS has long envisioned a renewed community focus for this part of the downtown core. Downtown Halifax will be enhanced as an historic destination for residents and visitors with the introduction of streetscape elements including interpretive programs and landscape features to highlight the historic setting.

The HCD Plan and By-law will protect the many significant registered and non-registered heritage buildings in the area. Financial incentives will further encourage the conservation of these heritage buildings including their preservation, rehabilitation and restoration. The use of a built form framework, including heritage design guidelines, will ensure that new development is visually consistent with the traditional architecture. Where appropriate, maximum height limits, on blocks not containing contributing heritage properties, will increase to provide more development potential within the new Capital Area of the proposed Heritage Conservation District.

FINANCIAL IMPLICATIONS

The Downtown Halifax Heritage Conservation District Plan provides policy direction for financial incentives and describes streetscape elements and signage for the district. Specific options and recommendations for a financial incentives program or streetscape improvements within the Downtown Halifax Heritage Conservation District will be brought forward to Halifax Regional Council as separate reports for consideration in future budget years. The estimated costs for these future initiatives will be provided at that time and may have financial implications and tax consequences.

The HRM costs associated with advertising and processing this application can be accommodated within the approved 2023/24 operating budget for C340 - Heritage and Planning Information Services.

RISK CONSIDERATIONS

There are no significant risks associated with the recommendations contained within this report.

COMMUNITY ENGAGEMENT

The community engagement process has completed all requirements of the Public Participation Program approved by Regional Council for the adoption of heritage conservation districts.

The community engagement process included two public meetings and several community workshops.

Feedback from these community engagement activities shaped much of the policy directions in the Plan. In addition, staff met individually with several stakeholders including property and business owners to elicit comment on the draft regulations and took these comments into consideration throughout the drafting of the HCD Plan and By-law.

ENVIRONMENTAL IMPLICATIONS

No concerns identified.

ALTERNATIVES

Heritage Advisory Committee

1. The Heritage Advisory Committee may recommend that Regional Council adopt the Downtown Halifax Heritage Conservation District Plan and the Downtown Halifax Heritage Conservation District By-law and adopt the amendments to the secondary municipal planning strategies and land use by-laws, with changes.
2. The Heritage Advisory Committee may recommend that Regional Council refuse to adopt the Downtown Halifax Heritage Conservation District Plan and the Downtown Halifax Heritage Conservation District By-law and refuse to adopt the amendments to the secondary municipal planning strategies and land use by-laws.

ATTACHMENTS

Map 1: Downtown Halifax Heritage Conservation District – Heritage Resources

Attachment A: Downtown Halifax Heritage Conservation District Plan

Attachment B: By-law H-900 Heritage Conservation District (Downtown Halifax) By-law

Attachment C: By-law to Amend the Regional Centre Secondary Municipal Planning Strategy

Attachment D: By-law to Amend the Regional Centre Land Use Bylaw

Attachment E: By-law to Amend the Downtown Halifax Secondary Municipal Planning Strategy

Attachment F: By-law to Amend the Land Use Bylaw for Downtown Halifax

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





Report Prepared by: Seamus McGreal, Planner III, Heritage, 902.717.1568



**Map 1: Downtown Halifax Heritage Conservation District
Contributing Heritage Properties and Resources**

HALIFAX

Downtown Halifax
Heritage Conservation
District Plan

-  Municipally Registered Heritage Properties
-  Contributing Heritage Resources
-  Downtown Halifax Heritage Conservation District
-  Heritage Conservation District Areas

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



Effective:

ATTACHMENT A

Downtown Halifax Heritage Conservation District Plan

Prepared by:
HRM Planning & Development



HALIFAX

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1. Introduction

1.1 Historical Context

Downtown Halifax

Downtown Halifax is located in the Sipekni'katik district of Mi'Kmaq'i, the traditional and ancestral lands of the Mi'Kmaq First Nations. Halifax, including the downtown, in general is commonly known to the Mi'Kmaq as K'jipuktuk, meaning Great Harbour. The Municipality acknowledges the Peace and Friendship Treaties signed in this Territory and recognizes that we are all Treaty People. The original fortified town of Halifax was settled by the British in the middle of the 18th century due to concerns in Massachusetts about the possibility of a French invasion of Acadia. Surveyor General, Charles Morris, laid out a plan for the town, confined within a palisade fence, between Citadel Hill and the harbour. Morris also surveyed the lands that were to become the town's north and south suburbs.

The Capital Area

Established in 1749, the original town of Halifax played a significant role in the economic, social, and political development of the city, province, and country. The town became the seat of both provincial and municipal governments. Today, this Capital area of Downtown Halifax contains the earliest and most celebrated versions of buildings typically found in a traditional downtown, such as government buildings, commercial shops, industrial warehouses, institutions and banks. The wood-framed stone waterfront buildings (Historic Properties), at the foot of Duke Street, are warehouses associated with the early industrial waterfront and seafaring economy of the port city. This area has a long-standing history as an important financial centre, where three of the five largest banks in Canada emerged. The heritage conservation movement in Nova Scotia also emerged in this area during the 1960s and '70s which saved much of the built heritage in the area and assisted with downtown revitalization.

The Barrington Street Area

Barrington Street was laid out as the original town's principal north-south street and developed first as a residential street. The Barrington Street area, between Grand Parade and the Old Burying Ground, became the principal ceremonial street in the original town of Halifax. From the 1890s to the mid 20th century, this area served as the principal downtown commercial street. The buildings, which occupy the four central commercial blocks, reflect the evolution of Barrington Street from its early 19th century beginnings, to its blossoming as the centre of ceremony and commercial retail in the late 19th and early-mid 20th century, its decline in the late 20th century and, now, its revitalization as the commercial core of downtown Halifax.

The Old South Suburb Area

The first suburb of Halifax, established to the south of the original town, is an area of traditional residential Georgian-style architecture. The Old South Suburb was developed between Pleasant

Street (now part of Barrington Street south of Spring Garden Road) and Halifax Harbour, outside of the fortified palisade fences of the original town, where a cemetery and other religious and government institutions were established. Much of the historic suburb, and part of the original town, were known locally as Irishtown, especially between the mid-19th century to the early 20th century, due to the presence and influence of the Irish and other immigrants who have left their unique mark on the cultural identity in the area. In 1930, the Canadian National Railways constructed the CN Railway (Via Rail) Station, Hotel Nova Scotian (Westin Hotel), and a park. Now known as Peace and Friendship Park, this park was designed in the railway garden tradition to provide an engaging civic space for railway passengers arriving at key destinations.

1.2 A Heritage Conservation District for Downtown Halifax

A Heritage Conservation District (HCD) is a defined area of historic or architectural value. It is protected by land use, built form, and other regulations governing such things as demolition, exterior alteration, and new development. Financial incentives, such as grants, may apply to encourage private architectural conservation and programs that enhance the built form and public amenities. An HCD plan and by-law may be adopted alongside other development control mechanisms, such as amendments to a Secondary Municipal Planning Strategy and Land Use By-law.

The Downtown Halifax HCD (Map 1) includes significant heritage values associated with the early settlement, economic life, and traditional architectural character of the city. The area within the Downtown Halifax HCD boundaries continues to experience pressures for new development, and the application of heritage conservation measures are justified to preserve the heritage values and character of the district. There is currently a high concentration of registered municipal heritage properties that are protected from demolition or inappropriate exterior alteration within the Downtown Halifax HCD. However, there is also a high concentration of historic structures that contribute to the character of the area that are not registered. This HCD Plan extends conservation measures to all contributing heritage resources in the District.

Policy 1 Establishment of District by Adoption of Plan & By-law

The Halifax Regional Municipality (the “Municipality”) hereby establishes the Downtown Halifax Heritage Conservation District (the “District”) by concurrently adopting this Heritage Conservation District Plan and the accompanying Heritage Conservation District By-law, By-law H-900.

The Downtown Halifax HCD Plan will protect and conserve the traditional character of the area while allowing for new development. It establishes the District as an historic destination by supporting the traditional setting through a built form framework that requires new construction to be visually consistent or compatible with the traditional architecture. The Plan capitalizes on this unique community identity through investments in public amenities that promote the District as a cultural heritage destination for both residents and visitors.

The Downtown Halifax HCD boundaries include three areas: the Capital; Barrington Street; and Old South Suburb (see Map 1). The Barrington Street and Old South Suburb areas were part of two previous heritage conservation districts: the Barrington Street HCD Plan and By-law (H-500) were adopted on October 6th, 2009; and the Old South Suburb HCD Plan and By-law (H-800) were established on July 21st, 2020. The Downtown Halifax HCD Plan and By-law (H-900) were adopted on **[date of Minister approval]**. The boundaries of the Downtown Halifax HCD Plan were consolidated with the boundaries of these two former HCDs and extended to include a new area to the north, called the Capital. The two previous HCD plans and by-laws were repealed on **[date of Minister repeal]**.

The Downtown Halifax HCD Plan and By-law establishes consistency in the administration of heritage policies and programs that affect Downtown Halifax and continues to support the unique character and setting of the Capital, Barrington Street, and Old South Suburb areas through area-specific provisions.

1.3 Developing the Plan

In accordance with the provisions of the *Heritage Property Act* and *Heritage Conservation Districts Regulations*, the Plan was developed by the Municipality in three phases: 1) project initiation; 2) community engagement; and 3) adoption. In the first phase, the Municipality prepared a background study to support the Plan. This study was reviewed by the Heritage Advisory Committee, approved by Regional Council, and the Minister, responsible for the *Heritage Property Act*, advised that no further studies were required.

Throughout the second phase, the Municipality held a series of meetings with the stakeholder groups to review the issues and goals addressed in the background study and policy directions of the Plan. The community engagement process included two public meetings and several community workshops. In the third phase, the Plan and By-law were reviewed by the Heritage Advisory Committee and other committees of council, adopted by Regional Council, and approved by the Minister responsible for the *Heritage Property Act*.

2. Rationale for Heritage Conservation Measures and for District Boundaries

2.1 Rationale for Heritage Conservation District Measures

Heritage Values

Heritage value is defined in the *Heritage Property Act* as the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The heritage value of Downtown Halifax as a Heritage Conservation District lies in its significant role in the economic, social, and political evolution of the city, province, and country which continues

to the present. The heritage value of Downtown Halifax is embodied in the historic architecture and settings of three distinct areas: The Capital Area; the Barrington Street Area; and the Old South Suburb Area. Conservation measures will provide many cultural and social benefits, while boosting both community interest and cultural heritage tourism activity in the area.

Refer to Section 4.1 for a statement of heritage value for the Capital area, Section 4.2 for the Barrington Street area, and Section 4.3 for the Old South Suburb area.

Development Pressures

The Downtown Halifax HCD contains some of the most valuable real estate in Halifax. Therefore, there is a great deal of demand for development in the area. The Cogswell redevelopment project, north of the proposed Downtown Halifax HCD, may spur even more development interest throughout Downtown Halifax, including within the areas subject to this study. There is currently a high concentration of registered municipal heritage properties that are protected within Downtown Halifax. This Plan ensures that all contributing heritage resources, registered or unregistered, are afforded measures for protection and that new development complements the historic setting of the District while allowing for new development and continued economic growth.

Consolidation of Plans and Consistency of Policies

The HCD Plan will establish consistency in the administration of the heritage policies and programs affecting HCDs in downtown Halifax by consolidating two previous HCDs and adding the new Capital area to create one HCD Plan with a boundary that encompasses three distinct areas: Capital Area; Barrington Street; and Old South Suburb. The new HCD Plan will reduce the number of plans and by-laws administered by the Municipality, while ensuring greater consistency in the future land-use regulations for the consolidated District. A consolidated HCD Plan will support and recognize the shared heritage value and character of the historic areas of Downtown Halifax.

2.2 Rationale for Heritage Conservation District Boundaries

Contributing Heritage Resources

The Downtown Halifax HCD Plan boundaries encompass contributing heritage resources, which include buildings, structures, and open spaces that contribute to the heritage value of the District, as indicated on Map 1 and in Appendix A, Inventory of Heritage Properties. The contiguous boundary encompasses three areas including the Capital Area in the north, Barrington Street Area in the middle, and the Old South Suburb Area in the south.

Policy 2 Establishment of District Boundaries and Contributing Heritage Resources

It is the intent of the Municipality to establish the boundary of the District and to identify its contributing heritage resources, as shown on Map 1, which include registered provincial heritage properties and registered municipal heritage properties. The Heritage Conservation District Plan and By-law shall apply to all properties within the District and include heritage conservation measures to protect and conserve those properties identified as contributing heritage resources.

Character-Defining Elements

The boundary will encompass the character-defining elements of the District defined as the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to heritage value and that must be sustained to preserve the heritage value of the District. Refer to Section 4.1 for a statement of significance and a list of character-defining elements in the Capital area, Section 4.2 for the Barrington Street area and Section 4.3 for the Old South Suburb area.

Policy 3 Conservation of Character-Defining Elements

It is the intent of the Municipality that the character-defining elements of the Downtown Halifax Heritage Conservation District, as identified in this Plan, be conserved or enhanced in the application of the By-law and the Standards and Guidelines for the Conservation of Historic Places in Canada, 2nd Edition (“HRM Conservation Standards”). Contributing heritage resources generally complement the character-defining elements of the District. If a contributing heritage resource has a specific character-defining element that does not complement the District, this element should be conserved regardless of the District’s character-defining elements.

Policy 4 Establishment of Heritage Conservation Measures

It is the intent of the Municipality to establish heritage conservation measures within the boundaries of the Downtown Halifax Heritage Conservation District and to support interrelated provisions in the applicable secondary municipal planning strategy and land use by-law to further support these measures.

3. Heritage Conservation Goals

This Plan includes three goals in the administration of the Downtown Halifax Heritage Conservation District:

1. To conserve the historic integrity of Downtown Halifax within a sustainable urban environment.

There are many registered heritage properties in this area, as well as many unregistered historic buildings, modern buildings, and open spaces. The HCD Plan strengthens policies concerning demolition and substantial alteration for all buildings and structures. The Plan defines parameters for appropriately integrated development and encourages it with financial and land use incentives.

2. To encourage new development that complements the scale and character of Downtown Halifax.

The HCD Plan encourages building revitalization and new development that complements the scale and character of the Capital, Barrington Street, and Old South Suburb areas of Downtown Halifax to accommodate residents and visitors. Streetwall heights, setbacks, and setbacks are defined in the municipal Land Use By-law along with other parameters.

3. To promote the Downtown Halifax HCD as a cultural heritage destination.

The HCD Plan improves the historic setting by retaining existing elements in the public realm and by investing in additional street elements that promote the Capital, Barrington Street, and Old South Suburb areas as distinct cultural heritage destinations. The Plan includes a strategy to incorporate significant elements of the public realm into a streetscape plan along with additional elements that promote the significance of these three areas of Downtown Halifax.

3.1 Conservation of Historic Integrity

Between 2009 and 2021, over fifty unregistered 19th century buildings, within Downtown Halifax, have been demolished. Protecting and conserving the remaining historic integrity and traditional character of Downtown Halifax is the essential goal of this Plan. Historic buildings form the unique identity of the District and will continue to influence the character of the built environment while connecting us to our past. This Plan encourages the preservation, rehabilitation, and restoration of historic buildings, streetscapes, and public spaces.

Process to Protect Historic Buildings

The dense concentrations of historic architecture define the character of the three areas of the District. In establishing a Heritage Conservation District, the Municipality seeks to strengthen the protection of registered municipal heritage properties and to extend protection to all properties in the district that contribute to its heritage value and character.

Prior to the establishment of this Heritage Conservation District, the registered municipal heritage properties in the District were protected from demolition and inappropriate alteration for only three years, through the provisions of Section 18 of the *Heritage Property Act*.

In establishing the District, it is the intention of the Municipality to strengthen the protection of registered municipal heritage properties and to extend protection from demolition to all other properties that contribute to the heritage value and character of the District. These policies seek to ensure that significant changes to the character of the District cannot occur without consideration of their impact on the heritage value and character of the District.

A Certificate of Appropriateness shall be required for certain types of development. The Municipality shall require that applicants submit certain information along with their applications for a Certificate. Upon review of the application, the Heritage Officer may require additional information from the applicant.

Policy 5 Certificate of Appropriateness Required

It shall be the intent of the Municipality to require a Certificate of Appropriateness for the following types of development within the District:

- a) substantial exterior alteration of buildings and structures, including additions, façades, roofs, windows, doors, storefronts, signs, awnings, exterior materials, exterior steps and stairs;
- b) demolition or removal of buildings or structures that are part of a contributing heritage resource;
- c) construction of new buildings or structures;
- d) sidewalk cafés, awnings and canopies that impact the heritage value of the district;
- e) fences in front yards;
- f) utility structures, such as mechanical or electrical equipment, that are visible from a public Right-of-Way and impact a character defining element of a contributing heritage resource; and
- g) any of the above in the public right of way and public parks.

Policy 6 Certificate of Appropriateness Not Required

A Certificate of Appropriateness shall not be required for the following types of development within the District:

- a) Alterations of the interior of buildings;
- b) construction of temporary buildings or structures incidental to development, maintenance or repair;
- c) maintenance and repair of existing buildings or structures provided these are not altered and remain substantially the same as before;
- d) a sign posted on the property notifying the public of a demolition application; and
- e) any development approved by Site Plan Application under the provisions of the former Downtown Halifax Land Use By-law, within the boundaries of the former Barrington Street Heritage Conservation District or Old South Suburb Heritage Conservation District.

Policy 7 Conditions on Certificate of Appropriateness

In addition to the conditions set out in Section 14 of the Heritage Conservation Districts Regulations, a Certificate of Appropriateness may include conditions respecting:

- a) a requirement to install heritage interpretive signage on the property near the front property line at the expense of the applicant with content, design, and placement approved by the Heritage Officer;
- b) a requirement for a Heritage Impact Statement, prepared by a qualified heritage professional, at the expense of the applicant;
- c) the photographic or other documentation of the building prior to its demolition, removal, or substantial alteration at the expense of the applicant;
- d) a time limit on an approval under which a demolition, removal or alteration can be carried out; and

e) suitable restoration of the site following demolition or removal of a building.

Policy 8 Preference for Retention of Heritage Resources

It shall be the intent of the Municipality to make every effort to seek the retention, preservation, rehabilitation, and restoration of buildings, streetscapes, structures, features, spaces and areas with heritage value within the District in accordance with the Municipality's general policy on the protection of heritage resources as set out in the Regional Municipal Planning Strategy.

Policy 9 Demolition Rationale

Every application for a Certificate of Appropriateness for demolition or removal of buildings or structures that are part of a contributing heritage resource, shall include the reasons why the proposed demolition or removal is necessary and cannot be avoided, and the alternatives to demolition or removal that may be available.

Policy 10 Demolition, Removal or Substantial Alteration of Registered Municipal Heritage Properties

An application for the demolition, removal or substantial alteration of a registered municipal heritage property shall proceed in accordance with the *Heritage Property Act* in tandem with an application for a Certificate of Appropriateness for the demolition, removal or substantial alteration of a contributing heritage resource. Where Council denies an application for demolition, removal or substantial alteration of a registered municipal heritage property, the Heritage Officer shall refuse a Certificate of Appropriateness in accordance with the decision of Council. In accordance with the *Heritage Property Act*, the property owner may not carry out the application for demolition or substantial alteration to the registered heritage building at any time in the future without the approval of Council.

Policy 11 Public Hearing Required for Demolition

Where an application is made for demolition of buildings or structures that are part of a contributing heritage resource, as identified in Map 1, the application shall be considered at a public hearing to ensure that significant changes to the character of the District do not occur without consideration of its impact on the heritage value and character of the District. In determining whether to grant or refuse permission, Council shall consider:

- a) the heritage value of the building as articulated in the architectural and historical comments sections of Appendix A of this Plan;
- b) the significance of the building to the heritage value and character-defining elements of the District;
- c) the structural condition of the building or structure;
- d) the potential for repair and continued use of the building;

- e) the contents of a Heritage Impact Statement;
- f) the environmental implications of the demolition project;
- g) the compliance or lack of compliance of the proposed development with the HRM Conservation Standards and Heritage Design Guidelines; and
- h) the written advice of Heritage Staff and the Heritage Advisory Committee.

Policy 12 Demolition of a Contributing Heritage Resource

The Municipality shall hold a public hearing before considering a Certificate of Appropriateness for the demolition of a contributing heritage resource that is identified on Map 1. After the public hearing, the Heritage Officer shall:

- a) (i) If Council approves an application for a Certificate of Appropriateness for demolition of a contributing heritage resource, grant a Certificate of Appropriateness in accordance with the decision of Council; or
 - (ii) If Council denies an application for a Certificate of Appropriateness for demolition of a contributing heritage resource, refuse a Certificate of Appropriateness in accordance with the decision of Council; and
- b) In accordance with the *Heritage Property Act*, no Certificate of Appropriateness shall be granted until the time for appeal has elapsed or the appeal has been disposed of, whichever is the longer.
- c) Notwithstanding Map 1, when a Certificate of Appropriateness is issued for the demolition of a contributing heritage resource, the property containing the building is no longer a contributing heritage resource if all buildings and structures are removed from the property.

Policy 13 Heritage Impact Statement

If an application for a proposed development has the potential to impact the heritage value and character of the District or property, the Heritage Officer may require a heritage impact statement to complete an application for a Certificate of Appropriateness. In determining if a heritage impact statement is required, the Heritage Officer shall consider the potential impact of the development on the heritage value and character defining elements of the District and property.

Policy 14 Hazardous Buildings

Nothing in this Plan and its accompanying By-law restricts the authority of the Municipality to demolish a building pursuant to the Fire Prevention By-law of Dangerous and Unightly Premises provisions of the *Halifax Regional Charter*.

Sustainable Development and Modern Heritage

This Plan recognizes the cultural and environmental importance of sustainable development in mitigating the impacts of climate change, as well as the need for climate change adaptation

methods to preserve vulnerable heritage resources. The reuse and retrofit of existing buildings shall be considered a benefit, wherever possible. This Plan also supports mitigative measures to protect vulnerable areas of the historic downtown from sea level rise. These objectives align with key actions identified in HalifACT, the Municipality's plan to achieve a low carbon future.

Twentieth century modern heritage is prevalent in Downtown Halifax including early modern steel framed buildings, including Art Deco, and post-war buildings in a variety of popular modern designs from the 1950s, '60s and '70s that are worthy of conservation as heritage resources in the District. There are environmental, cultural, and social benefits to preserve and find adaptive new uses for these large buildings. Financial incentives will apply to these modern heritage buildings and a Certificate of Appropriateness will be required for applications to demolish these buildings or to alter their exterior. However, the Heritage Design Guidelines of the HCD By-law will not apply to modern heritage buildings. These Guidelines apply to traditional heritage buildings constructed in the 18th, 19th and early 20th centuries.

Policy 15 Sustainable Development and Accessibility

The Municipality recognizes the environmental and climate change mitigation benefits of protecting buildings, especially large buildings, through adaptive reuse, and may extend financial incentives to all properties within the District to restore or renovate buildings, including their energy efficiency and accessibility.

Policy 16 Modern Heritage Buildings (1945-1980)

The Municipality shall identify notable examples of modern buildings, constructed between 1945 and 1980, within the Downtown Halifax Heritage Conservation District and shall encourage the preservation, rehabilitation, and adaptive reuse of these buildings.

Policy 17 Adaptation to Sea Level Rise and Storm Surges

The Heritage Officer shall support other HRM departments and organizations, including Build Nova Scotia, in their efforts to introduce measures that mitigate the imminent threat of sea level rise and storm surges to all existing infrastructure, including contributing heritage resources, near the waterfront in the Capital Area. The Heritage Officer shall evaluate these measures to ensure that the historic integrity of contributing heritage resources and the District are addressed.

Open Spaces

Contributing heritage resources include more than buildings. Certain open spaces are important heritage resources valued today for their cultural uses and for their heritage value associated with the historic evolution of Downtown Halifax as industrial waterfront lands, markets, civic spaces, a cemetery, and modern public spaces that celebrate the city and encourage public access.

Policy 18 Cultural and Historic Open Spaces

The Municipality shall identify the following open spaces as contributing heritage resources and continue to provide the public with access to the spaces, where such access is an established cultural use.

The Municipality shall continue to provide the public with physical access to the following spaces:

- a) Grand Parade;
- b) Historic Properties;
- c) Granville Mall;
- d) City Wharf;
- e) Chebucto Landing;
- f) Sackville Landing;
- g) Water Street Parkette;
- h) Peace and Friendship Park; and
- i) Nathan Green Square.

Wharves

Constant change is part of the historic development of the waterfront area. Significant infill, development and shoreline change occurred as the area evolved from a working waterfront used for commerce and industry into today’s tourism and recreational asset. In recognition of the evolution of the waterfront area as a recreational and tourism destination, this Plan provides significant flexibility in the design and regulations affecting non-contributing buildings and infrastructure. This Plan takes a high-level approach to encourage the conservation of significant patterns and structures, such as finger piers, wharves, and historic waterfront buildings and open space.

Wharves are heritage resources that do not necessarily retain their original uses or materials but maintain their original location, approximate dimensions, and valuable access to the waterfront. Wharves have also gained new cultural uses as recreational open space along the accessible waterfront. The Municipality will work with its provincial and federal government partners to encourage the retention and restoration of the historic pattern of finger wharves and promote their use as cultural and recreational open space.

Policy 19 It is the intent of the Municipality to encourage the preservation of the historic pattern of finger wharves along the Halifax waterfront through collaboration with private property owners and government agencies and departments.

Heritage Conservation Incentives

This Plan will seek to encourage private property owners and non-profit organizations interested in carrying out conservation and other improvements on their heritage buildings. A financial

incentives program can encourage and support conservation projects on heritage resources including maintenance, preservation, rehabilitation and restoration work.

Policy 20 Financial Incentives Program

The Municipality may consider a financial incentives program to encourage and support restoration or renovation of properties within the Downtown Halifax HCD. The financial incentives program shall prioritize revitalization projects, especially rehabilitation work.

Conservation Standards

The Municipality adopted the heritage conservation standards, as set out in the HCD By-law (By-law H-900). This document offers results-oriented guidance for sound decision-making when planning for an historic place. These conservation standards will be used to evaluate any proposed alteration to a property within the District based on the heritage value and character-defining elements of the property and District.

Policy 21 Conservation Standards and Guidelines

The municipal conservation standards, as set out in the HCD By-law, shall apply to all properties in the District and shall be used to evaluate any proposed alteration to any property within the District.

3.2 Development that Complements Historic Character

Since 2009, there has been new construction within the District that is appropriate to the scale and character of the area. However, there has also been construction that is out of scale and character with the District. This Plan will encourage the protection and appropriate adaptive reuse of existing historic buildings in the area. It will also encourage design and construction of infill buildings that complement historic buildings while filling empty spaces that detract from the architectural cohesiveness of the District.

Contemporary design in the District can complement heritage buildings. New construction that is visually consistent with the traditional character of the District will support the Plan's goal of enhancing the unique character of the area. New construction will provide continuity with the pedestrian scale on the street while ensuring that historic places are visually prominent and framed within an appropriate setting. Historic buildings should not become anomalies at risk of demolition or inappropriate alteration. Instead, new construction should facilitate efforts to conserve the District's historic buildings by supporting the existing historic character.

Incentive or Bonus Zoning Program

The District can be revitalized with new infill development and integrated development with limited impact on the heritage character of the District. Incentive or bonus zoning is a method to encourage the revitalization of aging buildings by allowing increased development potential in exchange for investments in the conservation of aging buildings with the District.

Policy 22 Incentive or Bonus Zoning

It is the intent of the Municipality to conserve the historic integrity of heritage buildings and the historic setting of the Downtown Halifax Heritage Conservation District and to support provisions within the applicable secondary municipal planning strategy and land use by-law to enable an incentive or bonus zoning program within the District to ensure the conservation of heritage resources and that conservation projects, including rehabilitation, can be undertaken.

Heritage Design Guidelines

The Downtown Halifax Heritage Conservation District By-law includes Heritage Design Guidelines for all development in the Heritage Conservation District and more specific design guidelines for development in heritage contexts. The Heritage Design Guidelines include provisions relating to façade alterations and signs. These guidelines also include provisions for development on the same property as heritage buildings, new development abutting heritage properties, and all development throughout the District.

If an application requires a Certificate of Appropriateness, the Heritage Officer evaluates the application using the Heritage Conservation District By-law including the applicable sections of the HRM Conservation Standards and Heritage Design Guidelines of the By-law.

If the development application involves a substantial alteration to a registered municipal heritage property, the application is evaluated by the Heritage Officer, Heritage Advisory Committee, and Regional Council.

Policy 23 Design Guidelines Supplement Conservation Standards

The Heritage Design Guidelines, in Schedule B of By-law H-900, shall supplement the municipal heritage conservation standards, identified in the Heritage Property By-law. An application for a Certificate of Appropriateness shall be approved if it meets the requirements of the Downtown Halifax Heritage Conservation District By-law, including applicable portions of the Heritage Design Guidelines.

Commercial and Residential Interest

There is a strong commercial interest in the District. Business owners recognize the benefits of promoting Downtown Halifax as a destination for residents, cultural heritage tourists, and visitors in general. They also recognize the benefits of encouraging appropriate development in the District to support a greater local population base that will sustain frequent patronage to local businesses. Property development firms have an expressed interest in providing greater residential and commercial accommodations in the District.

Policy 24 Encouraging New Development

It is the intent of the Municipality to amend applicable municipal planning strategies and land use by-laws to encourage new development within the District that supports businesses and a local population base.

3.3 Promotion of a Cultural Heritage Destination

People have an interest in living in the District. There is also a strong commercial interest with restaurants, stores and offices in operation. People are also interested in learning more about the history and architecture of the District.

The Downtown Halifax HCD will support a distinct and desirable community that is designed and programmed to provoke the public's interest in heritage. The Plan will help people make a connection between the past and the present using a variety of techniques to meet the varying needs of people. The District will include educational signage that will help people learn about the history and architecture of the District. It will also include interpretive streetscape elements with an appropriate historical design such as lamp posts and benches to help evoke and enhance the historic and architectural experience of the area.

These educational and interpretive features will promote the area as an historic destination and as an attractive place in which to live, work, and visit. These features will improve the public's awareness, understanding and appreciation of the heritage value and character of the District as well as a deeper appreciation of the need to preserve it. As such, these public investments will facilitate efforts to conserve the District's historic buildings, streetscapes, and public spaces.

Streets, Open Spaces and Public Education

Historic buildings and structures provide the essential character of the District. This character is important to all residents and business operators. It is especially vital to retail businesses because it provides a distinct setting and a desirable historic destination for visitors, including cultural heritage travellers. Both residents and visitors need to feel welcomed. Interpretation can awaken their interests and relate to them at a personal level. Streets and open spaces provide a venue for people to gather and learn about the District, indigenous heritage, and the heritage of underrepresented communities. Retail businesses can also provide places for visitors to frequent in the District.

Branding is a marketing strategy that involves creating a differentiated name and image to establish a presence in the public's mind and to attract people. A brand strategy for the Capital, Barrington Street, and Old South Suburb areas can help market these areas in Downtown Halifax as distinct and desirable historic destinations.

Policy 25 Cultural Heritage Destination Strategy

It is the intent of the Municipality to work with partners such as the Downtown Halifax Business Commission, Discover Halifax and other municipal departments to develop a strategy for the District to emphasize the area as a desirable place to visit and to learn about the history of the three areas within the District. The following items will be addressed in the Strategy:

- a) Signage and educational programs, including online material, to communicate the heritage values of the District;

- b) Additional research, signage, and educational programs to communicate indigenous heritage and the heritage of underrepresented groups, with historic associations to the District;
- c) A visual identity and brand with marketing actions, including online connectivity, to promote the District as a distinct and desirable historic destination for residents, businesses and cultural heritage travellers.
- d) Street furnishings and light standards to be designed to the historical and architectural context of each area;
- e) Establishment of a visual connection, using street furnishing and trees, between the Old Burying Ground, near Spring Garden Road, and Peace and Friendship Park;
- f) Improve visual and physical connection to the Town Clock and Citadel Hill, from Lower Water Street through to Argyle Street;
- g) Improve pedestrian safety and amenities around Province House square;
- h) Special effects lighting to highlight character-defining elements of historic buildings at night and use financial incentives to support such projects;
- i) Street infrastructure to support tree health and pedestrian safety, including curb extensions; and
- j) Street furnishings including benches, bike racks, refuse containers, etc.

Policy 26

Commemorative, Interpretive and Public Realm Infrastructure

It is the intent of the Municipality to maintain existing and promote the installation of new commemorative, interpretive, and public realm infrastructure in the District. The following infrastructure, identified on Map 1, shall be conserved within the District:

- a) Sailor statue in Sackville Landing;
- b) Joseph Howe statue on Province House Grounds;
- c) Boer war soldier statue on Province House Grounds;
- d) Historic Sites and Monument Board plaques for National Historic Sites, National Historic Persons, and National Historic Events;
- e) Celtic cross monument in right of way near southwest corner of George Street and Lower Water Street;
- f) Crimean war memorial with lion statue in Old Burying Ground;
- g) Granite and ironstone retaining walls with cast-iron fencing;
- h) Cenotaph in Grand Parade; and
- i) Granite curbs.

4. Areas of the District

The Downtown Halifax Heritage Conservation District is composed of three different areas: the Capital Area, Barrington Street Area, and Old South Suburb Area. The goals and policy objectives, identified in Section 3 above, apply to all three areas. However, the Municipality aims

to conserve the unique heritage values and character-defining elements for each area, identified below, in the application of these policies. The sections below also include policy objectives unique to each area.

4.1 Capital Area

The following Statement of Significance and policies apply only to properties within the area identified as the Capital area on Map 1.

Statement of Significance for the Capital Area

Heritage Value

The Capital area's heritage value lies in its significant role in the economic, social, and political development of the city, province, and country. Together with the rest of the area, between Citadel Hill and the Harbour, the Capital area is the oldest historic area associated with the original town, established in 1749. The streets surrounding Province House and the Grand Parade, the oldest civic open space and public gathering place in the region, continue to serve public assemblies including political and recreational gatherings. Commercial establishments around Province House, Grand Parade, and open spaces near the waterfront, continue to serve as local markets and gathering spaces.

The Capital area has a long-standing history as an important financial centre in the country. The area has significant associations with three of the five largest banks in Canada dating back to the 1820s. The Halifax Banking Company was the sole bank in the city in 1825 and was run out of a Historic Properties building by Enos Collins and his associates. The Halifax Banking Company was one of the first banks to merge with the Canadian Bank of Commerce (later CIBC) in 1903. The Bank of Nova Scotia (later Scotiabank) was established in 1832 with initial operations located in John Roman's stone building at the corner of Duke Street and Granville Street. The increasing prosperity of Halifax was unprecedented by the 1860s, Edward Kenny and his son founded the Merchant's Bank in 1864 while operating their dry goods business out of the Kenny-Dennis building (Figure 15) at the corner of George Street and Granville. The Merchant's Bank of Halifax would change its name to the Royal Bank of Canada (RBC) in 1901.

The Capital area embodies a variety of traditional and modern architectural styles associated with its seat as the centre of government for Halifax and for Nova Scotia and as a competitive regional centre in the developing modern world. The area was largely developed with wooden buildings in the late 18th century. However, much of this earlier building stock was lost to fires and redevelopment except for the industrial waterfront buildings at Historic Properties. The sturdy masonry buildings from the Georgian and Victorian periods of the 19th century and the commercial towers from the latter half of the 20th century now embody the historic legacy and heritage value of the area. The architectural styles are different throughout the area but there are vicinities that share similar architectural traditions associated with different periods in the development of the Capital area.

The Province House is the historic seat of provincial government and its ensuing economic

prosperity. Province House sits at the centre of its own city block surrounded by open space and monuments at the heart of the Capital area. The Palladian architecture of Province House square is complemented by classically-inspired architecture along its surrounding streets (Hollis, Granville, Prince, and George). The classical architectural theme extends further to commercial buildings along Duke Street, Sackville Street, and Bedford Row and it is expressed in both traditional and modern styles from Georgian and Italianate to Art Nouveau and Art Deco styles. The classical theme is interrupted by modern commercial towers that represent the continued prosperity of Halifax into the increasingly global post-war economy of the 20th century.

The wooden waterfront buildings east of Lower Water Street, at the foot of Du^{ke} Street, are warehouses associated with the early industrial waterfront development and seafaring economy of the port city, during Georgian and Victorian times, which is now used for commercial retail and offices. The attached commercial buildings along the Granville block, north of Duke Street, share an Italianate style associated with the prosperous retail industries of the developing merchant class in the latter half of the 19th century which benefitted from the proximity to waterfront trade.

The Capital area is valued for its association with the fledgling heritage conservation movement in Halifax that saved much of the built heritage of the area during the 1960s and '70s. The area was used for political gatherings to protest urban renewal projects including Harbour Drive which planned to replace much of the area's heritage buildings with a highway. Many of the area's heritage buildings, including the Morse's Tea Building, Historic Properties, and the recreational waterfront are legacies of this initial heritage conservation movement. The rehabilitation of the Granville pedestrian mall and the Halifax waterfront buildings in the 1970s was an early and influential demonstration that heritage conservation is a viable approach to urban planning and redevelopment. It was an important catalyst in conserving and reviving the historic urban fabric of the city.

Character-Defining Elements

The Capital area has many character-defining elements that define the heritage value of the district. Character-defining elements for the area are listed below along with elements for the Granville Block and the Halifax Waterfront Buildings.

Character-Defining Elements of the entire Capital area:

- a) classical details complementary to the architecture of Province House, especially on buildings located on streets surrounding the Province House grounds;
- b) stone wall and entranceways with wrought iron fencing and gates around Province House grounds;
- c) variety of traditional and modern architectural styles unified in appearance by classical details;
- d) Grand Parade, located at the axis of George Street, framed by St. Paul's Church at one end and City Hall at the other, with the Cenotaph in the centre. The grounds are landscaped with

formalized paths, hard surfaces, grassed areas, perimeter trees, perimeter stone walls and iron railings;

- e) mid-20th century steel office towers and curtain-wall construction;
- f) buildings are close to the street with no setbacks;
- g) roofs are typically flat with some gable or hipped roofs;
- h) sandstone widely used as exterior material, especially on institutional buildings;
- i) detached buildings;
- j) strong cornice lines;
- k) original street grid layout with Water Street marking the original shoreline, prior to infill, and the pattern of perpendicular wharves and buildings which extended the shoreline into the harbour;
- l) narrow wharves extending perpendicular to the shoreline;
- m) proximity to Halifax Harbour with views of the harbour from east-west streets;
- n) waterfront land physically accessible to pedestrians as public right-of-way;
- o) proximity to Citadel Hill with views of the hill from east west streets and views of the Town Clock from George Street;
- p) elements contributing to the heritage value of the Granville Block (Granville Mall), north of Duke Street, including similar four storey massing of the buildings with stone and brick façades and Italianate style; and
- q) elements contributing to the heritage value of the Halifax Waterfront Buildings (Historic Properties), including two to four-and-a-half storey massing under a hipped roof with large “hoistway” dormers vertically aligned with large “loading” openings on the elevations.

Infill and Integrated Development

In the Capital area, there are very few vacant properties. Therefore, infill development is limited to only a few sites currently serving as parking lots. This pressure for development puts heritage buildings at risk of demolition. Properties generally do not have rear yards or side yards.

Buildings are constructed to cover entire lots or nearly entire lots. There are several examples of integrated development, in this area, where new construction is placed on top of heritage buildings. Other examples of integrated development include the demolition of a portion of a heritage building and retaining the street façade(s) to varying extents.

Integrated development that adds new construction to existing heritage buildings can preserve character defining elements of a heritage building and the character of the District. This type of development can avoid a complete demolition and accommodate increased floor area in a new development. Examples of integrated development in the Capital area include Founder’s Square (1701 Hollis Street), RBC Waterside Centre (1871 Hollis Street), the TD Building’s integration of the Barnstead Drug Building (1786 Granville Street), and the Press Block (1724-40 Granville Street). The design of integrated development projects must be informed by the municipal conservation standards and its principles. Conservation measures, informed by the municipal conservation standards, can mitigate the impacts of integrated approaches to development.

Policy 27 Height and Massing Framework in the Capital Area

It is the intent of the Municipality to conserve the historic integrity of heritage buildings and the historic setting of the Capital area and to support interrelated provisions in the applicable secondary municipal planning strategy and land use by-law through a height and massing framework and policies that conserve heritage properties in the Capital area in accordance with the municipal conservation standards. On registered heritage properties along east-west streets, a setback from the streetline, for height above the streetwall, shall apply.

4.2 Barrington Street Area

The following Statement of Significance and policies apply only to properties within the area identified as the Barrington Street area on Map 1.

Statement of Significance for the Barrington Street Area

Heritage Value

The heritage value of the Barrington Street area lies in the historic and architectural significance of its buildings and its evolution as Halifax’s principal downtown street from settlement to the present day. Barrington Street was laid out as the original town’s principal north-south street and developed first as a residential street. It became the principal ceremonial street in the town of Halifax, between Grand Parade and the Old Burying Ground, just outside the town walls.

From the 1890s to the mid 20th century, the street served as the town’s principal commercial street. The Barrington Street area is easily recognizable due to its historic architecture, central position halfway down the hill between the Citadel and the Harbour, its intersection with the Grand Parade in the north and Old Burying Ground in the south, and its continuing function as the main arterial street through the centre of Downtown Halifax.

The buildings which occupy the four blocks between the Grand Parade and the Old Burying Ground reflect the evolution of Barrington Street as the original town’s centre of ceremony, from its early 19th century beginnings, to its blossoming in the late 19th and early–mid 20th century, its decline in the late 20th century and, currently, its revitalization as the commercial core of the downtown.

Character-Defining Elements

The Barrington Street area has many character-defining elements that define its heritage value. Character-defining elements for the area are listed below.

- a) Buildings are built out to the front and side lot lines, creating a continuous streetwall profile;
- b) Dense urban form based on the original block pattern of sixteen, 12.2m x 18.3m lots per block;
- c) Buildings of varying widths which occupy single lots, double lots or larger lot consolidations;

- d) Some buildings are low and narrow, others higher and wider, in many cases with a projecting cornice or parapet at the roofline;
- e) Buildings of varying low- to mid-rise heights, between two and six storeys, create a varied streetwall profile, with very few buildings exceeding 22 metres in height;
- f) Tops of buildings are articulated by a variety of cornice and parapet treatments;
- g) Upper façades are articulated by vertically proportioned windows organized symmetrically between structural bays defined by pilasters, columns, etc.;
- h) Rhythm of recessed entrances and storefronts create interest at street level; and
- i) Exterior materials are predominantly masonry—brick, stone, terra cotta, cement, stucco—with a wide variety of ornamentation.

Infill and Integrated Development

There are very few vacant properties in the Barrington Street area with little opportunity for infill development. Buildings cover entire lots or nearly entire lots—side yards are uncommon, rear yards are rare and not extensive where present. The Espace building (1652–56–62 Barrington Street) is the only example of an integrated development in this area, where a new addition is placed on top of a heritage building.

Conservation measures can mitigate the impacts on heritage buildings in this area and maintain the prominence of these heritage buildings and the historic setting of the District.

Policy 28 Height and Massing Framework in the Barrington Street Area

It is the intent of the Municipality to conserve the historic integrity of heritage buildings and the historic setting of the Barrington Street area and to support interrelated provisions in the applicable secondary municipal planning strategy and land use by-law through a height and massing framework and policies that conserve the integrity of character defining elements, and the heritage value of heritage properties and the Barrington Street area. Within this area, height shall not exceed 22 metres.

4.3 Old South Suburb Area

The following Statement of Significance and policies apply only to properties within the area identified as the Old South Suburb Area on Map 1.

Statement of Significance for the Old South Suburb Area

Heritage Value

The Old South Suburb area is valued for its associations with the early settlement of Nova Scotia, its historic open spaces, religious and government institutions and as one of the first contiguous suburbs of the once fortified town of Halifax. The district is valued as an area of traditional architecture. It is also valued for its associations with the early social and economic life of the waterfront town and the vibrant railway industry of the 1920s and 30s.

During the late 18th century and into the 19th century, a series of settlers acquired larger parcels of land south of the original town and built Georgian style dwellings. As the economy

expanded with the Golden Age of Sail more residential buildings were constructed to the south of the original town that exemplify the architecture of the Georgian and early to mid-Victorian periods in Nova Scotia. The Scottish Georgian architectural style is characterized by the distinctive Scottish, five-sided, dormers on pitched or truncated pitched roofs. The configuration is most often a two-and-a-half-storey, three-bay townhouse, with a side hall plan inside. The Scottish Georgian domestic architectural style is more prevalent in the Old South Suburb than anywhere else outside of Scotland. Further Georgian styles include the large square mansions with hipped roofs and the Palladian style with a triangular pediment.

Architectural styles evolved gradually, rather than dramatically, from Georgian to Victorian styles. This gradual evolution in styles, during the mid-Victorian years of the 1860s and 1870s, gives the area an overall cohesive architectural character rather than a jarring jumble of heritage styles. As the Mansard roof gained in popularity, the familiar two-and-a-half-storey, three-bay, side-hall-plan townhouses were built with curvaceous Mansard roofs, often with attractive arched-roof dormers and tall chimneys. This architectural feature along with other more ornamental elements are prominent on the buildings of the Late Victorian period which are predominantly located along Barrington Street. The previous owners and tenants of these early buildings are associated with early social and economic activities relating to the waterfront town. The district was home to many dockyard labourers including a high percentage of Irish residents, especially between 1860 and 1890. Much of this area was known informally as Irishtown for many decades thereafter.

In the 1930s, Halifax was the great eastern terminus of transcontinental rail passenger service in Canada. The Canadian National Railways Station (Via Rail Station) was constructed c. 1930, creating a major southern access point into downtown Halifax by rail. The construction of the Hotel Nova Scotian (Westin Hotel) by the Canadian National Railways, c. 1931, adjacent to the Canadian National Railway (Via Rail) Station speaks of railway affairs during the 1920s and 30s with its emphasis on both passenger traffic and tourism. These two buildings were designed in the Beaux-Arts architectural style with its symmetry, monumentality and classically inspired detailing. The Canadian National Railways created Park Nova Scotian (Peace and Friendship Park), c. 1931, in the railway garden tradition that contributes to the public realm at key railway destinations across the nation. The relationships of these buildings with this open space create a monumental destination and define the southern extent of Halifax's downtown core.

Character-Defining Elements

The Old South Suburb area has many character-defining elements that define its heritage value. Character-defining elements for the area are listed below along with elements for the Old Burying Ground and the Monumental Railway Destination.

- a) the original rectangular grid layout including all existing right-of-way alignments and widths;
- b) the Old Burying Ground bordered by a stone wall and wrought iron fence, the entrance is clearly defined by an historic monument, and paths wind among the gravestones and trees;
- c) St. Mary's Basilica and Glebe House face the Burying Ground from across Spring Garden Road, and St. Matthew's Church and Government House face across Barrington Street.

Both churches are built to the street edge and their classic building forms, front facades and tall spires are prominent landscape features;

- d) Government House is set back from the street in spacious, landscaped grounds;
- e) traditional buildings in wood, stone and brick construction;
- f) two-and-a-half-storey building height, which is remarkably consistent throughout the area;
- g) buildings are close to the street with no setback or just enough setback to allow for stairway entrances;
- h) side yards and alleys, in between buildings, providing space between detached buildings;
- i) roofs are either pitched, truncated-pitched or Mansard roofs, with a few flat roofs;
- j) dormers are plentiful, with the five-sided Scottish dormer being particularly characteristic of the area;
- k) three-bay building width is most common, and the side-hall plan is also prevalent;
- l) doors frequently have transoms and side-lights;
- m) vertically proportioned windows are higher than wide and have over-and-under sashes;
- n) building widths are between 6 and 16 metres and depths are between 10 and 35 metres;
- o) wood buildings finished with wooden shingles;
- p) stone buildings frequently have stringcourses and corner quoins;
- q) brick buildings usually have the bricks exposed, although sometimes the bricks are covered with stucco of parge finish;
- r) buildings have prominent cornices, usually supported by brackets or dentils;
- s) the terrace, distinctive of the Scottish Georgian style, with three examples in Pryor Terrace, Morris Terrace, and Fraser Terrace;
- t) cohesive streetscapes; and
- u) active use of a building or site at ground level.

Additional character-defining elements of the monumental railway destination:

- a) the Beaux-Arts architecture of the Hotel Nova Scotian (Westin Hotel) and Canadian National Railway (Via Rail) Station with its symmetry, classical detailing, and 25 metre setback from the street;
- b) twelve storey addition to the Hotel Nova Scotian (Westin Hotel) with complementary materials, design, and a 25-metre setback from the street;
- c) unobstructed views of the Canadian National Railway (Via Rail) Station and Hotel Nova Scotian (Westin Hotel) looking eastward and southward across Peace and Friendship Park from all streets and from along Hollis Street;
- d) unobstructed views of Peace and Friendship Park from the public space in front of the railway station and hotel;
- e) all elements within the open space of Peace and Friendship Park including grassed areas, trees, shrubs and formal path layout; and
- f) monumental public art at the centre of Peace and Friendship Park.

Infill and Integrated Development

Like the Capital Area and Barrington Street Area, there are very few vacant properties in the Old South Suburb area. Therefore, infill development is limited to only a few sites currently serving

as parking lots and the pressure for development puts heritage buildings at risk of demolition. There are a few examples of recent infill development that replaced heritage buildings lost to demolition or fire, including W Suites (1233–45 Barrington Street), the Vic (1273–99 Hollis Street), Flynn Flats (5132–38 Bishop Street), and Soho (1212 Hollis Street). Unlike the Capital and Barrington Street areas, most heritage buildings in the Old South Suburb area are detached and do not cover entire lots. These properties consist of side yards and large rear yards. Many of the heritage buildings also include gable, hipped, or mansard roofs.

There is room for integrated development in the large rear yards of heritage properties. The historic integrity of heritage buildings can remain intact with no new massing constructed over the heritage building.

Policy 29 Height and Massing Framework in the Old South Suburb Area

It is the intent of the Municipality to conserve the historic integrity of heritage buildings and the historic setting of the Old South Suburb area and to support interrelated provisions in the applicable secondary municipal planning strategy and land use by-law through a height and massing framework and policies that limit loss of historic materials, facilitate reversibility, complementary and subordinate development within heritage properties and the Old South Suburb area. The height of streetwalls for infill development on smaller lots, abutting heritage buildings, shall complement the traditional building height of the District.

Conservation Treatment of Rear Wings for Integrated Development

Over half of the heritage buildings in the Old South Suburb Area include rear wings. A rear wing is part of a main building that is subordinate to it and projects to the rear of it. The rear wing can be an original part of the main building, such as a rear ell, or a later addition to it. If the rear wing is an original part of the main building, then it has historic significance. Also, if the rear wing was added to the building during an important period in the history of the building then the rear wing can be considered a significant historic addition. Rear wings may have heritage value because of materials, forms, spatial configurations, uses and cultural associations. However, some rear wings may have been added to the historic building more recently and are not of historic significance. If there is evidence that this is the case, these additions can be removed to facilitate appropriate rehabilitation projects.

All rear wings are considered part of the heritage building unless there is documentary or physical evidence that the structure is not of historic significance. The Heritage Officer may request a Heritage Impact Statement where a development proposal seeks to remove or impact a rear wing. The statement shall demonstrate how the rear wing will be conserved and integrated in the context of redevelopment or site alteration. A financial incentives program may also support appropriate mitigative measures, alternative development or site alteration approaches recommended in the statement.

Policy 30 Heritage Impact Statements for Rear Wings, Ells, or Additions

If an application for a proposed development of a contributing heritage resource has the potential to impact a rear wing, ell, or addition which is a character-

defining element, the Heritage Officer may require a heritage impact statement to complete the application. If a heritage impact statement is required, the statement shall demonstrate how the character-defining element shall be conserved in the context of redevelopment or site alteration.

Underground Wires and Street Trees

Burying overhead wires underground provides for significant urban design improvements such as the planting of street trees. It also provides for a more complementary setting for signage, street lighting and furnishing. To help cover costs associated with underground wiring in downtown Halifax, the Municipality will seek opportunities for cost sharing with the utility companies.

Downtown Halifax, including the Old South Suburb, experienced cycles of tree planting and clearing throughout its history. During the Late Georgian period, willows and poplars shaded residential streets and provided character and charm. However, in 1830, downtown sidewalks were cleared of all obstructions including much of the urban forest. Fortunately, hundreds of private trees remained on residential properties in the area. New street trees were later planted and flourished in Mid to Late Victorian times only to perish when electric and telephone poles were installed. Once again, more street trees were planted. In 2019, there were over 400 trees gracing the streets and residential properties in the Old South Suburb.

Trees are valued for their social benefits associated with quality of life. In 2012, the Municipality adopted the Urban Forest Master Plan to ensure a sustainable future for its urban forest recognizing that trees provide multiple benefits to people in an urban environment including many natural services to the economy such as slowing down storm water flow, providing habitat for birds, purifying the air, and cooling streets on hot summer days. Trees will frame registered municipal heritage properties and contributing resources without obscuring these heritage resources from the public view.

Policy 31 Underground Wires

It is the intent of the Municipality to encourage the undergrounding of overhead wires within the District.

Policy 32 Trees Providing Character and Charm

It is the intent of the Municipality to plant additional trees on municipal property, using appropriate planting infrastructure, within Peace and Friendship Park and along public streets, in accordance with the Urban Forest Master Plan. New trees shall include distinct species to enhance the historic character of the different areas of the District.

Monumental Setting around Peace and Friendship Park

The prominent setting of the Hotel Nova Scotian (Westin Hotel) and Canadian National Railway (Via Rail) Station with large setback from the street and views to and from Peace and Friendship Park are a character-defining element of the District.

- Policy 33 **New Construction around Peace and Friendship Park****
It is the intent of the Municipality to support and enhance the historic monumental setting around Peace and Friendship Park through interrelated provisions in the applicable secondary municipal planning strategy that requires new construction in this area to contribute to the prominent setting of the Hotel Nova Scotian (Westin Hotel) and Canadian National Railway (Via Rail) Station with appropriate setbacks and streetwall height.

5. Implementation Policies

5.1 General

Downtown Halifax Heritage Conservation District Plan

- Policy 34** This Plan complements amendments to the applicable municipal planning strategies and land use by-laws to guide decision-making with respect to heritage conservation within the Downtown Halifax Heritage Conservation District.
- Policy 35** This Plan shall be adopted by the Municipality pursuant to the Nova Scotia *Heritage Property Act*, the *Halifax Regional Municipality Charter*, and such other statutes as may apply.
- Policy 36** **Downtown Halifax Heritage Conservation District By-law**
Pursuant to the authority of Section 19A of the *Heritage Property Act*, it is the intent of the Municipality to adopt the Downtown Halifax Heritage Conservation District By-law to further the objectives and policies of this Plan.

Strengthened Protection from Demolition for Registered Municipal Heritage Properties





- Policy 37** In accordance with the *Heritage Property Act*, section 18 of the *Heritage Property Act*, respecting consideration by the Municipality of application to alter or demolish, does not apply in the District.
- Policy 38** It is the intent of the Municipality to prepare statements describing heritage value and character-defining elements for all contributing heritage resources identified on Map 1 that shall be used by the Heritage Officer or Council when evaluating applications for Certificates of Appropriateness.

Repeal

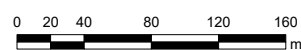
- Policy 39** The Old South Suburb Heritage Conservation District Plan and the Barrington Street Heritage Conservation District Revitalization Plan are hereby repealed.



**Map 1: Downtown Halifax Heritage Conservation District
Contributing Heritage Properties and Resources**

-  Municipally Registered Heritage Properties
-  Downtown Halifax Heritage Conservation District
-  Contributing Heritage Resources
-  Heritage Conservation District Areas

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



APPENDIX A
Inventory of Heritage Properties

Photographs (elevations & detail)

Building Classification: Registered Heritage Property





PID	00003418	Researcher:	HRM
Civic Address	1685 Argyle Street	Date	5-11-2023
Building Name	The Carleton Hotel		
Construction	1759		

Architectural Comments:

The Carleton Hotel comprises three buildings, one of which was constructed as a residence circa 1759, and the other two buildings were added in the late 19th century. Extensive renovations were undertaken in 1918 which included an additional floor added to all three buildings. At that time, stucco was applied to all facades of the building to give a unified appearance

Historical Comments:

McAlpine City Directory, 1869/1870, provides the first documentary evidence that a business had been established on Argyle Street for traveler's lodging. This first incarnation of the Carleton Hotel was known as Carleton House. The business retained this name until 1926, when the name was changed to the Carleton Hotel. The Carleton Hotel was one of a number of hotels established in the Victorian period to cater to the 19th century traveler to Halifax.

Interestingly, just as there is today, a difference of terminology was utilized to distinguish between the full service "hotel" and the "boarding house". The Carleton House belonged to this latter group for most of its history, that is from 1869 to 1926. For example, in the 1909 publication of The City of Halifax, advertises the Carleton House as a place of lodging that: "has long been known for the good fare it sets before its patrons, for its clean and comfortable rooms, for its homelike aspect and its general attractiveness." The Carleton was expanded to accommodate 100 guests in a series of renovations that occurred in 1918. However, the building of the Lord Nelson and the Nova Scotian

in the 1920's, altered the role of the Carleton by 1930 to that of a good, small, inner-city hotel.

It was this reputation that the Carleton Hotel maintained until 1986, when it ceased operating as a day service hotel. Ten proprietors were associated with the Carleton Hotel throughout its 117 year history as a lodging house and hotel. Two of these proprietors have been accorded some significance in past reports. Mr. G. French, proprietor for one year, 1873/ 1874, was formerly the chief steward at the Halifax Hotel. F.W. Bowes, proprietor from 1896 to 1909, was closely associated with the popularization of the North West Arm as a pleasure resort. The Public Archives biography card collection notes that Bowes was a founder of the Waegwoltic Club and associated with the establishment of "Armdale House" and the "Birchdale Hotel". There are no known associations with visitors or long-term residents which pre-date 1941.

Perhaps the most renowned individual associated with the Carleton is Leslie Fairn. Wayde Brown's account of the influences on the work of Leslie Fairn, which was published in the article "Modernism and Regionalism", provide valuable insights into the life and work of Leslie Fairn. Born in 1875, Leslie Fairn chose apprenticeship as his route to becoming a trained architect. Fairn apprenticed with two firms: the construction firm of Rhodes, Curry and Company, and Halifax architect Edward Elliott. Mr. Brown notes that sources of information are unclear with respect to the exact dates of apprenticeship. It appears however, that the apprenticeship ended by 1902. Fairn officially opened his architectural practice the next year, in 1903.

According to Wayde Brown, the first twenty years of Leslie Fairn's architectural practice was principally related to residential and similar commissions. It was during this time that Fairn produced a series of proposals for the renovations of Carleton House. Five distinct proposals were made to transform the three 19th century buildings located on the site into one unified hotel. The proposal finally selected is an interesting example of the Spanish Mission style. In 1923 Fairn was chosen to design the new Administration Building at Acadia University. Fairn states that this commission was his "big break". In addition to his architectural skills, Fairn was a founding father of a number of architectural institutions, including: the Royal Architectural Institute of Canada (1907) the Maritime Association of Architects (1927), the Nova Scotia Association of Architects (1932). In 1934 construction began on Fairn's his most renowned commission, the Post Office Building in Amhearst. Other designs of note include: The Halifax Memorial Library (1949), The CHNS Broadcast House on Tobin Street and the Killam Library on Dalhousie Campus. Leslie Fairn continued to practice with the firm until his death in 1971.

Richard Bulkeley (1717-1800). British army officer, provincial secretary of Nova Scotia 1758-92. He came from London in 1749 as aide-de-camp to Governor Edward Cornwallis at the time of the founding of Halifax. A wealthy man with a wide cultural background, Bulkeley promoted music in the Charitable Irish Society and at St Paul's Anglican Church (the oldest non-Roman-Catholic church on the Canadian mainland, boasting a beautiful Spanish organ installed in 1765). Bulkeley was a vestryman at St Paul's for many years and was the organist 1767-8 (or, according to the DCB, 1759-60). He was described by Archdeacon Armitage in the Halifax Acadian Recorder (16 Jan 1913) as 'the father of music in English-speaking Canada'.

Maritime Broadcasting Limited began broadcasting as Radio Station CHNS in 1926 from the Carleton Hotel, corner of Argyle and Prince, with a 100-watt transmitter. Two years later, the station moved to the penthouse of the Lord Nelson Hotel, this time with a 500-watt transmitter.

Contextual Comments:

A landmark live music venue in Halifax. Formerly lots #6, 7, & 8 Letter H in Ewers Division. The oldest secular building in Halifax.

Owner(s):	3230813 NS Limited
Address:	1595 Dresden Row, Halifax, B3J 2K4

Year Built:	1759
Present Use:	Apartments, Restaurant, Bar, Music Venue
History of Use:	Hotel, boarding house
Source:	https://www.thecanadianencyclopedia.ca/en/article/richard-bulkeley-emc https://archives.novascotia.ca/halifax/archives/?ID=69

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Richard Bulkeley	1759	1816	Civil Servant	
Henry Hezekial Cogswell.	1816	1855	Died 1854	Bk. 43 , Pg. 376
			Division of HH Cogswell estate ->	Bk. 111, Pg.422
Isabella B. Cogswell (*)		1867	Died 1874	Bk. 111, Pg. 422
Benjamin W. Cochran & Margaret E. Cochran(wife)	1867	1876	Clerk at post office.	Bk. 156, Pg. 571
Isabella B. Cogswell	1876	1899	Spinster	Bk. 205, Pg.
William H. L. Cogswell Alicia H. Cogswell	1899	1902	Doctor of Divinity (willed by Isabella)	Bk. 338, Pg. 287
Frederick W. Bowes	1902	1910	Journalist & Hotel Keeper	Bk. 350, Pg. 421
Carleton House Ltd.	1910	1938		Bk. 106, Pg. 189
General Trust & Executor Corp.	1938	1938	Received from Sheriff's Deed	Bk. 772, Pg. 294
Fraser Hotels Ltd.	1938	1977	No lot x	Bk. 778, Pg. 638
Olympic Gardens Ltd.	1966	1977		Bk. 2123, Pg. 1039
The Carleton Hotel Ltd.	1977	1993	Hotel Co.	Bk. 3179, Pg. 665
Carleton House Preservation Society	1993	2003		Bk. 5368, Pg. 122
3161977 & 2389454 NS Limited	2003	2008	Amalgamated and name change	Bk. 7367, Pg. 348
3230813 NS Limited	2008	Present		Inst. 90269219

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID List	00002857	Researcher:	HRM
Civic Address	1706 Argyle Street and 5233 Prince Street	Date	5-11-2023
Building Name	Dr. Slayter House		
Construction	1863		

Architectural Comments:

This is a brick building with sandstone detailing, a medium-gabled roof, and two gabled dormers on the front facade. The cornice is bracketed. The first-storey windows and door have bracketed and decorated sand-stone hoods and sandstone lugsills. The second-storey windows have bracketed and decorated entablatures and bracketed lugsills. The gabled dormers have heavily decorated bargeboards and round-headed windows.

Historical Comments:

The home of Dr. William Bruce Slayter, physician, from 1871 to 1898. M.D. ; M.R.C.S. ; M.R.C.P. ; F.O.S. He studied medicine in New York, London, and Dublin, and was House Surgeon by competition of Westminster Hospital London 1860 – 1861. For a time he was a travelling physician

with General Hitchins and his son Captain Hitchins - 1862 - 63, with whom he visited some of the battle fields of the American Civil War. He was present and helped with wounded at the battle of Antietam. He settled to practice in Chicago in 1864 where he married Clarina Underhill Clark. On the death of his brother, Dr John Slayter, at Halifax in 1866 from Cholera, he relocated from Chicago to Halifax with his wife and his son John Howard, the same year. He became the leading physician and obstetrical surgeon of Halifax, Professor of Obstetrical Surgery to the Halifax Medical College and consulting surgeon to Halifax Hospitals. He died of Bright's Disease in 1898 aged 56 years. He had been prominent in Halifax's musical scene and reportedly had a very fine tenor voice.

Contextual Comments:

The subject property was purchased by the Parish of St. Paul's in 1976 to serve as the new Parish House, facilitating the demolition and redevelopment of the adjacent St Paul's Church Hall in 1978. Parts of the original Church Hall walls were incorporated into the present modern office building.

Owner(s):	Halifax County Corporation of St. Paul's
Address:	1749 Argyle St. Halifax, NS B3J 3K4

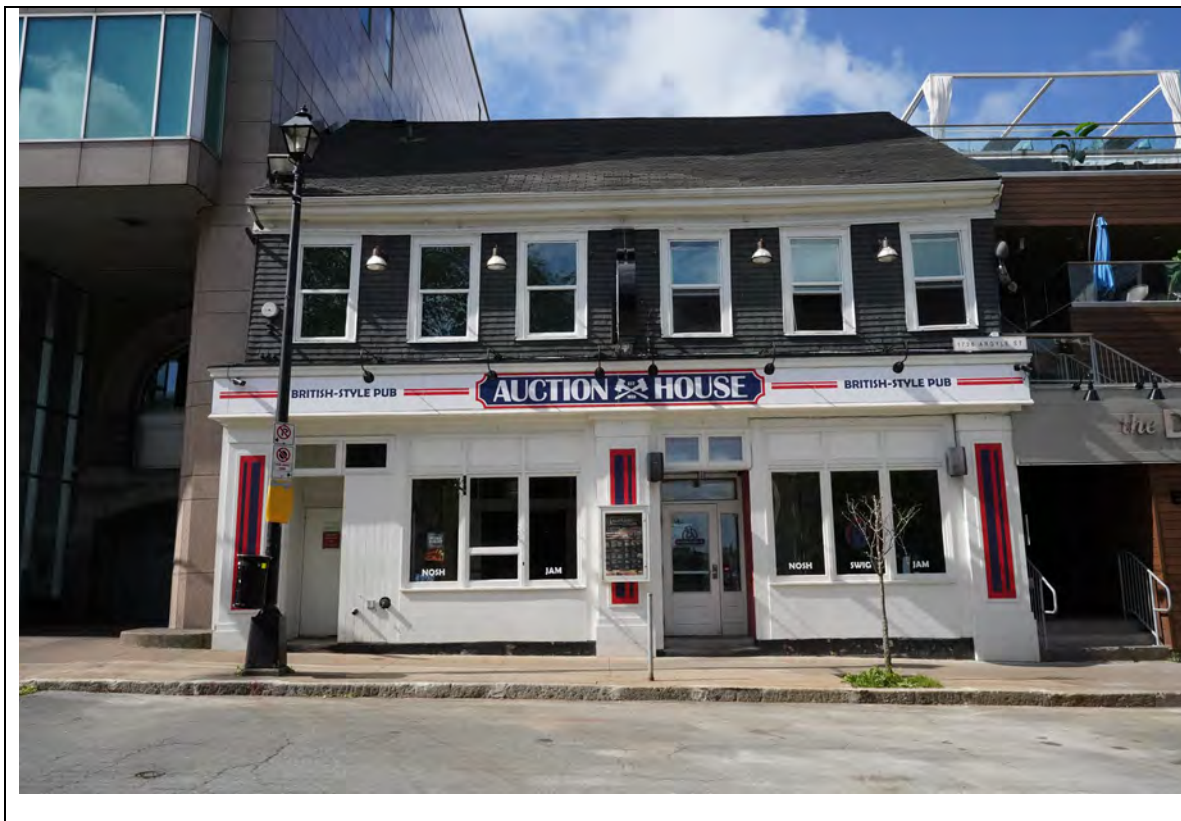
Year Built:	1863
Present Use:	Parish house, coffeehouse, community clinic, Sunday school, artist studio.
History of Use:	Residential

History of Building:

Owner	From	To	Occupation	Book & Page
Edward Elisha Rudd & Amelia Caroline Nichols		1863	Clerk & wife	
Alexander Hattie	1863	1871		Bk. 141, Pg. 83
William B. Slayter & Clarissa Slayter	1871	1898	Doctor of Medicine	Bk. 178, Pg. 162
George E. Francklyn	1898	1900	Merchant	Bk. 325, Pg. 228
Margaret J. Macean	1900	1917	Bachelor or Medicine	Bk. 333, Pg. 622
Alexander J. Campbell. Alexander Primrose, John W. Stoking		1917	Esquire, Trustee of Margaret J. Maclean will.	Bk. 480, Pg. 19
Carleton House Ltd.	1917	1938	Holding Co.	Bk. 480, Pg. 19
General Trust & Executor Corp. (For Carleton House Limited)	1938	1938	Trust Company (Foreclosure)	Bk. 772, Pg. 294
Fraser Hotels Limited	1938	1945	Real estate co.	Bk. 778, Pg. 638
William A. Ives & William H. Ives	1945	1945	Both are Engravers	Bk. 906, Pg. 1174
William H. Ives & William Alexandre Ives	1956	1976	Engravers	Bk. 1386, Pg. 327
Rector Wardens & Vestry of the Parish of St. Paul's	1976	Present		Bk. 3052, Pg. 866

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00002824	Researcher	HRM
Civic Address	1726 Argyle Street	Date	5-11-2023
Building Name	Uniacke Clarke House		
Construction Date	1823		

Architectural Comments:

This is a simple Georgian structure with a high-gabled roof, a simple cornice, and two-sash, flat-headed windows with plain trim. The outside walls are shingled, and there are three pilasters adorning the front façade. The storefront has been altered from the original.

Historical Comments:

This property was owned between 1822 and 1853 by various members of the Uniacke family, including the Hon. Richard John Uniacke, MLA, Speaker for the House of Assembly, Justice of the Peace for Nova Scotia, Solicitor-General, and Attorney-General; Andrew Mitchell Uniacke, MLA, President of Bank of Nova Scotia, Chairman of School Commissioners, and James Boyle Uniacke, MLA, Cabinet Minister, Provincial Treasurer, and first Premier of Nova Scotia after responsible government was achieved.

Contextual Comments:

Uniacke Clarke House, built 1823, appears to have replaced the Royal Theatre (fourth building from the right) depicted in Joseph Partridge’s 1819 watercolour painting “National School at Halifax, N.S.” The Nova Scotia Archives (2021) have provided the following summary regarding this painting:

This delightful Partridge watercolour, ca. 1819, shows a Halifax street scene still clearly identifiable some 180 years later – a splendid view of the Grand Parade, the Church of St. Paul and the west side of Argyle Street, highlighting the National School at the far right. [...] In 1974 the building became the Five Fishermen Restaurant. Moving south along the west side of Argyle Street, the third building from the National School is the new Grand Theatre, later the Theatre Royal. Opened on this site in 1789, it was one of the oldest theatres on the continent when this watercolour was executed. The substantial three-and-a-half storey residence at the end of the Argyle street-scape was St. Paul’s Parsonage, completed in 1809 during the appointment of the Rev. Dr. Robert Stanser. It was used as a rectory until sold in 1870, and although greatly altered by time, it remained in place until ca. 1984, when it was razed to make way for a parking lot.



(Partridge, 1819)

Owner(s):	Cornwallis Properties Limited
Address:	1741 Grafton Street, Halifax, NS B3J 2W1

Year Built:	1823
Present Use:	Pub (2021)
History of Use:	Paint shop and Store, Auctioneers

History of Building:

OWNER	FROM	TO	OCCUPATION	BOOK & PAGE
Hon. Richard John Uniacke	1822	1825	MLA, Speaker for the House of Assembly, Justice of the Peace for Nova Scotia, Solicitor-General, and Attorney-General	Bk. 47, Pg. 125
Patrick Newman	1825	1835	Carpenter	Bk. 48 Pg. 265

			(Lawsuit filed by James Boyle Uniacke against Mary Dillon and Richard Dillon, widow and heir respectively of Patrick Newman, seeking foreclosure of their property. Land was put up at auction and purchased by and granted to Andrew Mitchell Uniacke.)	
James B Uniacke	1835	1853	Unable to locate any transfer of the land from A.M. Uniacke to J.B. Uniacke, but evidently it was transferred somehow.	Bk. 61 Pg. 349
Thomas Walsh	1853	1891	Painters,	Bk. 104, Pg. 124
Patrick Power	1891	1895		Bk. 280, Pg. 255
Annie Shand	1895	1901	Wife of James Shand	Bk. 308, Pg. 404
Melvin S. Clarke	1901	1948		Bk. 342, Pg. 417
Melvin S. Clarke Co. Ltd.	1948	1975		Bk. 1014, Pg. 1173
Charles M. P. Grant	1975	1980		Bk. 2936, Pg. 100
Cornwallis Properties Limited	1980	Present	Holding Company	Bk. 3388, Pg. 1237

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID List	40281958	Researcher	HRM
Civic Address	1732 Argyle Street	Date	5-11-2023
Building Name	Snow & Co. Building		
Construction	Pre-1850		

Architectural Comments:

The Snow and Co. Building is a Georgian-style building with a flat roof and six two-over-two windows with fairly simple mouldings. This three-storey building at one point had a more conventional glazed shopfront at street-level, which has since been modified.

Historical Comments:

From 1904-1974 the building was owned by Snow and Co. Undertakers. Snow and Co. was the largest undertakers in Halifax and is particularly notable for the role it played in the burials resulting from the sinking of the RMS Titanic in 1912 and later the Halifax Explosion in 1917. A pair of photos provided below depicts the historical use of the building. Left: Photograph showing coffins stacked in the street outside Snow and Co. Undertakers in the aftermath of the Halifax Explosion. Right: Photograph showing a horse-drawn hearse stopped in front of George A. Sanford and Sons Marble Works and Snow & Co. Undertakers.



Contextual Comments:

The Snow and Co Building was situated between the National School to the north, and George A. Sanford's Steam Marble Works to the south. Among the items produced were marble and granite headstones for the neighbouring undertakers. Both buildings appear to have replaced earlier buildings depicted in the 1819 watercolour entitled "The National School at Halifax, NS" by Joseph Partridge.

Owner(s):	The Five Fishermen Ltd.
Address:	1741 Grafton St, Suite 3, Halifax, NS B3J 2C6

Year Built:	Pre-1850 (estimate)
Present Use:	Restaurant
History of Use:	Undertakers, grocer

History of Building: PID40281958 (Lot 15, Letter F, Ewer's Division, Snow and Co. Building)

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Martin Shier	-	to 1850		Bk96/Pg423
Michael Kearney [Sr.] & wife Elizabeth Kearney	1850	to 1855	Grocer	Bk96/Pg423
James Kearney & Michael Kearney [Jr.]	James: 1855 to 1871		[Both sons of Michael Kearney. Upon James Kearney's passing, his heirs sold his partial claim to the property to Michael Kearney Jr.]	Bk109/Pg332 & Bk178/Pg130
	Michael: 1855 to 1875			
George A. Sanford	1875	to 1885	Marble worker	Bk195/Pg276
Charles F. Mott	1885	to 1904		Bk253/Pg346
Snow & Co.	1904	to 1974	Undertakers	Bk363/Pg524
Ralph Connor Company Limited	1974	to 1981	Hardwood flooring supplier	Bk2763/Pg870
Imbrook Properties Limited	1981	to 1984	Holding company	Bk3531/Pg369
The Five Fishermen Limited & Cornwallis Properties Limited [as	1984	to present	Restaurant	Bk3891/Pg142

tenants in common]			
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History of Building: PID00002816 (Lot 14, Letter F, Ewer's Division, George A. Sanford and Sons Marble Works)

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Joseph Bakewell	-	1796	of New York State	Bk32/Pg57
Martin Shier	1796 to -			Bk32/Pg57
Alexander Clunas	-	to 1797		Bk32/Pg501
Reuben McFarlane	1797 to 1831		Mariner	Bk32/Pg501
Elizabeth McFarlane & son James McFarlane [Graham]	1831 to 1831		Yeoman, son of Reuben McFarlane	Bk54/Pg19
Joseph Scriver	1831 to 1834		Baker	Bk53/Pg538
Benjamin Smithers	1834 to 1837		Blacksmith	Bk59/Pg156
Robert King	1837 to 1834		Gentleman	Bk65/Pg39
James B. Uniacke	1834 to 1853		Esquire	Bk65/Pg41
Daniel Sullivan	1853 to 1856			Bk104/Pg118
William Muir & Harriet S. Muir [his wife] & Charles Blackader [occasionally spelled Blackadar]	1856 to 1873		Both are sailmakers	Bk115/Pg454
George A. Sanford	1873 to 1885		Marble worker	Bk187/Pg23
Catherine Jane Sanford, Frederick B. Sanford, & Harry B. Sanford	Frederick: 1885 to 1939 Harry: 1885 to 1952 (conveyed to the late Frederick B. Sanford who willed his estate to Ella Maud Sanford) Catherine: 1885 to unknown		Willed by George A. Sanford [Sr.] to his wife and two sons in three equal shares. Catherine's will was not found but presumably her share was split between her sons as there is no record of her conveying it.	Bk227/Pg489
Ella Maud Sanford	1939 to 1948			Bk785/Pg604 & Bk1139/Pg753
George A. Sanford	1948 to 1952		Laundry proprietor	Bk1010/Pg161
Norman Cappell & wife Bertha Cappell	1952 to 1955			Bk1139/Pg757
Myer Zatzman & wife Miriam Zatzman	1955 to 1956		Operated Myer's Sports Shop in Dartmouth and Cleve's Sporting Goods in Halifax for many years.	Bk1360/Pg152
Moirs Limited	1956 to 1967		Chocolate & confectionary manufacturer	Bk1437/Pg67
Standard Brands	1967 to 1973		Food products	Bk2222/Pg216

Limited		manufacturer	
Ralph Connor Trading Company Limited	1973 to 1974	Hardwood flooring supplier	Bk2645/Pg219
Unicorn Trading Company Limited	1974 to 1976	Shoe/clothing company	Bk2858/Pg624
Hull Management Company	1976 to 1979	Asset management firm	Bk2988/Pg864
Yesterday's Restaurant Limited [Later renamed The Five Fishermen Limited]	1979 to present	Restaurant	Bk3354/Pg1198

Photographs (elevations)

Building Classification: Registered Heritage Property



PID	40281966	Researcher	HRM
Civic Address	1740 Argyle Street	Date	10/08/2021
Building Name	National School		
Construction	1816		

Architectural Comments:

The National School is a wood frame structure with a truncated gable roof, a central gable on the front façade and two hipped (Scottish) dormers. The first storey is built of rubblestone with sandstone quoins. The round-headed windows on the front façade are set in decorative window surrounds. The front gable features a small circular window. The northern elevation feature four round-headed windows in the original positions, but the bays of three windows on each floor are non-original, and the original Palladian window arrangement set into the north side gable has been replaced.

Historical Comments:

In reaction to the success of the Royal Acadian School, which was established in 1813 by Walter Bromley, the Church of England clergy in Halifax established their own school, inaugurating the National School in 1816 (Fingard, n.d.). The school was maintained with the assistance of the Society for the Propagation of the Gospel and taught according to the Madras system (Fingard, n.d.). This system utilized senior scholars to assist the schoolmasters in teaching (Nova Scotia Archives, 2021). The Lieutenant-Governor, Earl of Dalhousie, helped to raise funds to building the school and the Countess of Dalhousie served as a voluntary teacher. The school was intended for all children regardless of social class, religious denomination, or race, and devoted a significant portion of its resources towards the education of the poor of St. Paul's Parish (Fingard, n.d.; Nova Scotia Archives, 2021). In 1902, the building was sold to the Victoria School of Art and Design (the original Nova Scotia College of Art and Design) and it remained there until the 1930's. Anna Leonowens was founder of the Victoria School of Art and Design.

Contextual Comments:

The Nova Scotia Archives (Nova Scotia Archives, 2021) have provided the following summary regarding this painting:

This delightful Partridge watercolour, ca. 1819, shows a Halifax street scene still clearly identifiable some 180 years later – a splendid view of the Grand Parade, the Church of St. Paul and the west side of Argyle Street, highlighting the National School at the far right. The latter, founded under the patronage of the Earl of Dalhousie, then governor of Nova Scotia, opened in 1818, and was intended for children of all social classes, religious denominations and colour – and especially for the children of the poor. If a pupil could not afford the required books or stationery, or was inadequately clothed, these items were provided at the expense of the institution. The school also introduced the Madras System of education into the North American colonies, whereby senior scholars assisted the schoolmasters in teaching reading, writing, grammar, French, geography, arithmetic and mathematics. For the next 138 years this building was used for educational purposes. The Nova Scotia College of Art and Design was the last such occupant, vacating in 1956; in 1974 the building became the Five Fishermen Restaurant. Moving south along the west side of Argyle Street, the third building from the National School is the new Grand Theatre, later the Theatre Royal. Opened on this site in 1789, it was one of the oldest theatres on the continent when this watercolour was executed. The substantial three-and-a-half storey residence at the end of the Argyle street-scape was St. Paul's Parsonage, completed in 1809 during the appointment of the Rev. Dr. Robert Stanser. It was used as a rectory until sold in 1870, and although greatly altered by time, it remained in place until ca. 1984, when it was razed to make way for a parking lot.



(Partridge, 1819).

Owner(s):	The Five Fishermen Limited
Address:	1741 GRAFTON ST, SUITE 300, HALIFAX, NOVA SCOTIA, B3J2C6, CANADA

Year Built:	1816
Present Use:	Restaurant
History of Use:	School for the poor followed by an arts school/college

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
St. Paul's Church	Pre-1816 to 1902		Church	Bk354 Pg286
Victoria School of Art and Design (Later renamed Nova Scotia College of Art and Design)	1902 to 1956		Arts School	Bk354 Pg286
City of Halifax	1956 to 1957		Municipal Government	Bk1410 Pg682
Moirs Limited	1957 to 1967		Chocolate & Confectionery manufacturer	Bk1468 Pg759
Standard Brands Limited	1967 to 1973		Food products manufacturer which acquired Moirs	Bk2215 Pg692
Ralph Connor Company Limited	1973 to 1974		Wooden flooring supplier	Bk2645 Pg219
Unicorn Trading Company Limited	1974 to 1976		Shoe/clothing store	Bk2858 Pg624
Hull Management Limited	1976 to 1979		Asset management firm	Bk2988 Pg864
Yesterday's Restaurant Limited	1979 to present		Restaurant (renamed Five Fishermen)	Bk3354 Pg1198

Photographs (elevations)

Building Classification: Registered Heritage Property





PID List	00002790; 40469520	Researcher	HRM
Civic Address	1749 Barrington	Date	
Building Name	St. Paul's Church and St Paul's Hill		
Construction Date	1750		

Architectural Comments:

St Paul's Church was constructed in the Georgian style. In *Thy Dwellings Fair* (by Allan Duffus, Elizabeth Pacey, Ed MacFarlane, and George Rogers), it is noted that the "exterior detailing of St. Paul's is in the classical tradition, inspired by the work of the celebrated British architect, Sir Christopher Wren, and his protégée, James Gibbs. The Palladian window, pilasters, pediments, and intricate three-tiered steeple all exemplify British classicism. However, the floor plan of the church, the simple rectangular auditorium with galleries on three sides of the interior, represents, distinctly, the style of the New England meeting house. The north end of the church was extended by an additional window bay in 1812, and the belfry rebuilt. It was again enlarged in 1858 with the addition of side wings. The chancel at the south end was added in 1872".

Historical Comments:

As described by Elizabeth Pacey in *Historic Halifax*, St. Paul's Church is "a landmark of both the city's and the nation's architectural heritage. Constructed in 1750 it was the first public building in the newly- founded garrison town of Halifax and is recognized as the oldest Protestant church in Canada the structure is a masterly combination of early building techniques of the New World and refined classical design of the Old Country. St. Paul's was modelled on James Gibbs' drawings of Marylebone Chapel in London and is the very essence of Gibbs' style - the pure classical symmetry of the main structure and the contrasting decorative flourish of a three-tiered baroque steeple".

St. Paul's Hill refers to a street that once ran between Barrington and Argyle in front of St. Paul's Church. This street was closed in the early 1980s and incorporated into the Grand Parade when the landscaping at the Grand Parade was re-worked. The hill remains identified as a separate piece of property in the HRM mapping system.

Contextual Comments:

In the context of Barrington Street, St. Paul's hearkens back to the very earliest period of development of the city in the 1750s when the street was newly surveyed and but a trail leading south to the cemetery (the Old Burying Ground) and out to Point Pleasant.

The church also provides a visual clue to the character of the street in the late 18th and early 19th centuries, when it was a fashionable residential address with a mixture of wood frame houses, garden lots and mansions mostly built in the same neo-classical tradition as St. Paul's.

In the latter part of the 19th century, most wooden houses on the street were replaced by brick and stone structures, both as a result of fire prevention by-laws prohibiting wooden construction, and as a result of the quickening pressure for commercial redevelopment.

With further change and modern development in the 20th century, the church now stands almost as the sole reminder of the wooden architecture that typified Barrington Street in earlier times.

Present Owner(s):	Rector Wardens Vestry of the Parish of St. Paul's; HRM owns St Paul's Hill
Address:	1749 Argyle Street, Halifax, NS, B3J 3K4

Year Built:	1750
Present Use:	Church
History of Use:	Church

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
No deed information in Registry of Deeds. Owned by St. Paul's parish since church constructed in 1750				

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00002782	Researcher:	HRM
Civic Address	1770 Barrington Street and 1841 Argyle Street	Date	5-16-2022
Building Name	City Hall and Grand Parade		
Construction Date	1888-90 (City Hall); 1749 (Grand Parade)		

Architectural Comments:

City Hall

Style: Victorian Classical

The architectural competition was won by Edward Elliott (who also designed 1650 and 1668 Barrington) and the builder was Rhodes, Curry and Co.

The sub-basement of the building is the original foundation of the old Dalhousie College. Built of freestone, the hall is Classical in design and decorative detail. On the front facade, it has a central clock tower and two end pavilions which accentuate the symmetrical composition. Strong belt courses define the first and second storeys, and the second storey windows are accented by semi-circular fanlights.

Small, gabled dormers on the main body of the roof, and large pedimented dormers on the end pavilions combine with the central tower to give the building a “spirited lightness” that is unusual for government buildings of the period.

Grand Parade

The Grand Parade is Halifax’s oldest area of public open space, having been laid out and reserved at the time of settlement in 1749.

Historical Comments:

City Hall stands at the north end of the Grand Parade, the symbolic centre of Halifax, and has been the seat of municipal government for over one hundred years. This fitting location was only agreed to, however, after considerable controversy. The site was formerly occupied by Dalhousie College, and negotiations for its acquisition hinged on the City providing Dalhousie with sufficient funds and land to build elsewhere. Agreement was only reached after twelve years of negotiation and after a benefactor, William Young, agreed to supplement the City’s final offer out of his own pocket.

Contextual Comments:

With St. Paul’s Church (1750) at one end, City Hall (1888) at the other, and the Cenotaph (1929) in the centre, it has long been the city’s symbolic centre for public assembly.

Combined with the Grand Parade and St. Paul’s Church, City Hall gives strong definition to the northern edge of the Barrington Street heritage area. It ties in with both the historic, civic function of the Grand Parade and the late 19th century architecture of the nearby older commercial blocks. It does this in much the same way that Government House relates to the Old Burying Ground at the southern end of the district, providing a strong beginning and ending to the downtown core heritage area.

The Grand Parade is strategically located at the intersection of Barrington Street, the city’s major north south street, and George Street, the historic “Georgian Axis”, which leads from Citadel Hill and the Town Clock down to the harbour and the ferry wharf. The Grand Parade is the symbolic heart of the city.

Present Owner(s):	Halifax Regional Municipality
Address:	PO Box 1749, Halifax, NS, B3J 3Y8

Original Owner(s):	Dalhousie College
Occupation:	

Year Built:	1749 and 1888/90
Factual/Estimate?	Factual
Sources:	HRM Files

Architect or Builder:	Architect: Edward Elliott Builder: Rhodes, Curry & Co.
Present Use:	City Hall and Public Open Space

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID:	40041097 & 00003129	Date:	10-15-2019
Civic Address:	1649 Bedford Row	Researcher:	Heritage Trust of Nova Scotia
Building Name:			
Construction Date:	c.1907		

Architectural Comments:

This two storey red brick building features large single and two-sash windows across its lower storey. The front wall is recessed below these windows while the sides of the windows are framed by simple brick pillars. These support a continuous concrete lintel, with rectangular recesses, that visually doubles as a stringcourse, providing visual distinction between the two storeys. The bottoms of these lower storey windows rest on plain concrete sills protruding beyond the recessed wall, but not so far as to be flush with the brick pillars. This building rests atop a short concrete plinth which runs most of the length of the building, projecting where the walls have been recessed below the lower storey windows, and flush with the plain brick pillars that frame the sides of the lower-storey windows. The southernmost portion of the lower storey features a street-accessible propane cage which is not original to the building. The upper storey features four large two-pane windows seated atop plain, projecting concrete sills, with flush soldier-course lintels. A very simple concrete cornice with no supporting corbels finishes off the structure. Fire insurance plans indicate that the front portion of this building was originally 3 storeys tall.

Historical Comments:

This building was commissioned by William Macnab for his printing company, William MacNab & Son. In 1905 and 1906 the site consisted of a vacant apartment, the workman's social club (1906 only) and Engine House No. 9 (see building context). MacNab purchased the site from Edwin Hubley in 1907. A comparison between Goad's Atlas 1889 and a 1965 fire insurance plan shows the structure of the site change from two smaller buildings to the single larger building we see today, indicating that its construction date lies between those years. Based on the architectural style of the building and MacNab's long-term ownership of the lot, it can be reasonably assumed that MacNab commissioned the building's construction either specifically for the relocation of his business in 1907 from its previous address of 3 Prince St or to upgrade the premises at some point in the early 20th century.

Seemingly contradicting the above, a fire Insurance plan from 1895 indicates that a printing company (presumably MacNab's) was present on the site at the time of recording. However, both the city directories and the title search suggest that this cannot be true, and that MacNab's was still located at 3 Prince St. It is possible that the relevant sheet of the fire insurance plan was updated in 1911 but not marked accordingly. The aforementioned plan also indicates that the building was originally 3 storeys in front and 2 storeys in the rear, as opposed to its present state of 2 storeys in front and one story in the rear. A later fire insurance plan from 1965 verifies the existing state of 2 floors in front, one in rear, and brick construction with a patent roof. It is unclear if the 1895 plan is correct regarding the building heights, and if so, it is unclear when or why the top floors were removed.

William MacNab himself died in 1924. His wife, Mary Ellen MacNab carried on running the business, initially placing it in service to the Presbyterian Church in Canada. Both the city and the Heritage Trust have been prominent clients of the printing company in its later decades. The company remained in operation at this location until its closure in 1983. Between 1983 and 1985, ownership of the property changed hands numerous times before it was purchased by Wilson D. Hum, a restaurateur. During that period the building sat vacant, and it wasn't until 1986 that it reopened as the Empress of China restaurant. Despite the restaurant's name changing to The Great Wall restaurant, the property remains under Hum's ownership today via a holding company.

Contextual Comments:

Originally numbered 7-11 Bedford Row prior to renumbering.

Prior to the construction of the existing building and the relocation of MacNab's printing company in 1907, the site was home to Engine House No. 9. This engine house was closed after being declared unfit for purpose in 1905. Its successor, Station No. 4, was completed in 1906 and is located on the site of the former fuel yard at the corner of Bedford Row and Prince St. The MacNab site was also formerly home to B. J. Hubley and Sons Feed Store prior to the turn of the century.

This building was bordered to the north and the east by Canadian Pittsburgh Industries for much of the mid 20th century. Canadian Pittsburgh Industries was a manufacturer/supplier of paints, architectural glass, and mirrors. This block of Bedford Row was also home to the law firm of McInnes, Cooper and Robertson, which through aggressive expansion came to take up a large portion of the block. Before the turn of the century, Bedford Row was acknowledged as a particularly popular and prestigious location for the offices of Halifax's many local architects.

Present Owner(s):	Hum & Yan Holding Company Limited (Formerly Princess Restaurant and Lounge Ltd)	Original Owner(s):	William Macnab
Address:	152 Roxbury Cres, Halifax NS b3M4T1	Occupation	Printer
Present Use:	Restaurant	Historic Use:	Printing / publishing company

Construction Date:	Circa 1907
Factual/ estimate?	Estimate
Source(s):	McAlpines Directories 1904, 1905, 1906, & 1907

Builder and/or Architect:	Unknown
Biographic Description:	-
Significance:	-

History of Building:

OWNER	FRO M:	TO:	OCCUPATION	SOURCE
William Brown and his wife Sarah E Brown	--	1888	Unknown	266/185
Benjamin J Hubley and his wife Jane Hubley	1888	1892	Feed and grocery merchant	266/185
Thomas A Hubley and his wife Isabella Hubley	1892	1892	Feed and grocery merchant	290/159
Edwin Hubley	1892	1906	Feed and grocery merchant	290/154
William McNab (MacNab). (Later, Canada Permanent Trust Company on behalf of the late Mary Ellen McNab, wife of William McNab)	1906	1983	Printer William MacNab died in Nov 1924. His wife, Mary MacNab, retained ownership of the firm and put the firm to service for the Presbyterian Church in Canada. (Estate Deed, given to Edith G. McNab and Jean E. Liniham as joint tenants.)	383/141
William McNab & Son Ltd (MacNab)	1983	1983	Printers	3726/900
Martin J Pink	1983	1983	Lawyer	3726/905
Franz Aue	1983	1985	Unknown	3747/198
Annegret Boehm	1983	1985	Extrajudicial Mediator (Germany)	3747/201
Blue Sea Holdings Ltd	1983	1985	Holding company	3747/204
Wilson D. Hum	1985	1985	Restaurateur	3963/91

				3963/85 3963/80
Hum & Yan Holding Company Limited (Formerly Princess Restaurant and Lounge Ltd)	1985	Present	Holding company	Bk3963/Pg97

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID:	00003160	Date:	31 March 2020
Civic Address:	1650 Bedford Row	Researcher:	Stantec Consulting Inc.
Building Name:	The Hollis Halifax		

Construction Date:	Post 1967
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Architectural Comments:

The Hollis Halifax is nine stories on Hollis Street sloping to ten stories on Bedford Row. The building occupies one quarter of the city block and has frontage on three streets. The bottom two levels are commercial with hotel accommodations on the eight stories above. It is a post war modernist building with defining characteristics including modern structural principles, monolithic massing, raw concrete envelope and exterior expression of structural bays. The regular rhythm of the recessed floor plates and vertical columns give the appearance of stacked boxes, each with large horizontal aluminum framed windows.

Historical Comments:

Following World War II, Canadian architecture was heavily influenced by Western Europe and the United States, wherein the desire for prominent modernist buildings overtook the desire for historical and regional styles. This building is representative of the modernist movement, characterized by its rejection of historical styles for a focus on simple forms, function and structural expression. Post war modernism is an optimistic movement that represents a confidence in redevelopment of city centers and a period of urban renewal.

Contextual Comments:

A subdivision plan from 1967 shows the amalgamation of seven lots bounded by Hollis Street, Sackville Street and Bedford Row in to one large parcel. The hotel contributes to the character of the district and is architecturally significant as it is representative of modernism and urban renewal in North American cities.

Historically this area was the central business district of Halifax. The widescale demolition of low-rise wood and masonry buildings in the core of the city that started with Halifax's urban renewal period was still underway in the 1970s.

The 1945 National Housing Act and grants through the Canadian Mortgage and Housing Corporation enabled the city of Halifax to undertake an urban renewal program starting in the late 1950s which resulted in the razing of more than seven hectares of land in the downtown. It is likely this modernist building was designed and planned based on economic optimism in a future artery, known as the Harbour Drive Proposal. As families relocated from the city center to the suburbs, urban planning initiatives focused on large scale commercial and roadway development. According to Gordan Stephenson's 1957 Redevelopment Study, Harbour Drive was intended to be a multi-laned highway stretching the length of the Halifax peninsula from North to South. The Northern extension of the expressway and the Cogswell Street interchange were constructed, however, the master plan met public resistance as it approached the working waterfront. The waterfront portion of Harbour Drive was eventually abandoned due to public protest of proposed demolition of several historic buildings, including the Morse Tea building and Historic Properties.

Present Owner(s):	Manga Hotels (Halifax) Inc	Original Owner(s):	Commercial Developments Maritimes Limited
Address:	Mississauga, Ontario	Occupation	Developer
Present Use:	Hotel	Historic Use:	Hotel

Construction Date:	Post 1967
Factual/ estimate?	Estimated based on 1967 subdivision plan
Source(s):	Plan 8195, drawer 121

Builder and/or Architect:	--
Biographic Description:	--
Significance:	<p>Thematic: High Significance - Unique period in Canadian architecture with high confidence in redevelopment.</p> <p>Person/ Event: High Significance - Associated with internationally significant architectural style.</p> <p>Local Development: High Significance - Urban Renewal Period in Halifax</p>

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
Manga Hotels (Halifax) Inc	2011	Present	Corporation	2011 Deed
HL REIT (1649 Hollis Street) Inc	--	2011	Corporation	2011 Deed
Commercial Developments Maritimes Limited	1967	--		1967 Plan 8195, Drawer 121

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



Source: HRM Archives, Retrieval code: 102-39-1-485

PID:	00003095	Date:	3-3-2019
Civic Address:	1673 Bedford Row	Researcher:	HRM
Building Name:	Phillips & Marshall Bookbinders		
Construction Date:	Circa 1911		

Architectural Comments:

This is a three-storey, flat roofed, brick-faced concrete building. A continuous, plain, concrete lintel which visually doubles as a belt course, provides structural support to the tops of the large ground-storey windows and visual definition of the building's different storeys. A similarly plain concrete lintel supports the tops of a continuous row of windows on the middle storey. All upper storey windows feature projecting concrete sills. All upper storey windows, excluding the aforementioned continuous row of windows, feature jack arches with concrete keystones. The uppermost storey is capped with a small cornice with metal flashing supported by a brick corbel table atop a thin brick band. The cornice runs most of the street-facing width of the building and is interrupted at each end by small parapets. The metal awning above the door, the windows, and the door itself are not original to the building.

Historical Comments:

Original address: 29-31 Bedford Row

This building originally housed a book binders / stationers from 1911-1960. G. & T. Phillips was a bookbinding company operating out of 142 Hollis St until 1911 when they relocated to this building at 29-31 Bedford Row. In 1919 the company merged with Creighton & Marshall, another bookbinding company located at 8 Upper Water St. The new post-merger company was named Phillips & Marshall Co. Phillips and Marshall continued to operate out of the building until Arthur Lang Phillips's death in 1960.

This building was purchased in the following year, 1961, by Donald McInnes to use as an addition to the original 1909 building that housed the McInnes, Cooper, & Robertson law firm at 1675 Bedford Row. It was part of a string of expansions the firm undertook to accommodate additional staff during the firm's rapid growth in the mid 20th century. In 1988 McInnes, Cooper and Robertson left their Bedford Row premises for new offices in Summit Place (then named Cornwallis Place) after working out a deal with its developer, Ralph Medjuck. The firm has since relocated again to Purdy's Wharf Tower II.

Contextual Comments:

The lot of land immediately south of this building (originally 27 Bedford Row) was purchased by Donald McInnes as part of the same transaction with Caroline Frances Phillips & John E. Lloyd in 1961. This second smaller lot was originally occupied by a ramshackle wooden building which once housed James C. Jones & C. J. Havill Printers' Supplies Limited and later the Toronto Type Foundry Co. It was later demolished and replaced with a small, two-storey, brick-faced concrete addition under Donald McInnes's ownership.

Simplified ownership history of G. & T. Phillips:

George Thomas Phillips (Founder)

Thomas B Phillips (Son)

Arthur Lang Phillips (Grandson)

The law firm of McInnes Cooper & Robertson has grown to be one of the top 3 largest law firms in Atlantic Canada. The firm has acted for the White Star Line in the sinking of the Titanic and for the owners of the Mont Blanc following the Halifax Explosion. They also acted in the nationalization of the Grand Trunk Railway and more recently in the privatization of Nova Scotia Power.

In the middle of the 20th century, Donald McInnes's greatly-expanded complex of law offices was neighbouring manufacturing uses to the south. These included the Halifax branch of Canadian Pittsburgh Industries Ltd and Maritime Welders. Canadian Pittsburgh Industries Ltd (then 15 Bedford Row, now 1657 Bedford Row) was a manufacturer/supplier of paints, brushes, glass and allied products, peacock mirrors, windows, storefronts, and curtain walls. Both companies were

located immediately south of the large amalgamated parcel Donald McInnes had created (and what is today known as PID 00003095). To the north could be found Fire Station No. 4.

Present Owner(s):	2445552 NS Limited (George Ramia)	Original Owner(s):	Arthur L Phillips
Address:	Suite 4004, 7071 Bayers Rd Halifax, NS B3L 2C2	Occupation	Bookbinder
Present Use:	Offices	Historic Use:	Bookbinders

Construction Date:	Circa 1911
Factual/ estimate?	Estimate
Source(s):	Based on the relocation of G. & T. Phillips, but may have been a later upgrade (pre-1960s).

Builder and/or Architect:	Unknown.
Biographic Description:	-
Significance:	-

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
Hannah M Heisler Clarence L Phillips George H Laidlaw	--	1914		Bk 441 Pg 356 Bk 423 Pg 594 Bk 423 Pg 596
Arthur Lang Phillips	1914	1960	Bookbinder (1887-1960)	Bk 441 Pg 356 Bk 423 Pg 594 Bk 423 Pg 596
Caroline Frances Phillips & John E. Lloyd	1960	1961	Deceased widow of Arthur Lang Phillips & executor of Phillips's will.	Bk 1667 Pg 942
Donald P. McInnes	1961	1971	Solicitor, son of Hector McInnes, was later chairman of the board at Dalhousie University (NOT Donald Stewart McInnes).	1728/578
MCR Holdings Limited (Dr. Bernard F. Miller)	1971	1986	Holding company,	2504/84
Basin View Village Ltd	1986	1988	Corporate landlord	4310/49
Daniel M Campbell	1988	1988	Barrister	4509/843
Marine Estates Limited	1988	1990	Bank holding company	4613/1107
Confederation Trust Company	1990	1995	Bank and highest bidder on the property following Marine Estates Ltd's foreclosure.	4936/720
Price Waterhouse Ltd	1995	1995	Court-appointed liquidator of Confederation Trust Company	5638/426
2445552 NS Limited (George Ramia)	1995	Present	Developer	5702/821

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID:	00003095	Date:	3-3-2019
Civic Address:	1675 Bedford Row	Researcher:	Heritage Trust of Nova Scotia
Building Name:	McInnes, Cooper & Robertson Law Offices		
Construction Date:	Circa 1909		

Architectural Comments:

This is a small brick building with a flat roof and central stepped parapet. Rusticated pilasters with modest capitals flank the off-centre front doorway and visually support the plain entablature above. A soldier course of vertically-oriented brick set flush to the rest of the wall provides a subtle visual distinction between ground and upper floors. There are four large, rectangular, six-sash windows on the ground floor, devoid of visibly distinct lintels and resting atop a single continuous sill formed by a projecting concrete plinth that spans the front of the building. Four large second storey windows rest on projecting sills. Richardsonian in design, they feature semicircular tops framed by roman arches. These arches consist of a series of concentric brick orders with an extrados comprised of smaller projecting bricks. The arches are without keystones and they rest atop simple contrasting impostes. A projecting string course above the upper storey windows functions as a water table. The building is crowned with a large, bracketed cornice, interrupted by a central, tiered parapet, featuring a relief indicating the year of construction. The cornice is supported by pairs of large

copper-finished corbels. The building is connected to a brick-clad addition immediately south of the original, and a large, modern glass addition immediately east, fronting on Lower Water Street.

Historical Comments:

Though the firm McInnes, Cooper, and Robertson has changed names many times in its long history, for the sake of clarity, the firm will be referred to exclusively as McInnes, Cooper, and Robertson.

The original McInnes, Cooper, and Robertson Law Office stood in this same spot until 1908. Originally a wooden building, it burned down that year. The following year saw the construction of a new office for McInnes, Cooper, & Robertson on the same site, 35 Bedford Row (now 1675 Bedford Row). The new two-storey concrete building with a facing of orange brick was designed by Sidney Perry Dumaresq on behalf of Hector McInnes and Willard Fulton. Willard's stake was eventually purchased by Hector, who retained ownership of the building until his death. Hector willed the office to his son Donald McInnes along with the law library. Donald retained ownership of the law office until 1971 and managed its expansion through the middle of the 20th century into neighbouring lots to the south and to the east of the original property with a brick-faced addition to the south and a large modern glass addition to the east. From 1971 onward, with the exception of barrister Daniel M Campbell in 1988, the building had changed hands among various holding companies before being bought by prominent Halifax developer George Ramia. In 1988 McInnes Cooper and Robertson left their Bedford Row premises for new offices in Summit Place (then named Cornwallis place) after working out a deal with its developer, Ralph Medjuck. The firm has since relocated again to Purdy's Wharf Tower II.

Contextual Comments:

Multiple additions to the McInnes, Cooper, & Robertson Law Offices were connected to this building. It serves as the central hub for what reportedly became a labyrinthine complex of law offices consuming a sizable portion of the block. The firm of McInnes, Copper, and Robertson is, by their own description, somewhat unusual among law firms in their long-standing insistence in holding ownership of their law offices.

The law firm of McInnes Cooper & Robertson has grown to be one of the top 3 largest law firms in Atlantic Canada. The firm has acted for the White Star Line in the sinking of the Titanic and for the owners of the Mont Blanc following the Halifax Explosion. They also acted in the nationalization of the Grand Trunk Railway and more recently in the privatization of Nova Scotia Power.

In the middle of the 20th century, Donald McInnes's greatly expanded complex of law offices was neighbouring manufacturing uses to the south. These included the Halifax branch of Canadian Pittsburgh Industries Ltd and Maritime Welders. Canadian Pittsburgh Industries Ltd (then 15 Bedford Row, now 1657 Bedford Row) was a manufacturer/supplier of paints, brushes, glass and allied products, peacock mirrors, windows, storefronts, and curtain walls. Both companies were located immediately south of the large amalgamated parcel Donald McInnes had created (and what is today known as PID 00003095). To the north could be found Fire Station No. 4.

Present Owner(s):	2445552 NS Ltd	Original Owner(s):	Hector McInnes
Address:	7071 Bayers Rd Halifax NS B3L2C2	Occupation	Lawyer
Present Use:	Offices	Historic Use:	Law Offices

Construction Date:	Circa 1909
Factual/ estimate?	Factual
Source(s):	Date-marked building, dictionaryofarchitectsincanada.org/node/1650 and NS Archives Architectural Plans

Builder and/or Architect:	Sydney Perry Dumaresq (Dumaresq and Cobb)
Biographic Description:	After the death of his father, James Charles Dumaresq, Sydney partnered with Andrew Randall Cobb, also of Acadia, after the latter had returned to Nova Scotia from studying and vacationing in Europe. They worked together for two years, during which this building was one of a number of buildings they had designed around Nova Scotia. Some of Sydney's most notable Halifax works include the Masonic Hall on Barrington Street, Dalhousie University's medical library, and the T. Eaton Maritime Store on Barrington Street, which now houses offices for the provincial government. (Maud Rosinski, <i>Architects of Nova Scotia</i> , 1994.)
Significance:	Regional Significance

History of Building:

OWNER	FRO M:	TO:	OCCUPATION	SOURCE
Honora A. Meagher	--	1900	Wife of the Hon. Nicholas H Meagher, Supreme Court Judge	344/8
Arthur Drysdale	1900	1909	Lawyer	344/8
Hector McInnes	1909	1937	Lawyer	401/16
Donald McInnes	1937	1971	Lawyer, Willed by his father Hector McInnes	764/60
Allen R. Finlay	--	1950	Lawyer (Land acquired for expansion)	1069/817
Myar Pliskow	--	1955	Lawyer (Land acquired for expansion)	1354/680
James A. P. Calnen	--	1955	(Land acquired for expansion)	1355/269
Caroline Frances Phillips & John E. Lloyd	--	1961	Widow of Arthur Lang Phillips & executor of Phillips' will. (Building acquired for expansion)	1728/578
Donald McInnes	1937/ 1950/ 1955/ 1955/ 1961	1971	Solicitor, son of Hector McInnes, was later chairman of the board at Dalhousie University (NOT Donald Stewart McInnes). Purchased many neighbouring properties for a series of additions to the original office, creating a large labyrinthine complex.	1728/578
MCR Holdings Limited	1971	1986	Holding company	2504/84
Basin View Village Ltd	1986	1988	Corporate landlord	4310/49

Daniel M Campbell	1988	1988	Barrister	4509/843
Marine Estates Limited	1988	1990	Bank holding company	4613/1107
Confederation Trust Company	1990	1995	Bank and highest bidder on the property following Marine Estates Ltd's foreclosure.	4936/720
Price Waterhouse Ltd	1995	1995	Court-appointed liquidator of Confederation Trust Company	5638/426
2445552 NS Limited	1995	Present	Developer	5702/821

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00003137	Date:	7 February 2019
Civic Address:	1679 Bedford Row	Researcher:	HRM
Building Name:	Old Fire Station		
Construction Date:	1906		

Architectural Comments:

Architecturally, the Old Fire Station is valued for its unique building style in Halifax. Built in 1906, it is a flat-roofed, brick and masonry building with three large arches on the front elevation that would have been the bay doors for the fire engines, and have since been converted to windows. Similar arched windows are repeated on the side façade. The arches feature prominent keystones. Second storey windows are arranged in sets of three and feature keystones and continuous sills. The building is topped with a large, plain entablature and minimal cornice.

Historical Comments:

Located on Bedford Row at the corner of Prince Street, the number 4 Engine House was built to replace an older station located further down Bedford Row. In 1906, after a year and a half deliberation with builders on price and construction material, Council accepted a tender at a cost of \$17,764 for a brick building with concrete trimmings. The building was completed in May 1906.

Organized fire fighting has existed in Downtown Halifax since 1768. At that time men were called upon to volunteer for service and were known as “call men.” This tradition continued well into the twentieth century. In a city as old as Halifax, with the majority of its residential buildings constructed of wood, the fire house was central to the safety of Halifax residents and as such the Old Fire Station represents this historic relationship between residents and firemen. In 1918 City of Halifax made the volunteer organization permanent and a force of ninety-five men were hired, acknowledging the importance of the Old Fire Station and the men who worked there.

The Old Fire Station is located near the shores of Halifax Harbour and what would have been the centre of maritime mercantile activity, a driving force behind the evolution of the city. As such, the force working at the Old Fire Station would have been called occasionally to assist with fires aboard vessels in the Harbour. The Station is in particular valued for its role in the 1917 Halifax Explosion. The men at the Old Fire Station were called-up to battle a fire that had begun when two ships, the Imo and the Mont Blanc, collided. Nine of the fire fighters were killed when the Mont Blanc’s payload exploded, destroying much of the city.

Contextual Comments:

The building was influenced by the Chicago style of architecture with ornamentation, tall pilasters and wide Romanesque arches. The arches on the front Bedford Row elevation originally acted as the doors for fire apparatus. The building serves as a significant anchor at the intersection of Bedford Row and Prince Street as it is located on a highly visible and corner.

Present Owner(s):	778938 Ontario Ltd	Original Owner(s):	City of Halifax
Address:	1717 Barrington St Suite 200, Halifax, Ns B3J 2A4	Occupation:	Municipality
Present Use:	Restaurant	Historic Use:	Fire Station

Construction Date:	1906
Factual/ estimate?	Factual
Source(s):	HRM Heritage Property File 1679 Bedford Row, Old Fire Station. BuitHalifax.ca: Local Architectural History and Theory.

Builder and/or Architect:	Designer: Richard Arthur Johnson
Biographic Description:	R.A. Johnson (1871-1949) practiced in Halifax and Sydney from 1902 to 1926. Before his tenure in Halifax he worked as chief draughtsman for Boston architect William G. Preston. Some of his most notable works include the A.M. Bell & Co. building on Granville Street (Halifax’s first all-concrete building), the post-Halifax-explosion reconstruction of Christ Church in Dartmouth, Christ Church Parish Hall, St. Andrews Presbyterian Church in Sydney NS, and Immaculate Conception Roman Catholic Church and Glebe in Woodside NS.
Significance:	Provincial

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
His Majesty, The King	--	1904	Monarch	
City of Halifax	1904	1969	Corporation	Bk. 363, Pg. 459
Waterfront Development Corporation Ltd.	1977	1988	Corporation	Bk. 3098, Pg. 479
Energetic Foods Inc.	1988		Corporation	Bk. 4527, Pg. 925

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00002576	Date:	5-12-2023
Civic Address:	1713 Bedford Row	Researcher:	HRM
Building Name:	Dominion Public Building		
Construction Date:	1935		

Architectural Comments:

The Dominion Public Building is an excellent example of the Art Deco style of architecture. One of the more notable architectural details is the front entry surround, with its beautifully patterned band of carved granite, employing a low relief repeating pattern very characteristic of the Art Deco style and terminating in a compass motif to the right and anchor motif to the left, tying in a maritime theme. Also found within this front entry surround are patterned bronze window grates, a secondary frieze panel which once bore the building sub-name 'Post Office', and a tertiary frieze panel of cast patterned bronze immediately above the entry doors. Completing the two-storey entry pavilion composition are flanking recessed window portals to the north and south, two finely detailed cast bronze light fixtures and a primary frieze with both the name 'Dominion Public Building' and a Federal Coat of Arms displayed on a raised parapet in relief.

The whole building displays a strong sense of verticality which is characteristic of the Art Deco style. A central three bay tower, 12 storeys high, rises in a niche set-back from the two-storey entry pavilion. To further emphasize the vertical nature of the design, the windows are narrow and tall, set within continuous vertical recesses which extend up the building.

A crowning feature, characteristic of the Art Deco style, is the stepped tower roof. The roof rises in two ziggurat-like steps to the base of a flag pole located at the roof's pinnacle. This crowning feature (together with the many other features noted above) distinguishes the Post Office Building from all others in the city's central business districts. The design of the building, the execution of decorative details and the rarity of the Art Deco style of building in Nova Scotia make this building

an exceptionally valuable heritage resource. The existing façade is basically unchanged except for an extension added to the left side of the building in 1954. New doors were added to the entryway along with new square shaped transom windows.

Historical Comments:

The Dominion Public Building was erected in 1935 by the Brookfield Construction Company. Its construction was part of a series of similar public buildings built by the Federal Government across Canada through the Public Works Construction Act. These projects were undertaken by the federal government to stimulate local economies during the Great Depression. Many of these buildings employed elements of the Art Deco style. The Dominion Public Building was the first skyscraper to be built in Halifax and at the time of its construction, was the tallest building in Halifax.

The Brookfield family was also responsible for organizing the Halifax Power Company, the forerunner of the present N.S. Power Commission. They also organized the Canada and Newfoundland Steamship Company as well as the first “graving dock” in Halifax to repair vessels.

The first stamp to be sold at the Bedford Row Post Office was on Oct. 25th, 1937.

Contextual Comments:

The building fits in well to the surrounding area, sharing materials and scale with its surrounding neighbours. Completed in 1937, the Dominion Public Building is a beautiful example of Art Deco style of architecture. A four-storey addition was constructed on the north side of the building in 1954. The addition is also of the Art Deco Style. The building occupies the block enclosed by Bedford Row, George street, Lower Water Street and Prince Street. Across Bedford Row are two other Art Deco Style buildings. The Provincial Building and the Bank of Nova Scotia Building.

Also across Bedford Row is the Art Gallery of Nova Scotia (Old Post Office/Customs House). It is across the courtyard (Ondaatje Court) from the Provincial Building. It is of late nineteenth century Italianate style architecture. Although it is of a different style and era as the other three building all four building are very nice examples of classical elements which unit the architectural styles from different period.

Present Owner(s):	Her Majesty the Queen, Public Works and Government Services Canada	Original Owner(s):	Canada Post Corporation
Address:	PO Box 2247 STN Central, Halifax, NS B3J 3C9	Occupation	Postal Service
Present Use:	Institutional Use	Historic Use:	Institutional Use

Construction Date:	1935
Factual/ estimate?	Factual
Source(s):	https://www.pc.gc.ca/apps/dfhd/page_fbro_eng.aspx?id=3697

Builder and/or Architect:	Architect: Eric Edward Temple Builder: Brookfield Construction Company
Biographic Description:	Eric Temple (1884-1959) and English architect, immigrated to Canada in 1912 and worked for the federal Dept. of Public Works from 1913 to 1947 earning the position of supervising architect of the Chief Architect's Branch of the Department of Public Works.

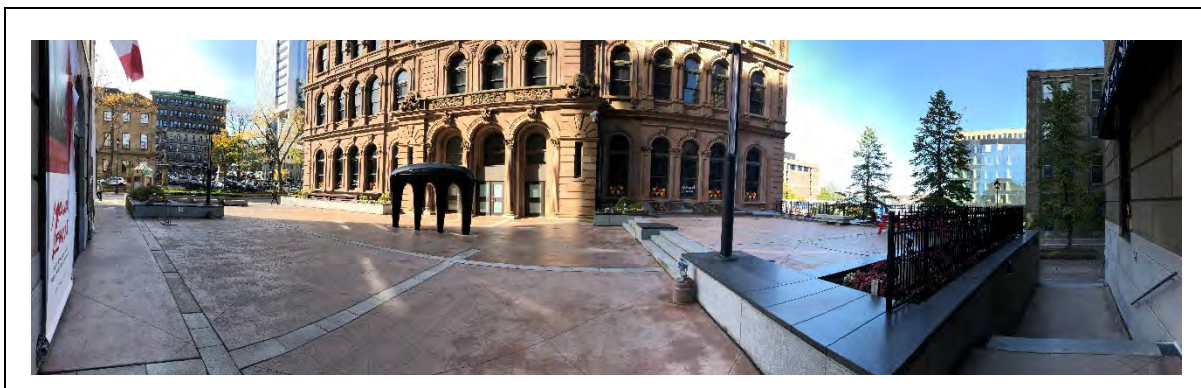
	<p>Brookfield Construction Company was a family-owned company founded by John Brookfield. He was responsible for finishing the Old Post Office/Customs House located nearby, now the Provincial Art Gallery. His son Samuel Manners Brookfield continued to run the business after his father passed away in 1870. But it was Samuel's son John W. Brookfield who was the President of the company at the time the Dominion Public Building was constructed. This company was responsible for erecting a large number of important buildings in the city of Halifax. To name a few examples: St. Mary's Glebe, All Saints Cathedral, former Dalhousie Library, Camp Hill Hospital, Dennis Building, Memorial Tower, as well as a number of banks and other churches.</p>
Significance:	National (Architect), Local (Builder)

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
Canada Post Corporation	1935	1990	Corporation	
Her Majesty The Queen (Public Works Canada)	1990	--		Bk. 4935, Pg. 211

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID:	00628677	Date:	Winter 2020
Civic Address:	1728 Bedford Row	Researcher:	HRM
Resource Name:	Cheapside Market		
Construction Date:	c. 1750		

Architectural Comments:

Presently, Cheapside is no longer a thoroughfare connecting Bedford Row and Hollis Street, having been modified into a pedestrian-only open square in 1979. It also underwent a name change in 1988, now being referred to as Ondaatje Court where it provides space for exterior art exhibits, such as a permanent piece known as “Origins” created by artist John Greer in 1995. It serves as the main entrance to the Art Gallery of Nova Scotia and can be accessed flush from the sidewalk on Hollis Street or via a staircase from Bedford Row.

Historical Comments:

Sandwiched between two stone buildings currently occupied by the the Art Gallery of Nova Scotia is an open space with a longstanding market history. This location was known as the Cheapside Market, other times referred to as the Green Market, and provided convenient vendor space to the nearby Halifax waterfront since the 1750s. It was a natural extension of the adjacent market space across Bedford Row near the City Market House. Each Wednesday and Saturday morning vendors would travel, some of which by boat, to set up along the street to sell produce, eggs, and flowers. Meat and fish could be acquired by vendors closer to the waterfront wharves. The Cheapside Market also served as space for public celebration and gathering outside of purely market use, where Napoleon’s downfall, the end of the war of 1812, and the coronation of Queen Victoria were all publicly celebrated within this space. Despite the construction of an indoor market in 1851, this outside location was still preferred among vendors.

Contextual Comments:

Ondaatje Court, or Cheapside, is situated across from the Nova Scotia Legislature, near to the Department of Justice, and is surrounded by multiple large corporate entities, office spaces, and commercial destinations in nearby buildings. Ondaatje Court provides primary access to a significant cultural hub of both the city and the province, the Art Gallery of Nova Scotia. This facility showcases art pieces from local, nation-wide, and even international talent, including the internationally acclaimed local artist, Maud Lewis.

Present Owner(s):	Province of Nova Scotia	Original Owner(s):	N/A
Address:	1728 Bedford Row	Occupation	
Present Use:	Open space/art installation	Historic Use:	Market space, street

Construction Date:	c. 1750
Factual/ estimate?	
Source(s):	https://novascotia.ca/archives/communityalbums/halifaxlibrary/archives.asp?ID=504 https://responsive-halifax.com/artgallery/ https://www.artistjohngreer.com/commissions-public-art/origins-1995/

Builder and/or Architect:	N/A
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
City of Halifax		1994	Municipal corporate body	Property Online deed
Her Majesty the Queen/Province of Nova Scotia	1994	Present	Provincial body	Property Online deed

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00002253	Date:	5 February 2019
Civic Address:	5159-63 Duke Street	Researcher:	HRM
Building Name:	People's Bank Building (NSCAD)		
Construction Date:	Circa 1865		

Architectural Comments:

Architecturally, the People's Bank Building is valued as a good example of the Neo-classical style. The detailing of this style, largely seen in the form, was used particularly by banks. This structure is a brick and granite building with a flat roof and attractive façade. The first storey of the People's Bank Building has been left in its original form with large two-sash windows and granite columns. Some of the windows have been changed, however the appearance of the building continues to be compatible in architectural style and height with other historic brick structures on the street.

Particularly notable features of the People's Bank Building include the granite cornice with elaborate brick frieze; granite quoins; rusticated granite first-storey storefronts, with columns framing large two-sash windows; the second-storey granite window surrounds and belt course, the unique, third-storey, paired, segmental-arch windows with granite details; and the round headed fourth-storey windows with granite sills.

Historical Comments:

The People's Bank Building is also valued for its role in banking history in the city. The first bank in Halifax was the Halifax Banking Company, also known as Collins' Bank, was established in 1823. This bank had a monopoly on the currency market until 1832 when the Bank of Nova Scotia opened nearby. By 1864 three more banks had been established in the area, one of which was the People's Bank, which had become the favoured financial institution at the time. For approximately one hundred years it served many Haligonians' banking needs. Today the People's Bank Building and other nearby registered heritage buildings are used by Nova Scotia College of Art and Design.

The People's Bank Building and many other buildings were rebuilt after a fire on September 9th, 1859, giving the block distinction and unity in design. The fire became a worldwide news event. It could not be controlled and it ravaged houses and stores of wood, brick and stone construction in the downtown commercial district of the city. When the fire ended, sixty buildings covering four acres of land were gone, two lives were lost, and many people were injured. The area was rapidly rebuilt in a plethora of the most popular architectural styles of the time.

Contextual Comments:

The People's Bank Building is a four storey brick and granite Neo-classical style building located on Duke Street between Granville and Hollis Street in Downtown Halifax, Nova Scotia. It shares the block with several registered heritage buildings on Hollis Street and the Granville Mall Streetscape. As well, the People's Bank Building is located near the Historic Properties on the Halifax Harbour. The heritage designation applies to the building and the lot it occupies.

The building lies in Halifax's oldest commercial district. As a purpose-built bank building, its position on the corner of Hollis Street and Duke Street highlights the stability and history of the banking industry in Halifax.

Present Owner(s):	NSCAD	Original Owner(s):	John Bayne / People's Bank
Address:	5162 Duke St, Halifax, NS B3J 3J6	Occupation	Merchant / Bank
Present Use:	Special or Training School	Historic Use:	Bank

Construction Date:	Circa 1865
Factual/ estimate?	Estimate
Source(s):	Halifax Regional Municipality. (2014). <i>Halifax Regional Municipality Heritage Registry-Former City of Halifax</i> . Retrieved from HRM Planning Department.

Builder and/or Architect:	Undetermined.
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
Henry Mott		1860	Merchant	
Joseph Seeton	1860	1864	Merchant	Bk. 128, Pg. 348
John Bayne	1864	1871	Merchant	Bk. 143, Pg. 307
People's Bank of Halifax	1871	1905	Corporation	Bk. 171, Pg. 201
Bank of Montreal	1905		Corporation	Bk. 365, Pg. 736
Eastern Canada Savings & Loan Company		1930		
Leonard V. Smith	1930	1931	Merchant	Bk. 658, Pg. 257
Royal Trust Co.	1931		Corporation	Bk. 661, Pg. 1037
Toulon Construction Maritimes Ltd.		1972	Corporation	
Historic Properties Limited	1972			Bk. 2558, Pg. 656
FS Industries Ltd.		2002	Corporation	Bk. 6980, Pg. 164
Nova Scotia College of Art & Design	2002	---	Corporation	

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00002444	Date:	5-12-2023
Civic Address:	5162 Duke St/1824 Hollis St.	Researcher:	HRM
Building Name:	Champlain Building (Sheffield House)		
Construction Date:	1859		

Architectural Comments:

The Duke St. building is a 6 storey Georgian styled office building. Built in 1859, following the 1859 fire along Granville St. This is a tall, stuccoed, brick building with granite quoins. The first-storey pilasters are rusticated. Originally, they supported round-headed arches, but these have been covered. There is a stringcourse above this level, and between the third and fourth storey, the continuous lintels of the windows form another string-course. The building originally had four storeys. Since then, two more floors have been added. The building has a flat roof and a simple cornice.

Character defining elements:

- Rusticated granite shopfronts;
- Large copper-clad cornice;
- Granite sills, lintels and quoins;
- Granite string courses above first and third storeys; and
- Flat roof

Historical Comments:

Erected as a store/warehouse for David Henry Starr and John Starr. In it, the Starrs operated under the name “David Starr & Sons” as “importers of iron, steel, ironmongery and all kinds of hardware goods, cutlery, London paints and oils, English and Belgian window glass, sheet lead, lead pipe, shot, gunpowder, &c. Agents for the Vieille Montagne Zinc Mining Company of France and Belgium. Vivian & Son’s Yellow Metal Bolts and Ship Sheathing, Howe’s Standard Scales, domestic cut-Nails, axes, edge tools, &c., &c. ”.

The David Starr & Sons hardware store found that skates imported from England and Germany were selling particularly well, this coincided with John Forbes approaching John Starr with his invention of a skate that would attach to a boot with a lever. This led to the establishment of Starr Manufacturing in Dartmouth in 1863, which famously produced ice skates exported around the world. This warehouse, office, and shopfront, which was retained by the Starrs until 1873.

Contextual Comments:

(Known as Lot No. 16 Letter B)

This building represents a very important piece of industrial history in both Halifax and Dartmouth as the only building which remains standing of the Starr family’s mercantile and manufacturing enterprises. The Starr Manufacturing factory located in Dartmouth along the Shubenacadie Canal was destroyed in an arson attack leaving this building as the only remaining physical embodiment of that enterprise. Starr Manufacturing itself serves as a prominent example of the ingenuity and manufacturing prowess of Halifax and Dartmouth and was producing world-renowned ice skates for many decades.

After this building was sold by David Starr, it took on new life through a long-lived and highly successful wholesale pharmaceutical business under Thomas Avery’s direction. It also served as the setting for William H. Webb’s inspiring career success story which ultimately led to his establishment of the Nova Scotia Pharmaceutical Society.

Present Owner(s):	3300800 NS Ltd (Farhad Vladi)	Original Owner(s):	David H Starr
Address:	1601 Lower Water St, Suite 602, Halifax NS B3J 3P6	Occupation	Merchant
Present Use:	Commercial/office	Historic Use:	Commercial/warehouse

Construction Date:	1859
Factual/ estimate?	Factual
Source(s):	Rosinski M., 1994. <i>Architects of Nova Scotia: A Biographical Dictionary 1605-1950</i> , pg 130. Biographical Dictionary of Architects in Canada 1800-1950 Marvin, John W. www.dictionaryofarchitectsincanada.org/node/2169 Halifax Regional Municipality. (n.d). <i>Halifax Regional Municipality Heritage Registry Files</i> . Retrieved from HRM Planning Department

Builder and/or Architect:	John W. Marvin
Biographic Description:	(1825-1893) Marvin was an architect, house-builder, and ship-joiner who designed and constructed this (originally) four storey commercial block on the corner of Duke and Hollis streets (Bigby’s Corner) for J. & W. Starr & Sons Ltd. For the rest of his career he worked as a contracting builder. No other designs by him have been located.
Significance:	Local

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
Mary Walsh	--	1818	--	Bk 43 pg 484
Robert F Bigby	1818	1859	Foreman (master) tailor	Bk 43 pg 484
David Henry Starr	1859	1873	Merchant (Current building was erected in 1859 under David's ownership)	Bk 124 pg 298
James Farquhar	1873	1878	Master mariner, captain, businessman	Bk 189 pg 384
Thomas Avery Brown	1878	1888	Father of Catherine E Crisp. Founder of Avery Brown & Co. wholesale druggists.	Bk 215 pg 306
Catherine Elizabeth Crisp	1888	1894	(Obtained via will) Wife of Rev. John Crisp of Saint John NB.	Bk 297 pg395
William H. Webb	1894	1911	Partner in Brown & Webb Wholesale Druggists (operated out of this building). Worked for Thomas Avery for 13 years working from the lowest position to chief clerk prior to partnership. Established the Nova Scotia Pharmaceutical Society.	Bk 297 pg395
National Drug and Chemical Company of Canada Limited	1911	1911	Pharmaceutical distributor, wholesaler, retailer.	Bk406 pg729
J. & M. Murphy Limited	1911	1956	Distributors of industrial and institutional workwear & linens.	Bk 403 pg 370
The Franklin Service Company (Mitchell Franklin)	1956		Prominent businessman, theatre-owner and hotelier who bought many prime corner properties in Halifax.	Bk 1434 Pg577
The Eastern Canada Savings and Loan Company		1957	Bank.	Bk 1461 Pg89
Franklin Enterprises Limited (Formerly The Franklin Service Company Limited)(Mitchell Franklin)	1957	1980	Prominent businessman, theatre-owner and hotelier who bought many prime corner properties in Halifax.	Bk 3390 Pg932
Champlain Properties Limited (Fred S. Fountain)	1980	1990	Lawyer.	Bk 5011 Pg781
Swiss Overseas Investments Limited (Farhad Vladi)	1990	2000	Island Broker.	Bk 6572 Pg 734
Robin Halifax Holdings Limited (Farhad Vladi) (Formerly 3040208 NS Ltd)	2000	2017	Island Broker.	Doc#110394203
3300800 NS Ltd (Farhad Vladi)	2017	Present	Island Broker.	Doc# 110394203

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID:	40257743	Date:	3-31-2020
Civic Address:	5170 Duke Street	Researcher:	Stantec Consulting Ltd.
Building Name:	Addition to Merchants' Bank		
Construction Date:	1960s		

Architectural Comments:

This building is a six-storey infill adjacent to the Prenor Trust building on Duke Street. It is post-war modernist building in the international style characterized by its modern structural principles and materials. Constructed of concrete, glass and steel the building features a façade of black curtain wall with alternating bands of vision and black spandrel panel. The horizontal and vertical mullions of the curtain wall are anodized aluminum giving the façade a grid-like appearance.

Historical Comments:

In the decades following World War II, Canadian architecture was heavily influenced by Western Europe and the United States, wherein the desire for prominent modernist buildings overtook the desire for historical and regional styles. This building is representative of the modernist movement, characterized by its use of modern materials and construction methods and the rejection of historical styles for a focus on simple forms, function, and structural expression.

Post war modernism is an optimistic movement that represents a confidence in redevelopment of city centers and a period of urban renewal. To make way for large modernist buildings, North American cities saw extensive loss of fine grain urban fabric due to widescale demolition of low-rise wood and masonry buildings.

Contextual Comments:

The originating parcel description for this building is narrow at 25 feet 8 inches. The building appears to be a six-story addition to the eastern side of the Prenor Trust building (1819 Granville Street) as there is a matching rooftop addition to the roof of the Prenor Trust building.

Historically this area was the central business district of Halifax. The 1945 National Housing Act and grants through the Canadian Mortgage and Housing Corporation enabled the city of Halifax to undertake an urban renewal program starting in the late 1950s which resulted in the razing of more than seven hectares of land in the downtown. It is likely this modernist building was designed and planned based on economic optimism in a future artery, known as the Harbour Drive Proposal. As families relocated from the city center to the suburbs, urban planning initiatives focused on large scale commercial and roadway development. According to Gordan Stephenson’s 1957 Redevelopment Study, Harbour Drive was intended to be a multi-laned highway stretching the length of the Halifax peninsula from North to South. The Northern extension of the expressway and the Cogswell Street interchange were constructed, however, the master plan met public resistance as it approached the working waterfront. The waterfront portion of Harbour Drive was eventually abandoned due to public protest of proposed demolition of several historic buildings, including the Morse Tea building and Historic Properties.

Present Owner(s):	Farhad Vladi (3300800 NS Ltd)	Original Owner(s):	Merchant’s Bank of Canada
Address:	3700 Kempt Road, Suite 100, Halifax, NS	Occupation	Bank
Present Use:	Office/commercial	Historic Use:	Bank

Construction Date:	1960s
Factual/ estimate?	Estimate
Source(s):	- -

Builder and/or Architect:	Unknown
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Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
3300800 NS Ltd (Farhad Vladi)	2017	Present	Island Broker	Doc #110394203
Robin Halifax Holdings Ltd (Formerly 3040208 NS Ltd) (Farhad Vladi)	2000	2017		Bk. 6571, Pg. 112
Third Millennium Properties Limited (AJP Holdings) (Fardhad Vladi)	2000	2000		Bk. 6508, Pg. 555
Vladi Private Islands Ltd (Farhad Vladi)	--	2000		
Eastern Canada Savings and Loan Co.	1957	--		Bk. 1461, Pg. 89
Franklin Service Co	1956	1957		Bk. 1434, Pg. 577
J & M Murphy Limited	1911	1956		Bk. 406, Pg. 1129

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	40343675; and 00003459	Date:	Winter 2019-20
Civic Address:	5072 George Street	Researcher:	HRM
Resource Name:	HMC Dockyard Clock and Chebucto Landing		
Construction Date:	1767		

Architectural Comments:

Open Space: Chebucto Landing

Character-defining elements of the HMC Dockyard Clock include:

- Elements of its traditional craftsmanship, including the handmade inner workings of the clock;
- Original, handmade bell with its creation date of 1797 stamped into the metal;
- Two-hundred-pound weight which drives its nine-foot pendulum;
- White-on-black clock face;
- Clock's mounting in a domed cupola with a metal roof, and weathervane;
- Location in a modern monument, the design of which incorporates elements of the Hauser Stores and Dockyard Fire Hall;
- Location in a public space on the Halifax Waterfront.

Historical Comments:

The HMC Dockyard Clock is a handcrafted clock originally installed in a domed cupola on the Hauser Stores in 1772. The clock has been relocated three times, and its current location is on a monument at Chebucto Landing, at the Halifax Waterfront, Halifax, NS. The designation applies to the clock and monument only.



(1941 Photo of the HMC Dockyard Clock in its original location at the Hauser Stores, Halifax Dockyards.)

Contextual Comments:

The HMC Dockyard Clock is valued as Canada's oldest working clock, for its superb craftsmanship, and as the last tangible evidence of the original naval dockyard in Halifax.

Constructed by Aynesth Thwaites in Clerkenwell, London in 1767, the clock itself is a masterpiece of traditional craftsmanship. The clock was completely hand tooled, from its forged shafts to its filled gears. A two-hundred-and-fifty-pound weight drives its nine-foot pendulum.

The clock's original home, on the roof of the Hauser Stores, was demolished in 1941. The Stores were wooden structures used as naval warehouses for provisions and clothing. The clock was relocated to the HMC Dockyard Fire Hall that was constructed in 1943. The Fire Hall was demolished in 1986 and after a short period of storage, the Dockyard Clock was donated to Halifax Regional Municipality in an attempt to make this valuable piece of history more available to the public view. The clock and its domed cupola are the last remaining architectural fragments of the original eighteenth century naval dockyard.

The clock was relocated to a prominent monument situated at the foot of George Street on the Halifax Harbour, near the ferry terminal. There is value in this more modern structure as its design represents elements of its history, such as the “X” motif recalls the railing pattern on the original Hauser Stores. The clock is one of the few remaining relics of the Navy’s early presence in Halifax which shaped the history of the city and its residents.

Present Owner(s):	Halifax Regional Municipality	Original Owner(s):	HMC
Address:	PO Box 1749, Halifax, NS	Occupation	Military
Present Use:	Public Art and Right of Way	Historic Use:	Warehouses

Construction Date:	1767
Factual/ estimate?	Factual
Source(s):	Halifax Regional Municipality. (2014). <i>Halifax Regional Municipality Heritage Registry-Former City of Halifax</i> . Retrieved from HRM Planning Department

Builder and/or Architect:	Aynesth Thwaites in Clerkenwell, London (Clockmaker)
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Clock has been relocated from HMC Dockyard Hauser Stores (since demolished) and relocated again from HMC Dockyard fire hall (since demolished).				

Photograph (elevation)

Building Classification: Contributing Heritage Resource



PID:	40724676 (00003467)	Date:	3 March 2019
Civic Address:	5080 George Street	Researcher:	Heritage Trust of Nova Scotia
Building Name:	Nova Scotian Crystal		
Construction Date:	Circa ~1885		

Architectural Comments:

Described originally as a brick building being three storeys tall, the present day building at 5080 George St bears little resemblance to its original self. This building was dramatically altered in 1996 when ownership was conferred to Develop Nova Scotia and the building was repurposed to house the Nova Scotian Crystal company. The building now features dressed windows on both remaining storeys, siding clad walls, a series of pilasters including very large cantons, a thick and projecting belt course, and a lack of cornice. The eastern portion of the building features a garage door entrance which predates the 1990s modifications but is nonetheless not original to the very old building.

Historical Comments:

This building was commissioned by Henry W. Brown around 1885. The original building was reportedly divided into three sections, the last of which no longer exists. The westernmost section, which is now the Nova Scotian Crystal salesroom was a grocer. The middle section, now the Nova Scotian Crystal workshop, was a bar room. Finally the easternmost section, which no longer exists, held a feed business. Residences for the Brown family were located in the two stories above the grocer, the uppermost storey likely having been removed in 1996. All three businesses were owned and managed by Henry W. Brown. A few years after Brown had passed, the building had been purchased by George Alfred Redmond, a commission merchant and real estate agent. He leased the building's commercial space and upstairs residential spaces to a variety of tenants. Gesner & Shatford, a grocer and feed business leased commercial space there in the 1920s. The Ferry Fish Market leased space in the 1930s, and Burns Fisheries did so in the 1940s. Redmond himself briefly set up office for his commission merchantry and real estate business in the building in 1930. By 1948, the building was home to two grocers, Ferry Taxi, and the Ferry Repair Shop.

In 1949 the grocers were replaced by Ross Corkum's Fisherman's Market. The repair shop closed in 1949. Corkum purchased the building from Redmond two years later in 1951. Corkum sold Fisherman's Market and the property itself to the businessman Fred Greene, who remains president of Fisherman's Market International to this day. Both Fisherman's Market and Ferry Taxi remained in continuous operation at that location until 1974, when Ferry Taxi closed. Fisherman's Market continued to operate there uninterrupted until 1995.

In 1996 the property was purchased by the Waterfront Development Corporation Ltd. Greene continued operating Fisherman's Market International from its Bedford Highway location, which remains in operation today. Waterfront Development Corporation Ltd radically altered the outward appearance of the building as illustrated in the photos above, to the point of it being unrecognizable. With construction/alteration completed in 1998, the Nova Scotian Crystal company moved in and remains to this day.

Contextual Comments:

Originally this building was without numeric address, and was later given the address of 2 George St (South side) prior to the renumbering as 5080 George St.

The original city fish market which existed prior to Henry W. Brown's building, was the subject of much early controversy regarding licensing of fish vendors and monopolistic practices in the sales of fish. An AF Church map showing the drawing of the stalls for that original city fish market dating from 1857 can be found at HRM Archives.

The building sits on the site of the original city-owned fish market built to supplement the nearby City Market. The area in which this building stands was an early and longstanding hub of commerce, with markets, multiple grocers, and a variety of other shops and establishments.

Once Fisherman's Market Intl. closed its Harbourfront location in 1996, there remained no more locations along the whole of the Halifax waterfront where one could purchase fresh fish.



Present Owner(s):	Develop Nova Scotia	Original Owner(s):	Henry W. Brown
Address:	1875 Historic Properties Upper Water St, Halifax NS B3J 1S9	Occupation	Grocer, feed supplier
Present Use:	Crystal glassware manufacturing and sales	Historic Use:	- Grocer and feed supplier - Fish Market

Construction Date:	Circa ~1885
Factual/ estimate?	Estimate
Source(s):	Letter to the Editor by Fred L Taylor, Mail Star April 9, 1977

Builder and/or Architect:	Unknown.
Biographic Description:	-
Significance:	-

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
City of Halifax	--	1885	Municipality	Bk. 251, Pg. 235
Henry W Brown	1885	1916	Operated as a grocer and feed supplier out of this property. Died in 1912, (Death Registry Yr1912,Bk20,Pg24,No.143). His wife continued to occupy the building	Bk. 251, Pg. 235
Harland H Bauld	1916	1917	Merchant, secretary and treasurer of Bauld Bros Ltd, wholesale groceries and teas located next to the ferry terminal on the site of what is now Stayner's Wharf Pub & Grill	Bk. 455, Pg. 1089

George Alfred Redmond	1917	1951	Commission Merchant (G.A. Redmond & Son), lost a by-election as a liberal MP candidate for Halifax in 1923.	Bk. 473, Pg. 121
Ross Corkum	1951	1952	Fish Merchant	Bk. 1113, Pg. 749
R.E. Corkum Investments Ltd (Previously Fisherman's Market Ltd)	1952	1967	Fisherman's Market Ltd was renamed R.E. Corkum Investments Ltd and then this deed was transferred to a second iteration of the company, incorporated in 1966 using the original name.	Bk. 1143, Pg. 237
Fisherman's Market Limited (Later amalgamated as 2546340 NS Ltd)(Fred Greene)	1967	1996	2nd iteration of the Fisherman's Market Ltd company name, now under the ownership and direction of Fred Greene. Amalgamated in 1996 as 2546340 NS Ltd (Later renamed Fred Greene Investments Ltd).	Bk. 2193, Pg. 332
Fred Greene Investments Ltd (Previously 2546340 NS Ltd)	1996	1996	Amalgamation in 1996 as 2546340 NS Ltd (later renamed Fred Greene Investments Ltd).	Bk. 5868, Pg. 498 Bk. 5868, Pg. 504
Develop Nova Scotia (Formerly Waterfront Development Corporation Ltd.)	1996	Present	Developer (could no longer get fish on the halifax waterfront at this point in history)	Bk. 6182, Pg. 268

Photograph (elevation)

Building Classification: Contributing Heritage Resource



PID:	00002329	Date:	31 March 2020
Civic Address:	5151 George Street	Researcher:	Stantec Consulting Ltd.
Building Name:	(Former) Bank of Montreal Building		
Construction Date:	1970-1972		

Architectural Comments:

The former Bank of Montreal building is sixteen stories on Hollis Street sloping to seventeen stories on Upper Water Street. The building occupies one third of the city block. The ground floor was the original bank with offices on the fifteen stories above. It is a post war modernist building in the International style characterized by its modern structural principles and materials. Constructed of concrete and glass, the building façade features continuous vertical strips of natural coloured concrete and matching curtain wall. The curtain wall has alternating bands of vision and spandrel panel. The ground floor of the building has large expanses of aluminum framed glazing and a thick horizontal band of concrete visually separating it from the building above. There are massive full height concrete framing elements centered on each elevation that emphasize the verticality of the building. These framing elements combined with the large glazing elements on the ground floor give the appearance of the building being on stilts.

Historical Comments:

Built between 1970 and 1972, the Bank of Montreal building was constructed toward the end of the post-war modern period. In the decades following World War II, Canadian architecture was heavily influenced by Western Europe and the United States, wherein the desire for prominent modernist buildings overtook the desire for historical and regional styles. This building is representative of the modernist movement, characterized by its use of modern materials and construction methods and the rejection of historical styles for a focus on simple forms, function, and structural expression. Post war modernism is an optimistic movement that represents a confidence in redevelopment of city centers and a period of urban renewal. To make way for large modernist buildings, North American cities saw extensive loss of fine grain urban fabric due to widescale demolition of low-rise wood and masonry buildings.

Commercial News Mar 1970 p19

One of the pioneer banks of Halifax, The Bank of Montreal recently announced that it would build a \$5 million, 16 storey new building. To be constructed in downtown Halifax on the present site of the Halifax main branch at Hollis and George streets, it will extend to Bedford Row, overlooking Ferry Square and the new Law Courts building. Mr Francis said he was pleased that the bank and Lundrigan's Ltd., the project developers and owners, were able to arrange for construction of the building which will make a vital contribution to the redevelopment of this important area of Halifax. During demolition of the present building the main Halifax branch will operate temporarily in the Hollis building, with entrance on Bedford Row. The building is designed by Tessier and Corriveau, Quebec City, in association with Leslie R. Fairn and Associates, Halifax.

Commercial News Aug 1971 p1

Another construction project nears completion in Halifax. The Bank of Montreal building is expected to be completed in September with occupancy slated for October.

Commercial News Mar 1972 p22

Caption: Premier Gerald Regan officially opened the new premises of the Bank of Montreal.

Contextual Comments:

A subdivision plan from 1969 shows the amalgamation of eight lots bounded by Hollis Street, George Street and Bedford Row into one large parcel. The office building contributes to the character of an established business district that has evolved over time. The building is architecturally significant and representative of modernism in North American cities.

Historically this area was the central business district of Halifax. The widescale demolition of low-rise wood and masonry buildings in the core of the city that started with Halifax's urban renewal period was still underway in the 1970s.

The 1945 National Housing Act and grants through the Canadian Mortgage and Housing Corporation enabled the city of Halifax to undertake an urban renewal program starting in the late 1950s which resulted in the razing of more than seven hectares of land in the downtown. It is likely this modernist building was designed and planned based on economic optimism in a future artery, known as the Harbour Drive Proposal. As families relocated from the city center to the suburbs, urban planning initiatives focused on large scale commercial and roadway development. According to Gordan Stephenson's 1957 Redevelopment Study, Harbour Drive was intended to be a multi-laned highway stretching the length of the Halifax peninsula from North to South. The Northern extension of the expressway and the Cogswell Street interchange were constructed, however, the master plan met public resistance as it approached the working waterfront. The waterfront portion of Harbour Drive was eventually abandoned due to public protest of proposed demolition of several historic buildings, including the Morse Tea building and Historic Properties.

Present Owner(s):	3322155 NS Ltd (Peter Claman)	Original Owner(s):	Bank of Montreal
Address:	5151 George Street	Occupation	Bank
Present Use:	Office	Historic Use:	Office

Construction Date:	1970-1972
Factual/ estimate?	Factual
Source(s):	Commercial News Mar 1970 p19

Builder and/or Architect:	Architect: Tessier and Corriveau, Quebec City in association with Leslie R. Fairn and Associates, Halifax. Builder: Lundrigan's Ltd.
Biographic Description:	André Tessier and Eugène Corriveau were architectural partners from 1962 to 1975 operating out of Quebec City. They took on a small number of projects across the Maritimes in addition to their work in Quebec. Leslie R. Fairn was a Canadian architect with a long and diverse career. He is most well-known for numerous projects mostly in Nova Scotia which span a wide range of architectural styles and include such buildings as Halifax Memorial Library, Killam Memorial Library, Henry Hicks Building at Dalhousie University (with E. W. Haldenby), The Dominion Public Building, Annapolis Royal Memorial Town Hall, and Acadia University's Administration Building.
Significance:	Thematic: High Significance - Unique period in Canadian architecture with high confidence in redevelopment. Person/ Event: High Significance - Associated with internationally significant architectural style and nationally and provincially significant architects.

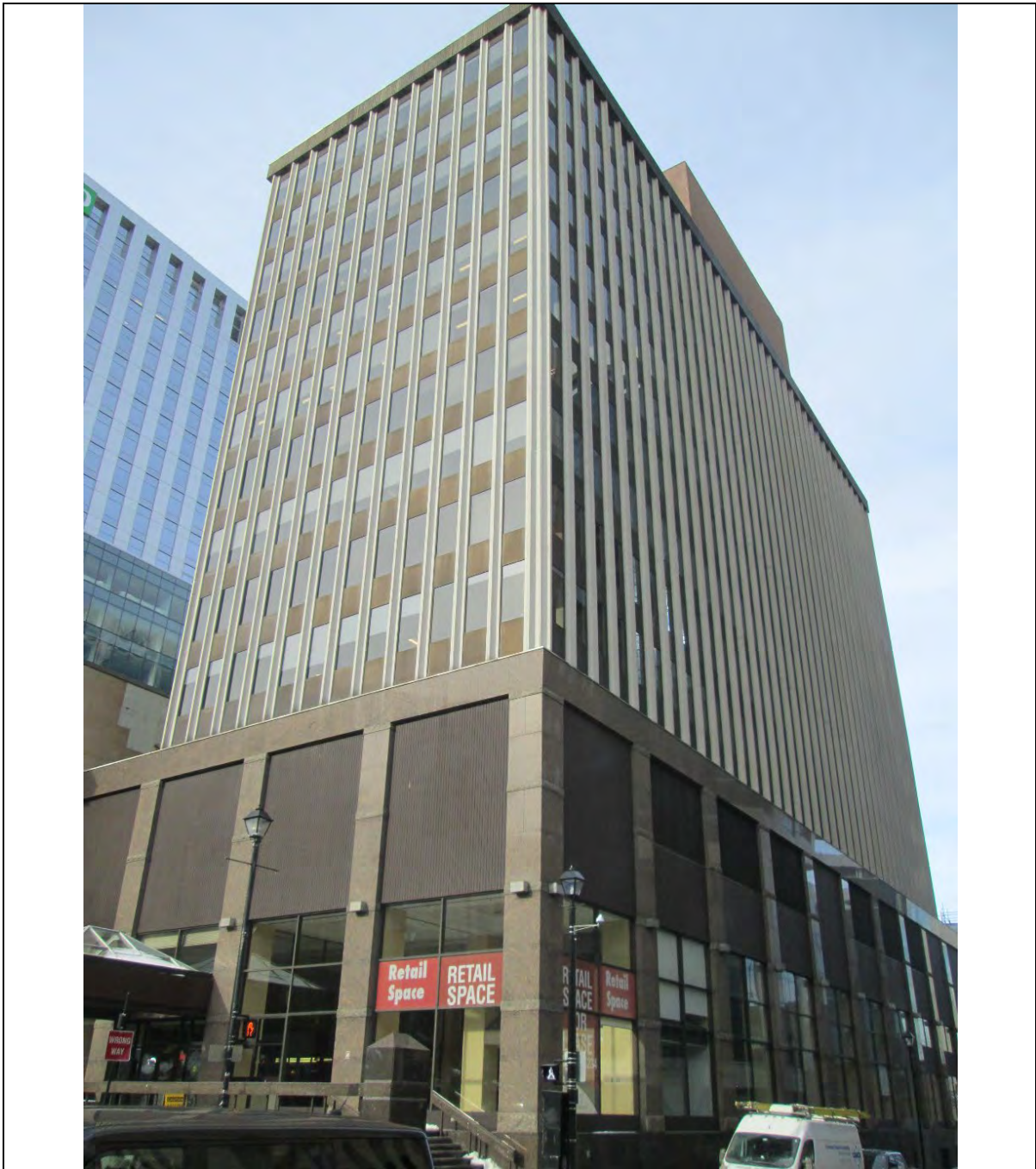
History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
3322155 NS Ltd (Peter Claman)	2019	Present	Island broker	Doc #114400527
Robin Halifax Holdings (Formerly BM Halifax Holdings)	2000	2019	Island broker	Bk. 6686, Pg. 968

Ltd) (Formerly 3051319 NS Ltd) (Farhad Vladi)				
Bank of Montreal	1968	2000	Financial Institution	Bk. 5372, Pg. 1225 Bk. 2278, Pg. 126

Photograph (elevation)

Building Classification: Contributing Heritage Resource



PID:	00002402	Date:	31 March 2020
Civic Address:	5161 George Street	Researcher:	Stantec Consulting Ltd.
Site Name:	The Royal Centre / Royal Bank Building		
Construction Date:	Post 1967		

Architectural Comments:

The former Royal Bank building is a twelve storey building comprised of two double height stories at the base with a ten-storey tower above. The building occupies approximately one third of the city block. The main entry to the building is from a small plaza on George Street. The entry is protected by a glazed pyramidal canopy.

The former Royal Bank building is a post war modernist building in the International style characterized by its modern structural principles and materials. Constructed of metal and glass, the tower elevations feature vertical concrete ribs and matching neutral tone curtain wall that emphasize the verticality of the tower. The curtain wall has alternating bands of vision glass and spandrel panel.

The bottom two stories provide a substantial base for the ten-storey tower above. With full height granite pilasters articulating each structural bay, the base of the building is a modern interpretation of a classical colonnade. On the ground floor the panels between pilasters are double height, fully glazed curtain wall with matte aluminum framing. On the second-floor panels between pilasters are brown aluminum panels and louvres.

Historical Comments:

In the decades following World War II, Canadian architecture was heavily influenced by Western Europe and the United States, wherein the desire for prominent modernist buildings overtook the desire for historical and regional styles. This building is representative of the modernist movement, characterized by its use of modern materials and construction methods and the rejection of historical styles for a focus on simple forms, function, and structural expression. Post war modernism is an optimistic movement that represents a confidence in redevelopment of city centers and a period of urban renewal. To make way for large modernist buildings, North American cities saw extensive loss of fine grain urban fabric due to widescale demolition of low-rise wood and masonry buildings.

Contextual District Comments:

A survey plan from 1967 shows the property owned by the Royal Bank of Canada on Hollis, George and Granville Streets as three parcels with the following dates Feb 24, 1964, Sept 15, 1966, and Jan 11, 1967. Although this plan pre-dates the construction the Royal Bank building, it indicates the preliminary amalgamation of the larger building lot. The office building contributes to the character of an established business district that has evolved over time. The building is architecturally significant and representative of modernism in North American cities.

Historically this area was the central business district of Halifax. Widescale demolition of low-rise wood and masonry buildings in the core of the city that started with Halifax's urban renewal period was underway in the 1960s. The 1945 National Housing Act and grants through the Canadian Mortgage and Housing Corporation enabled the city of Halifax to undertake an urban renewal program starting in the late 1950s which resulted in the razing of more than seven hectares of land in the downtown. It is likely this modernist building was designed and planned based on economic optimism in a future artery, known as the Harbour Drive Proposal. As families relocated from the city center to the suburbs, urban planning initiatives focused on large scale commercial and roadway development. According to Gordon Stephenson's 1957 Redevelopment Study, Harbour Drive was intended to be a multi-laned highway stretching the length of the Halifax peninsula from North to South. The Northern extension of the expressway and the Cogswell Street interchange were constructed, however, the master plan met public resistance as it approached the working waterfront. The waterfront portion of Harbour Drive was eventually abandoned due to public protest of proposed demolition of several historic buildings, including the Morse Tea building and Historic Properties.

Present Owner(s):	3300800 Nova Scotia Limited	Original Owner(s):	Royal Bank of Canada
Address:	c/o Compass Commercial Realty LP 3 Spectacle Lake Drive suite 290 Dartmouth NS CA B3B 1W8	Occupation:	Financial Institution
Present Use:	Retail and Office	Historic Use:	Bank and Office

Construction Date:	Post 1967
Factual/ estimate?	Estimated
Source(s):	--

Builder and/or Architect:	--
Biographic Description:	--
Significance:	<p>Thematic: High Significance - Unique period in Canadian architecture with high confidence in redevelopment.</p> <p>Person/ Event: High Significance - Associated with internationally significant architectural style.</p> <p>Local Development: High Significance - Urban Renewal Period in Halifax.</p>

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
3300800 Nova Scotia Limited	2017	Present	Corporation	2017 Deed (Doc # 110394039)
Robin Halifax Holdings Limited	--	2017	Corporation	2017 Deed (Doc # 110394039)
3040208 Nova Scotia Limited	2000	--	Corporation	2000 Deed (Doc # 9966, Bk. 6543, Pg. 600)
3660184 Canada Inc, Oxford Properties Group Inc, Multi-Tenant Properties Canada Inc	1999	2000	Corporation	Bk. 6474, Pg. 86
Canadian Realty Inc	1990	1999	Corporation	Bk. 5000, Pg. 105
Royal Bank of Canada	1983	1990	Financial Institution	1983 Deed (Bk. 3705, Pg. 370)
Royal Bank Realty Inc.	--	1983	Corporation	1983 Deed (Bk. 3705, Pg. 370)
Royal Bank of Canada	1967	--		1967 Plan

Photograph (elevation)

Building Classification: Registered Heritage Property



PID List:	00473355; 00473348; 00473330; 00473322; 00002410	Date:	2 February 2019
Civic Address:	5171 George Street	Researcher:	HRM
Building Name:	Canadian Bank of Commerce		
Construction Date:	1906-1908		

Architectural Comments:

The original building was built in 1906 on the site of four older wooden structures as the Canadian Bank of Commerce. The original 3 ½ storey building is constructed of concrete and steel with a granite facing in the Greek Classic Revival Style.

By 1929, the Bank of Commerce had outgrown its space in the building an addition was designed and constructed to the north of the original Bank building. This conservatively designed extension is clad in the same materials and uses simpler details (apparent in the window pediments) to attempt to integrate the two masses into one composition. Largely because of the mass of the smaller addition in relation to the larger, original building, its integration is acceptable without unduly compromising the building.

Character defining elements:

- regular window openings
- Large granite block units
- cornice below a balustrade parapet at roof level
- detached column and pedimented at the main entrance elevation
- stone construction
- Free standing columns
- granite,
- granite block construction,
- square recessed main arch over main door
- of special note the main door has nice detail note granite relief carvings
- simple classical balance
- pediment carried by columns note detail, note square column detail
- string course 2/3 granite included key-stone detail
- granite steps and short iron rails, granite column detail, granite details/behind columns, all granite façade

Historical Comments:

In 1903, the Canadian Bank of Commerce acquired the Halifax Banking Company, and its sixteen branches in Nova Scotia and New Brunswick, which marked its entry into the Maritime provinces.

It soon completed the construction of this grand new regional head office and main branch in 1908 which replaced the head office of Enos Collins' Halifax Banking Company in the old stone warehouse on Upper Water Street.

In September of 1949 the Imperial Bank of Canada opened its first Maritime branch on Granville Street just opposite The Canadian Bank of Commerce building. After the merger of The Commerce and Imperial in 1961, plans were made to consolidate the business of the two branches. Business from the Imperial branch was absorbed into the larger Commerce branch in April 1962 to become the Canadian Imperial Bank of Commerce (CIBC)

In 1975 CIBC announced plans to build a new Atlantic regional office and Halifax main branch. The new tower, at 1810 Granville Street, was completed two years later. At its grand opening, CIBC's Chairman and CEO explained that the tower symbolized the bank's faith in the future of the Maritime provinces.

Contextual Comments:

The Canadian Bank of Commerce building stands out as a unique and impressive Greek Classic Revival Style building on a corner lot at the intersection of George Street and Granville Street.

The Canadian Bank of Commerce building joins other buildings to create a classical theme continued around the perimeter of Province House Square including the Acadian Recorder Building (1900) on Granville Street; the Jost addition to the Kenny-Dennis Building (1912) and the J.W. Johnston Building (1928) both on corner lots containing classical triplet windows on brick walls above stone walls, on the lower levels of the façades.

Present Owner(s):	3300800 Nova Scotia Ltd.	Original Owner(s):	Canadian Imperial Bank of Commerce
Address:		Occupation	

Present Use:	Commercial	Historic Use:	Bank
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Construction Date:	1906
Factual/ estimate?	Factual
Source(s):	Halifax Regional Municipality. (n.d). <i>Halifax Regional Municipality Heritage Registry Files</i> . Retrieved from HRM Planning Department CIBC News Releases: <i>CIBC celebrates 185 years in downtown Halifax today</i> : http://cibc.mediaroom.com/

Builder and/or Architect:	Albert Khan (1869-1942)
Biographic Description:	
Significance:	He was a prominent American industrial architect. Khan developed a system of reinforced concrete supports. He is known for designing many prominent buildings in Detroit.

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
Henry P Burton		1872		
Julius Cornelius	1872	1905		Bk. 194, Pg. 347
Canadian Imperial Bank of Commerce	1905	1978		Bk. 374, Pg. 26
Pillar Group Ltd.	1978	1981	Corporation	Bk. 3250, Pg. 93
Eva Mampe	1981	1984		Bk. 3478, Pg. 729
Heinz L Steuck	1984	1984		Bk. 3795, Pg. 363
Alexander Tutmann	1984	1984		Bk. 3795, Pg. 358
Theodor Tutmann	1984	1998		Bk. 3908, Pg. 560
Vladi Private Islands Ltd.	1998	2000	Corporation	Bk. 6249, Pg. 993
Robin Halifax Holdings Ltd.	2000	2017	Corporation	Bk. 6571, Pg. 98
3300800 Nova Scotia Ltd.	2017	----	Corporation	#110394039

Photograph (elevation)

Building Classification: Contributing Heritage Resource



PID:	00003244	Date:	31 March 2020
Civic Address:	1645 Granville Street	Researcher:	Stantec Consulting Ltd.
Building Name:	Centennial Building		
Construction Date:	Post 1964		

Architectural Comments:

The Centennial building is eleven stories on Granville Street sloping to twelve stories on Hollis Street. The building occupies almost half of the city block. The bottom two stories are mixed commercial and the ten storey tower above contains offices. It is a post war modernist building in the International style characterized by its modern structural principles and materials. Constructed of metal and glass, the tower elevations feature vertical strips of white protruding metal and dark receding curtain wall. These vertical lines emphasize the verticality of the tower. The curtain wall has alternating bands of vision and spandrel panel.

The ground floor of the building has large expanses of aluminum framed glazing and rests on a dark granite podium. The Granville Street elevation has a one story bump out that wraps the Northwest corner of the building and provides access to the underground parking. The Hollis Street elevation has a deck above the first floor and below the 10 storey tower at the Southeast corner. The form, articulation and subsidiary nature of these elements serve to visually separate the building base from the ten storey tower above.

Historical Comments:

In the decades following World War II, Canadian architecture was heavily influenced by Western Europe and the United States, wherein the desire for prominent modernist buildings overtook the desire for historical and regional styles. This building is representative of the modernist movement, characterized by its use of modern materials and construction methods and the rejection of historical styles for a focus on simple forms, function, and structural expression.

Post war modernism is an optimistic movement that represents a confidence in redevelopment of city centers and a period of urban renewal. To make way for large modernist buildings, North American cities saw extensive loss of fine grain urban fabric due to widescale demolition of low-rise wood and masonry buildings.

Contextual Comments:

A 1964 Subdivision plan shows a large lot owned by Commercial Developments (Maritimes) Ltd. at the corner of Granville and Sackville Streets, with former civic numbers 59 – 75 Granville Street. This forms the Western portion the Centennial building property. The Eastern portion of Centennial building property, at the corner of Hollis and Sackville streets, shows seven smaller lots with civic addresses 152 – 162 Hollis Street and 31 Sackville Street. Although this 1964 plan pre-dates the construction the Centennial building, it indicates the preliminary amalgamation of the larger building lot.

Historically this area was the central business district of Halifax. The widescale demolition of low-rise wood and masonry buildings in the core of the city that started with Halifax's urban renewal period was still underway in the 1960s.

The 1945 National Housing Act and grants through the Canadian Mortgage and Housing Corporation enabled the city of Halifax to undertake an urban renewal program starting in the late 1950s which resulted in the razing of more than seven hectares of land in the downtown. It is likely this modernist building was designed and planned based on economic optimism in a future artery, known as the Harbour Drive Proposal. As families relocated from the city center to the suburbs, urban planning initiatives focused on large scale commercial and roadway development. According to Gordan Stephenson's 1957 Redevelopment Study, Harbour Drive was intended to be a multi-laned highway stretching the length of the Halifax peninsula from North to South. The Northern extension of the expressway and the Cogswell Street interchange were constructed, however, the master plan met public resistance as it approached the working waterfront. The waterfront portion

of Harbour Drive was eventually abandoned due to public protest of proposed demolition of several historic buildings, including the Morse Tea building and Historic Properties.

Present Owner(s):	Centennial Building Investment Limited (Farhad Vladi)	Original Owner(s):	-
Address:	1645 Granville Street	Occupation	-
Present Use:	Commercial Office	Historic Use:	Office

Construction Date:	Post 1964
Factual/ estimate?	Estimate
Source(s):	Halifax Works Department photograph, 102-39-1-1328.6

Builder and/or Architect:	Crory Construction Ltd (Ronald Crory)
Biographic Description:	-
Significance:	-

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
Centennial Building Investment Limited (Formerly 3069127 NS Ltd) (Farhad Vladi)	2010	Present	Corporation	Doc #95628765
CB Halifax Holdings Limited (Formerly 3055493 NS Ltd, Amalgamated with Robin Halifax Holdings Limited) (Farhad Vladi)	2001	--	Corporation	Doc #22108
Fortis Properties Corporation	1995	2001	Corporation	Bk. 5696, Pg. 1011
Trizec Properties Limited (Formerly Trizec Equities Limited, Formerly Triton Centres Ltd)	1972	1995	Corporation	Bk. 2520, Pg. 681
Centennial Invest Ltd	1964	1972	(Amalgamation of Carleton Investments Ltd, Centennial Investments Ltd, Victoria Developments Ltd, and Montgomery Crescent Investment Limited)	Bk. 2008, Pg. 1055
Commercial Developments (Maritimes) Limited	--	1964	Corporation	Bk. 2008, Pg. 1055

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID:	00003251	Date:	3 March 2019
Civic Address:	1669 Granville Street	Researcher:	Heritage Trust of Nova Scotia
Building Name:	Auction House		
Construction Date:	Circa 1875		

Architectural Comments:

This is a stuccoed brick building in the Italianate style. The first storey features a shopfront with large nine-sash fixed windows and a recessed off-centre entryway with a similarly windowed surround for the door. The shopfront is neatly proportioned into four equally sized sections, divided by five columns with fluted detailing, the three outer and centre columns being twice the width of the other two. These columns feature fluted corbels that support a projecting panelled belt course which functions as a water table.

The second storey windows consist of four fixed, four-sash windows resting on quarry-faced stone sills, with a fifth semicircular pane above. Plain roman arches frame the tops of the second-storey windows, visually defined by a thin projecting extrados. These arches sit atop quarry-faced stone mullions, which in-turn are supported by pilasters with stepped capitals with a thin hypotrachelium below. The third storey features smaller four-sash windows with segmental-arched tops resting on thin, projecting sills that blend in with the stucco walls. Between these windows the walls feature decorative rectangular projections. Above these windows is a moulding of a stepped style, echoing the capitals below, which runs the width of the building and follows the curves of the segmental-arched windows. Above this is the large cornice supported by fluted corbels of alternating size.

Historical Comments:

This building was originally an auction house constructed under John D. Nash Sr.'s ownership in 1875. Originally it housed the auctioneering and commercial merchantry business of the late Nash's successor, Robert D Clarke. R.D. Clarke's was founded in 1840 and had relocated to this new building in 1875. Clarke was still operating at this location until 1889 despite ownership changes with the building. James Shand, another auctioneer, occupied the space in 1889 and died in 1903. William Tapp, yet another auctioneer, occupied the building from 1906 to 1910. The Nova Motor Company Ltd occupied the building from 1911 until 1917.

Maritime Dental Supply, a dental equipment manufacturer, was founded by Charles Bell and Alfred Henry Webb in 1911, originally under the name Webb and Bell. Alfred and Charles held interests in this building in 1917 and 1921 respectively, moving their company into the building in 1918 and later placing the building under ownership of Maritime Dental Supply in 1922. Additional space in the building was leased to Forbes Bros Ltd, a tire dealer, in the 1930s, then to National Cash Register and International Business Machines in the 1940s through the 1950s. The additional space was leased to the Scotia Dental Lab and Major Bros Ltd Insurance Agents in the 1960s. In 1962 Maritime Dental Supply was purchased by Ash Temple Ltd, another Canadian dental equipment supplier. Directories show that the company naming had not changed to reflect the new ownership until 1972. Ash Temple Ltd and Scotia Dental Lab remained in the building until 1983. As of 2005 Ash Temple Ltd has been amalgamated with the US-based dental supply company Henry Schein.

In 1983, the building was purchased by Coram Investments Ltd, a holding company belonging to Halifax Lawyer Robin A. McDonald. It was repurposed as a law office for Cooper & McDonald Barristers until 2007. In 2007, BSL Holdings, a company belonging to the developer Steven Caryi, purchased the building and repurposed it as "Granville Hall", an upscale student residence.

Contextual Comments:

Originally addressed 79-81 Granville St prior to renumbering. The building played host to one of the pioneering dental supply houses in Canada and more specifically of the Atlantic region.

The building is situated between the Halifax Club's rear dining room and billiard hall to the north and the Centennial Building to the south. Built after the initial Italianate reconstruction period of the 1850s through the 1870s and before the rise of Second Empire architectural influence in Halifax,

the building features a slightly more sober Italianate style in contrast with other buildings of its era, and it bears some resemblance to the Colwell Building on nearby Barrington Street.

Present Owner(s):	BSL Holdings Limited	Original Owner(s):	John D Nash
Address:	Suite 300 1533 Barrington Street, Halifax NS B3J 1Z4	Occupation	Auctioneer, Commission Merchant, Real Estate Broker, and Developer
Present Use:	Private short-term student residences	Historic Use:	Auction House

Construction Date:	Circa 1875
Factual/ estimate?	Estimate
Source(s):	McAlpines Directory 1875

Builder and/or Architect:	Undetermined but most likely James Charles Phillip Dumaresq or Elliot & Busch given the time period.
Biographic Description:	-
Significance:	-

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE Robert
James W Hutt	--	1873	Unknown	Bk 191 Pg173
John D Nash (Sr)	1873	1886	Developer	Bk 261 Pg164
Nova Scotia Building Society	1886	1886	Bank	Bk 261 Pg164
Christopher T Connolly	1886	1889	Owner of Livery Stables	Bk 261 Pg165
Charles Willoughby Anderson	1889	1903	Surgeon	Bk 266 Pg447
Annie Shand	1903	1907	Formerly Annie Reid. Wife of James Shand, an auctioneer who died 1903.	Bk 354 Pg 419
William M D Pearman	1907	1917	Baking powder manufacturer	Bk 383 Pg 757
Florence O Pearman	1917	1917	Willed by William M D Pearman	Bk 479 Pg 13
Arthur Henry Webb	1917	1921	Co-founder Maritime Dental Supply with Charles Bell	Bk 480 Pg 131
Charles Bell	1921	1922	Engineer/Draftsman, Co-founder Maritime Dental Supply with Arthur Henry Webb	Bk 540 Pg 841
Maritime Dental Supply Co	1922	1930	Pioneering dental supply house	Bk 565 Pg 53
Maritime Dental Supply Co	1930	1969	Pioneering dental supply house	Bk 649 Pg1169
Ash Temple Limited	1969	1983	Dental supplies, equipment, artificial teeth and repair parts, office design and planning services, equipment lease financing and limited consulting firm.	Bk 2346 Pg910

Coram Investments Limited (Robin A. McDonald)	1983	2007	Lawyer	Bk 3713 Pg1205
BSL Holdings Limited (Steven Caryi)	2007	Present	Developer	Doc#87612512

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00002642	Date:	5 February 2019
Civic Address:	1724 Granville Street	Researcher:	HRM
Building Name:	Acadian Recorder Building		
Construction Date:	1900		

Architectural Comments:

The building includes a rare mix of architectural styles including Neo-Classical and Art Nouveau elements. Popular from 1890 to 1910, Art Nouveau is an early modern style that emerged from the decorative arts. Inspired by natural forms and modern materials, such as iron and glass, it sought to create unusual new forms and break from traditional styles. The Art Nouveau elements of the Acadian Recorder building include the iron canted bay windows recessed into the frame of the building.

The character-defining elements of 1724 Granville Street include:

- three-storeys with flat roof;
- symmetrical four-bay façade with recessed centre bays;
- side bays (brick) culminate in parapets with stylized geometric designs;
- centre bays (cast iron) divided by central column/pilaster (brick);
- rooftop entablature with frieze (brick), projecting cornice (copper clad) and balustrade (cast iron);
- light coloured brick on side bays in alternating wide and narrow courses with channelled joints culminating in radiating voussoirs with central keystones over third storey arched windows;
- second storey windows on side bays have classical entablature caps with scroll brackets, and sills, all in sandstone;
- central bays have canted bay windows with transoms, thick mullions, and wide, panelled spandrels, in cast iron;
- central column/pilaster with Ionic capital with carved human head motif;
- central bays framed by Ionic pilasters;
- first floor level defined by cornice and frieze with carved animal head and brackets, all in sandstone; and
- structural bays on ground floor defined by brick piers with granite plinths.

Historical Comments:

1724 Granville Street is valued for its association with the “Acadian Recorder” newspaper and its founding editor, Anthony Holland and for its mix of Classical Revival and Art Nouveau architecture. 1724 Granville Street was the headquarters of the “Acadian Recorder” from 1900 to 1930. One of the longest-running newspapers in Nova Scotia, it was founded in 1813 by Anthony Holland. There were about 80 newspapers operating in Nova Scotia between 1840 and 1867, but the Recorder was a trailblazer for providing political commentary and criticism. Holland modelled the paper after London’s “Political Register,” which exposed the misdemeanours of politicians for public scrutiny. He also established the Acadian Paper Mill on the Bedford Basin in the 1820s, which supplied paper for the newspaper.

Contextual Comments:

Architecturally, 1724 Granville Street displays a mix of Neo-Classical and Art Nouveau styles, which is uncommon in Halifax. The building’s Neo-Classical influence is illustrated in its classical symmetry and proportions, and details including cornices, pilasters, rooftop balustrade, entablatures over second-storey windows, and ornamental carvings and scrollwork. The Art Nouveau details include canted bay windows and stylized geometric designs on the matching roof parapets.

1724 Granville Street is a three-storey brick, stone and cast iron commercial building on Granville Street in downtown Halifax, Nova Scotia. Its early twentieth-century eclectic architectural style, incorporating Neo-Classical/Beaux Arts and Art Nouveau/Arts and Crafts influences, makes the building an important feature of downtown Halifax. The municipal designation extends to the building and the parcel of land it occupies.

Present Owner(s):	Nova Scotia Transportation and Infrastructure Renewal	Original Owner(s):	Charles C. and Henry D. Blackader
Address:	1672 Granville St Halifax, NS B3J 2N2	Occupation:	Printers
Present Use:	Government Office Building	Historic Use:	Commerce/Commercial Services or Office Building, Newspaper Offices & Printers

Construction Date:	1900
Factual/ estimate?	Factual
Source(s):	HRM Community Development Department, Heritage Property Program, 1724 Granville Street property file.

Builder and/or Architect:	-
Biographic Description:	-
Significance:	-

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
Frances C. Stevens and Jane Stevens		1897	Merchant	
Charles C. Blackadar and Henry D. Blackadar	1897	1935	Printers	Bk. 319, Pg. 552
Mary Butler et vir Samuel Butler	1935	1938	Samuel-Real Estate Dealer	Bk. 732, Pg. 512
Nova Scotia Savings Loan and Building Society	1938	1966	Mortgage Company	Bk. 781, Pg. 337
Her Majesty the Queen in the right of the Province of Nova Scotia	1966	Present	Government Body	Bk. 2106, Pg. 785
NS Transportation and Infrastructure Renewal (In Care Of)	1966	Present	Government Body	Bk. 2106, Pg. 785

Photograph (elevation)

Building Classification: Registered Heritage Property



PID:	00002626	Date:	5 February 2019
Civic Address:	1740 Granville Street	Researcher:	HRM
Building Name:	Kenny-Dennis Building		
Construction Date:	Circa 1863-64		

Architectural Comments:

The Dennis Building, therefore, is an important example of two Nova Scotia-based architects of both the pre- and post-Confederation periods: David Stirling and Henry David Jost. The Dennis Building, constructed in 1863/4, is the earliest extant example of a building that respects the immediate context of Province House Square. Architect David Stirling chose Georgian ironstone and granite as a matching material, along with horizontal string courses and a prominent bracketed cornice as complementary classical details. Following a fire in 1912, a renovated interior and addition of three storeys took place. Above Stirling’s strong cornice, Jost continued Stirling’s details, such as the horizontal string courses and bracketed rooftop cornice, but he chose triplet windows as a distinction

Character-defining elements relating to Stirling’s Mid-Victorian building include:

- four-storey masonry structure with granite stone block walls;
- hung windows, within each bay, with matching widths and varying heights on each storey;
- granite stone plinth, water table, lug sills, string courses dividing each storey, and strong bracketed cornice above the fourth storey; and
- square openings in the plinth course, within each bay, capped by an arched carving in the water table.

Character-defining elements relating to Jost’s Edwardian addition include:

- three-storey brick structure on top of a four-storey structure;
- triplet hung windows, within each bay, with matching widths and heights;
- lug sills supporting triplet windows divided by subtle engaged columns, string courses dividing each storey, and strong bracketed copper cornice; and
- central arched entrance with transom window framed by engaged Doric columns supporting an entablature which contains the letters “19” over the left column, “12” over the right column, and “Dennis” in between the columns and above the entrance.

Historical Comments:

The Kenny-Dennis building has significant associations with the Kenny family and the legacy of generations of early Irish immigrants and their role in building the nineteenth century prosperity of Halifax and Nova Scotia. The Kenny-Dennis building also has significant associations with the Dennis family and the role of the Halifax Herald and Evening Mail (later the Chronicle-Herald and Mail-Star) as the newspaper of record for Nova Scotia.

The business of “T. & E. Kenny Merchants” was founded by two prominent Irish Catholic businessmen of the city who were active in civic, social, and governmental life. Sir Edward Kenny and his son went on to found the Merchants’ Bank of Halifax which later changed its name to the Royal Bank of Canada in 1901. Edward Kenny served as Mayor of Halifax in 1842 and was a member of the Legislative Council of Nova Scotia from 1841-1867. Kenny was a supporter of Confederation, and this led to his appointment to the Senate and then to a position in the first Cabinet of John A. MacDonald in 1867.

In 1900, William Dennis purchased the Kenny building and made it the headquarters of the Halifax Herald newspaper. In 1912, William Dennis was appointed to the Senate on the advice of the Prime Minister, Robert Borden, where he served until his death in 1920.

Contextual Comments:

The historical evolution of the Dennis Building is highly significant. At each stage of the building’s existence, it has been associated with provincially and nationally significant owners, architects, builders, and uses.

This structure at the corner of Granville and George streets is one of the earliest remaining stone buildings to be constructed around the Province House square. It pays homage to the Province House by echoing its style. Other surrounding buildings followed the trend of horizontal string courses with prominent bracketed cornices, including the Sara Howard Building and the Acadian Recorder Building.

Present Owner(s):	NS Transportation and Infrastructure Renewal (Province of Nova Scotia)	Original Owner(s):	Thomas and Edward Kenny
Address:	1740 Granville Street	Occupation	Merchants
Present Use:	Office	Historic Use:	Commercial Building

Construction Date:	Circa 1825-28
Factual/ estimate?	Estimate
Source(s):	https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=2459 / Heritage Properties Halifax (HRM List) https://www.thestar.com/halifax/2018/10/16/council-schedules-heritage-hearing-for-downtown-halifax-building-despite-provincial-opposition.html

Builder and/or Architect:	David Sterling (1863) and Henry David Jost (1912)
Biographic Description:	Sterling was Scottish, Jost was a native Nova Scotian
Significance:	National

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
Ann Phalon				
Adam (Edmond)Phelon				
Ann Phelon	1821	1825		Bk. 46, Pg. 350
Samuel Mitchell	1825	1832	Merchant	Bk. 48, Pg. 405
John Alexander Barry & Olivia (Elizah) Ann Barry	1832	1835	John -Gentleman	Bk. 56, Pg. 432
Thomas Kenny & Edward Kenny	1835	1875	Merchants	Bk. 62, Pg. 238
Edward Kenny and Ann Kenny			Edward- Merchant	
Thomas Kenny and Marguerite Kenny	1875	1900		Bk. 203, Pg. 223
John J. Stewart & William Dennis	1900	1907	John - Lawyer	Bk. 342, Pg. 9
William Dennis and Agnes Dennis	1907	1912	Owner – Dennis Realty Corporation Limited.	Bk 389, Pg. 88
Dennis Realty Corporation Ltd	1912	1929	Realty company	Bk. 418, Pg. 252
Scotia Realty Company Limited	1929	1947		Bk. 651, Pg.432
Her Majesty the Queen in Right of the Province of Nova Scotia	1947	Present	Government body	Bk. 953, Pg. 937
NS Transportation and Infrastructure Renewal (In Care Of)	1947	Present	Government body	Bk. 953, Pg. 937

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00002501 (00002477)	Date:	5 February 2019
Civic Address:	1786-1800 Granville Street	Researcher:	HRM
Building Name:	Macara-Barnstead Building		
Construction Date:	Circa 1825		

Architectural Comments:

The building remains valued as a rare example of an adjoined Georgian shop and residential structure in Halifax with a two-storey plate-glass window. Damaged by fire, the building was renovated in 1936.

- all Georgian architectural features including the brick and stone facade;
- two-storey, framed, plate glass windows with high transom;
- dormers inset into a slightly bell-caste, mansard roof;
- double recessed storefront entrances with the large windows, overhanging eave on the right side and signband on left with a decorative wooden frame;
- six over six pane, square, sash windows on the upper façade;
- all decorative details including the stringcourse, metal cornice, plain stone window sills and plain eave detail

Historical Comments:

The first known businesses to occupy the building was an apothecary's shop, and the residence of Dr. Charles Wallace. The middle floor was leased by a railroad company. In 1867, new owners divided the shops. One was occupied by J. P. Hagarty who sold musical instruments and Everett Bros who sold hats and caps. During this time the upper floor was occupied by Thomas Hutchins an agent for the Aetna Insurance Company and publisher of McAlpine's Halifax and Provincial Directories. After occupying the building for seventy years, Barnstead's Drug Store closed its doors in 1974 and the building's ownership has changed several times since.

Contextual Comments:

The Macara-Barnstead Building is a four-storey, Georgian, commercial building located in Downtown Halifax. The building dates back to 1825 and is divided into two shops, one with a two-storey plate glass window and the other with a large one-storey display window.

The building adjoins the neighbouring building the John F. Kelly building. The designation of the Macara-Barnstead applies to the building and the land it occupies.

Present Owner(s):	3277750 Nova Scotia Ltd	Original Owner(s):	Dr. Charles Wallace
Address:	1796-98 Granville Street	Occupation	-
Present Use:	Office/Commercial	Historic Use:	Commercial Building

Construction Date:	Circa 1825-28
Factual/ estimate?	Estimate
Source(s):	https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=2459 / Heritage Properties Halifax (HRM List) http://legacycontent.halifax.ca/boardscom/hac/documents/MacaraBarnstead.pdf

Builder and/or Architect:	-
Biographic Description:	-
Significance:	-

History of Building:

OWNER	FROM	TO:	OCCUPATION	SOURCE
Walter Harknees Harkonofs	-	1778		
Robert Killo	1779	1791	Merchant	Bk. 15, Pg. 280

John Turner	1791	-	Merchant	Bk. 29, Pg. 486
William Macara	1825	1828		
Kathrine A. Wallace and James Wallace	-	-	James-Doctor	
City of Halifax	1906	1939		Bk. 379, Pg. 661
	-	-		
Charles A. Barnstead and	1939	1959	Druggist – Purchased by Auction	Bk. 785, Pg. 505
Cyril Frederick Blakeney and Olive Christina Blakeney	1959	1973		Bk. 1619, Pg. 863
Charles W. MacIntosh and Armour M. McRea	1973	1992	Charles-Barrister, Armour-Developer	Bk. 2740, Pg. 847
Royal Trust Corporation of Canada for Standard Life Assurance Company	1992	2002	Property consolidate in 2012 – (PIDs 00002501, 00002477, 00002485)	Bk. 5207, Pg. 785
TDB Halifax Holdings Limited	2002	2002	Financial Institution	Bk. 7081, Bg.847
Name change to Robin Halifax Holding Ltd.	2002	2019	Real Estate Co.	
3277750NS ltd. CO Compass Commercial Realty LP	2019	Present	Real Estate Co.	Doc. # 114400428

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00002428	Date:	7 February 2019
Civic Address:	1813 Granville Street	Researcher:	HRM
Building Name:	Austin & Hayes Insurance Building (McLeod Building)		
Construction Date:	Circa 1863		

Architectural Comments:

Originally built as a tripartite (three-bay) structure, which each vertical bay separated by a 12” wall (likely masonry). Significant alterations done to the interior of the building in 1984, adding an atrium-like space between the second and third floors at the front of the building. The original iron store front had slender pilasters and a large window. The cornice of the pitched roof is bracketed. The quoins are ashlar. The windows are set in a Palladian arrangement. The third storey windows have moulded segmental lintels supported by pilasters and a bracketed continuous lugsill.

Historical Comments:

Building was constructed following a fire in the city of Halifax in 1859 and replaced the then dilapidated “Wright Property”. The northern two thirds of the building were removed and replaced by new structure in 1952. Addition to the Old Merchant’s Bank (1819 Granville Street) in 1965 in the space of removed two thirds of the building. Smith Brothers Dry Goods occupied this building at one point.

Contextual Comments:

In 1862, Alexander McLeod, a wealthy businessman who ran a thriving wholesale wine and grocery business on Hollis Street, commissioned local architect Henry Elliot (and Malcolm Robert) to design a tripartite building, of which only the southern portion of the original building remains. The original design allowed for each portion of the building to be separated by a 12” party wall. The building was constructed in 1863, shortly after the Great Fire of 1859, which destroyed 60 buildings within several city blocks between Barrington and Hollis Streets.

Demonstrates the commercial prosperity of Halifax in the mid to late 19th century.

Present Owner(s):	3300800 Nova Scotia Limited	Original Owner(s):	Alexander McLeod
Address:	1813 Granville Street	Occupation	Wine and grocery wholesaler
Present Use:	Commerce / Commercial Services/ Office or Office Building	Historic Use:	Commerce / Commercial Services/ Office or Office Building

Construction Date:	Circa 1863
Factual/ estimate?	Factual
Source(s):	Halifax Evening Reporter, Jan 31, 1863

Builder and/or Architect:	Architect: Henry Elliot (Elliot and Busch) Builder: Robert Malcom
Biographic Description:	A prominent Halifax architect (1823-1892), he is described as designing in the Italianate and Picturesque style. His work includes many notable public and commercial buildings as well as attractive and commodious residences. He partnered with Henry Busch.
Significance:	Locally significant

History of Building:

OWNER	FRO M:	TO:	OCCUPATION	SOURCE
Robert Romans (Ext) of Henry Wright	--	1860		Bk. 120 Pg. 337

Alexander McLeod	1860	-	Wine and grocery wholesaler	The lives of Dalhousie University vol. 1 1818-1925 pg 156
Dalhousie College	-	1892		
British-American Book and Tract Depository ***	1892	1910		Bk. 283, Pg. 521
Harding P Bezanson	1910	1915		Bk. 407, Pg. 641
Bank of Nova Scotia	1915	1915		Bk. 444, Pg. 767
A R Cogswell	1915	1919		Bk. 452, Pg. 53
Garnet F Ring	1919	1950	Merchant	Bk. 497, Pg. 1133
Cogswells Photo Supplies Ltd	1950	1960		Bk. 1102, Pg. 245
Austin E. Hayes	1960	1971		Bk. 1702, Pg. 849
Hayes Insurance Ltd.	1971	1977		Bk. 2517, Pg. 844
Hayes Investments Ltd	1977	1979		Bk. 3077, Pg. 1019
B.V Property Management Ltd.	1979	1987		Bk. 3375, Pg. 1168
Vladi Private Islands Ltd.	1987	1990		Bk. 4498, Pg. 1055
Robert M. Silver, et ux	1990			Bk. 4887, Pg. 97
Federal Business Development Bank		1994		Bk. 5686, Pg. 1240
Dietrich Kruska	1994	2000		Bk. 5601, Pg 1146
Robin Halifax Holdings Ltd.	2000	2017		Bk. 6571, Pg. 131
3300800 Nova Scotia Ltd. (Farhad Vladi)	2017	--		#110394039

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID:	40257735	Date:	3 March 2019
Civic Address:	1819 Granville Street	Researcher:	HRM
Building Name:	Addition to Merchant's Bank		
Construction Date:	Circa 1965		

Architectural Comments:

This addition to the Merchant’s Bank of Canada Building serves as a conservative example of new-formalist architecture at the peak of its popularity. A building of concrete aggregate and glass construction, the building’s front wall features thin, engaged columns of white pre-cast concrete either side of tinted plate-glass windows and black pre-cast concrete spandrels. The columns become disengaged as the building’s front wall recedes inward at the first and second stories. The columns meet above the fifth-storey windows to form a series of modernized roman arches.

Historical Comments:

A modern, five-story addition to the southern side of 1819 Granville Street built in 1965. This addition was built to accommodate additional offices for Eastern Canada Savings and Loan Limited which had grown cramped in the existing space of the merchant’s bank building and its previous addition at 5170 Duke St. This new addition was built at an estimated cost of \$400,000 and coincided with the installation of the bank’s new electronic computer, which would be put to use automatically tracking mortgage payments for Halifax and Dartmouth.

Contextual Comments:

The building is sited on the former lot of the Shaw Building, built in 1952, which itself replaced the northern two thirds of a brick and carved stone building from 1863, whose remaining third is still present today at 1813 Granville St.

Historically this area was the central business district of Halifax. The 1945 National Housing Act and grants through the Canadian Mortgage and Housing Corporation enabled the city of Halifax to undertake an urban renewal program starting in the late 1950s which resulted in the razing of more than seven hectares of land in the downtown. It is likely this modernist building was designed and planned based on economic optimism in a future artery, known as the Harbour Drive Proposal. As families relocated from the city center to the suburbs, urban planning initiatives focused on large scale commercial and roadway development. According to Gordan Stephenson’s 1957 Redevelopment Study, Harbour Drive was intended to be a multi-laned highway stretching the length of the Halifax peninsula from North to South. The Northern extension of the expressway and the Cogswell Street interchange were constructed, however, the master plan met public resistance as it approached the working waterfront. The waterfront portion of Harbour Drive was eventually abandoned due to public protest of proposed demolition of several historic buildings, including the Morse Tea building and Historic Properties.

Present Owner(s):	Farhad Vladi (3300800 NS Limited)	Original Owner(s):	Eastern Canada Savings and Loan
Address:	1819 Granville Street	Occupation	Bank
Present Use:	Office	Historic Use:	Bank Offices

Construction Date:	Circa 1965
Factual/ estimate?	Factual
Source(s):	The Mail-Star (Thu. May 27, 1965)

Builder and/or Architect:	J. Phillip Dumaresq and Associates (Constructed by Raymond L. Kaizer Limited.)
Biographic Description:	Architect of over 100 schools in Nova Scotia, as well as Dalhousie University's Tupper Building, Dentistry Building and Fenwick Place. Son of Sydney Dumaresq, architect of Dalhousie University Campus and Memorial (Dingle) Tower.
Significance:	Local

History of Building:

OWNER	FRO M:	TO:	OCCUPATION	SOURCE
Joseph A Clark	--	1919		493/129
David W Kennedy	1919	1926 /1929	(Note, two lots sold)	Bk 612 pg 9 Bk 638 pg 725
James A Shaw	1926/ 1929	1964	(Note, two lots purchased and combined)	Bk 612 pg 9 Bk 638 pg 725
Eastern Canada Savings and Loan	1964	1974	Company amalgamated with Central and Nova Scotia Trust Company, 1974-75-76, c. 117	Bk 2010 Pg 513 https://laws-lois.justice.gc.ca/eng/tableprivateacts/trust.html
Central Trust Co	1974	1983	(Post-amalgamation)	https://laws-lois.justice.gc.ca/eng/tableprivateacts/trust.html
Anton Schele Maria Schele Hanskarl Rohr Walter Glazer Armin Opitz Regina Optiz Henning Kempe Renate Kempe Isle Nesper Heinz Nesper Erwin Bleicher Christa Bleicher Thomas Bleicher Michael Bleicher	1983	1987	The initial transfer and dividing of interest from Central Trust Co to the 14 partial interests can be found Bk 3642 Pg 818 The Bleicher partial interests were transferred to Anton and Maria Schele upon Erwin's bankruptcy.	4448/304 4448/309 4443/320 4443/316 4476/1130 4476/1126 4476/1134 4476/1138 4497/601 4497/605 4286/1055 4286/1056
Susi Holdings Ltd / Nova Project Ltd (1799212 NS Ltd)	1987	1995	Purchased all interests (Later foreclosed)	Bk 5790 Pg777
2346926 NS Limited (Wolf Von Teichman)	1995	2000	Lawyer	Bk 6505 Pg 546
Vladi Private Islands Limited (Farhad Vladi)	2000	2000	Island Broker	Book 6508 Page 555
Third Millennium Properties Limited (Farhad Vladi)	2000	2000	Island Broker	Book 6571 Page 112
Robin Halifax Holdings Limited (Farhad Vladi)	2000	2017	Island Broker	Book 6571 Page 112
3300800 NS Limited (Farhad Vladi)	2017	Present	Island Broker	Doc # 110394203

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00002436 & 40257735	Date:	7 February 2019
Civic Address:	1819 Granville Street	Researcher:	HRM
Building Name:	Old Merchant's Bank of Canada		
Construction Date:	Circa 1911		

Architectural Comments:

The building exterior is white glazed terra cotta. The ornamentation on this building is of particular note: a decorated entablature with well-balustrated parapet, Corinthian pilasters, the keystones above the first storey windows and the balustrades beneath, and the decorated stringcourse between the first and the second storey windows.

Most of the Merchant's Bank of Canada buildings were designed by Hogle & Davis Architects, meaning there are similarities between all of them.

Historical Comments:

The Merchants Bank was a Canadian chartered bank which started in Quebec. Its first venture outside of the province was in 1867, when it took over the 17 branches of the Kingston-based Commercial Bank of Canada, renaming itself the Merchants Bank of Canada. As of 1919, the chain is known to have had 329 branches from coast to coast.

The Bank of Montreal further enlarged its operations through mergers with the Bank of British North America in 1918 and the Merchants Bank of Canada in 1922. The Merchants Bank, established in 1861, had more than 400 branches at the time, extending from the Maritimes to Vancouver Island. The merger was not one of equals. The 400-branch Merchants Bank of Canada was badly mismanaged and faced \$8 million in losses, equal to nearly \$80 million today. The Merchants' shareholders saw a large portion of their capital wiped out. The Bank Act, 1871, fiddled with over the years but still largely intact, had proven inadequate to the task of protecting bank investors and customers. The only good news was that Merchants Bank was not too far gone for the Bank of Montreal to save.

Five-storey addition added to the east side of the building, and a penthouse addition to the original building in the 1950s. The five-storey addition to the south of the building was added in 1965.

Contextual Comments:

The Merchants Bank of Canada building is an excellent example of the use of architectural terra cotta, and a rare example in Halifax, where stone and brick are more common. The classical design of the building is typical of early 20th century bank architecture, and its prominent location as a corner building adds to its significance.

The building lies in Halifax's oldest commercial district. As a purpose-built bank building, its position on the corner of Granville Street highlights the stability and history of the banking industry in Halifax.

Present Owner(s):	Farhad Vladi (3300800 NS Limited)	Original Owner(s):	Merchant's Bank of Canada
Address:	1819 Granville Street (Formerly 121-123-125 Granville Street)	Occupation	Bank
Present Use:	Offices/Commercial	Historic Use:	Bank

Construction Date:	Circa 1911
Factual/ estimate?	Factual
Source(s):	http://dictionaryofarchitectsincanada.org/node/1520

Builder and/or Architect:	Hogle & Davis Architects; built by Samuel M. Brookfield
Biographic Description:	Architects from Montreal; Brookfield was a locally known builder
Significance:	National

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
Merchants Realty Corp Ltd	-	1920		

Merchant's Bank	1920	1920	Bank	Permit Application for New Building (HRM Archives) Bk. 511, Pg. 2016
Central Trust Company	-	1983		
Anton Schele Maria Schele Heinz Nesper Dr. Henning Kempe Renate Kempe Dr. Hanskarl Rohr Dr. Armin Opitz Regina Opitz Walter Glaser Erwin Bleicher Christa Bleicher Thomas Bleicher Michael Bleicher Erwin Bleicher by his lawyer Dr. Roland Deitrich	1983	1986		Bk. 3642, PG. 657
Rudiger Von Danckelmann	1986	1986		
Maria Schele	1986			Bk. 4286 Pg. 1050
Third Millennium Properties Ltd.	-	2000		Bk. 67789, Pg.
3040208 Nova Scotia Limited	2000	-		Bk., 6571, Pg.112
Farhad Vladi (3300800 NS Limited)	2017	Present	Island Broker	NS Prop. Online

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID List:	00002139; 00002139; 00002154; 00002162; 00002170; 00002188; 00002196; 41075433; 00002204; 41075391; 00002212; 00002220; 00002238; 00002246	Date:	7 February 2019
Civic Address:	1858 and 1855-95 Granville Street	Researcher:	HRM
Streetscape Name:	Granville Mall		
Construction Date:	1860-1904		

Architectural Comments:

The character-defining elements of Granville Mall Streetscape relate to its mix of Italianate, Romanesque, Gothic and Norman styles and include:

- four storeys;
- stone, brick and stucco structures;
- sculptured window heads over windows and doors;
- common roof line with end buildings having a hipped roof;
- variety of window styles with varying amounts of decorative detailing;
- paired semi-circular headed windows with narrow framing;
- variety of cornices;
- string courses between floors;
- columns with capital;
- quoin corners;
- arches and dentils on the façade;
- roof balustrades and cresting;
- symmetrical horizontal design;

- similar floor heights;
- variety of decorative elements keeping with the era of the buildings.

Key elements contributing to the heritage value of this site include: the setting of the complex in downtown Halifax; the similar four to five storey massings of the buildings with stone and brick façades; the concrete construction of the Bell Building; the Italianate design elements such as the ornate moldings on the eaves, the carved window jambs, the sculpted keystones in the arched windows and openings, and the decorative elements of the wrought-iron detailing; any remaining original elements of the interiors, including those preserved during the rehabilitation project.

Historical Comments:

Granville Mall Streetscape is valued for its association with the commercial history of Halifax. Originally designed for the pedestrian and horse and cart traffic, Granville Mall Streetscape has regained its quaintness through its removal of modern automobile access. This section of Granville Street was at the heart of the nineteenth and early twentieth century economic activity. Some of the enterprises included dry good stores that dealt in fabrics, clothing, and accessories. The close proximity to the Halifax Harbour also played importance to the bustling trade business on the street.

Granville Block was designated a national historic site of Canada in 2006 because: the rehabilitation of this city block in the 1970s was an early and influential demonstration that heritage conservation is a viable approach to urban planning and redevelopment; this approach, based on conserving rather than replacing groups of buildings, was subsequently adopted widely in North America, particularly for port and waterfront areas; the rehabilitation project, solidly anchored by an important cultural institution, the Nova Scotia College of Art and Design (NSCAD), was an important catalyst in conserving and reviving part of Halifax's historic urban fabric;

- the buildings in this city block form a harmonious whole in terms of their unity of scale, their quality of materials (brick, stone, cast iron) and their often-elegant architecture, expressed in a richness of detail (cornices, window surrounds, keystones); and, it is a surviving testimony to the role the city of Halifax played in the commercial history of Canada at the end of the 19th century, when its port was an important point of entry and transit for goods.

In the 18th century and for much of the 19th century, Halifax was a major distribution and trade centre and Granville Street was a major commercial thoroughfare. In September 1859, a fire destroyed large sections of the downtown area, which were quickly rebuilt and became known for their concentration of novelty shops, haberdasheries and other stores dealing primarily in dry goods.

The façades of the Granville Block are generally known for their Italianate style. They are primarily of four or five storeys high and most of the buildings have a stone or brick façade, although a few are stucco, and some have cast iron elements on the front. The Italianate design elements include arched windows, projecting eaves, meticulous treatment of surfaces and an array of bas-relief sculptures. An all-concrete building (the Bell Building) was constructed on Granville Street around 1904; it is one of the oldest concrete buildings in Nova Scotia.

The heritage value of the block also lies in its role in the history of urban renewal and conservation in the 1970s. A comprehensive urban renewal and building rehabilitation initiative took shape in Halifax in 1971-1972. The rehabilitation consisted of making space for retailers as well as the NSCAD. The approach used was to modernize the utilities, whilst many period staircases and decorative elements were retained in order to preserve the authenticity of the place; these include the lath walls and the exposed concrete in the Bell Building.

Contextual Comments:

Architecturally, Granville Mall Streetscape is a unique landmark valued as an example of seventeen Italianate style buildings that combine elements of other styles. Architect William Thomas oversaw the design of the buildings on this street. His firm was one of the largest architectural firms in Canada in the 1850s. Each building within the block is unique in design, however the overall look of the street is quite cohesive. The Mall encompasses common roof lines, building materials, floor heights, and a symmetrical horizontal design. Each building commands its own attention and compliments its adjoining or opposite structure.

This block consists of nineteen adjoining commercial buildings constructed between 1860 and 1904, which form a harmonious group through their scale, materials, and quality of design. These structures attest to Halifax's role in the commercial history of Canada during the late 19th century, when its port served as a major entry and transit point for goods. The innovative rehabilitation of Granville Block in collaboration with the Nova Scotia College of Art and Design in the 1970s was an important catalyst for revitalization in Halifax and was influential in demonstrating the value of urban conservation in Canada.

Present Owner(s):	Historic Properties Limited and Nova Scotia College of Art and Design	Original Owner(s):	Various
Address:	PO Box 665 Stn Central RPO, Halifax, NS B3J 2T3 and 5163 Duke St, Halifax, NS B3J 3J6	Occupation	Commerce
Present Use:	Commercial and Post-secondary Institution	Historic Use:	Commerce / Commercial Services/ Office or Office Building

Construction Date:	1860-1890
Factual/ estimate?	Factual
Source(s):	HRM Heritage Files; and https://www.pc.gc.ca/apps/dfhd/page_nhs_eng.aspx?id=11839

Builder and/or Architect:	Architects: William Thomas, Cyrus Pole Thomas, C.A. Fowler, Bauld and Mitchell
Biography:	William Thomas, born of Suffolk, England, immigrated to Toronto in 1843 and had a 17-year architecture career in Canada during which over 100 of his buildings were erected across the nation. His works are widely celebrated and include Halifax landmarks such as the Halifax Old County Court House on Spring Garden Road and St. Matthew's United Church.
Significance:	National

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00003152	Date:	January 24, 2022
Civic Address:	1659-1663 Hollis Street (now part of 1701 Hollis Street)	Researcher:	HRM
Building Name:	Lenoir Building (Founders Square)		
Construction Date:	1816		

Architectural Comments:

The Lenoir Building is a three storey simple Georgian building. At one time the brick walls were covered with stucco, however the façade has been returned to its original brick appearance. Originally two Scottish dormers were located on the gable roof; however, a modern addition is setback from the façade. Part of the roof line and slate shingles remain visible. The building has undergone considerable renovations and the only original part of the building remaining is the front façade. Alterations to the wooden storefront have been made, however it still has the appearance of a nineteenth century shop with large shop windows at street level. The character-defining elements of the Lenoir Building relate only to the Georgian style front façade and include:

- Three-storey brick construction;
- Wood store front facade at ground level;
- Remnants of slate shingled gable roof
- Plain cornice;
- Contrasting sandstone string course located between 2nd and 3rd storeys;
- Flat-headed, vertical sash windows with sandstone lugsills;
- Double storefront with fluted pilasters;
- Large display windows;
- Framed doorways.

Historical Comments:

The three-storey, brick Lenoir Building was commissioned by John Thomas Hill and William Hill, local attorneys, following a fire which burned down the preceding building earlier that year. It is in what was once known as the “brick district” referring to a collection of brick buildings in the area which were largely built in-response to several fires.

The building's next owner, Thomas Keegan, conveyed the building to James Phelan under agreement that Phelan would serve as landlord / property manager, finding tenants and managing the building's maintenance, while sending the profits to Keegan and his family. Phelan received a 5% cut of rental profits and a 10.5% cut of property sales. Keegan saw greater success with his other investments and instructed the sale of the property. Phelan sold the northern half of the property to Peter Lenoir, who established his longstanding legal practice, and the southern half to James Hunter, whose gas lighting business was rapidly expanding.

Bernard Saunders and Allan Duffus, a pair of insurance brokers, purchased both Hunter's and Lenoir's halves of the building in 1918 and 1919, respectively. Following Saunders's retirement, Duffus and his associates bought out Saunders's stake in 1938 and retained ownership until 1972 when the property was sold to the provincial government.

Contextual Comments:

The Lenoir Building is valued for its age, historical commercial associations, (including pre-Confederation newspaper offices), and Georgian architecture.

The Lenoir Building is valued as one of the oldest remaining commercial buildings in Downtown Halifax; built in 1816, shortly after a fire destroyed many commercial buildings in the area. The Lenoir Building, like many of its neighbours, is built of brick, a direct response to the 1816 Hollis Street fire. This area of Halifax was once referred to as the ‘brick district.’ The building is a relic of the early commercial days of Halifax's downtown area. In the years leading up to Confederation, the building housed newspaper offices.

The Lenoir Building is also valued for its association with the Lenoir family who occupied the building for over sixty years. Peter Lenoir, who was a lawyer and Queen's Counsel, used the ground level as an office for his practice and the upper stories served as a residence for his family. Among Lenoir's clients was Adele Hugo, daughter of famed writer Victor Hugo. In 1936 Lenoir's wife Fanny, at age 103, was presented with a bronze medal by Premier Angus L. MacDonald as she was the only living person to have walked the decks of the first Cunard steamship, the “Britannia.” Their son, Melaine Lenoir was also a lawyer, having served as crown prosecutor and like his father before him was appointed King's Counsel.

Another significant association is L.W. Fraser, former MLA and Nova Scotia leader of the Progressive Conservative Party who at one time resided in the building.

The Lenoir Building was erected in 1816, constructed of brick and featuring a wooden shopfront. The building is the oldest of the “brick district” having been built following a fire earlier that year. A

later fire in 1857 would prompt the City of Halifax to prohibit the building of wood structures. As a result, the developing commercial district of the Prince and Hollis Streets area became known as the “Brick District” for its high concentration of brick structures, a direct impact of the changes in the building code.

Founders Square was a major redevelopment of the block bounded by Hollis Street, Prince Street, Bedford Row, and Sackville Street, including eight original brick and stone structures built between 1816 and 1867, cornered on Prince Street and Hollis Street, which made up a cohesive heritage streetscape. These eight buildings are the Geldert Building, Nova Scotian Building, Heffernan Building, Montreal Trust/Queen Building, Steampress Building, Victoria Building, Hunter Building, and Lenoir Building. At the core of the central business district, this group of buildings served street-level commercial purposes as well as office and residential uses for many generations.

These eight buildings were acquired in the early to mid 1970s by the Province of Nova Scotia, alongside other properties in the same block and became part of a proposal brought forth to the province by Armour Group Ltd. to construct a 15-storey office tower and conserve the site’s heritage. This project saw the Lenoir, Hunter, Victoria, and Steampress buildings partially demolished, retaining and restoring their facades in the new development, while the Queen, Heffernan, Nova Scotian, and Geldert buildings were wholly restored.

Present Owner(s):	Armour Developments Group	Original Owner(s):	John Thomas Hill & Marianne Hill
Address:	1701 Hollis St. Suite 1400 Halifax, Nova Scotia B3J 3M8	Occupation	Attorney
Present Use:	Commerce/Commercial Services/Office Uses	Historic Use:	Shop and Dwelling

Construction Date:	1816
Factual/ estimate?	Factual
Source(s):	Halifax Regional Municipality. (2014). <i>Halifax Regional Municipality Heritage Registry-Former City of Halifax</i> . Retrieved from HRM Planning Department

Builder and/or Architect:	Unknown.
Biographic Description:	-
Significance:	-

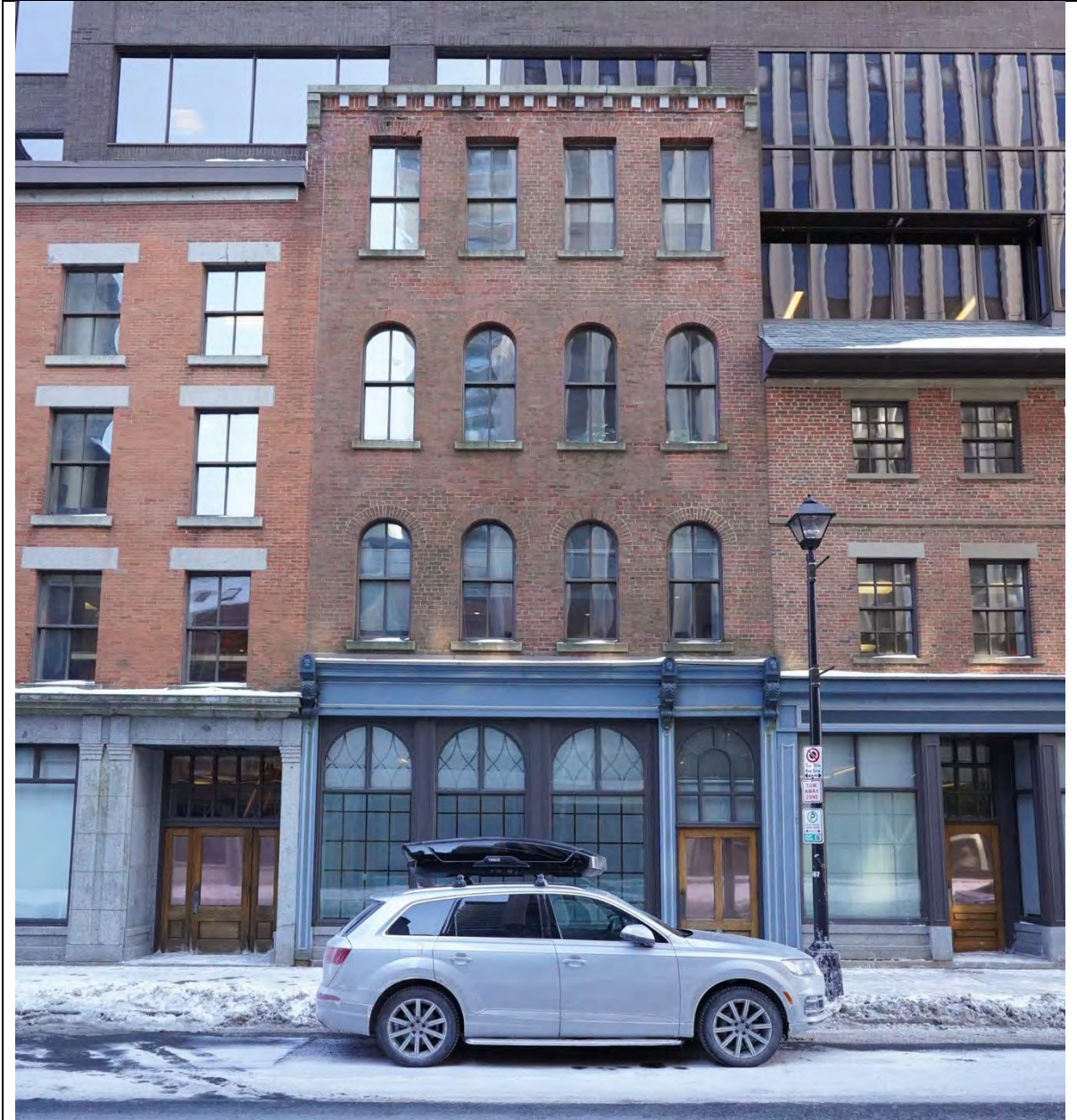
History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
John Thomas Hill & Marianne Hill	--	1821	Attorney & his wife.	Bk46/Pg356
Thomas Gilgam Keegan	1821	1855	Surgeon.	Bk46/Pg356
James F. Phelan	1855	1858	Gentleman & landlord working for Keegan et al.	Bk113/Pg73
James Hunter	1858	1918	Brass founder. Purchased the southern half of Phelan’s property.	Bk121/Pg418
Peter H. Lenoir	1858	1919	Barrister. Purchased the northern half of Phelan’s property.	Bk121/Pg415

Bernard P. Saunders & Allan W. Duffus	1918/ 1919	1938	Insurance brokers. Purchased Hunter's half in 1918 and Lenoir's half in 1919.	Bk482/Pg477 Bk484/Pg470
Allan W. Duffus, Harry C. Pryor, & Andrew McK. Duffus	1938	1972	All insurance brokers.	Bk772/Pg590
Her Majesty the Queen [Province of Nova Scotia]	1972	2003	Provincial government.	Bk2584/Pg47
Armour Developments Ltd.	2003	Present	Developer.	Bk7516/Pg653

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00003152	Date:	January 24, 2022
Civic Address:	1667-70 Hollis Street (now part of 1701 Hollis Street)	Researcher:	HRM
Building Name:	Hunter Building (Founder's Square)		
Construction Date:	1859		

Architectural Comments:

The character-defining elements of the building include:

- Victorian Italianate style
- Four-storey brick construction with iron storefront
- Iron storefront with large, round-arch store windows and large bracketed cornice
- Two courses of round-arch single-hung windows, and one uppermost course of flat-arch single-hung windows, all two-over-two configuration and all with projecting stone lugsills
- Small cornice with stone brackets on either side, modillions in between, and a frieze of soldier-course bricks

Historical Comments:

The Hunter Building was commissioned by James Hunter, brass founder, in conjunction with Maurice McIlreith, master tailor, and John D. Nash, the prominent auctioneer, who together were rebuilding their respective sections of a portion of Hollis Street which had burned down in a large fire in 1857. They built brick buildings with cast-iron facades, which were lauded by local newspapers for their style and improvement of the district. Hunter was a brass founder who had commenced business in 1855 and specialized in producing brass fittings and lighting fixtures including chandeliers. Hunter had produced fluid and candle chandeliers but saw tremendous success with the adoption of gas-fueled lighting. Halifax was one of the earliest cities to adopt gas lighting and Hunter was awash in demand for his gas chandeliers and fittings. In 1859, Hunter commissioned this building with its iron storefront for his business. Over the course of his business Hunter would come to own this building, the wooden building to the immediate south of the Lenoir building, and the southern half of the Lenoir building itself.

Hunter no longer occupied the Hunter building by 1878 but retained ownership until 1920. After housing Hunter's business, the building found new life as M.F. Eagar's "Acadia Drug Store" which was notably advertised to have "Swedish Leeches always in stock" in the 1876 Halifax City Directory. The Acadia Drug Store was acquired by druggists Louis J. Mylius and James B. Hattie in 1890.

Contextual Comments:

This building is valued for its associations with the history of lighting technology in the city of Halifax. Halifax was a leading city in its early adoption of the new gas lighting technology and James Hunter's brass foundry and fixture manufacturing and sales helped facilitate the technology's rapid adoption. The building is also valued for its association with the then rapidly evolving drug and pharmaceutical industry. Finally, the building is valued for its architectural value, contributing to the cohesive heritage streetscape of mostly brick buildings built in the wake of the 1857 fire, while also lending variety next to its Georgian neighbours with a slightly more ornate Italianate style.

The Hunter building was erected in 1859, constructed of brick and featuring a cast-iron shopfront. Following an 1857 fire, the City of Halifax prohibited the building of wood structures. As a result, the developing commercial district of the Prince and Hollis Streets area became known as the "Brick District" for its high concentration of brick structures, a direct impact of the changes in the building code.

Founders Square was a major redevelopment of the block bounded by Hollis Street, Prince Street, Bedford Row, and Sackville Street, including eight original brick and stone structures built between 1816 and 1867, cornered on Prince Street and Hollis Street, which made up a cohesive heritage streetscape. These eight buildings are the Geldert Building, Nova Scotian Building, Heffernan Building, Montreal Trust/Queen Building, Steampress Building, Victoria Building, Hunter Building, and Lenoir Building. At the core of the central business district, this group of buildings served street-level commercial purposes as well as office and residential uses for many generations.

These eight buildings were acquired in the early to mid 1970s by the Province of Nova Scotia, alongside other properties in the same block and became part of a proposal brought forth to the province by Armour Group Ltd. to construct a 15-storey office tower and conserve the site's heritage. This project saw the Lenoir, Hunter, Victoria, and Steampress buildings partially demolished, retaining and restoring their facades in the new development, while the Queen, Heffernan, Nova Scotian, and Geldert buildings were wholly restored.

Present Owner(s):	Armour Developments Group	Original Owner(s):	James Hunter
Address:	1701 Hollis St. Suite 1400 Halifax, Nova Scotia B3J 3M8	Occupation:	Brass founder.
Present Use:	Commerce/Commercial Services/Office Uses	Historic Use:	Commercial, manufacture and sale of brass fittings and fixtures for gas lighting.

Construction Date:	1859
Factual/ estimate?	Factual
Source(s):	Halifax Morning Sun December 23, 1859. NS Archives.

Builder and/or Architect:	Unknown.
Biographic Description:	-
Significance:	-

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
James Hunter	1859	1920	Brass founder.	Bk124/Pg508
William M.P. Webster	1920	1929	Merchant [china, glass, and earthenware]	Bk508/Pg847
Ernest A. Willis	1929	1930	Broker.	Bk642/Pg118
The Nova Scotia Trust Company	1930	1930	Bank.	Bk575/Pg645
Ernest A. Willis	1930	1931	Broker.	Bk663/Pg128
William M.P. Webster	1931	1952	Merchant.	Bk663/Pg143
20 King St Corporation Ltd.	1952	1959	Real estate holding company [?].	Bk1167/Pg339
Maclaren Investments Ltd.	1959	1967	Real estate holding company.	Bk1627/Pg959
Canada Permanent Trust Co.	1967	1967	Bank.	Bk2183/Pg98
Commercial Developments (Maritimes) Ltd.	1967	1972	Developer.	Bk2199/Pg900
Her Majesty the Queen [Province of Nova Scotia]	1972	2003	Provincial government.	Bk2583/Pg914
Armour Developments Ltd.	2003	Present	Developer.	Bk7516/Pg653

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00003152	Date:	January 24, 2022
Civic Address:	1673-86 Hollis Street (now part of 1701 Hollis Street)	Researcher:	HRM
Building Name:	Victoria Range (Founder's Square)		
Construction Date:	1858		

Architectural Comments:

The character-defining elements of the building include:

- Georgian architecture
- Four-storey brick construction
- Three courses of single-hung two-over-two windows with large stone lintels and projecting stone lug sills
- Uppermost course of windows displaying shortened proportions in keeping with Georgian style
- Modest cornice with truncated plain stone frieze

Historical Comments:

The Victoria Building (Victoria Range Building) was commissioned by John D. Nash, the prominent auctioneer and developer, in conjunction with Maurice McIlreith, master tailor, and James Hunter, brass founder, who together were rebuilding their respective sections of a portion of Hollis Street which had burned down in large fire in 1857. They built brick buildings with cast-iron facades, which were lauded by local newspapers for their style and improvement of the district. This building originally housed a tailor and office space above. The building’s fourth floor was designed and advertised as suitable for a photography studio, and it would soon be occupied by the photographer Wellington Chase. Other photographers would follow. One of the early owners of the building, James Foreman, an employee of the Bank of Nova Scotia, was working as cashier of the bank when a large sum of money went missing and was traced back to him. While Foreman was nerve prosecuted, he did forfeit his property including the Victoria Building to the bank. The building would also house a number of newspapers between 1863 and 1905. These include The Halifax Citizen, The Critic, The Mayflower, and the Saturday Sun.

Contextual Comments:

The Victoria Building is valued for its connections to Halifax’s press history, similar to many other buildings in this block which have housed various other competing newspapers. It also reflects the diversity of economic activity in the area and the particular pattern of development linked to the fire of 1857. It has seen a wide variety of local businesses come and go, and it has been caught up in local scandal in association with its previous owner, James Foreman. Furthermore, this building is valued for its Georgian architecture style that contributes to the cohesive heritage streetscape of Hollis and Prince Streets.

The Victoria Range building was erected in 1859, constructed of brick and originally featuring a cast-iron shopfront. Following an 1857 fire, the City of Halifax prohibited the building of wood structures. As a result, the developing commercial district of the Prince and Hollis Streets area became known as the “Brick District” for its high concentration of brick structures, a direct impact of the changes in the building code.

Founders Square was a major redevelopment of the block bounded by Hollis Street, Prince Street, Bedford Row, and Sackville Street, including eight original brick and stone structures built between 1816 and 1867, cornered on Prince Street and Hollis Street, which made up a cohesive heritage streetscape. These eight buildings are the Geldert Building, Nova Scotian Building, Heffernan Building, Montreal Trust/Queen Building, Steampress Building, Victoria Building, Hunter Building, and Lenoir Building. At the core of the central business district, this group of buildings served street-level commercial purposes as well as office and residential uses for many generations.

These eight buildings were acquired in the early to mid 1970s by the Province of Nova Scotia, alongside other properties in the same block and became part of a proposal brought forth to the province by Armour Group Ltd. to construct a 15-storey office tower and conserve the site’s heritage. This project saw the Lenoir, Hunter, Victoria, and Steampress buildings partially demolished, retaining and restoring their facades in the new development, while the Queen, Heffernan, Nova Scotian, and Geldert buildings were wholly restored.

Present Owner(s):	Armour Developments Group	Original Owner(s):	John D. Nash
Address:	1701 Hollis St. Suite 1400 Halifax, Nova Scotia B3J 3M8	Occupation:	Auctioneer
Present Use:	Commerce/Commercial Services/Office Uses	Historic Use:	Commercial/Commercial Services/Office Use

Construction Date:	1858
Factual/ estimate?	Factual
Source(s):	Halifax Morning Sun, January 4, 1858, p.3 col.6, NS Archives.

Builder and/or Architect:	William Findlay (Architect)
Biographic Description:	[b.1815-1820, d.1874] Born in Scotland, Finlay came to Halifax and married the widowed Elizabeth Swan. He developed a number of lots in Halifax's North End and in the 1850s he designed a number of commercial buildings including the Steampress Building for McIlreith, as well as Humphrey's druggists, J.T. Bennett & Co., and multiple buildings along Morris Street below Hollis, among others. He later moved to Truro and continued his architectural practice.
Significance:	Provincial.

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
Samuel Caldwell & Harriet Caldwell	--	1862	Esquire + wife.	Bk137/Pg315
John D. Nash	1862	1863	Auctioneer.	Bk137/Pg315
James Forman	1863	1870	Cashier at the Bank of Nova Scotia.	Bk141/Pg451
Bank of Nova Scotia	1870	1872	Bank.	Bk167/Pg598 Bk168/Pg667
Peter Ross & Lydia Ross	1872	1873/ 1912	Esquire/Gentleman + wife. The Rosses would go on to sell the property in two portions.	Bk185/Pg144
Freeman Elliot	1873	1912	Merchant. Purchaser of the northern portion.	Bk183/Pg298
Charles J. Burchell	1912/ 1912	1912	Barrister. Purchaser of both the northern portion from Freeman Elliot and the southern portion from Lydia Ross, both in 1912.	Bk418/Pg124 Bk420/417
Commercial Investments Ltd.	1912	1919	Real estate holding company.	Bk437/Pg378
William M.P. Webster	1919	1952	Merchant.	Bk484/Pg267
20 King Street Corporation Ltd.	1952	1959	Real estate holding company.	Bk1167/Pg339
Maclaren Investments Ltd.	1959	1959	Real estate holding company.	Bk1627/Pg959
Manuel I. Zive	1959	1972	Merchant.	Bk1642/Pg128
Her Majesty the Queen [Province of Nova Scotia]	1972	2003	Provincial government.	Bk2584/Pg41
Armour Developments Ltd.	2003	Present	Developer.	Bk7516/Pg653

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00003236	Date:	5-29-2023
Civic Address:	1674 Hollis Street	Researcher:	HRM
Building Name:	Johnson Drug Building		
Construction Date:	1820		

Architectural Comments:

1674 Hollis Street is an example of a Georgian style building of red brick and granite construction. The shopfront features a combination of granite pilasters and cast-iron engaged Corinthian columns and consists of large, fixed sash windows with tripartite transoms and panelled stall-risers, flanked by dual entrances with transoms, and surmounted by a granite fascia and cornice. The second- and third-storey windows are of wood-frame construction with a six-over-six arrangement, and feature granite lugsills and large granite lintels, which on the third storey are integrated with the granite frieze. The building is topped with a relatively plain granite cornice, a moderately pitched roof, and dual granite capped chimneys situated at either end of the building.

Historical Comments:



Advertisement showing the Johnston Drug Building in the 1863 Hutchinson's Business Directory. Refer to heritage property file for more.

Contextual Comments:

Refer to heritage property file.

Present Owner(s):	3046475 Nova Scotia Limited	Original Owner(s):	Langley & Johnston
Address:	1674 Hollis Street, Halifax, NS B3J 1V7	Occupation	Drug Store
Present Use:	Sonic Entertainment Group Recording Studio	Historic Use:	Drug Store

Construction Date:	1820
Factual/ estimate?	Factual
Source(s):	Halifax Regional Municipality. (2014). <i>Halifax Regional Municipality Heritage Registry-Former City of Halifax</i> . Retrieved from HRM Planning Department.

Builder and/or Architect:	Undetermined
Biographic Description:	-
Significance:	-

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
James Hunter Henry W. Barnes (executor)	--	--		
Dale & Company Limited	1920	1927		Bk. 520, Pg. 42
Royal Securities Corporation Limited	1927	1968		Bk. 604, Pg. 225
Halifax Club	1968	1996	Private Club	Bk. , Pg.
Altimax Limited	1996	2000	REIT Company	Bk. 5940, Pg. 364
3046475 Nova Scotia Limited	2000	Present	Private Company	Bk. 6625, Pg. 702

Photographs (elevations)

Building Classification: Registered Heritage Property



PID:	00003228	Date:	Spring 2021
Civic Address:	1680-84 Hollis Street; 1673-77 Granville Street	Researcher:	HRM
Building Name:	Halifax Club Building		
Construction Date:	1862		

Architectural Comments:

Character Defining Elements:

The character defining elements of the Halifax Club building facing Hollis Street include:

- Three-storey sandstone and brick masonry construction divided into four horizontal sections by water table, two belt courses, and projecting cornice supported by brackets and dentils;
- Five-bay symmetrical façade with central bay framed by paired columns and flanking bays bordered by columns at each corner;
- Columns support entablatures, under each storey, which project proud of belt courses and cornice;
- Column styles are Doric on first storey; Ionic on second storey; and caryatids, on third storey, all embellished with floral details;
- Column bases, project proud of water table, standing on plinths under first storey;
- Raised central entranceway with stone steps, iron railings, wooden door, transom, and surround which includes carved sandstone and semicircular window above the door;
- Reduction in height of each storey with taller arched openings on first and second storey and smaller unadorned arched openings on top storey and basement level;
- Central arched window, on second storey, flanked by Corinthian columns, embellished with floral details;
- One-over-one arched windows on each storey;
- Keystones on first and second storeys, embellished with floral details;
- Horizontal stadium-shaped window divided into three panes with a head, embellished with floral

details, on the central bay of the third storey.

The character defining elements of the Halifax Club building facing Granville Street include:

- Three-storey height;
- Four-bay façade;
- Cornice, with returns, supported by brackets;
- Two-over-two windows with lug sills on first and second storeys;
- Transom windows with curved heads shaped by a string course over the second storey;
- Belt course over the first storey;
- Windows with curved heads shaped by a string course above the first storey;
- Red brick north side wall with three bays of one-over-one windows and transoms on the first and second storeys; and
- Red brick west rear wall with two bays of one-over-one windows with arched openings on the first and second storeys.

Historical Comments:



Left: Halifax Club facing Hollis Street. c. 1869

The Halifax Club, constructed in 1862-63, is valued for its historic use as a private social club for Halifax's business and political leaders and for its Italianate architecture. The Halifax Club was founded in 1862 by fifteen influential Haligonians, many of whom are familiar today having had a streets named after them including MB Almon, MB Almon Jr., E Binney, WA Black, JC Cogswell, W Cunard, AG Jones, E Kenny, Captain WW Lyttleton, R Morrow, Colonel WJ Myers, H Pryor, J Tobin, R Uniacke and SA White. The building housed a spacious coffee room, library, reading rooms, billiards room, private dining, and card writing rooms, with a large kitchen and service rooms in the basement and partial accommodations to lodgers on the upper storey.

The Halifax Club is a three storey masonry building. The Club was designed by David Stirling and built by George Laing using sandstone from Mary's Point on the front façade facing Hollis Street. Several newspapers lauded the building for its architecture after its construction and described the "Italian Palazzo" as including some of the finest sculptures in the city. The six caryatids (draped female figures), found below the cornice, were highlighted for their significance. The County Courthouse on Spring Garden Road and Fort Massey Church are other examples of collaboration between Stirling and Laing.

Several additions to the rear and renovations of the building were made in the decades after its construction "to increase the efficiency" of the building. In 1911, the Club closed and underwent major renovations including a redesign of the three-storey façade facing Granville Street, designed by Dumaresq and Cobb Architects. These renovations were extensive and included a complete refinishing of all interior floors, walls, kitchen and the heating system. This 1911 addition includes a steel frame, reinforced concrete walls, and brick and speed tile above grade. Other major renovations to the Club's interior were carried out in the 1920s and again in the 1960s. Between 1997 and 2007, the Hollis Street façade underwent a conservation program where the sandstone bricks and architectural features were maintained or selectively replaced.

Contextual Comments:

Abutting two traditional brick buildings to its south, the Halifax Club sits on a through lot, sandwiched in a valley, mid-block, between two large modernist structures. The rear wall of the building, facing Granville Street, appears to be a separate building with an entrance and windows facing the street.

Located a block south of the classical Province House square and across the street from the brick buildings now forming the podium of the Founders Square high rise.

Present Owner(s):	Annapolis Management Inc.	Original Owner(s):	Halifax Club Building Co.
Address:	-	Occupation	-
Present Use:	Social club	Historic Use:	Social club

Construction Date:	1862
Factual/ estimate?	Factual
Source(s):	http://www.biographi.ca/en/bio/stirling_david_11E.html

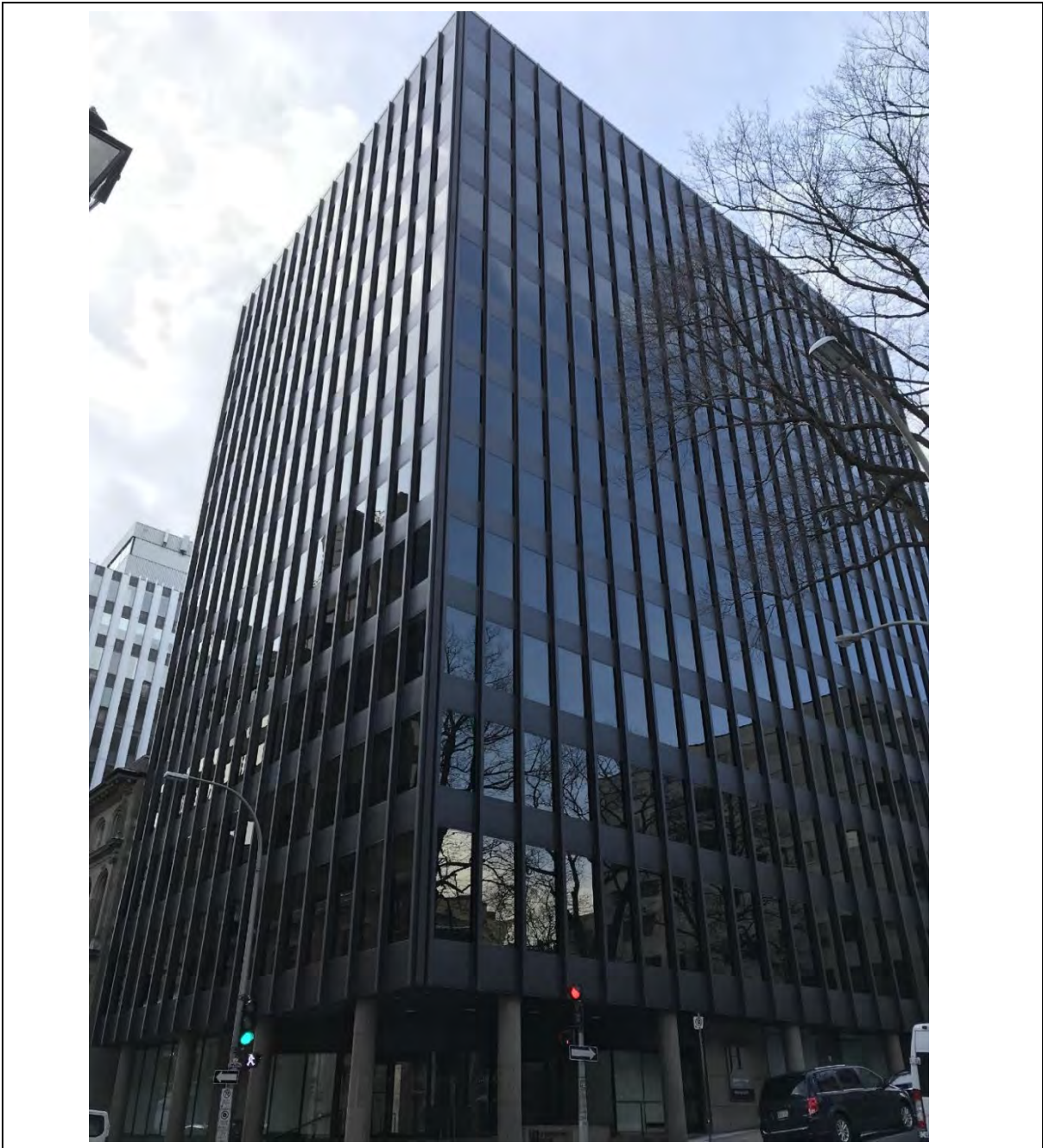
Builder and/or Architect:	David Stirling (Architect), George Laing (Builder)
Biographic Description:	Leading 19 th century architect in the Maritimes for nearly forty years. Architect of the Courthouse on Spring Garden Road and Fort Massey Church, among many other prominent works.
Significance:	National

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
Halifax Club Building Co	1873/ 1875	1878	Development company charged with the construction of the Halifax Club	Bk.215, Pg.539
Halifax Club	1878	2015	Members' Social Club	Doc#432
Annapolis Management Inc. (Steven Cary)	2015	Present	Developer	Doc#107519036

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID:	00003202	Date:	31 March 2020
Civic Address:	1690 Hollis Street 1681 Granville Street	Researcher:	Stantec Consulting Ltd.
Building Name:	Joseph Howe Building		
Construction Date:	1973-1975		

Architectural Comments:

The Joseph Howe building is 11 stories on Granville Street sloping to 12 stories on Hollis Street. The building occupies one quarter of the city block and has frontage on three streets. The bottom levels on Hollis Street and Granville Street provide access to the office levels above. It is post war modernist building in the International style characterized by its modern structural principles and materials. Constructed of concrete, glass and steel the building features a façade of black curtain wall with alternating bands of black tinted vision and spandrel panel. The black vertical mullions of the curtain wall protrude from the main face of the building and provide structural support for the curtain wall system. These long thin lines of structure emphasize the verticality of the building. The ground level is recessed with large granite faced columns supporting the ‘glass box’ above. The expressed structure of the curtain wall and the recessed ground level with exterior supporting columns give a nod to the iconic Seagram building in New York by Mies van der Rohe: the exemplar of the International style.

Historical Comments:

Built between 1973 and 1975, the Joseph Howe building was constructed toward the end of the post-war modern period. Following World War II, Canadian architecture was heavily influenced by Western Europe and the United States, wherein the desire for prominent modernist buildings overtook historical and regional styles. This building is representative of the modernist movement, characterized by its rejection of historical styles for a focus on simple forms, function and structural expression. Post war modernism is an optimistic movement that represents a confidence in redevelopment of city centers.

Contextual Comments:

A subdivision plan from 1972 shows the amalgamation of three lots bounded by Granville Street, Prince Street and Hollis Street into one large parcel. The office building contributes to the character of an established business district that has evolved over time. The building is architecturally significant and representative of modernism in North American cities.

Historically this area was the central business district of Halifax. The widescale demolition of low-rise wood and masonry buildings in the core of the city that started with Halifax’s urban renewal period was still underway in the 1970s. The 1945 National Housing Act and grants through the Canadian Mortgage and Housing Corporation enabled the city of Halifax to undertake an urban renewal program starting in the late 1950s which resulted in the razing of more than seven hectares of land in the downtown. It is likely this modernist building was designed and planned based on economic optimism in a future artery, known as the Harbour Drive Proposal. As families relocated from the city center to the suburbs, urban planning initiatives focused on large scale commercial and roadway development. According to Gordan Stephenson’s 1957 Redevelopment Study, Harbour Drive was intended to be a multi-laned highway stretching the length of the Halifax peninsula from North to South. The Northern extension of the expressway and the Cogswell Street interchange were constructed, however, the master plan met public resistance as it approached the working waterfront. The waterfront portion of Harbour Drive was eventually abandoned due to public protest of proposed demolition of several historic buildings, including the Morse Tea building and Historic Properties.

Present Owner(s):	Menachem Suissa (1690 Hollis Investments Limited)	Original Owner(s):	Ralph M. Medjuck (Centennial Properties Limited)
Address:	1690 Hollis Street	Occupation	Lawyer and developer
Present Use:	Office	Historic Use:	Office

Construction Date:	1973-1975
Factual/ estimate?	Factual
Source(s):	Bk. 2954, Pg. 62B

Builder and/or Architect:	Architect: Elmar Tomar Tampold, J. Malcolm Wells; Builder: Modern Construction Ltd
Biographic Description:	Wells was an American architect and partial designer of the centennial square proposal, who soon after became disillusioned with his work and became a major advocate for environmentally friendly, underground architecture. Tampold was an Estonian-Canadian architect who specialized in designing university residences and whose body of work of over 1000 buildings includes residences for St Mary’s University and Acadia University.
Significance:	--

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
1690 Hollis Investments Ltd (Menachem Suissa)	2012	Present	Developer	Doc #101504034
Her Majesty the Queen in the right of the Province of Nova Scotia in care of the Department of Transportation and Infrastructural renewal	2012	2012	Provincial Government	Doc #101504034 https://www.cbc.ca/news/canada/nova-scotia/halifax-s-joseph-howe-building-sold-1.1081538
Centennial Properties Ltd (Ralph M. Medjuck)	1987	2012	Lawyer/developer	Doc #51655
Confederation Life Insurance Company	1982	1987	Insurance company	Bk. 3613, Pg. 892
Centennial Properties 1978 Ltd, formerly Prince-Hollis Building Ltd (Ralph M. Medjuck)	1973	1982	Lawyer/developer who commissioned the construction of the Joseph Howe building (former Prince Hollis building).	Bk. 3061, Pg. 722 Bk. 2680, Pg.150 HRM Occupancy Permit 2954/62B

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00003152	Date:	January 24, 2022
Civic Address:	1691 Hollis Street (now part of 1701 Hollis Street)	Researcher:	HRM
Building Name:	Steampress Building (Founder's Square)		
Construction Date:	1859		

Architectural Comments:

The character-defining elements of the building include:

- Georgian architecture
- Four-storey brick construction
- Three courses of single-hung two-over-two windows with flat arches of brick and projecting stone lug sills
- Uppermost course of windows displaying shortened proportions in keeping with Georgian style
- Modest cornice with truncated plain stone frieze
- Unusually high window-to-wall ratio for the style

Historical Comments:

The Steampress Building was commissioned by Maurice McIlreith, master tailor, in conjunction with John D. Nash, the prominent auctioneer, and James Hunter, brass founder, who together were rebuilding their respective sections of a portion of Hollis Street which had burned down in large fire in 1857. They built brick buildings with cast-iron facades, which were lauded by local newspapers for their style and improvement of the district. This building originally housed McIlreith & Cabot's tailoring and furnishing store. It would later go on to house publishing companies, merchants, brokers, barristers, insurance agents, architects, a liquor store / oyster saloon. Of particular note is the building's role house Joseph Crosskill's printing establishment and J. G. Bourinot's newspaper, known as *The Halifax Reporter*. At the time Bournot owned the first steam printing press in Halifax, which could produce 3,500 impressions per hour. The Halifax Reporter could also boast of the Maritimes' first folding machine, which was capable of folding between 2,500 and 3,500 sheets per hour. Another occupant of the steampress building was William Penny, who published the *Morning Journal* which was a successor to the original Halifax Journal founded by Joseph Howe Sr. This paper would later be renamed by Penny to the Unionist and Halifax Journal in 1865.

Contextual Comments:

This building is valued for its associations with prominent individuals and newspapers in Halifax press history, as well as for its architectural contribution to the cohesive heritage streetscape of the Prince and Hollis Street brick district and the circumstances which created it.

The Steampress building was erected in 1859, constructed of brick and originally featuring a cast-iron shopfront. Following an 1857 fire, the City of Halifax prohibited the building of wood structures. As a result, the developing commercial district of the Prince and Hollis Streets area became known as the "Brick District" for its high concentration of brick structures, a direct impact of the changes in the building code.

Founders Square was a major redevelopment of the block bounded by Hollis Street, Prince Street, Bedford Row, and Sackville Street, including eight original brick and stone structures built between 1816 and 1867, cornered on Prince Street and Hollis Street, which made up a cohesive heritage streetscape. These eight buildings are the Geldert Building, Nova Scotian Building, Heffernan Building, Montreal Trust/Queen Building, Steampress Building, Victoria Building, Hunter Building, and Lenoir Building. At the core of the central business district, this group of buildings served street-level commercial purposes as well as office and residential uses for many generations.

These eight buildings were acquired in the early to mid 1970s by the Province of Nova Scotia, alongside other properties in the same block and became part of a proposal brought forth to the province by Armour Group Ltd. to construct a 15-storey office tower and conserve the site's heritage. This project saw the Lenoir, Hunter, Victoria, and Steampress buildings partially demolished, retaining and restoring their facades in the new development, while the Queen, Heffernan, Nova Scotian, and Geldert buildings were wholly restored.

Present Owner(s):	Armour Developments Group	Original Owner(s):	Maurice McIlreith
Address:	1701 Hollis St. Suite 1400 Halifax, Nova Scotia B3J 3M8	Occupation:	Master tailor, M. McIlreith & Co.
Present Use:	Commerce/Commercial Services/Office Uses	Historic Use:	Commercial/Commercial Services

Construction Date:	1858
Factual/ estimate?	Factual
Source(s):	Halifax Morning Sun, May 3, 1858, p. 2 col. 4, NS Archives.

Builder and/or Architect:	William Findlay (Architect), R. Malcolm (Contractor)
Biographic Description:	[b.1815-1820, d.1874] Born in Scotland, Finlay came to Halifax and married the widowed Elizabeth Swan. He developed a number of lots in Halifax's North End and in the 1850s he designed a number of commercial buildings including the Steampress Building for McIlreith, as well as Humphrey's druggists, J.T. Bennett & Co., and multiple buildings along Morris Street below Hollis, among others. He later moved to Truro and continued his architectural practice.
Significance:	Provincial.

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
William Sutcliffe Moore	--	1851	Esquire. Half of No. 6 Letter C, Galland's, being 24.5ft wide on Hollis.	Bk98/Pg274
Maurice MacIlreith	1851	1881	Master tailor. Foreclosed.	Bk98/Pg274
James K. Goold & Charlotte de Mall Goold	1881	1890	Colonel + wife.	Bk232/Pg389
Bridgetta Thomson, Eleanor Pilasado, Charles D. Thomson, Alice Thomson, Grace Thomson, & George Thomson.	1890	1944	Widow of John B Thomson, widow of Arthur Thomson, unknown, spinster, spinster, & unknown, respectively.	Bk313/Pg474
National Thrift Corporation Ltd.	1944	1954	Toronto-based thrift store company.	Bk867/Pg301
Samuel Caldwell & Harriet Caldwell	--	1862	Esquire + wife.	Bk137/Pg315
John D. Nash & Catherine Maria Nash	1862	1863	Auctioneer + wife.	Bk137/Pg315
James Forman & Margaret Ann Forman	1863	1870	Banker/cashier for the Bank of Nova Scotia + wife.	Bk141/Pg451
Bank of Nova Scotia	1870	1870	Bank. The second indenture is only a clarification of the property description.	Bk167/Pg598 Bk168/Pg667
Benjamin Godkin	1870	1880	Tailor. Foreclosed on his mortgage.	Bk172/Pg29
Archibald J. Galletly	1880	1880	Highest bidder and trustee for the Bank of Montreal and the Consolidated Bank of Canada.	Bk223Pg529
William L. Lowell	1880	1891	Banker.	Bk229/Pg358
Alonzo R. Weed	1891	1891	Attorney.	Bk278/Pg667
Frances A.H. Lowell	1891	1904	Widow.	Bk278/Pg669
Andrew Mackinlay Jack	1904	1917	Wills all his property to his wife Janet Elder Jack.	Bk363/Pg445
Janet Elder Jack	1917	1918	Widow.	Bk555/Pg259
Peter R. Jack	1918	1920	Insurance broker.	Bk507/Pg564
Brookfield Construction Company	1920	1949	Construction company.	Bk1031/Pg1073

Arthur S. Priest & Daisy A. Priest	1949	1950	Merchant + wife.	Bk1024/Pg997
Hughes-Owens Company Ltd.	1950/1954	1972	Toronto-based importer of Japanese-made slide rules. Purchaser of both the 24.5ft wide and ~15ft wide lots which made up the Steampress Building.	Bk1073/Pg321 Bk1258/Pg631
Bryant Flooring Company Ltd.	1972	1972	Flooring company.	Bk2528/Pg735
Her Majesty the Queen [Province of Nova Scotia]	1972	2003	Provincial government.	Bk2583/Pg899
Armour Developments Ltd.	2003	Present	Developer.	Bk7516/Pg653

Photographs (elevations)

Building Classification: Registered Heritage Property



PID:	00003244	Date:	January 24, 2022
Civic Address:	1695 Queen Street (now part of 1701 Hollis Street)	Researcher:	HRM
Building Name:	Queen Building		
Construction Date:	c. 1866-1867		

Architectural Comments:

Character-defining elements of the Queen Building include:

- Four-storey sandstone construction;
- Flat roof;
- Pilaster elements at the corners, into which are carved diamond motifs;
- Cornice supported by heavy brackets and dentil work;
- Geometric frieze pattern;
- Facade divided into four sections by horizontal mouldings at each floor level;
- Window openings at the ground level are round-headed and very ornately detailed;
- Within the window opening there are actually two round-headed windows, surmounted by a circular window unit;
- A variety of geometric motifs are carved into the stone facade of the ground level;
- Window openings of all upper floors are round-headed with labelled hood mouldings.

Historical Comments:

The building on the southeast corner of the intersection of Prince Street and Hollis Street is called the Queen Building, also known as the Howard Building and the Montreal Trust Building. It was designed by Henry Busch for S. Howard & Son, a women's clothing store providing elegant, imported clothing to the women of Halifax society. S. Howard and Son was founded by Sarah Howard, Halifax's foremost Victorian businesswoman. Widowed from her husband Norman, Sarah Howard was quite possibly the only female Victorian entrepreneur in the Halifax dry-goods market, having opened two stores on Granville Street, a drygoods store which she ran with her son Henry, and a dressmaking shop which she ran by herself. This business eventually became S. Howard and Son, one of the most well-respected dry goods firms in the city. Howard commissioned the stunning stone Howard Building and relocated to it by 1867, while her son had himself relocated to England to facilitate the import of European clothing. The business innovated in the dry goods market by employing travelling salespeople to maintain a network of buyers across the province. Although Sarah Howard died in 1871, the business continued for another decade, closing in 1881. The building was sold to the Queen Building Company for ten thousand pounds, and it gained its moniker of the Queen Building, housing offices for insurance agents and lawyers. In 1954, the Montreal Trust purchased the building, and the building gained its third moniker. The Montreal Trust occupied the building until 1975, when it was purchased by the Government of Nova Scotia and would later become part of the Founders Square redevelopment project.

Contextual Comments:

These four buildings (Queen Building, Geldert Building, Nova Scotia Building, and Heffernan Building) are valued because they form an integral streetscape, dating from the Confederation period. They are also valued because they have a close historical association with both the Novascotian and Morning Chronicle newspapers, and with Sarah Howard.

The Queen building was erected around 1866, constructed of ornately decorated freestone. The surrounding "brick district" was largely constructed following an 1857 fire, after which the City of Halifax prohibited the building of wood structures. The developing commercial district of the Prince and Hollis Streets area became known as the "Brick District" for its high concentration of brick structures, a direct impact of the changes in the building code. The Queen building serves as a significant anchor to this area as it is located on a highly visible corner and starkly contrasts in construction material from its brick surroundings.

Founders Square was a major redevelopment of the block bounded by Hollis Street, Prince Street, Bedford Row, and Sackville Street, including eight original brick and stone structures built between 1816 and 1867, cornered on Prince Street and Hollis Street, which made up a cohesive heritage streetscape. These eight buildings are the Geldert Building, Nova Scotian Building, Heffernan Building, Montreal Trust/Queen Building, Steampress Building, Victoria Building, Hunter Building,

and Lenoir Building. At the core of the central business district, this group of buildings served street-level commercial purposes as well as office and residential uses for many generations.

These eight buildings were acquired in the early to mid 1970s by the Province of Nova Scotia, alongside other properties in the same block and became part of a proposal brought forth to the province by Armour Group Ltd. to construct a 15-storey office tower and conserve the site's heritage. This project saw the Lenoir, Hunter, Victoria, and Steampress buildings partially demolished, retaining and restoring their facades in the new development, while the Queen, Heffernan, Nova Scotian, and Geldert buildings were wholly restored.

Present Owner(s):	Armour Developments Group	Original Owner(s):	Sarah and Henry Howard
Address:	1701 Hollis St. Suite 1400 Halifax, Nova Scotia B3J 3M8	Occupation	Clothier, dry goods merchant.
Present Use:	Commerce/Commercial Services/Office Uses	Historic Use:	Women's clothing shop

Construction Date:	c. 1866-1867
Factual/ estimate?	Factual.
Source(s):	Bk154/Pg199 and <i>The 4th Estate</i> , October 17, 1974, NS Archives MFM6635

Builder and/or Architect:	Architect: Henry Busch, Builder: Robert Malcolm
Biographic Description:	[b.1825, d.1902] Born in Hamburg, Germany, Henry Busch came to Halifax to visit his uncle, Charles Walters of Chester, NS. He would soon wed Mary Victoria Busch and find employment as a draughtsman with prominent Halifax architect Henry Elliot. He briefly became a partner forming Elliot & Busch in 1864 and separating in 1876. Busch was the city's foremost proponent of the Second Empire style. Busch's notable works include the Halifax Academy building at the NE corner of Brunswick and Sackville Streets, the Old Ladies Home (Victoria Hall) on Gottingen Street, the Halifax Public Gardens bandstand, the Normal School at Truro, and the Church of England Institute (the Khyber Building) on Barrington Street, among many others.
Significance:	Provincial

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
Ann Vass	--	1866	Spinster.	Bk154/Pg199
Sarah Howard & Henry Howard	1866	1876	Widow, clothier, dry goods merchant & her son, also a merchant.	Bk154/Pg199
Henry Howard	1876	1881	Merchant.	Bk205/Pg195
The Queen Building Company of Halifax Ltd.	1881	1927	Ralph P. Bell's Real estate holding company.	Bk235/Pg210
Ralph P. Bell	1927	1927	Financial agent.	Bk610/Pg429
Bell Buildings Ltd.	1927	--	Ralph P. Bell's other real estate holding company. [Suspected to have amalgamated with Queen Buildings Co. Ltd.]	Bk618/Pg320

Queen Buildings Ltd.	--	1952	Ralph P. Bell's real estate holding company.	Bk235/Pg210
National Sea Products Ltd.	1952	1954	Seafood supplier founded by Ralph P. Bell.	Bk1179/Pg550
Montreal Trust Company	1954	1975	Bank.	Bk1269/Pg462
Her Majesty the Queen in the right of the Province of Nova Scotia	1975	2003	16 Parcels on the block were consolidated in 1984. Hefernan building being one of them.	Bk2886/Pg1051
Armour Developments Group	2003	Present	Developer.	Bk7516/Pg653

Photographs (elevations)

Building Classification: Contributing Heritage Resource



PID:	00003152	Date:	2 June, 2023
Civic Address:	1701 Hollis Street	Researcher:	HRM
Building Name:	Founders Square		
Construction Date:	1986 (redevelopment)		

Architectural Comments:

Founder's Square is a major redevelopment project which incorporated the facades of several historic buildings along Hollis Street and Prince Street. See individual inventory sheets for each building/façade. Each original building/façade is a registered property, and additionally the development as a whole, inclusive of the black-brick-clad, postmodern tower, is considered a contributing heritage resource.

The tower itself is valued as an excellent example of postmodern architectural design, and its character defining elements include:

- 16-storey office tower in the Postmodern style
- Black-brick-clad façade with horizontally-oriented bays of fixed-sash windows
- Articulated corners and multiple stepbacks
- Allegory of a Palladian-style window in the design of the uppermost windows on the Hollis Street elevation
- Allegory of a mansard-style roof in the design of the glazed roof structure
- Large setback from Prince Street

Historical Comments:

See individual inventory sheets for each building/façade. The founder's square development was a

major redevelopment project undertaken in the 1980s. The government of Nova Scotia purchased and amalgamated all the lots on the block bound by Hollis, Sackville, Prince, and Bedford Row. They then leased the land to Founders Square Ltd. which would redevelop the site and preserve the historic facades/buildings along Hollis and Prince Streets. A large, postmodern office tower of 14 storeys was erected and the project was completed in 1986. The government retained ownership until 2003, when they sold the property to Armour Developments Group.



Above: An HRM Archives photo erroneously dated 1987 (likely to be c.1985) showing the rear of the historic facades which were retained as part of the Founder’s Square development.

Contextual Comments:

Founders Square consists of eight original structures built between 1816 and 1865, built cornered on Prince Street and Hollis Street. These eight buildings are the Geldert Building, Nova Scotian Building, Heffernan Building, Montreal Trust/Queen Building, Steampress Building, Victoria Building, Hunter Building, and Lenoir Building. At the core of the central business district, this group of buildings served street-level commercial purposes as well as office and residential uses for many generations. The group of buildings situated roughly mid-way between the waterfront and the “Grand Parade”, symbolic and ceremonial centre of the city. The locale, representing as it did the financial and political heart of the community, contained buildings ranging from elaborate Italianate to simple but noble Georgian.

Present Owner(s):	Armour Developments Ltd	Original Owner(s):	Various
Address:	PO Box 665 Central RPO Halifax NS CA B3J 2T3	Occupation	Various
Present Use:	Offices/commercial	Historic Use:	Office/commercial

Construction Date:	1986
Factual/ estimate?	Factual
Source(s):	NSPOL & https://skyscraperpage.com/cities/?buildingID=17138

Builder and/or Architect:	-
Biographic Description:	-
Significance:	-

Photograph (elevation)

Building Classification: Registered Heritage Property



PID:	00002600	Date:	2 February 2019
Civic Address:	1709 Hollis Street	Researcher:	HRM
Building Name:	Bank of Nova Scotia		
Construction Date:	1931		

Architectural Comments:

The Bank of Nova Scotia is one of the finest examples of Canadian Art Deco buildings. The building is six storeys with the interior ground level being the most spectacular and also the section of the bank that is open to customers. The main floor is sheathed in marble, brass, bronze, and wood. The front doors are bronze and metal of great size. On the exterior, there are traditional pilasters rising from channeled stonework. The window grille motifs include turtles, seahorses and kingfishers; the stone work incorporates the face of Neptune, more seahorses and a representation of the Sydney steel industry.

The character-defining elements of the Bank of Nova Scotia relate to its Art Deco style and include:

- six-storey, steel frame construction, with exterior walls of Bedford limestone;
- central location and form and massing that complement neighbouring buildings;
- interior main floor is sheathed in marble, brass, bronze, and wood;
- exterior stone carvings and metal castings depicting the fauna and flora of the Maritimes and symbols appropriate for a bank;
- large, bronze front doors;
- traditional pilasters rising from channeled stonework;
- symmetrically placed, slightly inset windows;
- codfish incorporated into window grilles;
- stone panels depicting the workings of the Sydney steel plant and a clipper ship in full sail on the Prince Street side;
- mammoth Canadian coins emblazoned on the central frieze beneath the roof cornice.

Historical Comments:

The Bank of Nova Scotia building was built in 1931 to serve as the main branch for the organization in Canada. This six storey, sandstone, Art Deco building is located in downtown Halifax. The building and property are also Provincially registered.

Contextual Comments:

The Bank of Nova Scotia building is valued for its architecture and design as well as its association with the well-known architect, John MacIntosh Lyle, who designed the building.

Lyle began designing banks in 1907 and had received four commissions from the Bank of Nova Scotia, including the main branch building in Halifax. Lyle was passionate about architecture and strove to make every design unique and reflective of its environment. The design of this building is the result of Lyle's research on the plants, animals and ocean life of the Maritimes. Built of sandstone, carved by Ira Lake, the design was chosen to harmonize with nearby Province House and Montreal Trust in height, material and vertical lines.

Constructed in 1931, the Bank of Nova Scotia building is a beautiful example of Art Deco style of architecture. Immediately adjacent to it is the Provincial Building, which houses part of the Art Gallery of Nova Scotia. This building is also six stories and of Art Deco style. Both buildings have symmetrical windows which give the illusion of height. Across Bedford Row is also another beautiful example of Art Deco Style. It is the Old Post Office/Dominion Public Building. It was completed in 1937. There are not many Art Deco style buildings left in Halifax. Fortunately, these three are very close and complement each other very nicely.

Across Hollis Street from the Bank of Nova Scotia Building is Province House. Completed in 1819 it's an imposing three-storey Neo-Classical building. Located across the courtyard (Onjaatje Court) from the Provincial Building is the Art Gallery of Nova Scotia (Dominion Building). Built between 1681-1868. It's an excellent example of late nineteenth century Italianate style architecture.

These 5 buildings (The Bank of Nova Scotia building, The Provincial Building, Province House, Art

Gallery of Nova Scotia/Dominion Building and the Old Post Office/Dominion Public Building) are a beautiful example of classical elements which unite the architectural styles from different periods. These buildings occupy a prominent site in a historic area in the heart of downtown Halifax.

Present Owner(s):	Bank of Nova Scotia	Original Owner(s):	Bank of Nova Scotia
Address:	44 King St, Toronto ON M5H 1H1	Occupation	Bank
Present Use:	Bank	Historic Use:	Bank

Construction Date:	1931
Factual/ estimate?	Factual
Source(s):	Halifax Regional Municipality. (2014). <i>Halifax Regional Municipality Heritage Registry-Former City of Halifax</i> . Retrieved from HRM Planning Department

Builder and/or Architect:	Designer: John MacIntosh Lyle, Builder: Ira Lake
Biographic Description:	b.1872 d.1945, One of the principal Canadian architects responsible for the spread of the Beaux-Arts style across Canada.
Significance:	National

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Bank of Nova Scotia	1931	Present	Bank	

Photograph (front elevation) Building Classification: Contributing Heritage Resource



PID:	00002592	Date:	June 2 nd , 2021
Civic Address:	1723 Hollis Street	Researcher:	HRM
Building Name:	Provincial Building		
Construction Date:	1935		

Architectural Comments:

The building located at 1723 Hollis Street is a great example of Art Deco Architecture. Art Deco is a style of visual art, design and architecture that first appeared in France after World War I and was very popular during the 1930s. Its influence could be found in nearly every aspect of life from furniture, jewelry, fashion, cars, as well as architecture. The style evolved partly from the crafts movement, and partly in response to the growing interest in the curvilinear 'Air-Flow' movement developing at the time.

In architecture Art Deco buildings typically have a sleek, linear appearance often with geometric ornamentation. Art Deco buildings facades are typified by three characteristics: patterned bands or appliques of decoration drawn from the crafts movement; a strong sense of verticality, developing in parallel to elevator-served buildings and curvilinear roof forms.

Exterior character-defining elements of the Provincial Building include:

- Seven story steel frame with brick interior wall and Sandstone veneer;

- Large recessed arched entryway off Hollis Street giving the impression of grandeur;
- Symmetrical placement of windows giving the illusion of height;
- Pilasters between the window also giving the illusion of height;
- Sandstone (quarried in Wallace, NS) façades with ashlar fine tooled masonry;
- Dentil bracketing under eaves;
- semi-circular transom over front doors;
- central location and form and massing that complement neighbouring buildings.

Historical Comments:

The Provincial Building is a seven-story steel frame with red brick interior wall, a granite foundation and exterior sandstone walls from Wallace, Nova Scotia. It was intended as an annex to Province House, which is across Hollis Street. Its stone and ornamental work copied that of the legislature across the street to give architectural continuity. Built in 1935, the Provincial Building was completed between two world wars and in the middle of the Great Depression. It is a wonder it was ever constructed in such tough times. It was extensively renovated between 1995 and 2004.

Contextual Comments:

The Provincial Building is valued for its architecture and design style as well as its association with two well-known architects. It was designed by architect Herbert Elliot Gates, in cooperation with William M. Brown and Andrew Cobb.

Herbert E. Gates was a very successful Nova Scotian Architect who worked on some ninety projects around the province. Some of the most well-known are the Sacred Heart Roman Catholic Convent and the Nova Scotia Technical College (now part of Dalhousie University).

Andrew Cobb is one of the most prominent architects in Atlantic Canada. Cobb attended l'Ecole des Beaux Arts in Paris. He received a Master of Science degree in Architecture from the Massachusetts Institute of Technology (MIT). He partnered with S. P. Dumaresq with whom he designed several well know buildings in Halifax. Some of their projects include the Memorial Tower on the Northwest Arm, the main building and chapel at King's College, the Roy Building, and the Bank of Nova Scotia head office on Hollis Street which abuts the Provincial Building.

1723 Hollis Street was constructed as an annex to Province House which is across the street. Construction was completed in 1935. Although Province House is of a different style (Classical Revival) several of its architectural features were incorporated into the Provincial Building in order to have architectural continuity across the street. Some of these features include dentil bracketing under the eaves, Sandstone façade with ashlar fine tooled masonry, single hung windows with six panes on of the upper and lower sashes.

The Provincial Building is one of two which make up the Art Gallery of Nova Scotia campus. The other, the Dominion Building, is across the courtyard (Ondaatje Court) and is of late nineteenth century Italianate style architecture. The Art Gallery of Nova Scotia occupies several floors in the Provincial Building. The remaining upper floors contain offices. Abutting 1723 Hollis Street to the right is another beautiful Art Deco building, The Bank of Nova Scotia Building. This is also a six story, steel frame construction but with exterior wall of Bedford limestone. Across Hollis Street is Province House which the Provincial Building was intended as an annex to. Its stone and ornamental work copied that of the legislature across the street to give architectural continuity. Across Bedford Row is the Canada Dominion Building. Another gorgeous example of Art Deco architecture. These three buildings along with Province House and the Dominion Building are perfect examples of classical elements which unit the architectural styles from different periods. These buildings occupy a prominent site in a historic area in the heart of downtown Halifax.

Present Owner(s):	Her Majesty the Queen in Right of the Province of Nova Scotia	Original Owner(s):	Her Majesty the Queen in Right of the Province of Nova Scotia
Address:	1723 Hollis Street	Occupation	Office/ Art Gallery of Nova Scotia
Present Use:	Nova Scotia Museum	Historic Use:	Government offices

Construction Date:	1935
Factual/ estimate?	Factual
Source(s):	Date marked building. tookHalifax Regional Municipality. (2014). <i>Halifax Regional Municipality Heritage Registry-Former City of Halifax</i> . Retrieved from HRM Planning Department Art Gallery of Nova Scotia Provincial Building, 1723 Hollis St (May7, 2020): http://responsive-halifax.com/artgallery/ ; J.W. Cowie Engineering LTD. Provincial Building report (May 6, 2020): https://www.cowieengineering.ca/index.php/projects/provincial-building ; Mining Built NS, Nova Scotia Legislature (May 5, 2020): https://notyourgrandfathersmining.ca/mining-built-ns .

Builder and/or Architect:	Designed: Herbert E. Gates & Andrew R. Cobb
Biographic Description:	Gates (1874-1944) Halifax architect, trained with Edward Elliot, produced such works as the Liverpool NS Town Hall, Truro NS College of Agriculture, and many buildings for the N.S. Telephone Co. Cobb (1876-1943) Halifax architect and teacher, Cobb is most notably responsible for the design of many of Dalhousie University's most historically and architecturally significant buildings.
Significance:	Provincial

History of Building:

OWNER	FROM	TO:	OCCUPATION	SOURCE
Her Majesty the Queen in Right of the province of Nova Scotia	1935	2020	Provincial offices – Art Gallery of Nova Scotia	

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00002618	Date:	Nov 9, 2019
Civic Address:	1726 Hollis Street	Researcher:	HRM / HTNS
Building Name:	Province House		
Construction Date:	1811-1819		

Architectural Comments:

Made of sandstone quarried at Wallace, NS, the exterior of Province House has changed very little since 1819. The stone wall that surrounds the entire perimeter of the property is original to the site. However the two statues found in the north and south years are more recent additions: one commemorates the trial of Joseph Howe, created by famed Quebec sculptor Louis-Philippe Hébert, in 1904 and the other commemorating Nova Scotians lost in the Boer War, erected in 1901.

While the interior of the Province House has been altered somewhat to accommodate the evolving needs of the Legislative Assembly, many original features remain, including decorative plaster work, the main staircase, columns, hardware, chimneys, mantels and fireplaces, and tiles on the ground floor. Many of the changes made to the interior have themselves become important features, including the Legislative Library with decorative

metal work and two rounded staircases providing access to gallery with additional shelving.

Exterior character-defining elements of Province House include:

- formal Classical Revival massing of a raised central bay with side wings;
- sandstone (quarried in Wallace, NS) façades with rusticated ground floor;
- central bay features six unfluted Ionic columns supporting pediments containing coat-of-arms (east side) and circular window (west side);
- side bays framed with Ionic pilasters supporting pediments containing oriel windows;
- Palladian symmetry, rhythm and reduced proportions in composition of three-storey façades;
- Palladian windows, Ionic pilasters and pediments on north and south elevations;
- round-headed, rectangular and false (niches) windows on east and west façades;
- dentil bracketing under eaves and pediments;
- sandstone veneer on rubblestone backup, with brick interior walls;
- semi-circular transom lights over front doors;
- truncated hipped roof;
- Boer War memorial statue in north yard;
- Joseph Howe memorial statue in south yard.

Interior Character-Defining Elements of Province House include:

- interior of Assembly Chamber with (1886) colonnaded gallery;
- ornamental Palladian interior of the Red Chamber, formerly the Legislative Council Chamber;
- interior of the Legislative Library, formerly the Supreme Court of Nova Scotia.

Occupying a prominent site in an historic precinct in the heart of downtown Halifax, NS, Province House is an imposing, three-storey Neo-Classical building that exhibits the most refined elements of the Palladian style. Built of Nova Scotia sandstone, the home of the provincial legislature was completed in 1819. Both the land and building are included in the provincial designation.

Historical Comments:

Province house has been and remains the home of the Nova Scotia Legislative Assembly. The provincial Supreme Court was held in this building until the 1860s, in the room now occupied by the Legislative Library, and the Legislative Council also met here until it was abolished in 1928. Since its completion, Province House has also seen many historical events occur within its stately walls - important Supreme Court trials, including the famed libel trial of politician, activist and newspaper editor Joseph Howe and the establishment of the first Responsible Government in the entire British Commonwealth. Other significant events held here included an Industrial Exhibition, royal visits, the installation of lieutenant governors and governor generals; grand balls were not an uncommon site in the Red Chamber.

Contextual Comments:

Province House is valued for its architecture, its builder and its role in the history of Nova Scotia and Canada. Province House is highly valued because it is Canada’s oldest legislative seat and is considered one of the finest examples of pure Palladian design applied to an institutional building in the country. Its symmetry, proportions, uniformity and order, inside and out, represent both the stability and strength of government and the harmony, prosperity and stately grandeur of the Georgian period.

Plans for Province House were discussed as early as the 1780s, however funding and demands for a new Government House put the project on hold until the early 1800s. Prior to this, the Legislative Council met at various locations in Halifax, including the old residence of the lieutenant governor. In 1811 an act was passed for the erecting of a new Province House and in August of that year the cornerstone was laid. This was the beginning of the first purpose-built legislative building in what would become Canada.

Local painter and glazer John Merrick has been widely credited with the design of Province House. He was no doubt strongly influenced by the British promoters of Palladian style, architects Robert and John Adam. However, it was mason/master builder Richard Scott who deserved much of the credit for interpreting Merrick’s drawings and realizing the remarkable architectural achievement that is Province House. Scott led the team of carpenters, masons and labourers who worked on Province House for eight years.

Completed in 1819, Province house is a beautiful example of Neo-Classical building that exhibits the most refined elements of the Palladian style. Directly across Hollis street is the Bank of Nova Scotia building. This building was completed in 1931. It is of Art Deco Style. It is a six-storey steel frame building with exterior wall of Bedford Limestone. Next to it is the Provincial Building. Built in 1931 it is also Art Deco Style architecture. As the Bank of Nova Scotia Building it is also a six storey steel frame building. However, it’s exterior walls are sandstone from Wallace Nova Scotia. Both have symmetrical windows with give the appearance of height. to these building. The symmetrical windows complement those of Province house very well. As a mater of fact, the Provincial Building was intended to be as an annex to Province House. Both buildings stone and ornamental work gives architectural continuity to province house.

The Old Post Office (Art Gallery of Nova Scotia) is located a few steps down Hollis Street from Province House. This building is a beautiful example of late nineteenth century Italianate style. The design of this building was influenced by the fifteenth and sixteenth century Italian palazzos of the Renaissance period. Although it is from a different period architecturally certain elements complements Province House very nicely. Its pedimented gable ends on both the east and west facades and a broken pedimented gable with return eaves on the three-storey main entrance projection complement the Palladians of Province House very nicely.

These surrounding buildings include beautiful examples of classical elements which unite the architectural styles from different periods. These buildings occupy a prominent site in a historic area in the heart of downtown Halifax.

Present Owner(s):	Her Majesty the Queen (In care of NS	Original Owner(s):	Her Majesty the Queen
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	Transportation and Public Works		
Address:	--	Occupation	Governor of Nova Scotia
Present Use:	Legislative Building	Historic Use:	Legislative Building

Construction Date:	1811-1819
Factual/ estimate?	Factual
Source(s):	Halifax Regional Municipality. (2014). <i>Halifax Regional Municipality Heritage Registry-Former City of Halifax</i> . Retrieved from HRM Planning Department.

Builder and/or Architect:	Architect: John Merrick, Builder: Richard Scott
Biographic Description:	Born in Halifax, John Merrick was trained in his father's painting and glazing business. He developed working relationships with many influential men in the town and started his own painting and glazing business. He joined multiple building committees, and served as commissioner for the new Halifax County courthouse and market. In 1811, he submitted a design for the proposed Province House which was selected, and the architect Richard Scott was appointed to carry out Merrick's design. Merrick was appointed one of three commissioners during the building process, shortly after which he retired in 1923. (Maud Rosinski, <i>Architects of Nova Scotia</i> , 1994.)
Significance:	Local significance

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Her Majesty the Queen in Right of the province of Nova Scotia	1811	Present	Provincial legislature	

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00002584	Date:	2 February 2019
Civic Address:	1741 Hollis	Researcher:	HRM
Building Name:	Old Dominion Offices and Old Post Office (Art Gallery of Nova Scotia)		
Construction Date:	1861-1868		

Architectural Comments:

The Old Post Office is valued as an excellent example of late nineteenth century Italianate style architecture. Designed by David Stirling and built in 1868 under the direction first of contractor George Lang and completed by John Brookfield, the gallery is a three and a half storey, sandstone building. The design of the building was influenced by the fifteenth and sixteenth century Italian palazzos of the Renaissance period. The height of the building reduces the buildings proportions, while the triplet composition of the vertical and horizontal divisions and the grouping of the round-arched windows give the building a simple rhythm.

Character-defining elements of the Nova Scotia Art Gallery include:

- Nova Scotia sandstone used throughout the exterior of the building including the statue of

Britannica;
- decorative parapets.

Character-defining elements of the Italianate style of the Nova Scotia Art Gallery include:

- horizontal band of round-arched windows, separated by projecting stone cornices at the first, second and roof levels;
- windows grouped in threes, bordered by a single widow on the east and west side of the main façade;
- windows decorated with round arched hoods, keystones and recessed sills;
- quoins on the principle corners of the building;
- central window elements on the third floor;
- pedimented gable ends on both the east and west facades and a broken pedimented gable with return eaves on the three-storey main entrance projection;
- cornice at the roof level with dentils and heavy massing;
- two large stone-clad chimney flues.

Historical Comments:

The Nova Scotia Legislature voted in 1863 to erect a building to house the Post Office, Customs House and Railway Department, as these institutions had vital roles in the economy of nineteenth century Nova Scotia. Upon Confederation in 1867, the Post Office, Customs and Railways became federal responsibilities, though it was not until 1871 that the new federal government purchased the building from the province. After its service as a Post Office, the building housed for a time the Bank of Canada and later the Royal Canadian Mounted Police (RCMP). The Art Gallery of Nova Scotia now occupies the building.

Contextual Comments:

The Old Post Office is valued as a representation of the peak of Nova Scotia's existence as a self-governing colony within the British Empire. Also referred to as the Dominion Building, the Nova Scotia Legislature voted in 1863 to erect a building to house the Post Office, Customs House and Railway Department, as these institutions had vital roles in the economy of nineteenth century Nova Scotia. Upon Confederation in 1867, the Post Office, Customs and Railways became federal responsibilities, though it was not until 1871 that the new federal government purchased the building from the province. After its service as a Post Office, the building housed for a time the Bank of Canada and later the Royal Canadian Mounted Police (RCMP). The Art Gallery of Nova Scotia now occupies the building.

Completed in 1868, The Old Post Office is modeled after the fifteenth and sixteenth century Italianate palazzos. The exterior has beautiful reddish sandstone. The Dominion Building is one of two which make up the Art Gallery of Nova Scotia campus. The other, the Provincial Building, is across the courtyard (Ondaatje Court). The Provincial Building is a seven-story steel frame with a granite foundation and exterior sandstone walls from Wallace, Nova Scotia. It is clearly of a different style than the Dominion Building. It is of Art Deco architecture. The clean lines in the sandstone complement the lines in the quoins of the Dominion Building very nicely. The Provincial Building was intended as an annex to Province House, which is across Hollis Street. It's stone and ornamental work copied that of the legislature across the street to give architectural continuity.

Abutting the Provincial Building is another Art Deco style building. It is the Bank of Nova Scotia Building. It is a six storey steel frame building. However, the exterior is Bedford Limestone. Its exterior stone carvings complement those of the Dominion Building very well. It's form and massing also complement the Provincial Building nicely.

Across the Street from the Provincial Building is Province House. Province House was constructed in 1819. It too is of a different style as the Dominion Building. It is a Now-Classical building. Its central bay features six unfluted Ionic columns complementing the entrance of the Dominion Building beautifully. Furthermore, the pediments on Province House matches the Pedimented gable facing the courtyard on the Dominion Building. Across Bedford Row is another beautiful example of Art Deco Architecture. It is the Old Post office/Dominion Public Building. Completed in 1937, this 12 storey building also has symmetrical windows that complement Province House.

These 5 buildings(The Bank of Nova Scotia building, The Provincial Building, Province House, Art Gallery of Nova Scotia/Dominion Building and the Old Post Office/Dominion Public Building) are a beautiful example of classical elements which unite the architectural styles from different periods. These buildings occupy a prominent site in a historic area in the heart of downtown Halifax.

Present Owner(s):	Her Majesty in right of the Province of Nova Scotia	Original Owner(s):	Province of Nova Scotia
Address:	Government	Occupation	Government
Present Use:	Museum	Historic Use:	Government Office or office building, Customs Building, Post Office

Construction Date:	1861-1868
Factual/ estimate?	Factual
Source(s):	Halifax Regional Municipality. (2014). <i>Halifax Regional Municipality Heritage Registry-Former City of Halifax</i> . Retrieved from HRM Planning Department.

Builder and/or Architect:	Architect: David Stirling, Builder: John Brookfield
Biographic Description:	Stirling (1822-1887) David Stirling is a nationally significant architect and entrepreneur most known for his works such as The Halifax Club, Keith Hall, Fort Massey Church, The Masonic Hall (Halifax) and many others.
Significance:	National

History of Building:

OWNER	FROM	TO:	OCCUPATION	SOURCE
Province of Nova Scotia	-	1868	Post Office, Customs House, and Railway Department	
Her Majesty in right of Canada	1871	1982	Transferred to Gov. of Canada after Confederation	
Her Majesty in right of the Province of Nova Scotia	1982	Present	Art Gallery of Nova Scotia	Bk. 3547, Pg. 16

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00002279	Date:	2 February 2019
Civic Address:	1855-1859 Hollis Street (now part of 1871 Hollis Street)	Researcher:	HRM
Building Name:	Shaw Building		
Construction Date:	c.1903		

Architectural Comments:

The Shaw Building is a three-storey in the style of 20th-century classicism, of red brick and granite construction with a curved corner. Decorative elements such as an elaborate cornice with modillions along the flat roofline, cornices delineating each floor with belt courses of sawtooth bricks, decorative brick recesses above the second-storey windows, and sets of pilasters with Tuscan-order capitals on the first and third storeys and Ionic-order capitals on the second storey. The curved corner windows are still intact and contain curved window panes.

The character-defining elements of the Shaw Building consist of the following:

- Red brick construction with granite foundations
- Pilasters with capitals of Ionic order on the second storey and Tuscan order on the first and third storeys
- Curved corner with curved glass windows
- Sawtooth brick belt-courses
- Decorative brick recesses above the second-storey windows
- Multiple cornices, including the elaborate copper roof cornice with modillions
- Large first-storey display windows bearing frames decorated with medallions

Historical Comments:

The Shaw Building is a red brick building located at the corner of Hollis and Duke Street in Downtown Halifax, N.S. The building is located on a main street leading to the Halifax waterfront. Built in 1903, the building is designed in the style of 20th-century classicism, like its later and more restrained neighbour, the Imperial Oil Building. The Shaw Building was commissioned by the Acadia Sugar Refining Company for use as offices and was designed by celebrated architect Sydney Perry Dumaresq. The building remained in the sugar refinery’s ownership [through its renaming and restructuring] until 1955.

The building was purchased in 1967 by the Shaw Steamship Company. Founded by W.A. Shaw, WWI veteran and former managing director of Newfoundland Canada Steamships, this steamship company owned and chartered several coastal freighters.

Contextual Comments:

The Shaw Building’s red brick and granite construction and 20th-century classicist style complements its slightly newer neighbour. The Imperial Oil Building, and together with the Georgian-style Fishwick and Harrington buildings forms a coherent heritage streetscape that tells the story of multiple periods of Halifax’s commercial industries. The period under the Shaw Steamship Company’s ownership ties this building to the rest of the block’s longstanding associations with the shipping industry.

The block of buildings bounded by Upper Water, Duke, and Hollis Streets has for most of its history served as offices and warehouses, and it has ties to a diverse array of commercial enterprises including many shipping/merchandise and wholesale businesses, given its advantageous location near the wharves. The Imperial Oil Building contributes architecturally and historically to this nearly complete block of heritage buildings. In recent decades this block has been redeveloped into a large office complex with ground-floor retail. In this redevelopment process only the facades of these buildings were retained and restored, excepting the Morse’s Tea Building which remains fully intact.

Present Owner(s):	Armour Group	Original Owner(s):	Acadia Sugar Refining Co. Ltd.
Address:	1701 Hollis Street, Suite 1400	Occupation	Sugar Refinery

	Halifax, Nova Scotia B3J 3M8		
Present Use:	Bank/offices	Historic Use:	Offices

Construction Date:	Circa 1903
Factual/ estimate?	Factual
Source(s):	Halifax Regional Municipality. (2014). <i>Halifax Regional Municipality Heritage Registry-Former City of Halifax</i> . Retrieved from HRM Planning Department Also: Acadia Sugar Office Hollis and Duke Plans, S. P. Dumaresq, 1900, NS Archives MFM13563

Builder and/or Architect:	Architect: Sydney Perry Dumaresq
Biographic Description:	[b. 1875, d. 1943] Son of J.C. Dumaresq, Sydney studied at Acadian and worked at his father's firm becoming a partner in J.C. Dumaresq & Son in 1900. Like his father, Sydney was both celebrated and prolific, having designed the Truro Courthouse [now the Colchester municipal government offices, 1 Church Street], the Masonic Hall [1533 Barrington Street], and the T. Eaton Maritime Store [1683 Barrington St], among many others.
Significance:	Provincially significant

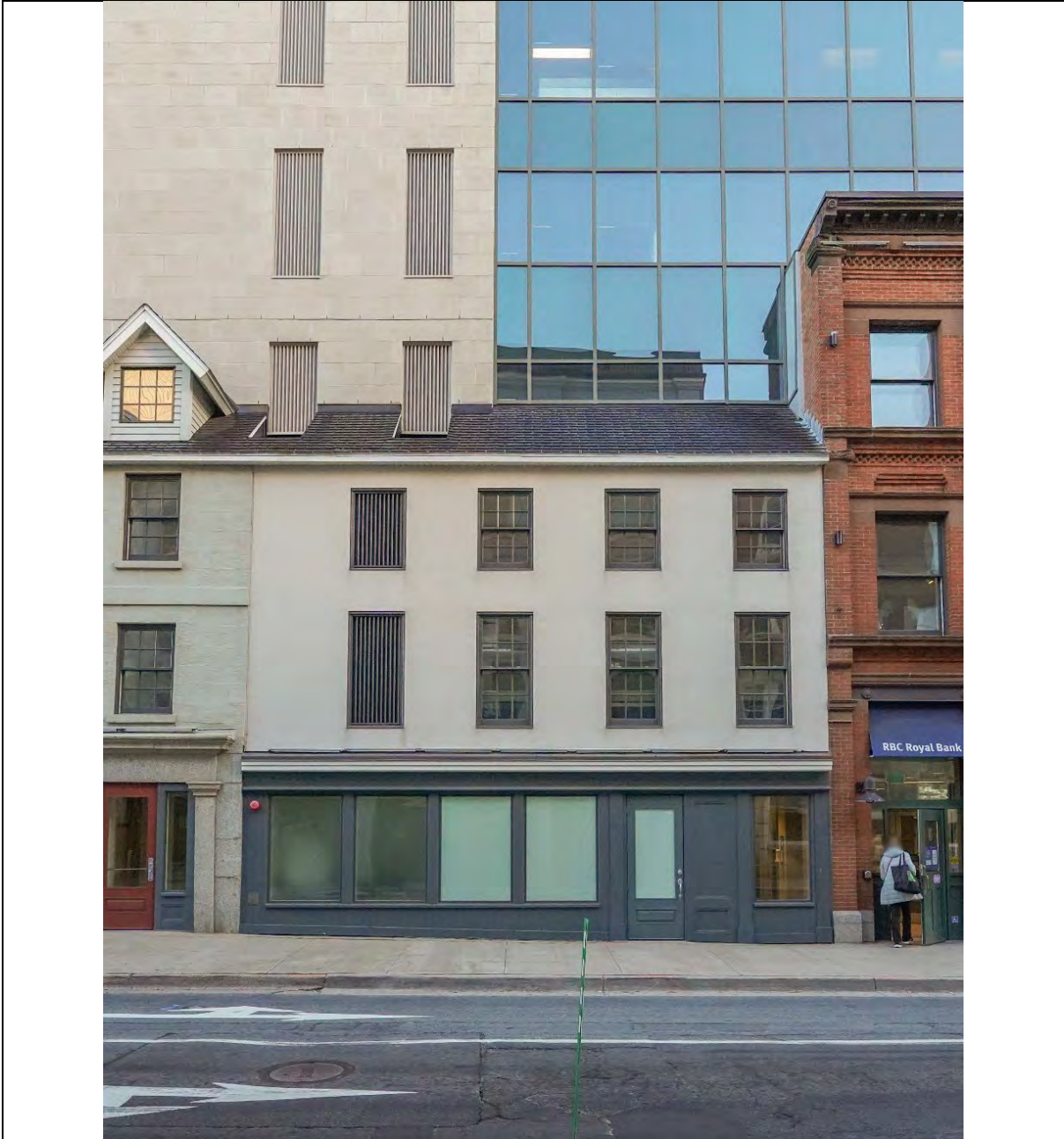
History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
Jane Cole Harlie	--	1807	Single woman [Listed as Michael Bennett in POL]	Bk173/Pg619
Thomas Clifford Kinnear [Sr.]	1807	1839	Merchant	
John Kenny Kinnear Thomas C. Kinnear [Jr.]	1839	1870	Merchant	Bk68/Pg57
Charles F. Vose	1870	1886	Merchant	Bk173/Pg623
Frederick E. Barker & George J. Troop	1886	1887	Barrister [Frederick] & Merchant [Troop]	Bk261/Pg146
Agnes T Shuttleworth	1887	1900	Widow	Bk264/Pg541
The Acadia Sugar Refining Co Ltd [of Glasgow Scotland]	1900	1926	Sugar refining company	Bk333/Pg671
Acadia Sugar Refining Co Ltd [incorporated under the NS Companies Act]	1926	1939	Sugar refining company [sold in voluntary liquidation from the Glasgow board to the Nova Scotia board of the company]	Bk587/Pg233
Anglo-Dutch Sugar Refining Co Ltd	1939	1945	[Transfer of the entire company and all assets and holdings including the subject property. The Anglo-Dutch Sugar Refining Co appears to continue operating the business under the "Acadia Sugar Refining Co Ltd" name]	Bk803/Pg381

Acadia-Atlantic Sugar Refineries Ltd [aka Acadia-Atlantic Sugar Refining Co Ltd]	1945	1955	[A renaming from the previous "Acadia Sugar Refining Co Ltd", not a deed transfer]	Bk2023/Pg1013
Cyril F. Abbott	1955	1967	Developer and local politician	Bk1332/Pg350
Shaw Steamship Company Ltd	1967	1972	Steamship company	Bk2187/Pg541
Historic Developments Ltd [aka Historic Properties Ltd]	1972	1991	Developer	Bk2557/Pg669
FS Industries	1991	2002	Developer [Amalgamation of Historic Properties and FS Industries to create FS Industries Ltd]	Bk5069/Pg470
The Armour Group	2002	Present	Developer	Bk6980/Pg261

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00002279	Date:	2 February 2019
Civic Address:	1861 Hollis Street (now part of 1871 Hollis Street)	Researcher:	HRM
Building Name:	Fishwick & Company Building		
Construction Date:	Circa 1820		

Architectural Comments:

The Fishwick & Company Building is Georgian in style. Its simplicity and size lend it a charm amidst the larger structures found on the block. The Fishwick & Company Building is an attractive three storey, stuccoed wood framed building with low gabled roof. The wooden storefront has been altered from its original layout, but it does not reduce the character of the building.

The character-defining elements of the Fishwick & Company Building relate to its Georgian architecture and commercial use and include the following:

- Three-storey, stuccoed wood-frame building
- Low gabled roof
- Simple storefront cornice with plain frieze board
- Single-hung six-over-six windows with moulded wooden surrounds
- Reduced-height third-storey windows
- Paneled wooden storefront with off-centre door placement

Historical Comments:

The Fishwick & Company Building is a three-storey stuccoed, wood-framed, Georgian commercial building in Downtown Halifax, NS, near the Historic Properties at the Halifax Harbour Waterfront. It is situated between the brick Shaw Building and the Harrington MacDonald-Briggs Building on the east side of Hollis Street between Duke Street and the Cogswell Interchange Ramp. It is one of the oldest buildings in the area, built in 1820.

The building was most likely constructed for Thomas Kinnear and then sold to his son Thomas C. Kinnear who retained ownership for several decades. Thomas C. Kinnear was the owner of T.C. Kinnear & Company, a merchantry company operating out of Long Wharf, which frequented the West Indies and Brazil. Thomas C. Kinnear held leadership roles in the Halifax City Railroad and Nova Scotia Telegraph and was notably one of the several merchants who founded the Merchant's Bank, now known as Royal Bank of Canada [RBC], alongside fellow merchants James Merkel, Samuel Cunard, Edward Kenny Sr., Jeremiah Northup, John Tobin, George Mitchell, and John Duffus.

Business directories suggest that while under the Kinnears' ownership Frederick William Fishwick eventually became the commercial tenant, and he would later purchase the building from Kinnear. The building housed offices and a storefront for Fishwick's Colonial Express, a packet shipping company running trains, wagons, and steamships delivering mail across the Maritimes. Fishwick's eventually had offices as far reaching as Charlottetown and St. John's, as well as shipping connections to Ontario, Quebec, the United States, and Great Britain. Upon acquiring two steamships he ran a line from Halifax to Yarmouth and another from Halifax to Charlottetown for both passengers and express deliveries.

The building remained with the Fishwick family until 1908 and was eventually purchased by the Imperial Oil Company in 1925, likely to expand their existing offices at the corner of Duke and Upper Water streets. The upper floors of the building were eventually integrated with the Imperial Oil Building and the Harrington Building to house part of the Nova Scotia College of Art and Design, with a restaurant below. The entire block was later redeveloped.

Contextual Comments:

The building's small stature, age, and wooden construction make it a relative rarity, as many such wooden buildings which once occupied Downtown Halifax have through history suffered fires and been replaced by later brick and stone buildings. Its Georgian style mirrors its more substantial stone neighbour, the Harrington Building, both of which share many typical Georgian styling cues such as reduced height third-storey windows. The building speaks to an early and impermanent era of Halifax architecture which, prompted by frequent fires and the strong economic success of the

city, led to the redevelopment of much of Downtown Halifax in the mid to late 1800s with grand brick and stone structures.

The block of buildings bounded by Upper Water, Duke, and Hollis Streets has for most of its history served as offices and warehouses, and it has ties to a diverse array of commercial enterprises including many shipping/merchantry and wholesale businesses, given its advantageous location near the wharves. The Imperial Oil Building contributes architecturally and historically to this nearly complete block of heritage buildings. In recent decades this block has been redeveloped into a large office complex with ground-floor retail. In this redevelopment process only the facades of these buildings were retained and restored, excepting the Morse’s Tea Building which remains fully intact.

Present Owner(s):	Armour Group	Original Owner(s):	Thomas Kinnear
Address:	1701 Hollis Street, Suite 1400 Halifax, Nova Scotia B3J 3M8	Occupation	Carpenter
Present Use:	Office	Historic Use:	Commerce / Commercial Services, Offices, Shop or Wholesale Establishment

Construction Date:	1820
Factual/ estimate?	Factual
Source(s):	Halifax Regional Municipality. (2014). <i>Halifax Regional Municipality Heritage Registry-Former City of Halifax</i> . Retrieved from HRM Planning Department. and <i>City Building and Architectural Renewal: A Historical Study of Five Buildings in Halifax, Nova Scotia</i> by Claire Renwick.

Builder and/or Architect:	Undetermined.
Biographic Description:	-
Significance:	-

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jane Cole Harlie	-	1807	Single woman	Bk173/Pg619
Thomas Kinnear	1807	1839	Carpenter	Bk173/Pg619
Thomas C. Kinnear [son of Thomas Kinnear]	1839	1870	Merchant [175 pounds]	Bk68/Pg39
Frederick William Fishwick & Elizabeth Fisher Fisherwick	1870	1880	Merchant [Bought for \$4000]	Bk173/Pg619
Elizabeth Fisher Fishwick	1880	1908	Willed to her by her husband. The will specified that upon Elizabeth’s death [1908] the estate shall go to their various children: Harry, Minna et al.	Bk227/Pg52
[Henry] “Harry” Frederick William Fishwick & Ellen[a] Josephine Fishwick	1908	1908	Farmer & son of Frederick William Fishwick + wife	Bk227/Pg52

Minna Chipman et al.	1908	1908	Married woman	Bk227/Pg52 Bk390/Pg238
Charles Aucoin	1908	1925 [1937 in POL]	Proprietor of “The Rialto”	Bk389/Pg770
Imperial Oil Limited	1925 [1937 in POL]	1955	Petroleum company	Bk765/Pg484
The Franklin Service Company Limited	1955	1972	Developer, theatre owner, & hotelier [“Corner King” Mitchell Franklin]	Bk1300/Pg96
Historic Properties Limited [Amalgamated and renamed FS Industries Limited in 1991, see Bk5069/Pg470]	1972	2002	Developer	Bk2557/Pg645
Nova Scotia College of Art and Design	2002	2002	College	Bk6980/Pg164
Armour Group	2002	Present	Developer	Bk6980/Pg194

Photographs (front + rear elev.) Building Classification: Registered Heritage Property



Top: Hollis Street elevation - Bottom: Upper Water Street Elevation

PID:	00002162	Date:	November 15, 2021
Civic Address:	1866 Upper Water/1865 Hollis (now part of 1871 Hollis Street)	Researcher:	HRM
Building Name:	Harrington MacDonald-Briggs Building		
Construction Date:	Est. 1820 & 1840		

Architectural Comments:

Architecturally, the Harrington MacDonald-Briggs Building is Georgian in style. Prior to the redevelopment of the block, this freestone and granite building spanned the block's full width, with similar façades on both Hollis and Upper Water Streets. The character-defining elements of the Harrington MacDonald-Briggs Building relate to its Georgian style and include the following:

Hollis Street façade:

- Freestone [upper] and granite [lower] construction
- Low-gabled roof featuring two gabled dormers with fixed sash nine-pane windows
- Six single-hung, six-over-six windows, three on each storey divided by a plain string course
- Storefront granite entablature supported by plain granite pilasters with simple capitals
- Door located asymmetrically to the side of the building, with sidelight

Upper Water Street façade:

- Freestone [upper] and granite [lower] construction
- Low-gabled roof without dormers
- Nine single-hung one-over-one windows, three on each storey, divided by two plain string courses, with the uppermost windows being half-height
- Storefront granite entablature supported by plain granite pilasters with simple capitals
- Door located more centrally, with sidelight and transom
- Fixed-sash, two-over-one storefront windows of differing heights

Historical Comments:

<p style="text-align: center;">ADVERTISEMENTS.</p>  <p style="text-align: center;">HALIFAX AND BOSTON SAILING PACKETS, Old Established Line. LAWSON, HARRINGTON & CO., <small>AGENTS FOR THE</small> Halifax and Boston Packets, <small>GENERAL and COMMISSION MERCHANTS, and Dealers in</small> FISH, OILS, SALT, BREAD STUFFS, TOBACCO, TEA, <small>WEST INDIA PRODUCE, etc.,</small> COMMERCIAL WHARF, HALIFAX, N. S. <small>Barque HALIFAX,..... Captain R. O'Brien,.....220 tons. Brig AMERICA,..... " A. French,.....230 " " Brigantine Boston,..... " F. McGregor,.....120 " "</small> <small>These Vessels ply between Halifax and Boston, and Boston and Halifax, with the utmost regularity, one Vessel leaving each Port every week.</small> <small>For Freight or Passage, having SUPERB ACCOMMODATIONS,</small> Apply to LAWSON, HARRINGTON & Co., <small>HALIFAX, N. S.,</small> And CLARK & WOODWARD, <small>Fort Hill Wharf, BOSTON.</small></p>	<p style="text-align: center;">W. M. HARRINGTON & CO., <small>IMPORTERS AND DEALERS IN</small> Groceries, Wines, Spirits, Liqueurs, ALE, PORTER, FRUIT, OIL, SPICES, CHEESE, PICKLES, SAUCES, HAVANNA CIGARS, ETC., ETC., WHOLESALE AND RETAIL. ITALIAN WAREHOUSE, Nos. 253 HOLLIS, AND 50 WATER STREETS, HALIFAX, N. S.</p>
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Advertisements from Hutchinson's Directory 1864-1865, NS Archives.

The Harrington MacDonald-Briggs Building was constructed in two parts, both of fieldstone masonry construction with sandstone and granite facades. The first being the portion fronting on Upper Water Street, a 4-storey building built est. 1820 under merchant William Conroy's ownership. The second part was the portion fronting on Hollis Street, a 3½-storey building built est. 1860 under Edward Lawson's ownership.

There is little information available on William and Martin Conroy. Edward Lawson was a commission merchant who notably introduced the concept of brokering sales of imports [in contrast with the then-common auction format] to Halifax's merchantry industry.

In 1861, the property was sold to William M. Harrington, wholesale grocer/merchant, owner of W.M. Harrington & Co. and co-owner of Lawson, Harrington & Co [see advertisements]. The first of these businesses was Harrington's wholesale grocery business. His previous store, also on Hollis Street, had burned down, so he fitted out the former [Edward] Lawson building to be his new store/warehouse/office, nicknamed the "Italian Warehouse". The second of these businesses was a packet sailing company founded with business partner William Lawson Sr. in 1863. The company sailed between Halifax and Boston and operated out of Halifax's "Commercial Wharf". Their sons would later continue to operate the company under the same name. The Harrington MacDonald-Briggs building remained under William M. Harrington's ownership for 51 years.

The building was then purchased in 1912 by Harry E. Pyke and occupied by Pyke Bros Commission Merchants, a business partnership between Harry E and Arthur C Pyke, which used the building as a warehouse. The building remained in the ownership of the Pyke brothers and their company until 1972, excepting a brief period resulting from a foreclosure on their mortgages to Brenton Robie Collins, after which the Pyke Bros Ltd. bought the property back. Under the Pykes' ownership, the building housed both Macdonald Tobacco and Briggs & Co Tobacco as longstanding tenants.

Afterwards the building was sold to Historic Properties and the upper floors were connected to the adjacent Fishwick and Imperial Oil Buildings to house part of the Nova Scotia College of Art and Design. More recently, these three buildings and the neighbouring Shaw Building have been redeveloped into a large office complex.

Contextual Comments:

The Harrington MacDonald-Briggs Building is valued for its age, being alongside the Fishwick Building one of the oldest commercial buildings in the area and is also valued for its association with Edwards Lawson and.

The Upper Water Street façade faces Historic Properties, a designated group of commercial buildings of similar style and age. - location in a commercial district of Downtown Halifax among other buildings of similar style and age.

The block of buildings bounded by Upper Water, Duke, and Hollis Streets has for most of its history served as offices and warehouses, and it has ties to a diverse array of commercial enterprises including many shipping/merchantry and wholesale businesses, given its advantageous location near the wharves. The Imperial Oil Building contributes architecturally and historically to this nearly complete block of heritage buildings. In recent decades this block has been redeveloped into a large office complex with ground-floor retail. In this redevelopment process only the facades of these buildings were retained and restored, excepting the Morse's Tea Building which remains fully intact.

Present Owner(s):	Armour Group	Original Owner(s):	William Conroy / Edward Lawson
Address:	1701 Hollis Street, Suite 1400 Halifax, Nova Scotia B3J 3M8	Occupation	Yeoman / Commission merchant
Present Use:	Commerce / Commercial Services Eating or Drinking Establishment	Historic Use:	Commerce / Commercial Services / Office or Office Building / Warehouse

Construction Date:	Est. 1820 [Upper Water Street] & 1860 [Hollis Street]
Factual/ estimate?	Estimate
Source(s):	[Believed to have been constructed in two parts.] <i>City Building and Architectural Renewal: A Historical Study of Five Buildings in Halifax, Nova Scotia</i> by Claire Renwick.

Builder and/or Architect:	Undetermined
Biographic Description:	-
Significance:	-

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
Jane Cochrane	--	1803	Widow	Bk53/Pg250
Bryan Conroy	1803	1810	Stable helper [died intestate]	Bk53/Pg250
William Conroy [& Martin Conroy]	1810	1830	Gentlemen, sons of Bryan Conroy, William was a stable owner, both yeomen	Bk39/Pg68
John Casey	1830	1839	Shoe maker [later a publican] [for 1265 pounds] [Existing buildings burned down in a fire under Casey's ownership.]	Bk53/Pg250
James Chambers	1839	1852	Grocer [later a merchant] [Purchased all that "lot of ground, messuage, tenement, store, and warehouse"] [for 700 pounds]	Bk67/Pg218
John Whitman & Joseph Hunter	1852	1852	Both merchants [for 600 pounds]	Bk100/Pg158
John Whitman	1852	1852	Merchant [for 50 pounds for Joseph's interest in the lands]	Bk101/Pg98
Edward Lawson	1852	1861	Merchant [purchased for 2000 pounds, took out a mortgage of 6500 pounds]	Bk102/Pg40
William M. Harrington	1861	1870/1912	Merchant [purchased for \$11,000cad]	Bk131/Pg326
Trustees of the Nova Scotia Building Society	1870	--	Bank [purchased for \$1440]	Bk158/Pg689
Harry E. Pyke	1912	1913	Merchant	Bk424/Pg425

Arthur C. Pyke	1913	1917	Merchant	Bk418/Pg331
Harry Esson Pyke	1918	1938	Grantor: Emily A. Piers [Trustee of George Piers, trustee of William M Harrington]	Bk424/Pg425 Bk482/Pg245
Brenton Robie Collins	1938	1945	<i>William M. Harrington and Harry E. Pyke foreclosed on two mortgages to Brenton Halliburton Collins [deceased, and for whom Brenton Robie Collins is the trustee]</i>	Bk782/Pg307
Pyke Bros Ltd [later renamed Hollis Investments Ltd]	1945	1972	Holding Company	Bk886/Pg205
Historic Properties Limited [amalgamated and renamed FS Industries Ltd]	1972	2002	Developer	Bk2557/Pg673
Nova Scotia College of Art and Design	2002	2012	College	Bk6980/Pg164
Armour Group	2012	Present	Developer	Bk6980/Pg200

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	41075425; 41075409; 41075417	Date:	5-31-2023
Civic Address:	1868-70 Hollis Street	Researcher:	HRM
Building Name:	Reilly & Davidson Stove Dealers, Plumbers, & Tinsmiths		
Construction Date:	Pre-1871		

Architectural Comments:

Character defining elements of 1868 Hollis Street include:

- Three-storey structure with flat roof
- Unusually narrow building width
- One-bay façade with goods entrance at street level and a single window per storey above

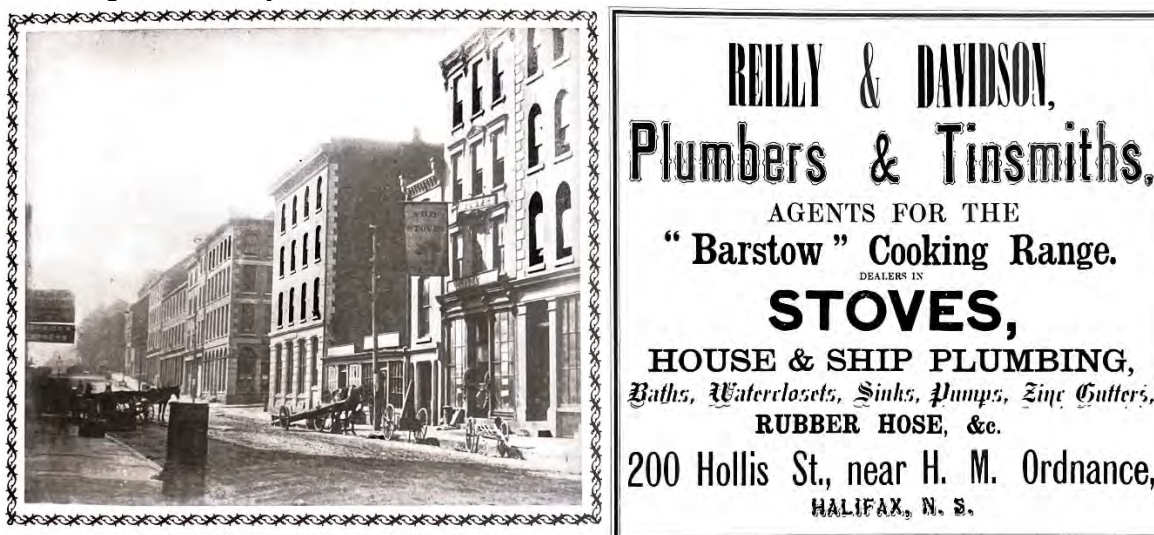
Character defining elements of 1870 Hollis Street include:

- Four-storey structure with flat roof;
- Cast iron shopfront with large fixed sash windows, transoms, panelled pilasters and stall risers, and minimal cornice;
- Central, recessed entrance;
- Large cornice at roofline with two large brackets;
- Wood-frame, two-over-one windows on second third and fourth storeys;
- Bracketed hood mouldings on second and third storey windows, with central windows being pedimented; and
- Bracketed lugsills on 3rd and fourth storey windows, plain lugsills on second storey windows.

It is worth noting that while 1868 Hollis Street has lost many character defining elements over its lifetime, sufficient historical evidence of its original appearance exists that it could be restored.

Historical Comments:

1868 Hollis Street, the small, three-storey portion of the building was formerly the rear entrance or goods entrance for Charles Robson & Co., which fronted on Granville Street. Charles Robson & Co. was a dry goods and millinery (hat making) shop. 1870 Hollis Street, the larger, four-storey portion of the building was formerly the home of Reilly & Davidson Stove-Dealers, Plumbers, & Tinsmiths. They sold stoves and offered plumbing services for both homes and ships. By the 1880s, this shop was replaced with another stove dealer by the name of William McFatridge. John McFatridge would carry on the business into the 1900s.



REILLY & DAVIDSON, STOVE DEALERS, PLUMBERS, & C.

An 1871 photograph of the subject building (with the protruding sign) and an accompanying ad for the company, sourced from the Rogers' Photographic Advertising Album.

Contextual Comments:

The former address for the subject building throughout most of its history has been 222 Hollis Street (for the narrow, three-storey portion) and 224 Hollis Street (for the four-storey portion). Earlier still, prior to an ~1873 street renumbering, these addresses were 198 and 200 Hollis Street, respectively. The subject building and neighbouring buildings in the same block, bound by Hollis Street, Granville Street, and Duke Street, now house the Nova Scotia College of Art and Design.

Present Owner(s):	Nova Scotia College of Art and Design	Original Owner(s):	--
Address:	5163 Duke St, Halifax, NS B3J 3J6	Occupation	--
Present Use:	College	Historic Use:	Commercial

Construction Date:	Pre-1871
Factual/ estimate?	Estimate
Source(s):	Rogers' Photographic Advertising Album

Builder and/or Architect:	Undetermined
Biographic Description:	-
Significance:	-

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00002261	Date:	5-31-2023
Civic Address:	1872-74 Hollis Street	Researcher:	HRM
Building Name:	Whytal Leather Dealers, Salvation Army Harbour Shelter		
Construction Date:	c. 1860s		

Architectural Comments:

Character-defining elements:

- Double-width, five-storey building with flat roof;
- Dual shopfronts, each with three bays, framed by brick pilasters with granite capitals and bases, and modest granite cornice;
- Granite quoins;
- Four rows of eight arch-top windows in a two-over-one configuration with granite lugsills and keystones;
- Large cornice at roofline;

Historic photos show that the shopfronts originally had large, nine-pane, wood windows.

Historical Comments:

City directories show the subject dwelling originally housing Whytal W. & Co. leather dealers from the late 1860s through the late 1870s. Whytal John L. boot and shoe manufacturers operated from this building as well until the mid 1870s. The building then housed Muirhead and Co. plumbers and steamfitters until the early 1890s. By 1894, the whole of the subject building housed the Salvation Army Harbor Refuge and Shelter House, which continued to occupy the building into the late 1910s.

Contextual Comments:

The former address for the subject building throughout most of its history has been 226 Hollis Street (for the left half) and 228 Hollis Street (for the right half). Earlier still, prior to an ~1873 street renumbering, these addresses were 202 and 204 Hollis Street, respectively. The subject building and neighbouring buildings in the same block, bound by Hollis Street, Granville Street, and Duke Street, now house the Nova Scotia College of Art and Design.

Present Owner(s):	Nova Scotia College of Art and Design	Original Owner(s):	--
Address:	5163 Duke Street, Halifax, NS, B3J 3J6	Occupation	--
Present Use:	Commercial/retail/institutional	Historic Use:	Leather-working shop and shoe and boot manufacturers.

Construction Date:	c. 1860s
Factual/ estimate?	Estimate
Source(s):	Historic Halifax by Alvin Comiter, Rogers' Photographic Advertising Album (1871)

Builder and/or Architect:	Unknown.
Biographic Description:	-
Significance:	-

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
FS Industries Limited	-	2002		
Nova Scotia College of Art and Design	2002	Present		Bk. 6980, Pg. 164

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	41075383; 41075375	Date:	06-01-2023
Civic Address:	1876-1880 Hollis Street	Researcher:	HRM
Building Name:	C.D. Hunter		
Construction Date:	1869		

Architectural Comments:

The character-defining elements of 1876-1880 Hollis St include:

- Four-storey red-brick and sandstone commercial building with a flat roof;
- Stone-clad first-storey with dual shopfronts;
- Stone stringcourses delineating each storey of the building;
- Six rectangular, wood-frame, six-over-six windows with flat-arch brick lintels and stone lugsills on the second and third storeys;
- Six smaller, rectangular, wood-frame, six-over-three windows with stone lugsills and a continuous stone lintel which doubles as the building’s frieze; and
- Modest stone cornice.

Historical Comments:

The subject building originally housed MacDougal A. grocers and liquor wholesalers (later A. MacDougal & Son) in its left half. In operation since at least 1868, the company was named for A. MacDougal, who worked as a commission merchant, grocer, and importer of wines and spirits. His son Clarence Blake MacDougall would follow in his father’s line of work, but would eventually help found the MacDougal Distilling Company, which produced whiskey in their distillery at 72 and 74 Pleasant Street. MacDougal’s was the only producing distillery in Halifax in the 1890s. In operation

since at least 1887, the distillery was eventually incorporated in 1891 by a small group of investors including a member of the Oland family. The distillery had closed by the beginning of the First World War.



In its right half, the subject building originally housed Hunter C.D. & Co. commission merchants, so named for Charles D. Hunter, merchant and councillor/alderman for Ward 4 from 1843-1847. Forsyth Hart & Co., another commission merchants, would take Hunter's place in 1872 and would eventually become Forsyth Geo E. & Co, a wholesale grocers. By the mid 1890s Forsyth would give way to Billman, Chisholm & Co. grocers, which would remain until around the 1920s.

Contextual Comments:

The former address for the subject building throughout most of its history has been 234 Hollis Street (for the left-half) and 236 Hollis Street (for the right-half). Earlier still, prior to an ~1873 street renumbering, these addresses were 206 and 208 Hollis Street, respectively. The subject building and neighbouring buildings in the same block, bound by Hollis Street, Granville Street, and Duke Street, now house the Nova Scotia College of Art and Design.

Present Owner(s):	Nova Scotia College of Art & Design	Original Owner(s):	--
Address:	5163 Duke Street, Halifax, NS B3J 3J6	Occupation:	--
Present Use:	Commerce/Commercial Services/Office Uses	Historic Use:	Commercial/Commercial Services

Construction Date:	1869
Factual/ estimate?	Factual
Source(s):	HRM Heritage Property File Granville Mall Streetscape - Prince of Wales Block and Granville Mall Block (2 of 2) located at HRM Planning and Development Services, Heritage Property Program.

Builder and/or Architect:	Unknown.
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
FS Industries Limited	--	2002		
Nova Scotia College of Art & Design	2002	Present		Bk. 6980, Pg. 164

Photographs (elevations)

Building Classification: Registered Heritage Property



PID:	00002279	Date:	2 February 2019
Civic Address:	1877 Hollis Street	Researcher:	HRM
Building Name:	Morse's Tea Building (Jerusalem Warehouse)		
Construction Date:	Circa 1841		

Architectural Comments:

Architecturally, the Morse's Tea building has retained elements of the Georgian style, which include its symmetrical façade, six-over-six windows with quoins and stone and brick construction. It has maintained its original masonry, a feature also mirrored in other historic properties along Halifax's waterfront. Built out of native ironstone with granite trim similar to other warehouse buildings in the area, the large rectangular building boasts similar unadorned construction techniques. It initially stood just four storeys tall, but two storeys were added following a fire in 1927. On the south side of the building, the outline of the former pitched roof is visible. The building is distinguished by its unusual trapezoidal footprint.

Character-defining elements of Morse's Teas include:

- proximity to Halifax's waterfront;
- original size and massing;
- trapezoidal footprint;
- six-bay symmetrical façade;
- flat roof;
- quoined corners on each wall;
- ironstone building with granite trim for the first four storeys;
- brick for the top two storeys;
- large Morse's Teas signs of exposed brick lettering in parged sign bands, located between the fifth and sixth levels on the north and west sides;
- recessed, six-over-six windows;
- string course runs between the fourth and fifth storeys;
- windows on the bottom four storeys have granite lintels, lug sills and quoins;
- windows on levels five and six also include lintels and lug sills but lack quoins.

Historical Comments:

Morse's Teas is valued for its association with early trade in Halifax, its associations to J.S. MacLean and J.E. Morse and Company Ltd. and for its Georgian architectural features. It is also valued as Canada's first tea company and for its association with Halifax's conservation awakening.

The building was constructed in 1841 for David & Edward Starr and Co. and served as a warehouse for several downtown businesses. It was known locally then as Jerusalem Warehouse, a name that hearkened back to when the site was occupied by the Jerusalem Coffee House. The coffee house had operated for nearly a century in the former residence of Thomas Saul, a British army agent from Lancashire, England. Saul's house dated to 1753 but it was destroyed by fire in 1837. Many of the stones used in Morse's Teas were salvaged from the ruined building.

In 1867, J.S. MacLean, a New York businessman, purchased the building and based his grocery store there. Importing products from overseas, his business specialized in tea, which he transported in small sailing vessels and horse-drawn wagons to communities throughout Nova Scotia, New Brunswick and Prince Edward Island. Respected not only for his successful business, MacLean later became president of the Bank of Nova Scotia. After 44 years in business, he sold the building to another local merchant, Cyril H. Gorham, and in 1911, Gorham sold it to O.E. Smith, president of J.E. Morse and Company Ltd. Obed E. Smith owned the building for 30 years until his death in

1941.

Under Smith's direction, tea was blended, packaged and shipped to wholesalers and retailers, establishing the property as Canada's first tea business. Most sales were to Atlantic Canada though tea was also shipped to destinations in the U.S. and West Indies. Beyond his business endeavours, Smith was also a philanthropist and donated sums of money to local hospitals and Dalhousie University. The building underwent several changes after sustaining damage from a fire in 1927: the loading doors were relocated from the north and east walls to the west side of the building, two additional storeys were constructed and the pitched roof was replaced with a flat roof.

The building remained in the Smith family until the late 1970s. In 1973, the building was threatened with demolition to make way for a proposed waterfront highway but Halifax City Council saved the building along with several other heritage structures in the vicinity. In 1989, Morse's Teas became part of the campus for the Nova Scotia College of Art and Design (NSCAD). In 2004, a Toronto-based developer purchased the property.

Contextual Comments:

Morse's Teas is a six-storey brick and stone commercial property located on Hollis Street, in downtown Halifax, Nova Scotia. A landmark of the downtown, the large trapezoidal building is one of Halifax's oldest commercial properties and is situated on the northern end of the block bounded by Hollis, Duke and Upper Water Streets. The designation extends to the building and the land it occupies. The Morse's Tea building is in a unique location east of Granville Mall, west of Historic Properties, north of the Waterside development, and south of the Cogswell district.

Present Owner(s):	3241152 Nova Scotia Ltd.	Original Owner(s):	David & Edward Starr and Co.
Address:	1701 Hollis Street. Suite 1400, Halifax, B3J 3M8	Occupation	
Present Use:	Commerce/Commercial Services-Office	Historic Use:	Commerce/Commercial Services/Shop or Wholesale Establishment

Construction Date:	1841
Factual/ estimate?	Factual
Source(s):	Halifax Regional Municipality. (2014). <i>Halifax Regional Municipality Heritage Registry-Former City of Halifax</i> . Retrieved from HRM Planning Department.

Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
John Edward Starr & Mary Anne Starr	1838	1858	Merchant	Bk. 66, Pg. 522
Joseph Kaye	1858	1858	Distiller	Bk. 121, Pg. 381
William Twining	1858	1867	Trustee o John Edward Starr	Bk. 121, Pg. 382
John S. McLean	1867	1911		Bk. 156, Pg. 80
John W. & Helen Maude	1911	1911		Bk. 403, Pg. 302

Gorham				
Obed E. Smith	1911	1941	President of J.E. Morse Company Ltd. Leonard V. Smith, Sidney S. Smith and Eastern Trust Co. Trustee of the Estate of Obed E. Smith.	Bk. 409, Pg. 580
Leonard V. Smith	1941	1942	Executor of Obed E. Smith will.	Bk. 836, Pg. 366
J. E. Morse & Co. Ltd.	1942	1982	Tea Company	Bk. 838, Pg. 729
Barbour B. E. Co. Ltd.	1982	1985	Spice importer Co.	Bk. 3582, Pg. 998
Nova Recreation Development Company Ltd.	1985	1986	Name Change to Nova Developments 1986	Bk. 4063, Pg. 829
Nova Developments	1986	1987		Bk. 4168, Pg. 1079
Takano Establishment	1987	2004		Bk. 4487, Pg. 60
778938 Ontario Limited	2004			Bk. 7921, Pg. 103
The Armour Group		2012	Real Estate company	Bk. , Pg.
3241152 Nova Scotia Ltd.	2012	Present		Bk. , Pg.

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00002212; 00002220	Date:	06-02-2023
Civic Address:	1892-1898 Hollis Street	Researcher:	HRM
Building Name:	Creighton A. H. Stationers		
Construction Date:	c.1860s		

Architectural Comments:

The character-defining elements of 1892-1898 Hollis St include:

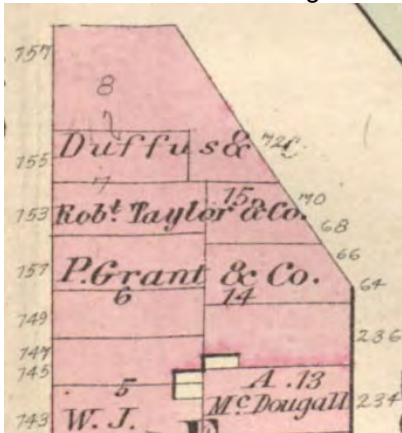
- Italianate-style, four-storey, brick commercial building with dual shopfronts and flat roof;
- Eight wood-frame, two-over-two windows with brick segmental arches, keystones, and stone lugsills on the second, third and fourth storeys;
- Shopfronts featuring both a shop entrance and a goods entrance; and
- Large stone cornice supported by three large stone corbels.

Historical Comments:

The left shopfront was originally home to Creighton A. H. Stationers, which by 1882 had become Creighton & Marshall book binders and stationers. This stationers remained in operation here well into the early 1900s. The right shopfront was occupied by various agents over the years, including agents for Inland Route Steamship Co., an express agent's, manufacturers agent's, and so on. Both halves also served as rear goods entrances for businesses fronting on Granville Street.

Contextual Comments:

The former address for the subject building throughout most of its history has been 64-66 Upper Water Street (for the left shopfront) and 68-70 Upper Water Street (for the right shopfront). The subject building and neighbouring buildings in the same block, bound by Hollis Street, Granville Street, and Duke Street, now house the Nova Scotia College of Art and Design.



Present Owner(s):	Nova Scotia College of Arts & Design	Original Owner(s):	--
Address:	5163 Duke Street, Halifax, NS, B3J 3J6	Occupation:	--
Present Use:	Commerce/Commercial Services/Office Uses	Historic Use:	Commercial/Commercial Services

Construction Date:	c. 1863
Factual/ estimate?	Estimate
Source(s):	HRM Heritage Property File Granville Mall Streetscape - Prince of Wales Block and Granville Mall Block (2 of 2) located at HRM Planning and Development Services, Heritage Property Program.

Builder and/or Architect:	Unknown.
Biographic Description:	--
Significance:	--

History of Building: PID00002212

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Joseph B. Bennett		1863	Merchant.	Bk. , Pg.
Joseph Bell & Samuel L. Shannon	1863	1863	Joseph Bell & Samuel L. Shannon executor of Joseph Bennett's will.	Bk. 140, Pg. 568
Antoinette Nordbeck	1863	1875	Spinster	Bk. 140, Pg. 569
Peter Grant	1875	1879	Sheriffs' sale. Sheriff Joseph Bell. Sold to Antoinette Nordbeck	Bk. 199, Pg. 38
Antoinette Nordbeck	1879	1898	Spinster	Bk. 222, Pg. 46
Andrew Baxter Boak	1898	1912		Bk. 326, Pg. 325
Spencer R. Cossey & Adelaide Cossey	1912	1928	Adelaide sold to Warren Tregunno after Spencer's death	Bk. 420, Pg. 557
Warren Leonard Tregunno & E.	1928	1961		Bk. 569, Pg. 1225

Marian Tregunno				
Halifax Seed Company	1961	1957	Merchant and wife	Bk. 1717, Pg. 847
Arthur Thomas Limited	1971	1987	Corporation	Bk. 2518, Pg. 49
Granville Developments Inc.	1987	1987	Corporation. Consolidation of parcels.	Bk. 4325, Pg. 75
Granville Developments Inc.	1987	2002	Corporation	Bk. 4465, Pg. 430
Nova Scotia College of Art and Design	2002	Present		Bk. 7108, Pg. 300

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	40536872	Date:	06-01-23
Civic Address:	1675 Lower Water Street	Researcher:	HRM
Building Name:	Robertson's Warehouse (Maritime Museum of the Atlantic)		
Construction Date:	1860-1880		

Architectural Comments:

The character-defining elements of Robertson's Hardware & Warehouse relate to its Victorian commercial style and commercial use and include: - large storefront windows; - four storey red brick, wood and granite construction; - sandstone cornice; - granite foundation; - drip course above storefront; - wood storefront window details; - window rails; - large bay doors; - keystone; - sandstone sills; - keystone arched windows; - symmetrical paired and single arched windows; - bracketed eaves; - large warehouse doors; - corner brick pilaster and sandstone quoins on bay doors; - location on the Halifax waterfront.

Historical Comments:

Robertson's Hardware & Warehouse is valued for its association with commercial activity of the important harbour-front economy of Halifax. The hardware and ship's chandlery that operated at this location dates back almost two hundred years. The Robertson firm existed for one hundred and four years, of which ninety-four years were at this location. The structure was built in three stages with the back portion in constructed 1860 and the front and the middle portions built in 1880. The front portion of the building facing Lower Water Street was occupied by William Robertson and Son Ship Chandlery. This is the only remaining brick commercial structure associated with a wharf in Halifax and one of only two such store fronts along the street. At one time the Halifax Harbour shoreline was host to dozens of commercial buildings that operated in conjunction with their nearby wharfs, where goods were shipped and received.

Architecturally, Robertson's Hardware & Warehouse is valued as an excellent example of Victorian Commercial style. The main attraction of the front façade is the large glazed storefront. Notable items include the red brick, wood and granite sills, keystones, and arched upper storey windows. The windows are symmetrical and have decorative stones and sills. The building also has bracketed eaves at the roof and between the first and second storey. It features curved glass pains and iron rails. The back portion of the structure is built in the mid-Victorian warehouse style with granite framed doors. The warehouse portion is a three-and-one-half storey unit at the rear with iron shutters and large warehouse doors, paired windows, and bracketed eaves. The side elevation of the structure features corner brick pilaster and sandstone quoins on bay doors.

The building is now part of the Maritime Museum of the Atlantic and is open to the public. Many original interior elements of the building remain, and the street level has preserved and interprets the history of the William Robertson and Sons Ship Chandlery. Source: Heritage Property File: 1675 Lower Water Street, Robertson's Hardware & Warehouse, found at HRM Planning and Development Services, Heritage Property Program, 6960 Mumford Road, Halifax, Nova Scotia.

Contextual Comments:

Robertson's Hardware & Warehouse is a Victorian style commercial brick structure that was built in three sections. The front and middle section are four storeys and the back sections are three storeys. It is located where Prince Street meets Lower Water Street along the Halifax Harbour, Nova Scotia. The heritage designation applies to the original structure but not the adjoining Maritime Museum, out buildings used for boat building demonstrations, or Mitchell's wharf. The heritage designation applies only to the Robertson's Hardware & Warehouse building on the north-west portion of the property and the land it occupies.

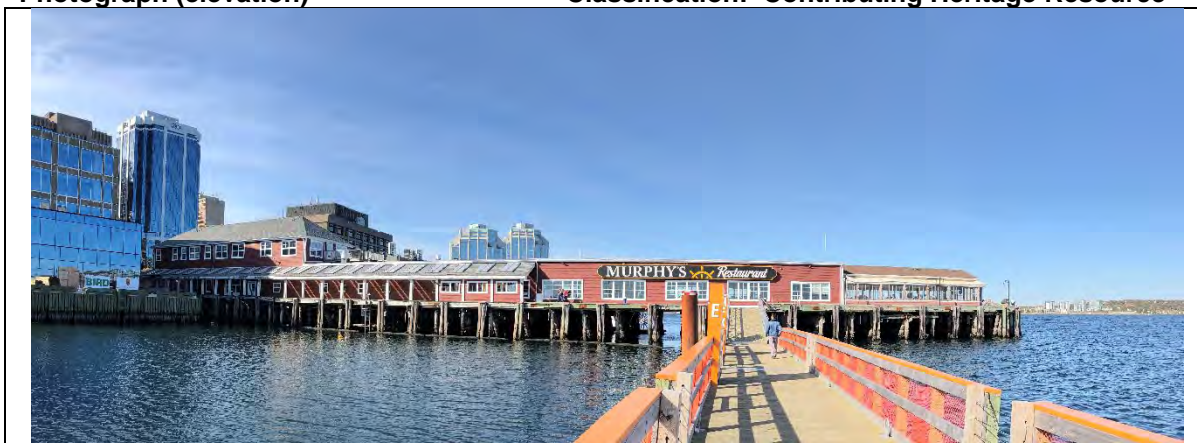
Present Owner(s):	Develop NS	Original Owner(s):	--
Address:	1875 Upper Water St, Suite 301, Halifax, NS B3J 1S9	Occupation:	--
Present Use:	Museum Use	Historic Use:	Ship chandlery

Construction Date:	1860-1880
Factual/ estimate?	Factual
Source(s):	HRM Heritage Property File

Builder and/or Architect:	Unknown.
Biographic Description:	-
Significance:	-

Photograph (elevation)

Classification: Contributing Heritage Resource



PID:	41462623	Date:	Winter 2020
Civic Address:	1749-51 Lower Water Street	Researcher:	HRM
Site Name:	Cable Wharf and Building		
Construction Date:	1913 (building)		

Architectural Comments:

The Cable wharf is one of the longest protruding wharves in the Halifax Harbour, jutting outwards approximately 100m long by 16m wide and is about 1800m². The scenic harbour views as a result of its length are a major part of its appeal, drawing in countless tourists to the restaurant and patio, known as Murphy's on the Water. Located in a red wooden structure situated atop the wharf, guests can dine while admiring the harbour views in the open-air covered patio at the outermost segment of the wharf.

The Cable wharf is also a component of the Halifax waterfront boardwalk, wrapping around the perimeter of the wharf. Public access to the Cable wharf and associated boardwalk is an integral part of the Halifax waterfront experience, and one of the first features cruise ship tourists interact with upon arrival.

Historical Comments:

This wharf was owned and operated by Edward Morrison for the purposes of providing commission merchant services in the 19th century. Additionally, McAlpine's Halifax City Directory from 1894-95 also indicates that Morrison's wharf was the location of a flour dealer (pg. 336). Later, it became known as the Cable wharf.

The Cable Wharf building was built in 1913 by the Western Union Telegraph Company. Halifax and Nova Scotia played an important role in connecting the world through transatlantic cabling. Cable ran along the bottom of the Atlantic Ocean connecting Europe and North America via Newfoundland. Messages were carried along a cable by signals transmitted in Morse Code. Halifax was the Atlantic seaboard's primary cable ship port and service call depot for the transatlantic cable. Large spools of cable were stored in the bottom of Cable Wharf. Cable ships, known as the sea's workhorses, were designed to lay and maintain cables. Crews often worked in treacherous weather conditions. The ships based at Cable Wharf were Cyrus Field, Lord Kelvin, and Minia, which was part of the Titanic recovery.

Contextual Comments:

Today, the Cable wharf, alongside the restaurant and gift shop, also serves as a docking station for both the *Harbour Queen I* and *Kawartha Spirit* which provide multiple marine excursions offered through Ambassatours. It is also the home to the famed *Theodore Too*, a popular children’s TV tugboat come to life running family-oriented tours of the harbour in the summer months.

The Cable Wharf interpretive walkway project includes ten panels located around the wharf to highlight the stories of ships and crew that were part of the cabling era in the 1900s.

The Cable wharf is currently caught in the midst of development, where it will partially front the Queen’s Marque mere meters away. The expansive multi-use facility will see residential, office, hotel, and commercial space and as a result will likely be a populated hub upon completion and will increase the foot traffic to the already active Cable wharf boardwalk. To the north of the wharf sits the Halifax Ferry Terminal and to the south, a smaller public wharf, a public parking lot, and the Maritime Museum of the Atlantic. The surrounding area is a mixed mosaic of destinations but all collectively provide a form of public service and public access.

Present Owner(s):	Develop NS	Original Owner(s):	Edward Morrison (at least in the 19 th century)
Address:	1875 Upper Water St, Suite 301, Halifax, NS B3J 1S9	Occupation:	Commission merchant
Present Use:	Restaurant/gift shop/boardwalk	Historic Use:	Merchant services/ transatlantic cable maintenance station

Construction Date:	1913
Factual/ estimate?	Factual
Source(s):	http://www.collectionscanada.gc.ca/obj/001075/f2/nlc008233.pdf pg. 327, 336) https://novascotia.ca/news/release/?id=20110517007

Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Edward Morrison	--	--	Commission merchant	Property Online deed
Western Union Telegraph Company	--	--	Primary Atlantic cable service port	Property Online deed
Fred Greene Investments Ltd.	--	1996		Property Online deed
Develop NS	1996	Present	Provincial Crown Corporation	Property Online deed

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00003079	Date:	September 9, 2020
Civic Address:	5110-12 Prince Street	Researcher:	HRM
Building Name:	Mitchell House		
Construction Date:	1820		

Architectural Comments:

The Mitchell House is valued for its architecture, its association with the history of West Indies trading in Halifax, and the Mitchell Family who were the original owners and merchants. It is a Three storey Georgian house situated on the North-east corner of the block bounded by Prince and Lower Water Street.

The house is built of native ironstone and trimmed with sandstone and granite. It is an exceptional Georgian building with five bays, quoined window details and corners, and stone cornice detail. The first floor of the Lower Water Street façade is divided in the center by two attractive mid-nineteenth century shop windows. All three storeys are detailed in freestone. The Prince Street façade is ornamented with corner quoins, string courses and trim on the hoist doors and windows of granite. It has a hip roof with a broad-based chimney. There are three hoist doors on the Prince Street façade, no doubt used for the easy transport of goods. Other interior elements, such as trap doors, also indicate that the building was used as a warehouse, added most likely after the Mitchell family used out and the entire building was used for commercial purposes.

The character-defining elements of Mitchell House relate to its Georgian Architecture and include:

<ul style="list-style-type: none"> - Ironstone, sandstone and granite building materials; - Five bays on both the Lower Water and Prince Street facades; - Quoined window details and corners; - Stone cornice detail; - Mid-nineteenth century shop windows on Lower Water Street façade; - Freestone details on all storeys; - Corner quoins, sting courses and granite trim on hoist doors and windows on Prince Street façade; - Hip-roof; - Broad-based chimney.
--

Historical Comments:

George Mitchell Purchased the land in 1819, at the corner of Lower Water and Prince Street. In 1820 he built an ironstone residence and warehouse. It replaced an earlier wooden house. It was during this period that shipping merchants, especially those trading with the West Indies found great success. Mitchell no doubt purchased the lot for its clos proximity to the harbour, the shore of which would have been considerably closer to the house during Mitchell's time and prior to the extensive infill along the harbourfront. He would have owned wharves across from his home where his ships would unload, and the merchandise sold or transported for storage to the warehouse section of this house.

Contextual Comments:

Strong presence on a corner lot near the waterfront. It is similar in style and age to the buildings of Historic Properties, down the street which were also built for shipping endeavors.

Present Owner(s):	Michael Turner, Verna Turner	Original Owner(s):	George Mitchell
Address:	6182 North Street	Occupation:	Shipping merchant
Present Use:	Commercial Use	Historic Use:	House/Warehouse

Construction Date:	1820
Factual/ estimate?	Factual
Source(s):	HRM Heritage Property File Prince & Hollis Street Buildings, Founder's Square - General Heritage, 5136 - 5138 Prince Street, Geldert (Old Bowes) found at HRM Planning and Development Services, Heritage Property Program, 6960 Mumford Road, Halifax, Nova Scotia. Canadas Historic Places: September 9, 2020. https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3276&pid=0

Builder and/or Architect:	George Blaiklock (builder), Henry Busch (architect)
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO:	OCCUPATION	SOURCE
Honourable Alexander Brymer	:	1800		
Matthew Richardson	1800	1818	Merchant	Bk. 34, Pg. 261
Sarah Major	1811	1818	Widow	Bk.39, Pg. 351

George Mitchell	1818	1884	Shipping Merchant	Bk. 43, Pg. 520
George P. Mitchell	1884	1884	Merchant	Bk. 203, Pg.251
Walter Rankin Reynolds, Jessie L.A. Reynolds	1884	1886(1 892)		Bk. 248, Pg. 278
Edmond Canavan	1886	(1892)	Book Keeper	Bk. 291, Pg. 182
William DeBlois and Leander Wallis	1892	1892	Book Keeper	Bk. 286, Pg. 429
Thomas Ritchie Trustee of Mary Alma Uniacke	1892	1919	Lawyer	Bk. 373, Pg. 525
John Ritchie	1919	1919	Lawyer	Bk. 494, Pg. 322
Laura Helen Creed	1919	1940		Bk. 482, Pg. 1181
Harold Vincent & Beatrice Audrie Vincent	1941	1947	Food broker	Bk. 814, Pg. 381
Ontario Hughes Owens Company Limited	1947		Compass manufacturing	Bk. 961, Pg. 309
Name change to Sperry Gyroscope Ottawa Ltd.	1952		Manufacturer of gyrostabilizer, gyrocompass, High intensity lights	
Clark-Sperry Ottawa Ltd.	1970		Name change	
Sperry Rand Canada	1979		Name change	
Unisys Canada Inc.	1987		Name change	
Unisys Canada Inc.	1970	1987	Information Technology Company	Bk. 2376, Pg. 429
Honeywell Limited (merger with Unisys Canada Inc.	1987	1995	Energy consulting	Bk. 4355, Pg. 405
Michael Turner, Verna Turner	1995	Present	Real Estate Councillors/Brokers	Bk. 5743, Pg. 1004

Photographs (elevations)

Building Classification: Registered Heritage Property



PID:	00003152	Date:	January 24, 2022
Civic Address:	5136-38 Prince Street	Researcher:	HRM
Building Name:	Geldert Building (Founder's Square)		
Construction Date:	1863		

Architectural Comments:

The character-defining elements of the Geldert (Old Bowes) related to its Classically influenced Victorian design and include:

- Four-storey, red brick and granite construction
- Square granite columns on the ground level with stepped capitals supporting a series of ten three-centred brick arches with sandstone keystones;
- Hipped roof with shed dormers;
- Segmentally arched windows with sandstone keystones, lugsills and a leaf motif on the recessed head of each window;
- Moulded string courses between the first and second storeys and between third and fourth storeys;

Historical Comments:

The Geldert (Old Bowes) building is valued for its association with the Confederation era of Halifax, for its architecture and its contribution to the “Brick District” of Hollis and Prince Streets. The building is also valued for the role its occupants played in pre-Confederation Halifax. Grocer, John Morris Geldert was the first owner of the building. Geldert purchased the land in 1853 and was able to finance construction in 1862. He retained ownership until 1887. Other firms, including a newspaper publisher and printer occupied the building. The Geldert building is also known as the “Old Bowes” because of James Bowes and Sons, printers and publishers. They moved into the building in 1869 and remained there well into the 1900s. Bowes was highly regarded as a printer and handled many important printing jobs. As well, many political figures of the time resided in the upper stories of the building. The Honourable Samuel Leonard Shannon lived in the Geldert building from 1869 until the 1890s. Shannon represented Halifax County in the Provincial Legislature and was strongly in favour of Confederation. He was appointed to the Queen's Counsel, a judge of probate for the County of Halifax and professor of law at Dalhousie University. Other political notables were H. G. Pineo, who became a member of the first Canadian Parliament in 1867 and Senator Lawrence Geoffrey Power who was a well-known writer and Senator.

Contextual Comments:

The building is valued for its relatively unchanged Victorian design and strong Classical influence. It is predominantly made of brick with a base of granite. It has a hip roof with shed dormers and segmentally arched windows. The windows are embellished with sandstone keystones, lugsills, and a leaf motif on the recessed head of each window. There is a moulded string course between the first two storeys and the third and fourth storeys. The intact architecture and strong historical associations of the Geldert building makes it an excellent reminder of pre-Confederation years in the city.

The Geldert building was erected in 1862-63, constructed of brick and granite. An 1857 fire prompted the City of Halifax to prohibit the building of wood structures. As a result, the developing commercial district of the Prince and Hollis Streets area became known as the “Brick District” for its high concentration of brick structures, a direct impact of the changes in the building code. The building serves as a significant anchor to this area as it is located on a highly visible corner.

Founders Square was a major redevelopment of the block bounded by Hollis Street, Prince Street, Bedford Row, and Sackville Street, including eight original brick and stone structures built between 1816 and 1867, cornered on Prince Street and Hollis Street, which made up a cohesive heritage streetscape. These eight buildings are the Geldert Building, Nova Scotian Building, Heffernan Building, Montreal Trust/Queen Building, Steampress Building, Victoria Building, Hunter Building, and Lenoir Building. At the core of the central business district, this group of buildings served street-level commercial purposes as well as office and residential uses for many generations.

These eight buildings were acquired in the early to mid 1970s by the Province of Nova Scotia, alongside other properties in the same block and became part of a proposal brought forth to the province by Armour Group Ltd. to construct a 15-storey office tower and conserve the site's heritage. This project saw the Lenoir, Hunter, Victoria, and Steampress buildings partially demolished, retaining and restoring their facades in the new development, while the Queen, Heffernan, Nova Scotian, and Geldert buildings were wholly restored.

Present Owner(s):	Armour Developments Group	Original Owner(s):	John Morris Geldert
Address:	1701 Hollis St. Suite 1400 Halifax, Nova Scotia B3J 3M8	Occupation:	Grocer, merchant, and landing waiter
Present Use:	Commerce/Commercial Services/Office Uses	Historic Use:	Commerce/Commercial Services or Wholesale Establishment

Construction Date:	1862-63
Factual/ estimate?	Factual
Source(s):	Halifax Reporter, 31 Jan. 1863, p.2

Builder and/or Architect:	Henry Stephen Elliot (architect) & Henry Frederick Busch (architect's assistant), George Blaiklock (builder).
Biographic Description:	<p>[b.1824, d.1892] Born of a Dartmouth family of builders, Henry Elliot initially designed the Dartmouth Mechanic's Institute in 1848, the construction of which was overseen by his father Jonathan Elliot. He married Elizabeth Anne Bowes in 1849 and opened an architecture and surveying office in 1858. He got his big break winning a design competition for the Union Marine Insurance Company building in 1861. He hired Henry Busch as an assistant and designed many grand estate homes in Dartmouth, including Evergreen (which is now the Dartmouth Heritage Museum). Henry Elliot designed the Walsh, Geldert, and Annand buildings, among many other commercial and residential projects. Busch was elevated to partner, forming Elliot & Busch which operated from 1864 to 1876. Elliot partnered with his brother Edward Elliot to form Elliot Bros for a few months in 1878, but afterwards retired.</p> <p>[b.1825, d.1902] Born in Hamburg, Germany, Henry Frederick Busch originally came to Halifax to visit his uncle, Charles Walters of Chester, NS. He would soon wed Mary Victoria and find employment as a draughtsman with prominent Halifax architect Henry Elliot. He briefly became a partner forming Elliot & Busch in 1864 and separating in 1876. Busch was the city's foremost proponent of the Second Empire style. Busch's notable works include the Halifax Academy building at the NE corner of Brunswick and Sackville Streets, the Old Ladies Home (Victoria Hall) on Gottingen Street, the Halifax Public Gardens bandstand, the Normal School at Truro, and the Church of England Institute (the Khyber Building) on Barrington Street, among many others.</p>
Significance:	Local.

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
William McHerron & Savannah McHerron	--	1827	Mariner + wife.	Bk50/Pg30
Robert Frederick Bigby & Catherine Bigby	1827	1853	Cordwainer.	Bk50/Pg30
John M. Geldert and Charlotte Geldert	1853	1887	Grocer, merchant, and landing waiter + wife.	Bk103/Pg114
George Tummonds	1887	1887	Clerk. Foreclosed upon and sold to Kings College.	Bk261/Pg366
Governors of Kings College Windsor	1887	1907	College.	Bk258/Pg368
Alfred Whitman	1907	1946	Barrister.	Bk380/Pg913
Prince Investments Ltd.	1946	1955	Real estate holding company.	Bk928/Pg965
The Provincial Realty Co. Ltd.	1955	1955	Real estate holding company.	Bk1332/Pg40
Leonard A. and Janet Kitz	1955	1971	Leonard - Lawyer, Janet - Wife & author.	Bk1789/Pg40
L.A. Kitz Investments Limited	1971	1972	Real estate holding company.	Bk2518/Pg496
Her Majesty the Queen in the right of the Province of Nova Scotia	1972	2003	Provincial government. 16 Parcels on the block were consolidated in 1984. Geldert building being one of them.	Bk2583/Pg902
Armour Developments Group	2003	Present	Investment & Real Estate	Bk7516/Pg653

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00003152	Date:	January 24, 2022
Civic Address:	5140 Prince Street	Researcher:	HRM
Building Name:	Nova Scotian Building (Founder's Square)		
Construction Date:	1862-63		

Architectural Comments:

Character-defining elements of the Nova Scotian Building include:

- Four-storey brick construction;
- Facade divided into four sections by three horizontal sandstone stringcourses, which double as the window sills, with a course of sawtooth bricks below each
- First-storey facade made up of a series of piers supporting four three-centred brick arches with decorative striped-brick extrados and sandstone impost;
- Second-storey single-hung, two-over-two windows with smaller three-centered brick arches and contrasting black extrados and sandstone impost;
- Third-storey window openings with round headed arches but segmental-arch, single-hung, two-over-two windows and a decorative insert with carved leaf motif filling the gap, otherwise similarly styled to the second storey;
- Fourth-storey single-hung, two-over-two windows with segmental arches, sandstone keystones and impost;
- Large, bracketed cornice set atop a wide stone belt-course, with small sandstone brackets, stepped sawtooth brick courses, and stone crown.

Historical Comments:

The Nova Scotia building, designed by Henry Busch and constructed in 1862-63 by Robert Malcolm for William Annand who was replacing the earlier building destroyed by the 1857 fire. As home of the *Novascotian* and *Morning Chronicle* newspapers, this building became closely associated with two well-known Nova Scotians, Joseph Howe and William Annand. Howe bought *The Novascotian* in 1827 and although he later sold it to Annand in 1843, he continued to write editorials for the paper. Annand founded *The Morning Chronicle* around 1844 and bought this property in 1856. Joseph Howe would serve as Premier from 1860 to 1863 and Annand served as Premier from 1867 to 1875. Another occupant of the Nova Scotian Building was the printing firm of William McNab & Sons. Founded in 1863, they had moved into this building by 1871. Their work included the religious paper, *The Wesleyan*.

Contextual Comments:

This building, along with the other three on Prince (and the corner of Hollis), is valued as part of an integral streetscape, dating from the Confederation period. It is also valued for its association with prominent Nova Scotian politicians Joseph Howe and William Annand.

The Geldert building was erected in 1862, constructed of brick and granite. An 1857 fire prompted the City of Halifax to prohibit the building of wood structures. As a result, the developing commercial district of the Prince and Hollis Streets area became known as the "Brick District" for its high concentration of brick structures, a direct impact of the changes in the building code. The building serves as a significant anchor to this area as it is located on a highly visible corner.

Founders Square was a major redevelopment of the block bounded by Hollis Street, Prince Street, Bedford Row, and Sackville Street, including eight original brick and stone structures built between 1816 and 1867, cornered on Prince Street and Hollis Street, which made up a cohesive heritage streetscape. These eight buildings are the Geldert Building, Nova Scotian Building, Heffernan Building, Montreal Trust/Queen Building, Steampress Building, Victoria Building, Hunter Building, and Lenoir Building. At the core of the central business district, this group of buildings served street-level commercial purposes as well as office and residential uses for many generations.

These eight buildings were acquired in the early to mid 1970s by the Province of Nova Scotia, alongside other properties in the same block and became part of a proposal brought forth to the province by Armour Group Ltd. to construct a 15-storey office tower and conserve the site's heritage. This project saw the Lenoir, Hunter, Victoria, and Steampress buildings partially

demolished, retaining and restoring their facades in the new development, while the Queen, Heffernan, Nova Scotian, and Geldert buildings were wholly restored.

Present Owner(s):	Armour Developments Group	Original Owner(s):	William Annand
Address:	1701 Hollis St. Suite 1400 Halifax, Nova Scotia B3J 3M8	Occupation:	Printer, politician, and N.S. Premier.
Present Use:	Commerce/Commercial Services/Office Uses	Historic Use:	Printer's.

Construction Date:	1862-63
Factual/ estimate?	Factual
Source(s):	HRM Heritage Property File Prince & Hollis Street Buildings, Founder's Square - General Heritage, "Prince Street and Hollis", found at HRM Planning and Development Services, Heritage Property Program, 6960 Mumford Road, Halifax, Nova Scotia.

Builder and/or Architect:	Henry Stephen Elliot (architect) & Henry Frederick Busch (architect's assistant), Robert Malcolm (builder)
Biographic Description:	<p>[b.1824, d.1892] Born of a Dartmouth family of builders, Henry Elliot initially designed the Dartmouth Mechanic's Institute in 1848, the construction of which was overseen by his father Jonathan Elliot. He married Elizabeth Anne Bowes in 1849 and opened an architecture and surveying office in 1858. He got his big break winning a design competition for the Union Marine Insurance Company building in 1861. He hired Henry Busch as an assistant and designed many grand estate homes in Dartmouth, including Evergreen (which is now the Dartmouth Heritage Museum). Henry Elliot designed the Walsh, Geldert, and Annand buildings, among many other commercial and residential projects. Busch was elevated to partner, forming Elliot & Busch which operated from 1864 to 1876. Elliot partnered with his brother Edward Elliot to form Elliot Bros for a few months in 1878, but afterwards retired.</p> <p>[b.1825, d.1902] Born in Hamburg, Germany, Henry Frederick Busch originally came to Halifax to visit his uncle, Charles Walters of Chester, NS. He would soon wed Mary Victoria and find employment as a draughtsman with prominent Halifax architect Henry Elliot. He briefly became a partner forming Elliot & Busch in 1864 and separating in 1876. Busch was the city's foremost proponent of the Second Empire style. Busch's notable works include the Halifax Academy building at the NE corner of Brunswick and Sackville Streets, the Old Ladies Home (Victoria Hall) on Gottingen Street, the Halifax Public Gardens bandstand, the Normal School at Truro, and the Church of England Institute (the Khyber Building) on Barrington Street, among many others.</p>
Significance:	Local.

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
James Shreve & Eliza Shreve	--	1856	Reverend, doctor in divinity, and his wife.	Bk113/Pg227
Alexander J. Ritchie & Margaret Ritchie	1856	1856	Printer and his wife.	Bk113/Pg227
William Annand	1856	1907	Esquire, printer, politician, and N.S. Premier.	Bk114/Pg583
Alfred Whitman	1907	1946	Barrister.	Bk374/Pg304
Prince Investments Ltd.	1946	1955	Real estate holding company.	Bk928/Pg965
Provincial Realty Company Ltd.	1955	1955	Real estate holding company.	Bk1332/Pg40
Leonard A. Kitz and Janet Kitz	1955	1971	Leonard - Lawyer, Janet – Author.	Bk1789/Pg878
L.A. Kitz Investments Limited	1971	1972	Real estate holding company.	Bk2518/Pg496
Her Majesty the Queen in the right of the Province of Nova Scotia	1972	2003	Provincial government. 16 Parcels on the block were consolidated in 1984. Geldert building being one of them.	Bk2583/Pg902
Armour Developments Group	2003	Present	Developer.	Bk7516/Pg653

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00003152	Date:	January 24, 2022
Civic Address:	5144 Prince Street	Researcher:	HRM
Building Name:	Heffernan Building (Founder's Square)		
Construction Date:	1862		

Architectural Comments:

Character-defining elements of the Heffernan Building include:

- Four-storey brick construction;
- First-storey has three large bays with central recessed doorway and a fourth bay within which is the entrance;
- Second, third, and fourth storeys each feature four single-hung, two-over-two windows with segmental brick arches and projecting stone lug sills;
- Small brick and stone cornice above a wide stone belt-course

Historical Comments:

Originally known as the Heffernan building, this building is representative of the active commercial element in Halifax at the time of Confederation. This building was designed by Henry Busch and had been built by 1862, when it was occupied by Wyndham E. Heffernan's furniture hall. Heffernan not only sold, but also manufactured certain lines of furniture, operating a successful wholesale and retail furniture business. One Heffernan wooden chair remains in the collection of the Nova Scotia Museum. Around 1877, Heffernan moved his business to Sackville Street. Although Heffernan is the name most closely associated with this building, he never actually owned it. During the 1860s

and 1870s, the building also housed William M. MacNab and M. A. Shaeffer printers, which published *The Church Monitor*, *The Evangelical Record*, and *The British American Union*, the latter having fought strongly for confederation. The 1870s and 1880s saw the building house liquor sellers, a restaurant, a life insurance company, and more. Deputy Provincial Secretary A. S. Barnstead Q. C. had an office in this building where he worked as an editor for *The Acadian Recorder*. Ralph Pickard Bell, the Canadian Director General for Aircraft Production during WWII, founder of National Sea Products Ltd, and Vice President of the Bank of Nova Scotia also had an office here.

Contextual Comments:

This building, along with the other three on Prince (and the corner of Hollis), is valued because they form a little-altered, integral streetscape, dating from the Confederation period. It is also valued for its connections to Halifax’s press history, similar to many other buildings in this block which have housed various other competing newspapers. Though less ornate than the three other masonry and brick buildings on this block facing Prince Street, it still contributes to the heritage character and architectural value of the area. Finally, the building is also valued for its association with prominent Nova Scotians A. S. Barnstead Q. C. and Ralph Pickard Bell. The Heffernan building was erected in 1862, constructed of brick and granite. Following an 1857 fire, the City of Halifax prohibited the building of wood structures. As a result, the developing commercial district of the Prince and Hollis Streets area became known as the “Brick District” for its high concentration of brick structures, a direct impact of the changes in the building code.

Founders Square was a major redevelopment of the block bounded by Hollis Street, Prince Street, Bedford Row, and Sackville Street, including eight original brick and stone structures built between 1816 and 1867, cornered on Prince Street and Hollis Street, which made up a cohesive heritage streetscape. These eight buildings are the Geldert Building, Nova Scotian Building, Heffernan Building, Montreal Trust/Queen Building, Steampress Building, Victoria Building, Hunter Building, and Lenoir Building. At the core of the central business district, this group of buildings served street-level commercial purposes as well as office and residential uses for many generations.

These eight buildings were acquired in the early to mid 1970s by the Province of Nova Scotia, alongside other properties in the same block and became part of a proposal brought forth to the province by Armour Group Ltd. to construct a 15-storey office tower and conserve the site’s heritage. This project saw the Lenoir, Hunter, Victoria, and Steampress buildings partially demolished, retaining and restoring their facades in the new development, while the Queen, Heffernan, Nova Scotian, and Geldert buildings were wholly restored.

Present Owner(s):	Armour Developments Group	Original Owner(s):	Believed to be Francis Stevens
Address:	1701 Hollis St, Suite 1400 Halifax, Nova Scotia B3J 3M8	Occupation:	Unknown.
Present Use:	Commerce/Commercial Services/Office Uses	Historic Use:	Commerce/Commercial Services

Construction Date:	1862
Factual/ estimate?	Factual
Source(s):	HRM Heritage Property File Prince & Hollis Street Buildings, Founder’s Square - General Heritage, “Prince Street and Hollis”, found at HRM Planning and Development Services, Heritage Property Program, 6960 Mumford Road, Halifax, Nova Scotia.

Builder and/or Architect:	Henry Frederick Busch (architect).
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Biographic Description:	[b.1825, d.1902] Born in Hamburg, Germany, Henry Frederick Busch originally came to Halifax to visit his uncle, Charles Walters of Chester, NS. He would soon wed Mary Victoria and find employment as a draughtsman with prominent Halifax architect Henry Elliot. He briefly became a partner forming Elliot & Busch in 1864 and separating in 1876. Busch was the city's foremost proponent of the Second Empire style. Busch's notable works include the Halifax Academy building at the NE corner of Brunswick and Sackville Streets, the Old Ladies Home (Victoria Hall) on Gottingen Street, the Halifax Public Gardens bandstand, the Normal School at Truro, and the Church of England Institute (the Khyber Building) on Barrington Street, among many others.
Significance:	Local.

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
James Smith	--	1847	Unknown.	Bk88/Pg23
Francis Stevens [Sr.]	1847	...	Unknown. [b.1763, d.1851], married Catherine Foss Stevens [b. 1773, d. 1815]. Had one son: Azor Stevens [b.1789, d.1864]. Azor married Agnes Strachan Stevens [b.1808, d.1892]. Had one son, Francis C. Stevens [Jr.]	Bk88/Pg23
Friedrika Stevens, Eleanor C. Stevens, William R. Prince Frederika A. Prince (wife) Francis Stevens and Christine S. Stevens(wife)	...	1912	Friedrika Stevens noted as widow (Husband Edmund). Eleanor noted as spinster. William R. Prince. Francis A Stevens noted as Mining Engineer Christine S. Stevens wife of Francis Steven. It would appear the property has trickled down through the Stevens family; however, associated deeds are proving hard to find.	...
Edmund Francis Stevens	1912	1944	Manufacturer's agent / mining engineer. Francis George Stevens & Wilfred S. Prince were executors of Stevens' will.	Bk425/Pg497
Percy Arthur Lovett & Gertrude Eunice Lovett and John Robert Kaye & Rita E. Kaye	1944	1973	Consulting engineers and their wives.	Bk887/Pg881
Her Majesty the Queen [Province of Nova Scotia	1975	2003	16 Parcels on the block were consolidated in 1984. Hefernan building being one of them.	Bk2640/Pg524
Armour Developments Group	2003	Present	Investment & Real Estate	Bk7516/Pg653

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID:	00003111	Date:	31 March 2020
Civic Address:	5121 Sackville Street	Researcher:	Stantec Consulting Ltd.
Building Name:	Sovereign Place		
Construction Date:	1962		

Architectural Comments:

Sovereign Place is six stories on Bedford Row sloping to seven stories on Lower Water Street. The building occupies one fifth of the city block and has frontage on three streets. The bottom level on Lower Water Street provides access to underground parking. Access to the offices above the commercial ground floor is via Sackville Street. It is a post war modernist building in the International style characterized by its exterior expression of structure, modern construction principles and materials. Constructed of concrete, glass and steel the building features a façade of black curtain wall with alternating bands of vision and spandrel panel. The vertical mullions of the curtain wall protrude from the main face of the building and provide structural support for the curtain wall system. These long thin lines of anodized aluminum framing emphasize the verticality of the building. The ground floor of the building has large expanses of glass and is clad in lighter coloured granite, giving the building the appearance of a floating 'glass box'.

Historical Comments:

Following World War II, Canadian architecture was heavily influenced by Western Europe and the United States, wherein the desire for prominent modernist buildings overtook the desire for historical and regional styles. This building is representative of the modernist movement, characterized by its rejection of historical styles for a focus on simple forms, function and structural expression. Post war modernism is an optimistic movement that represents a confidence in redevelopment of city centers and a period of urban renewal.

Contextual Comments:

Construction permits from 1962 record the demolition of two shops and a dwelling with civic addresses 1, 3, 3½, 7, 9, and 11 Sackville Street, and applications for the construction and occupancy of an office building. The office building contributes to the character of an established business district that has evolved over time. The building is architecturally significant and representative of modernism and urban renewal in North American cities.

Historically this area was the central business district of Halifax. The 1945 National Housing Act and grants through the Canadian Mortgage and Housing Corporation enabled the city of Halifax to undertake an urban renewal program in the 1960s which resulted in the razing of more than seven hectares of land in the downtown. It is likely this modernist building was designed and planned based on economic optimism in a future artery, known as the Harbour Drive Proposal. As families relocated from the city center to the suburbs, urban planning initiatives focused on large scale commercial and roadway development. According to Gordan Stephenson's 1957 Redevelopment Study, Harbour Drive was intended to be a multi-laned highway stretching the length of the Halifax peninsula from North to South. The Northern extension of the expressway and the Cogswell Street interchange were constructed, however, the master plan met public resistance as it approached the working waterfront. The waterfront portion of Harbour Drive was eventually abandoned due to public protest of proposed demolition of several historic buildings, including the Morse Tea building and Historic Properties.

Present Owner(s):	Snowgeese Holdings Limited	Original Owner(s):	Blanche Medjuck
Address:	5121 Sackville Street	Occupation	Developer
Present Use:	Office	Historic Use:	Office

Construction Date:	1962
Factual/ estimate?	Factual
Source(s):	Construction Permits

Builder and/or Architect:	Croy Construction Ltd
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
Snowgeese Holdings Ltd.	2013	Present	Corporation	2013 Deed
Tacoma Tower Ltd.	1999	2013	Corporation	Bk. 6432, Pg. 1242
M & S Properties Ltd.	1999	1999	Corporation	Bk. 6351, Pg. 533
ADSPI Properties Ltd.	1985	1999	Corporation	Bk. 4080, Pg. 152
One Thirty One Bloor West Ltd.	1969	1985	Corporation	Bk. 2305, Pg. 460
One Sackville Place Ltd.	1962	1969	Corporation	Bk. 2283, Pg. 191
Blanche Medjuck	--	1962	--	Bk. 1860, Pg. 167

Photograph (elevations)

Building Classification: Registered Heritage Property



PID:	00002279 [Formerly 00002303]	Date:	Nov 4, 2021
Civic Address:	1860 Upper Water Street	Researcher:	HRM
Building Name:	Imperial Oil Limited		
Construction Date:	1925-1926		

Architectural Comments:

1860 Upper Water Street is a two-storey red brick masonry building with a flat roof. It features a granite foundation, lug sills, and trims, including window keystones, pilaster capitals, and quoining surrounding the doorway. The Water Street façade is divided by low-relief pilasters into five symmetrical bays. Each bay has four single-hung one-over-one windows in upper and lower pairs, except for the central bay, which has a large, segmented window [one standard sized window flanked by two half-width windows] on the upper storey and the central doorway on the lower storey. The windows are decorated with flat-arch brick voussoirs and the aforementioned granite keystones. The central doorway is recessed from the sidewalk and decorated with a large flat arch of stepped, all-granite voussoirs, as well as granite quoins. The building features a copper cornice with dentil detailing, and a matching copper string course above the upper-storey windows which doubles as the capitals of the pilasters.

The styling of this building is well proportioned and relatively plain, especially compared to the more richly decorated art deco buildings of the time. This simpler style was nonetheless common and may be referred to as simplified or stripped classicism and it served as a transition between the classical and neoclassical styles of the past and the new, modern styles gaining popularity.

Character defining elements:

- Two-storey red brick masonry and granite construction with flat roof
- Pairs of single-hung, one-over-one windows with granite lug sills, flat arches of brick voussoirs and granite keystones
- Central segmented window
- Central doorway with flat arch of stepped, all-granite voussoirs, and granite quoining
- Low-relief brick pilasters with granite capitals
- Copper cornice with dentils
- Stepped copper stringcourse above upper-storey windows
- Central, granite datestone indicating the company name and founding year

Historical Comments:

Prior to the construction of the existing building, this site was occupied by a wooden building housing James Duggan & Sons auction rooms, and long before that it was the site of the Grant Pontiac Inn, erected by the Honourable John Butler sometime before 1754. Imperial Oil purchased the property in 1925 and demolished the wooden Duggan building and commissioned the construction of the present brick building, designed by S.P. Dumaresq, which was completed in 1926 and served as the Imperial Oil Company's regional marketing offices. Imperial Oil operated a large oil refinery in the neighbourhood of Imperoyal in Dartmouth, NS. They remained in these offices until their new office building, located at 1190 Barrington Street between South and Tobin Streets, had finished construction around 1955. At this point, Imperial Oil sold off the Upper Water Street office to the Franklin Service Company and relocated to their new office on Barrington.

Following Imperial Oil's departure, the building was purchased by the "Corner King", developer and businessman Mitchell Franklin, and in the 1980s, the building housed General Wolfe's Restaurant and later O'Connor's Restaurant. The upper floors of this building, as well as those of the Fishwick and Harrington Buildings housed part of the Nova Scotia College of Art and Design prior to the block's redevelopment.

Contextual Comments:

The building's red brick and granite construction complements its slightly older neighbour to the west, the Shaw Building. It stands out for its unusually low height as compared to other heritage buildings in the same block and neighbouring blocks, being only two-stories tall. It's simplified classical design meshes well with the much earlier Georgian style buildings, such as the Harrington Building and Fishwick's Building.

The block of buildings bounded by Upper Water, Duke, and Hollis Streets has for most of its history served as offices and warehouses, and it has ties to a diverse array of commercial enterprises including many shipping/merchantry and wholesale businesses, given its advantageous location near the wharves. The Imperial Oil Building contributes architecturally and historically to this nearly complete block of heritage buildings. In recent decades this block has been redeveloped into a large office complex with ground-floor retail. In this redevelopment process only the facades of these buildings were retained and restored, excepting the Morse's Tea Building which remains fully intact.

Present Owner(s):	Armour Group	Original Owner(s):	Imperial Oil Ltd.
Address:	1701 Hollis Street, Suite 1400 Halifax, Nova Scotia B3J 3M8	Occupation:	Oil Refinery
Present Use:	Offices/Bank	Historic Use:	Offices

Construction Date:	1925-1926
Factual/ estimate?	Factual
Source(s):	Architects of Nova Scotia by Maud Rosinski, pg228 and deed history.

Builder and/or Architect:	H. E. Gates
Biographic Description:	[b. 1874 d. 1944] Son of builder Archibald G. Gates, Henry E. Gates trained as an architect in Edward Elliot's firm. He opened his Halifax office in 1898 and designed many prominent buildings such as the Nova Scotia Technical College [now known as the Medjuck Building [5410 Spring Garden Road], the Truro College of Agriculture [now Cumming Hall, 62 Cumming Drive], the Merchant's Bank [1819 Granville Street], and many others. Gates is a celebrated architect whose prolific career has produced a great many architectural gems.
Significance:	Provincial significance

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
Charles Aucoin	-	1925	Proprietor of "The Rialto", liquor merchant	Bk572/Pg792
Richard O'Neil Duggan	-	1925	Commission merchant	Bk586/Pg568
Imperial Oil Limited	1925	1955	Petroleum company	Bk572/Pg792 Bk586/Pg568
The Franklin Service Company Limited	1955	1972	Developer, theatre owner, & hotelier [Mitchell Franklin]	Bk1300/Pg96
Historic Properties Limited [Amalgamated and renamed	1972	2002	Developer	Bk2557/Pg645

FS Industries Limited in 1991, see Bk5069/Pg470]				
Nova Scotia College of Art and Design	2002	2002	College	Bk6980/Pg164
Armour Group	2002	Present	Developer	Bk6980/Pg194

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00002279	Date:	Nov 4, 2021
Civic Address:	1866 Hollis Street	Researcher:	HRM
Building Name:	W.M. Harrington Building		
Construction Date:	1820		

Architectural Comments:

Architecturally, the Harrington MacDonald-Briggs Building is valued as an example of the Georgian style. This freestone and granite building has a similar façade on both Hollis and Upper Water Streets. The building has a low gabled roof with two gable dormers on the Hollis Street façade. The Upper Water Street façade faces Halifax Properties, a designated group of commercial buildings of similar style and age.

The character-defining elements of the Harrington MacDonald-Briggs Building relate to its Georgian style and include:

- freestone and granite building materials;
- similar façade on both sides of the building;
- low-gabled roof with two gabled dormers on the Hollis façade;
- six six-over-six windows on the Hollis side, three on each storey divided by a string course;
- nine two-sash windows, three on each storey divided by string courses on the Water Street side;
- storefront granite entablature supported by plain granite pilasters;

- doors located asymmetrically to the side of the building;
- location in a commercial district of Downtown Halifax among other buildings of similar style and age.

Historical Comments:

The Harrington MacDonald-Briggs Building is also valued for its association with its former occupants of the building. Daniel Harrington, one of the first occupants, was a grocer and wine merchant who belonged to the Halifax Volunteer Battalion. Harrington was one of several men awarded medals for their participation in the Fenian Raids. The building is also associated with the Pyke Brothers, who were Halifax brokers and manufacturing agents.

Contextual Comments:

The Harrington MacDonald-Briggs Building is valued as one of the oldest remaining commercial buildings in Downtown Halifax. The 1820 era building compliments the block it shares with other registered heritage buildings from the same period and style. These include the Shaw Building and Fishwick & Co.

Present Owner(s):	Nova Scotia College of Art and Design	Original Owner(s):	Daniel Harrington
Address:	5163 Duke St, Halifax, NS B3J 3J6	Occupation:	Grocer
Present Use:	Commercial	Historic Use:	Commercial

Construction Date:	1820
Factual/ estimate?	Factual
Source(s):	Canada's Historic Places, HRM Heritage Property File

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00003459	Date:	7 February 2019
Civic Address:	1869 Upper Water Street	Researcher:	HRM
Building Name:	Carpenter's Shop		
Construction Date:	1905		

Architectural Comments:

The heritage character of the Carpenter's Shop resides in its simple warehouse massing, in the pattern of windows, doors, and hoistway bays in its north façade, and in its site relationships as part of an historic complex.

The Carpenter's Shop is a three-storey wood-framed structure, and the only building of Historic Properties with an almost flat roof, which makes it visually distinctive. Its north elevation is distinguished by a series of large hoistway openings aligned vertically at all storeys, alternating with multipane windows. Small canopies are located above each hoistway bay. During the 1970s redevelopment, the third storey was added, the hoistway door openings were converted to windows and their double doors fixed in the open position.

The most noteworthy innovations of this early 20th century structure were in the use of pressed metal panel sheathing, and 2 ¼" thick concrete panels which covered the framing on the south side. During the 1970s work, the metal panels were replaced with wooden shingles. This new material does not significantly detract from the heritage character of the building. However, when the

existing shingles require replacement consideration should be given to reinstating a cladding material similar to the original one. It is not known if some of the concrete panels are still buried in the south wall of the building. If located or uncovered, these panels should be left in place as an example of an early use of concrete in building applications.

The 1973-75 rehabilitation program sought to reconcile contemporary needs and requirements with the preservation of original fabric and the restoration of lost features. Future development of modification should acknowledge changing preservation philosophies while respecting the ensemble as a reflection of 1970s architectural conservation theory and practice. Exterior modifications should be predicated on an understanding of earlier design decisions and of the physical evolution of the building. The interior, which is finished largely in contemporary materials, can be treated with some flexibility.

Site development, including the choice of signage, fixtures, and surfaces, should follow traditional patterns and avoid a prettified historicism. Traditional relationships with other structures in the nine-building enclave and with the seaside wharves should be maintained.

Historical Comments:

The Carpenter’s Shop, built in 1905, is part of Halifax’s “Historic Properties” waterfront complex which was rehabilitated in 1973-75 with technical assistance from Parks Canada. The federal interest in the property is represented by Canada Mortgage and Housing Corporation.

The building is illustrative of the last segment of the most vigorous era of the Halifax waterfront, when firms such as Pickford and Black were nearing the zenith of their power. Its construction, to replace a previous structure reduced to debris by a devastating fire in 1904, closed the 19th century chapter of development of Halifax as a major shipping center of international significance. Initially, the ground floor of this building served a variety of merchants for warehousing groceries, dry goods, and lumber, and was for a time a bonded warehouse. About 1915 a carpenter’s shop – from which the building derived its name – occupied the second storey.

Contextual Comments:

As a vestige of Halifax’s old waterfront, and one of the few remaining groups of maritime buildings in North America, this nine-building enclave in Historic Properties is a major landmark and tourist destination. The Carpenter’s Shop is an important component of the ensemble, recalling the historic maritime mercantile character of the immediate setting, which has retained much of its early character. Notwithstanding such site changes as alteration of circulation patterns, this building has maintained its relationship to the seaside wharves. Architecturally, the design of the Carpenter’s Shop was driven by functional requirements, including the presumed use of concrete for fireproofing. Its overall appearance is typical of early 20th century waterfront architecture.

The recent history of this and adjacent waterfront buildings provides an added layer of historic significance. Slated for demolition in the early 1960s, the buildings were eventually spared and rehabilitated, thanks to innovative financing and co-operation among municipal and federal bodies and private developers. The Historic Properties development was one of the first large-scale Canadian development schemes to use “restored” heritage buildings as the corner-store for the commercial revitalization of a blighted waterfront area and demonstrated the viability of heritage conservation as a strategy for urban revitalization in Canada.

Present Owner(s):	Halifax Regional Municipality	Original Owner(s):	Robert Pickford and William Black
Address:	PO Box 665 Stn Central Halifax, NS B3J 2T3	Occupation:	Shipping merchants
Present Use:	Commercial	Historic Use:	Commercial Services

Construction Date:	1905
Factual/ estimate?	Factual
Source(s):	HRM Community Development Department, Heritage Property Program, 1879 Upper Water Street (Simon's Warehouse File)

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
Robert Pickford & William Black	1905	--		

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00003459	Date:	7 February 2019
Civic Address:	1869 Upper Water Street	Researcher:	Halifax Regional Municipality
Building Name:	Pickford & Black Building		
Construction Date:	1830		

Architectural Comments:

The character-defining elements of Pickford & Black Building:
The heritage character of the Pickford & Black building resides in its solid, substantial proportions, in its exterior materials and pattern of openings, and in its site relationships as part of an historic waterfront complex.

The four-and-one-half storey hipped-roof block is executed in rough ironstone, with smooth buff sandstone quoins, lintels and belt courses providing high textural contrast. The long façade is highly articulated, with the pattern of regularly spaced multi-paned windows interrupted by hoistway dormers over large openings in the wall below. The qualities of the existing stonework and the pattern of openings within it are important to the character of the building and should be respected. The Pickford & Black building is an interesting examples of building recycling, having been rebuilt and modified after a 1904 fire (the wood and glass storefront at the Water Street corner is a product of this era), and later rehabilitated and restored as part of the Historic Properties development. The 1973-75 rehabilitation program sought to reconcile contemporary needs and requirements with the

preservation of original fabric and the restoration of lost features. Future development of modification should acknowledge changing preservation philosophies while respecting the ensemble as a reflection of 1970s architectural conservation theory and practice. Exterior modifications should be predicated on an understanding of earlier design decisions and of the physical evolution of the building. The interior, which is finished largely in contemporary materials, can be treated with some flexibility.

Site development, including the choice of signage, fixtures, and surfaces, should follow traditional patterns and avoid a prettified historicism. Traditional relationships with other structures in the nine-building enclave and with the seaside wharves should be maintained.

Historical Comments:

The Pickford & Black Building, built in 1830 by Enos Collins, is part of the “Historic Properties” waterfront complex which was rehabilitated in 1973-75 with technical assistance from Parks Canada. The federal interest in the property is represented by Canada Mortgage and Housing Corporation.

The Pickford & Black building was designated because of its historical and environmental significance, and for architectural reasons. The building is illustrative of a vigorous era in the history of Halifax when the port city was developing as a major shipping and mercantile centre of international significance. The spirit of the times is also personified in the building’s first owner, Enos Collins (1774-1871), a man of great wealth and international influence, who was prominent in the civic and commercial life of Halifax and touted as the richest man in British North America when he died. The building was later acquired by Pickford & Black, successful ship chandlers who by the early 20th century were believed to be the second largest owners of tonnage in the Maritimes. Co-owner William A. Black was a member of the Nova Scotia legislature, MP for Halifax, and a federal cabinet minister in the Meighen administration.

The recent history of this and adjacent waterfront buildings provides an added layer of historic significance. Slated for demolition in the early 1960s, the buildings were eventually spared and rehabilitated, thanks to innovative financing and co-operation among municipal and federal bodies and private developers. The Historic Properties development was one of the first large-scale Canadian development schemes to use “restored” heritage buildings as the corner-store for the commercial revitalization of a blighted waterfront area, and demonstrated the viability of heritage conservation as a strategy for urban revitalization in Canada.

Contextual Comments:

As a vestige of Halifax’s old waterfront, and one of the few remaining groups of maritime buildings in North America, this nine-building enclave in Historic Properties is a major landmark and tourist destination. The Pickford & Black building is an important component of the ensemble, recalling the historic maritime mercantile character of the immediate setting. Physically, the building’s solid, simple, functional appearance is typical of early 19th century waterfront architecture. Although its architectural value is somewhat tempered by the degree to which it has been modified and modernized, it retains a rough elegance that is evocative of its early role on the waterfront.

Present Owner(s):	Halifax Regional Municipality	Original Owner(s):	Enos Collins
Address:	PO Box 665 Stn Central Halifax, NS B3J 2T3	Occupation:	Merchant
Present Use:	Retail	Historic Use:	Commerce/Commercial Services

Construction Date:	1830
Factual/ estimate?	Estimate
Source(s):	HRM Community Development Department, Heritage Property Program, 1879 Upper Water Street (Simon's Warehouse File)

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00003459	Date:	2 February 2019
Civic Address:	1875 Upper Water Street	Researcher:	HRM
Building Name:	The Red Store		
Construction Date:	c. 1806		

Architectural Comments:

The heritage character of the old red store resides in its generous proportions and simple composition, in the regular pattern of openings Piercing wood shingle walls, and in its site relationships as part of an historic waterfront complex. Compatible in form to the nearby Pickford & Black and Collins Bank Warehouse buildings, with its simple massing and large hoistway dormers, the 3 and one half storey heavy timber frame store is also distinct from them, with wood shingle walls and a high ratio of solid wall surface to window openings. Traditional wood finish materials and the patter of openings are important to the character of the building and should be respected.

The key character-defining elements include but are not limited to: all elements of the Old Red Store in its timber frame and wood construction, rectangular, three-and-a-half-storey massing, vertical alignment of large "loading" openings flanked by smaller windows with high ratio of solid wall surface to openings.

Historical Comments:

As late as 1803 part of the site of this building was still open water, although a long wharf just south of it extended into the harbour. Within the next few years Charles Prescott and William Lawson, owners of the property from 1806, filled in the site and erected the first building to occupy the situation. The structure had a stone foundation and was already standing in 1810 when they sold the northern portion of their wharf to John Clark. At a "red store," which was probably upon this foundation if it was not this building, Charles Hill & Company auctioned the rich prize goods of successful Nova Scotian privateering in American water during the War of 1812. This "red store" was apparently one of the "three large and convenient Stores" which were still owned by Prescott in 1821 but which were advertised to let by his tenants, Collins & Allison, in the spring of that year.

Contextual Comments:

The Halifax Waterfront Buildings were designated a National Historic Site of Canada because the site is the most significant pre-Confederation complex of maritime commercial buildings in Canada.

The heritage value of this site resides in the tight grouping of warehouse-type buildings on the waterfront, in their informal, functionally driven designs, and in their relatively heavy and unadorned construction materials and techniques. Construction of this group of buildings began in the early 19th century and proceeded through the century in an ad-hoc process of construction, alteration and addition as needs dictated. The number of buildings, their considerable size and durable construction materials speak to the mercantile wealth that supported Haligonian society during the 19th century. The rehabilitation of the buildings in 1972-1973 returned their exteriors to an approximation of their appearance circa 1900, while developing their interiors for new commercial uses and sanitizing their immediate surroundings.

The recent history of this and adjacent waterfront buildings provides an added layer of historic significance. Slated for demolition in the early 1960s, the buildings were eventually spared and rehabilitated, thanks to innovative financing and co-operation among municipal and federal bodies and private developers. The Historic Properties development was one of the first large-scale Canadian development schemes to use "restored" heritage buildings as the corner-store for the commercial revitalization of a blighted waterfront area and demonstrated the viability of heritage conservation as a strategy for urban revitalization in Canada.

Present Owner(s):	Halifax Regional Municipality	Original Owner(s):	Enos Collins
Address:	PO Box 665 Stn Central, Halifax, NS B3J 2T3	Occupation	Merchant
Present Use:	Commercial	Historic Use:	Commercial

Construction Date:	c. 1806
Factual/ estimate?	Factual
Source(s):	Halifax Regional Municipality. (2014). <i>Halifax Regional Municipality Heritage Registry-Former City of Halifax</i> . Retrieved from HRM Planning Department http://parkscanadahistory.com/series/chs/9/chs9-3i.htm

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Enos Collins	1830	1872		http://ip51.icomos.org/~fleblanc/projects/1971-1979_PC/p_pc_halifax/p_pc_halifax_proposal_7_red-store.pdf

Joseph and Robert Seeton	1872	1876		
Robert Pickford and William Black	1876	--		
City of Halifax	1962	--		

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00003459	Date:	7 February 2019
Civic Address:	1883 Upper Water Street	Researcher:	HRM
Building Name:	Collin's Bank/Simon's Warehouse		
Construction Date:	1823/1854		

Architectural Comments:

The heritage character of the Collins Bank and adjoining Simon's Warehouse resides in the buildings' solid, substantial proportions, in the robust textures of their exteriors, and in their site relationships as components of an historic waterfront complex.

Together, Collins Bank and Simon's Warehouse form a three-and-one-half storey hipped-roof block. Collins Bank is distinguished by rough, random-coursed ironstone walls that are contrasted with smooth sandstone quoins, lintels, and belt courses. The warehouse portion is built of large grey granite blocks, dressed on the west (Water Street) elevation and rough-faced on the north. The composition of the latter is somewhat more sedate, with regular stone coursing and a controlled pattern of openings. The existing character of the stonework should be respected. Both buildings have prominent dormers with large hoistway openings piercing the walls beneath them. These elements recall the buildings' early functional role and are important compositional features. On the Simon's Warehouse façade, they provide breaks in what is otherwise a long wall of regularly spaced window openings. Collins Bank, with its window openings aligned vertically but

not horizontally, is similarly divided into bays by dormers over large hoistway openings. This pattern of roof dormers and large openings between bays of smaller windows is important to the character of the buildings and should be respected.

Historical Comments:

Collins Bank, built c. 1823-24, and the adjoining Simon's Warehouse, built in 1854, are part of the of Halifax's "Historic Properties" waterfront complex which was rehabilitated in 1973-75 with technical assistance from Parks Canada. The federal interest in the property is represented by Canada Mortgage and Housing Corporation.

Collins Bank is illustrative of the last segment of the most vigorous era in the history of Halifax, when the port city was developing as a major shipping and mercantile centre of international significance. The spirit of the times is also personified in the building's first owner, Enos Collins (1774-1871), a man of great wealth and international influence, who was prominent in the civic and commercial life of Halifax and touted as the richest man in British North America at his death. Simon's Warehouse was built during the era of wartime riches of Crimea, the West India trade, and the approaching reciprocity with the United States.

Contextual Comments:

As a vestige of Halifax's old waterfront, and one of the few remaining groups of maritime buildings in North America, this nine-building enclave in Historic Properties is a major landmark and tourist destination. The Collins Bank and Simon's Warehouse buildings are important components of the ensemble, recalling the historic maritime mercantile character of the immediate setting. Physically, the buildings are solid, simple, functional structures that are typical of early 19th century waterfront architecture. Although their architectural value is somewhat tempered by the degree to which they have been modified and modernized, they retain a rough elegance that is evocative of their early role on the waterfront.

The recent history of this and adjacent waterfront buildings provides an added layer of historic significance. Slated for demolition in the early 1960s, the buildings were eventually spared and rehabilitated, thanks to innovative financing and co-operation among municipal and federal bodies and private developers. The Historic Properties development was one of the first large-scale Canadian development schemes to use "restored" heritage buildings as the corner-store for the commercial revitalization of a blighted waterfront area and demonstrated the viability of heritage conservation as a strategy for urban revitalization in Canada.

Present Owner(s):	Halifax Regional Municipality	Original Owner(s):	Enos Collins
Address:	PO Box 665 Stn Central, Halifax, NS B3J 2T3	Occupation:	Banker and privateer
Present Use:	Commercial retail	Historic Use:	Commerce/Commercial Services

Construction Date:	1823/1854
Factual/ estimate?	Estimate
Source(s):	HRM Community Development Department, Heritage Property Program, 1879 Upper Water Street (Simon's Warehouse File)

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
Enos Collins	1825			http://ip51.icomos.org/~fleblanc/proj

				ects/1971-1979_PC/p_pc_halifax/p_pc_halifax_proposal_6_collins.pdf
Brenton Robie Collins	1942	1943		
Richard Leslie Halliburton Collins	1943	1943		
Melvin S. Clarke	1943	1943	Real estate broker	
Darcy Sullivan (Sullivan Storage Company)	1943	1949		
Donald C. Keddy (D.C. Keddy Ltd.)	1949	1968	Electrical supply firm	
City of Halifax	1968			

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00003459	Date:	2 February 2019
Civic Address:	1887 Upper Water St	Researcher:	HRM
Building Name:	Privateers' Warehouse		
Construction Date:	Unknown (was standing in 1830)		

Architectural Comments:

The heritage character of the Privateers' Warehouse resides in its solid, substantial mass, its small window apertures, its exterior materials and pattern of openings, and its site relationships as part of a historic waterfront complex.

The Privateers' Warehouse is a three-and-one-half storey timber and masonry structure with a massive gable roof. The composition is highly textured, with split-faced random-coursed ashlar ironstone walls contrasting with dressed sandstone quoins and lintels, and regularly spaced small multi-pane windows. The proportions, the quality of the stonework, and the pattern of openings within the façade are important to the character of the building.

The roof, walls, interior framing, and upper floors were largely intact prior to the 1973-75 work. The rehabilitation program sought to reconcile contemporary needs and requirements with the preservation of original fabric and the restoration of lost features. Deviations from the early configuration include a one-storey shed-roofed wood addition and roof skylights on the north elevation.

Character defining elements include but are not limited to: all elements of the Privateers' Warehouse in its rectangular three-and-a-half storey massing under gable roof, timber frame and split-faced random-coursed ashlar ironstone construction with dressed sandstone quoins and lintels, small window apertures, and loading doors on the ground floor. Heavy ironstone walls, symmetrical freestone-quoined apertures along the exposed north wall, and a pitched roof are the most immediately discernible features of the 150-year-old building. Apparently built adjoining a long wooden structure which once stood to the south, the south wall was constructed without windows and has remained unopened. The north wall, by contrast, contains five windows on each of the second and third storeys, 16 while on the ground floor loading doors stand in place of the second and fourth windows. All are headed by large plain lintels and surrounded by quoins; the windows are based by sills. The east and west walls constitute gable ends to the structure, and both appear to have been originally free standing. The east end fronted on the water, and the west end on an enclosed yard which began about halfway down the wharf and continued, north of the building and parallel to the wall of the Ordnance Yard, to the water's edge.

Historical Comments:

The Privateers' Warehouse, built about 1830, is part of Halifax's "Historic Properties" waterfront complex which was rehabilitated in 1973-75 with technical assistance from Parks Canada. The federal interest in the property is represented by the Canada Mortgage and Housing Corporation

The Privateers' Warehouse was designated because of its historical and environmental significance, and for architectural reasons.

The building is illustrative of a vigorous era in the history of Halifax when the port city was developing as a major shipping and mercantile center of international significance. The building was likely first occupied by the merchant John Clark, who owned the property. By the late 1830s his wharf had been rented and subsequently leased and owned by various merchants including Enos Collins (1774-1871). Collins, a man of great wealth and international influence, was prominent in the civic and commercial life of Halifax and touted as the richest man in British North America when he died. By 1904, the property was under the ownership of shipping agent Joseph Wood. For 20 years before the property was purchased by the City of Halifax, it was used as a fish warehouse.

The recent history of this and adjacent waterfront buildings provides an added layer of historic significance. Slated for demolition in the early 1960s, the buildings were eventually spared and rehabilitated, thanks to innovative financing and cooperation among municipal and federal bodies and private developers. The Historic Properties development was one of the first large-scale Canadian development schemes to use "restored" heritage buildings as the corner-store for the commercial revitalization of a blighted waterfront area, and demonstrated the viability of heritage conservation as a strategy for urban revitalization in Canada

Contextual Comments:

As a vestige of Halifax's old waterfront, and one of the few remaining groups of maritime buildings in North America, this nine-building enclave in Historic Properties is a major landmark and tourist destination. The Pickford & Black building is an important component of the ensemble, recalling the historic maritime mercantile character of the immediate setting. Physically, the building's solid, simple, functional appearance is typical of early 19th century waterfront architecture. Although its architectural value is somewhat tempered by the degree to which it has been modified and modernized, it retains a rough elegance that is evocative of its early role on the waterfront. The recent history of this and adjacent waterfront buildings provides an added layer of historic significance. Slated for demolition in the early 1960s, the buildings were eventually spared and rehabilitated, thanks to innovative financing and co-operation among municipal and federal bodies and private developers. The Historic Properties development was one of the first large-scale Canadian development schemes to use "restored" heritage buildings as the corner-store for the

commercial revitalization of a blighted waterfront area and demonstrated the viability of heritage conservation as a strategy for urban revitalization in Canada.

Present Owner(s):	Halifax Regional Municipality	Original Owner(s):	John Clark
Address:	PO Box 665 Stn Central Halifax, NS B3J 2T3	Occupation	Merchant
Present Use:	Commercial retail	Historic Use:	Commercial

Construction Date:	Unknown
Factual/ estimate?	Was standing in 1830
Source(s):	Halifax Regional Municipality. (n.d). <i>Halifax Regional Municipality Heritage Registry Files</i> . Retrieved from HRM Planning Department http://parkscanadahistory.com/series/chs/9/chs9-3k.htm

Builder and/or Architect:	Undetermined
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History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
John Clark	1810	--	Merchant	http://ip51.icomos.org/~fleblanc/projects/1971-1979_PC/p_pc_halifax/p_pc_halifax_proposal_9_privateer.pdf
Charles Clark	--	--		
William Clark	--	--		
Louisa Sophia Clark (widow)		1859		
Robert Fraser	1859	1859		
William Tarr and William Chisholm	1859	1862		
Enos Collins	1862	1864		
George Harvey	1864	1880s	Commission West India Merchant and Insurance Agent	
Joseph Wood	1886	1904	Shipping Agent	
C.J Burke	1941	1962		
City of Halifax	1962			

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID:	00003459	Date:	7 February 2019
Civic Address:	1887 Upper Water Street	Researcher:	HRM
Building Name:	Wooden Storehouse/Sail Loft		
Construction Date:	c. 1867		

Architectural Comments:

The heritage character of the Wooden Storehouse/Sail Loft resides in its classically inspired proportions and details, in its exterior material and pattern of openings, and in its site relationship as part of an historic waterfront complex.

The three and one-half storey wood-framed structure with medium-pitched gable roof is smaller in scale than adjacent structures, but compatible in proportions, materials, and overall composition. The long façade facing the Bluenose II mooring is highly articulated, with regularly spaced multi-paned windows, a central hoistway opening (now glazed), and two prominent dormers in the roof. While the position of some openings may not be historically accurate, the general pattern of openings is important to the character of the building and should not be further modified without appropriate rationale based on historic precedent. Painted wood shingle is also an important feature.

The most immediately noticeable characteristic of the three-and-one-half storey building (Figs. 16, 17) is its north-south orientation, in contrast with the east-west alignment of the other structures of the complex. It has, however, further distinctions. Constructed primarily of spruce, it symbolizes the region's long and prosperous connections with the forest and the sea. Its heavy beams are mounted upon hardwood corbels of birch and are braced by the strong roots of the tamarack known as ship's knees. Its mortise and tenon framing is complemented by offset scarfes.⁷ The east wall of the stone Privateer's Warehouse serves as the west wall of this otherwise wooden store

Historical Comments:

The Wooden Storehouse/Sail Loft, built c. 1866, is part of Halifax's "Historic Properties" waterfront complex which was rehabilitated in 1973-75 with technical assistance from Parks Canada. The federal interest in the property is represented by Canada Mortgage and Housing Corporation.

A structure of some architectural interest, the wooden store at the eastern end of the Central Wharf is the most recent of the historical buildings in the complex. The building has been styled a "wooden loft," but there is no evidence to suggest that it was ever used for sail-making as such nomenclature implies.

By 1830, a small building stood on filled land east of the Privateer's Warehouse. Its north wall was flush with that of the adjoining stone store and its width that of the present structure. Architectural examination suggests that the east wall of the Privateer's Warehouse has never been exposed to weathering and that this easterly building was therefore erected about 1815. Why such a structure was built can only be speculated upon, but part of its function may have been to protect the adjoining stone wall from the driving salty spray of winter storms. The building still stood in 1859 when Clark's Wharf was sold to R. W. Fraser and immediately to William Tarr and William Chisholm. They occupied the building, presumably as a warehouse, until 1862 when Enos Collins foreclosed their unpaid mortgage.¹ Two years later George C. Harvey, a West Indies and commission merchant, bought the property² including the building which stood until at least 1866. Within the following decade, he replaced it by the present structure.

Harvey himself probably used the building until the early 1880s, while from 1886 until about 1940 it was occupied as a general warehouse, seemingly by Joseph Wood & Company, shipping agents.⁴ Subsequently, C. J. Burke & Company owned the property⁵ and appear from the apparatus remaining in the building to have let it most recently as a fish-packing plant. The structure was purchased by the City of Halifax in 1962.

This is the only early waterfront building remaining which is oriented north-south rather than east-west and is less imposing in scale and more domestic in appearance than its neighbours. Self-

consciously designed with an eye to proportion and style, the building's classically inspired lines and solid, simple, functional appearance are typical of 19th century waterfront architecture. Although its architectural value is somewhat tempered by the degree to which it has been modified and modernized, it retains a simple elegance that is evocative of its early role on the waterfront.

Contextual Comments:

As a vestige of Halifax's old waterfront, and one of the few remaining groups of maritime buildings in North America, this nine-building enclave in Historic Properties is a major landmark and tourist destination. The Wooden Storehouse/Sail Loft is an important component of the ensemble, recalling the historic maritime mercantile character of the immediate setting, which has retained much of its early character.

The recent history of this and adjacent waterfront buildings provides an added layer of historic significance. Slated for demolition in the early 1960s, the buildings were eventually spared and rehabilitated, thanks to innovative financing and co-operation among municipal and federal bodies and private developers. The Historic Properties development was one of the first large-scale Canadian development schemes to use "restored" heritage buildings as the corner-store for the commercial revitalization of a blighted waterfront area and demonstrated the viability of heritage conservation as a strategy for urban revitalization in Canada.

Present Owner(s):	Halifax Regional Municipality	Original Owner(s):	George C. Harvey
Address:	PO Box 665 Stn Central Halifax, NS B3J 2T3	Occupation:	Merchant
Present Use:	Commercial	Historic Use:	Commerce/Commercial Services

Construction Date:	c. 1867
Factual/ estimate?	Estimate
Source(s):	HRM Community Development Department, Heritage Property Program, 1879 Upper Water Street (Simon's Warehouse File) http://parkscanadahistory.com/series/chs/9/chs9-3l.htm

Builder and/or Architect:	George C. Harvey
Biographic Description:	West Indies and commission merchant

Photograph (front and side elevations) Building Classification: Registered Heritage Property





PID	00002782	Researcher	Halifax Regional Municipality
Civic Address	1770 Barrington Street	Date	--
Building Name	Grand Parade		
Construction Date	1749		

Architectural Comments:

The Grand Parade is Halifax's oldest area of public open space, having been laid out and reserved at the time of settlement in 1749.

Historical Comments:

With St. Paul's Church (1750) at one end, City Hall (1888) at the other, and the Cenotaph (1929) in the centre, it has long been the city's symbolic centre for public assembly.

Contextual Comments:

The Grand Parade is strategically located at the intersection of Barrington Street, the city's major north south street, and George Street, the historic "Georgian Axis", which leads from Citadel Hill and the Town Clock down to the harbour and the ferry wharf. The Grand Parade is the symbolic heart of the city.

Present Owner(s):	Halifax Regional Municipality
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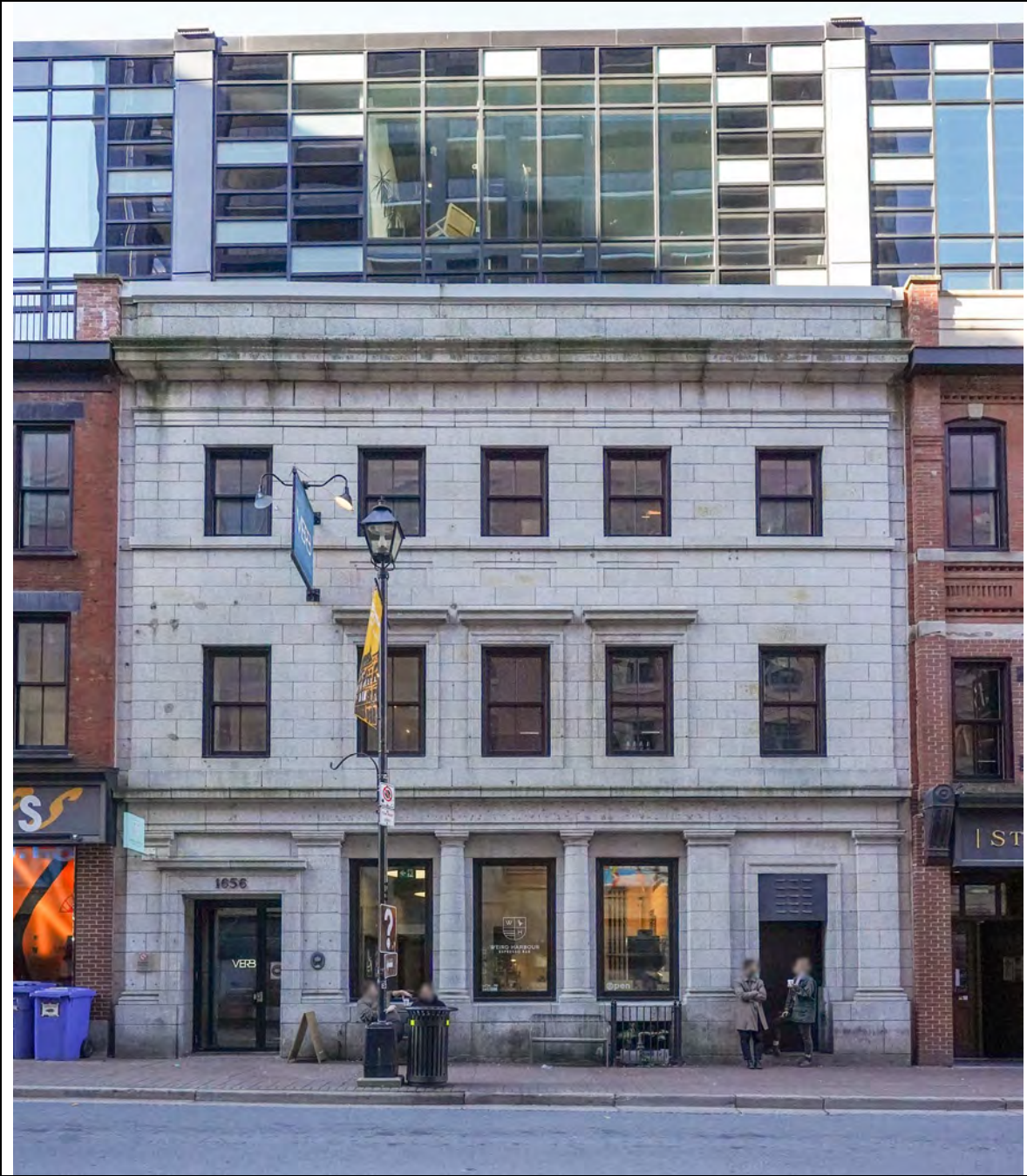
Address:	PO Box 1749, Halifax, NS, B3J 3A5
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Year Built:	1749
Factual/Estimate?	Factual

Present Use:	Public Open Space
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Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00003350	Researcher	Halifax Regional Municipality
Civic Address	1656 Barrington Street	Date	--
Building Name	Acadia Insurance Building / Sam the Record Man		
Construction Date	1919		

Architectural Comments:

Architect: Andrew Cobb
Style: Beaux Arts

It was designed by architect Andrew Cobb, who also designed the Tramway building and many other buildings in the city (see 1598 Barrington). Cobb maintained his office here from 1920 to 1938.

The building is designed in the Beaux Arts style, which emphasized interpretation of classical design principles, and used classical trim as ornament. On this building, classical principles are embodied in the symmetry of the facade, but the facade design itself is not strictly classical. The window arrangement is quite unusual, focusing the eye on ornamented triple windows in the centre of the facade, with the surrounding windows left plain.

The ground level has the greatest ornamentation, with a heavy ashlar stone base, and a combination of classical pilasters and engaged columns framing the window and door openings. The building's front facade is clad entirely in granite, a material which imparts a very solid appearance befitting the financial institutions which have occupied the building for most of its lifetime. The solidity of the exterior material also perhaps explains why the exterior of the building has remained virtually unchanged since it was built.

Historical Comments:

This building was built as the first office of the Canada Permanent Mortgage Corporation and Canada Permanent Trust Company in Nova Scotia, opening in 1920 and continuing to 1963. From 1963 to 1978 it was owned and occupied by Phoenix Insurance Company, which incorporated the famed Nova Scotian firm "Acadia Fire Insurance Company", one of the country's oldest insurance companies.

Contextual Comments:

Like its immediate neighbours, it is an important component of the streetscape on this part of Barrington, contributing strongly to the containment of the street while being low enough in height to allow penetration of afternoon sun.

Present Owner(s):	778938 Ontario Ltd.
Address:	1717 Barrington St. Suite 200, Halifax, NS, B3J 2A4

Original Owner(s):	Canadian Permanent Mortgage Corporation
Occupation:	Mortgage Corporation

Year Built:	1919
Present Use:	First Floor – Restaurant, Upper Floors - Office

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID	00076505	Researcher	Halifax Regional Municipality
Civic Address	1566 Barrington Street	Date	--
Building Name	Brander Morris Building		
Construction Date	1907		

Architectural Comments:

Architect: Harris & Horton
Style: Arts & Crafts (Rustic Gothic)

The building has several interesting and unusual features that warrant conservation. HRM heritage file material describes it as a "typical commercial building of the era, where the frame ... is expressed and the infill panels are generally window area ... this style or expression ... (being) ... no doubt, a result of economics but ... (also) ... to some degree a result of the broader architectural movement of the day sometimes referred to as the "Chicago style."

The facade is divided into two “halves”, roughly in a 4-3 proportion which reflects the underlying property configuration, and which may reflect the way that adjoining properties were brought together in the Brander Morris partnership. Each “half” is symmetrically designed within itself with a visually balanced window arrangement framed by protruding triangular pilasters, a strong cornice, and centred, triangular pediments. These features give the building a quasi-classical look. Perhaps the most unusual feature, however, is the fact that the facade is made from concrete blocks rusticated to resemble rough stone. There are also some surprising, idiosyncratic details, including beach stones incorporated as decoration in the ovolo molding of the cornice and as a facing material in the tympanum of the pediment.

Historical Comments:

This site has a long historical association with the furniture trade, going back to 1888, when Brander’s upholstery business occupied the first house in from the corner of Blowers Street, and earlier to 1863, when McEwan and Co., upholsterers and cabinetmakers occupied the second house in from the corner. By 1898, Brander’s upholstery had become Brander Morris & Co., upholsterers, and cabinetmakers, for whom this new building was constructed in 1907. After Brander and Morris ceased operation in 1927, the building was subsequently occupied by Gordon and Keith Furniture (1928), Western Furniture (1958) and Antique Furniture (1981).

The building was restored in 2001 by its present owner.

Contextual Comments:

The Chicago architectural style and concrete block construction stands out in the streetscape.

Present Owner(s):	778938 Ontario Limited	Original Owner(s):	Brander Morris & Co.
Address:	80 Ronald Avenue, Toronto, ON M6E 4M9	Occupation:	Upholsters and cabinetmakers.
Year Built:	1907		

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID	00003285	Researcher	Halifax Regional Municipality
Civic Address	1669/67 Barrington Street	Date	--
Building Name	Buckley's Building / United Book Store		
Construction Date	1897, Renovated 1919/1928		

Architectural Comments:

Architect: N/A
Style: Victorian Traditional Commercial

Architecturally, the building relates well with the adjacent Colwell and Johnson buildings and other similarly scaled buildings across the street. Its storefront has substantially retained its original character, with a deeply recessed entrance, base paneling below the display windows, and narrow signboard and fascia above. The upper storeys also appear substantially intact. The second-floor windows could be enlargements of the original window openings (compare the third storey) but are still in keeping with the original, by virtue of their vertical proportions and rhythmic placement. The third storey windows are intact, as is the prominent cornice at the roofline.

The name "Buckley's" remains affixed at the top of the building.

Historical Comments:

This building is associated with the celebrated firm of druggists, Buckley Bros., which, through family ties, goes back to the "Medical Hall" of Dr. Avery and his Maritimes-wide operation of wholesale drugs manufacturing, importing, and distributing in 1824. Buckley Bros. may be most well-renowned for their "Buckley's Cough Mixture" product. After moving into this building about 1890, the firm also opened a store across the street, at 1684 Barrington in what is now known as the "St. Paul's Building" after that new building was constructed in 1897. Both stores continued in operation on Barrington Street well into the 20th century, and the firm still has premises on Jubilee Road.



Contextual Comments:

The three-storey, turn of the century brick building with pedestrian oriented shopfront is consistent with neighbouring properties.

Present Owner(s):	Canook Limited
Address:	12 Blue Heron Road, Seabright, NS, B3Z 3C6

Original Owner(s):	Buckley Brothers
Occupation:	Medical Hall

Year Built:	1897, Renovated 1919/1928
Present Use:	First floor - Retail. Upper floors – unknown.

Photograph (front elevation)

Building Classification: Registered Heritage Building



PID	00002733	Researcher	Halifax Regional Municipality
Civic Address	1725/27 Barrington Street	Date	--
Building Name	Cabot Building		
Construction Date	1890		

Architectural Comments:

Architect: J.C. Dumaresq
Style: Victorian Traditional Commercial

The building is of red, rock-faced sandstone. Triple windows on the second storey are rectangular and joined by a continuous lintel. The central window is of bullseye glass block. Windows on the third storey are segmentally arched, with decorative keystones at their heads. The facade is topped by a cornice and sandstone parapet.

Historical Comments:

This building was constructed for William Cabot, a dry goods merchant, who occupied the premises for almost fifty years until 1937. Leeds Ladies Wear was at this location through the 1940s, and the building has since housed a series of retail ventures, with professional and business offices upstairs.

Contextual Comments:

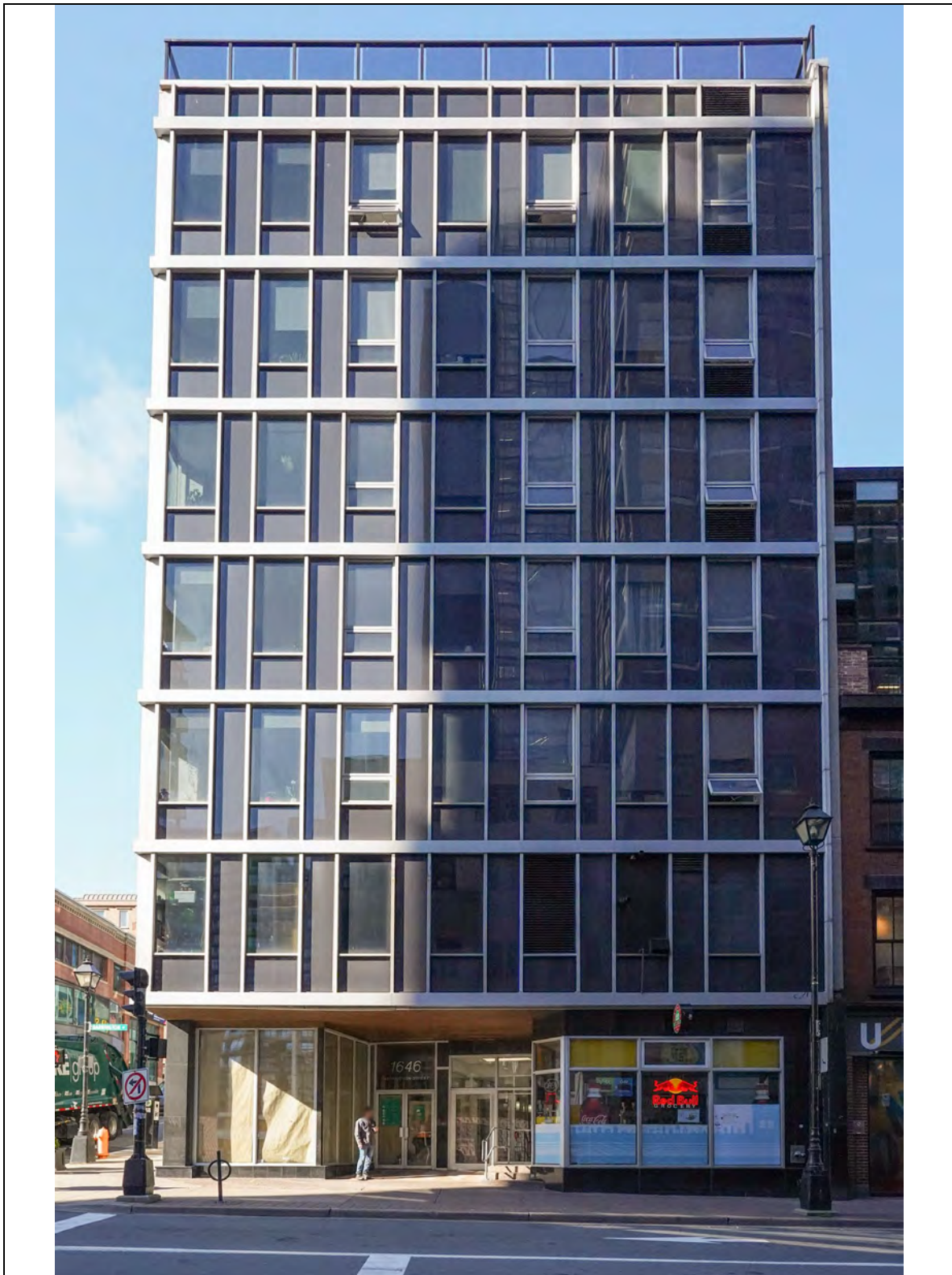
At street level, the storefront has been renovated in a contemporary, heritage paneling style. However, a faithful restoration of the original storefront (or a well-designed variation on it) would work best to bring the building back to its full heritage character and maximize its contribution to the heritage streetscape and setting of the Grand Parade.

Present Owner(s):	Aegis Development Inc.
Address:	1725 Barrington Street, Suite 300, Halifax, NS B3J 3A3

Original Owner(s):	William Cabot
Occupation:	Dry good merchant

Year Built:	1890
Factual/Estimate?	Factual
Present Use:	First floor – Commercial. Upper floors - Residential

Photographs (front and side elevations) Building Classification: Contributing Heritage Resource





PID	00003384	Researcher	Halifax Regional Municipality
Civic Address	1646/50 Barrington Street	Date	--
Building Name	Canada Permanent Trust Building		
Construction Date	1950		

Architectural Comments:

Architect: C.A. Fowler & Co.
Style: International

Historical Comments:

Built in 1950, this is one of the downtown's earliest modern office towers and a typical example of the international style in its formative years.

Its seven-storey height, lightweight, steel frame, curtain wall construction, and busy, grid exterior of aluminum and glass panels are notably out of scale and character with the late 19th century streetscape which occupies the rest of the block.

Contextual Comments:

The building makes its own unique contribution to the streetscape with its mid-century architecture, which complements the neighbouring 19th century brick and stone architecture.

Present Owner(s):	Grafton Developments Ltd.	Original Owner(s):	Unknown
Address:	1901 Gottingen Street Suite 1, Halifax, NS, B3J 0C6	Occupation:	--
Year Built:	1950		
Present Use:	First floor – Restaurant – Upper floors - Residential		

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID	00076166
Civic Address	1559-63 Barrington Street
Building Name	Carsand Mosher
Construction Date	1961

Researcher:	Halifax Regional Municipality
Date:	--

Architectural Comments:

Architect: C.D. Davison
Style: 20th Century Modern

This building is an example of mid-20th century, low-rise commercial architecture. While its horizontal design emphasis and predominantly aluminum and glass exterior contrast with the vertical design emphasis and masonry exteriors of its older neighbours, it is of similar building height, has recessed storefronts that reflect the tradition on the street, and is a typical representative of its style.

Historical Comments:

The building at 1559-63 Barrington Street represents mid-20th century architecture and was home to Carsand Mosher for nearly 30 years.

Contextual Comments:

The building at 1559-63 Barrington Street is visually connected to other mid-20th century buildings along the Barrington Street streetscape, such as 1577 and 1646 Barrington Street.

Present Owner(s):	778938 Ontario Ltd.
Address:	1717 Barrington Street, Suite 200, Halifax, NS, B3J 2A4

Year Built:	1961
Present Use:	First Floor – Commercial/retail. Upper floor - Unknown

Photograph (front elevation)

Building Classification: Registered Heritage Building



PID	40795585	Researcher	Halifax Regional Municipality
Civic Address	1580 Barrington Street	Date	--
Building Name	City Club		
Construction Date	1821 / renovated in 1891		

Architectural Comments:

Architect: J.C. Dumaresq
Style: Second Empire

Designed by architect J.C. Dumaresq, the building is comparable in style to the St. Mary's Glebe House (1508 Barrington), which he also designed in the same year.

Constructed of brick and sandstone, it has a mansard roof and two prominent projecting bays that rise to connect with large roof dormers. The entrance is set between the bays, under a sturdy porch. Windows are arched and set in the facade in pairs under sandstone hoods with prominent keystones. The facade is lavishly ornamented with fancy brickwork belt courses and elaborate stone window hoods and windowsills. Like those on the St. Mary's Glebe House, the dormers are of painted wood, which provides an interesting contrast with the darker brick surfaces of the main walls.

Historical Comments:

The City Club was acquired by the City of Halifax in the early 1990s, following the fire which heavily damaged the adjacent NFB building. In 1996, it was incorporated into the expanded Neptune Theatre, to which it is now connected, and is now enjoying new life as the home of the Neptune Theatre School.

Contextual Comments:

This building is one of the oldest buildings on downtown Barrington Street, dating back to 1821, when it was constructed as a Georgian mansion for the Honourable Simon Bradstreet Robie, who held several high offices including Solicitor General and Member of the Legislative Council. The City Club, a fashionable retreat for young men from the city's upper classes, took the mansion over in 1858. In 1888, the northern part of the Robie Estate was sold to the Church England for construction of the Church of England Institute (1588 Barrington) and, in 1891, the southern portion was sold for construction of the St. Mary's Young Men's Total Abstinence and Benevolent Society building (1572 Barrington). That same year, the facade of the old Robie/City Club mansion was transformed into the building we see today.

Present Owner(s):	Neptune Theatre Foundation	Original Owner(s):	Hon. Simon Bradstreet Robie
Address:	1593 Argyle Street, Halifax, NS, B3J 2B2	Occupation:	Solicitor General & Member of Legislative Council

Year Built:	1821. Renovated 1891
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Photographs (All Elevations)

Building Classification: Registered Heritage Property





PID	00002782	Researcher:	Halifax Regional Municipality
Civic Address:	Barrington Street & 1841 Argyle	Date:	--
Building Name:	Old City Hall		
Construction Date:	1888/90		

Architectural Comments:

Architect: Edward Elliott
Style: Victorian Classical

The architectural competition was won by Edward Elliott (who also designed 1650 and 1668 Barrington) and the builder was Rhodes, Curry and Co.

The sub-basement of the building is the original foundation of the old Dalhousie College. Built of freestone, the hall is Classical in design and decorative detail. On the front facade, it has a central clock tower and two end pavilions which accentuate the symmetrical composition. Strong belt courses define the first and second storeys, and the second storey windows are accented by semi-circular fanlights.

Small, gabled dormers on the main body of the roof, and large pedimented dormers on the end pavilions combine with the central tower to give the building a "spirited lightness" that is unusual for government buildings of the period.

Historical Comments:

City Hall stands at the north end of the Grand Parade, the symbolic center of Halifax, and has been the seat of municipal government for over one hundred years. This fitting location was only agreed to, however, after considerable controversy.

The site was formerly occupied by Dalhousie College, and negotiations for its acquisition hinged on the City providing Dalhousie with sufficient funds and land to build elsewhere. Agreement was only reached after twelve years of negotiation and after a benefactor, William Young, agreed to supplement the City's final offer out of his own pocket.

Contextual Comments:

Combined with the Grand Parade and St. Paul's Church, City Hall gives strong definition to the northern edge of the Barrington Street heritage area. It ties in with both the historic, civic function of the Grand Parade and the late 19th century architecture of the nearby older commercial blocks. It does this in much the same way that Government House relates to the Old Burying Ground at the southern end of the district, providing a strong beginning and ending to the downtown core heritage area.

Present Owner(s):	Halifax Regional Municipality
Address:	PO Box 1749, Halifax, NS, B3J 3Y8

Original Owner(s):	Dalhousie College
Occupation:	--

Year Built:	1888/90
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Factual/Estimate?	Factual
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Builder:	
Present Use:	City Hall

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00002691	Researcher	Halifax Regional Municipality
Civic Address	1709/11 Barrington Street	Date	--
Building Name	Cleverdon Building		
Construction Date	1870		

Architectural Comments:

Architect: N/A
Style: Victorian Traditional Commercial.

Architecturally, the building is thoroughly intact, and its storefront, bracketed first-storey cornice, Italianate fenestration, ornamental brickwork, and bracketed roofline cornice stand as exemplars of mid-19th century design. The brickwork ornamentation is outstanding.

Historical Comments:

Available records indicate that it was occupied by Alexander's millinery in the early 1870s, then by William Cleverdon, watchmaker until about 1903. In the 1910s and 20s it was a dry goods store, then a shoe store but, in the 1930s returned to jewelry and watchmaker use with occupancy by Tully Bros and H. Bergman.

Beginning in the 1930s, the upstairs was used as a photographic studio by the famous Nova Scotian marine photographer Wallace McAskill, a use which was continued by Mr. McAskill's widow until 1964. Following a period of occupancy by Nelson's Eye Antiques, the property came to its present owners, G & F. Roberts in the mid-1960s, returning it to use in the jewelry trade.

Contextual Comments:

This registered heritage property is one of the most intact, small scale, mid-Victorian commercial buildings on Barrington Street.

Present Owner(s):	7783938 Ontario Ltd.
Address:	81 Ronald Avenue, Toronto, ON M6E 4M9

Original Owner(s):	William Cleverdon
Occupation:	Watchmaker

Year Built:	1870's
Present Use:	First floor Commercial. Upper Floors – Unknown.

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00003277	Researcher	Halifax Regional Municipality
Civic Address	1671/73 Barrington Street	Date	--
Building Name	Colwell Building		
Construction Date	Circa 1871		

Architectural Comments:

Architect: N/A

Style: Mid-Victorian Italianate

Architecturally, the building is an excellent example of the mid-Victorian, Italianate style. Round-headed windows are placed rhythmically in the facade and joined by continuous brick moldings that give the impression of an elegant arcade.

At the roofline, the original dentiled and bracketed cornice remains intact, although it needs repair and restoration. For many years the name "Colwell Building" was affixed to the centre of this cornice,

but this has been removed for safety reasons within the past five years. At street level, the two storefronts are also substantially intact, retaining their recessed entrances, dentiled cornice and traditional narrow sign band.

Historical Comments:

This handsome stuccoed brick building was built about 1871 and has remained substantially intact into the present day.

In the 1890s, the double storefronts were occupied by Bon Marché Milliners on one side and Reynolds Gentlemen’s Furnishing on the other, while the Halifax Commercial College occupied the upper floors. Colwell Brothers luxury clothing store moved in 1901 and occupied the building until the late 1970s.

Contextual Comments:

Overall, the Colwell building is an important element of the commercial heritage of Barrington Street and, with its excellent state of architectural integrity, sets an exemplary tone for the street.

Present Owner(s):	3218200 Nova Scotia Ltd
Address:	6526 Waegwoltic Ave., Halifax, NS B3H 2B4

Year Built:	Ca. 1871
Present Use:	Restaurant first floor. Upper floors - Commercial

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00002741	Researcher	Halifax Regional Municipality
Civic Address	1729 Barrington Street	Date	--
Building Name	Crowe Building		
Construction Date	1915		

Architectural Comments:

Architect: George W. Thompson
Style: Victorian Traditional Commercial

The tall, narrow building is faced with green glazed brick and is, perhaps, the only building in the province so treated. Granite is used as an accent material on the continuous windowsills, on the string courses between the windows, the keystones at the head of the arched windows, and the string course above the third storey windows. White brick is used as an accent in the triple-diamond design at the top of the facade. The roofline cornice is made of copper. The storefront retains its look from renovations c1950.

Historical Comments:

William Crowe first established his "Raymond Sewing Machine" business at this site in 1884, later expanding into the fabric trade. In 1912, a fire destroyed his building, along with other buildings on the northern half of this block, the fire wall on the adjacent Cabot building (constructed in 1890) being credited with having prevented the fire from spreading further south.

Crowe built this new building in 1915 and continued his business here until his death in 1919. In subsequent years, the building was used by a succession of clothiers including A. Webber Millinery (1921), Paradise Millinery (1922-30), Arcade Ladies Shop (1932-1972) and Fit-Rite Clothiers (1975). The present occupant (Karavan) continues this tradition.

Contextual Comments:

Contextually, the building fits well with its neighbours on the southern half of the block, illustrating the commercial life of the street in the late 19th and early 20th centuries. It also supports the setting of the Grand Parade, contributing to the human-scaled containment of that important and historic public open space.

Present Owner(s):	3284945 Nova Scotia Ltd.
Address:	1729 Barrington Street, Halifax, NS B3J 3A3

Original Owner(s):	William Crowe
Occupation:	Sewing Machin sales and fabric trade

Year Built:	1915
Factual/Estimate?	Factual
Present Use:	Commercial first floor, Residential upper floors

Photographs (front and side elevation) Building Classification: Contributing Heritage Resource



PID	00003319	Researcher	Halifax Regional Municipality
Civic Address	1645/49 Barrington Street	Date	--
Building Name	D'Allaird Building / Vogue Optical		
Construction Date	Circa 1950		

Architectural Comments:

Architect: Luke & Luke
Style: Late Art Deco

The lower section of the present building has stylistic elements which echo those of the earlier Art Deco Zellers store directly across Sackville Street and suggest a deliberate attempt on the part of the architect to fit the renovated building in with its neighbour. Similarities include window clusters accentuated by simple pilasters and stylized "swag" ornamentation above the windows and at the third storey roofline. The use of herringbone brickwork between the storeys is a more modern decorative touch, however.

The upper section of the building is of concrete block, has different fenestration than the lower section, and appears to have been added later (estimated 1960s).

Historical Comments:

There is no readily available information in HRM files about the history of this building. It consists of two distinct parts - a three storey lower section of sandstone, and a two-storey upper section, of concrete block.

A photograph taken in 1945 shows an earlier three-storey building (D'Allaird) which stood on this site. The evolution of the present building has not been researched but the building appears to be a renovation of the D'Allaird building.

Contextual Comments:

The Art Deco design elements are visually connected to the neighbouring property at 1593 Barrington Street (former Zellers building).

Present Owner(s):	778938 Ontario Limited
Address:	81 A Ronald Avenue, Toronto, ON M6E 4M9

Year Built:	Circa 1950's
Factual/Estimate?	Estimate
Present Use:	Currently being redeveloped

Photograph (front and side elevation)

Building Classification: Registered Heritage Building



PID	00076521	Researcher	Halifax Regional Municipality
Civic Address	1558 Barrington Street	Date	--
Building Name	Farquhar Building		
Construction Date	1897		

Architectural Comments:

Architect: Harris S. Tremaine
Style: Chicago

The brick building was designed by architect Harris Tremaine, who also designed the Roy building in the same year.

Using a stylized Italianate motif, Tremaine created three tiers of arches above the Barrington Street level, with each tier accentuated by strong horizontal cornices of sandstone and corbelled brick. The arches are arranged in ascending order, with single arches on the second storey, double arches on the third storey, and triple arches on the fourth storey. This theme is carried around the corner in a smooth, wrap-around curve, and is repeated, with variations, on the Blowers Street facade. The whole composition is topped by a prominent dentil cornice.

Historical Comments:

This building was built for James and Robert Farquhar, plumbers, tinsmiths, gas fitters and sheet iron workers, who maintained a store at street level and three floors of workshops upstairs. The firm dealt in electrical supplies, repairs, stoves, and kitchen furnishings at this location until 1935. James and Robert were related to James Augustus Farquhar, a sea captain and commission merchant who operated a wharf off Lower Water Street.

Contextual Comments:

When constructed, this building made a strong architectural statement at the Barrington and Blowers Street corner, and one can imagine Tremaine envisioning that the Italianate motif might be continued into new buildings on either side. This did not happen but, across the street some thirteen years later, in 1910, the W.M. Brown building (see 1551 Barrington) would be built with a curved corner that echoed Tremaine's design.

If the Farquhar building's street level storefront were refurbished, either closely following the original, or in a sympathetic contemporary treatment that respects the original, the building could once again shine as an outstanding example of Barrington Street's Victorian commercial architectural heritage.

Present Owner(s):	3294184 Nova Scotia Limited
Address:	2162 Purcell's Cove Rd. Halifax, NS, B3P 1C7

Original Owner(s):	James and Robert Farquhar
Occupation:	Plumber, Tinsmith, gas fitters, sheet iron workers.

Year Built:	1897
Factual/Estimate?	Factual
Present Use:	First Floor - Commercial first floor, upper floors - Residential

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID	00076174	Researcher	Halifax Regional Municipality
Civic Address	1569 Barrington Street	Date	--
Building Name	Fireworks Gallery – Mary McAlpine Building		
Construction Date	1907		

Architectural Comments:

Architect: Harris & Horton
Style: Victoria Traditional Commercial

Built of brick, the building is plain and unassuming in its overall scale and style, but nevertheless contains some interesting decorative elements.

Its storefront surround has quasi-classical components, including side pilasters with stylized capitals, the suggestion of an entablature formed by a moulded wooden hood over the storefront windows, and a dentiled brickwork frieze separating the first and second storeys. The storefront has a traditional recessed entrance, wood-framed display windows and stained-glass transoms, and the door is of wood with a full, three-quarter length glass panel. The second storey has three windows with chamfered stone sills and slightly arched heads set beneath flared brick lintels; the centre window is slightly wider than the flanking windows and matches the width of the entrance immediately below. The brickwork on the second storey is laid in wide courses resembling stone. These features are all accentuated by a paint scheme which distinguishes the ornamental features from the main wall surface.

Although it is relatively humble compared with some of Barrington Street's more distinctive architectural constructions, this building is of equal interest when viewed from the point of view of the overall commercial heritage of the street.

Historical Comments:

The history of this building has not been researched. An old photo hanging in the store, and probably taken in the late 19th century, shows a three-storey building with a bell-cast mansard roof and window arrangement very similar to the present. This may or may not be the same building. Historically, it represents the small scale, owner-occupied enterprises in which downtown Barrington Street had its beginnings and of which there are now only a few remaining examples.

Contextual Comments:

In terms of its contribution to urban character, the building relates well to the human scale, presents a warm and intimate face to the street, and provides contextual support for the more elaborate buildings located nearby. Its signage is particularly attractive and effective and serves as an excellent model for the successful integration of commercial signage and historic architecture.

According to the manager of Fireworks Gallery, this site was home to Cooley's Jewelry Store in the 1890s. Fireworks has been here since 1980.

Present Owner(s):	Judith Lynn Anderson
Address:	1569 Barrington Street, Halifax, NS, B3J 1Z7

Original Owner(s):	Cooley's Jewelry Store
Occupation:	Commercial

Year Built:	1907
Present Use:	First Floor – Commercial/retail. Upper floor - Residential

Photographs (front and side elevation) Building Classification: Contributing Heritage Resource



Building No.:	00002626	Researcher:	Halifax Regional Municipality
Civic Address:	1733-43 Barrington Street	Date:	--
Building Name:	Former Eaton Store / Johnston Building Centre for Craft & Design		
Construction Date:	1928		

Architectural Comments:

Architect: S.P Dumaresq (upper floors)
Style: Beaux Arts

Stylistically, the building can be placed in the early 20th century Beaux Arts school, where classical motifs were used as decorative elements on otherwise modern buildings.

The first floor is of stone, with large display windows fronting both on Barrington Street and Prince Street (where they are stepped down the hill). The second floor features a series of round headed windows, grouped in threes, and arranged as a rhythmic arcade above the storefronts. Classical emphasis is given to the arcades using engaged columns dividing the windows one from the other, and using a simplified, dentiled cornice at the top of the second floor.

These features give the building a solid visual base, relating it well to the human scale at street level. The upper floors are designed in a more modern fashion, with rectangular windows and a somewhat harder-edged, rectilinear articulation of the facade.

Historical Comments:

Built for Eaton's in 1928, this building is significant in that it was the first location of a Central Canadian department store in Halifax and Nova Scotia and was the consecration of Barrington Street as the major shopping street in the city. At the time, it was the largest retail store in the city centre.

HRM research notes (from 1982) indicate that it is not clear how many floors the building originally had or if any were added later. The first two floors on Barrington and the first three on Granville are designed in the typical Eaton's manner used in other Canadian cities. The top floors are assumed to have been designed independently by S.P. Dumaresq, the local architect who worked on the project, as the brickwork is like his other work at this time (the Maritime Command building and the Halifax Infirmary on Queen Street).

Contextual Comments:

Contextually, the building relates well to its neighbours and to the street. The arched windows echo those on the adjacent Colwell building and the St. Paul's building directly across the street, and the second storey cornice helps to reduce the apparent scale of the building in relation to its immediate three-storey neighbours. Eaton's moved out of the building in the 1960s, relocating to a suburban shopping mall. It was occupied subsequently by Woods department store, until the late 1970s, when it was purchased by the Provincial Government for use as offices. This re-use of the building has

been beneficial in that it has involved no substantial change to the architecture, has kept people working downtown, and has given the NS Centre for Craft and Design a strong exposure on the street.

Present Owner(s):	Transportation and Infrastructure Renewal
Address:	PO Box 186, Halifax, NS, B3J 2N2

Original Owner(s):	Eaton's
Occupation:	Retailer

Year Built:	1928
Factual/Estimate?	Factual
Present Use:	Office

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID	00003335	Researcher	Halifax Regional Municipality
Civic Address	1678 Barrington Street	Date	--
Building Name	Forrester Building / Phinney's Building		
Construction Date	1820s (1916 Addition)		

Architectural Comments:

Architect: J.C. Dumaresq (1918 Addition)
Style: Georgian with Victorian and Edwardian alterations

Although the Forrester/Phinney's building has undergone change over its lifetime, it has somehow still managed to retain its original Georgian spirit. This perhaps has something to do with retention of the refined, classical window trim on the second and third storeys, and perhaps something to do with the stone exterior, which endure as a reminder of the architectural technology of the Georgian period.

Restoration of the storefront and unblocking of the fourth storey windows could go a long way towards helping the building regain its Georgian symmetry, a strong contributing element in the streetscape. It is interesting to note that the third-floor window trim is of masonry, while the second-floor window trim is of wood. The latter may date from the 1916 renovations.

Historical Comments:

This is the oldest commercial building on Barrington Street, dating back to the 1820s when it was established as the home of Thomas Forrester's dry goods business. Built of ironstone and sandstone, the building was originally a three-storey structure designed in classic Georgian style with a six-bay front, a pitched roof, and small dormers.

By 1858, it was occupied by William Fraser and Sons, manufacturers and dealers in pianos, organs, and melodeons. In the late 1800s, the pitched roof was changed to a mansard roof with five dormers overlooking the street.

In 1912, Phinney's Musical Instruments occupied the ground floor. Phinney's remained at this location until the early 1990s. In 1916, the building was known as the Bond building and underwent alterations to accommodate the "Tally Ho Restaurant". This was when the central windows in the second floor were combined into the wide window openings that we see today. Further alterations occurred when the mansard roof was replaced by a full fourth storey under a flat roof. Originally, the windows in this more contemporary addition matched the windows below, but some have more recently been blocked up and reduced to half size, square windows (although the original openings and sills remain).

Contextual Comments:

The Forrester building stands both as a testament to the historical evolution of Barrington Street as Halifax's main commercial street in the latter part of the 19th century, and as a contemporary example of successful historic building revitalization.

Present Owner(s):	Dynamic Properties Company Limited
Address:	8 Basinview Drive, Dartmouth, NS, B3B 1G4

Year Built:	1820
Present Use:	Commercial

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00444141	Researcher	Halifax Regional Municipality
Civic Address	1533 Barrington Street	Date	--
Building Name	Freemasons Hall		
Construction Date	1924		

Architectural Comments:

Architect: S.P. Dumaresq
Style: Beaux Arts

Designed by architect S. P. Dumaresq, the building is a remarkable early 20th-century interpretation of traditional classical elements combined with modern effects. Constructed of brick, with ornamentation on the front facade executed in sandstone, the building occupies the entire end of the block bounded by Barrington, Salter, and Granville Streets. The front facade has a strong classical composition. Six sandstone pilasters surmounted by a frieze and entablature divide the facade into five bays, creating a classical temple effect. The central bay is accentuated by double pilasters.

At ground level, the visual focus is a central entrance framed by massive pillars and columns which support an entablature and balustrade. The second-floor windows are tall and round headed and trimmed with plain sandstone surrounds and central keystones. The central window on the second floor is deeply recessed and more ornately trimmed, adding to the compositional effect of the central bay above the entrance. The third level has no windows but is defined by five medallions symbolizing the Masonic Order. It is interesting to note that the third floor continues above cornice height to accommodate the high ceilings in the meeting rooms while retaining proper classical proportions for the facade. The well-ordered fenestration is continued around the side of the building along with a less elaborate version of the frieze and cornice, providing visual interest on the slightly less public face.

Historical Comments:

The Freemason's Brotherhood in Halifax has roots which go back to the earliest days of the settlement, the first lodge having been established in 1750 by Governor Edward Cornwallis and others. Various lodge buildings were established over the years, including one which stood on this site from 1875 until it was demolished in 1914. The present building was constructed in 1924.



Contextual Comments:

The Freemason's Hall fits well with the adjacent Pacific (former YMCA) Building, which was built some fifteen years earlier, and echoes some of its design elements, including round-headed windows on the second floor, and a recessed bay above the entrance. The two buildings together form a solid architectural unit which gives

considerable architectural interest to the southern end of the Barrington St. commercial area.

Present Owner(s):	Annapolis Management Inc.
Address:	PO Box 1011 Halifax, NS, B3J 2X1

Original Owner(s):	Freemasons Brotherhood
Occupation:	Fraternal organization

Year Built:	1924
Factual/Estimate?	Factual
Present Use:	Unknown

Photograph (front elevation)

Building Classification: Registered Heritage Building



PID	00002717	Researcher	Halifax Regional Municipality
Civic Address	1715 Barrington Street	Date	--
Building Name	G.M. Smith Building		
Construction Date	1893		

Architectural Comments:

Architect: J.C. Dumaresq and H.H. Mott
Style: Victorian Gothic/Art Nouveau

Designed by architects J.C. Dumaresq and H.H. Mott, this building was one of the last commercial buildings on Barrington Street to be built of stone. Its unusual design has been described variously as Victorian with Art Nouveau influences and Gothic. The design is based on a vertical division of the facade into three bays, each two windows-wide, with a large window to wall area ratio. The centre bay is carried up beyond the roofline, culminating in a gabled parapet, and the verticals which divide the bays also culminate in square finials. These features do give the building a certain "Gothic" character. The second-floor windows are arched, while those on the third and fourth floors are rectangular. The central window on the second storey has the date "1893" carved on its lintel. The centre windows on the upper floors are oriel windows, and have delicate engaged columns set into their mullions.

Historical Comments:

This four-storey building was constructed for George M. Smith, a well-established dry goods merchant, whose firm occupied it for thirty-five years until 1928, after which it was put to use as a showroom for the Nova Scotia Light & Power Company. From the 1940s to the 1970s it was a clothing store. A major fire occurred in 1950, when it was occupied by Kay's Department Store. The building was renovated in 1977 by architects Fowler, Bauld & Mitchell and has since been occupied by various commercial tenants (on the ground floor) and professional offices (on the upper floors).

Contextual Comments:

The exterior stonework combines rusticated and smooth elements which give the wall surface great variety. The exterior stonework was cleaned in 2002 and this building now glows as the centrepiece of a very interesting group of buildings facing the Grand Parade.

Present Owner(s):	778938 Ontario Limited
Address:	81 Ronald Avenue, Toronto, ON M6E 4M9

Original Owner(s):	George M. Smith
Occupation:	Dry goods merchant

Year Built:	1893
Factual/Estimate?	Factual
Present Use:	First floor – Commercial (restaurant). Upper floors – Office.

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00003350	Researcher	Halifax Regional Municipality
Civic Address	1662 Barrington Street	Date	--
Building Name	Ungar's Steam Laundry / Granit Brewery		
Construction Date	1893		

Architectural Comments:

Style: Victorian Classical
Architect: J.C. Dumaresq

This is a three-storey building of eight bays. Brick pilasters define a four-window central section balanced by two-window end sections framed by end pilasters. Heavy brackets surmount the pilasters to support a substantial roof overhang. The second storey window heads and third storey windowsills are accented by continuous stone courses which add a light touch to the composition. The third storey windows are arched, with keystones, and there is a subtle, decorative brickwork frieze just below the cornice.

The present-day storefront is not original but is designed in a manner that perfectly suits the architecture of the building. Its vertical divisions match those on the upper stories; it has a traditional paneled base; and it has a well-proportioned sign band set beneath a simple, bracketed cornice.

Historical Comments:

According to research in HRM heritage files, this building was built about 1892 by Max Cohn amidst a complex series of financial arrangements and rented in that year to Ungar's Steam Laundry. Max Ungar purchased the property shortly thereafter, in 1895.

Ungar's Laundry stayed in the premises until 1940, when they merged with Cousin's Laundry and moved to West Street. Other occupants during this period included hairdressers, crockery retailers, clothiers, stationers, a lending library, and dry goods retailers. From 1945 to 1960 the store was occupied by Hudson's Ready-to-Wear.

The architect is not known, but HRM evaluation notes suggest that it may have been J.C. Dumaresq, based on the style of brickwork used on the building, particularly the serrated brickwork on the second storey.

Contextual Comments:

Like its neighbours, the building makes its own unique contribution to the streetscape and supports the overall, late 19th century ambience of the block.

Present Owner(s):	778938 Ontario Ltd.
Address:	1717 Barrington St. Suite 200, Halifax, NS, B3J 2A4

Original Owner(s):	Max Cohn
Occupation:	--

Year Built:	1893
Present Use:	Restaurant/Office

Photograph (front elevation)

Building Classification: Registered Heritage Building



PID	00003350	Researcher	Halifax Regional Municipality
Civic Address	1652 Barrington Street	Date	--
Building Name	Harrison Building		
Construction Date	1893		

Architectural Comments:

Architect: Edward Elliot
Style: Victorian Classical

Elliott was regarded as one of the best architects of his day in Halifax and was known for the clarity of his designs. In her book *Architects of Nova Scotia*, Maud Rozinski notes that Elliott "assimilated the styles of his day in a generally controlled and classical manner, departing from the Italianate

mannerisms of some of his predecessors". This is certainly the case in this building, which has simple yet assured lines and little ornamentation on the upper storeys except for a central arched window and bracketed parapet which provide a visual focus for the highly symmetrical composition.

On the ground floor, the building has undergone some alteration from the original, with storefront entrances having been removed and replaced by continuous display windows. The result is reasonably compatible with the spirit of the building, however, because it has maintained the storefront tradition of paneled base, main window, and transom, and because it fits in with the overall symmetry of the facade.

Historical Comments:

This building belongs to the era of commercial redevelopment of Barrington Street in the late 19th century and is part of a remarkable ensemble of buildings which survive from the same period.

From 1895 until his death in 1901, Elliott was in partnership with Charles Hopson, with whom he maintained an office in this building.

It was built for Harrison Brothers, painters, and decorators in 1893, and was designed by architect Edward Elliott, who also designed Halifax City Hall, the Nova Scotia Furniture Company building (just down the street at 1668 Barrington), the Point Pleasant Park gates, the Dartmouth Post Office, and the Truro Agricultural College, among many other buildings.

Harrison Brothers owned and occupied the building until 1919 or later, along with various other business and professional offices. Bond's Clothing Store operated there in the 1950s.

Contextual Comments:

In terms of its relationship with its surroundings, the building contributes positively to the streetscape as part of a trio of buildings of similar scale, proportion, and fenestration. This grouping is environmentally significant in the context of Barrington as a north-south street because it is tall enough to provide a solid, well-proportioned wall of enclosure, yet low enough in height (three storeys) to allow the afternoon sun to penetrate.

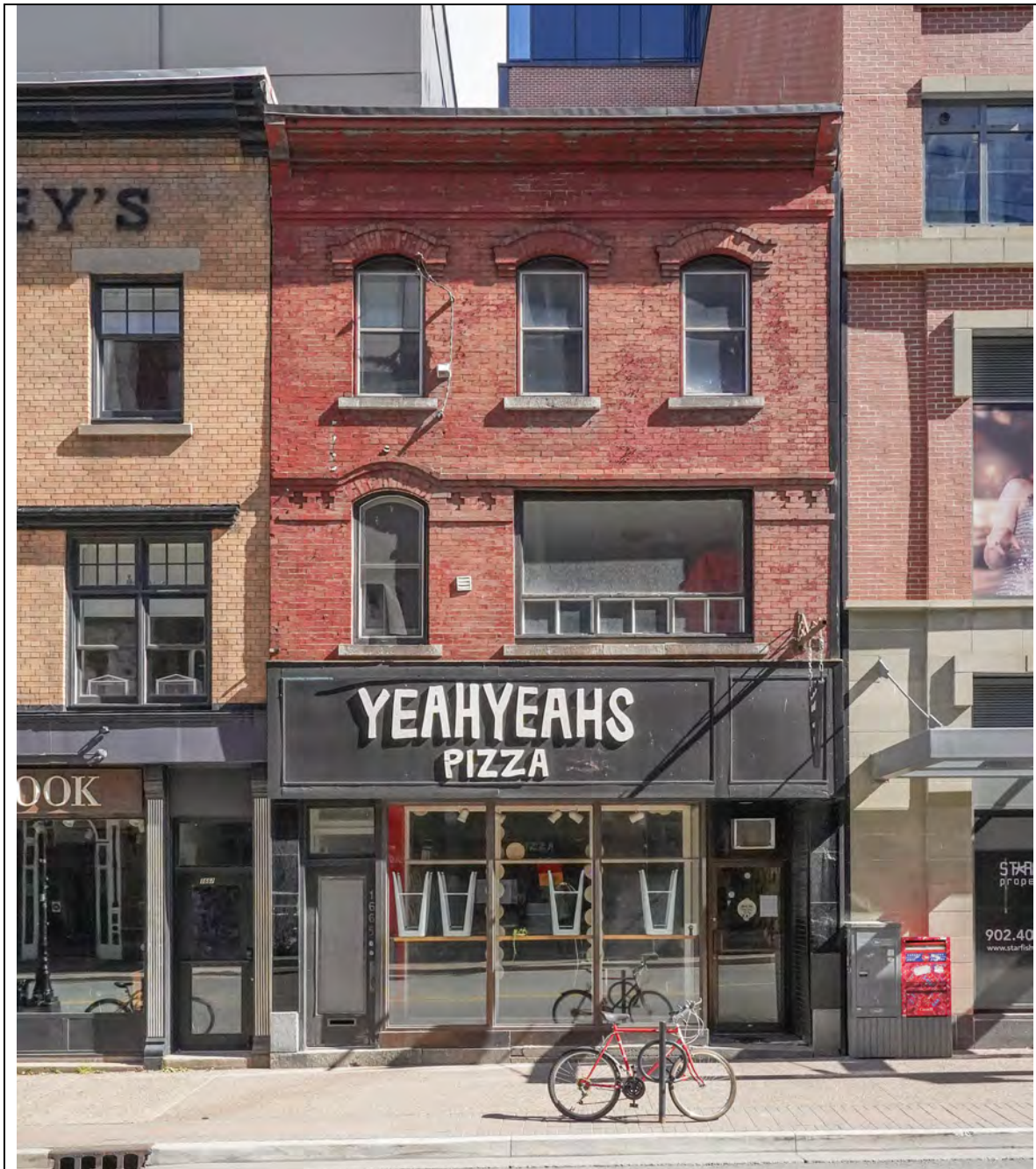
Present Owner(s):	778938 Ontario Ltd.
Address:	81 Ronald Avenue, Toronto, ON M6E 4M9

Original Owner(s):	Harrison Brothers
Occupation:	Painters and decorators

Year Built:	1893
Present Use:	First floor Retail, Upper floors - unknown

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID	00003293	Researcher	Halifax Regional Municipality
Civic Address	1663/65 Barrington Street	Date	--
Building Name	Johnson Building / Little Mysteries		
Construction Date	1890		

Architectural Comments:

Architect: N/A
Style: Victorian Traditional Commercial

As is common along the street, the upper floors give the clue to original character. On the third storey, the building is substantially intact, and retains its original roofline cornice and three, evenly spaced, arched windows. The second storey also originally had three arched windows connected by a decorative belt course joining the window heads across the width of the building. This design feature has been undone, however, by the insertion of a picture window cut into the belt course.

Historical Comments:

This three-storey brick building is known as the Johnson building because of its association with Thomas Johnson, a jeweler whose firm operated on Barrington Street for over one hundred years, from 1871 to 1980. The Johnson premises were originally located further down the street, between George and Duke Streets. They moved into this building some thirty years after its construction, in about 1920.

Streetscape drawings from the 1982 Barrington Street Revitalization Study show that the ground floor facade was originally divided into a traditional storefront, with the entrance recessed between two display windows, and a side door leading to the upstairs apartment much the same as the adjacent United Bookstore storefront. The original storefront cornice and narrow sign band was also still in place, providing continuity with the signage on the United Bookstore and Colwell's buildings. Since 1982, the storefront has been significantly re-modelled, however, with the central door relocated to the side; new and larger display windows installed; and the cornice and sign band removed and replaced with a larger sign occupying the entire wall space between the store windows and the second-floor windowsills.

Contextual Comments:

The building fits well in its mid-block setting as part of a trio of adjacent, similarly scaled, late 19th century buildings (the old Buckley's and Colwell Brothers buildings) although, of the three, it is the one which has been most altered from the original.

The heritage character of the streetscape would be enhanced if, at the very least, the storefront cornice and sign band were reconstructed, and the overall scale of the sign reduced, to restore continuity.

Present Owner(s):	778938 Ontario Ltd.
Address:	81 A Ronald Avenue, Toronto, ON M6E 4M9

Original Owner(s):	Buckley Brothers
Occupation:	Medical Hall

Year Built:	1890
Present Use:	First floor – Vacant. Upper floors – unknown.

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00002725	Researcher	Halifax Regional Municipality
Civic Address	1721 Barrington Street	Date	--
Building Name	Kaizer Building		
Construction Date	1895		

Architectural Comments:

Architect: William C. Harris
Style: Arts & Craft (Rustic Gothic)

The building is faced in a combination of rusticated grey granite, white granite, and yellow glazed bricks, resulting in a highly variegated wall surface. In style, the building emanates a certain castellated Gothic character through the incorporation of bartizan-like protuberances and a pointed parapet in the design. The name "Kaizer" is set into the upper storey, just below the parapet; however, research material on file does not explain the origin of this.

Historical Comments:

This building has a long association with the development and practice of dentistry in Halifax in the late 19th and early 20th centuries. It was built for Edmund P. Ennis, who practiced here until the 1920s, by which time the building was known as the "Maritime Dental Parlour". Ennis was succeeded by dentist Harry Tolson into the 1940s.

Contextual Comments:

Contextually, the Kaizer building relates well to its neighbours, particularly the adjacent G.M. Smith building, and contributes very positively to the historic setting of the Grand Parade. Like its neighbour to the south, however, it could benefit from surface cleaning and restoration of the storefront cornice.

Present Owner(s):	Darshan Kaur
Address:	1725 Barrington Street, Halifax, NS B3J 2A4

Original Owner(s):	Edmund P. Ennis
Occupation:	Dentist

Year Built:	1895
Factual/Estimate?	Factual
Present Use:	First floor – Commercial. Upper Floors – Residential.

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00076216	Researcher	Halifax Regional Municipality
Civic Address	1581/89 Barrington Street	Date	--
Building Name	Keith Building / Green Lantern Building		
Construction Date	1896		

Architectural Comments:

Architect: William Tuff Whiteway
Style: Chicago

Whiteway's design features a highly articulated facade comprised of a series of tall Romanesque arches reaching to the third storey, a profusion of small, flat-headed windows at the fourth storey, and a wide frieze of decorative brickwork at the roofline.

The composition is divided asymmetrically into two bays, three arches wide and one bay, five arches wide, separated by an entrance bay of slightly taller arches that reach up to the top storey. The

vertical divisions of the facade are emphasized by sandstone pilasters, and the horizontal divisions by a series of decorative, terra cotta panels at third floor level, the rhythmic repetition of arches across the width of the building at fourth floor level, and the strong horizontal line of the frieze at the roofline. The upper levels of the facade are intact and retain all of their original decorative and textural details. The street level, however, has been highly altered by storefront renovations.

If the storefronts were restored, the building would regain its full heritage value and maximize its potential to contribute to the renaissance of the street.

Historical Comments:

Commissioned by the firm of Gordon and Keith, dealers in house furniture, carpets, pianos and organs, the building was designed by architect William Tuff Whiteway, who had practiced previously in Vancouver's Gastown and in St. John's Newfoundland.

The Keith Building was extensively damaged by Hurricane Juan in 2003 and, in late 2005, the upper floors remain vacant. The building is in serious need of restoration and rehabilitation. A building Permit was issued in 2019 to renovate the interior of the building to create commercial space on the ground floor and 22 residential units on upper floors.

Contextual Comments:

The Keith building is one of several magnificent Romanesque Revival, early Chicago Style buildings built on Barrington Street in the late 1890s.

Present Owner(s):	3288068 Nova Scotia Ltd.
Address:	1646 Barrington Street, Suite 800, Halifax, NS B3J 2A3

Original Owner(s):	Gordon & Keith
Occupation:	House furnishings

Year Built:	1896
Factual/Estimate?	Factual
Present Use:	First Floor – Commercial/retail. Upper floors - Residential

Photograph (front elevation)

Building Classification: Registered Heritage Building



PID	00076471	Researcher	Halifax Regional Municipality
Civic Address	1588 Barrington Street	Date	--
Building Name	Church of England Institute / Khyber		
Construction Date	1888		

Architectural Comments:

Style: Victorian Gothic
Architect: Henry F. Busch

Built of brick, the building's most prominent feature is an ornate corner oriel window connected to a single engaged column below and a turreted spire above. Windows are designed in a variety of

arched forms and trimmed with elaborate sandstone caps with prominent keystones. The entrance is set in a slightly projecting centre bay that rises through the eaves and culminates in a steeply pitched Gothic dormer. Other dormers accent the roofline both on the front and on the south side. Horizontal articulation is provided by a solid sandstone foundation, a dentiled string course at first floor height, and a prominent, bracketed cornice at the eaves.

Historical Comments:

It was designed by architect Henry F. Busch, who also designed many other buildings in Halifax including the Halifax Academy and the Public Gardens Bandstand. Busch was known as the province's best exponent of the Second Empire style but here, on the Church of England Institute, he chose to work in a highly decorated Gothic mode, retaining only the Second Empire's trademark mansard roof.

It is owned by Halifax Regional Municipality and has recently undergone a major roof strengthening to accommodate increased snow loads resulting from the adjacent Neptune expansion, as well as a major interior re-fit to meet fire codes and building standards for public use. It is currently leased to the Khyber Arts Society, a community arts group. It also houses the office of the Heritage Trust of Nova Scotia.

Contextual Comments:

Built for the Church of England Institute in 1888, this building is one of the trio of free-standing, 19th century, institutional buildings that contribute strongly to the late Victorian architectural ambience of this part of the Historic District.

The old institute is one of the more intact historic buildings on Barrington Street, having suffered little if any alteration to its exterior.

Present Owner(s):	1588 Barrington Building Preservation Society
Address:	1593 Argyle Street Halifax, NS, B3J 2B2

Original Owner(s):	Church of England Institute
Occupation:	--

Year Built:	1888
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Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00471946	Researcher	Halifax Regional Municipality
Civic Address	1672/74 Barrington Street	Date	--
Building Name	Marble Building / Wright Building		
Construction Date	1896		

Architectural Comments:

Architect: J.C. Dumaresq
Style: Chicago Style

As described by Elizabeth Pacey in *Historic Halifax*, the building "is constructed of grey brick with red brick and terra cotta accents. The feeling of height is achieved by the acceleration of detail towards the top of the structure - the arched windows and the high rooftop parapet. The window pairs are divided by costly red marble colonnettes which account for the nickname "marble building".

Wright's architect was J.C. Dumaresq, who was responsible for many other Barrington Street buildings. For this building, Dumaresq worked in the Chicago style, no doubt as a symbol of Wright's success, but also to complement the Chicago style Nova Scotia Furnishings building which was built next door the previous year.

Historical Comments:

This building has heritage value for its architecture, its historical association, and its overall contribution to the street. It was built in 1896 for George Wright, a successful entrepreneur and developer, who made his fortune compiling and publishing catalogues and guidebooks, including "Wright's World Directory", which was distributed world-wide. Wright travelled extensively on business and to promote his personal crusade against social evils. He is of historical note in Halifax for having been lost in the sinking of the Titanic and for having bequeathed his home, which still stands at the corner of Young Avenue and Inglis Street, to the local chapter of the Canadian National Council of Women.

Contextual Comments:

Like the adjacent Nova Scotia Furnishings building and the St. Paul's building two doors away, the Wright building stands both as a testament to the historical evolution of Barrington Street as Halifax's main commercial street in the latter part of the 19th century, and as a contemporary example of successful historic building revitalization.

Its facade and original decorative features are intact. The name of its original owner is cast in stone at the top of the rooftop parapet. Its avant-garde (for its day) style has attracted avant-garde tenants such as Marconi, the inventor of wireless technology, who operated an experimental broadcasting station in the building for four years. In more recent years, it has housed architects' offices and art gallery workspace on its upper floors and café/restaurants at street level.

Present Owner(s):	778938 Ontario Ltd.	Original Owner(s):	George Wright
Address:	1717 Barrington St. Suite 200, Halifax, NS, B3J 2A4	Occupation:	Entrepreneur/Developer

Year Built:	1896
Present Use:	Commercial/Office

Photograph (front elevation)

Building Classification: Registered Heritage Building



PID	41353202	Researcher	Halifax Regional Municipality
Civic Address	1572 Barrington Street	Date	--
Building Name	NFB Building		
Construction Date	1891		

Architectural Comments:

Architect: J.C. Dumaresq
 Style: Second Empire
 The architect was J.C. Dumaresq, who also designed the City Club and the St. Mary's Glebe in the same year.

Historical Comments:

This is the facade of the St. Mary's Young Men's Total Abstinence and Benevolent Society building, one of several church related institutional buildings built on this part of Barrington Street in the late 1880s/early 1890s (i.e., the City Club and Church of England Institute buildings next door, and the St. Mary's Glebe a block away).

In 1907 (while the adjacent Brander Morris building was constructed), the Benevolent Society building became the Nickle Theatre, Halifax's first permanent movie house. It continued to be a movie theatre, changing hands several times (the Imperial Theatre, 1941 and, later, the Family Theatre) until it was occupied by the National Film Board. The building was heavily damaged by fire in the early 1990s, leaving only the shell.

A Development Agreement has been signed between the municipality and the present owner. The Development Agreements will permit a two-storey addition and convert the interior to residential units.

Contextual Comments:

The remaining structure visually and physically relates to the neighbouring local brick properties at 1588 Barrington Street and 1580 Barrington Street.

Owner(s):	Annapolis Management Inc.
Address:	PO Box 1011, Halifax, NS, B3J 2X1

Year Built:	1891
Present Use:	Multiple residential

Photograph (front elevation)

Building Classification: Registered Heritage Building



PID	00003343	Researcher	Halifax Regional Municipality
Civic Address	1668/70 Barrington Street	Date	--
Building Name	Nova Scotia Furniture Building		
Construction Date	1895		

Architectural Comments:

Style: Chicago Style
Architect: Edward Elliott

This is one of several buildings on Barrington Street that exemplify the early Chicago Style of architecture. As Elizabeth Pacey explains in *Historic Halifax*, the Chicago style embodied "revolutionary changes in ... construction technology ... (where) ...the development of steel beam construction meant that exterior walls were no longer load-bearing ... a steel frame could support a much higher structure than heavy masonry walls ... (and) ... windows could be larger ... (because) ... the ratio of glass to brick or stone was no longer critical for structural stability." The six-storey, Nova Scotia Furnishings building embodies all of these features with "a vast expanse of glass under broad Romanesque arches and a ... flurry of small arched windows and cornice brackets ... (raising) ... the architectural tempo as the eye ... (travels) ... upward".

From its beginnings in 1895, when the local press described it as the "handsomest and most imposing mercantile building in the city" to its restoration in the 1980s the building has always been a symbol of commercial enterprise on Barrington Street.

Historical Comments:

The building was designed by architect Edward Elliott, who had earlier designed Halifax City Hall (1890) and the nearby Harrison building (1893 - see 1650 Barrington). Originally from Dartmouth, Elliott trained in Boston and spent the early years of his practice there. He returned to Halifax in 1878 and became one of the most highly regarded architects in the city. In 1895, he joined in partnership with Charles Hopson, an English architect who had also worked extensively in the United States. Their partnership was a vigorous one and, during the last years of the century, they became known for introducing not only the latest American styles but also the "Yankee spirit of enterprise" into the Nova Scotian architectural scene.

Contextual Comments:

The steel frame technology is readily apparent in the first two storeys, where it is exposed and used to great effect in the tall, recessed storefront. The Nova Scotia Furnishings building exemplifies this spirit and stands today as a model of successful historic building revitalization. Its current diversified use incorporates ground floor retail (communication equipment and services), a second-floor hair salon, a restaurant (fronting on Argyle Street), third floor offices for the Downtown Halifax Business Commission and a graphic design firm, and upper floor offices for a software development company.

Present Owner(s):	778938 Ontario Ltd.
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Address:	1717 Barrington St. Suite 200, Halifax, NS, B3J 2A4
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Year Built:	1895
Present Use:	Commercial/Office

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID	00076208	Researcher	Halifax Regional Municipality
Civic Address	1577 Barrington Street	Date	--
Building Name	Old Paramount Theatre Entrance		
Construction Date	1948-49		

Architectural Comments:

Architect: Kaplan & Sprachman, Toronto
Style: Mid-20th Century

Historical Comments:

Part of the heritage value of the Old Paramount Theatre Entrance lies in the fact that it is the one remaining movie theatre space still in existence in the downtown. Others such as the Capitol, have long since been demolished.

The main body of the old theatre occupied the south-eastern half of this block, abutting Granville and Sackville Streets and was converted into retail space for Mountain Equipment Co-op in 1999. The theatre entrance opened onto Barrington Street through this narrow frontage between Sievert's Cigar Store and the Green Lantern Building. The old theatre entrance has been occupied by several different businesses over the years. Previously Random Play CD store. In 2005 the upper floors were converted for use by the Nova Scotia Community College. It is now occupied by daVinci College.

A permit was issued in 2000 to renovate the façade of the building resulting in the parapet over the sidewalk being removed as well as the façade being covered with a horizontal metal corrugated siding covering up the window and any architectural/historical characteristics.

Contextual Comments:

The exterior metal cladding of the building provides contrast with the immediate neighbouring brick and wood buildings but complements in terms of scale and massing.

Present Owner(s):	Racla Property Development Ltd.
Address:	c/o Page Property Management, 7071 Bayer's Rd, Suite 4007, Halifax, NS, B3L 2C2

Original Owner(s):	Unknown
Occupation:	Theatre

Year Built:	1948-49
Present Use:	Private college

Photographs (front and side elevation) Building Classification: Contributing Heritage Resource



PID	40281529	Researcher	Halifax Regional Municipality
Civic Address	1701 Barrington Street	Date	--
Building Name	Old Photographic Studio		
Construction Date	1860s		

Architectural Comments:

Architect: Unknown
Style: Victorian Traditional Commercial

Architecturally, the building speaks both of its mid-Victorian origins and of its adaptation to changing commercial uses. The upper floors retain their original arched windows and stone sills, and the exterior is finished in pink stucco. The ground floor, however, is highly altered, with a combination of split block cladding in mixed colours, horizontally proportioned windows, out-of-character signage, and an exposed, bare metal exhaust vent running up the Prince Street side of the building. A traditional roofline cornice has been replaced in modern times by bare aluminum flashing. These alterations do not enhance the look of the building and they diminish the quality of the streetscape on this most significant corner, opposite St. Paul's Church.

Historical Comments:

For many years after it was built, this elegantly proportioned building located at the corner of Barrington and Prince Streets was home to a series of retail stores on its ground floor and a series of photographers' studios on upper floors. Stores included a milliner (1860s), Evans Dry Goods (1870s), Stimpson's Grocery (1880s), Drake's Grocery (1890s), Jacques Clothiers (1900s), Stephens Clothiers (1910s), Condon's Men's Wear (1910s - 1950s), and Neima's Jewellery (1950s - 1970s).

Photographers included Milliman & Ray (1880s), D. Ferguson (1880s), Beaumont Moss (1890s), C.H. Climo (1900s), L.G. Cox (to 1930s), and J.D. Gallant (to 1947). Some of these, particularly Moss and Climo, were well known for their portraits, examples of which are preserved at P.A.N.S. In more recent decades, the ground floor has been occupied by fast-food restaurants and the upper floor by personal service uses and apartments. One vestige of the original storefront still exists in the form of an engaged column at the corner of the building.

Contextual Comments:

References for restoration (showing what the building once looked like) include streetscape drawings from the 1982 Barrington Street Revitalization Study, a late 19th century photograph published in Trams & Tracks, a history of the Halifax streetcar system by Russ Lownds, 1990, and photo collections at the NS Museum and NS Archives.

Present Owner(s):	2091451 Nova Scotia Ltd.
Address:	42 Edward Laurie Dr., Halifax, NS, B3M 2C7
Year Built:	1860's
Factual/Estimate?	Estimate
Present Use:	First floor – Commercial (restaurant). Upper floors – Residential.

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00076117	Researcher	Halifax Regional Municipality
Civic Address	1537 Barrington Street	Date	--
Building Name	Pacific Building / Former YMCA		
Construction Date	1911		

Architectural Comments:

Architect: Johnson & Rosencrans (NY) – Harris & Horton (Local)
Style: Neo-Classic

Although the building exterior has been significantly altered on the ground floor, the essence of the original architectural design can still be seen by looking up to the second, third and fourth storeys. One of the interesting features of the building is that its main facade is finished in white glazed terra cotta. The facade is divided into three, vertically proportioned bays, with the centre bay recessed behind a low balustrade at first floor level. Corners are strongly articulated by coursed terra cotta quoins.

The second storey windows are round headed, and the vertical arrangement of windows in each bay is subtly framed and emphasized by surface panelling. Originally, there was a prominent storefront cornice spanning the width of the building at the first-floor level above tall display windows, the main entrance was recessed and framed by paired classical columns (which may still exist under the

vener of modern alterations), and there was a prominent dentiled cornice at the roof line. The old YMCA is an important link with the mixed institutional/commercial history of this part of Barrington Street, and is an excellent expression of the architectural styles that were in vogue for institutional buildings in the early 20th century

Historical Comments:

Constructed in 1911 for the YMCA, this brick building was designed by architects Jackson & Rosencrans of New York, who also designed YMCAs in Ottawa, Winnipeg and Montreal. Over the past years the building has deteriorated substantially. In 2016 a parapet was added to the second floor to stop pieces of the deteriorating façade from falling on passersby.



Contextual Comments:

The old YMCA is an important link with the mixed institutional/commercial history of this part of Barrington Street, and is an excellent expression of the architectural styles that were in vogue for institutional buildings in the early 20th century. Restoration of the original entrance, display windows and storefront cornice would considerably enhance the appearance of the building and the visual amenity of the street and could be the keystone for completion of the visual upgrading of the immediate neighbourhood.

Present Owner(s):	YGE Investments Inc.
Address:	50 Bedford Hwy., Suite 300, Halifax, NS, B3M 1J0

Original Owner(s):	YMCA
Occupation:	Gym

Year Built:	1911
Present Use:	First Floor – Commercial/retail. Upper floor - Unknown

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00076190	Researcher	Halifax Regional Municipality
Civic Address	1573 Barrington Street	Date	--
Building Name	Sievert's Cigar Store		
Construction Date	Before 1907		

Architectural Comments:

Architect: N/A

Style: Victorian Traditional Commercial

The store is a period piece inside and out. On the interior it retains its original pressed tin ceilings, wooden tongue and groove wall paneling, and period counters and display cases. The exterior is also substantially intact, although it has likely undergone some simplification and reduction of detailing in its lifetime. In traditional Maritime Vernacular fashion, the building has wood shingle cladding and wide, wooden corner boards. Windows are plainly trimmed. The upper facade is finished with a bracketed cornice and large, carved consoles, framing what appears to be either a wide sign band or the remains of a more elaborate cornice, now covered in asphalt shingles.

The storefront, however, is intact. Framed in wood, it has a recessed entrance for the store and a separate entrance for the upstairs apartments. The store windows are set over paneled baseboards, and are divided in, traditional fashion, into large display windows and upper transoms. The doors are of wood and have transom windows above. The storefront composition is framed by wide wooden pilasters, a simple, molded cornice, and large wooden brackets. There is also a pull-out awning, one of the few traditional awnings remaining on the street.

Overall, Sievert's is a remarkable vestige of an earlier time, and its existence in the heart of the city, only a block or two from multi-million-dollar office towers on the same street, is something that gives Barrington Street a unique flavour.

Historical Comments:

This building is home to the longest running business on old Barrington Street and is further distinguished by the fact that it is the only remaining wooden building facade on the street. L.E Sievert moved into the building as a tenant in 1907. His son bought the premises in the 1950s and the store is now operated by Craig Sievert, the grandson of the original owner. The prior history of the building has not been researched but, from its appearance, it seems likely that the building was constructed in the early part of the 19th century.



Contextual Comments:

The three-storey wood building is visually and physically related to the neighbouring properties which are also of a similar height and design.

Present Owner(s):	328945 Nova Scotia Limited
Address:	1729 Barrington Street, Halifax, NS B3J 2A4

Original Owner(s):	Unknown
Occupation:	

Year Built:	1948-49
Present Use:	First Floor – Commercial/retail. Upper floors - Residential

Photographs (front and side elevation)

Building Classification: Registered Heritage Building



PID	00076703	Researcher	Halifax Regional Municipality
Civic Address	1508 Barrington Street	Date	--
Building Name	St. Mary's Glebe		
Construction Date	1891		

Architectural Comments:

Architect: J.C. Dumaresq
Style: Second Empire

Constructed of brick, the building has numerous projecting bays, a mansard roof, and varied gabled and tower dormers of cream-painted wood. The facades are accented with sandstone string courses which define the stories and articulate the window heads and sills. Ornamental brickwork on the second storey and at the eaves further enlivens the facade. Corner buttresses, a broad pointed arch portico at the Barrington Street entrance and pointed arch windows in the dormers reinforce the Gothic mood of the building.

The perimeter of the property at the street corner is defined by a granite knee wall capped by ornamental ironwork. On the Barrington Street side, the perimeter wall flows into the Glebe's main entrance steps in a graceful curve, drawing the eye into the centre of the main facade.

Historical Comments:

A substantial part of the block bounded by Barrington Street, Spring Garden Road, Grafton Street and Blowers Street has been the heart of the Roman Catholic Archdiocese of Halifax for over two hundred years. It was on the northern section of the block, just below Blowers, that the first Catholic church, a small wooden structure (St. Peter's), was built in 1794.

St. Mary's Basilica (originally known as St. Peter's) was begun in 1820 under Bishop Edmund Burke, lengthened in the 1860s, and finished with an ornate granite facade and a soaring steeple in 1874 under Archbishop Thomas Connolly.

The Glebe was built in 1891 on the site of an earlier dwelling owned by Lawrence O'Connor, the first Roman Catholic lawyer to be admitted to the Nova Scotia Bar. The Glebe is believed to have been designed by J.C. Dumaresq, a noted late-nineteenth century architect, who designed many other buildings nearby on Barrington Street and throughout the downtown.

Contextual Comments:

The Glebe contributes strongly to the historic ambience of the Old Burying Ground precinct, and its ongoing use for its original purpose adds to the historical continuity of the area.

The Glebe also provides a strong historical and architectural link with several other late Victorian institutional buildings which still stand just to the north on Barrington Street - the St. Mary's Young Men's Total Abstinence and Benevolent Society building (the former NFB, now standing as a shell only), the former City Club (now Neptune Theatre School), both designed by Dumaresq, and the former Church of England Institute (now Khyber Arts Society), which are brick structures built in the 1888-1891 period.

Present Owner(s):	Roman Catholic Episcopal Corp of Halifax, St Mary's Basilica
Address:	1559 Brunswick Street, Suite 101, Halifax, NS B3J 2G1

Original Owner(s):	Roman Catholic Archdiocese of Halifax
Occupation:	--

Year Built:	1891
Factual/Estimate?	Factual
Present Use:	Institutional

Photographs (All elevations)

Building Classification: Registered Heritage Property





PID	00002790	Researcher	Halifax Regional Municipality
Civic Address	1749 Barrington Street	Date	--
Building Name	St. Paul's Church		
Construction Date	1750		

Architectural Comments:

Architect: Unknown after James Gibbs
Style: Georgian

In *Thy Dwellings Fair* (by Allan Duffus, Elizabeth Pacey, Ed MacFarlane, and George Rogers), it is noted that the “exterior detailing of St. Paul’s is in the classical tradition, inspired by the work of the celebrated British architect, Sir Christopher Wren, and his protégée, James Gibbs. The Palladian window, pilasters, pediments, and intricate three-tiered steeple all exemplify British classicism. However, the floor plan of the church, the simple rectangular auditorium with galleries on three sides of the interior, represents, distinctly, the style of the New England meeting house. The north end of the church was extended by an additional window bay in 1812, and the belfry rebuilt. It was again enlarged in 1858 with the addition of side wings. The chancel at the south end was added in 1872”.

Historical Comments:

As described by Elizabeth Pacey in *Historic Halifax*, St. Paul’s Church is “a landmark of both the city’s and the nation’s architectural heritage. Constructed in ... 1750 ... it was the first public building in the newly- founded garrison town of Halifax ... and is recognized as the oldest Protestant church in Canada ... the structure is a masterly combination of early building techniques of the New World and refined classical design of the Old Country. St. Paul’s was modelled on James Gibbs’ drawings of Marylebone Chapel in London ... and ... is the very essence of ... Gibbs’ style - the pure classical symmetry of the main structure and the contrasting decorative flourish of a three-tiered baroque steeple”.

Contextual Comments:

In the context of Barrington Street, St. Paul’s harkens back to the very earliest period of development of the city in the 1750s when the street was newly surveyed and but a trail leading south to the cemetery (the Old Burying Ground) and out to Point Pleasant.

The church also provides a visual clue to the character of the street in the late 18th and early 19th centuries, when it was a fashionable residential address with a mixture of wood frame houses, garden lots and mansions mostly built in the same neo-classical tradition as St. Paul’s.

In the latter part of the 19th century, most wooden houses on the street were replaced by brick and stone structures, both because of fire prevention by-laws prohibiting wooden construction, and the quickening pressure for commercial redevelopment.

With further change and modern development in the 20th century, the church now stands almost as the sole reminder of the wooden architecture that typified Barrington Street in earlier times.

Present Owner(s):	Rector Wardens Vestry of the Parish of St. Paul’s
Address:	1749 Argyle Street, Halifax, NS, B3J 3K4

Year Built:	1750
Present Use:	Church

Photograph (front and side elevation)

Building Classification: Registered Heritage Property



PID	00003327	Researcher	Halifax Regional Municipality
Civic Address	1684 Barrington Street	Date	--
Building Name	St. Paul's Building		
Construction Date	1897		

Architectural Comments:

Architect: J.C. Dumaresq
Style: Chicago School

Architecturally, it stands as a completion of the late 19th century streetscape of which it is a part, and as a fine example of the Chicago Style influence that prevailed at the time of its construction.

Situated at the corner of Barrington and Prince Streets, the building overlooks St. Paul's Church and the Grand Parade and is, hence, at one of the most prominent and publicly visible locations in the city. This fact was undoubtedly in architect Dumaresq's mind when he designed the building and chose to work in the "wrap around corner" mode. He may also have been influenced by the similar design of the Farquhar building which was under construction at the corner of Barrington and Blowers Street in the same year.

Like the Farquhar building, the St. Paul's building is designed as a series of layered arcades set on top of a sturdy ground floor section built into the hillside. The four storeys above the first are subtly differentiated using segmental arched windows on the second and fourth storeys and semi-circular arched windows on the third and fifth storeys. As on many other arcaded buildings in the district, the top-most windows are smaller and narrower, creating a kind of architectural quickening at the top storey.

Historical Comments:

Like the so-called Marble building just down the street (1672 Barrington), this building was built for Halifax entrepreneur George Wright and designed by architect, J.C. Dumaresq. The builder was Samuel Marshall. In its day it has been home to Buckley's Drug Store (from 1897 to 1935, see also 1667 Barrington), the Belgian, Argentinian, Italian, and Chilean Consulates, the Continental Bank, Lloyd's Bank, and a variety of professional offices.

Contextual Comments:

The storeys are firmly defined by corbelled cornices which both accentuate the height of the building and relate it to human scale.

Perhaps the most outstanding feature of the building is its varied use of yellow and red brickwork and terra cotta to accentuate the cornices, string courses and window heads. These materials give the building a unique appearance and warm texture that, in many respects, sets the tone for the lively streetscape of which the building is a part.

Although it has undergone some change from the original (e.g., the removal of a mansard roof and a corner tower), the building is substantially intact and stands today as an excellent representative of Barrington Street's commercial heyday.

Present Owner(s):	St. Paul's Building Ltd.
Address:	3 Spectacle Lake Drive, Suite 290, Dartmouth, NS, B3B 1W8

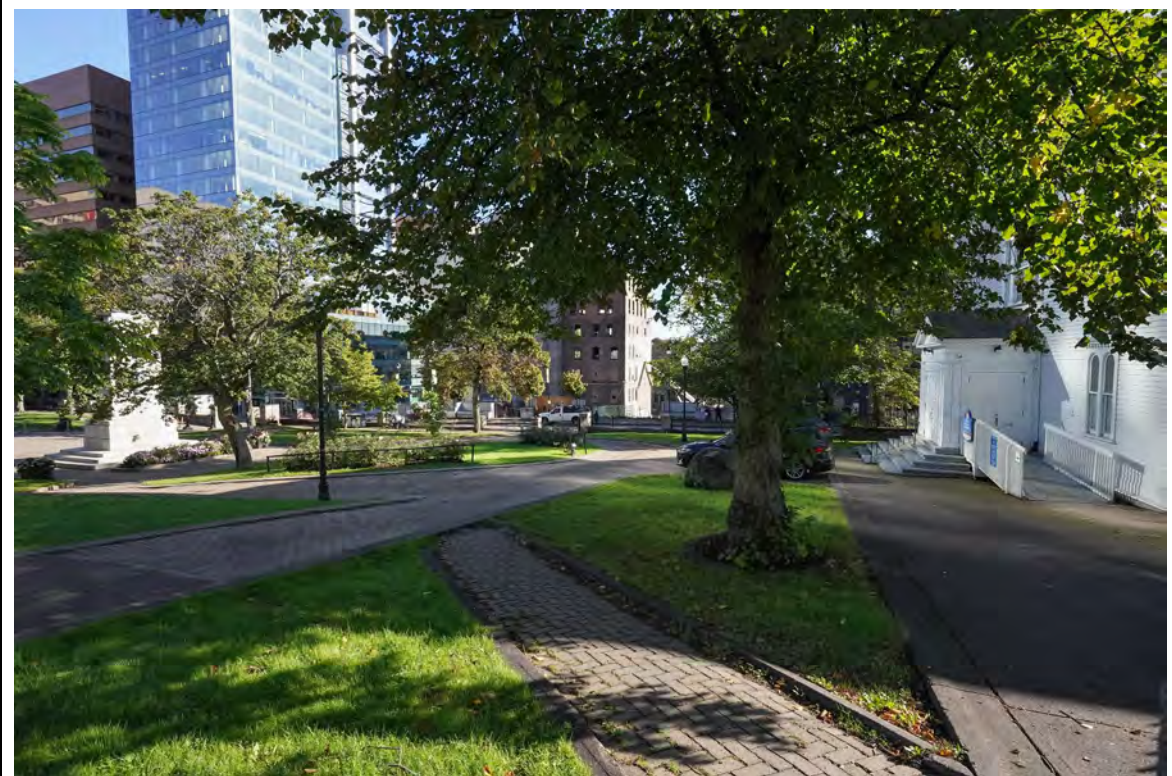
Original Owner(s):	George Wright
Occupation:	Entrepreneur/Developer

Year Built:	1897
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Builder:	Samuel Marshall
Present Use:	Office

Photographs

Building Classification: Registered Heritage Property





PID	00002790	Researcher:	Halifax Regional Municipality
Civic Address	Barrington Street	Date:	--
Building Name	St. Paul's Hill		
Construction Date	--		

Architectural Comments:

The Grand Parade is Halifax's oldest area of public open space, having been laid out and reserved at the time of settlement in 1749.

Historical Comments:

St. Paul's Hill refers to a street that once ran between Barrington and Argyle in front of St. Paul's Church. This street was closed in the early 1980s and incorporated into the Grand Parade when the landscaping at the Grand Parade was re-worked. The hill remains identified as a separate piece of property in the HRM mapping system.

Contextual Comments:

The Grand Parade is strategically located at the intersection of Barrington Street, the city's major north south street, and George Street, the historic "Georgian Axis", which leads from Citadel Hill and the Town Clock, down to the harbour and the ferry wharf. The Grand Parade is the symbolic heart of the city.

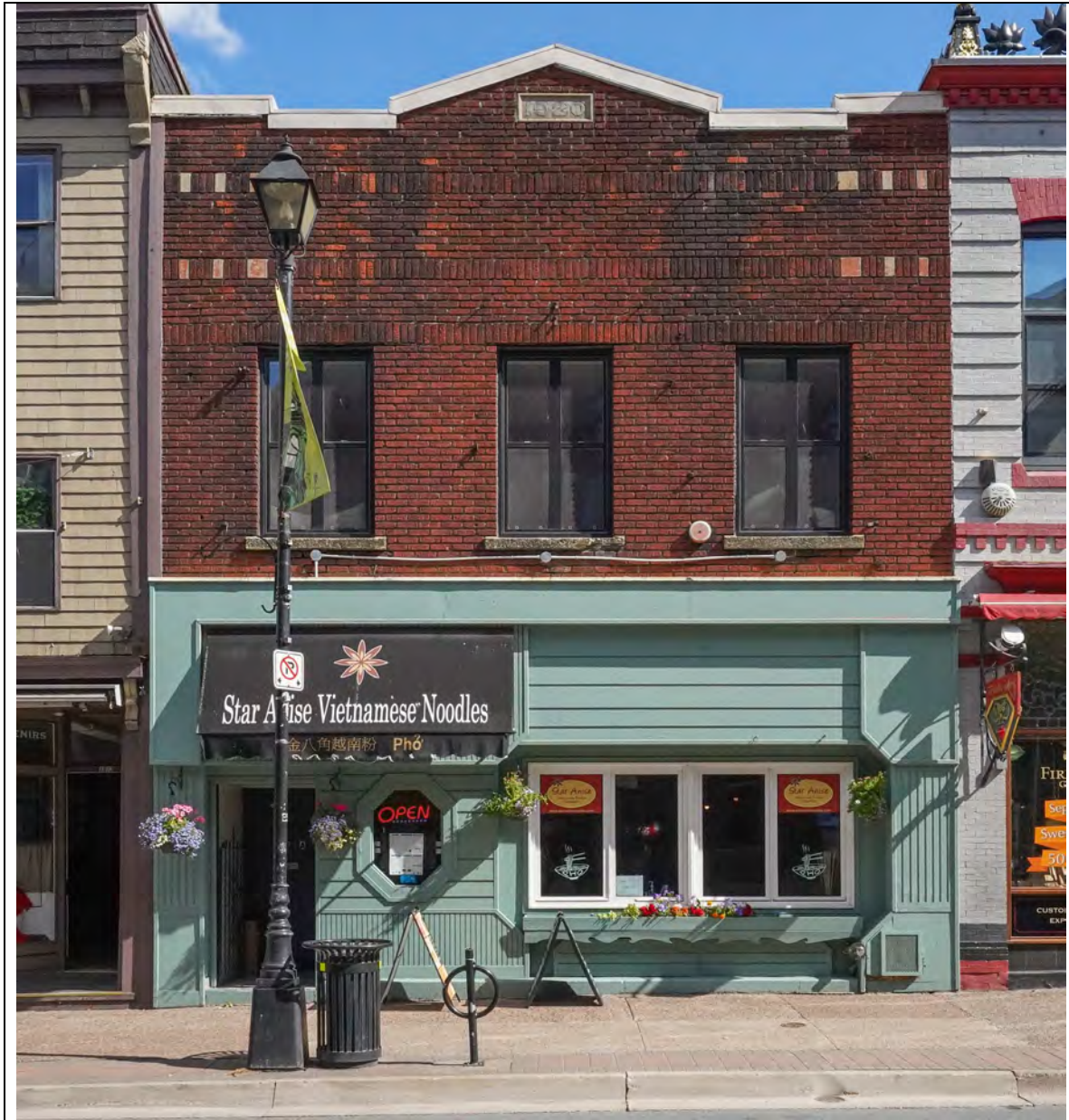
Present Owner(s):	Halifax Regional Municipality
Address:	PO Box 1749, Halifax, NS, B3J 3A5

Original Owner(s):	Town of Halifax
Occupation:	Street Right-Of-Way

Present Use:	Public Open Space
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Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID	00076182	Researcher	Halifax Regional Municipality
Civic Address	1571 Barrington Street	Date	--
Building Name	Star Anise Restaurant		
Construction Date	1920		

Architectural Comments:

Architect: Unknown
Style: Victorian Traditional Commercial

Its upper storey is relatively intact, with three, evenly spaced windows and a simple, gabled parapet at the centre of the facade. The brickwork is plain, but there are three soldier courses and some corbelling above the windows which add texture to the wall surface. The coping at the top of the wall is deteriorated but could easily be re-instated. Streetscape drawings from the 1982 Barrington Street Revitalization Study indicate that, when the building was occupied by the Canadiana Restaurant, it had a traditional storefront with a recessed commercial entrance and a separate entrance to the upstairs. Modern renovations have combined the two entrances into one and obscured the original storefront.

The opportunity exists to restore the recessed storefront along the original lines and to clean the second storey brickwork to reveal its decorative value more fully. If this were done, the building would considerably enhance the heritage character of this part of the street.

Historical Comments:

The date inscription stone at the middle of the parapet style roof indicates that the building was constructed in 1920.



Contextual Comments:

This brick building fits in with its older neighbours, Fireworks Gallery to the south and Sievert's Cigar Store to the north.

Present Owner(s):	Stavros Giannoulis
Address:	150 Solutions Dr. , Halifax, NS, B3S 0E5

Year Built:	1920
Present Use:	First Floor – Commercial/retail. Upper floors - Residential

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID	00002683	Researcher	Halifax Regional Municipality
Civic Address	1705 Barrington Street	Date	--
Building Name	The Flower Shop		
Construction Date	Mid-19 th Century / Modernized in 1950s		

Architectural Comments:

Architect: N/A

Style: 1950's Modern

Although modernized and altered from the original, the present-day building has a certain 1950s design integrity which makes it fit well with its neighbours and its surroundings in a quiet and supportive way. The storefront design remains rooted in tradition, with a recessed entrance, separate door to the upstairs, and a stylized, simplified cornice aligned with that on the adjacent Roberts Jewelers building. The second-floor windows, although very much a 1950s creation, retain traditional vertical proportions within the overall horizontally proportioned window opening, and are centered in the facade. The flat roofline, although not original, and of somewhat lower height than its neighbours, does fit within the overall rhythm of roof heights and building proportions on the block.

Historical Comments:

The origins of this building have not been researched, but it is most probably contemporaneous with or older than the 1870s buildings on either side. The building is shown on a late 19th century photograph with a traditional storefront, vertically proportioned upstairs windows, a pitched roof, and small dormers facing Barrington (see HRM file material for 1709 Barrington).

A set of streetscape drawings and property histories for this block was published in The Society for the Study of Architecture in Canada Bulletin in 1980. In that article, the building is described as having been a boarding house, toy store and milliners in 1875; a dressmaker in 1879; J. Roy & Co Sewing Machines in 1880; and a "double house" and clothing store from 1893-1910. The article also refers to an 1853 daguerreotype which shows the building with its two dormers existing at that time. The building was modernized in the 1950s into its present form, with the pitched roof removed, the upstairs windows opened into a bank of mullioned windows, and the storefront modified in 1950s fashion.



Contextual Comments:

Although a modern interpretation, the building provides a continuous pedestrian-oriented streetscape with recessed entrance and main street windows.

Present Owner(s):	Crafts International Ltd.
Address:	1705 Barrington Street, Halifax, NS B3J 2A4

Year Built:	Mic 19 th century-Renovated 1950's
Factual/Estimate?	Estimate
Present Use:	Commercial first floor (restaurant), Office upper floors

Photograph (front and side elevations) Building Classification: Contributing Heritage Resource



PID	00076455	Researcher	Halifax Regional Municipality
Civic Address	1598 Barrington Street	Date	--
Building Name	Tramway Building		
Construction Date	1916		

Architectural Comments:

Architect: Andrew R. Cobb
Style: Early 20th century Neo- Gothic

The Tramway building itself is notable as Halifax's only example of the Modern Neo-Gothic style and as the first building on Barrington Street to use concrete extensively in its construction. Octagonal pillars articulate the facades and culminate in a series of pointed turrets that punctuate the roofline and give the building its castellated, neo-Gothic look. The smooth, concrete finish of the pillars accentuates the simplicity of the forms and creates a definite "modern" look that was perhaps, in 1916, ahead of its time.

Historical Comments:

This building is notable both for its historical associations and its architecture. It was built in 1916 for the Halifax Electric Tramway Company which had operated the Halifax electric tram system (the Halifax Street Railway or the "Birneys") since 1895. In 1916/1917, the company was reorganized under the title of the Nova Scotia Tramways and Power Company, and the move into this building probably coincided with that reorganization. The company continued in operation until 1949, when the rail-based trams were replaced by more modern electric trolleys.

The building had, and still has, two storefronts, one of which was the home of Tip Top Tailors from 1921 -1941 (see 1592 Barrington) and the other of which housed Chas. Brown Furriers from 1942-1983. Its architect was Andrew Cobb, one of the city's most well-known early 20th century architects. Originally from New York, Cobb studied at Acadia University, M.I.T., and the Ecole des Beaux Arts, in Paris.

He set up practice in Halifax about 1909, at first in partnership with S.P. Dumaresq, but later his own. Cobb designed many buildings in Halifax, including the Acadia Insurance building (1656 Barrington), the old Casino Theatre (now demolished), many buildings at Dalhousie University, and many houses designed in the English Arts and Crafts style. He also collaborated on the highly regarded Bank of Nova Scotia building and the Provincial building, which both face Province House. Cobb maintained his office in the Tramway building for the first year after its construction and from 1938 until his accidental death in 1943.

A building permit was issued in 2020 to renovate the interior of the building for residential units. The permit also allows for the additional floors over the existing 5 floors.

Contextual Comments:

HRM evaluation notes suggest that the building relates well to the Gothic character of the nearby Church of England Institute (Khyber) and provides a visual anchor to the block in a scale compatible to many buildings in the immediate surrounding.

Present Owner(s):	3337151 Nova Scotia Ltd.	Original Owner(s):	Nova Scotia Tramways and Power Company
Address:	PO Box 1011, Halifax, NS B3J 2X1	Occupation:	Office
Year Built:	1916		
Present Use:	Under redevelopment		



Photograph (front and side elevation)

Building Classification: Registered Heritage Property



PID	00076125	Researcher	Halifax Regional Municipality
Civic Address	1549 Barrington Street	Date	--
Building Name	W.M. Brown – Gabriel / Hudsons / Renaissance		
Construction Date	1910/11		

Architectural Comments:

Architect: R.A. Johnson
Style: Edwardian Commercial

The three-storey brick building fits well on its corner location and was deliberately designed with a rounded corner to reflect the architecture of the Farquhar Building which stood (and still stands) diagonally opposite on the corner of Barrington and Blowers Streets (see 1558 Barrington). The building is architecturally intact on its upper storeys, which feature a rhythmic arrangement of

windows, stone windowsills, brick quoins, and a corbelled frieze and bracketed cornice. The street level storefronts have been altered from the original over the course of their history but, following renovations made in 1997, now have an interesting contemporary “heritage” look that is reasonably complementary to the architectural style of the building.

Historical Comments:

This building, now under single ownership, was originally two separate properties. The section next to the old YMCA was built for John Taylor MacDonald, a druggist; the corner section was built for W.M Brown, an old established manufacturer of confectionery. MacDonald ran his store until 1913, when it was taken over by McGillivray’s Pharmacy. Fry’s Drug Store moved in 1925, followed by Basil Winters Men’s Wear in 1940. Clyde Eisnor’s Men’s Wear took over in 1952. Clyde Eisnor was also president of the Capitol Theatre, which stood on the next block to the south, on the site of the present MTT office tower. Brown occupied the corner building until 1919, followed by other confectioners until 1930, when it was taken over by John Gabriel & Sons, watchmakers & jewelers. Both buildings were designed by architect R.A. Johnson, who was active in Halifax from 1902 -1949.



Contextual Comments:

The three-storey brick building fits well on its corner location and was deliberately designed with a rounded corner to reflect the architecture of the Farquhar Building which stood (and still stands) diagonally opposite on the corner of Barrington and Blowers Streets (see 1558 Barrington).

Present Owner(s):	778938 Ontario Ltd.
Address:	81 Ronald Avenue, Toronto, ON M6E 4M9

Original Owner(s):	John Taylor MacDonald/W.M. Brown
Occupation:	Druggist/Manufacturer of confectionery.

Year Built:	1910/11
Present Use:	First Floor – Commercial/retail. Upper floor - Residential

Photographs (front and side elevation) Building Classification: Contributing Heritage Resource



PID	00076224	Researcher	Halifax Regional Municipality
Civic Address	1593/95 Barrington Street	Date	--
Building Name	Zellers Building / Discovery Centre		
Construction Date	Opened 1939		

Architectural Comments:

Architect: Gratton D. Thompson
Style: Art Deco

The former Zellers building is the best example of the Art Deco style in HRM. Three storeys high and constructed of sandstone, the building occupies the western end of the block bounded by Barrington, Sackville, and Granville Streets. Its Barrington Street facade is divided into a 2-5-2 window arrangement, which is subtly accented on the upper storeys by stylized pilasters and a slightly projecting roofline parapet. A decorative band of parallel lines and floral motifs divides the ground floor from the upper floors, and there are similar geometric motifs above the second storey windows and in a continuous band at the roof line.

According to the American National Trust for Historic Preservation publication *What Style Is It?*, Art Deco was a style that "strove for modernity and artistic expression to complement the machine age" and its ornamentation consisted largely of "low relief geometric designs, often in the form of parallel straight lines, zigzags, chevrons and stylized floral motifs this ornament could be rich, aried and handcrafted or reduced to the merest suggestion for efficient machine production ... concrete, smooth-faced stone and metal were characteristic exterior architectural coverings, with accents in terra cotta, glass and coloured mirrors forms were simplified and streamlined, and a futuristic effect was often sought."

Streetscape drawings from the 1982 Barrington Street revitalization Study indicate that, when Zellers occupied the building, it had a wide, recessed entrance set in the centre bay, with flanking display windows on both sides. This arrangement has been altered over time, however, as the building has gone through several use changes.

The former Zellers store makes a considerable contribution to the character of the downtown Barrington streetscape. In the Halifax context, it is a rare example of the Art Deco style and warrants consideration for individual heritage property designation.

Historical Comments:

An Agreement signed between HRM and 1595 Investments Limited permitted the property to be re-developed by Development Agreement. Under the agreement the sandstone façade was removed. The interior floors were demolished and rebuilt. The sandstone façade was modified and re-attached. An 11-storey residential building topped by a penthouse was constructed above.



Contextual Comments:

One of the interesting features of Barrington Street is that its buildings span a variety of eras and styles, from the late 19th century to the present day. One such style is the Art Deco style, which was current in the 1920s and 1930s.

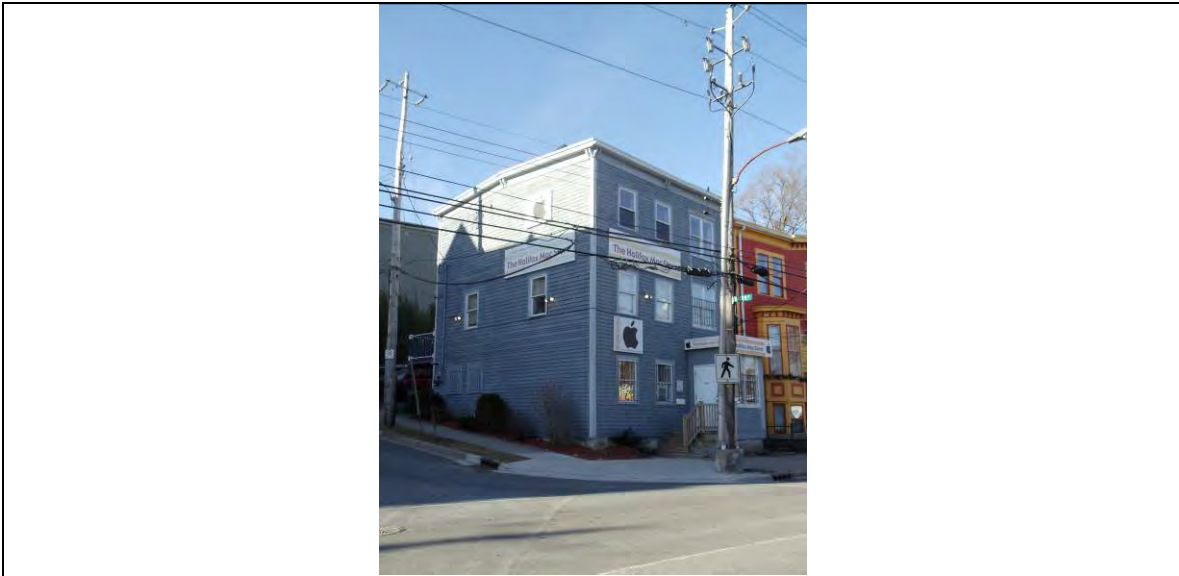
Present Owner(s):	3258146 Nova Scotia Ltd.
Address:	36 Brookshire Court, Bedford, NS B4A 4E9

Original Owner(s):	Zellers
Occupation:	--

Year Built:	Circa 1939
Present Use:	First Floor – Commercial/retail. Floors 2 to 13 – Multiple unit residential.

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID	41030883
Civic Address	1106 Barrington Street & 5302 Green Street
Building Name	N/A
Construction Date	Pre 1865

Researcher:	A. M. Withrow
Date:	February 2011

Architectural Comments:

A two and half storey wooden shingled structure with a stone foundation and built along the plain "Italianate Style". Various portions of the façade's wooden shingles are placed in a decorative scalloped design. The entrance is an enclosed front porch. The roof is low pitched with overhanging eaves and paired brackets added for decoration.

Historical Comments:

The Kerr Family owned this house for around a hundred years along with the two properties located next door. Then the Proto Family owned the three structures for twenty years. Both families purchased and sold numerous buildings within the Barrington Street District.

The Duffus Family resurveyed this property and the two properties located next door and the lots are listed as Lot# 1D, 2D and 3D. George Protos purchased five properties, along with this one, at a foreclosure sale that had belonged to Nicholas Protos. Beatrice Kerr was the daughter of Alice and Clifford Kerr. Clifford was the son of James and Jane Kerr. When James Kerr died in 1886 his son, Clifford, received the properties but his mother, Jane Kerr, was given the right to reside in one of the houses until her death. James Kerr paid \$2000.00 for this house but was living nearby. James Finlay purchased this house from the executors of John Williamson for 470 pounds (\$2350.00). Paying this amount of money for a piece of land indicates that a structure was located on the site.

Contextual Comments:

The building has retained most of the architectural aspects of its original design. However, the entrance and the windows have been renovated at some point. Around 1990 a basement door was added and used as the entrance to a business that was once located in this building. A separate civic number was given to this portion of the property known as 5203 Green Street. This structure is similar in design to other buildings in the area and fits in well with the district.

Present Owner(s):	Yarmohammad Bagheri
Address:	68 Cloverfield Court, Dartmouth, NS B2W 0B3

Original Owner(s):	James Finlay
Occupation:	Grocer

Year Built:	Pre 1865
Factual/Estimate?	Estimate
Sources:	Registry of Deeds in Dartmouth, NS; McAlpine City Directories; Spoke by telephone with Graeme Duffus, a former owner of the property.

Builder:	Unknown
Present Use:	Commercial

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Yarmohammad Bagheri	2012-Present			Doc. #102169001
Terra Consultants	2003-2012			7471-556 (Lot# 1)
Doug Prothero (et al)	2002-2003			6940-873
Graeme Duffus (et ux)	1990-2002		Architect	5024-950
George Protos (et al)	1987-1990		Sheriff's Deed	4500-1153
Nicholas Protos	1969-1987			2297-618
Louis & Nicholas Protos	1966-1969			2104-7
Louis & Stella Protos	1966-1966		Manager	2100-921
Beatrice Kerr (et al)	1949-1966		D/o Alice Kerr	1043-88 (Will)
Alice Kerr	1937-1949		W/o Cliff Kerr	764-270 (Will)
Clifford Kerr	1886-1937		Merchant	257-13 (Will)
James Kerr	1867-1886		Customs Officer	159-86
James Finlay	1865-1867		Grocer	149-351

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID	00103366
Civic Address	1110/12 Barrington Street
Building Name	N/A
Construction Date	ca. 1873/74

Researcher:	A. M. Withrow
Date:	February 2011

Architectural Comments:

A two and half storey wooden shingled structure with a flat roof; two-three-sided bay windows located on each side of the entrance, extending from the ground level to the top storey of the building. An apartment entrance is situated directly below the front entrance. The building is very colorful with decorative additions compared to the other homes in the area. Brackets are located under the central peaked portion of the arched shaped roof line, also the front entrance and above the bay window. The architectural design of the building is uncommon for the area.

Historical Comments:

This structure was the second home to be built for the Kerr Family on Barrington Street but the third house that they owned. It was built around 1873/74 since it is not listed in the McAlpine City Directory until 1874. However, James Kerr purchased this lot of land for 142 pounds (\$710.00) from the Estate of John Williamson, who had owned 1106 Barrington Street. All three buildings that were owned by the Kerr Family were purchased by the Protos Family in 1966.

The Kerr Family owned this property (Listed as Lot 2D) for a hundred years and purchased the land for 142 pounds and 10 shillings from the Estate of John Williamson. It is believed that James Kerr had this house constructed around 1873/74. John Williamson purchased this property from James Conroy for 570 pounds (\$2850.00), when this lot was part of the lot situated next door; with a structure already constructed by John Williamson. The property was resurveyed into three lots by the Duffus Family in 1990.

Contextual Comments:

The building is architecturally different in design from the other houses in the area. It has retained it's original look, except for possibly the front entrance's cast iron staircase. The façade is a different color than the back portion of the structure. Wooden steps were constructed in the back to reach the upper storey apartments. At some point, a section was added to this house, attaching it to 1106 Barrington Street. The structure is one of the more colourful and decorative buildings in the area

Present Owner(s):	Youssef M. Ghosn
Address:	50 Bedford Highway
	Halifax, NS B3M 0J9

Original Owner(s):	James Kerr
Occupation:	Customs Officer

Year Built:	ca. 1873/74 (Land purchased in 1865)
Factual/Estimate?	Estimate
Sources:	Registry of Deeds in Dartmouth, NS; McAlpine City Directories

Builder:	Unknown; Built for Kerr Family
Present Use:	Residences and Commercial; Known as "Chalet Realty"

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Youssef M Ghosn	2020-Present			Doc #117189119
YGE Investments Inc.	Unknown – 2020			Unknown
Dayna L. Sherry	2014-Unknown			Doc #104478251
Borislav Mirtchev	2007-2014			Doc #87958667 (Lot 2D)
Graeme Duffus (et ux)	2000-2007		Architect	6689-330
Sylvia Duffus	1990-2000		Sis/of G. Duffus	5024-950
George Protos	1987-1990			4500-1153
Ext. of N. Protos	1969-1987			2297-618
Louis & Nicholas Protos	1966-1969			2104-7
Louis & Stella Protos	1966-1966		Manager	2100-921
Beatrice Kerr	1937-1949		D/o Alice Kerr	1043-88
Alice Kerr	1886-1937		W/o Cliff Kerr	764-290 (Will)
Clifford Kerr	1865-1886		Merchant	257-13 (Will)
James Kerr	1865-1886		Customs Officer	149-374
Est/o John Williamson	1858-1865		Merchant	Will (D. 1858)

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID	41030891
Civic Address	1114 Barrington Street
Building Name	N/A
Construction Date	1853

Researcher:	A. M. Withrow
Date:	February 2011

Architectural Comments:

A one and a half storey wooden shingled structure architecturally designed in a plain "Halifax House Style"; with an off centered entrance surrounded with sidelights and transom windows' a medium pitched truncated roof with a five-sided dormer window situated in the center of the roof.

Historical Comments:

James Kerr built this house in 1853 and by the mid-1870s he owned all three properties from 1106 to 1114 Barrington Street. Mr. Kerr was a Customs Officer Inspector. He purchased this lot of land for 90 pounds (\$450.00) from James Conroy and had this structure built for his family. This is the first property of three purchased by James Kerr on Pleasant/Barrington Street. He purchased this lot of land for 90 pounds (\$450.00) from James Conroy. He lived here prior to moving to 1110-12 Barrington Street.

Contextual Comments:

This property has retained its original design. It is the oldest of the three properties owned by Mr. Kerr and was built by him as his private family residence. The front entrance and windows have been placed at some time.

The design of this house is quite common for the area and may be the oldest house still standing since it was constructed in 1853. This property was part of the land resurveyed by the Duffus family in 1990 and is referred to as lot 3D.

Present Owner(s):	Bashir Haskiro
Address:	1114 Barrington Street, Suite 3
	Halifax, NS B3H 2R2

Original Owner(s):	James Kerr
Occupation:	Customs Officer Inspector

Year Built:	1853
Factual/Estimate?	Factual
Sources:	Registry of Deeds in Dartmouth, NS; McAlpine City Directories; and Telephone conversation with Graeme Duffus

Builder:	Unknown; Built for Kerr Family
Present Use:	Offices/Residence

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Bashir Haskiro	2022 – Present			Doc. #120369310
Drake Recording Services (Philomena Drake)	2000-2022		M-Tech	6695-897 (Lot 3D)
Sylvia Duffus	2000-2000		Sis/o Graeme Duffus	6689-333
Graeme Duffus (et ux)	1990-2000		Architect	5024-965
George Protos (et al)	1987-1990		Businessman	4500-1153
Est/of Nicholas Protos	1969-1987			2297-618
Louis & Nicholas Protos	1966-1969			2104-7
Louis & Stella Protos	1966-1966		Manager	2100-921
Beatrice Kerr	1949-1966		D/o Alice Kerr	1043-88
Alice Kerr	1937-1949		W/o Cliff Kerr	764-290 (Will)
Clifford Kerr	1886-1937		S/o James Kerr	257-13 (Will)
James Kerr	1853-1886		Customs Officer	104-564

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID	00103614
Civic Address	1138 Barrington Street (formerly 200 ½ Pleasant/Barrington St)
Building Name	N/A
Construction Date	1893

Researcher:	A. M. Withrow
Date:	February 2011

Architectural Comments:

This structure was designed in a "Second Empire Style" townhouse. It is one and a half storey wooden shingled structure with a mansard roof and a stone foundation. The roof has paired windows with a decorative cornice; as well as a one storey three-sided bay window above one entrance. Both entrances have modern sidelight windows and the bay window along with the single window provides natural sunlight to access the upper storey.

Historical Comments:

John Naylor was responsible for having this and four other buildings constructed between Kent and Tobin Streets. He was a real estate agent and a social activist, see attached Bio. At one time the structure was used as a laundry business for several years, ca 1920-1965; and was called by several different business names, ex. Lee Wee Laundry.

Thomas Ritchie paid \$625.00 for the land he purchased from John Naylor, a realtor. This lot was listed as bring Lot #2 on the plan showing the surveyed properties of J. Naylor. Israel Crowell paid \$3000.00 for the property to Cranston Realty Co. We know a house was constructed on this lot of land because the property is shown as vacant lands in the McAlpine City Directories for 1894. The directories are researched and printed a year ahead of the date shown on the directories, so this house was built in 1893.

Contextual Comments:

The building is similar in style to the other three buildings constructed for Mr. Naylor. Changes have been made to the façade of the structure with the entrance adding a more modern design to the building, as well as showing a division for a two-family dwelling. This two-family dwelling fits in well with the other buildings within the Barrington Street Area and the style was very popular during the 1890s.

Present Owner(s):	George's Investments Limited
Address:	81 Parkland Drive, Unit A14
	Halifax, NS B3S 1H7

Original Owner(s):	Thomas Ritchie
Occupation:	Barrister

Year Built:	1893
Factual/Estimate?	Factual
Sources:	Registry of Deeds in Dartmouth, NS; McAlpine City Directories in 1894

Builder:	Unknown
Present Use:	Residential

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
George's Investments Limited	2020-Present			Doc. #117336041
Se Ying Lee & Judy Yet Goh Lee	2013-2020			#103476660
Mah J. M. Lee	1955-2013		Laundryman	1299-610
James & Wee Lee	1943-1955		Laundryman	865-137
Yee Lee & Lee Lung	1937-1943		Laundryman	752-536
Lee Lung	1927-1937		Laundryman	611-425
Hugh Cameron	1927-1927		Student	611-421
Cranston Real Estate	1918-1927		Real Estate Co.	611-417
Israel Crowell	1896-1918		Sales Manager	475-897
James Corston	1896-1896		Builder	311-644
Thomas Ritchie	1893-1896		Barrister	294-91

Photograph (front elevation)

Building Classification: Registered Heritage Property



Researcher:	Colette Bishop-Greene
Date:	November 22 nd , 2011

PID	00093120
Civic Address	1222 Barrington Street
Building Name	Henry House
Construction Date	1834-1835

Architectural Comments:

Henry House is an excellent example of the Halifax House style. It is a 2 ½ storey masonry building with a steeply pitched truncated gable roof, three attic windows at each gable end, and one remaining multi-flue chimney. The roof eaves overhang the front façade, with eaves returned at the corners, whereas the roof is tight to the eaves on the sides and rear of the building. The building has a granite façade with ironstone sidewalls, heavy quoins at the corners, and a substantial belt course between the basement and main floors. All windows on the building are six over six. The three attic windows in the gable end wall and the limited ornamentation are consistent with the Halifax House style.

The Henry House is designed with a side hall plan with a side hall plan with the main entrance situated at the north end corner. A second entrance is located at the north side of the building. The main entrance has a storm porch with a flat roof, modest overhand and a decorative cornice with ornamental fretwork. Window boxes below each window, a recent introduction to the building, have similar ornamental fretwork. The secondary entrance has a long porch that provides weather protection and is similar in design and style as the front porch.

The Henry House is in excellent condition. There is a 1 storey addition at the rear of the building, and while it is constructed of concrete block, its simple construction maintains the building's style

and character. There is a large open area behind the building which may have originally been used as a garden but is now used as a parking lot.

Historical Associations:

Henry House is valued for its historical associations with several prominent individuals, in particular John Metzler (a master-mason who built the house) and William Alexander Henry. Henry House was built in a subdivision known as Marion Square, on a lot subdivided from the 3-acre field known as Day's Field. In 1831, Henrietta Day, widow, and landowner, sold land to Mr. John Harvie, a merchant in Halifax for £1200. In 1834, Mr. Harvie sold several lots to John H. Anderson for £1505. In the same year, Mr. Anderson sold lots # 3 and #7 to John Metzler, a mason, for £230. During this time, it is believed that Mr. Metzler built Henry House. Mr. Metzler owned the house and property until 1887.

William Alexander Henry resided in the house from 1854-1864 and held several prestigious titles: lawyer, youngest member of the House of Assembly, Father of Confederation, Mayor of Halifax, and the first Supreme Court Judge in Nova Scotia. Other residents included Andrew K. McKinlay (publisher), Richard Cabot (tailor), and Charles W. Bowser (chauffeur).

Contextual Comments:

There are two surviving examples of the Halifax House style buildings of stone masonry, Henry House and Stoddard House situated between Government House and South Street. Between the two are several brick houses built by George Blaiklock approximately thirty years later. Blaiklock's houses illustrate the continuity of this architectural style, executed in brick. Henry House is clearly an asset to the surrounding area and strongly contributes to the heritage character within the proposed district.

Present Owner(s):	The Henry House Ltd.	Original Owner(s):	John Metzler
Address:	1222 Barrington Street	Occupation:	Mason/master-mason
	Halifax, NS B3J 1Y4		
Year Built:	1834-1835		
Factual/Estimate?	Estimate		
Sources:	Provincial background research 2004		
	HRM Heritage property file/ NSHPI website		
Builder:	John Metzler		
Present Use:	Restaurant and Pub		

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
John Harvie	1831 (Land)		Merchant	Bk. 54-73
William McDowall	1831 (Land)		Stone Mason	Bk. 54-111
R. J. Uniacke	1831 (Land)		Not Listed	Bk. 54-378
Charles Wallace	1833 (Land)		Not Listed	Bk. 58-280
John H. Anderson	1834 (Land)		Merchant	Bk. 59-290
John Metzler	1834-1887		Mason	Bk. 59-488
Richard Cabot	1887-1892		Draper	Bk. 265-51
Susan Jane Cabot	1892-1914		Spinster	Bk. 287-68
Albert H. Buckley	1914-1919		Druggist	Bk. 433-313
Frank K. Warren	1919-1921		Broker	Bk. 497-497

Halifax Branch of Navy League of Canada	1921-1934	Not Listed	Bk. 544-602
Annie Alfreda Bowser	1934-1968	Wife of Chauffeur	Bk. 699-65
Henry House Ltd.	1968-1984	Corporation	Bk. 2247-97
Redoubt Properties Ltd.	1984-1987	Corporation	Bk. 3883-478
Granite Brewery Ltd.	1987-2003	Corporation	Bk. 4490-213
Henry House Ltd.	2003-Present	Corporation	Bk. 7361-1148

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID	40867111
Civic Address	1225 Barrington Street
Building Name	Forrest House
Construction Date	1858-1864

Researcher:	Colette Bishop-Greene
Date:	October 27 th , 2011

Architectural Comments:

Forrest House has elements from both the Georgian and Victorian styles of architecture. It is a 2 ½ storey brick building with a steeply pitched truncated gable roof and multi-flue brick chimney. There are two 5 sided Scottish dormers on the front façade as well as one dormer on the rear of the building. All the windows are two over two sash windows, and the two on the ground floor have pedimented hood mouldings decorated with heavy ornamental brackets. The building is laid out in a side hall plan, and the main entrance has a rectangular transom and side lights. The original trim around the entrance has been removed but the renovated doorway retains the spirit of the original. The front façade and east side have wood shingles, while the west and rear elevations remain brick.

Forrest House appears to be in good physical condition. A two-storey rear addition is attached to the original building. The addition has a flat roof, single brick chimney, a single door, and a large staircase for tenants to access the second floor. Cladding and windows are similar in dimensions and style to the original house. Overall, the addition maintains the style of the original building.

The open area behind the building is used as a parking lot. Remnants of prior use (perhaps as a garden) or other built structures are not evident.

Historical Associations:

Forrest House is valued for its historical associations with prominent individuals. The house was first owned by William Bauld, a successful merchant from Scotland. William and his half-brother John Gibson Jr. came to Halifax and established "Bauld & Gibson & Co.", a wholesale dealership in groceries, which became extremely successful throughout the Maritime Provinces. William Bauld lived in the house from 1858-1870. It is commonly accepted that the house was constructed during 1858-1864, when William Bauld was the owner. Unfortunately, the builder is not known.

Forrest House was home to the Forrest family from 1910-1939. Documents suggest that Dr. Forrest may have used a room as his doctor's office ("A Woman's Place – Forrest House", Pat Langmaid). The Young Women's Christian Association purchased the building in 1963 and transformed the house into a place where women can receive support for abuse, childbirth, and personal growth. Today, the building is used in a similar manner by the Laing House Association.

Contextual Building Comments:

Forrest House contributes and maintains the heritage character of the surrounding area. North of Forrest House are five houses built by George Blaiklock (on the same side of the street) and Henry House immediately opposite. All these buildings share a similar basic design, and similar height as most of the buildings within the proposed district.

Present Owner(s):	Laing House Association	Original Owner(s):	William Bauld
Address:	1225 Barrington Street	Occupation:	Merchant
	Halifax, NS B3J 1Y3		

Year Built:	1858-1864
Factual/Estimate?	Estimate
Sources:	1986 Inventory Site Form
	Deed Descriptions (Registry of Deeds)

Builder:	Unknown
Present Use:	Laing House, a peer support organization for youth with mental illnesses.

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
William Clarke, Trustee	1841 – 1855 (Land)		Merchant	Bk. 96-365 Bk. 115-202
Benjamin Salters and Samuel Noble	1855-1858 (Land)		Merchant, Trustees for Sarah B. Salters	Bk. 110-329
William Bauld	1858-1870 (House)		Merchant	Bk. 120-633
William Gaul	1870		Merchant	Bk. 167-354
Arthur Woodgate & Mrs. Hill	1870-1910		Inspector, Post Office/ Wife of Wm. Hill, Chief Customs Clerk	Bk. 168-518

Dr. William D. Forrest	1910-1939	Medical Doctor	Bk. 407-163
John F. McCarthy	1940-1952	Collector	Bk. 808-561
William R. Colgan	1952-1957	Department Manager, Eaton's	Bk. 1143-881
Robert A. Smilestone	1957-1963	Merchant	Bk. 1456-280
Y.W.C.A.	1963-2000	Organization	Bk. 1879-410
Laing House Association	2000-Present	Organization	Bk. 6558-802

Photograph (front elevation)

Building Classification: Registered Heritage Property



Whole building c 2001



Bird's Eye View (Bing Maps) showing large rear addition behind southern half, built in 2004.

Southern half 2012



PID	00093112
Civic Address	1230 Barrington Street
Building Name	Gerrard Lodge (southern half)
Construction Date	Approx. 1865

Researcher:	Colette Bishop-Greene/Maggie Holm/Bill Plaskett
Date:	November 1 st , 2011 – March 31, 2012

Architectural Comments:

Gerrard Lodge is a two-and-a-half storey, stucco-over-brick building designed in a Victorian Eclectic style, with a mansard roof, a symmetrical front façade, and two tall projecting bay windows flanking an elaborate central entrance. It was built for James Scott a prominent Halifax merchant as a single house (it is depicted as such on both the 1865 A.F. Church Map of Halifax and the 1878 Hopkins Atlas). At that time there was also a long, narrow, pitched roof cottage located in the rear (SW) corner of the property, which is also still standing (1226 Barrington St.). A slightly smaller scale, 2-storey, mansard roofed wing was added to the south side in the early 1880s when the house was divided into two residential units. These were subsequently divided into separate properties (now 1230 and 1234 Barrington) in 1900 by the Hon. Charles Townshend who purchased the property in 1889. More than a century later, in 2004, a large modern addition in a complementary style was made to the rear of the southern half of the property (1230 Barrington) (see Birds Eye view above).

Aside from its mansard roof, symmetrical façade, and tall, mansard-roofed bay windows, the character-defining features of the original building include: a raised basement which forms a plinth upon which the structure stands; deeply recessed, round-headed, 2-over-2 windows on the ground floor, rectangular windows on the second floor, and arched dormer windows in the attic level; well-defined cornices articulating each floor level; dentilled roof eaves; an elaborate Italianate entrance with a round-headed transom window, stylized Corinthian double pilasters, a vermiculated frieze and entablature topped with bas relief statuary and a central, 2nd floor arched window with a crested hood (see photos 1230 Barrington). The building also has a tall, double-flued chimney with chimney pots. The 1880's addition is a scaled down extension of the original house, with less ornamentation and its

entrance contained within a simple storm porch with sidelights, transom window and wide steps up from the street. The façade is asymmetrical, indicating a side hall plan on the interior.

The south side of the property (1230 Barrington) is less intact than the north side (1234 Barrington), its round headed ground floor windows having been changed to rectangular windows with wooden infills in the arched tops, and with the original shed dormers on the 1880s addition changed to arched tops as part of the 2004 remodeling. The 2004 addition is similar in scale and proportion to the original building; however, the building materials are modern, and it lacks the fine detailing of the main/original building. During the construction of the rear addition, the roof of the 1880s addition was increased in height by two feet, creating a taller mansard. With the additions, there is little open space remaining on the property.

Historical Associations:

Records are not clear about the architect/builder of the original house. In the 1850s/60s the property was owned by Robert Davis, a master stonemason who built numerous buildings including the Halifax Market House, Mount Hope Asylum, Rockhead prison, the City Hospital, and several banks and commercial buildings. He sold the property to James Scott, merchant in 1864 and it is possible that he built the original house for Scott.

James Scott was one of Halifax's "merchant princes" in the mid-19th century, along with Edward Stairs who married Scott's daughter and who resided in one side of the house in the 1880s. Scott sold the property to the Honourable Charles J. Townshend in 1889. Townshend was the Chief of Justice of the Nova Scotia Supreme Court, as well as a Member of the Legislative Assembly from 1878-1884, a cabinet minister in 1882 and a Federal Member of the Parliament from 1884-1887. Locally, he was the Chancellor of King's College in Halifax and was knighted in 1911. Townshend subdivided the property in 1900, selling the northern half (now 1234 Barrington) to Henry Poole, a mining engineer and selling the southern half (now 1230 Barrington) in 1906 to James Dickey, also an engineer. Subsequent long-term owners of the southern half, 1230 Barrington were Dr. Allan Cunningham (1912-38), Louis H.E. Martin (1947-63) and Charles Harris (1965-2001).

Contextual Comments:

Gerrard Lodge is located within a block that is a **combination of older** heritage buildings which are similar in scale and design, as well as larger modern buildings (4-6 storeys). Gerrard Lodge contributes and maintains the heritage character of the surrounding area and district.

Present Owner(s):	3263379 Nova Scotia Limited
Address:	68 Milsom Street
	Halifax, NS B3N 3M5

Original Owner(s):	James Scott
Occupation:	Merchant

Year Built:	1865
Factual/Estimate?	Estimate
Sources:	Deed descriptions (Registry of Deeds)

Builder:	Unknown (possibly Robert Davis)
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Present Use:	Multi-unit residential building (20 units total)
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History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Henrietta Day	Unknown-1865		Not Listed	
John Harvie	1831-1831		Merchant	Bk. 54-73
William H. McDowell	1831-1855		Stone mason	Bk. 54-111
Robert Davis	1855-1864		Stone mason/Architect	Bk. 110-138
James Scott	1864-1889		Merchant	Bk. 143-452
Hon. Charles J. Townshend	1889-1906		Supreme Court Judge	Bk. 266-488
James Dickey	1906-1912		Engineer	Bk. 377-125
Allan R. Cunningham	1912-1938		Doctor	Bk. 423-98
Rita Chisholm Dewey	1938-1945			Bk. 837-111
Fidele Hilaire Girouard	1945-1947		Employee of CNR	Bk. 887-1166
Louis H.E. Martin	1947-1963		Retired	Bk. 979-313
Lee Wye Ark	1963-1965		Not Listed	Bk. 1930-539
Charles Henry Harris	1965-2001		Not Listed	Bk. 4504-762
Peter John Metlej	2001-2012		Not Listed	Bk. 6918-299
3263379 Nova Scotia Limited	2012-Present		Not Listed	Doc. #101091826

Photograph (front elevation)

Building Classification: Registered Heritage Property



Whole building c 2001



Bird's Eye View (Bing Maps) showing large rear addition behind southern half, built in 2004

Northern Half 2012



PID	00093104
Civic Address	1234 Barrington Street
Building Name	Gerrard Lodge (northern half)
Construction Date	Approx. 1865

Researcher:	Colette Bishop-Greene/Maggie Holm/ Bill Plaskett
Date:	March 16, 2012

Architectural Comments:

Gerrard Lodge is a two-and-a-half storey, stucco-over-brick building designed in a Victorian Eclectic style, with a mansard roof, a symmetrical front façade, and two tall projecting bay windows flanking an elaborate central entrance. It was built for James Scott a prominent Halifax merchant as a single house (it is depicted as such on both the 1865 A.F. Church Map of Halifax and the 1878 Hopkins Atlas). At that time there was also a long, narrow, pitched roof cottage located in the rear (SW) corner of the property, which is also still standing (1226 Barrington St.). A slightly smaller scale, 2-storey, mansard roofed wing was added to the south side in the early 1880s when the house was divided into two residential units. These were subsequently divided into separate properties (now 1230 and 1234 Barrington) in 1900 by the Hon. Charles Townshend who purchased the property in 1889. More than a century later, in 2004, a large modern addition in a complementary style was made to the rear of the southern half of the property (1230 Barrington) (see Birds Eye view above).

Aside from its mansard roof, symmetrical façade, and tall, mansard-roofed bay windows, the character-defining features of the original building include: a raised basement which forms a plinth upon which the structure stands; deeply recessed, round-headed, 2-over-2 windows on the ground floor, rectangular windows on the second floor, and arched dormer windows in the attic level; well-defined cornices articulating each floor level; dentilled roof eaves; an elaborate Italianate entrance

with a round-headed transom window, stylized Corinthian double pilasters, a vermiculated frieze and entablature topped with bas relief statuary and a central, 2nd floor arched window with a crested hood. The original building also has a tall, double-flued chimney with chimney pots.

The 1880's addition is a scaled down extension of the original house, with less ornamentation and its entrance contained within a simple storm porch with sidelights, transom window and wide steps up from the street. The façade is asymmetrical, indicating a side hall plan on the interior.

The north side of the property (1234 Barrington) is more intact than the south side (see notes for 1230 Barrington). Its round headed ground floor windows and its attic dormers have remained unchanged, while those on 1230 Barrington have been altered.

Historical Associations:

Records are not clear about the architect/builder of the original house. In the 1850s/60s the property was owned by Robert Davis, a master stonemason who built numerous buildings including the Halifax Market House, Mount Hope Asylum, Rockhead prison, the City Hospital, and several banks and commercial buildings. He sold the property to James Scott, merchant in 1864 and it is possible that he built the original house for Scott.

James Scott was one of Halifax's "merchant princes" in the mid-19th century, along with Edward Stairs who married Scott's daughter and who resided in one side of the house in the 1880s.

Scott sold the property to the Honourable Charles J. Townshend in 1889. Townshend was the Chief of Justice of the Nova Scotia Supreme Court, as well as a Member of the Legislative Assembly from 1878-1884, a cabinet minister in 1882 and a Federal Member of the Parliament from 1884-1887. Locally, he was the Chancellor of King's College in Halifax and was knighted in 1911.

Townshend subdivided the property in 1900, selling the northern half (now 1234 Barrington) to Henry Poole, a mining engineer and selling the southern half (now 1230 Barrington) in 1906 to James Dickey, also an engineer. Subsequent owners of 1234 Barrington included Charles Tremaine, a barrister (1906-1912) and Theodore Smith, a merchant (1912-1942). The building was converted into a hotel in the 1940s with the longest running owners being Frederick Felsko (1948-1964) and Arnold Forsythe (1976-2002).

Contextual Comments:

Gerrard Lodge is located within a block that is a **combination of** older heritage buildings which are similar in scale and design, as well as larger modern buildings (4-6 storeys). Gerrard Lodge contributes and maintains the heritage character of the surrounding area and district.

Present Owner(s):	3146051 Nova Scotia Limited
Address:	12 Birchview Drive, Halifax, NS B3P 1G4

Original Owner(s):	James Scott
Occupation:	Merchant

Year Built:	Approx. 1865
Factual/Estimate?	Estimate
Sources:	Deed descriptions (Registry of Deeds)

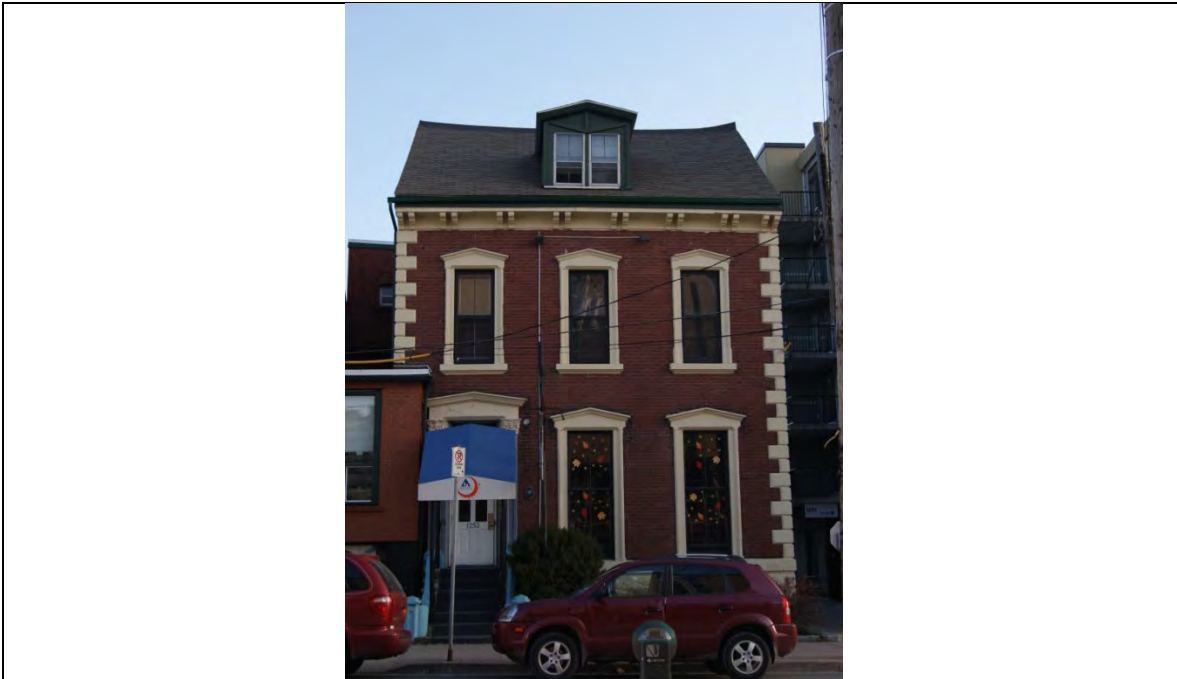
Builder:	Unknown
Present Use:	Multi-unit residential building (20 units total)

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Henrietta Day	Unknown-1831		Not Listed	
John Harvie	1831-1831		Merchant	Bk. 54-73
William H. McDowell	1831-1855		Stone mason	Bk. 54-111
Robert Davis	1855-1864		Stone mason/Architect	Bk. 110-138
James Scott	1864-1889		Merchant	Bk. 143-452
Hon. Charles J. Townshend	1889-1900		Supreme Court Judge	Bk. 266-488
Henry S. Poole	1900-1906		Mining Engineer	Bk. 343-284
Charles F. Tremaine	1906-1912		Barrister	Bk. 373-467
Theodore F. Smith	1912-1913		Merchant	Bk. 420-131
Nancy D. Smith	1913-1942		Wife of Theo Smith	Bk. 432-240
Fidele Hilaire Girouard	1942-1947		Employee of CNR	Bk. 849-701
Ida Best	1947-1948			Bk. 964-689
Frederick Felsko	1948-1964		Hotel Operator	Bk. 1020-17
Ada Ross	1964-1972			Bk. 2026-55
Raymond Martell	1972-1976			Bk. 2557-107
Arnold Forsythe	1976-2002			Bk. 3009-921
H.U.M.A Developments Limited	2002-2006			Bk. 7033-280
3146051 Nova Scotia Limited	2006-Present			Doc. 86611309

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00092775
Civic Address	1253 Barrington Street
Building Name	Joseph Seeton House
Construction Date	1864

Researcher:	Colette Bishop-Greene
Date:	January 16 th , 2012

Architectural Comments:

Joseph Seeton House is first in a row of five buildings built by architect George Blaiklock. Typical of the Halifax House style, the building is laid out in the side hall plan, is three bays wide, and is deep from front to back.

It has a steeply pitched truncated gable roof, with a modest overhang, and heavy bracketed eaves, and a central dormer. The building incorporates heavy quoins at the corners and sandstone detailing around the windows. The large first storey windows are vertically portioned with pedimented hood mouldings and moulded sandstone surrounds. The second storey windows also have moulded sandstone surrounds and pedimented hood mouldings, but also include sandstone lug sills. The main entrance is topped with a decorative pedimented hood and surrounded by pilasters with decorated capitals and has a transom window. A broad set of steps leads up to the main entrance.

Joseph Seeton House is in excellent physical condition. There is a large cloth awning over the entrance and stairs. There is a 2½ storey brick rear addition with a mansard roof, vertically proportioned sash windows, a chimney, and a staircase to access all floors. The original truncated gable roof was partially altered for the rear addition. The building is presently used as a youth hostel.

The open space behind the building is unpaved and used as a parking lot. Remnants of prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

Joseph Seeton House is valued for its historical associations with architect George Blaiklock, Joseph Seeton, and Thomas A. Ritchie. George Blaiklock, a well-known architect and builder, purchased the land and built the house in 1864. This building is the first in a row of five brick buildings on the east side of Barrington Street designed and built by Blaiklock.

In 1865, Joseph Seeton purchased the property. Seeton was a commission merchant who operated from Collin's wharf on the waterfront and had a brick warehouse at the corner of Duke and Hollis Streets. He resided here until 1871.

Thomas A. Ritchie purchased the house in 1871. Ritchie was a barrister and part of a prestigious family of lawyers. In 1873 Thomas A. Ritchie became Judge of the Supreme Court and Chief Justice in 1874. Joseph Seeton House is also valued as an example of the Halifax House style.

Contextual Comments:

Joseph Seeton House is part of a row of other buildings built by George Blaiklock that are of similar architectural style and design. Henry House and Forrest House are also of similar style and are located nearby. These buildings complement one another and, as a group, contribute strongly to the architectural and heritage character of the surrounding area and proposed district.

Present Owner(s):	Canadian Hostelling Association - NS
Address:	1253 Barrington Street
	Halifax, NS B3J 1Y2

Original Owner(s):	Joseph Seeton
Occupation:	Merchant

Year Built:	1864-1865
Factual/Estimate?	Factual
Sources:	Deed description (Registry of Deeds)

Builder:	George Blaiklock
Present Use:	Residential and Commercial

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
George Blaiklock	1864-1865		Architect	Bk. 143-135
Joseph Seeton	1865-1871		Merchant	Bk. 148-594
Thomas A. Ritchie	1870-1898		Merchant	Bk. 172-380
Arthur N. Whitman	1898-1903		Merchant	Bk. 324-176
Andrew E. McManus	1903-1909		Medical Doctor	Bk. 362-451
Bessie E. MacDonald	1909-1942		Wife of H. MacDonald	Bk. 402-405
Purdy A. MacDonald	1942-1949		Physician	Bk. 843-869
Earl Goldberg	1949-1955		Not Listed	Bk. 1040-425
The Eastern Trust Company	1955-1957		Company	Bk. 1299-482

Missions to Seamen	1957-1982	Organization	Bk. 1451-678
Heinz Heinke	1982-1983	Businessman	Bk. 3579-9131
Jarrod Realty Ltd.	1983-1992	Company	Bk. 3785-4
Canadian Hostelling Association NS	1992-Present	Company	Bk. 5290-854

Photograph (front elevation)

Building Classification: Registered Heritage Resource



PID	00092783
Civic Address	1259 Barrington Street
Building Name	William Esson House
Construction Date	1864-1865

Researcher:	Colette Bishop-Greene
Date:	November 29 th , 2011

Architectural Comments:

William Esson House is a 2½ storey brick building and 2nd in a row of five buildings built by architect George Blaiklock. Typical of the Halifax House style the building is laid out in the side hall plan three bays wide, and deep from front to back.

It has a steeply pitched truncated gable roof, with a modest overhang, and a cornice with heavy brackets below. The building incorporates heavy quoins at the building corners and sandstone detailing around the windows. The first storey windows are one-over-one vertically proportioned, segmentally arched windows and have moulded sandstone surrounds decorated with relief motifs, floral cresting, and decorative panels below. The second storey windows also have decorative moulded sandstone surrounds, rosettes, and a shell motif at the centre of the lintels, but do not have the sandstone panels below. The main entrance is also arched and framed by pilasters with decorated capitals, a fascia with relief motifs, and a dentilled cornice.

William Esson House is in excellent physical condition. There is one modern sign (business) on the front façade and a large cloth awning over the entrance and stairs. There is a 1½ storey concrete structure with a relatively flat roof, modern windows, and balcony attached at the rear of the building. The open space behind the building is unpaved and used as a parking lot. Remnants of prior use,

perhaps as a garden, or other built structures are not evident.

Historical Associations:

William Esson House is valued for its historical associations with prominent individuals in Halifax. The first being George Blaiklock, builder/architect who constructed a row of five brick houses, William Esson House being one of them.

The second individual is William Esson, a successor to the John Esson importing and shipping firm. Esson purchased the property in 1864 for £1,728 and resided here from 1864-1871. Other well-known tenants included Honourable William B. Vail, Provincial Secretary (1878-1886), and Reverend J.B. Uniacke (1888-1893).

This building is the second in a row of five brick buildings on the east side of Barrington Street designed and built by architect George Blaiklock. The William Esson House is also valued as an example of the Halifax House style.

Contextual Comments:

William Esson House is part of a row of buildings built by George Blaiklock that are of similar architectural style and design. Henry House and Forrest House are also of similar style and are located nearby. These buildings complement one another and, as a group, strongly contribute to the architectural and heritage character of the surrounding area and proposed district.

Present Owner(s):	288288 Canada Holdings Inc.
Address:	1248 Bedford Highway, Bedford, NS B4A 1C6

Original Owner(s):	William Esson
Occupation:	Merchant/Shipping

Year Built:	Approx. 1864-1865
Factual/Estimate?	Estimate
Sources:	Deed Description (Registry of Deeds) City Directories

Builder:	George Blaiklock
Present Use:	Residential and Commercial

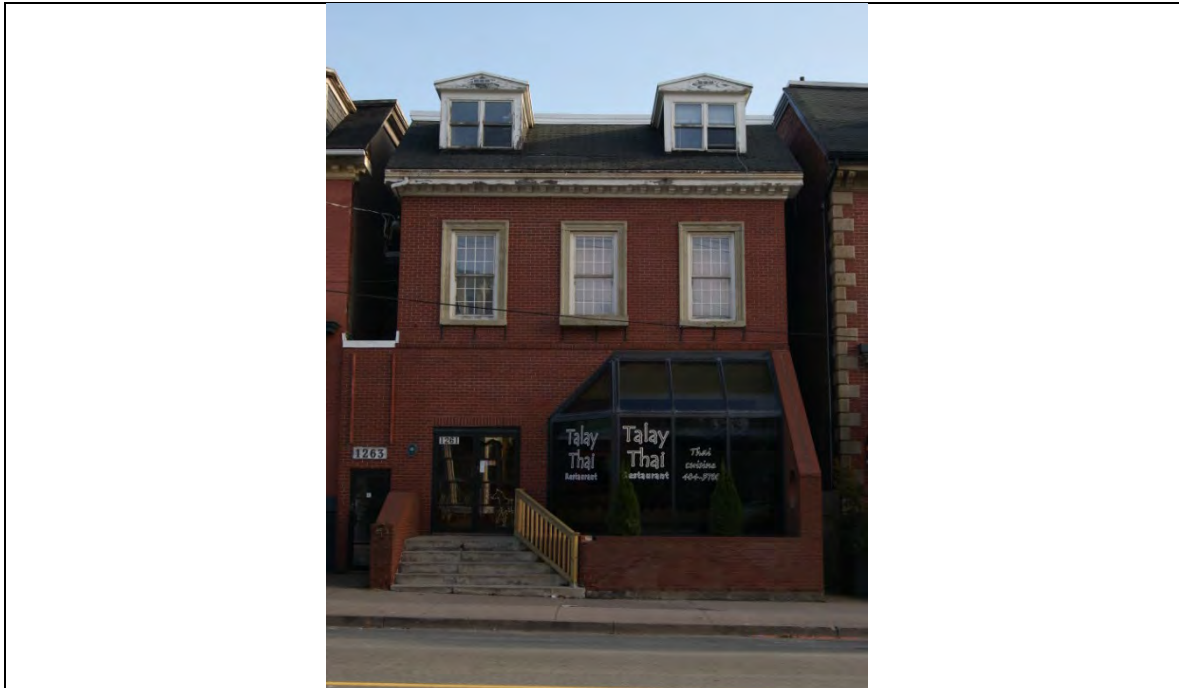
History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Brenton Hailburton, his son John C.	1823-1864		Chief of Justice of NS	Bk. 47-347
George Blaiklock	1864-1864		Builder/Architect	Bk. 143-135
William Esson	1864-1871		Merchant/Shipping	Bk. 148-104
Charles Murdock, his widow	1871-1876		Banker	Bk. 177-40
William and Robert Miller	1876-1900		Heirs of widow Murdock	Bk. 204-389

Alfred N. Whitman, then Susan McNeil Whitman	1900-1903	Commission Merchant	Bk. 341-710 Bk. 343-114
Andrew E. McManus	1903-1909	Merchant Tailor	Bk. 362-451
Henry Kirkwood MacDonald	1909-1914	Medical Doctor	Bk. 402-405
Frank A. Marr	1914-1929	On Active Service Prop. "Bon Marche"	Bk. 486-1137
Daniel M. Griffin, his widow	1929-1944	Insurance Supervisor	Bk. 542-353 Bk. 638-973
Kathleen Mahoney	1944-1944	Rooming House Operator	Bk. 887-361
Governing Council of Salvation Army	1944-1947	Organization	Bk. 847-937
Since Fong	1947-1955	Not Listed	Bk. 955-573
Earl Goldberg	1955-1957	Not Listed	Bk. 1342-464
Missions to Seaman	1957-1975	Organization	Bk. 1451-682
Wilfrid Keefe Construction Ltd.	1975-1976	Builders/Realtors	Bk. 2866-933
Helmut Wiegert	1976-1980	Not Listed	Bk. 3078-318
Anne Mattinson	1980-Unknown	Decorator	Bk. 3398-531
College Realty Limited	Unknown	Not Listed	Unknown
288288 Canada Holdings Inc.	2022-Present	Company	Doc. #120235784

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00092791
Civic Address	1261-63 Barrington Street
Building Name	James Thomson House
Construction Date	1865

Researcher:	Colette Bishop-Greene
Date:	November 30 th , 2011

Architectural Comments:

James Thomson House is a 2½ storey brick building which is third in a row of five buildings built by architect George Blaiklock. Typical of the Halifax House style, the house is laid out in the side hall plan, is three bays wide, and is deep from front to back. It has a truncated gable roof with two dormers, and a slight roof overhang with dentils below. The large twelve over twelve sash windows on the second floor have moulded surrounds.

The current physical condition of the James Thomson House is good. The ground floor has been extensively remodeled. The original entrance has been replaced by a double door system, and the ground floor windows and portions of the front wall have been replaced by a large, glazed sunroom addition. Concrete front steps and a buttress-like screening wall have also been added to the front of the building. At the rear there is a one storey concrete addition with a flat roof, small basement windows, and a staircase for access to the roof. The open space behind James Thomson House is used for a parking lot. Remnants of prior use (perhaps as a garden) or other built structures are not evident.

Historical Associations:

This building is valued for its historical associations with George Blaiklock and James Thomson. This building is the third in a row of five brick buildings on the east side of Barrington Street designed and built by architect George Blaiklock. James Thomson purchased the property from Blaiklock in 1865

for £1,900. Thomson was described as a cabinet maker, carpenter and commission merchant. He resided here until his death in 1885. The Thomson family owned and occupied the building from 1866-1927 (his widow, daughters, and relatives shared the house).

Contextual Comments:

James Thomson House is part of a row of other buildings built by George Blaiklock that are of similar architectural style and design. These buildings complement each other and as a group strongly contribute to the heritage character of the immediate area.

Present Owner(s):	Fortune Fine Foods Ltd.
Address:	1649 Bedford Row
	Halifax, NS B3J 1T1

Original Owner(s):	James Thomson
Occupation:	Cabinet Maker

Year Built:	1865
Factual/Estimate?	Factual
Sources:	Deed description (Registry of Deeds)
	City Directories

Builder:	George Blaiklock
Present Use:	Business

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Sir Brenton Halliburton	1823-1864 (land)		Chief Justice of NS	Bk. 47-347
George Blaiklock	1864-1865		Builder/Architect	Bk. 143-135
James Thomson	1865-1884		Cabinet Maker	Bk. 149-158
Grace Thomson, Kate, Eliza, Margaret Thomson	1884-1926		Widow and daughters of James Thomson	Bk. 227-344
Eliza Campbell, Euphemia Ross	1916-1927		Married sisters of Kate Thomson	Bk. 446-784
Florence M. Suttis	1927-1940		Not Listed	Bk. 611-915
Morris N. Goldberg	1940-1984		Clothing Merchant	Bk. 795-537 Bk. 811-404
Canost Ltd.	1984-1997		Not Listed	Bk. 3922-1022
3003900 Nova Scotia Limited	1997-2006		Corporation	Bk. 6010-311
Fortune Fine Foods Ltd	2006-Present		Business	Document # 84021915

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID	00092924
Civic Address	1264-66 Barrington Street
Building Name	Waverley Hotel
Construction Date	Approx. 1865-1866

Researcher:	Colette Bishop-Greene
Date:	December 2 nd , 2011

Architectural Comments:

Waverley Hotel is an excellent example of the Italianate style of architecture. It is a 2½ storey building with a truncated hip roof, a prominent central projecting bay flanked by small two dormers, and brackets at the roof eaves. Symmetrically laid out, the building is three bays wide with the central bay projecting through the roof eaves and has a Palladian window in the attic level.

The main floor has an ornate, classical entrance with side lights and transom windows capped by a full pedimented hood supported by Corinthian columns and accentuated by front stairs with curved railings that lead the eye to the main door. The entrance is flanked by bay windows with segmental arched windows with decorative mouldings and umbrella-like roofs.

The windows at the second floor are divided into thirds by mullions which are decorated with engaged columns and strong hood mouldings. The second-floor window in the central bay has a pedimented hood echoing the entrance pediment below.

The building has wood shingle cladding which is butted at the corners. A more modern modification is the creation of a basement entrance under the southern bay window.

The Waverley Hotel is in excellent condition. The building originally had a roof top belvedere, a

classic defining element of the Italianate style which was later removed; however, all other original decorative façade elements remain intact. There is a 3-storey rear addition with a flat roof, modern windows, and a staircase to access the third storey.

The open space on the side and rear is used as a parking lot for guests. Remnants of prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

Waverley Hotel is valued both as an example of the Italianate style of architecture and for its historical associations with individuals. Edward W. Chipman, a dry goods merchant, purchased the property in 1865 and is responsible for having the house built as his own private residence. He enlarged the grounds by buying an adjoining lot of land at the rear of the property, making his house grand and elaborate in style and included beautiful gardens in the area now used as a parking lot.

In 1876, Sarah and Jane Romans acquired the property and used the building as a hotel known as the Waverley House for nearly 30 years. Several politicians, businessmen, and military personnel were guests at the Waverley Hotel; one notable guest was Oscar Wilde who visited Halifax in 1882.

Contextual Comments:

Waverley Hotel contributes strongly to the heritage character of the surrounding area and proposed district. It is situated among residences in the Italianate style. On the opposite side of the street, there is a group of 5 buildings designed/built by George Blaiklock which include some Italianate styled decorations.

Present Owner(s):	Waverley Hotel Co. Ltd.	Original Owner(s):	Edward Chipman
Address:	1264 Barrington Street	Occupation:	Dry goods merchant
	Halifax, NS B3J1Y5		

Year Built:	Approx. 1865-1866
Factual/Estimate?	Estimate
Sources:	Deed descriptions (Registry of Deeds)
	City Directories

Builder:	Unknown
Present Use:	Hotel/Inn

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Edward Chipman	1865-1874		Dry goods merchant	Bk. 148-593
Patrick Costin	1874-1876		Not Listed	Bk. 195-194
Sarah & Jane Romans	1876-1905		Spinsters	Bk. 206-6
Ernest E. Havill	1905-1906		Hotel Proprietor	Bk. 366-714
NS Building Society	1906-1909		Organization	Bk. 372-69
Harry Preedy	1909-1913		Clerk	Bk. 399-264
Joseph Clark	1913-1944		Clerk	Bk. 429-295

Samuel Ferguson	1944-1945	Real Estate Dealer	Bk. 847-573
Gordon A. Carr	1945-1945	Not Listed	Bk. 884-149
Waverley Hotel Co. (later Sterling Hotel Limited)	1945-present	Corporation	Bk. 884-693

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00092809
Civic Address	1265-69-71 Barrington Street
Building Name	Reuben J. Hart House
Construction Date	Approx. 1865-1866

Researcher:	Colette Bishop-Greene
Date:	December 2 nd , 2011

Architectural Comments:

Rueben J. Hart House is a 2 ½ storey brick double-house with a truncated gable roof, a modest overhang with dentils, and a central multi-flue brick chimney. Typical of the Halifax House style, each side of the double-house is laid out in the side hall plan, is three bays wide, and is deep from front to back. Each half of the house has two Scottish dormers on the front and rear façades. The building has vertically proportioned one over one sash windows with moulded surrounds. For many years the main floor of the building has been used for commercial use, and in 1986 a 1 storey addition was created which stretches across almost the entire front of the building. The front addition has vertically proportioned windows, is clad in wooden shingles, and has a copper roof.

Originally the Rueben J. Hart House had two main front entrances, one for each house, but with the creation of the large 1 storey front addition, one of the main entrances was removed. The remaining original entrance is narrow with pilasters framing the door and transom window, and an entablature with a moulded cornice above.

The building is in good physical condition. At the rear there is a 1 storey concrete addition with a flat roof, small windows, a chimney, and fire escape. A mural has been painted on the north side of the building advertising for the business 'Bearly's'. The open space in the rear is used as a driveway/parking lot. Remnants of prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

Reuben J. Hart House is valued for its historical associations with architect George Blaiklock, and property owner, Reuben Hart. This building is the last in a row of five brick buildings on the north side of Barrington Street designed and built by architect George Blaiklock.

Reuben Hart was a New England Loyalist who emigrated to Nova Scotia and was a partner in the prestigious shipping business with his brother Levi Hart. He resided in the house from 1865-1907.

Reuben Hart House is also valued as an example of the Halifax House style.

Contextual Comments:

Rueben J. Hart House is part of a row of buildings built by George Blaiklock that are of similar architectural style and design. Henry House and Forrest House are also of a similar style and are located nearby. It also faces important Italianate styled buildings on the west side of Barrington Street. These buildings complement each other and maintain the historical and architectural character of the surrounding area and proposed district.

Present Owner(s):	3298297 Nova Scotia Limited	Original Owner(s):	Reuben J. Hart
Address:	647 Bedford Highway, Suite 101	Occupation:	Shipping Merchant
	Halifax, NS B3M 0A5		

Year Built:	Approx. 1865-1866
Factual/Estimate?	Estimate
Sources:	Deed descriptions (Registry of Deeds)
	City Directories

Builder:	George Blaiklock
Present Use:	Commercial

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Sir Brenton Halliburton	1823-1864 (land)		Chief Justice of NS	Bk. 47-347
George Blaiklock	1864-1865		Builder/Architect	Bk. 143-135
Reuben J. Hart	1865-1907		Shipping Merchant	Bk. 151-378
James McGregor	1907-1919		Merchant	Bk. 383-989
Harland H. Bauld	1919-1934		Merchant	Bk. 490-679
Seymour J. Rodger	1934-1936		Proprietor	Bk. 725-149
James Karas	1936-1940		Restaurateur	Bk. 724-733
Mary Karas	1940-1942		Married Woman	Bk. 805-677
Morris N. Goldberg	1942-1975		Merchant Clothier	Bk. 850-493
Callie Iatrou	1975-2016		Wife of Takis Iatrou	Bk. 2937-461
3298297 Nova Scotia Limited	2016-Present		Limited Company	Doc. #109035791

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID	00092916
Civic Address	1272-74-76 Barrington Street
Building Name	Sarah Donaldson House
Construction Date	1815-1816

Researcher:	Colette Bishop-Greene
Date:	December 2 nd , 2011

Architectural Comments:

Sarah Donaldson House was originally constructed in the Georgian style of architecture. While it has undergone many modern modifications it still maintains its basic architectural style. Originally a 2 ½ storey building 5 bays wide with a central entrance and truncated pitch roof, it is now 6 bays wide and is a full 3 storeys in height, clad with vinyl siding, and has a low-pitched roof. Under the slight roof overhang decorative dentils have been introduced. Following the Georgian style, the second floor still maintains smaller two over two sash windows, while the newer third floor has larger, two over two sash windows. The ground level has been modified to allow for commercial uses and now has three entrances and four large store front windows.

Sarah Donaldson House is in good physical condition. It appears that many of the modifications, including the addition of the full third floor, occurred in 1914. Additionally, there is a 1½ storey rear addition with a flat roof, multi-flue brick chimney, one over one sash windows, and a balcony that appears to be used as apartments.

There is little open space behind Sarah Donaldson House and remnants of prior use (perhaps as a garden) or other built structures are not evident.

Historical Associations:

Sarah Donaldson House is valued for its historical associations with prominent individuals in Halifax. The first being Richard Scott, a master mason from Scotland. It is possible that he was the builder of

the house. He is known for his masonry work at the County Court House and Province House. Sarah Donaldson, widow of a confectioner, purchased the house in 1816 for £430. One year later she gifts the house to her daughter Christina.

Other notable owners included William Compton, newspaper editor and publisher, and Raymond L. Lessel, architect responsible for the Nova Scotia Royal Yacht Squadron.

Contextual Comments:

Originally the building was a 2 ½ storey building 5 bays wide with a truncated pitch roof. This style was once widespread in Halifax as residences for families of substantial means. Due to the modifications to the building over time, some of the original distinctive characteristics have been lost. The building is compatible in terms of building materials, use, and height. The Sarah Donaldson house contributes positively to the heritage character of the surrounding area and proposed district.

Present Owner(s):	Maxwell Properties Ltd.	Original Owner(s):	Sarah Donaldson
Address:	1245 Barrington Street	Occupation:	Widow
	Halifax, NS B3J 1Y2		

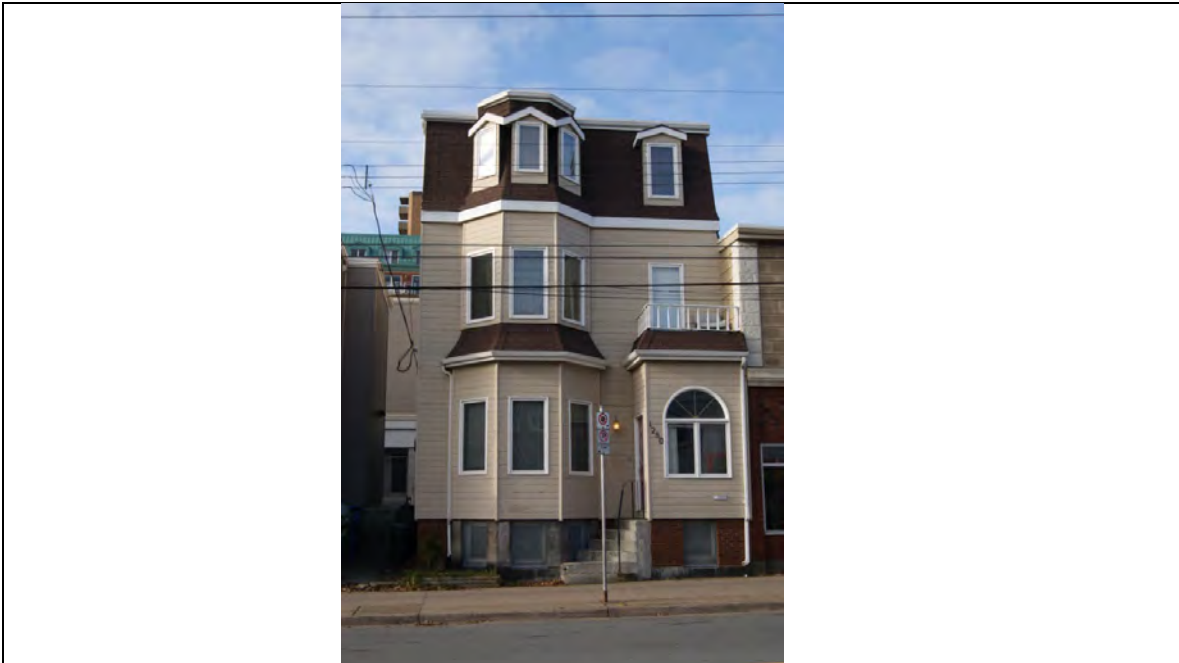
Year Built:	1815-1816
Factual/Estimate?	Estimate
Sources:	Deed descriptions (Registry of Deeds)
Builder:	Richard Scott (possibly)
Present Use:	Residential and Commercial
	Prior Heritage Research Documents

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Richard Scott	1815-1816		Mason	Bk. 42-73
Sarah Donaldson	1816-1817		Widow	Bk. 42-393
Christina Donaldson & Adam Esson	1817-1874		Daughter of Sarah	Bk. 43-346
William Compton	1874-1875		Newspaperman	Bk. 195-61
Alexander Forsythe	1875-1876		Not Listed	Bk. 202-84
Margaret Harrison & Kate Drillo	1876-1904		Widow & Spinster	Bk. 206-22
Raymond L. Lessell	1904-1913		Architect	Bk. 358-639
Dennis Realty Corporation Ltd.	1913-1913		Corporation	Bk. 429-182
D. Lorne McGibbon	1913-1913		Capitalist	Bk. 429-184
Eastern Trust Co.	1913-1983		Corporation	Bk. 429-211
Pagus Holdings Ltd.	1983-1985		Corporation	Bk. 3766-1161
Barrmor Properties Inc.	1985-1993		Corporation	Bk. 3961-380
Prenor Trust Company of Canada	1993-1994		Corporation	Bk. 5484-736
Maxwell Properties Ltd.	1994-Present		Corporation	Bk. 5547-601

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID	00092908
Civic Address	1280 Barrington Street
Building Name	Smithers House
Construction Date	1880-1884

Researcher:	Colette Bishop-Greene
Date:	December 2 nd , 2011

Architectural Comments:

Smithers House is a narrow 2½ storey masonry building on a tall foundation. The building is laid out in the side hall plan and is two bays wide. Typical of the Second Empire style, the building has a steep mansard roof, front and rear dormers with pedimented gable roofs, a modest cornice, and drip course above the second storey. Its vertical lines are enhanced by a two storey tiered bay window culminating in a four sided turret tied into the mansard roof. The storm porch has high entrance steps with an overhanging roof with a modest cornice, and a balcony.

Smithers House appears to be in good physical condition. There is a 1½ storey rear addition with a flat roof, a large balcony, and staircase. Cladding and windows on the addition are similar in dimensions and style to the original house. Whatever ornamental trim elements there may have been were removed or simplified through the installation of vinyl siding, however the original form of the building remains intact. Overall, the addition maintains the style of the original building. There is very little open area behind the building. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

Smithers House is valued for being associated with property owners George Smithers, Charles Hudson Smith, and Emma Rumsey.

George Smithers, a painter, formed Smithers & Sons in 1864 and purchased property on the corner of Barrington Street and Morris Street. After his death, his elder son, George Thomas Smithers, was responsible for erecting this second building facing Pleasant Street (Barrington) on the adjacent lot.

In 1884, Charles Hudson Smith, lawyer, purchased the house and resided there until 1892. Ms. Emma Rumsey, only sister of C.H. Smith, inherited the property, and in 1927 had a survey and plan of subdivision prepared for the two houses on the lot.

Contextual Comments:

Smithers House is a narrow 2 ½ storey building that is taller than adjacent buildings in the area. Architecturally, the building is compatible with the Waverly Hotel and Gerrard Lodge, further south on Barrington Street. Smithers House contributes to both the architectural and heritage character of the surrounding area and proposed district. In 1878 (Hopkins Atlas) indicates that the land where this building stands was once the garden for the abutting building located on the corner of Barrington Street and Morris Street. Today the building and its rear addition take up the majority of the building lot.

Present Owner(s):	Wanpen Hamilton	Original Owner(s):	George Smithers
Address:	136 Middlefield Rd.	Occupation:	Painter
	Palo Alto, CA USA 94301 1340		

Year Built:	1880-1884
Factual/Estimate?	Estimate
Sources:	Hopkins Atlas and Fire insurance plan Prior Heritage Resource File
Builder:	Unknown (George Smithers' son, Edward D. was an architect, residing there)
Present Use:	Residential

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
George Smithers & George T. Smithers	1865-1884		Painter	Bk.151-67
Emma E. Rumsey	1884-1929 (N) 1884-1933 (S)		Sister of C.H. Smith	Bk. 250-164
James Karas	1929-1960 (N)		Merchant	Bk. 649-669
Mary Karas	1933-1960 (S)		Wife of J. Karas	Bk. 697-933
Peter Karas	1960-1962		Heir	Bk. 1712-536
Don Schelew Ltd.	1962-1971		Company	Bk. 1827-340
Pacific Investments Ltd.	1971-1983		Company	Bk. 2517-908
Pagus Holdings Ltd.	1983-1985		Company	Bk. 3766-1129
Barrmor Properties Inc.	1985-1993		Company	Bk. 3961-380
Prenor Trust Company of Canada	1993-1994		Company	Bk. 5484-736
Lan Nguyen	1994-2006		Not Listed	Bk. 5537-772
Wanpen Hamilton	2006-Present		Not Listed	Doc # 85474501

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID	00092833
Civic Address	1281-83 Barrington Street
Building Name	McLeod's Store
Construction Date	1877

Researcher:	Colette Bishop-Greene
Date:	December 2 nd , 2011

Architectural Comments:

McLeod's Store is a 2 storey wooden building with a low pitched roof and brick chimney. The western side of the building (facing Morris Street) was the family residence while the eastern side abutting the corner of Morris and Barrington Streets was used as a grocery store. In 1895, the main floor of the dwelling house was used as a confectioner's store; living quarters were upstairs.

Originally, the building was clad in wood shingles that was later sheathed in asphalt imitation brick shingles, and more recently re-clad in vinyl siding. The building is plain, with little decoration, however it still maintains its vertically proportioned windows at the second floor and its large storefront windows at the ground floor level. McLeod's Store could be considered to be architecturally vernacular; it is a simple building that was built and continues to be used as a commercial space and constructed of local materials.

The open area behind the building is unpaved and used as a parking lot. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

McLeod's Store has been occupied as a neighborhood store continuously since 1877-1878. The site was used as a garden and possibly a coach house before the property was conveyed to John McLeod in 1877-1878.

Contextual Comments:

While McLeod's Store building is highly altered, and different from many of the more elaborate masonry buildings in the surrounding area and proposed district, its scale and proportions are in keeping with those in the immediate vicinity.

Present Owner(s):	Opera Investments Ltd.	Original Owner(s):	Mrs. James McLeod
Address:	1281 Barrington Street	Occupation:	Wife of James McLeod, Confectioner and Grocer
	Halifax, NS B3J 1Y2		

Year Built:	1877
Factual/Estimate?	Factual
Sources:	Deed descriptions (Registry of Deeds)
	Hopkins Atlas and City Directories

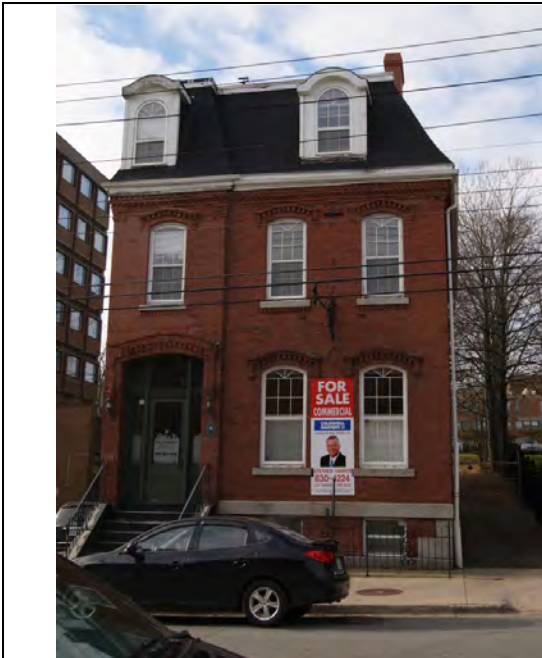
Builder:	Possibly built by J. Coombes
Present Use:	Residential and Commercial

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
William Pryor & James Brymer	1807-1809 (land)		Shipping Merchant	Bk. 33-168
Brenton Halliburton & John C. Halliburton	1809-1871 (land)		Chief Justice of NS/Clerk	Bk. 38-401
Joseph Coombes	1871-1877		Barrister/Developer	Bk. 177-188
J. Graham	1877-1889		Trustee for Mrs. J. McLeod	Bk. 215-280 Bk. 270-426
James McLeod	1889-1890		Grocer	Bk. 270-427 Bk. 269-449
James McGregor	1890-1918		Grocer	Bk. 274-473
Wm. J. McKenzie & John G. Osborne	1918-1940		Grocers	Bk. 490-401
Mary Karas	1940-1961		Real Estate Owner	Bk. 789-949
Lilian Delefes	1961-1976		Real Estate Owner	Bk. 1725-478
Maroun Makhoul	1976-1980		Real Estate Owner	Bk. 3021-408
Ashco Ltd.	1980-1986		Real Estate	Bk. 3409-923
Opera Investments Ltd.	1986-Present		Corporation	Bk. 4190-293

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	40724437
Civic Address	1326 Barrington Street
Building Name	Lithgow House
Construction Date	1885

Researcher:	Colette Bishop-Greene
Date:	December 14 th , 2011

Architectural Comments:

Lithgow House is a 2½ storey brick building with a stone foundation separated by a granite belt course, and two multi-flue brick chimneys. Originally constructed as a double house, the southern half of the building was demolished in the 1970's to create parking space for Dalhousie University's adjacent O'Brien Residence building. The house is laid out in a side hall plan, is 3 bays wide, and deep from front to back. The bay containing the main entry projects out slightly and continues up through the roof.

Typical of the Second Empire style, Lithgow House has a mansard roof with segmentally arched dormers and a cornice with decorative corbelling detail including brackets. There is a substantial granite belt course separating the basement from the main floor, and granite quoins on the western corner of the house at the foundation level. The first storey windows are six over six vertically proportioned sash windows with segmented brick arches decorated with dentils, and granite lug sills. The second storey windows are similar with the addition of dentils beneath the lug sills. The entrance has rectangular side lights, a transom, and is topped with a segmental arch decorated with dentils. Lithgow House is in good physical condition. The original façade is still intact and its architectural character remains although it is visually obvious that the southern half of the original double house has been removed. There is a 2 storey rear brick addition with a flat roof and windows of similar dimensions and style to the original house. The large open space behind the building is unused. Remnants of prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

Lithgow House is valued for its historical associations with individuals in Halifax. The first owner and developer of the property was James R. Lithgow, bookkeeper and accountant. He later became treasurer of the Glace Bay Mining Company. Other owners included Mrs. Sarah Elizabeth Moren, second wife to James A. Moren who was the president of the Glace Bay Mining Company and the Union Bank, and Dr. William H.H. Beckwith, a well-known dentist in Halifax.

Lithgow House was built on the site of Bishop Charles Inglis' residence. Bishop Charles Inglis and his son John Inglis established the Anglican Church and promoted education in Nova Scotia. John W. Inglis, a military hero of the British Empire, was born there.

Contextual Comments:

Lithgow House contributes to the architectural and heritage character of the surrounding area and proposed district. It is surrounded by other 2½ storey brick buildings with similar roof styles and dormer windows, all built within a 20-year period. The O'Brien Residence, a modern high-rise building, is adjacent to Lithgow House.

Present Owner(s):	3259501 Nova Scotia Limited	Original Owner(s):	James Lithgow
Address:	1791 Barrington Street, Suite 1500	Occupation:	Accountant, Bookkeeper
	Halifax, NS B3J 1K9		
Year Built:	1885		
Factual/Estimate?	Factual		
Sources:	Deed descriptions (Registry of Deeds)		
Builder:	Unknown		
Present Use:	Commercial		

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Charles Inglis	1809-1856		Lord Bishop of NS	Bk. 38-25
Joseph & Eliza Hagarty	1856-1869		Professor of Music/Wife	Bk. 115-240
James McCabe	1869-1884		Grocer	Bk. 169-444
James R. & Marion Lithgow	1884-1886		Accountant and Bookkeeper/ Wife	Bk. 248-322
Sarah Moren	1886-1902		Wife of James Moren	Bk. 256-357
William H.H. Beckwith	1902-1945		Dentist	Bk. 345-773
Anne Kristina & Karin Olang Benson	1945-1985		Physiotherapists	Bk. 886-193
3054451 Nova Scotia Ltd.	1985-2001		Corporation	Bk. 6735-430
Marion Getta	2001-2012		Not Listed	Bk. 7494-630
3259501 Nova Scotia Limited	2012-Present		Limited Company	Doc. #99929961

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00076406
Civic Address	1333-35 Barrington Street
Building Name	Thomas Jeffery House
Construction Date	1805-1817

Researcher:	Colette Bishop-Greene
Date:	December 14 th , 2011

Architectural Comments:

Thomas Jeffery House is a large 3½ storey Neo-Classical wood framed building with a high basement. It is 6 bays wide with a central main entrance, and wood shingle cladding. Typical of the Neo-Classical style, the building has a steeply pitched truncated gable roof, a large central triangular pediment with two windows on the front, a large central dormer with three windows on the rear, and pilasters on the corners of the front façade. The roof eaves overhang the front façade, with eaves returned at the corners, whereas the roof is tight to the eaves on the sides and rear of the building.

The basement windows are large vertically proportioned recessed windows with segmental arches. The first storey windows are one-over-one sash windows with moulded surrounds and heavy brackets supporting a single entablature above each pair of windows. The second storey windows are simple vertically proportioned windows like those on the first floor but do not have brackets and an entablature. Thomas Jeffery House has two entrances centered in the front façade which are framed by pilasters and moulded surrounds. Fixed semi-circular windows under an entablature and decorative brackets enhance the main entrance. The side entrance, accessed by stairs from the street, has a brick storm porch (partially parged), a fixed circular window, and a flat roof.

Thomas Jeffery House is in good physical condition. During 1805-1817, Jeffery possibly added the central entrance on the main level and two small rear porches (with curved roofs) that gave access to a rear garden. James Donaldson added a Halifax-type porch to the south side entrance and removed the central entrance (1857-1876). Elizabeth Allen divided the house into two sections with doors side by side at street level (1891-1919). There is a two-storey rear addition that is 2 bays deep with a flat

roof, and a multi-flue brick chimney. Cladding and windows on the rear addition are similar in dimensions and style to the main house.

The open space at the rear of the building is currently used as a parking lot for tenants; however, historical documents mention a garden during 1805-1857 (the time of Thomas Jeffery's occupancy). Remnants of prior use as a garden, or other built structures are not evident.

Historical Associations:

Thomas Jeffery House is valued for its historical associations with property owners, Thomas N. Jeffery and James Donaldson. Thomas Jeffery, Collector of Customs, purchased the property in 1803 and married Martha, daughter of R.J. Uniacke. According to deed descriptions and a property assessment, the house was built sometime before 1817. Jeffery also acted as Government Administrator for Her Majesty's Council. The second owner, James Donaldson, was a well-known merchant and Director of the Bank of Nova Scotia.

Contextual Comments:

Thomas Jeffery House is the oldest building in this section of Barrington Street. It represents the historical development of the area, particularly with the residences of prominent individuals. The building is clearly an asset to the area and maintains the architectural and heritage character of the proposed district.

Present Owner(s):	Maxwell Properties Limited	Original Owner(s):	Thomas N. Jeffery
Address:	1245 Barrington Street Halifax, NS B3J 1Y2	Occupation:	Collector of Customs, Government Administrator

Year Built:	1805-1817
Factual/Estimate?	Estimate
Sources:	Deed description and property assessment (Registry of Deeds) 1986 Heritage Inventory Site Form
Builder:	Unknown
Present Use:	Residential and Commercial

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Thomas N. Jeffery	1805-1857		Collector of Customs	Bk. 38-193
James Donaldson, then Mrs. Ann Donaldson	1857-1891		Merchant/Director of NS Bank	Bk. 118-232
C.C. Blackadar & J.R. Lithgow	1891-1891		Publisher & Bookkeeper	Bk. 286-140
Elizabeth Allen	1891-1919		Wife of Captain J.M. Allen	Bk. 286-184
Hugh W. Cameron	1919-1919		Optician	Bk. 480-489
Thomas P. Sheridan	1920-1940		Inn Operator	Bk. 528-609
Eastern Canada Savings & Loan Co.	1940-1940		Mortgage Company	Bk. 803-276

Charles Rowlett	1940-1946	Restaurant Proprietor	Bk. 795-269
Donald A. Beaton	1946-1977	Rooming House Operator	Bk. 896-893
1333 Developments Ltd.	1977-1983	Realtors	Bk. 3133-981
Maritime Capital Management Ltd. & Queen's Court Development Ltd.	1983-1986	Realtors	Bk. 3773-579
P. Barns Investments Limited	1986-Unknown	Corporation	Bk. 4180-168
Emkor Properties Limited	Unknown		Unknown
Maxwell Properties Limited	2014-Present	Limited Company	Doc. #106260020

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00076414
Civic Address	1349-51-53 Barrington Street
Building Name	Renner-Carney House
Construction Date	1891

Researcher:	Colette Bishop-Greene
Date:	December 15 th , 2011

Architectural Comments:

Renner-Carney House is a 1½ storey brick building with a bell-cast mansard roof, slate fish-scale roof shingles with paired dormers with pediments above, a cornice with heavy brackets and a decorative frieze, and four substantial multi-flue brick chimneys. The building has two bay projections on the front façade flanking the central main entrance and a substantial belt course separating the basement from the main floor. Typical of the Victorian Eclectic style, the building has a central entrance and is 3 bays wide. A central tower above the entrance projects through the roof eaves and has a pyramidal roof with a bell cast curve, gothic dormers, and bracketed eaves.

The vertically proportioned windows have a Palladian arrangement and are surrounded by pilasters, decorative brackets, and pedimented roofs. The central tower windows and the first storey windows follow the same arrangement and roof style but have arches with intricate brickwork. The central entrance at the first-floor level has a segmented brick arch, transom and side lights and pilasters. There are two modern entrances, one under each projecting bay, at the basement level.

Renner-Carney House is in good physical condition. There is a 2-storey brick rear addition with a low pitch roof that has windows which are similar in dimensions and style to those on the original house. The open space behind the building is unpaved and used as a parking lot for tenants. Remnants of prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

Renner-Carney House is valued for its historical associations with prominent individuals. The house was built in 1891 for Thomas Renner who was a liquor merchant and proprietor of the Union Hotel. Renner sold the property in 1914 to Michael Carney Sr., West India Merchant and Consul for Haiti, and his son, Dr. Michael J. Carney, who lived there until 1920. Dr. Carney was a provincially acclaimed pediatrician and Head of the Children's Hospital in Halifax. After Dr. Carney's brief occupancy, the building was sold to Hugh W. Cameron, optometrist. In 1926, the building was known as Cameron House and was used as office space for an optometrist, dentist and a physician.

Contextual Comments:

Carney-Renner House is clearly an asset to the surrounding area and proposed district. It is compatible with the buildings in the area (in terms of building material and elevation) and gives the area a bit of flavor with its eclectic style of architecture.

Present Owner(s):	Maxwell Properties Limited
Address:	1245 Barrington Street Halifax, NS B3J 1Y2

Original Owner(s):	Thomas Renner
Occupation:	Merchant/Proprietor

Year Built:	1891
Factual/Estimate?	Factual
Sources:	Deed description (Registry of Deeds) City Directories

Builder:	Unknown
Present Use:	Residential

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Reverend George M. Grant	?-1890		Former Minister at St. Matthew's Church	Bk. 149-646
Thomas Renner	1890-1914		Merchant, Hotel Proprietor	Bk. 433-549
Michael Carney Sr. & Dr. Michael J. Carney	1914-1920		Merchant, Consul/Physician	Bk. 433-549
Hugh W. Cameron	1920-1933		Optometrist	Bk. 508-110
Victor O. Mader	1933-1955		Physician	Bk. 689-1233
David Zive	1955-1996		Realtor	Bk. 1326-226
S. Paul Zive	1996-2005		Not Listed	Bk. 5825-368
Joanne Lawen	2005-2018		Not Listed	Doc. #81204191
Maxwell Properties Limited	2018-Present		Limited Company	Doc. #111976677

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00076422
Civic Address	1355 Barrington Street
Building Name	St. Matthew's Manse
Construction Date	1874-1875

Researcher:	Colette Bishop-Greene
Date:	December 15 th , 2011

Architectural Comments:

St. Matthew's Manse is a 2½ storey brick Halifax House style building that combines Second Empire and Georgian influences. Typical of the Halifax House style, the house is set on a tall foundation and is laid out in the side hall plan, 3 bays wide, and is deep from front to back. The bell cast mansard roof has two dormers (with mansard-styled roofs), a cornice with paired brackets and frieze, granite quoins at the corners, and a string course separating each floor – granite at the ground floor and brick at the second floor.

The vertically proportioned windows are segmentally arched with brick soldier courses; the first floor having one-over-one sash windows with granite lug sills, while the second storey windows are slightly smaller with two-over-two sash windows. The main entrance is located within a wide segmentally arched opening which frames a modern metal and glass entry system that incorporates a side light and transom. The front entrance steps have metal railing and brick posts at street level. There is also a ground floor/basement entrance located directly under the entrance stairs.

St. Matthew's Manse is in good physical condition. There is a 1½ storey brick rear addition with a flat roof and windows like those in the original building. The open space behind the house is unpaved and used as a parking lot or driveway. Remnants of prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

St. Matthew's Manse is valued for its historical associations with St. Matthew's Church, Reverend George M. Grant, Reverend Robert Laing, and the architects Stirling and Dewar who designed St. Matthew's Manse. They also designed many notable buildings in the area such as the Fort Massey Church and St. Paul's Hall.

Rev. George M. Grant was the first tenant to live in the manse (1875) after becoming minister of St. Matthew's Church. He left Halifax in 1878 and played an important role in shaping Queen's University and College in Kingston, Ontario. He also served as secretary to Sir Sanford Fleming during the development of the trans-Canada railway.

After Rev. Grant's departure, Rev. Robert Laing became minister of St. Matthew's Church from 1878 until 1891. He was an educator and founded the Halifax Ladies College and the Halifax Conservatory of Music (1887).

Contextual Comments:

St. Matthew's Manse is a simple and understated building that maintains the architectural and heritage character of the surrounding area and proposed district. It complements other masonry buildings on Barrington Street and buildings with similar architectural style in the area.

Present Owner(s):	Association of Professional Engineers	Original Owner(s):	Trustees of St. Matthew's Church
Address:	1355 Barrington Street Halifax, NS B3J 1Y9	Occupation:	Presbyterian Congregation

Year Built:	1874-1875
Factual/Estimate?	Factual
Sources:	City Directories/plans (Nova Scotia Archives and Records Management) 1986 Heritage Inventory Site Form

Builder:	David Stirling and Andrew Dewar
Present Use:	Commercial

History of Ownership:

OWNER	FROM: TO:	OCCUPATION	BOOK • PAGE
St. Matthew's Church	1828-1920	Congregation	Bk. 51-224
Purdy A. MacDonald	1920-1949	Physician	Bk. 524-315
Harry K. MacDonald	1920-1923	Surgeon	Bk. 524-315
D. McLarren and widow	1923-1942	Physician	Bk. 565-249
Purdy A. MacDonald	1942-1949	Physician	Bk. 843-865
Earle H. Goldberg	1949-1974	Dermatologist	Bk. 1040-425
E.F. Chatterton & Associates	1974-1976	Company	Bk. 2780-180
Development Planning Association	1976-1986	Company	Bk. 3063-555

Little John Leasing Ltd.	1986-1988	Company	Bk. 4239-1207
Association of Professional Engineers	1988-Present	Company	Bk. 4580-510

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00076430
Civic Address	1359-61 Barrington Street
Building Name	Stoddard House
Construction Date	1828

Researcher:	Colette Bishop-Greene
Date:	December 15 th , 2011

Architectural Comments:

Stoddard House is a 2½ storey masonry building with a sandstone façade, ironstone side walls, multi-flue brick chimney, sandstone corner quoins, and a sandstone string course separating the first and second floors. The building has a mansard roof with a bell cast curve, a modest overhang with returned eaves, and a cornice with brackets and dentils. There are 2 dormers on the front and rear façades each having an ornamental pediment and paired sash windows. The ironstone wall visible on Bishop Street is detailed with sandstone lintels, lug sills and quoins. Typical of the Georgian style, the house was raised up from the street level on a tall foundation and laid out in the side hall plan, is three bays wide, and deep from front to back.

At the front of the building, a ground floor 'storefront' was added (1919-1931) to serve as an optometrist's office for the owner. The 'storefront' has a central entrance with a copper roof and two three-sided projecting bay display windows (also with copper roofs). There is a three-storey brick addition at the rear of the building that has a flat roof with a modest overhang and cornice with brackets and dentils. Also, there is a one storey brick double car garage attached to the brick addition. All windows are vertically proportioned, two-over-two sash windows with sandstone lug sills and are slightly recessed into their openings.

Granite stone steps with decorative wrought iron railing leads to the main entrance which is

comprised of a wood panel door with glass in the upper panel, two rectangular side lights with wooden panels below and glass in the upper, and a group of transom windows above. It should be noted that there is a cannon protruding from the concrete sidewalk adjacent to the front steps of Stoddard House. It is one of the last remaining cannons in Halifax (in this manner) and was used as a bumper for carriage wheels as they passed by.

Stoddard House is in good physical condition; however, there have been several alterations. At the time of construction, the building had a truncated gable roof. During the 1890s the roof was changed to a mansard and wooden dormers were added. During 1875-1890, a brick addition was attached to the rear of the original building (used as an office). The addition of the 'storefront' was completed during 1919-1931 for commercial use (an optician's shop). The two-car garage attached to the rear office was completed later.

There is a small section of land at the rear of the lot that is still vacant. Historical documents indicate that the space behind the original house was used a garden; however, there are no visible signs of any original use.

Historical Associations:

Stoddard House is valued for its historical associations with St. Matthew's Church and its tenants. Reverend John Scott occupied the manse from 1830-1860. Reverend George M. Grant lived there briefly from 1874-1875 (he then moved into the adjacent new manse, St. Matthew's Manse). Rev. Grant left Halifax in 1878 and played an important role in shaping Queen's University and College in Kingston, Ontario. Grant also served as secretary to Sir Sanford Fleming during the development of the trans-Canada railway.

The building is named after the Stoddard family who owned the house for almost 50 years (1931-1980). Another notable tenant was Lucy Maud Montgomery, author of "Anne of Green Gables" who lived there while attending Dalhousie University. The building is described in her novel "Anne of the Island".

Interestingly, the inscription "Wallace Street" is carved into one of the sandstone quoins on the corner of the building. Wallace Street, now Bishop Street, was named after the Honourable Michael Wallace, who lived in this building. This is the only remaining evidence of Wallace Street before it was renamed (1831-1878).

Contextual Comments:

Stoddard House maintains the architectural and heritage character of the surrounding area and proposed district. It is compatible in terms of elevation, style, and design with the other buildings in the area, notably the Government House which is another Georgian building.

Present Owner(s):	Camelot Investments Limited
Address:	29 Eastcoast Court, Halifax, NS B3M 0C5

Original Owner(s):	St. Matthew's Church
Occupation:	Presbyterian Congregation

Year Built:	1828
Factual/Estimate?	Factual
Sources:	Report by Surveyor Charles Morris in 1828

Builder:	Possibly Richard Scott and Charles Dunbrack
Present Use:	Residential and Commercial

History of Ownership:

OWNER	FROM: TO:	OCCUPATION	BOOK • PAGE
John Pryor	1816-1825	West Indian Merchant/M.L.A.	Bk. 43-104
Lewis & Mary Ann Johnston	1825-1828	Medical Doctor	Bk. 48-239
Michael & Thomas Wallace/James Fullerton	1828-1828	Trustees of St. Matthew's Church	Bk. 51-234
St. Matthew's Church	1828-1875	Congregation	Bk. 51-224
G.P. Mitchell	1875-1884	Merchant	Bk. 203-165
Andrew Walker Lindsay	1884-1916	Medical Doctor	Bk. 245-527
Emma & Frances J. Lindsay	1916-1919	Sister and Niece	Bk. 452-561
Anna M. Bell	1919-1931	Wife of Realtor	Bk. 493-353
Robert H. Stoddard & Jean Carmen	1931-1980	Medical Doctor	Bk. 665-1097
Architectural Resources Consultants	1980-1982	Architectural Firm	Bk. 3407-501
N.S. Association of Architects & Graeme & P.L.P. Duffus	1982-1991	Architects	Bk. 3591-513
Halifax County Condominium Corp. #185	1991- Unknown	Corporation	Doc # 24661
Nova Scotia Association of Architects	Unknown- 2021		Unknown
Camelot Investments Limited	2021-Present	Limited Company	Doc #118256073

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00076265	Researcher	Halifax Regional Municipality
Civic Address	1451 Barrington Street	Date	--
Building Name	Government House		
Construction Date	1800		

Architectural Comments:

Architect: Isaac Hildrith
Style: Georgian

Government House is built of Nova Scotia freestone and other local materials, along with bricks imported from England and slate from Scotland.

In style, the hip-roofed dwelling adheres to neo-classical, Palladian ideals and consists of a well-proportioned central form of three-stories, flanked by smaller two-storey wings. On the lower storey, the stonework is rusticated, in contrast with the smooth masonry of the upper storeys. The front and rear facades are divided symmetrically into five bays with evenly spaced windows. The ground floor windows are set in blind arches, while the upper windows are rectangular. Distinction between the second and third stories is created using smaller, square windows on the top floor. The east facade faces Hollis Street across a broad lawn and is ornamented with classical pilasters rising above the first storey. A neo-classical portico with paired columns and a curved staircase gives visual focus to the central doorway. On the west facade, the lateral wings are extended and bowed toward Barrington Street. A semicircular driveway draws the eye to the entrance, which is now used as the main entrance, and which is emphasized by a graceful, neo-classical porch. The entire site is contained within stone walls.

In her book *Georgian Halifax*, Elizabeth Pacey describes Government House as "Canada's oldest government executive mansion and a fine and pure example of Georgian style ... (which) ... combines the dignity of history and the value of a priceless architectural treasure."

Historical Comments:

This was the third Government House to be built in Halifax and was begun in 1800 at the urging of Governor Sir John Wentworth, who maintained that the residence in which he was living (situated where Province House now stands) was "in danger of falling into the cellar."

Sir John had come to Nova Scotia as a Loyalist and was a member of a wealthy and influential New England family with connections to the landed gentry in Yorkshire, England. Historians have surmised that, when choosing plans for the new building, he most probably took design ideas from contemporary architectural publications such as *A Series of Designs for Country Seats* and from country houses designed by John Carr, the architect for the family estates in Yorkshire. To supervise the construction he appointed Isaac Hildrith, a well-respected, Yorkshire-born master builder and surveyor who was known for his previous work on the Shelburne Anglican church and the Shubenacadie Canal survey.

Contextual Comments:

As one of the oldest buildings in the streetscape, Government House stands out with its setback from the

street and grand entrance, semi-circular walkway, stone walls, and greenery. The open space provided on the property relates with the Old Burying Ground across the street, and its construction with other governmental buildings such as the Nova Scotia Legislature Building and City Hall.

Present Owner(s):	Transportation and Public Works, Her Majesty the Queen in Right of the Province of Nova Scotia
Address:	PO Box 186, Halifax, NS B3J 2N2

Original Owner(s):	Sir John Wentworth
Occupation:	Governor

Year Built:	1800
Factual/Estimate?	Factual

Present Use:	Residence of Governor General
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Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00077040	Researcher:	Halifax Regional Municipality
Civic Address:	1460 Barrington Street	Date:	--
Building Name:	The Old Burying Ground		
Construction Date:	1749		

Architectural Comments:

Architect: N/A
Style: N/A

A monument to two heroes of the Crimean War - the Welsford and Parker Monument - was erected in the cemetery in 1855. Constructed of sandstone, the monument is in the form of a triumphal Roman arch surmounted by a carved lion. The carving is attributed to George Laing, a Scottish stonemason who, in the eight years that he lived in Halifax, was involved in the construction of many of the city's finest mid-Victorian buildings.

Historical Comments:

This cemetery was set apart in 1749, the year that Halifax was founded, as a common burial ground for the inhabitants. Many of the city's first citizens, their descendants, and men of the British Army and the Royal Navy who were stationed in Halifax are buried here. The cemetery remained in use for almost one hundred years, until 1844. During that period, over 12,000 men, women and children were buried here; fewer than 10% of their graves are marked. St. Paul's Church became owner of the graveyard in the 1790s and has maintained it ever since.

By the 1980s, frost and vandalism had taken their toll on the gravestones, and the cemetery needed extensive repair. Public and private funds were sought by the Old Burying Ground Foundation to carry out the necessary work. In 1984, a complete record was made of the site. In 1990/91, a landscape plan was implemented, and tilted stones reset. The Welsford and Parker Monument was also restored at that time. The Old Burying Ground fulfils an important role in the cultural heritage of Halifax. It is a reminder of the very earliest days of the settlement, both in terms of the people who lived and died here, and in terms of the original geography of the city - it is situated just outside the original town plot and palisades. The presence of significant institutional buildings in the immediate vicinity, including St Mary's Basilica and Glebe, Government House, and the Old Court House, re-enforces the historic ambience of the site.

Contextual Comments:

With its old stone walls, wrought iron railings and many trees, the cemetery functions as a softening element in the urban landscape, providing a quiet place a stone's throw away from the busyness of the Barrington Street - Spring Garden Road intersection. If Barrington Street is viewed as a heritage axis in the downtown, the Old Burying Ground also functions as a counterpoint to the Grand Parade, both through its historic open space function and its two centuries-old connection with St. Paul's Church.

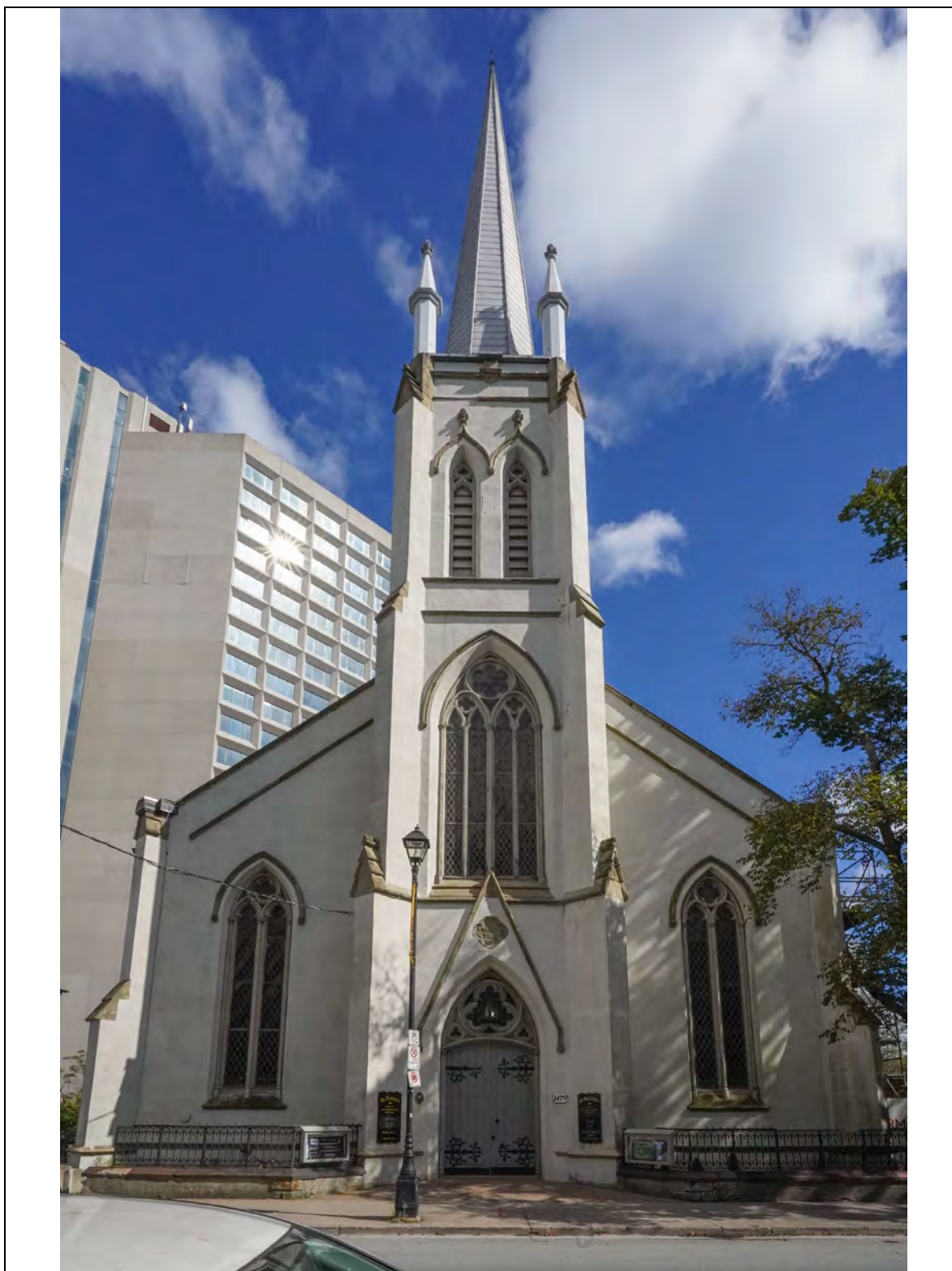
Present Owner(s):	The Rector Wardens and Vestry of the Parish of St. Pauls
Address:	PO Box 31065, Halifax, NS, B3K 5T9

Original Owner(s):	Roman Catholic Archdiocese of Halifax
Occupation:	Cemetery

Year Built:	1749
Factual/Estimate?	Factual

Present Use:	Cemetery
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Photographs (front and side elevation) Building Classification: Registered Heritage Property





PID	00076240	Researcher	Halifax Regional Municipality
Civic Address	1471 Barrington Street	Date	--
Building Name	St. Matthew's United Church		
Construction Date	1858		

Architectural Comments:

Architect: Cyrus Thomas
Style: Mid-Victorian Gothic

The church is built in Victorian Gothic style with a steeply pitched roof, a buttressed nave, and a tall, buttressed steeple. The windows are archetypal Gothic compositions featuring graceful, pointed arches and intricate foil and cusp designs in stained glass. The Gothic composition of the front elevation facing Barrington Street is re-enforced by tall, upward-thrusting finials at the building corners and by finials and crenellations atop the tower.

The church is constructed of brick with a stucco exterior. The church has numerous local historical associations, having been attended by many notable Haligonians, including various Lieutenant Governors who lived just next door at Government House.

Historical Comments:

St. Matthews is the site of the first dissenting Protestant church in Canada. The congregation is the oldest in the United Church of Canada. After fire consumed an earlier pioneer meeting house in 1857

on a different site (Mathers Meeting House, corner of Prince & Hollis), the St. Matthew's congregation commissioned a new church on this site. The competition was won by the firm of William Thomas & Sons.

William Thomas came to Canada from England as an experienced architect in the 1840s. He first settled in Toronto and, along with his sons William and Cyrus, designed many churches in Ontario. The design for St. Matthews was undertaken by Cyrus, who also designed the Spring Garden Road Courthouse and several buildings on Granville Street at about the same time.

Contextual Comments:

St. Matthews is an important element in the ensemble of institutional buildings and open spaces situated near the intersection of Barrington Street and Spring Garden Road. Along with Government House, St. Mary's Basilica, St. Mary's Glebe, the Old Courthouse, and the more modern buildings of Dal Tech (formerly T.U.N.S.), it faces and overlooks the Old Burying Ground and contributes strongly to the heritage character and visual beauty of the area.

Also, the St. Matthews steeple provides an important visual punctuation to the southward view along Barrington Street from within the commercial district and counters the overwhelming mass of the adjacent Maritime Centre office tower.

Present Owner(s):	St Matthews Church	Original Owner(s):	United Church of Canada
Address:	79-1471 Barrington Street, Halifax, NS B3J 1Z2	Occupation:	Church

Year Built:	1858
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Present Use:	Church
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Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	40379489
Civic Address	5170-72 Bishop Street
Building Name	Edward Goreham House
Construction Date	1862-1864

Researcher:	Colette Bishop-Greene
Date:	December 22 nd , 2011

Architectural Comments:

The building is the first in a group of four row houses known as Fraser Terrace. Fraser Terrace has elements from the Late Victorian Plain and Halifax House styles of architecture. The buildings are 2½ storeys high with wood shingled cladding and brick foundations. The two end houses have two storey 3 bay projections, with large five-sided dormers and multi-flue brick chimneys, while the center houses have flat facades and medium sized dormers, and multi-flue chimneys.

Each end house is laid out in the side hall plan and is deep from front to back. The two center units form a mirror image pair with adjoining entrances. The building is built into the slope of Bishop Street such that the end units are higher than the center units, with the massing of the whole divided into 3 parts. The entire rowhouse has a steeply pitched, truncated gable roof with a modest overhang, and a cornice with decorative brackets. All the vertically proportioned one-over-one sash windows have simple wooden trim. Each offset main entrance has moulded surrounds, heavy brackets supporting an entablature, and a pediment decorated with dentils. The adjoining entrances to the two center units are topped by a single pediment.

Edward Goreham House has wooden entrance steps and a wrought iron railing enclosing the front of the property and other steps down to a basement entrance directly under the front entrance. Additionally, it has a rear storm porch with a gable roof and fixed windows.

Edward Goreham House is in excellent physical condition. The space behind the building is used as a backyard and parking. Remnants of prior use or other built structures are not evident.

Historical Associations:

Edward Goreham House is valued for its historical association with its original occupant, Edward Goreham. Goreham was a partner in the Charles Robson Company, a dry goods dealer in Downtown Halifax. He purchased the house in 1871 from William Fraser and lived here until 1911.

Contextual Comments:

Edward Goreham House is clearly an asset to the surrounding area and proposed district. The row of townhouses fit nicely with the surrounding buildings on Hollis Street and the Government House on Barrington Street. It maintains the architectural and heritage character of the area.

Present Owner(s):	L&A Properties Holdings Inc.	Original Owner(s):	William Fraser
Address:	5170 Bishop Street	Occupation:	Joiner, Cabinet Maker, Pianoforte, Manufacturer, Developer
	Halifax, NS B3J 1C9		
Year Built:	1862-1864		
Factual/Estimate?	Factual		
Sources:	Deed description (Registry of Deeds)		
Builder:	Unknown		
Present Use:	Residential		

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
William Fraser	1861-1871		Cabinet Maker	Bk. 132-61
Reverend H. McMillan	1871-1915		Clergyman	Bk. 177-551
James Redmond	1915-1915		Clerk	Bk. 457-813
Edith Barnhill	1915-1925		Wife of J. Barnhill	Bk. 456-28
Ellen Sullivan	1925-1938		Not Listed	Bk. 600-253
Lillian Wooten	1938-1938		Wife of George Wooten	Bk. 764-701
Louis Keshen	1938-1952		Realtor	Bk. 764-702 Bk. 941-901
Zelma Crawford	1952-1962		Not Listed	Bk. 1177-542
Louise E.R. & Marion G.T. Keshen	1962-1985		Daughters of L. Keshen	Bk. 1839-753
Greystone Construction Ltd.	1985-1986		Builders	Bk. 3986-230
Emilia M. Collins	1986-1999		Not Listed	Bk. 4143-403
3029056 Nova Scotia Limited	1999-2011		Not Listed	Bk. 6393-439
Nanxi Liu	2011-2018		Not Listed	Doc. # 99260615
L & A Properties Holdings Inc.	2018-Present		Not Listed	Doc. #112961678

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	40379471
Civic Address	5174-76 Bishop Street
Building Name	L.W. Travis House
Construction Date	1862-1864

Researcher:	Colette Bishop-Greene
Date:	December 28 th , 2011

Architectural Comments:

The building is the first in a group of four row houses known as Fraser Terrace. Fraser Terrace has elements from the Late Victorian Plain and Halifax House styles of architecture. The buildings are 2½ storeys high with wood shingled cladding and brick foundations. The two end houses have two storey 3 bay projections, with large five-sided dormers and multi-flue brick chimneys, while the center houses have flat facades and medium sized dormers, and multi-flue chimneys.

Each end house is laid out in the side hall plan and is deep from front to back. The two center units form a mirror image pair with adjoining entrances. The building is built into the slope of Bishop Street such that the end units are higher than the center units, with the massing of the whole divided into 3 parts. The entire rowhouse has a steeply pitched, truncated gable roof with a modest overhang, and a cornice with decorative brackets. All the vertically proportioned one-over-one sash windows have simple wooden trim. Each offset main entrance has moulded surrounds, heavy brackets supporting an entablature, and a pediment decorated with dentils. The adjoining entrances to the two center units are topped by a single pediment.

L.W. Travis House has wooden steps that lead to a basement entrance directly under the front entrance. Additionally, it has a rear storm porch with a gable roof and fixed windows. L.W. Travis House is in excellent physical condition. The space behind the building is used as a backyard and parking space for occupants. Remnants of prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

L.W. Travis House is valued for its historical association with property owner Lewis W. Travis. Travis, Post Office Clerk, purchased two houses in Fraser Terrace in 1888 and resided here until 1906. His mortgage to the All-Saint's Cathedral Fund was foreclosed and the property was reverted to the Bishop of Nova Scotia.

Contextual Comments:

L.W. Travis House is clearly an asset to the surrounding area and proposed district. The row of houses fit nicely with the surrounding buildings on Hollis Street and the Government House on Barrington Street. It maintains the architectural and heritage character of the area.

Present Owner(s):	Lane Ian MacDonald
	5174 Bishop Street
	Halifax, NS B3J 1C9

Original Owner(s):	William Fraser
Occupation:	Joiner, Cabinet Maker, Pianoforte, Manufacturer, Developer

Year Built:	1862-1864
Factual/Estimate?	Factual
Sources:	Deed descriptions (Registry of Deeds)
	1986 Heritage Inventory Site Form

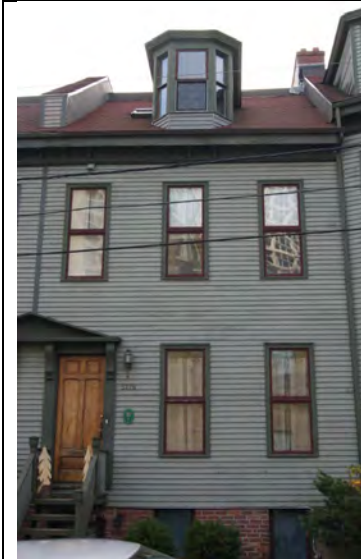
Builder:	Unknown
Present Use:	Residential

History of Ownership:

OWNER	FROM: TO:	OCCUPATION	BOOK • PAGE
William Fraser	1861-1873	Cabinet Maker	Bk. 132-61
Sr. William Young	1873-1888	Chief Justice N.S.	Bk. 189-364
Lewis W. Travis	1888-1905	Post Office Clerk	Bk. 263-707
Minie M. Travis	1905-1908	Wife of Lewis Travis	Bk. 367-625
Clare L. Worrell	1908-1916	Trustee of All Saint's Cathedral Fund	Bk. 385-644
Dean and Chapter	1916-1917	Trustee of All Saint's Cathedral Fund	Bk. 455-1189
James V. Sullivan	1917-1920	Grocer	Bk. 469-817
Louis Keshen & daughters Louise and Marion Keshen	1920-1983	Realtor	Bk. 526-155
Marion Keshen	1983-1985	Daughter of L. Keshen	Bk. 3986-292
Greystone Construction Ltd.	1985-1986	Builders	Bk. 3986-233
Marian E. Bond	1986-Unknown	Not Listed	Bk. 4199-684
3275706 Nova Scotia Limited	Unknown		Unknown
Lane Ian MacDonald	2019-Present	Not Listed	Doc. #115544869

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	40379505
Civic Address	5178-80 Bishop Street
Building Name	C.H. Willis House
Construction Date	1862-1864

Researcher:	Colette Bishop-Greene
Date:	December 28 th , 2011

Architectural Comments:

The building is the first in a group of four row houses known as Fraser Terrace. Fraser Terrace has elements from the Late Victorian Plain and Halifax House styles of architecture. The buildings are 2½ storeys high with wood shingled cladding and brick foundations. The two end houses have two storey 3 bay projections, with large five-sided dormers and multi-flue brick chimneys, while the center houses have flat facades and medium sized dormers, and multi-flue chimneys.

Each end house is laid out in the side hall plan and is deep from front to back. The two center units form a mirror image pair with adjoining entrances. The building is built into the slope of Bishop Street such that the end units are higher than the center units, with the massing of the whole divided into 3 parts. The entire rowhouse has a steeply pitched, truncated gable roof with a modest overhang, and a cornice with decorative brackets. All the vertically proportioned one-over-one sash windows have simple wooden trim. Each offset main entrance has moulded surrounds, heavy brackets supporting an entablature, and a pediment decorated with dentils. The adjoining entrances to the two center units are topped by a single pediment.

C.H. Willis House has wooden steps that lead to a basement entrance directly under the front entrance. Additionally, it has a rear storm porch with a gable roof and fixed windows. C.H. Willis House is in excellent physical condition. The space behind the building is used as a backyard and parking. Remnants of prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

C.H. Willis House is valued for its historical associations with its original owner and occupants.

Charles H. Willis, a rigger, resided here from 1888-1911. Other notable tenants were William Howe, barrister/Registrar of Probate (1870-1888), and Pierce S. Hamilton, barrister/mining agent/author of political works (1869).

Contextual Comments:

C.H. Willis House is clearly an asset to the surrounding area and proposed district. The row of houses fit nicely with the surrounding buildings on Hollis Street and the Government House on Barrington Street. It maintains the architectural and heritage character of the area.

Present Owner(s):	Denis Palmer Dyer & Anna Maria Fabris Dyer	Original Owner(s):	William Fraser
Address:	1752 Vernon Street	Occupation:	Joiner, Cabinet Maker, Pianoforte, Manufacturer, Developer
	Halifax, NS B3H 3N2		

Year Built:	1862-1864
Factual/Estimate?	Factual
Sources:	Deed descriptions (Registry of Deeds)
	1986 Heritage Inventory Site Form

Builder:	Unknown
Present Use:	Residential

History of Ownership:

OWNER	FROM: TO:	OCCUPATION	BOOK • PAGE
Thomas Boggs	1826-1873	Merchant	Bk. 48-555
William	1861-1873	Cabinet Maker	Bk. 132-61
Sir William Young	1873-1888	Chief Justice of N.S.	Bk. 189-364
Charles H. Willis	1888-1911	Rigger	Bk. 268-10
Patrick Thomas O'Shea	1911-1912	Merchant	Bk. 409-695
Francis Beazley	1912-1935	Traveler	Bk. 420-352
Ethel Guild	1935-1941	Medical Secretary	Bk. 723-165
Louis Keshen & daughters Louise and Marion Keshen	1941-1983	Realtor	Bk. 835-821
Marion Keshen	1983-1985	Daughter of Louis Keshen	Bk. 3986-292
Greystone Construction Ltd.	1985-1986	Builders	Bk. 3986-245
Maureen Mason	1986-1989	Not Listed	Bk. 4244-469
Helen, Jean, Janet Morris	1989-2000	Not Listed	Bk. 4857-1030
Denis Palmer Dyer	2000-Present	Not Listed	Bk. 6552-244
Anna Maria Fabris Dyer	2006-Present	Not Listed	Document # 86237956

Photograph (front and side elevation)

Building Classification: Registered Heritage Property



PID	00076448
Civic Address	5182-84 Bishop Street
Building Name	William Fraser House
Construction Date	1862-1864

Researcher:	Colette Bishop-Greene
Date:	December 29 th , 2011

Architectural Comments:

The building is the first in a group of four row houses known as Fraser Terrace. Fraser Terrace has elements from the Late Victorian Plain and Halifax House styles of architecture. The buildings are 2½ storeys high with wood shingled cladding and brick foundations. The two end houses have two storey 3 bay projections, with large five-sided dormers and multi-flue brick chimneys, while the center houses have flat facades and medium sized dormers, and multi-flue chimneys.

Each end house is laid out in the side hall plan and is deep from front to back. The two center units form a mirror image pair with adjoining entrances. The building is built into the slope of Bishop Street such that the end units are higher than the center units, with the massing of the whole divided into 3 parts. The entire rowhouse has a steeply pitched, truncated gable roof with a modest overhang, and a cornice with decorative brackets. All of the vertically proportioned one-over-one sash windows have simple wooden trim. Each offset main entrance has moulded surrounds, heavy brackets supporting an entablature, and a pediment decorated with dentils. The adjoining entrances to the two center units are topped by a single pediment.

William Fraser House has wooden steps and wrought iron railing enclosing the front of the property and leads to a basement entrance directly under the front entrance. Additionally, it has a rear storm porch with a gable roof and fixed windows. William Fraser House is in excellent physical condition. The space behind the building is used as a backyard and parking space. Remnants of prior use or other built structures are not evident.

Historical Associations:

William Fraser House is valued for its historical association with the original occupant and owner William Fraser. Mr. Fraser was a well-known furniture and piano maker in Halifax and lived here until 1873.

Contextual Comments:

William Fraser House is clearly an asset to the surrounding area and proposed district. The row of houses fit nicely with the surrounding buildings on Hollis Street and the Government House on Barrington Street. It maintains the architectural and heritage character of the area.

Present Owner(s):	Camsa Holdings Ltd.	Original Owner(s):	William Fraser
Address:	179 Philip Drive, Fall River, B2T 1H7	Occupation:	Joiner, Cabinet Maker, Pianoforte, Manufacturer, Developer
Year Built:	1862-1864		
Factual/Estimate?	Factual		
Sources:	Deed description (Registry of Deeds)		
	1986 Heritage Inventory Site Form		
Builder:	Unknown		
Present Use:	Residential and Commercial		

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Thomas Boggs	1826-1861		Merchant	Bk. 48-555
William Fraser	1861-1873		Cabinet Maker	Bk. 132-61
Sir William Young	1873-1888		Chief Justice of N.S.	Bk. 189-364
Lewis W. Travis	1888-1892		Post Office Clerk	Bk. 263-707
Alfred Robie Cogswell	1892-1919		Photographer	Bk. 285-212
Priscilla E. Kerr	1919-1941		Not Listed	Bk. 480-463
Nova Scotia Trust	1941-1944		Organization	Bk. 829-1137
Free Holland on the Seas Inc.	1944-1945		War-time association	Bk. 866-255
Louis Keshen & daughters Louise and Marion Keshen	1945-1983		Realtor	Bk. 903-85
Marion Keshen	1983-1985		Daughter of Louis Keshen	Bk. 3986-292
Greystone Construction Ltd.	1985-1986		Builders	Bk. 3986-241
George Rogers & Vernon MacFawn	1986-1998		Business	Bk. 4143-443
Elizabeth Churchill-Snell	1998-2016		Not Listed	Bk. 6256-812
Camsa Holdings Ltd.	2016-Present		Company	Doc. #108617979

Photograph (front and side elevation) Building Classification: Contributing Heritage Resource



PID	00093294
Civic Address	5220 Harvey Street
	Formerly #4 Bishop Street
Building Name	N/A
Construction Date	ca. 1900

Researcher:	A. M. Withrow
Date:	February 2011

Architectural Comments:

Constructed in the 'Queen Anne Revival' style, the structure is a two and half, wooden, shingled storey building; with a three bay, two storey projection extending from the ground level to the roof; with a gabled dormer and a small Palladian window which are a typical design for this style. The design of the roof and windows give the structure a look of grandeur which is similar in design to some of the larger homes located in the area.

Historical Comments:

This structure was built for Henry Poole, a mining engineer from Pictou, NS. He purchased the property from the Hon. Charles Townshend. Mr. Poole was instrumental in the development of the mining industry Nova Scotia. Hon. Charles Townshend was a justice of the Supreme Court of NS. He sold the property to Henry Poole and lived nearby. Could not discover who Charles Rowlings purchased the property from or when.

Contextual Comments:

The façade of this structure does not appear to have been altered, however when the building was changed over to being apartments, stairs were constructed to accommodate those living in the upper levels. During the mid-1940s the building was first used as a rooming house for boarders. The building is situated in an area that was once a busy commercial district that is slowly being revitalized. This street did not grow until around the turn of the Twentieth Century. A few blocks away there were still farms located in the area.

Present Owner(s):	Danette Foster
Address:	1174 Wellington Street
	Halifax, NS B3H 2Z8

Original Owner(s):	Henry Poole
Occupation:	Mining Engineer

Year Built:	ca. 1900
Factual/Estimate?	Estimate
Sources:	Registry of Deeds in Dartmouth, NS; McAlpine City Directories

Builder:	Unknown
Present Use:	Apartments

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Danette Foster	2005-Present			#83759580
H.U.M.A. Dev. Inc.	2002-2005			7129-589
Arnold Forsythe	1981-2002		Real Estate Agent	3489-408
Carolyn Forsythe	1973-1981		W/o A. Forsythe	3009-921
Sui Fa Kung Lee	1952-1973		W/o S. Chuck Lee	2704-28
Harris Himmelman	1946-1952		Retired Pilot	1156-517
Rita C. F. Dewey	1937-1946		W/o Dr. A. Dewey	930-613
Charles Rowlings	?-1937		Merchant	759-105
Nancy Smith	1913-?		W/o T. Smith	432-239
Arthur Smith	1913-1913		Merchant	432-240
Theodore Smith	1912-1913		Merchant	420-131
Charles Tremaine	1906-1912		Barrister	373-467
Henry Poole	1900-1906		Mining Engineer	343-284

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID	40773533
Civic Address	1161 Hollis Street, Halifax
Building Name	Ocean Via Rail Building
Construction Date	1928-1930

Researcher:	A.M. Withrow
Date:	February 2011

Architectural Comments:

The CNR station, designed in the Beaux Arts style, has a three-storey street façade consisting of a monumental, projecting front entry with a two-storey portico supported by four doric columns. The focal point of this façade is the three-dimensional representation of the City of Halifax crest containing a clock (since removed).

The main facade is clad in white limestone, while the remainder of the building is brick. The cornice of the station is shown as a continuous band across the full front facade with additional elements added over the entry, which is topped by a hipped copper roof. The frieze and supporting pilasters continue across the front of the adjacent hotel, tying the two buildings together. The wings of the station are nearly symmetrical, but the wing adjoining the hotel is built at an angle to align with the façade of the hotel. The front façade sits on a base of polished granite.

Historical Comments:

The Halifax station clearly illustrates the emphasis once placed on rail passenger service by CNR and the high expectation held for the future of that service. It is also Halifax's last remaining example of the adjoined railway hotel and station, reflecting the emphasis by the rail companies on tourism and passenger accommodation. The Station, and adjacent Hotel Nova Scotian (now Westin Hotel), were built between 1927-1930, with the grand opening on June 23, 1930. F.W. Cowie, a government

engineer, chose the rail route for the west side of the Halifax peninsula along the Northwest Arm.

Contextual Comments:

Typical of the Beaux Arts style, the building illustrates symmetry, monumental scale and classical features. The use of classical features in the interior of the building also reflects the Beaux Arts Style. When viewed from Cornwallis Park or Barrington Street, the building's mass and height are much greater than any adjacent building.

The west façade of the building has the most significant public impact, due in part to the presence of Cornwallis Park. Sir Henry Thornton, the president of CNR and his architects realized that the station and hotel could easily become lost in the midst of the other buildings in the area, and chose to purchase an entire block, raze the buildings and construct a park. This opened up the entire area, and made the station and hotel highly visible from the busiest street in the city (Barrington Street.)

The park and gardens were laid out by James Freill, a CNR landscape gardener from Jasper Park. A year after the opening of the hotel/station, Thornton presented the park to the City of Halifax. In order to assure that the city would keep and maintain the park in future Thornton had a statue of Edward Cornwallis, founder of the city placed in the centre of the park. Designed by Massy Rhind, the statue still presides over the park, and the open space maintains the visibility of the hotel and station.

Present Owner(s):	Via Rail Canada Inc.
Address:	3 Place Ville Marie Street, Floor Suite 500
	Montreal, QC H3B 2C9

Original Owner(s):	Canadian National Railway
Occupation:	Company

Year Built:	1928-1930
Factual/Estimate?	Factual
Sources:	1. Nova Scotia Railway Historical Society 2. Websites: http://en.wikipedia.org/wiki/Halifax,_Nova_Scotia_railway_station 3. "Historic Sites and Monuments Board of Canada Railway Station Report, completed by Harry Jost & Barry Moody of Delta 4 Associates Inc. (rsr-44)

Builder:	John Schofield (Chief Architect for CNR), likely in conjunction with John S. Archibald.
Present Use:	Railway station

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Via Rail Canada Inc.	1997 - Present			6054-484
Canadian National Railway	1928 - 1997			

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID	00094003
Civic Address	1181 Hollis Street
Building Name	Westin Hotel
	(Formerly the Nova Scotian Hotel)
Construction Date	1928-1930

Researcher:	A.M. Withrow <i>Emma Sampson</i>
Date:	February 2011 <i>September 27, 2014</i>

Architectural Comments:

Designed in a beaux arts style; with symmetry and classical detailing; using columns, wings, and a portico; and constructed with stone and stucco as well as bricks. The frieze and supporting pilasters of the Via Rail Building continue across to the front of the Westin Hotel visually tying the two buildings together. In 1958 the building was expanded through the construction of a 12-storey addition, complimentary in materials and design.

Historical Comments:

The original building was designed by John Archibald, of Montreal. Archibald was commissioned in the 1920's to design several hotels for the CNR, including the Hotel Vancouver. Archibald was President of the Royal Architectural Institute of Canada in 1924-25 and was elected a fellow in 1930. Name changed to Hotel Nova Scotia in 1967. Ten storey addition added to the hotel in 1958. The building was expanded and modernized in 1971-73.

The hotel is a Halifax landmark along with the CNR station. Tourism has continued to increase throughout Halifax due to the railway providing transportation and the hotel providing accommodations. Due to the size of the hotel, conventions can be held in the hotel with people arriving from around the world. John Schofield and John S. Archibald, two well known architects, were responsible for the original design of this structure.

Historically this hotel, in partnership with the CNR Station, played a prominent role in the growth of Halifax, especially during the immigration period from 1920-1970, along with the increase in tourism. The hotel occupies land that was held by the Royal Engineers Yard to the North and the Gas Works (Halifax Gas Light Co.) to the South (Hopkins' City Atlas of Halifax, 1878).

Contextual Comments:

The Westin Hotel, formerly the Nova Scotian Hotel, is situated in an area that once housed several wharfs and older houses. The owners purchased the block of houses and tore them down to build the hotel and railway station and decided to provide an open view of the facade of the hotel by placing a park in front of the structure.

After a year of the hotel's opening the owners of the hotel gave the park to the City of Halifax and added a statue of Governor Cornwallis so that the park would have to remain a park. Originally the park was called the "Nova Scotian Park", later "Cornwallis Park" and now "Peace and Friendship Park". *See Inventory Sheet for Peace and Friendship Park.*

The architectural design of the Westin Hotel was styled in such a way that it adds to the skyline of the city. The beautiful shape and design of the Hotel is the first building our visitors see when they arrive by railway or on a cruise ship. At one time, in this area, there were several hotels located within the vicinity of the Westin but over time they have either been torn down or turned into apartments. Today there are more modern hotels located throughout the City of Halifax, but none are like the Westin in size or design except for the Lord Nelson Hotel located on South Park Street.

Present Owner(s):	Hotel Nova Scotian Ltd	Original Owner(s):	Canadian National Railway Co.
Address:	1181 Hollis Street, Halifax, NS B3H 2P6	Occupation:	Company

Year Built:	1928-1930
Factual/Estimate?	Factual
Sources:	1. Newspaper - Halifax Mail Star", Dec. 31, 1958, pg. 1; 2. PANS mg1, vol. 2417- #1: includes clippings on Hotel Nova Scotian; 3. Websites - 'A Hotel by Any Other Name' – Halifax: HRM West Community Herald - Jan. 2, 2011, p.2; 4. Report: Historical Sites and Monuments Board of Canada - Railway Stations.

Builder:	John Schofield & John S. Archibald
Present Use:	Hotel

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Hotel Nova Scotian	2003-2011			7636-302
Hotel Nova Scotian	2003-2003			7586-1155
Revenue Hotel Ltd.	1996-2003			5889-943 & 5865-853
<i>Revenue Hotels Ltd.</i>	<i>1981-2003</i>			<i>Bk. 3484 - 1042</i>
<i>Canadian National Railway Co.</i>	<i>? - 1981</i>			

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00092692
Civic Address	1226 Hollis Street
Building Name	Hon. William Annand House
Construction Date	1870-1871

Researcher:	Colette Bishop-Greene
Date:	December 30 th , 2011

Architectural Comments:

The Honourable William Annand House is a Late Victorian Plain building with elements of the Italianate style of architecture. It is a 2½ storey double house of brick construction with stuccoed façades, a truncated gable roof with returned eaves, and two dormers on the front façade. The south side of this double house has been converted to a commercial storefront requiring the first storey windows and door to be removed. The houses were laid out in the side hall plan, 6 bays wide, and are deep from front to back. Italianate influences can be seen in the segmental arched dormers, a modest roof overhang, and a cornice decorated with dentils.

The first storey round-headed windows are vertically proportioned two-over-two sash windows with sandstone lug sills and keyed segmental arches. On the second storey, the vertically proportioned rectangular windows are symmetrical with keyed sandstone surrounds. The side windows are similar in dimension and style but have semi-circular lintels. The main entrance is surrounded by pilasters, large decorative brackets supporting an entablature with dentils, and has a semi-circular transom window over the door.

The Honourable William Annand House is in excellent physical condition. There is a large 2 ½ storey rear addition on the north half of the building creating an ell shape which has a mansard roof and decorative cornice. Cladding and windows on the addition are similar in dimensions and style to the original house. Overall, the addition maintains the style of the original building.

The open space behind the building is paved and used as a parking lot. Although there are no remnants of prior use (perhaps as a garden) or other built structures, documents suggest that such features did once exist. According to a 1986 Inventory Site Form, ancillary buildings (a brick ell, an icehouse, a coach house, and stables) occupied most of the property between 1900-1914.

Historical Associations:

Hon. William Annand House is valued for its historical associations with architect Henry Peters and other notable occupants. Henry Peters came from Quebec with fellow architect George Blaiklock to build the Wellington Barracks. Peters remained in Halifax and built St. Matthew’s Church, the Union Bank, and Trinity Garrison Church, to name a few. He built the Annand House in 1870-1871 and resided here until 1895.

The Hon. William Annand occupied the north half of the house from 1870-1875 and travelled to London, England as Agent General for Canada. He returned in 1885 and lived in the house until his death in 1887. Annand was respected and known for his political influence in Nova Scotia. He was a member of the Legislative Assembly (MLA), the Provincial Treasurer, and the President of the Executive Council (Premier 1867-1875). He was also the creator of the “Morning Chronicle” and editor of the “Nova Scotian”.

Henry Pryor also was a tenant of the north portion of the house from 1875-1888. Pryor was a member of the Queen’s Council, Justice of the Peace, Stipendiary Magistrate, and the former Mayor of Halifax. Another notable tenant was C.G. Oland, manager of the Keith Brewery. He rented the house briefly before it was sold to the wife of Frederick Annand, brother to Hon. William Annand. The property remained in her estate until 1940.

Hon. William Annand House has also been known as Henry Peters House, Anderson House, and Ritcey House. The north portion of the building was used as a lodging house (Ritcey House) for approximately 20 years and served as an annex for Ostend House. When Max Pascal purchased the property in 1962, the two portions of the building (north and south) were joined.

Contextual Comments:

Hon. William Annand House is an asset to the surrounding area and proposed district. During the time of construction, the double house was compatible with the elaborate houses on the south end of Hollis Street. Even with the storefront addition, it is one of the best restored buildings in that area. The building maintains the area’s architectural and heritage character.

Present Owner(s):	The Hardman Group
Address:	1226 Hollis Street
	Halifax, NS B3J 1T6

Original Owner(s):	Henry Peters
Occupation:	Architect, Builder

Year Built:	1870-1871
Factual/Estimate?	Factual
Sources:	City Directories (Nova Scotia Archives and Records Management)

Builder:	Henry Peters
Present Use:	Commercial

History of Ownership (List includes north and south houses):

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Henry Peters & executors	1864-1895 (S)		Architect, Builder	Bk. 143-664
	1864-1900 (N)			Bk. 151-496
Charlotte Annand	1895-1914 (S)		Wife of F.W. Annand	Bk. 343-101
Mary A. Anderson	1895-1912 (N)		Wife of W.C. Anderson	Bk. 308-327
Margaret Willis	1912-1913 (N)		Widow	Bk. 420-748
Montreal Trust	1914-1940 (S)		Trustee for C. Annand Estate	Bk. 809-121
Arthur Boutillier	1913-1921 (N)		Fish Merchant	Bk. 428-202
Howard Wilbert Ritcey	1921-1942 (N)		Hotel Proprietor, Vice President of Ritcey Wholesalers	Bk. 536-730
Priscilla Stevens	1940-1952 (S)		Not Listed	Bk. 810-255
Adolphe & Irme Michils	1942-1956 (N)		Restaurateur	Bk. 844-397
Kathleen M. Malay	1952-1955 (S)		Not Listed	Bk. 1156-725
George William Hubley	1955-1962 (S)		Merchant, Pharmacist	Bk. 1349-791
Frank Hum	1956-1962 (N)		Restaurateur	Bk. 1422-392
Max Pascal	1962-1981 (N&S)		Real Estate Executive	Bk. 1830-138 Bk. 1828-529
The Hardman Group	1981-Present (N&S)		Property Management	Bk. 3511-1

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00092684
Civic Address	1240-46 Hollis Street
Building Name	Forman-Uniacke House
Construction Date	1826

Researcher:	Colette Bishop-Greene
Date:	December 31 st , 2011

Architectural Comments:

Forman-Uniacke House is an excellent example of the Georgian style of architecture with some Classical Revival elements. It is a 2½ storey building with a fieldstone foundation and wood shingle cladding. The house is 5 bays wide with a central entrance, and a central pediment with an elliptical window. Typical of the Georgian style, the building has a steeply pitched truncated gable roof with a modest eave overhang with decorative brackets and corner pilasters, two pedimented dormers on the front façade, and two multi-flue brick chimneys.

The first storey windows are vertically proportioned nine-over-nine sash windows with moulded surrounds. The second storey windows are similar; however, the central windows follow a Palladian arrangement with an entablature decorated with brackets and dentils. The central entrance has a storm porch with windows and pilasters supporting a modest entablature. Rectangular side lights and an elliptical transom window surround the door.

In 1896, William H. Brookfield purchased the house and built two additions. The first is a 1 storey structure with a flat roof and vertically proportioned sash windows attached to the south side of the building (previously used as an open or glassed-in verandah). The second alteration Brookfield made was a 3-storey rear addition with a flat roof, a brick chimney, and matching windows and wood

shingle cladding. In the 1960s, Harold Medjuck restored the Forman-Uniacke House, and it is still in good physical condition. The open space surrounding the building is paved and used as a driveway and parking lot. Remnants of prior use or other built structures are not evident; however, the historical record suggests that there was a formal garden and tennis court (Forman-Uniacke House Committee documents).

Historical Associations:

Forman-Uniacke House is valued for its historical associations with several prominent occupants and owners. James Forman Jr., founder, and cashier of the Bank of Nova Scotia purchased the property and built the house in 1826. Initially, it was accepted that the building was constructed in 1846; however, during later renovations a joist was found under the floorboards that stated James Gleason built the house in 1826.

Forman sold the property (for £1400) to Jonathan Crane Allison in 1833, president of the Halifax Fire Insurance Company, Director of the Nova Scotia Marine Company, and the Bank of British North America. In 1862, Allison sold the property to Mrs. Sophia Caroline Delesderniers-Uniacke, widow of Judge Norman Fitzgerald Uniacke. Judge Uniacke was known for his successful political career. He was a Member of the Legislative Council, M.L.A, Attorney General, and appointed Judge of King's Bench in Montreal from 1825-1836. Mrs. Uniacke resided here from 1862-1874. William H. Brookfield, a noted lumber dealer and builder, bought the house in 1896 and expanded it. In 1911, the house was rented to Dr. Arthur Stanley MacKenzie, president of Dalhousie University. Dr. MacKenzie was the last Pictonian and first secular president, orchestrated the large building program of the University, and established the Faculty of Medicine.

Contextual Comments:

Forman-Uniacke House is a clearly an asset to the surrounding area and proposed district. It is one of the oldest houses in the area and retains the original grounds (of the property lot). The building maintains the architectural and heritage character of the area.

Present Owner(s):	Harriette T. Laing & Mildred F. Meretsky
Address:	1246 Hollis Street Halifax, NS B3J 1T6

Original Owner(s):	James Forman Jr.
Occupation:	Merchant, Founder, and cashier of the Bank of N.S.

Year Built:	1826
Factual/Estimate?	Factual
Sources:	Inscription in the house by the builder 1986 Heritage Inventory Site Form

Builder:	James Gleason
Present Use:	Commercial

History of Ownership:

OWNER	FROM: TO:	OCCUPATION	BOOK • PAGE
James Forman Junior	1825-1833	Merchant	Bk. 48-265

Jonathan Crane Allison	1833-1862	President of Fire Insurance Co.	Bk. 58-390
Sophia C.D. Uniacke	1862-1874	Widow of N.F. Uniacke	Bk. 138-485
Conrad & Victoria Sawyer	1874-1887	Colonel Militia	Bk. 193-453
Sophia Sawyer	1887-1896	Daughter of C. Sawyer	Bk. 265-103
William H. Brookfield	1896-1912	Lumber dealer, Builder	Bk. 317-62
Arthur Boutilier	1912-1950	Fish Merchant	Bk. 424-348
John R. MacLeod	1950-1955	Retired	Bk. 1079-625
Richard S.J. Forhart	1955-1955	Grocer	Bk. 1340-772
Max Pascal	1955-1994	Realtor	Bk. 1362-288
Harriette T. Laing & Mildred F. Meretsky	1994-Present	Daughters of M. Pascal	Bk. 5632-110

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID	00092676
Civic Address	1252-56 Hollis Street
	Formerly 16 & 16 ½ Hollis St
Building Name	N/A
Construction Date	Pre 1872

Researcher:	A.M. Withrow <i>Emma Sampson</i>
Date:	February 2011 <i>October 1, 2014</i>

Architectural Comments:

A two and a half storey brick structure with a mansard roof, with small single styled dormers and six over six windows. The facade of the building has been remodelled several times. The third storey was added in 2004 giving the structure a more classical design in keeping with the Second Empire style.

Historical Comments:

In 1872, James Hunter paid \$7300.00 for this property. This indicates that some type of building was located on the property. Mr. Hunter purchased the property from the Cogswell Estate. After his retirement as an army colonel, Byron Weston, became the general manager of the Eastern Trust Co. Ltd. He was a plaintiff against the Brenton Real Estate Company for a mortgage of \$5500.00 in 1921. The executors of James Hunter's estate sold the property to the Brenton Real Estate Company for \$11,500.00.

Contextual Comments:

This building was originally surrounded by mansions belonging to the Haliburton and Uniacke families. A photo taken in the 1950's shows the building as a plain brick, two storey building with a commercially styled facade. The 2004 3rd storey addition gives the building a more classical design. According to the McAlpine City Directories from 1872 to 1920 the building was a two-family dwelling. Beginning in 1921, a cafe was added and twenty years later, ca. 1940, it was used as a hotel and restaurant. In 1950 it was called "the Acadian Hotel and Restaurant", and today it is known as the "Acadian apartments" with the "Trident Book Store" at the ground floor. The building's architectural design fits in with the heritage buildings located in the Hollis Street area. The 2004 renovations were complimentary to the building and the area. It is located near the Westin Hotel and Canadian National Railway Station.

Present Owner(s):	Rockstone Investment Ltd.	Original Owner(s):	James Hunter
Address:	5251 South St.,	Occupation:	Merchant
	Halifax, NS B3J 4B2		

Year Built:	Pre 1872
Factual/Estimate?	Estimate
Sources:	1. McAlpine City Directories
	2. Registry of Deeds

Builder:	Unknown
Present Use:	Apartments with Commercial at ground floor

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Rockstone Investments	1994-Present			5550-544
Confederation Trust	1993-1994			5371-185
Sherriff's Deed	1993-1993			UNKNOWN
Metro Hotel Ltd.	1980-1993			3489-1206
Yang-Kwang Kim	1979-1980			3307-398
Cornwallis Hotel	1954-1979			1283-430
Max Pascal et ux	1945-1954		Real Estate Broker	880-469
Estate of Harry Pascal	1945-1945			880-469
Harry Pascal	1930-1945		Merchant	654-877
Eastern Trust Co.	1925-1930			595-248
Byron A. Weston	1923-1925		Retired Colonel	572-229
James Hall	1923-1923		Sherriff Deed	572-229
Brenton Real Estate	1920-1923			559-219
Estate of James Hunter	1890-1920		Merchant	257-384 (Will)
James Hunter	1872-1890		Merchant	185-243

Photographs (front and side elevation) Building Classification: Registered Heritage Property



PID	00092643
Civic Address	1300 Hollis Street
Building Name	William Pryor House
Construction Date	1810-1830

Researcher:	Colette Bishop-Greene
Date:	January 2 nd , 2012

Architectural Comments:

William Pryor House has elements from both the Classical Revival and Georgian styles of architecture. This 2 ½ storey building is 5 bays wide, on a low foundation and clad with wooden clapboards. Typical of the Georgian style, the building has a steeply pitched truncated gable roof (hipped at the corner), a modest eaves overhang, and a decorative cornice facing Morris Street. Situated on the corner of Hollis and Morris Streets the house has a corner entrance, but a central pediment on Hollis Street façade decorated with dentils, and a fixed octagon window.

The windows on the first storey are highly altered and have a variety of horizontally proportioned fixed 'storefront' styles and dimensions. The second storey windows are vertically proportioned one-over-one sash windows with recessed moulded surrounds and ornamental shutters.

William Pryor House is in good physical condition. There have been numerous alterations and additions to the building. The central door facing Hollis Street was removed (after 1986) and a corner entrance was built to access a restaurant (mid 20th century). The central entrance was replaced with a window and an octagon window was installed in the pediment. Two modern building modifications include: a 2-storey rear addition with a shed roof was attached to the original house, and a one storey addition with a flat roof and large glass block windows (Morris Street).

The open space on the southern side of the building is paved and used as a parking lot. Remnants of prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

William Pryor House is valued for its historical associations with several prominent owners and occupants. William Pryor was a descendant of the New York Loyalist, Edward Pryor, West India trader, shipping owner, sea captain, and privateer. His shipping firm “William Pryor and Sons” (previously “Pryor, Gouge and McLean”) operated until 1879. William Pryor owned the property from 1797-1859; however, it is unclear when the house was constructed. A deed description suggests the house was built between 1810-1830. After William’s death in 1859, his son James Pryor, purchased the building from the Pryor estate and lived here until 1876.

Other notable owners and occupants included Joseph Muirhead (1887-1897), the first plumber called a “sanitary engineer” in Halifax, Jason T. Creed (1900-1913), businessman offering administrative services, and Leverett H. Norman (1927-1951), restaurant and hotel proprietor.

Contextual Comments:

William Pryor House is compatible in terms of elevation, architectural elements, and age with the buildings in the surrounding area and proposed district. It is part of a streetscape of gable-roofed buildings along Morris Street and compliments and maintains the architecture and heritage character of the area.

Present Owner(s):	3242764 Nova Scotia Ltd.	Original Owner(s):	William Pryor
Address:	1261 Barrington Street Halifax, NS B3J 1Y2	Occupation:	West India Merchant

Year Built:	1810-1830
Factual/Estimate?	Estimate
Sources:	Deed description (Registry of Deeds) 1986 Heritage Inventory Site Form

Builder:	Unknown
Present Use:	Commercial

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
William Pryor	1797-1859		West India Merchant	Bk. 33-168
James Pryor	1859-1864		Son of W. Pryor	
Elizabeth Millikin & John R. Wallace	1864-1881		Sister of J. Pryor Husband of Elizabeth	Bk. 148-338
Charles C. Blackadar	1881-1887		Newspaper Editor	Bk. 235-129
Joseph Muirhead	1887-1897		Sanitary Engineer	Bk. 259-607
Col. G.A. Noyes	1897-1897		Retired Royal Artillery Regiment	Bk. 320-497
J. Wm. MacKay	1897-1900		Tailor	Bk. 323-85
Jason S. Creed	1900-1913		Ship Purser	Bk. 341-652
Benjamin Stapleton & Eugene	1913-1918		Theatre Proprietor	Bk. 432-405

Landriau		Salesman	
Albert Downey	1918-1918	Gentleman	Bk. 475-933
Cranston Real Estate	1918-1927	Realtors	Bk. 488-89 Bk. 486-253
Leverett H. Norman	1927-1951	Restaurant Proprietor	Bk. 611-755
Norman's Hotel and Restaurant Ltd.	1951-1961	Business	Bk. 1100-561
Malcom Slauenwhite	1961-1972	Executive	Bk. 1735-509
Joseph Hickman	1972-1976	Lawyer	Bk. 2538-578
Arthur R. Conn Ltd.	1976-1985	Electrical Contractor	Bk. 3029-799
Hollis Real Estate Ltd.	1985-2003	Real Estate Company	Bk. 3997-291
3080100 Nova Scotia Ltd.	2003-2011	Not Listed	Bk. 7442-1019
3242764 Nova Scotia Ltd.	2011-Present	Not Listed	Doc # 98493274

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID	41259235
Civic Address	1318-21 Hollis Street
Building Name	Alexander William McNab House
Construction Date	1870

Researcher:	Colette Bishop-Greene
Date:	January 2 nd , 2012

Architectural Comments:

Alexander William McNab House is a 3 storey stuccoed brick double house on a tall foundation with a flat roof with modest eaves overhang. Typical of the Italianate style, the house was laid out in the side hall plan, is 6 bays wide, and retains the original carriageway under the main floor.

The vertically proportioned windows have two-over-two sash windows which are slightly recessed into their openings and have projecting sills. The first and second floors have tall windows within segmentally arched openings, while the third floor windows are smaller and in square openings. Additionally, the windows over the carriage way are slightly smaller to accommodate the pass through the building. The main entrance is located at the northern end of the building within a segmentally arched opening which holds a wooden door, side lights, and transom window.

Alexander William McNab House is in good physical condition. The large vacant space behind the building is presently used as a parking lot. The north portion of the building was originally used as a residence while the southern portion housed a workshop and warehouse. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

Alexander William McNab House is valued for its historical associations with owners and occupants. Alexander McNab was a builder from Dartmouth who worked out of this house and workshop (he

conducted several projects in the South End of Halifax). McNab occupied the house from 1870-1878 until the property was sold to Charles Cogswell. The building was also used for industrial operations: Roue Manufacturer of Soda Water; Gunn Flour millers; painters; and a stone yard.

Contextual Comments:

Alexander William McNab House is compatible in terms of architectural elements, construction materials, and elevation with the buildings in the surrounding area and proposed district. The scale and style of the building provides a nice transition between the earlier and modern buildings on Hollis Street and maintains the heritage character of the area.

Present Owner(s):	Halifax County Condominium Corp. No. 20
Address:	Halifax Regional Municipality

Original Owner(s):	Alexander William McNab
Occupation:	Builder

Year Built:	1870
Factual/Estimate?	Factual
Sources:	Deed description (Registry of Deeds)
	City Directories (Nova Scotia Archives and Records Management)
	1986 Heritage Inventory Site Form

Builder:	Alexander William McNab
Present Use:	Residential

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Alexander William McNab	1870-1878		Builder	Bk. 173-153
Charles Cogswell	1878-1892		Medical Doctor	Bk. 217-542
UNABLE TO FIND DEEDS FROM 1892-1955. POSSIBLY MISPLACED OR MISSING				
Myar Pliskow	Unknown-1955		Insurance Agent	Bk. 1352-284
Harry M. Freeman	1955-1959		Not Listed	Bk. 1352-287
Sidney Warren & D. Fiering	1959-1975		Realtors	Bk. 1597-639
Keemax Properties	1975-1976		Realtors	Bk. 2952-710
Michael David Riding	1976-1979		Medical Doctor	Bk. 3076-978
Halifax County Condominium Corporation No. 20	1979-Present		Corporation/Shareholders	Bk. 3350-478, 494, 510, 355 Bk. 3353-478

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00003871
Civic Address	1325 Hollis Street
Building Name	Allison Young House
Construction Date	1840-1859

Researcher:	Colette Bishop-Greene
Date:	January 17 th , 2012

Architectural Comments:

Allison Young House is a 2½ storey brick building with a sandstone foundation, large quoins at the corners, and a sandstone belt course above the basement. Typical of the Halifax House style, the house was laid out in the side hall plan, is 3 bays wide, and is deep from front to back. It has a steeply pitched truncated gable roof with 5 sided Scottish dormers on the front facade, and a modest overhang with returned eaves. The windows are vertically proportioned two-over-two sash windows that are slightly recessed into their openings and have sandstone lintels and lug sills. The main entrance has side lights, a transom, and is surrounded by large sandstone pilasters supporting a simple entablature.

Allison Young House is in excellent physical condition. On the south side of the house there is a 2 storey, flat roofed, shingle clad addition build c. 1900, and a one storey commercial space front on Hollis Street built in the mid-20th century. The storefront has a traditional design and materials. The open space behind the building is paved and used as a parking lot. Remnants of prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

Allison Young House is valued for its historical associations with its original owners and occupants. David Allison, a merchant, purchased the property in 1840 and resided here until 1859. It is possible that Allison built the house during this time. Allison's wife, Anna, sold the property to John W. Young, a wealthy West India Merchant, in 1859. At the time of Young's death (1870) his estate was valued at \$400,000.

Another notable owner was the Honourable Humphrey Mellish. Mellish was an agent to the Minister of Justice for Nova Scotia (1903-1904), the President of the Barrister's Society (1912-1913), Judge of the Supreme Court of Nova Scotia (1918-1917), and Judge in Admiralty (1922).

Contextual Comments:

Allison Young House is clearly an asset to the surrounding area and proposed district. It complements other masonry buildings on Hollis Street and is compatible in terms of height, massing, and architecture with the adjacent buildings. The building maintains the architectural and heritage character of the area.

Present Owner(s):	Killam Properties SGP Ltd.
Address:	3700 Kempt Road, Suite 100 Halifax, NS B3K 4X8

Original Owner(s):	David Allison
Occupation:	Merchant

Year Built:	1840-1859
Factual/Estimate?	Estimate
Sources:	Deed Descriptions (Registry of Deeds)
	Prior Heritage Resource File

Builder:	Unknown (possibly David Allison)
Present Use:	Residential

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
David Allison	1840-1859		Merchant	Bk. 68-417
John W. Young	1859-1879		Merchant	Bk. 124-541
William Duffus	1879-1883		Merchant	Bk. 222-431
William Tobin	1883-1906		Surgeon	Bk. 242-314
Humphrey Mellish	1906-1937		Barrister	Bk. 377-124
Mabel Mellish	1937-1943		Wife of H. Mellish	Bk. 764-82
Freda B. Mosher	1943-1946		Wife of R. Mosher	Bk. 849-8777
Elisha Lowe	1946-1958		Not Listed	Bk. 936-793
Sophie Greenspan	1958-1958		Wife of Rev. A Greenspan	Bk. 1534-5
David Fiering	1958-1972		Merchant	Bk. 1534-9
Hosiery Hut Ltd.	1972-1975		Company	Bk. 2611-134
Robert G. Crane	1975-2008		Not Listed	Bk. 2891-47
Halifax Mercantile Co. Ltd.	2008-2020		Company	Doc. # 89722053
Killam Properties SGP Ltd.	2020-Present		Company	Doc. #116129249

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	40929036
Civic Address	1328-32 Hollis Street
Building Name	Alexander McLean House
Construction Date	1797-1805

Researcher:	Colette Bishop-Greene
Date:	January 3 rd , 2012

Architectural Comments:

Alexander McLean House is a good example of the Georgian style of architecture. This 2½ storey building is 6 bays wide and has a high brick foundation with two street entrances. This wood shingled building has a steeply pitched gable roof with a slight overhang and dentilled eaves on the front and rear but is flush to the end walls with no eaves overhang. There are two, multi-flued brick chimneys. The house has four Scottish dormers, two in the front and rear; the front north dormer is considerably older and smaller than the south dormer (built in 1860). Typical of the Georgian style, the house has two central entrances, is 6 bays wide, and is deep from front to back.

The six-over-six vertically proportioned sash windows have simple wood trim boards. The basement windows are similar with the addition of brick lug sills. There are two central entrances that enable easy access to the street level. The south door is surrounded by rectangular side lights, while the north entrance opening is smaller and has no side lights.

Alexander McLean house is in good physical condition. In 1828, the house was repaired and partitioned into two separate houses for McLean's granddaughters. There are two additions to the southern side of the building: a small 1 storey structure with a shed roof and a rounded concrete wall that appears to enclose a small garden and living quarters. There is also a cobble stone path with steps that lead to the rear of the house. Remnants of prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

Alexander McLean House is valued for its historical associations with several property owners and

occupants. Alexander McLean was a partner in "Gouge & Pryor", a West India merchant company that had connections in London, Barbados, Trinidad, and St. Vincent. McLean also had a close personal relationship with his business partner Edward Pryor and his family. In 1788, "Gouge and Pryor" launched the largest brig constructed in Halifax (at the time) from their wharf on Bishop Street. McLean purchased the property in 1797 and resided here until 1807.

In 1828, Caroline Sinclair (McLean's granddaughter) became owner of the south portion of the building. James Barnes, printer, and owner of the Nova Scotia Printing Company purchased the property in 1860 and occupied the house until 1881. It was likely during this time that the dormers were enlarged, and the entrance widened with sidelights. Barnes was also the co-publisher of Belcher's Almanac and publisher of several Presbyterian and Temperance newspapers. Barnes's daughter, Elizabeth, occupied and owned the house until 1891.

Contextual Comments:

Alexander McLean House is clearly an asset to the surrounding area and proposed district. It is the oldest house in this section of Hollis Street (Block "B") and sets the tone for later houses built in the area. It is compatible in terms of architectural style and elevation with neighboring buildings and maintains the heritage character of the area.

Present Owner(s):	Halifax County Condominium Corp No. 49	Original Owner(s):	Alexander McLean
Address:	Halifax Regional Municipality	Occupation:	West India Merchant

Year Built:	1797-1805
Factual/Estimate?	Estimate
Sources:	Deed description and will (Registry of Deeds) 1986 Heritage Inventory Site Form
Builder:	Unknown
Present Use:	Residential

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Alexander McLean & executors	1797-1828		West India Merchant	Bk. 33-101
Caroline Sinclair	1828-1860 (S)		Granddaughter of A. McLean	Bk. 51-150
Rebecca Emerson	1828-1835 (N)		Granddaughter of A. McLean	Bk. 51-150
Gregory Townsend Dwyer & executors	1835-1925 (N)		Gentleman	Bk. 75-181
James Barnes	1860-1881 (S)		Printer	Bk. 129-224
Elizabeth Mary Barnes & John S. Dodd	1881-1891 (S)		Dry Goods Merchant	Bk. 235-444
Joseph Romayne	1891-1903 (S)		Bookkeeper	Bk. 280-175
George Farmer & executors	1903-1914 (S)		Painter	Bk. 346-701
H. Kitz & Rose Brager	1914-1925 (S)		Realtor	Bk. 432-730

George Vateff	1925-1949 (S)	Tobacconist	Bk. 601-218
Frank Lee & executors	1925-1958 (N)	Laundryman	Bk. 595-259
Jubilee Realty Company Ltd.	1951-1953 (S)	Realtor	Bk. 1102-433
Pius Michael Benteau	1953-1980 (S)	Grocer	Bk. 1183-338
Pius Michael Benteau	1958-1980 (N)	Grocer	Bk. 1549-364
Jonathon Murray	1980-1982 (N&S)	Architect	Bk. 3392-694
Brian E. Norman	1982-1983 (N&S)	Not Listed	Bk. 3634-175
Halifax County Condominium Corp No. 49	1983-Present	Corporation	Bk. 3723-608

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00003897
Civic Address	1335 Hollis Street
Building Name	Rupert George House
Construction Date	1835-1866

Researcher:	Colette Bishop-Greene
Date:	December 15 th , 2011

Architectural Comments:

The Rupert George House is a 2½ storey masonry building with a sandstone block front façade, sandstone drip courses separating floors, and parged ironstone sides and rear. Typical of the Georgian style, the house was laid out in the side hall plan, is 3 bays wide, and is deep from front to back. It has a steeply pitched truncated gable roof with a modest eaves overhang returned at the sides. There are four Scottish dormers, two on the front and rear, and two multi-flue chimneys at the end walls.

All the windows are vertically proportioned six-over-six sash windows that are slightly recessed into their openings and have sandstone lug sills. The offset entrance has large, moulded surrounds, a modest entablature, and a semi-circular transom window. A simple iron railing decorates the steps and the front of the property.

The Rupert George Building is in excellent physical condition. There are no additions to the original building other than a rear fire escape. The open space behind the building is used as a driveway and parking lot for tenants. There is also a rear garden with a lattice board fence, a man-made pond, and stone steps.

Historical Associations:

The Rupert George House is valued for its historical associations with prominent individuals in

Halifax. The house was constructed for Sir Rupert George, former Provincial Secretary.

John P. Mott purchased the property in 1863 and resided here until 1866. Mott was a prominent businessman who manufactured the first chocolates in Canada. James Creighton, ancestor of Helen Creighton (well-known collector of folklore), owned and occupied the house from 1866-1889. Other notable occupants included W.B Almon, medical doctor, and Henry C.D. Twining, clerk of the House of Assembly.

Contextual Comments:

The Rupert George Building is clearly an asset to the surrounding area and proposed district. It is compatible in terms of architectural style and elevation with other Georgian buildings in the vicinity, particularly the Allison Young House and Government House. The building maintains both the architectural and heritage character of the area.

Present Owner(s):	Killam Investments Inc.
Address:	3700 Kempt Road, Suite 100
	Halifax, NS B3K 4X8

Original Owner(s):	Sir Rupert George
Occupation:	Former Provincial Secretary

Year Built:	1835-1866
Factual/Estimate?	Estimate
Sources:	City Directories (Nova Scotia Archives and Records Management)
	Deed description and Heritage Resource File

Builder:	Unknown (possibly Sir Rupert George or James Creighton)
Present Use:	Residential

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Sir Rupert George	1832-1833		Former Provincial Secretary	Bk. 56-388
Charles Wallace	1833-1842		Not Listed	Bk. 57-363
Mather B. Almon	1842-1863		Not Listed	Bk. 72-333
John P. Mott	1863-1866		Businessman	Bk. 140-503
James Creighton	1866-1889		Merchant	Bk. 151-734
Thomas Ritchie	1889-1890		Barrister	Bk. 272-495
Robert H. Edwards	1890-1913		Not Listed	Bk. 273-570
Henry M. Hare	1913-1913		Medical Doctor	Bk. 432-351
W.B. Almon	1913-1940		Medical Doctor	Bk. 431-716
Susanne Almon	1940-1958		Sister of W.B. Almon	Bk. 811-515
David Fiering	1958-1972		Not Listed	Bk. 1560-90
Elizabeth J. Robinson	1972-2014		Not Listed	Bk. 2582-383
Killam Investments Inc.	2014-Present		Company	Doc 104700860

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00076299
Civic Address	1346 Hollis Street
Building Name	William DeBlois House
Construction Date	1817-1819

Researcher:	Colette Bishop-Greene
Date:	January 3 rd , 2012

Architectural Comments:

William DeBlois House is first in a row of three stone townhouses on Hollis Street. This 2½ storey stone building has a tall granite foundation, a dressed sandstone front façade, and an ironstone rear façade. Sandstone drip courses separate each floor. Typical of the Georgian style, the house was laid out in the side hall plan, is 3 bays wide, and is deep from front to back. It has a steeply pitched truncated gable roof with a slight eaves overhang (and its original slate shingles), one 5-sided Scottish dormer, and a large multi-flue brick chimney.

The vertically proportioned six-over-six sash windows on the first and second storeys are slightly recessed into their openings and have sandstone lug sills (the rear windows have brick trim). The basement windows are smaller eight-over-eight sash windows with granite lug sills. The offset entrance has a wooden storm porch with simple wide board trim, pilasters supporting a modest entablature, and a window like those on the first and second storeys.

William DeBlois House is in excellent condition. There is a small 1 storey rear addition with a low pitch roof and skylights (possibly used as apartments), and a garden.

Historical Associations:

William DeBlois House is valued for its historical associations with its early residents and its representation of residential ownership trends in downtown Halifax.

The building was purchased by John Pryor, successful West India merchant, owner of a shipping company, and Member of the Legislative Assembly for Halifax. Pryor gave the property to daughter Jane and her Loyalist husband William Minet DeBlois, a merchant. In 1874, the house sold to William H. Newman, jeweler, watch smith, & medalist in the 1862 International Exhibition in London, England.

The house also represents residential ownership trends in Halifax. This area was home to wealthy merchants with government positions until the end of the 19th century. The wealthy residents left the area when commercial activity increased on the waterfront; the area was used by the middle-class until the 1940s. During this time, buildings were converted into apartments and rooming houses.

Contextual Comments:

Original Owner(s):	John Pryor
Occupation:	West India Merchant

William DeBlois House is clearly an asset to the surrounding area and proposed district. It is compatible in terms of architectural style, elevation, and materials with other buildings in the vicinity, particularly in this section of Hollis Street where there is a high proportion of masonry buildings.

Present Owner(s):	David Morris
Address:	1346 Hollis Street
	Halifax, NS B3J 1T9
Year Built:	1817-1819
Factual/Estimate?	Factual
Sources:	Deed description/will (Registry of Deeds)
	1986 Heritage Inventory Site Form
Builder:	Unknown (possibly James Henderson)
Present Use:	Residential

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
John Pryor & Jane DeBlois	1816-1874		West India Merchant Daughter of J. Pryor	Bk. 43-104
William Newman	1874-1887		Jeweler	Bk. 192-135
Robert Woodill	1887-1904		Not Listed	Bk. 253-593
William & Ethel Moore	1900-1936		Trader/widow	Bk. 364-58
Aaron Zive & Jacob Socolo	1941-1952		Cook	Bk. 838-165
John Salah	1952-1965		Dry Goods Merchant	Bk. 1143-1129
Ferdiand Deveau	1965-1966		Carpenter	Bk. 2124-1160
George Mills	1966-1974		Investor	Bk. 2124-1165

Michael Riding	1974-1985	Medical Doctor	Bk. 2829-754
G.M. Foshay	1985-2015	Not Listed	Bk. 4066-152
Mary Steckle	1996-2015	Not Listed	Bk. 5970-1180
David Morris	2015 - Present	Not Listed	Doc 107322613

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00076281	Researcher:	Colette Bishop-Greene
Civic Address	1348 Hollis Street	Date:	January 11 th , 2012
Building Name	James Tremaine House		
Construction Date	1817-1819		

Architectural Comments:

James Tremaine House is second in a row of three stone townhouses on Hollis Street. This 2½ storey stone building has a tall granite foundation, a dressed sandstone front façade, and an ironstone rear façade. Sandstone drip courses separate each floor. Typical of the Georgian style, the house was laid out in the side hall plan, is 3 bays wide, and is deep from front to back. It has a steeply pitched truncated gable roof with a slight eaves overhang (and its original slate shingles), one 5-sided Scottish dormer, and a large multi-flue brick chimney.

The vertically proportioned six-over-six sash windows on the first and second storeys are slightly recessed into their openings and have sandstone lug sills (the rear windows have brick trim). The basement windows are smaller eight-over-eight sash windows with granite lug sills. The offset entrance has a wooden storm porch with simple wide board trim, pilasters supporting a modest entablature, and a window like those on the first and second storeys.

James Tremaine House is in good physical condition. The open space behind the building is used as parking lot for tenants. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

James Tremaine House is valued for its historical associations with its early residents and its representation of residential ownership trends in downtown Halifax. The building was purchased by John Pryor, successful West India merchant, owner of a shipping

company, and a Member of the Legislative Assembly for Halifax. Pryor gave the property to his daughter Rebecca and her husband James Tremaine, Director of the Bank of Nova Scotia. In 1908, the house was sold to William Moore, a well-known trader and grocer.

The house also represents residential ownership trends in Halifax. The area was home to wealthy merchants with government positions until the end of the 19th century. The wealthy residents left the area when commercial activity increased on the waterfront; the area was used by the middle-class until the 1940s. During this time, buildings were converted into apartments and rooming houses.

Contextual Comments:

James Tremaine House is clearly an asset to the surrounding area and proposed district. The building is compatible in terms of architectural style, elevation, and materials with other buildings in the area, particularly in this section of Hollis Street where there is a high proportion of masonry buildings.

Present Owner(s):	Gregory M. Gosine
Address:	1348 Hollis Street Halifax, NS B3J 1T9

Original Owner(s):	John Pryor
Occupation:	West India Merchant

Year Built:	1817-1819
Factual/Estimate?	Factual
Sources:	Surveyor's report/will (Registry of Deeds)
	1986 Heritage Inventory Site Form

Builder:	Unknown (possibly James Henderson)
Present Use:	Residential

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
John Pryor	1817-1820		West India Merchant	Bk. 43-104
James & Rebecca Tremaine	1820-1882		Director of Bank of Nova Scotia	Bk. 48-234
William H. & Jane Tremaine	1882-1908		Civil Engineer Spinster	Bk. 227-170
William Moore	1908-1938		Trader/Grocer	Bk. 394-116
City of Halifax, Eastern Trust, & Marjorie Webber	1938-1940		Corporation Barrister's wife	Bk. 764-363 Bk. 806-825
William Whitehead, N. Lacusta	1940-1949		Hotel Workers	Bk. 1040-373
James Bell	1949-1952		Sec. Maritime Union	Bk. 1040-373
Bessie Gezunterman	1952-1963		Investor	Bk. 1141-1145
Sophie Stern	1963-1972		Investor	Bk. 1935-13
Janusz & Maud Rosinski	1972-1973		Architect	Bk. 2601-174
John & Virginia Bradford	1973-1976		University Professor	Bk. 2675-37
Dr. R. Cunningham	1976-1979		Medical Doctor	Bk. 3025-104
Howard & Elizabeth J. McNutt	1979-1987		Not Listed	Bk. 3351-1183
Shanly Hefflefinger	1987-1993		Not Listed	Bk. 4380-698

Derek & Barbara Kennedy	1993-2002	Not Listed	Bk. 5392-678
Gregory M. Gosine	2002-Present	Not Listed	Bk. 7028-1103

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00076273
Civic Address	1350-54 Hollis Street
Building Name	Thomas Boggs House
Construction Date	1817-1819

Researcher:	Colette Bishop-Greene
Date:	January 11 th , 2012

Architectural Comments:

Thomas Boggs House is third in a row of three stone townhouses on Hollis Street. This 2½ storey stone building has a tall granite foundation, a dressed sandstone front façade, and an ironstone rear façade. Sandstone drip courses separate each floor. Typical of the Georgian style, the house was laid out in the side hall plan, is 3 bays wide, and is deep from front to back. It has a steeply pitched truncated gable roof with a slight roof eaves overhang, one 5-sided Scottish dormer, and a large multi-flue chimney.

The vertically proportioned six-over-six sash windows on the first and second storeys are slightly recessed into their openings and have sandstone lug sills (the rear windows have brick trim). The basement windows are similar except for granite lug sills. The building has a large double entrance decorated with heavy brackets supporting a modest entablature, modillions, and two high, semi-circular transom windows. There is also a smaller basement level entrance (northern portion of the front façade) with simple wood trim.

Thomas Boggs House is in excellent condition. There is a 2½ storey rear addition that is 2 bays wide, has a mansard roof, vertically proportioned sash windows, and a balcony. The open space behind the building has a lattice board fence and is used as a parking lot for tenants. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

Thomas Boggs House is valued for its historical associations with its early residents and its representation of residential ownership trends in downtown Halifax.

The building was purchased by John Pryor, successful West India merchant, owner of a shipping company, and a Member of the Legislative Assembly for Halifax. Pryor gave the property to his daughter Marian and her Loyalist husband Lewis Johnston, medical doctor and brother to J.W. Johnston (leader of Conservative Party, Premier, and Lieutenant Governor of Nova Scotia).

In 1825, the house was sold to Thomas Boggs, Loyalist hardware merchant (partner in "Tremaine and Boggs" and "Hartshorne and Boggs" (1790s)). Other notable owners were T.J. & W.S. Fraser, cabinet/piano makers and sons of William Fraser (of Bishop Street).

The house also represents residential ownership trends in Halifax. The area was home to wealthy merchants with government positions until the end of the 19th century. The wealthy residents left the area when commercial activity increased on the waterfront; the area was used by the middle-class until the 1940s. During this time, buildings were converted into apartments and rooming houses.

Contextual Comments:

James Tremaine House is clearly an asset to the surrounding area and proposed district. The building is compatible in terms of architectural style, elevation, and materials with other buildings in the area, particularly in this section of Hollis Street where there is a high proportion of masonry buildings.

Present Owner(s):	Killam Properties SGP Ltd.	Original Owner(s):	John Pryor
Address:	3700 Kempt Road, Suite 100 Halifax, NS B3K 4X8	Occupation:	West India Merchant
Year Built:	1817-1819		
Factual/Estimate?	Factual		
Sources:	Surveyor's report/will (Registry of Deeds)		
	1986 Heritage Inventory Site Form		
Builder:	Unknown (possibly James Henderson)		
Present Use:	Residential		

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
John Pryor	1817-1820		West India Merchant	Bk. 43-104
Lewis & Marian Johnston	1820-1825		Medical Doctor	Bk. 48-234
Thomas Boggs and sons	1825-1863		Merchant	Bk. 48-290
T.J. & W.S. Fraser	1863-1887		Cabinet Makers	Bk. 142-529
George DeWitt	1887-1892		Physician	Bk. 283-567
Andrew Halliday	1892-1903		Physician	Bk. 285-250
James Halliday	1903-1940		Merchant/Tailor	Bk. 361-94

Leonard Kitiz	1940-1940	Barrister/Realtor	Bk. 806-157
Sidney Warren	1940-1973	Real Estate Investor	Bk. 808-5
Adam & Anna Kroscen	1973-1973	Musicians	Bk. 2644-525
Janusz & Maud Rosinski	1973-1976	Architect	Bk. 2719-430
Marian Pryor House Heritage Ltd.	1976-2012?	Organization	Bk. 2983-784
3236588 Nova Scotia Limited	Unknown		Unknown
Killam Properties SGP Ltd.	2021-Present	Company	Doc. 119740570

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID	40289274
Civic Address	1358-60 Hollis Street
Building Name	Pryor Terrace
Construction Date	1789-1815

Researcher:	Colette Bishop-Greene
Date:	January 11 th , 2012

Architectural Comments:

Pryor Terrace is a 3½ storey classic Georgian styled timber framed building on a tall foundation. It has a hipped roof with only a slight eaves overhang, and five simple Scottish dormers. The house was originally 5 bays wide and laid out in an L-shape plan with a centrally located raised entrance, but a 1982 addition to the south side of the building (exactly matching in style and dimensions) has resulted in a square plan which is 7 bays wide, and the entrance now located off center. The windows on the first and second storeys are simple vertically proportioned nine-over-nine sash windows; typical of the Georgian style the third storey windows are slightly smaller. The main entrance has rectangular sidelights, an umbrella-style transom, and steep wooden stairs across the front of the building.

During the mid-1860s, a coach house was joined to the west wall for hotel use, and in 1982, a 3½ storey addition was constructed for additional living space. Both additions have similar dimensions, style, and cladding as the original house. The open space behind the building is paved and used for tenant parking. Remnants of a prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

Pryor Terrace is valued for its historical associations with its early residents. The building was owned and occupied by John Pryor from 1816 until his death in 1820. Pryor was a successful West India merchant, owner of a shipping company, and a Member of the Legislative Assembly for Halifax. Other notable occupants included William Blower Bliss, a lawyer, M.L.A., and Judge of the Supreme

Court for Nova Scotia; and Elizabeth Lovett, hotel proprietor, who purchased the property in 1862 for use as a hotel which continued for the next 94 years as a respected Halifax institution.

Contextual Comments:

Pryor Terrace is a substantial 3½ storey Georgian building in an area of other Georgian style buildings, particularly Government House. It is compatible in terms of style, elevation, and materials with other buildings on Hollis Street and proposed district. It maintains the heritage character of the area.

Present Owner(s):	Killam Properties SGP Ltd.
Address:	3700 Kempt Road, Suite 100 Halifax, NS B3K 4X8

Original Owner(s):	John Pryor
Occupation:	West India Merchant

Year Built:	1798-1815
Factual/Estimate?	Estimate
Sources:	Deed description/surveyor's report (Registry of Deeds)
	1986 Heritage Inventory Site Form
Builder:	Unknown
Present Use:	Residential

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
William Cochran	1798-1804		Merchant	Bk. 33-371
Wallace, Allen, & Hailburton	1804-1815		Cochran's Trustees	Bk. 42-62
Andrew Wright	1815-1816		Merchant	Bk. 42-62
John Pryor & heirs	1816-1826		West India Merchant	Bk. 43-104
William Blower Bliss	1826-1862		Lawyer, M.L.A., Judge Supreme Court NS	Bk. 48-562
Elizabeth Lovett	1862-1872		Hotel Proprietor	Bk. 134-327
George P. Black	1872-1879		West India Merchant	Bk. 180-101
Emma Hill & J.N. Richie	1879-1913		Wife of Rev. George Hill	Bk. 223-1
Alice Lindsay	1913-1927		Hotel Proprietor	Bk. 435-138
K.F. Powell & R.W. Powell	1927-1956		Hotel Proprietors	Bk. 618-702 Bk. 1024-505
Paramount Properties	1956-1957		Realtors	Bk. 1443-34
Crowdis, McDonald, Fox, Rosinski, Duffus	1957-1981		Not Listed	Bk. 1455-148 Bk. 1451-285 Bk. 2707-862
A.N. Koskolos Realty Ltd.	1981-1998		Apartment Operators	Bk. 3532-666
Bowline Incorporated	1998-2022		Corporation	Bk. 6301-554
Killam Properties SGP Ltd.	2022 - Present			Doc #120398731

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00003756
Civic Address	1459 Hollis Street
Building Name	Benjamin Wier House
Construction Date	1863

Researcher:	Colette Bishop-Greene
Date:	January 14 th , 2012

Architectural Comments:

Benjamin Wier House is a 2½ storey brick building designed in the Italianate style it has a symmetrical façade, elaborate sandstone trims, and 4 substantial brick, multi-flue, end chimneys. The house has a central entrance, is 5 bays wide, and is deep from front to back. Typical of the Italianate style, the building has a steeply pitched truncated gable roof, 4 gabled dormers, and a sandstone drip course separating the first and second storeys. The overhanging eaves, decorated with heavy sandstone brackets bisected in the centre by an enlarged dormer/elaborate parapet with a fixed Palladian window and ornamental cresting.

The vertically proportioned, segmentally arched two-over-two sash windows have sandstone trim, ornate lug sills, and decorative accents above. The ground floor windows have sandstone bracketed hoods and wrought iron ornamentation protecting the foundation windows below. The second storey window trims are quite ornate, and the inclusion of a Romeo and Juliet balcony is characteristic of the Italianate style of architecture. The central entrance has sandstone surrounds decorated with rosettes, heavy brackets supporting an entablature, and an arched transom.

Benjamin Wier House is in excellent physical condition. There is a 2-storey brick rear addition that is approximately ½ the width of the building with a flat roof and rooftop balcony, triplicate windows, and a one storey round bay window. The open space behind the building is used as a parking lot. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

Benjamin Wier House is valued for its historical associations with its owners and occupants. The house was built in 1863 by Henry Peters for politician Benjamin Wier. During Wier's political career he was an MLA, served on the Provincial Executive Council with Joseph Howe, and was appointed to the Senate. Wier was also a businessman and shipyard owner who often capitalized on the antagonism between Confederation and Union forces; his company repaired a Confederate raider vessel, the "Tallahassee", in 1864 while it was being refueled in Halifax.

Other notable residents included Sir Adams Archibald and William Henry. Sir Archibald held many prestigious titles during his political career; he was a lawyer for the City of Halifax, MLA, sat on the Executive Council, a Solicitor General for Nova Scotia, and was the first Secretary of State in the first Federal Cabinet. Archibald was knighted in 1886. William Henry also had an impressive political career and was best known for being a Judge for the first Supreme Court.

Contextual Comments:

Benjamin Wier House is clearly an asset to the surrounding area and proposed district. It is an excellent example of the Italianate style and is compatible with the other buildings in the area, in particular Government House and Keith's Brewery Market. The building maintains both the architectural and heritage character of the area.

Present Owner(s):	Killam Properties SGP Ltd.
Address:	3700 Kempt Road, Suite 100 Halifax, NS B3K 4X8

Original Owner(s):	Benjamin Wier
Occupation:	Businessman, shipyard owner, politician

Year Built:	1863
Factual/Estimate?	Factual
Sources:	The Nova Scotia Historic Places Initiative file, 2007

Builder:	Henry Peters
Present Use:	Commercial

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Henry Pryor & Charles W.H. Harris	1857-1860		Barrister	Bk. 119-461
Benjamin Wier & wife Phoebe	1860-1880		Businessman, politician	Bk. 128-534
Sir Adams Archibald	1880-1893		Politician	Bk. 231-52
William N. Wickwire	1893-1911		Medical Doctor	Bk. 293-77
Margaret L. Wickwire	1911-1930		Wife of W. Wickwire	Bk. 420-614
William R. Powell	1930-1930		Not Listed	Bk. 628-698
The Elks Club (Halifax) Ltd.	1930-1983		Organization	Bk. 657-509
Sable Offshore House Ltd.	1983-2017		Company	Bk. 3673-630

Killam Properties SGP Ltd.	2017 - Present		Document 110624609
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Photograph (front elevation)

Classification: Contributing Heritage Resource



PID	41352659
Civic Address	1170 Hollis Street
Building Name	Peace and Friendship Park
Construction Date	1929-1931

Researcher	Halifax Regional Municipality and Emma Sampson
Date	May 2019

Architectural Comments:

The park contains a large monument at the centre, along with a playground and several benches. Paved pathways lead to the centre of the park symmetrically from the perimeter.

Historical Comments:

Evidence of railway gardens associated with train stations were in Canada since the 1860's. The tradition was imported from Britain, where railway gardens were the rule more than the exception. The CPR promoted gardens around their train stations as they were expanding across western Canada to provide a positive image and good first impression to travellers and immigrants coming to settle on the prairies. They were also used to demonstrate the fertility of the soil. These gardens ranged from large, park-like grounds to small beds of annuals with the name of the station. They were always located to present the best view from the station to gain maximum public exposure where they could be seen from the train. Gardens became accepted features. They were increasingly seen by the railway companies as valuable public relation tools, and another way of retaining a

competitive edge.

A replacement for the North Street Station - Two reasons why the railways didn't expand farther south to downtown: 1) downtown property was prohibitively expensive, and 2) the whole route through the North End was judged unsightly. City council made the decision to authorize the new railway cut through bedrock all the way from the peninsular isthmus through the west and south ends to a new terminal near Point Pleasant Park. Work was already underway when the North Street station was wrecked in the Halifax Explosion. After the First World War, the new railway complex was built with the same components of the north station with a depot, hotel, piers, tracks and grain elevator. What was new was the inclusion of a civic park. By the First World War, the ideas and aesthetics of the City Beautiful movement would have been well entrenched in the design vocabulary of the day.

The Canadian National Railway would have been influenced to develop the grounds around the station to be a great civic space with Beaux-Art buildings set within a majestic park setting with formal path layout, trees, flowering shrubs, and geometric beds of annuals. The park was also designed as an aesthetic front lawn foreground for the new hotel. The curve of the roadway related to the function of bringing trolley cars to the loop terminus at the train station.

Formerly known as the Nova Scotian Hotel Park and later Edward Cornwallis Park, the land was renamed Peace and Friendship Park in 2021 to acknowledge the intent of the Peace and Friendship Treaties signed in Halifax between 1760 and 1761. Most of the land hosted until 1928 the Tobin Estate. Stephen Tobin served as mayor of Halifax (1867-1870, 1878-1881), and as the Liberal MP for Halifax in the Canadian House of Commons (1872-1874).

Contextual Comments:

The park serves as complement to the Westin Hotel immediately to the east, acting as an aesthetic lead-in for those approaching from within the city, and providing a viewpoint for the façade of the hotel. In considering the value of the Westin Hotel, the park could be acknowledged as they were constructed in parcel by the Canadian National Railway, the lands being purchased and cleared in 1929.

Present Owner(s):	Halifax Regional Municipality
Address:	PO Box 1749 Halifax, NS B3J 3A5

Original Owner(s):	Canadian National Railway
Address:	

Construction Date:	1929-1930
Present Use:	Park
History of Use:	Prior to 1929 – Residential, Stables, Boarding, 1930 on – Public Park

Builder and/or Architect:	Unknown
Biographic Description:	Unknown
Significance:	Locally significant

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Halifax Regional Municipality	2000	Present		Book 6680, Page 331
Canada Lands Company CLC Ltd	1995	2000		Book 5186, Page 1023
Canadian National Railway Company	c. 1929	1995		

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00003780
Civic Address	5131 Morris Street
Building Name	Andrew King House
Construction Date	1858

Researcher:	A. Withrow
Date:	February 2011

Architectural Comments:

This building is similar in style to the adjacent five row houses situated on Morris Street between Hollis and Lower Water Streets. The buildings were constructed in the "Halifax House style", and all six structures are similar in style with a few variations and are arranged as three mirror-image pairs. They are two and a half storey, shingled wooden buildings, with a side hall plan layout; classically trimmed entrances with transom windows, sidelights, and entablatures supported by pilasters; 6-over-6 wood-trimmed windows, and truncated gable roofs with five-sided Scottish dormers on the front and back. The Halifax House styled buildings are more commonly found as stand-alone buildings, rather than in a row house or terrace house arrangement. The basement levels were originally designed as servant's quarters and had kitchens equipped with a large open-hearth fireplace.

Historical Comments:

The house was built by Willam Finlay for John Lithgow, a merchant. John Lithgow purchased the property from John Clarke in 1856 and had William Finlay, an architect, design a row of houses. The houses were to be individually sold, as was indicated in a newspaper ad running in the Halifax Morning Sun; however, they were not sold but rented until the entire row was sold to Leonard Kitz in 1948. Mr. Kitz sold the individual houses; some units being purchased by former renters.

Contextual Comments:

The row of adjoined houses of which this one is a part is a distinctive, mid-19th century streetscape which, with much of the surrounding area having been re-developed, now stands as the last vestige of this era at this easternmost end of Morris Street.

Present Owner(s):	Green Bridge Properties Limited
Address:	1496 Lower Water Street, Suite 408
	Halifax, NS B3J 1R9

Original Owner(s):	John Lithgow
Occupation:	Merchant & Real Estate Developer

Year Built:	1858
Factual/Estimate?	Factual
Sources:	Registry of Deeds (Dartmouth, NS); McAlpine City Directories from 1869 to 1966; Newspaper: Halifax Morning Sun, August 20, 1858; Book: <u>Architects Of Nova Scotia: A Biographical Dictionary 1605-1950</u> , by Maud Rosinski; Book: <u>Georgian Halifax</u> , by Elizabeth Pacey.

Builder:	William Finlay, Architect - for John Lithgow, Merchant & Real Estate Developer
Present Use:	Private Residence

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Green Bridge Properties Limited	2021-Present			Document 118672360
Phillip R. Knoll and Kim Sharon Knoll	Unknown			Unknown
John G. Julian	2007-2011			8699-5173
Kyle J. Shaw	2001-2007			6890-985
Deborah Carver	1988-2001			4585-989
David B. Allison	1985-1988			3968-113
David E. Martin	1976-1985			3052-142
Jeremiah J. Lyons	1975-1976			2865-882
John A. Macdonald	1970-1975			2386-994
Landsway Dev. Co.	1969- 1970			2353-905 (See 2299-606)
Jasmat Morar	1962-1969			2816-649
Heirs Of W. Smith	1962-1962			2816-649
Walter Smith	1950-1962		Emp/John Gray	1072-465
Leonard Kitz	1947-1950		Barrister	951-585
Eastern Trust	1922-1947		Trust Company	373-603
Heirs of J. Lithgow	1906-1922		Merchant	373-603

John Lithgow	1856-1906	Merchant	934-344 (Reg. In 1947)
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Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00003798
Civic Address	5133 Morris Street (#11 in 1869, #14 in 1872 (until 1966))
Building Name	Almon-Black House
Construction Date	1858

Researcher:	A. Withrow
Date:	February 2011

Architectural Comments:

This building is similar in style to the adjacent five row houses situated on Morris Street between Hollis and Lower Water Street. The buildings were constructed in the "Halifax House style", and all six structures are similar in style with a few variations and are arranged as three mirror-image pairs. They are two and a half storeys high, shingled wooden buildings, with 6 over 6 windows and moulded trim; side hall play layout, entrances with transom windows and sidelights; entablatures supported by pilasters; truncated gable roof with five-sided Scottish dormers on the front and back. The Halifax House styled buildings are more commonly found as stand-alone buildings, rather than in a row house or terrace house arrangement. The basement levels were originally designed as servant's quarters and had kitchens equipped with a large open-hearth fireplace.

This structure is more decorative than the other houses with cast iron railings along the roofline and at ground level along the facade of the structure. Small, paired brackets are situated under the eaves of the roof with larger brackets placed in the corners and above the windows and entrance.

Historical Comments:

The house was built by William Finlay for John Lithgow, a merchant. For some reason the deed

between the Lithgow family and Eastern Trust was not recorded until it was sold to the Kitz family in 1948. It is not known who resided in this structure until 1869 when the McAlpine City Directories were first published. Olive Dunn was residing in this house prior to purchasing it from the Kitz family and lived there until she sold it in 2000.

John Lithgow purchased the property from John Clarke in 1856 and had William Finlay, an architect, design a row of houses. The houses were to be individually sold, as was indicated in a newspaper ad running in the Halifax Morning Sun; however, they were not sold but rented until the entire row was sold to the Kitz family in 1948. The Kitz family sold the individual houses, some units being purchased by former renters.

Contextual Comments:

This structure is part of a row of houses located on Morris Street, situated between Hollis and Lower Water Streets. The Halifax House style is quite common throughout the Halifax peninsula, however most commonly they are stand alone houses rather than row houses. Very few changes have been made to the facade of the buildings.

Present Owner(s):	Victor Syperek	Original Owner(s):	John Lithgow
Address:	5133 Morris Street, Halifax, NS B3J 1A9	Occupation:	Merchant/Real Estate Developer

Year Built:	1858
Factual/Estimate?	Factual
Sources:	Registry of Deeds (Dartmouth, NS); McAlpine City Directories from 1869 to 1966; Newspaper: Halifax Morning Sun, August 20, 1858; Book: Architects Of Nova Scotia: A Biographical Dictionary 1605-1950, by Maud Rosinski; Book: Georgian Halifax, by Elizabeth Pacey.

Builder:	William Finlay, Architect - Built for John Lithgow, Merchant & Real Estate Developer
Present Use:	Private Residence

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Victor Syperek	2000-Present		Businessman	6531-354
Olive Dunn	1949-2000			1027-177
Leonard Kitz	1948-1948		Barrister	951-585
Eastern Trust Co.	1922-1948		Trust Company	373-603
Heirs of J. Lithgow	1906-1922		H/O Martha	373-603
John Lithgow	1856-1906		Merchant	934-344

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00003806
Civic Address	5137 Morris Street
Building Name	Vass-Taylor House
Construction Date	1869

Researcher:	A. Withrow
Date:	February 2011

Architectural Comments:

This building is similar in style to the adjacent five row houses situated on Morris Street between Hollis and Lower Water Street. The buildings were constructed in the "Halifax House style", and all six structures are similar in style with a few variations and are arranged as three mirror-image pairs. They are two and a half storeys high, shingled wooden buildings, with 6 over 6 windows and moulded trim; side hall play layout, entrances with transom windows and sidelights; entablatures supported by pilasters; truncated gable roof with five-sided Scottish dormers on the front and back. The Halifax House styled buildings are more commonly found as stand-alone buildings, rather than in a row house or terrace house arrangement. The basement levels were originally designed as servant's quarters and had kitchens equipped with a large open-hearth fireplace.

Historical Comments:

These row houses were built by William Finlay for John Lithgow, a merchant. For some reason the deed between the Lithgow family and the Eastern Trust was not recorded until it was sold to the Kitz family in 1948. It is not known who resided in this structure until 1869 when the McAlpine directories were first published, however in 1869 the McAlpine directory lists William Annand as residing in this structure. Annand was the Provincial Treasurer at that time, and he later became the Premier of Nova Scotia. John Lithgow purchased the property from John Clarke in 1856 and had William Finlay, an architect,

design a row of houses. Martha Lithgow is listed in the Directories as living in this structure in 1872. The houses were to be individually sold, as was indicated in a newspaper ad running in the Halifax Morning Sun; however, they were not sold but rented until the entire row was sold to the Kitz family in 1948. The Kitz family sold the individual houses, some units being purchased by former renters. The Eastern Trust Company, formerly known as the Empire Trust Company until 1909. A grant for administration is stated in book 8038/131 for the estate of Barry A. Clarke who passed away in 2005.

Contextual Comments:

The structure is part of a row of houses located on Morris Street, situated between Hollis and Lower Water Streets. The Halifax House style is quite common throughout the Halifax peninsula, however most commonly they are stand alone houses rather than row houses. Very few changes have been made to the façade of the building.

Present Owner(s):	Lane Ian MacDonald	Original Owner(s):	John Lithgow
Address:	5137 Morris Street, Halifax, NS B3J 1A9	Occupation:	Merchant/ Real Estate Developer

Year Built:	1858
Factual/Estimate?	Factual
Sources:	Registry of Deeds (Dartmouth, NS); McAlpine City Directories from 1869 to 1966; Newspaper: Halifax Morning Sun, August 20, 1858; Book: Architects Of Nova Scotia: A Biographical Dictionary 1605-1950, by Maud Rosinski; Book: Georgian Halifax, by Elizabeth Pacey.

Builder:	William Finlay, Architect – Built for John Lithgow, Merchant & Real Estate Developer
Present Use:	Private residence

History of Building:

WNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Lane Ian MacDonald	2018-Present			Document 112119616
C. Davis-Stewart	2009-2017			9306-0169
Norman Dube	2005-2009		Admin/Clarke	8038-131
Barry A. Clarke	2000-2005		Real Estate Agent	6504-1187
Collection Holding Ltd.	1984-2000		R. Dube President	3871-1132
Ken. E. Blackburn	1977-1984		Retired	3143-506
Mary Blackburn	1948-1977		Widow of Michael Blackburn	997-97
Leonard Kitz Et Ux	1948-1948		Barrister	951-585
Eastern Trust Co.	1922-1948		Trust Company	373-603
Estate John Lithgow	1906-1922		H/O Martha	373-603
John Lithgow	1856-1906		Merchant	934-344 (Reg. in 1947)

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00003814
Civic Address	5139 Morris Street (#18 Morris St in 1869, #15 Morris St in 1872 (Until 1966))
Building Name	William Donaldson
Construction Date	1858

Researcher:	A. Withrow
Date:	February 2011

Architectural Comments:

This building is similar in style to the adjacent five row houses situated on Morris Street between Hollis and Lower Water Street. The buildings were constructed in the "Halifax House style", and all six structures are similar in style with a few variations and are arranged as three mirror-image pairs. They are two and a half storeys high, shingled wooden buildings, with 6 over 6 windows and moulded trim; side hall play layout, entrances with transom windows and sidelights; entablatures supported by pilasters; truncated gable roof with five-sided Scottish dormers on the front and back. The Halifax House styled buildings are more commonly found as stand-alone buildings, rather than in a row house or terrace house arrangement. The basement levels were originally designed as servant's quarters and had kitchens equipped with a large open-hearth fireplace.

Historical Comments:

These row houses were built by William Finlay for John Lithgow, a merchant. For some reason the deed between the Lithgow family and the Eastern Trust was not recorded until it was sold to the Kitz

family in 1948. It is not known who resided in this structure until 1869 when the McAlpine directories were first published.

John Lithgow purchased the property from John Clarke in 1856 and had William Finlay, an architect, design a row of houses. The houses were to be individually sold, as was indicated in a newspaper ad running in the Halifax Morning Sun; however, they were not sold but rented until the entire row was sold to the Kitz family in 1948. The Kitz family sold the individual houses, some units being purchased by former renters. The Eastern Trust Company, formerly known as the Empire Trust Company until 1909.

Contextual Comments:

The structure is part of a row of houses located on Morris Street, situated between Hollis and Lower Water Streets. The Halifax House style is quite common throughout the Halifax peninsula, however most commonly they are stand alone houses rather than row houses. Very few changes have been made to the façade of the building.

Present Owner(s):	Lane Ian MacDonald	Original Owner(s):	John Lithgow
Address:	1950 Vernon Street, Halifax, NS B3H 3N9	Occupation:	Merchant/ Real Estate Developer

Year Built:	1858
Factual/Estimate?	Factual
Sources:	Registry of Deeds (Dartmouth, NS); McAlpine City Directories from 1869 to 1966; Newspaper: Halifax Morning Sun, August 20, 1858; Book: <u>Architects of Nova Scotia: A Biographical Dictionary 1605-1950</u> , by Maud Rosinski; Book: <u>Georgian Halifax</u> , by Elizabeth Pacey.

Builder:	William Finlay, Architect – Built for John Lithgow, Merchant & Real Estate Developer
Present Use:	Rental Apartments

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Lane Ian MacDonald	2022-Present			Document 121766662
James Quigley (Et Ux)	1994-2021			5578/81
Gary Foshay	1993-1994		Quit Claim Deed	5369/821
Susan M. Foshay	1987-1993			4421/743
Avalon Assets	1983-1987			3675/103
Glen Forest Holdings	1981-1983			3503/999
Farrell Shaw	1975-1981		Business Manager	2881/1015
Jessie E. MacDonald	1966-1975		Widow J. Macdonald	2149/9
Provincial Realty	1951-1966			1139/61
Maisie Walker	1948-1951		Widow of J. Walker	993/757

Leonard Kitz (Et Ux)	1948-1951	Barrister	951/585
Eastern Trust Co.	1922-1948	Trust Company	373/603
Estate of J. Lithgow	1906-1922		?
John Lithgow	1856-1906	Merchant	934/344 (Reg. In 1947)
NOTE: See Book 993, Page 757 – Copy of a survey map of property			

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00003822
Civic Address	5145 Morris Street (#20 in 1869, #17 in 1872 (until 1966))
Building Name	E.B. Strickland House
Construction Date	1858

Researcher:	A. Withrow
Date:	March 2011

Architectural Comments:

This building is similar in style to the adjacent five row houses situated on Morris Street between Hollis and Lower Water Street. The buildings were constructed in the "Halifax House style", and all six structures are similar in style with a few variations and are arranged as three mirror-image pairs. They are two and a half storeys high, shingled wooden buildings, with 6 over 6 windows and moulded trim; side hall play layout, entrances with transom windows and sidelights; entablatures supported by pilasters; truncated gable roof with five-sided Scottish dormers on the front and back. The Halifax House styled buildings are more commonly found as stand-alone buildings, rather than in a row house or terrace house arrangement. The basement levels were originally designed as servant's quarters and had kitchens equipped with a large open-hearth fireplace.

Historical Comments:

The house was built by William Finlay for John Lithgow, a merchant. For some reason the deed between the Lithgow family and Eastern Trust was not recorded until it was sold to the Kitz family in 1948. It is not known who resided in this structure until 1869 when the McAlpine City Directories were first published. Rev. David Neish lived in this house for over 10 years in the 1880s and the Coughlan

family resided in the house prior to it being sold and purchased the structure from the Kitz family.

John Lithgow purchased the property from John Clarke in 1856 and had William Finlay, an architect, design a row of houses. The houses were to be individually sold, as was indicated in a newspaper ad running in the Halifax Morning Sun; however, they were not sold but rented until the entire row was sold to the Kitz family in 1948. The Kitz family sold the individual houses, some units being purchased by former renters. The Eastern Trust Company, formerly known as the Empire Trust Company until 1909. Ben Coughlan, a plaster contractor, predeceased his wife, Lilian (d. 1972), and the two resided in this house prior to purchasing it.

Contextual Comments:

This structure is part of a row of houses located on Morris Street, situated between Hollis and Lower Water Streets. The Halifax House style is quite common throughout the Halifax peninsula, however most commonly they are stand alone houses rather than row houses. Very few changes have been made to the facade of the buildings.

Present Owner(s):	An (Nguyen) Tran	Original Owner(s):	John Lithgow
Address:	5145 Morris Street, Halifax, NS B3J 1A9	Occupation:	Merchant & Real Estate Developer

Year Built:	1858
Factual/Estimate?	Factual
Sources:	Registry of Deeds (Dartmouth, NS); McAlpine City Directories from 1869 to 1966; Newspaper: Halifax Morning Sun, August 20, 1858; Book: <u>Architects of Nova Scotia: A Biographical Dictionary 1605-1950</u> , by Maud Rosinski. Book: <u>Georgian Halifax</u> , by Elizabeth Pacey.

Builder:	William Finlay, Architect - Built for John Lithgow, Merchant & Real Estate Developer
Present Use:	Private Residence

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
An (Nguyen) Tran	1989-Present			4833/1020
Roger Bureau et Ux	1983-1989			3759/930
Anne V. King	1981-1983			3520/1132
Stan Lewandowski	1973-1981		Engineer	2643/203
Orval B. N. Duncan	1972-1973		Admin/Coughlan	2632/57
Lilian Coughlan	1951-1972		Widow of Ben Coughlan	1061/589
Leonard Kitz et Ux	1948-1951		Barrister	951/585
Eastern Trust Co.	1922-1948		Trust Company	373/603
Estate Of J. Lithgow	1906-1922			?
John Lithgow	1856-1906		Merchant	934/344 (Reg. in 1947)

(See Book 993 Page 757)

Photograph (front and side elevation)

Building Classification: Registered Heritage Property



PID	00003830
Civic Address	5147-5149 Morris Street (Formerly 22 Morris Street (1966))
Building Name	J.B. Young House
Construction Date	1858

Researcher:	A. Withrow
Date:	March 2011

Architectural Comments:

This building is similar in style to the adjacent five row houses situated on Morris Street between Hollis and Lower Water Street. The buildings were constructed in the "Halifax House style", and all six structures are similar in style with a few variations and are arranged as three mirror-image pairs. They are two and a half storeys high, shingled wooden buildings, with 6 over 6 windows and moulded trim; side hall play layout, entrances with transom windows and sidelights; entablatures supported by pilasters; truncated gable roof with five-sided Scottish dormers on the front and back. The Halifax House styled buildings are more commonly found as stand-alone buildings, rather than in a row house or terrace house arrangement. The basement levels were originally designed as servant's quarters and had kitchens equipped with a large open-hearth fireplace.

Historical Comments:

These row houses were built by William Finlay for John Lithgow, a merchant. For some reason the deed between the Lithgow family and Eastern Trust was not recorded until it was sold to the Kitz family in 1948. It is not known who resided in this structure until 1869 when the McAlpine City Directories were first published. This building was used as a grocery corner store since 1961 and is still in operation as a business enterprise. In 1872, Peter McNab resided in this structure. He may be connected to the McNab family who were instrumental in the development and growth of the city of Halifax.

John Lithgow purchased the property from John Clarke in 1856 and had architect William Finlay design a row of houses on Morris Street between Hollis and Lower Water Street. Originally the houses were to be sold as was indicated in a newspaper ad (Halifax Morning Sun) where they were advertised for sale. However, for some unknown reason, they were not sold but were rented until they were finally purchased by the Kitz family in 1948. The Kitz family then sold the houses individually, with some of the former renters purchasing their buildings. 5147-49 Morris Street became a store in approximately 1951. The Eastern Trust Company was formerly known as the Empire Trust Company until 1909. The Halifax Mercantile Co. Ltd. was formerly known as Kistco Ltd.

Contextual Comments:

This structure is part of a row of houses located on Morris Street, situated between Hollis and Lower Water Streets. The Halifax House style is quite common throughout the Halifax peninsula, however most commonly they are stand alone houses rather than row houses. Some sympathetic changes have been made to the facade of the building to allow the change to a storefront in 1961, with a residential unit above.

Present Owner(s):	Halifax Mercantile Co.	Original Owner(s):	John Lithgow
Address:	200 Willett Street, Apt 3	Occupation:	Merchant & Real Estate Developer
	Halifax, NS, B3M 3C5		

Year Built:	1858
Factual/Estimate?	Factual
Sources:	1) Registry Of Deeds (Dartmouth) 2) Ns; Mcalpine City Directories From 1869 To 1966 3) Newspaper: <i>Halifax Morning Sun</i> , August 20, 1858 4) Book: <i>Architects of Nova Scotia: A Biographical Dictionary 1605-1950</i> , By Maud Rosinski. 5) Book: <i>Georgian Halifax</i> , By Elizabeth Pacey.

Builder:	William Finlay, Architect; Built for John Lithgow
Present Use:	Apartment (2 nd floor) & Commercial business (Wire Monk coffee shop)

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Halifax Mercantile Ltd.	1992-Present		Commercial	5350/546
North Atlantic Trade	1980-1992		Commercial	3430/507
David Fiering et Ux	1951-1980		Grocer	1112/293
Leonard Kitz et Ux	1948-1951		Barrister	951/585
Eastern Trust Co.	1922-1948		Trust Company	373/603
Estate of J. Lithgow	1906-1922			
John Lithgow	1856-1906		Merchant	934/344 (Reg. In 1947)

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00092882
Civic Address	5168-70 Morris Street
Building Name	Lithgow-Blackadar House
Construction Date	1868-1869

Researcher:	Colette Bishop-Greene
Date:	January 14 th , 2012

Architectural Comments:

Lithgow-Blackadar House is a 2½ storey building designed in the Halifax House style. Halifax House style buildings typically have a smooth brick surface; however, this house has wood clapboard cladding (except for one side which is parged). The house is laid out in the side hall plan, is 3 bays wide, and is deep from front to back. Typical of the Halifax House style, the building has a steeply pitched truncated gable roof with a slight roof eaves overhang decorated with brackets, a central Scottish dormer on front and back, and a brick multi-flue end chimney.

The vertically proportioned one-over-one sash windows on the second storey have segmentally arched wood trim and bracketed lug sills. The entrance has rectangular side lights, moulded pilasters, and a modest entablature. In 1913, a portion of the main floor was lowered to ground level allowing for storefront windows and an additional entrance. Above the storefront, a modest entablature is supported by heavy brackets (like the original entrance). There is a two-storey rear addition, clad in wood clapboard with a flat roof.

Lithgow-Blackadar House is in good physical condition. The open area behind the building is used as a parking lot for tenants. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

Blackadar House is valued for its historical associations with its owners and occupants. J.R. Lithgow, the original owner, was an accountant, realtor, and land developer. He was the bookkeeper for the shipping firm of J.A. Moren and later became the President/Manager of the Glace Bay Mining Company (1890s).

Caroline E. Blackadar, wife of Charles C. Blackadar, purchased the property from Lithgow in 1876. Charles Blackadar was part of the Blackadar Brothers, proprietors, and editors of the Acadian Recorder. In 1876 Blackadar was appointed Queen's Printer. Other notable occupants included: J.B. Young, civil engineer and an official in the Provincial Gold Commissioners Office; William A. Henry, barrister, and partner in "Harris & Henry" (the Merchants' Bank); and J.S. Stuart, a sea captain.

Contextual Comments:

Lithgow-Blackadar House is clearly an asset to the surrounding area and proposed district. It is one of three Halifax House style buildings on this part of Morris Street. The house is compatible in terms of architectural style, elevation, and materials with neighboring buildings on Hollis Street and Barrington Street.

Present Owner(s):	Gordon Perdue & Holly Hayes	Original Owner(s):	James Lithgow
Address:	5417 Brandy Cir	Occupation:	Accountant, realtor, developer, President of Glace Bay Mining Co.
	Fort Myers, FL USA 33919 2219		

Year Built:	1868-1869
Factual/Estimate?	Factual
Sources:	City Directories (Nova Scotia Archives and Records Management)
	1986 Heritage Inventory Site Form
Builder:	Unknown
Present Use:	Residential

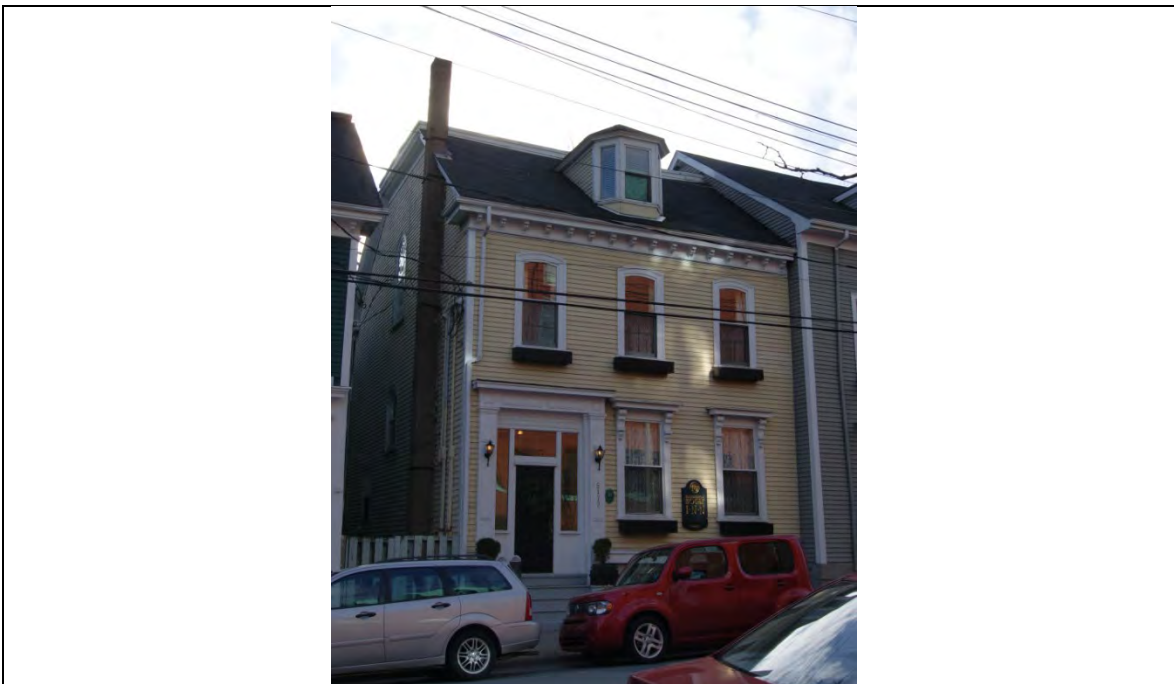
History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
James R. Lithgow	1865-1876		Accountant, developer	Bk. 151-53
Caroline E. Blackadar	1876-1915		Wife of Charles Blackadar	Bk. 205-216
Samuel Young Wilson	1915-1917		Merchant	Bk. 457-97
Leonard Fisheries Ltd.	1917-1934		Company	Bk. 479-228
B.S.M. Ltd.	1934-1935		Company	Bk. 707-586
Wyman G. Simpson and Reginald L. Simpson	1935-1948		Barber/Armed Services in War	Bk. 723-365 Bk. 873-345
Lawrence E. Nelligan	1948-1957		Barber	Bk. 1023-777
George and Mary Shott	1957-1960		Accountant	Bk.
Gainsborough Hotel Ltd.	1960-1975		Company	Bk. 1693-163
Granite Group Ltd.	1975-1976		Company	Bk. 2967-694
Ivor Harrington	1976-1987		Management Consultant	Bk. 2988-646

Maritime Capital Management Ltd.	1987-1990	Company	Bk. 4513-230
Halliburton House Inn Ltd.	1990-1991	Company	Bk. 4879-951
Samir Anjoul	1991-1993	Not Listed	Bk. 5155-1121
Gordon Perdue	1993-2023	Not Listed	Bk. 5483-853
Holly Hayes	2009-Present	Not Listed	Doc. # 94002087

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00092874
Civic Address	5172 Morris Street
Building Name	Lithgow House
Construction Date	1870

Researcher:	Colette Bishop-Greene
Date:	January 14 th , 2012

Architectural Comments:

Lithgow House is a 2½ storey building designed in the Halifax House style. Halifax House style buildings typically have smooth brick surfaces; however, this house has wood clapboard cladding. The house is laid out in the side hall plan, is 3 bays wide, and is deep from front to back. Typical of the Halifax House style, it has a steeply pitched truncated gable roof, two Scottish dormers (one on the front and rear), a brick chimney, and bracketed eaves returned at the corners.

The vertically proportioned one-over-one sash windows on the first storey have wood trim, decorative brackets supporting an entablature, and window boxes. The second storey windows are segmentally arched with no ornamentation. The offset entrance has large rectangular side lights, a transom window, and moulded pilasters supporting an entablature.

Lithgow House is in good physical condition. The open space behind the building is used as a parking lot for tenants. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

Lithgow House is valued for its historical associations with its original owner and occupants. J.R. Lithgow, the original owner, was an accountant, realtor, and developer. He was the bookkeeper for the shipping firm of J.A. Moren and later became the President of the Glace Bay Mining Company.

Other notable occupants included: Samuel G. Rigby, barrister, and partner of "Rigby and Tupper", vice-president of the Barristers' Society, solicitor for the Bank of British North America, and Grand Mason of the Grand Lodge of Nova Scotia; James Kerr, a Customs Inspector; Alexander Scott, grocer of "James Scott & Co.", and Harry Preedy, hotel manager and commission merchant.

Contextual Comments:

Lithgow House is clearly an asset to the surrounding area and proposed district. It is one of three Halifax House style buildings on Morris Street. The house is compatible in terms of architectural style, elevation, and materials with neighboring buildings on Hollis Street and Barrington Street.

Present Owner(s):	2166439 Nova Scotia Ltd.	Original Owner(s):	John Lithgow
Address:	5184 Morris Street	Occupation:	Accountant, realtor, developer, President of Glace Bay Mining Co.
	Halifax, NS B3J 1B3		

Year Built:	1870
Factual/Estimate?	Factual
Sources:	The Nova Scotia Historic Places Initiative File, 2007
	Prior Heritage Resource File
Builder:	Unknown
Present Use:	Commercial

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
William Pryor	1797-1865		West India Merchant	Bk. 33-168
James Lithgow	1865-1876		Bookkeeper	Bk. 151-53
Caroline E. Blackadar	1876-1908		Wife of C. Blackadar	Bk. 205-216
Henry Kirkwood MacDonald	1908-1909		Medical Doctor	Bk. 385-589
Andrew McManus	1909-1916		Sheriff	Bk. 398-153
Loretta A. Cragg	1916-1917		Wife of J. Cragg, merchant	Bk. 451-590
James Karas	1917-1920		Confectioner	Bk. 467-833
H.W. Cameron	1920-1935		Optician	Bk. 530-181
James L. MacKinnon	1935-1948		Tram Car Operator	Bk. 718-518
Roderick J. MacDonald	1948-1952		Plumber	Bk. 990-349
Annie E. MacDonald	1952-1962		Wife of R. MacDonald	Bk. 1115-701
Roderick J. MacDonald	1962-1980		Plumber	Bk. 1840-58
Violet J. MacDonald	1980-1981		Wife of R. MacDonald	Bk. 3414-1090
Victoria B.E. Riley	1981-1984		Not Listed	Bk. 3517-1036
Fiona Imrie	1984-1984		Not Listed	Bk. 3833-829
Maritime Capital Management Ltd.	1984-1990		Company	Bk. 3877-820 Bk. 3939-521
Halliburton House Inn Ltd.	1990-1992		Company	Bk. 4879-951
2166439 Nova Scotia Ltd.	1992-Present		Company	Bk. 5262-662

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00092866
Civic Address	5178 Morris Street
Building Name	Pryor-Binney House
Construction Date	1831-1834

Researcher:	Colette Bishop-Greene
Date:	January 11 th , 2012

Architectural Comments:

Pryor-Binney House is a 2½ storey masonry building designed in the Halifax House style. Halifax House style buildings typically have a smooth brick surface; however, this house has wood clapboard cladding. The house was laid out in the side hall plan, is 3 bays wide, and is deep from front to back. Typical of the Halifax House style, it has a steeply pitched truncated gable roof, two Scottish dormers (one on the front and rear), and a slight eaves overhang.

The vertically proportioned one-over-one sash windows on the first storey have wood trim, decorative brackets supporting an entablature, and window boxes. The second storey windows have no ornamentation. The entrance has a substantial transom window and large brackets supporting an entablature.

Pryor-Binney House is in good physical condition. There is a small side addition with a second entrance (similar ornamentation as main entrance) and an exterior staircase. The open area behind the building is used as a parking lot for tenants. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

Pryor-Binney House is valued for its historical associations with its original owners and occupants. The house was built between 1831-1834 and named after William Pryor Jr. and Hibbert Newton Binney. William Pryor Jr., son of William Pryor Sr. (West India Merchant), sold the property to Binney in 1834. Binney was a Collector of Customs and Excise of Halifax, Town Magistrate, and a member of His Majesty's Council (1820).

Other notable occupants included: Alexander Anderson, of "Esson & Co." (a shopping and importing company); John Tremaine Twining, insurance agent of "Twining & Sons"; and lawyer Charles F. Tremaine.

Contextual Comments:

Pryor-Binney House is clearly an asset to the surrounding area and proposed district. It is one of three Halifax House style buildings on Morris Street. The house is compatible in terms of architectural style, elevation, and materials with neighboring buildings on Hollis Street and Barrington Street.

Present Owner(s):	2166439 Nova Scotia Ltd.
Address:	5184 Morris Street
	Halifax, NS B3J 1B3

Original Owner(s):	William Pryor Jr.
Occupation:	Merchant

Year Built:	1831-1834
Factual/Estimate?	Factual
Sources:	Deed descriptions (Registry of Deeds)
	Prior Heritage Resource File

Builder:	Unknown
Present Use:	Commercial

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
William Pryor Sr.	1797-1834		West India Merchant	Bk. 33-168
William Pryor Jr.	1834-1834		Merchant	Bk. 59-195
Hibbert Newton Binney, wife Caroline and executors	1834-1881		Collector of Customs	Bk. 59-197
John T. Twining	1881-1891		Insurance Agent	Bk. 232-54
Lemuel J. Morton	1891-1900		Heir	Bk. 281-334
Francis C. Stevens and executors	1900-1955		Merchant	Bk. 339-454
United Realities Ltd.	1955-1957		Company	Bk. 1361-1211
Ovide Ouellette	1957-1960		Not Listed	Bk. 1473-66
Verna P. Wheeler	1960-1978		Not Listed	Bk. 1686-57
Daniel J. Cotie	1978-1980		Businessman	Bk. 3268-115

Marshall Giles	1980-1985	Not Listed	Bk. 3414-579
Maritime Capital Management Ltd.	1985-1990	Company	Bk. 3950-647
The Halliburton House Inn Ltd.	1990-1992	Company	Bk. 4879-951
2166439 Nova Scotia Ltd.	1992-present	Company	Bk. 5262-662

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00092866
Civic Address	5184 Morris Street
Building Name	Halliburton House
Construction Date	1810-1823

Researcher:	Colette Bishop-Greene
Date:	January 15 th , 2012

Architectural Comments:

Halliburton House is a three-storey masonry building valued as an example the Second Empire style. Originally designed as a Georgian house, it was remodeled into two townhouses in 1892 and numerous Second Empire style elements were added. The house is three bays wide with two central entrances and is deep from front to back. The front façade is brick with a sandstone drip course above the basement, while the side and rear are parged. Typical of these Second Empire style the building has a mansard roof with three pedimented dormers (central dormer has a fanlight), and two multi-flue brick end chimneys.

The vertically proportioned, paired one-over-one sash windows are slightly recessed into their openings, and have segmentally arched brick lintels and decorative window boxes. The two central entrances are recessed, have large transom windows, and a substantial entablature decorated with dentils.

Halliburton House is in good physical condition. There is a two-storey rear addition clad in vinyl with a low-pitched roof and rooftop balcony, a storm porch (with a shed roof). The open space behind the building has a fence and is used as a parking lot for tenants. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

Halliburton House is valued for its historical associations with its original owner and occupant, Sir Brenton Halliburton. Sir Halliburton held numerous prestigious titles: Judge of the Supreme Court, Assistant Judge and member of the governing council, barrister, Chief Justice, and Master of Chancery. Sir Halliburton was knighted in 1859 and died in 1860. His son John remained in the house until 1884.

Contextual Comments:

Halliburton House is clearly an asset to the surrounding area and proposed district. It is compatible in terms of architectural style, elevation, and materials with neighboring residences on Morris Street, as well as Hollis and Barrington Streets. Halliburton House maintains the architectural and heritage character of the area.

Present Owner(s):	2166439 Nova Scotia Ltd.	Original Owner(s):	Sir Brenton Halliburton
Address:	5184 Morris Street	Occupation:	Chief Justice of NS
	Halifax, NS B3J 1B3		

Year Built:	1810-1823
Factual/Estimate?	Estimate
Sources:	Deed description/letter (Registry of Deeds)
	1986 Heritage Inventory Form
Builder:	Johnstone (Mason) and Alexander (Carpenter)
Present Use:	Commercial

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
William Pryor	1797-1807 (land)		West India Merchant	Bk. 33-168
James Brymer	1807-1809		Merchant	Bk. 37-431
Sir Brenton Halliburton, John Halliburton, and executors	1809-1887		Chief Justice of NS	Bk. 38-401
J.C. Mahon	1887-1927		Not Listed	Bk. 261-708
Mary Cottrell Zwicker	1927-1927		Widow of A.G. Zwicker	Bk. 613-373
Bolas Joseph	1927-1927		Not Listed	Bk. 614-1024 Bk. 616-409
Rachel Shofer, Fannie Lubetsky, Lillian Offman, & Ida Zifkin	1927-1984		Heirs of Rachel Shofer	Bk. 611-1039
Maritime Capital Management Ltd.	1984-1990		Company	Bk. 3893-216
The Halliburton House Inn Ltd.	1990-1992		Company	Bk. 4879-951
2166439 Nova Scotia Ltd.	1992-Present		Company	Bk. 5262-662

Photograph (front elevation)

Building Classification: Registered Heritage Property



PID	00092841
Civic Address	5188-90 Morris Street, formerly 34 & 34 ½ Morris Street
Building Name	Mathers & Doull Building
Construction Date	1909

Researcher:	A. Withrow
Date:	March 2011

Architectural Comments:

Designed by architect W.M. Brown in 1909, this is a unique small scaled commercial building in the Renaissance Revival style. It is constructed of brick with sandstone details and sandstone quoins at the corners. The building features a strong ventral element in sandstone formed by the massing above the first-floor belt course of three rows of 3 small, paired windows flanked by pilasters with vermiculated rings which support a cornice and parapet and balustrade with end-posts and finials. On either side of this wall of glass, the brick façade is blank, and the corners are marked with quoins. The central area of the facade is made of sandstone with decorated pilasters. The entablature surrounds nine, nine-paned casement windows. While the storefront has been much altered overtime, in 2000 original drawings (by architect W.M Brown) were located and the storefront was repaired to an original state.

Historical Comments:

The site of the stone pillared entrance to Sir Brenton's grounds west of his residency was subdivided by J.C. Mahon in 1909 for Dr. Evatt Mathers, who, following the move of many doctors to this area, desired to build a small complex with a ground floor pharmacy and upstairs offices of eyes, throat and nose specialists, which he shared with Dr. Doull for many years. Later, Dr. Mathers was appointed a Director of I.H. Mathers Steamship Co. He sold the building in 1955 to pharmacists Balcom-Chittick and died in 1957. John Mahon and his wife, Emma, paid \$5000.00 for this property from the trustees of Sir Brenton Haliburton who owned a building next door to this structure. Due to

the high cost of the property for the times, a building of some type may have already been constructed on the property, such as a garage or carriage or garden house.

Contextual Comments:

It is an interesting juxtaposition that this Renaissance Revival styled building was built beside Sir. Brenton's Georgian stone house (which was modernized by J. C. Mahon by adding a brick front and a mansard roof. The building has been used to house several different businesses. Other than the doctors' offices the building has also been used for various commercial enterprises such as a Laundromat, a Drugstore and Grocery store.

The structure is located close to Barrington Street where several buildings are similar in design and scale used for commercial purposes similar to this structure. The building fits in well within the area where it is situated.

Present Owner(s):	Richard Arab	Original Owner(s):	Richard Weldon
Address:	7147 Abbott Drive, Halifax, NS, B3L 2L6	Occupation:	Barrister

Year Built:	1909-10
Factual/Estimate?	Factual
Sources:	1) "An Evaluation & Protection System for Heritage Resources in Halifax" by the City of Halifax. 2) Registry of Deeds Office (Dartmouth). 3) City of Halifax Directories (1880-81 there was no structure is on this site, but in 1884-85 house #34 is unoccupied) 4) Hopkins atlas map for 1878 reel#959 indicates no structure on this site.

Builder/Architect	W.M. Brown
Present Use:	Apartments and Restaurant

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Richard Arab	2000-Present		Merchant	6701/476
Joseph Arab Et Ux	1967-2000		Merchant	2215/466
Balcom-Chittick Ltd.	1955-1967		Drug Store	1327/426
R.Evatt Mathers	Subdivided lot 1909-1955		Physician	395/518
John C. & Emma Mahon	1887-1909		Merchant	258/691
John C. Halliburton	1860-1887		Clerk Legist. Council	Will of B. Halliburton
Brenton Halliburton	1809-1860		Chief Justice of NS	38/401
James Brymer	1807-1809		-	37/431
William Pryor	Land: 1797-1807		Merchant, shipping owner	33/168

Photograph (front elevation)

Building Classification: Contributing Heritage Resource



PID	00092734	Researcher	HRM
Civic Address	5185-89 South Street	Date	January 15, 2012
Building Name	Elmwood Apartments		
Construction Date	Pre-1878/1896		

Architectural Comments:

The Elmwood Apartment building is a 3½ storey wood-framed building valued as an excellent example of the Stick Style of architecture. The building has wood shingled façades, is 7 bays wide, and is deep from front to back. It has a mansard roof with several pediments with sunburst ornamentation (on the sides), turrets, and a modest eaves overhang with dentils below. Typical of the Stick Style, the apartment building has a stick-work verandah decorated with heavy brackets, and second storey balcony above.

The Elmwood Apartment building has both squared and three-sided bay windows, vertically proportioned one-over-one sash windows with simple wood trim, heavy brackets supporting an entablature, and dentils under the roof eaves. Some of the windows on the second storey have overhanging roofs. The two main entrances on South Street have side lights and transom windows.

Originally, the building was a 1½ storey Georgian residence that was converted into a fashionable hotel in 1896. Two floors and side wings were added for additional space and the roof was converted into a mansard. The open area around the building is used as a parking lot for tenants. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

The Elmwood Apartment building is valued for its historical association with Captain James A. Farquhar. Farquhar was known for his seafaring life and his financial success with wreck salvaging, sealing, and steamship lines. A statue of him is housed in the Nova Scotia Maritime Museum of the Atlantic.

Contextual Comments:

The Elmwood Apartment building maintains the heritage character of the surrounding area and proposed district. It is one of the few Stick style buildings in Halifax and represents the transition between architectural styles. Although it is the

largest building in the area, the Elmwood Apartment building is compatible with neighboring residences.

Present Owner(s):	Galaxy Properties Limited	Original Owner(s):	Charles H. Wallace
Address:	1969 Upper Water Street, Suite 1300, Halifax, NS B3J 3R7	Occupation	Unknown

Year Built:	1896
Factual/Estimate?	Factual
Sources:	Deed description (Registry of Deeds)
	Newspapers/City Directories (Nova Scotia Archives and Records Management)
	1986 Heritage Inventory Site Form
Builder:	Unknown
Present Use:	Residential

History of Ownership:

OWNER	FROM: TO:	OCCUPATION	BOOK • PAGE
Charles H. Wallace	1826-1849	Not Listed	Bk. 85-63
Harriet Esson and executors	1850-1896	Widow of J. Esson	Missing
James A. Farquhar	1896-1910	Sea Captain	Bk. 309-487
Elmwood Hotel Ltd.	1910-1919	Hotel Operators	Bk. 402-801
Elmwood Ltd.	1919-1937	Hotel Operators	Bk. 497-657
Matilda Lawrence and heirs	1937-1950	Not Listed	Bk. 759-433
Sarah Heinish	1950-1973	Not Listed	Bk. 1081-116
Cordev Holdings Ltd, W.& K. Keefe, and W. Keefe Construction Ltd.	1973-1978	Construction	Bk. 2731-529
Gondola Restaurant Ltd.	1978-1989	Company	Bk. 3222-534
Barrmor Properties Inc.	1989-1993	Company	Bk. 4710-596
Elmend Realty Ltd.	1993-1994	Company	Bk. 5422-95
Clyde & Ruth Farquhar	1994-Unknown	Not Listed	Bk. 5603-919
Principal Developments Limited	Unknown-2017		Unknown
Galaxy Properties Limited	2018-Present		Document 112013660

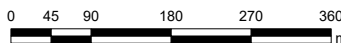


**Map 1: Downtown Halifax Heritage Conservation District
Contributing Heritage Properties and Resources**

- Municipally Registered Heritage Properties
- Contributing Heritage Resources
- Downtown Halifax Heritage Conservation District
- Heritage Conservation District Areas

HALIFAX
Downtown Halifax
Heritage Conservation
District Plan

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



Effective:

ATTACHMENT B

By-law H-900: Downtown Halifax Heritage Conservation District By-law

Prepared by:
HRM Planning & Development



HALIFAX

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HALIFAX REGIONAL MUNICIPALITY
BY-LAW No. H-900
RESPECTING THE ESTABLISHMENT OF A HERITAGE CONSERVATION DISTRICT FOR
DOWNTOWN HALIFAX

BE IT ENACTED by the Council of the Halifax Regional Municipality, under the authority of the *Heritage Property Act*, R.S.N.S. 1989, Chapter 199 as follows:

SHORT TITLE

1. This by-law shall be known as By-law No. H-900 and may be cited as the *Downtown Halifax Heritage Conservation District By-law*.

APPLICATION

2. This by-law shall apply within the District.
3. Nothing in this by-law shall exempt a person from complying with any other enactment.
4. No person shall undertake any development in the District unless a Certificate of Appropriateness has been issued by the Heritage Officer or Section 12 of this by-law applies.

INTERPRETATION

5. This by-law shall be administered by the Heritage Officer.
6. All Schedules attached to this by-law shall form part of this by-law and any diagrams in such Schedule shall be used for illustrative purposes only.
7. The boundaries of the District shall be determined as follows:
 - (a) where the boundary is indicated as approximately following a property line, the boundary shall follow such property line;
 - (b) where the boundary is indicated as following a street, the boundary shall be the middle of such street; and
 - (c) where any building or structure encroaches into the street, the building or structure is deemed to be wholly within the District.
8. A contributing heritage resource, shown on Schedule A, is the entire property, including any building located on it.
9. The definitions in the *Act* and Regulations shall apply to this by-law unless a word is otherwise defined in this by-law.
10. In this by-law,
 - (a) “Act” means the *Heritage Property Act*, RSNS, 1989, C. 99; as amended;
 - (b) “Aggrieved person” means an aggrieved person pursuant to section 19H of the *Act*;
 - (c) “Board” means the Nova Scotia Utility and Review Board;



- (d) “Certificate of Appropriateness” means the document by which the Heritage Officer certifies that a proposed development conforms with the requirements of this by-law;
- (e) “Conservation Guidelines” means the Guidelines in the Conservation Standards;
- (f) “Conservation Plan” means the Downtown Halifax Heritage Conservation District Plan;
- (g) “Conservation Standards” means the Standards for the Conservation of Historic Places in Canada, 2nd Edition, attached as Schedule B-1 to By-law, H-200, the *Heritage Property By-law*;
- (h) “Contributing Heritage Resource” means a property shown on Schedule A that contributes to the heritage value of the District, and includes municipal heritage properties and provincial heritage properties;
- (i) “Development” includes the construction, exterior alteration, demolition or removal of a building and the land and structures appurtenant thereto;
- (j) “District” means the Downtown Halifax Heritage Conservation District, the boundaries of which are shown on Schedule A attached hereto;
- (k) “Heritage Advisory Committee” means the Heritage Advisory Committee created by By-law H-200, the *Heritage Property By-law*;
- (l) “Heritage Design Guidelines” means the Heritage Design Guidelines for the Downtown Halifax Heritage Conservation District in Schedule B;
- (m) “Heritage Impact Statement” means a study that:
 - (i) determines if any heritage resource will be impacted by a specific proposed development or site alteration,
 - (ii) demonstrates how the heritage resource will be conserved in the context of redevelopment or site alteration, and
 - (iii) identifies mitigative or avoidance measures, or alternative development or site alteration approaches;
- (n) “Heritage Officer” means the employee of the Municipality designated by Council to:
 - (i) administer the Conservation Plan and this By-law, and
 - (ii) issue a Certificate of Appropriateness;
- (o) “Qualified Heritage Professional” means a professional member in good standing with the Canadian Association of Heritage Professionals (CAHP); and
- (p) “Regulations” means the Heritage Conservation Districts Regulations as amended.

WHEN CERTIFICATE IS REQUIRED

11. A Certificate of Appropriateness shall be required for:

- (a) substantial exterior alteration of buildings and structures, including additions, façades, roofs, windows, doors, storefronts, signs, awnings, exterior materials, exterior steps and stairs;
- (b) demolition or removal of buildings or structures that are part of a contributing heritage resource;
- (c) construction of new buildings or structures;
- (d) sidewalk cafés, awnings and canopies that impact the heritage value of the district;
- (e) fences in front yards;
- (f) utility structures, such as mechanical or electrical equipment, that are visible from a public Right-of-Way and impact a character defining element of a contributing heritage resource; and
- (g) any of the above in the public right of way and public parks.

WHEN CERTIFICATE IS NOT REQUIRED

12. A Certificate of Appropriateness shall not be required for:

- (a) alterations of the interior of buildings;
- (b) construction of temporary buildings or structures incidental to development, maintenance or repair;
- (c) maintenance and repair of existing buildings or structures provided these are not altered and remain substantially the same as before;
- (d) a sign posted on the property notifying the public of a demolition application pursuant to section 24; and
- (e) any development approved by Site Plan Application under the provisions of the former Downtown Halifax Land Use By-law, within the boundaries of the former Barrington Street Heritage Conservation District or Old South Suburb Heritage Conservation District.

APPLICATIONS

General Information Required for an Application

13. (a) An application for a Certificate of Appropriateness shall be in writing and include:

- (1) drawings or photos showing the existing conditions and identifying existing materials, before the proposed alterations; and
- (2) a written statement describing the scope of work and rationale for the proposed alterations.

(b) Upon review of the application, the Heritage Officer may require the applicant to submit such additional information as the Heritage Officer may require, including:

- (1) detailed elevation drawings of the areas affected by the proposed alterations, identifying all proposed materials; and
- (2) site plan, drawn to scale, showing the proposed alterations, and such plans and drawings shall be prepared by an appropriately qualified professional and must be scalable and clearly labelled.

Additional Information Required for Application for Municipal Heritage Property

14. An application for demolition or substantial alteration of a registered municipal heritage property shall be made in writing in accordance with the *Heritage Property Act* and this by-law.

Additional Information Required for Demolition of a Contributing Heritage Resource

15. In addition to Section 13, an application for demolition or removal of a building or structure on a contributing heritage resource shall include:

- (a) an explanation of the reasons for the proposed demolition or removal and the alternatives to demolition or removal that may be available;
- (b) payment of the required fees; and
- (c) if the owner is not the applicant, the written consent from the owner to place a sign on the property notifying the public of the demolition application.

Heritage Impact Statement

16. (a) The Heritage Officer shall require a Heritage Impact Statement if an application for a Certificate of Appropriateness is in respect of a demolition of an existing building and may require a Heritage Impact Statement in respect of an alteration to a character-defining element of a contributing heritage resource, including character defining wings, ells, or additions.
- (b) The content of a Heritage Impact Statement shall be as prescribed in Schedule C.

Submission of Application

17. Applications for a Certificate of Appropriateness shall be submitted to the Municipality in accordance with applicable building and development permit application procedures.

Review of Application

18. Within fifteen (15) days after receiving an application for a Certificate of Appropriateness, the Heritage Officer shall inform the applicant if the application is complete.
19. If the application is incomplete, the Heritage Officer shall notify the applicant in writing advising what is required to complete the application.

CERTIFICATE OF APPROPRIATENESS

Issuance

20. A Certificate of Appropriateness shall not be issued unless the proposed development is consistent with the Conservation Standards and the Heritage Design Guidelines.

Evaluation

21. When evaluating an application for a Certificate of Appropriateness, the following shall apply:
- (a) the Conservation Standards shall be used to evaluate any proposed development in the District;
 - (b) the Conservation Guidelines shall be used to interpret and apply the Conservation Standards; and

- (c) the Heritage Design Guidelines shall be requirements in addition to the Conservation Standards.

Issuance of Certificate

- 22. Subject to Section 26, a Certificate of Appropriateness that is required under this by-law shall be issued by the Heritage Officer if the development is consistent with the Conservation Standards and the Heritage Design Guidelines.
- 23. If a Certificate of Appropriateness is refused by the Heritage Officer, the Heritage Officer shall inform the applicant, in writing, of the reasons for refusing it and explain the appeal provisions.

Requirement for Sign if Demolition Application

- 24. If an application has been filed for a demolition or removal of a building or structure, a sign shall be erected on the property notifying the public of the demolition application.

Demolition of a Contributing Heritage Resource

- 25. If an application is for the demolition or removal a building or structure that is part of a contributing heritage resource, the Heritage Officer shall refer the application for a Certificate of Appropriateness to the Council for a public hearing.
- 26. Subject to Sections 27 and 28, the Heritage Officer shall issue or deny a Certificate of Appropriateness for demolition in accordance with the decision of Council, but no Certificate shall be issued or denied until the time for appeal has elapsed or the appeal has been disposed of, whichever is the longer.
- 27. If Council denies an application for the demolition or removal of a contributing heritage resource, then the property owner shall not carry out the demolition.
- 28. If an application is for demolition or removal of a building or structure that is part of a contributing heritage resource, the Heritage Advisory Committee shall review and make recommendation on the application to Council.
- 29. Prior to holding the public hearing respecting demolition or removal of a building or structure that is part of a contributing heritage resource, Council shall receive the recommendation from the Heritage Advisory Committee.
- 30. Notice of the public hearing shall be in accordance with Section 11 of the *Regulations*.

Council Considerations after Public Hearing

- 31. In determining whether to grant or refuse permission for demolition after a Public Hearing, Council shall consider:
 - (a) the heritage value of the contributing heritage resource as articulated in the architectural and historical comments sections of the Conservation Plan;
 - (b) the significance of the contributing heritage resource to the heritage value and character-defining elements of the District;
 - (c) the structural condition of the building;
 - (d) the potential for repair and continued use of the building;
 - (e) the contents of the Heritage Impact Statement;
 - (f) the environmental implications of the demolition project;

- (g) the compliance or lack of compliance of the proposed development with the HRM Conservation Standards and Heritage Design Guidelines; and
- (h) the written advice of Heritage Staff and the Heritage Advisory Committee.

Result of Demolition for Contributing Heritage Resource

32. Notwithstanding Schedule A, if a Certificate of Appropriateness is issued for the demolition of a building or structure that is part of a contributing heritage resource, the property containing the building is no longer a contributing heritage resource if all buildings and structures are removed from the property.

Issuance of Certificate with Conditions

33. (a) Council or the Heritage Officer may grant a Certificate of Appropriateness with conditions in accordance with Section 14 of the *Regulations*.
- (b) In addition to the conditions set out in subsection 14(3) of the *Regulations*, a Certificate of Appropriateness may include conditions respecting:
- (1) a requirement to install heritage interpretive signage on the property near the front property line at the expense of the applicant with content, design, and placement approved by the Heritage Officer;
 - (2) a requirement for a Heritage Impact Statement, prepared by a qualified heritage professional, at the expense of the applicant;
 - (3) the photographic or other documentation of the building prior to its demolition, removal, or substantial alteration at the expense of the applicant;
 - (4) a time limit on an approval under which a demolition, removal or alteration can be carried out; and
 - (5) suitable restoration of the site following demolition or removal of a building.
- (c) A Certificate of Appropriateness shall be valid for a period of two years from the date of issuance unless a shorter time limit is identified as a condition on the Certificate of Appropriateness.

Right to Appeal

34. The approval, imposition of conditions on, or denial of a Certificate of Appropriateness may be appealed to the Nova Scotia Utility and Review Board pursuant to the *Act*.

Expiration of Certificate of Appropriateness

35. Before the expiration of a Certificate of Appropriateness and upon the written request of the applicant, a new Certificate of Appropriateness may be issued by the Heritage Officer, providing the development continues to be consistent with the Conservation Standards and Heritage Design Guidelines.
36. All Certificates of Appropriateness issued under the former Barrington Street HCD By-law H-500 and the former Old South Suburb HCD By-law H-800 shall continue to apply until their expiration date and Section 35 of this By-law does not apply to these Certificates of Appropriateness.

Repeal

37. By-law No. H-500, the *Heritage Conservation District (Barrington Street) By-law*, and By-law No. H-800, the *Old South Suburb Heritage Conservation District By-law* are repealed.





Done and passed in Council this day of A.D. 20 .

Mayor

Municipal Clerk



**Schedule A: Downtown Halifax Heritage Conservation District
Contributing Heritage Properties and Resources**

-  Municipally Registered Heritage Properties
-  Contributing Heritage Resources
-  Downtown Halifax Heritage Conservation District
-  Heritage Conservation District Areas

HALIFAX
Downtown Halifax
Heritage Conservation
District By-Law

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





SCHEDULE B

Heritage Design Guidelines

Downtown Halifax Heritage Conservation District

HALIFAX

INTRODUCTION

Buildings can express elements of regional identity through their form, setting, assembly and materials.

Heritage buildings reflect how local architecture, construction practices, and uses of space have changed over time. The heritage value of a building, or group of buildings, illustrates the evolution of local development through building type, style or aesthetic.

Heritage buildings play an important role in defining the character and identity of the Downtown Halifax Heritage Conservation District (District). It is important to preserve heritage buildings, as they provide a sustainable form of development, support pedestrian-scale neighbourhoods and showcase unique architectural detail and craftsmanship. Additionally, heritage buildings hold historic and cultural value that benefit our streetscapes.

These Heritage Design Guidelines, as well as other existing policies and regulations, will ensure that built heritage in Downtown Halifax continues to be a vital part of the District. It will encourage new construction that is sensitive to the design context set by existing heritage buildings.

For the purposes of these guidelines, any reference to heritage buildings or properties is a reference to contributing heritage buildings constructed prior to 1945.

Section HD1 – Character defining elements of heritage buildings

PREAMBLE:

The overarching objective of heritage conservation is to conserve the heritage value of a historic place. For a heritage building, heritage value is embodied in its character defining elements. Character defining elements of heritage buildings should be maintained on an ongoing basis and should not be removed, replaced or substantially altered if repairable.

Character Defining Elements consist of a heritage building's form, massing, materials, fenestration, articulation, location and details that contribute to the building's heritage value and must be maintained in order to preserve that value.

Conserving Character Defining Elements refers to the preservation of elements that define the character of the building, through the repair or replacement of those elements with like appearance and materials where appropriate. In some cases, conservation means allowing alterations to improve the function and viability of a heritage building, while preserving the character defining elements.

CRITERIA:

HD1.1: Character defining elements of heritage buildings shall be conserved, as defined by the *Heritage Property Act*, including traditional storefronts and their elements.

HD1.2: New or replacement windows and doors shall match established patterns (design, detail, dimensions).

HD1.3: Rooftop mechanical equipment shall be completely hidden or concealed when viewed from the opposite side of the street, at ground level. Rooftop mechanical equipment shall be completely hidden or concealed when viewed at ground level, from the opposite side of the street.

HD1.4: Vertical and horizontal architectural elements including, but not limited to, pilasters, columns, cornices, bays and parapets, shall be preserved.

HD1.5: Archival evidence shall be used to support the restoration and/or replication of character defining elements.

Section HD2 – Materials and colour

PREAMBLE:

The use of appropriate materials and colours on a heritage building maintains and conserves its heritage character. This means selecting materials and colours that reflect the history of the building and maintain the appearance and prominence of character defining elements.

CRITERIA:

HD2.1: Historic building façades shall be retained and rehabilitated or restored using traditional materials.

HD2.2: Visible character defining roofing material shall be replaced with similar materials. If the roofing materials have been determined by municipal Heritage Staff to not be a character defining element, appropriate alternative materials may be considered.

HD2.3: Colours shall be selected based on the style and era of the heritage building that complement the existing building exterior and articulate its architectural features.

HD2.4: Brick or masonry façades shall be maintained and restored. Painting brick or masonry façades shall be prohibited.

Section HD3 – Awnings and canopies

PREAMBLE:

Awnings and canopies on commercial buildings can define traditional streetscapes in Downtown Halifax and provide protection from precipitation and sun.

The inclusion of awnings on historic shopfronts may enhance the historic character of the building; however, these elements must be designed in a manner that complements the building's heritage character and fit within its dominant structural elements on the ground floor.

CRITERIA:

HD3.1: Awnings and canopies shall be designed to fit within the dominant horizontal structural elements of the lower façade and not obscure significant architectural features.

HD3.2: Awnings and canopies shall be constructed using heavy canvas fabric or similar material in either a solid colour or striped. The use of retractable awnings is encouraged. Vinyl and high gloss fabrics and internally illuminated awnings shall be prohibited.

HD3.3: Metal or glass awnings or canopies may be permitted if designed to complement the historic architectural elements of the building.

HD3.4: Awnings and canopies shall be located between vertical columns or pilasters to accentuate, but not obscure, these elements.

HD3.5: Awnings and canopies shall be located and installed in a manner that respects the edges of façade features, such as windows, columns and mouldings.

HD3.6: Awnings and canopies shall be designed to complement the fenestration pattern of the heritage building. Erratically shaped awnings and canopies shall be prohibited.

Section HD4 – Sidewalk cafés

PREAMBLE:

Subject to criteria, businesses in Downtown Halifax may apply to establish sidewalk cafés in the public right of way in front of their buildings. Sidewalk cafés can contribute significantly to the vibrancy of a commercial streetscape. Sidewalk cafés are generally established on a seasonal basis. However, in some areas of Downtown Halifax, the cafés may be maintained throughout the year. Sidewalk cafés located in front of heritage buildings shall be designed in a sensitive manner that respects the heritage value and character defining elements of the structure.

CRITERIA:

HD4.1: Sidewalk cafés shall be designed so that they are not attached to the heritage building.

HD4.2: All sidewalk café infrastructure – including but not limited to, decks, fencing, lattices, lighting and canopies – shall be located so that character defining elements of the heritage building are not obstructed from view.

HD4.3: Sidewalk cafés shall use materials that complement the heritage character of the building.

Section HD5 – Design of new development in the District

PREAMBLE:

New additions to heritage buildings, and new development on, abutting, or adjacent to heritage properties, is sometimes necessary to support the continued viability and vibrancy of a heritage building or neighbourhood. New development in the District should be carefully designed to complement the character of heritage buildings, while providing enough contrast in design to avoid creating a false sense of history.

New development in the District refers to the construction of any additions to a heritage building, any new construction on a heritage building, as well as any new development on a property abutting, or adjacent to, a heritage property on the same street.

CRITERIA:

HD5.1: The podiums or streetwalls of new developments in the District shall maintain the same, or similar, cornice line height established by existing heritage buildings:

- a. within the same property;
- b. on an abutting property, where there is no heritage building within the same property; or,
- c. on an adjacent property, along the same street, where there is no heritage building on an abutting property.

1. The new building, on the left, maintains similar cornice and datum line heights established by the heritage building, located on the right.



HD5.2: Any portions of new developments, within or abutting a heritage property, that are taller than the cornice line of existing heritage buildings shall be set back from the street by a minimum of three metres.

HD5.3: Where new development in the District takes the form of a detached building on, or abutting a heritage property, any portions of the new development that are taller than the cornice line of the heritage building shall be set back three metres on the side that abuts the heritage building.

HD5.4: The first storey and podium of any new development in the District shall be designed to maintain the same or similar height to the first and lower storey datum lines of existing heritage buildings. Heights and proportions of other ground floor architectural elements of heritage buildings – such as, but not limited to, shopfronts, sign bands, bays, windows and doors – shall also be maintained.

HD5.5: Architectural elements of existing heritage buildings shall be used as a reference in the design of new development in a heritage context.

Examples:

- a. Maintain the proportions of existing heritage buildings' shopfronts or building frontages.
- b. Articulate vertical divisions or bays established by existing heritage buildings in the façades of wider buildings.
- c. Maintain the architectural order of vertical and horizontal divisions of existing heritage buildings.
- d. Maintain the proportions and vertical alignment of existing heritage buildings' windows.
- e. Respond to the balance of solid to void in existing heritage buildings.

HD5.6: High quality materials shall be incorporated into new development in a heritage context that relate and respond to existing heritage buildings.

Examples:

- a. Incorporate similar materials and colour palettes to those in use in existing heritage buildings.
- b. Select a colour palette for new materials which is less accentuated than the heritage building materials.
- c. Ensure that any new or modern materials are high quality and complement the character of existing heritage buildings.
- d. Allow for greater freedom of material choice for upper levels located above the cornice line.

2. The new building on the right incorporates high quality materials that relate, and respond, to the heritage building on the left.



HD5.7: The visual prominence of a heritage building shall be preserved based on the location of character defining elements and the degree to which the massing or visual prominence of the heritage building contributes to its heritage character.

Examples:

- a. Set new development back from side walls that feature character defining elements.
- b. Set new development back from the street along the entire façade to maintain the heritage building as a landmark.
- c. Setback a portion of the façade of new development adjacent to heritage buildings to a depth required to give the heritage building visual prominence and maintain any established patterns in the streetwall.

HD5.8: Development within a heritage property or abutting a heritage property containing a detached heritage building, shall preserve the detached appearance of the heritage building.

Examples:

- a. Set new development back from the side walls of the heritage building, enough to preserve the detached appearance of the heritage building from the street.
- b. Set a portion of new development back from the side walls of the heritage building, enough to preserve the detached appearance of the heritage building from the street.
- c. Limit the portion of new development that connects to the side wall of a detached heritage building to one storey in height to maintain the detached appearance of the heritage building.

Section HD6 – Historic waterfront and wharves

PREAMBLE:

Built heritage includes more than buildings. Certain open spaces, including the historic waterfront and wharves, are important contributing heritage resources.

A wharf is a level quayside area, which can be used by a ship for mooring to load and unload. The wharves, which are characteristic to the Halifax waterfront, form long rectangular footprints that extend perpendicular to the shoreline. Wharves do not necessarily retain original material, but maintain their approximate original locations, dimensions and function, which are valued in the community. Public wharves have also gained new uses, as recreational open space and tourist attractions along the accessible waterfront.

The imminent threat of sea level rise and storm surges induced by climatic events, including hurricanes and climate change, may damage these contributing heritage resources near the waterfront. Therefore, mitigation measures are essential to engineer these resources to withstand these environmental pressures. There are several elements of the perpendicular wharves that should be preserved or rehabilitated when treating existing wharves or adding new wharves to the historic waterfront.

Section HD7 – Heritage Signage

PREAMBLE:

Business signage supports vibrant commercial and institutional uses. Properly designed signage can complement and enhance the character and architectural features of a heritage building. Successful signs respect the character of historic buildings and are carefully located and installed to avoid obscuring or removing character defining elements.

Business signage refers to permanent, exterior signage, usually mounted on a building, to identify businesses located within the building. Content is restricted to the business name, visual identity graphics, brief text, and appropriate graphics to describe products and services. These signs do not carry advertising or changeable messages.

Fascia sign refers to a sign attached directly to or painted on a building wall, and which does not extend beyond the edges of the wall or above the roof edge.

Awning sign refers to signage integrated into an awning or canopy.

Projecting sign refers to a sign that projects from a supporting wall, extends beyond a wall of a building or is attached to the underside of a building or canopy.

Window sign refers to signage that has been painted or applied to a window or series of windows.

Ground sign refers to a sign permanently attached to the ground and supported by one or more posts or other similar means.

Mural sign refers to a sign that is applied to a wall of a building for decorative purposes and contains words, logos, messages or images accessory to permitted advertising.

CRITERIA:

HD7.1: Where archival evidence is available, new signage shall be modelled based on historic signs on the building.

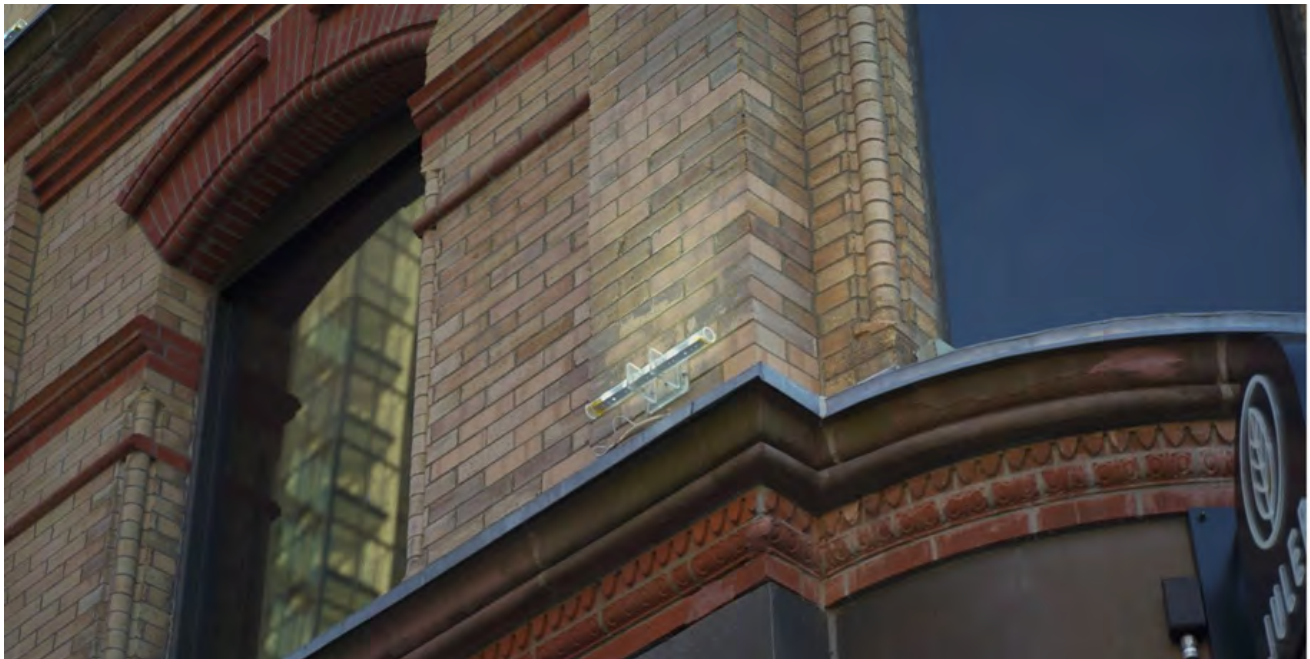
HD7.2: Signs and lighting hardware shall be located to not disfigure or conceal any significant architectural feature of the building.



3. The signs on this heritage building are located to not conceal any significant architectural feature of the building.

HD7.3: Signage shall be non-illuminated, indirectly illuminated, or halo-lit. Light boxes, LED and digital signage shall be prohibited.

CHD7.4: Where it is not possible to hide lighting hardware, lighting sources shall be compatible with the building's architecture and materials.



4. Lighting sources shall be compatible with the building's materials and accentuate its architectural features.

HD7.5: Lighting shall be directed to accentuate or emphasize the architectural features of historic buildings and/ or their signage.

Examples:

- a. Marquee style lighting.
- b. Flood lighting directed at, or along, a building's façade.

HD7.6: Fascia signs shall be located in the architectural frieze above the storefront. The size of the frieze shall dictate the maximum size of the sign. Where no frieze or similar architectural feature exists, fascia signs shall be located in a horizontal band above the upper line of the ground floor windows and below the lower sill of the second storey windows.

HD7.7: Any permanent graphics on awning signs shall be located on the front sloped surface, front valence, or side panels of an awning.

HD7.8: Projecting signs that identify a ground floor business shall be located above or adjacent to the entrance to business premises. Projecting signs may also be used to identify ground floor entrances to businesses located on upper storeys. One projecting sign shall be permitted for each ground floor entrance.

HD7.9: Projecting signs shall be designed to complement the architecture of the building through the careful use of materials such as wood and metal.

HD7.10: Window signs shall be designed to not unduly obscure vision through the window.

HD7.11: Ground signs shall be designed to be consistent with the building's other heritage appropriate signage to achieve aesthetic consistency. Illuminated ground signs shall be prohibited.

HD7.12: Mural signs shall be designed to not exceed the maximum allowable area for fascia signs.

HD7.13: Mural signs shall be designed to complement the architectural features of the building.

HD7.14: The impact of sign clutter shall be minimized by limiting each business to two of any of the following sign types:

- Fascia or front panel awning signs;
- Projecting sign or side panel awning signs;
- Window sign; or,
- Ground sign.

HD7.15: Signage denoting the address or name of a building shall be permitted in addition to other permitted signs. Lettering for civic number signs shall be less than 15 centimetres high.

5. The projecting signs on this heritage building complement the architecture of the building using wood and metal materials.



HALIFAX

Schedule C Requirements for a Heritage Impact Statement

A Heritage Impact Statement (herein called the Statement) is a study to determine if any heritage resource will be impacted by a specific proposed development or site alteration, and demonstrates how the heritage resource will be conserved in the context of redevelopment or site alteration by recommending mitigative or avoidance measures, alternative development or site alteration approaches. A Statement should clearly and directly inform the proposed development or alteration, and provide a strong rationale for the proposed intervention based on accepted conservation standards and heritage design guidelines.

A Statement is an important planning tool to ensure that the heritage values, character defining elements, and integrity of heritage resources are considered in the land development process. The Municipality will use the Statement to provide comments to the applicant on a proposed development, and to make recommendations and decisions about the development project. The requirements below describe the content of a Statement. All submitted plans and drawings must be prepared by an appropriate qualified professional and shall be scalable and clearly labelled.

The following information shall be included in a Heritage Impact Statement:

1. Introduction: Subject Property and Heritage Impact Statement

An introduction section shall include the following:

- 1.1 Information about the purpose of the Statement, author, and date prepared;
- 1.2 An executive summary that provides a description of the existing site, heritage value and character defining elements of the heritage resources, and the impacts that the proposed development or site alterations will have on the heritage resource(s) and surrounding environment. The summary shall include an explanation of the recommended mitigation and conservation measures, including methods used, and clarification as to why specific mitigation and conservation measures, or alternative development or site alteration approaches are not recommended;
- 1.3 Site plans showing the existing site and proposed development;
- 1.4 Name and mailing address for current owner; and
- 1.5 Information about the qualifications of the author including current professional membership credentials and relevant field of professional practice.

2. Background Research and Analysis

Background research and analysis shall be provided, which at a minimum includes a review of the municipal heritage property file for the subject property. If available, the following information shall be included:

- 2.1 Comprehensive written and visual research, with source information and references, and analysis related to the heritage value of the property, above and beyond what is available in the municipal heritage file;
- 2.2 A description of the evolution of the property over time including original construction, additions, and alterations with dates of construction supported by documentary or physical evidence; and

- 2.3 Research material shall include relevant historic maps, drawings, photographs, sketches/renderings, permit records, land records, directories, etc. as may be available.

3. Statement of Significance

A Statement of Significance for the Heritage Conservation District and subject property is necessary to evaluate a proposed intervention using the Conservation Standards. The Statement of Significance, prepared by the author, may be used, in whole or in part, by the Municipality in crafting its own statement of significance for the subject property. The Statement of Significance shall include the following:

- 3.1 Research and analysis of the property as well as information contained in the heritage file;
- 3.2 A statement of heritage value and character defining elements as defined in the *Heritage Property Act of Nova Scotia*. The Statement of Significance will be written in a way that does not respond to or anticipate any current or proposed interventions; and
- 3.3 Professional quality photographs of the heritage resource illustrating character defining elements of the heritage property in their present state.

4. Assessment of Existing Conditions

The Municipality requires current information about the conditions of the property and its heritage resources to evaluate the application. The following information is required:

- 4.1 A comprehensive written and visual description of the existing conditions of the subject property. (see Appendices, below, for visual description requirements);
- 4.2 High-quality colour photographs of all heritage resource(s) in their current condition, including:
 - i) Views of the area surrounding the property to show it in context with adjacent properties;
 - ii) Exterior views of each elevation of all affected heritage resources, showing the condition of potential character-defining elements; and
 - iii) Views of the property including all significant landscape features;
- 4.3 A description of all applicable municipal requirements affecting the subject property (i.e. Building Code, plan policies, zoning, engineering, etc.); and
- 4.4 If the structural integrity of the existing structures is identified as a concern, a structural and engineering assessment is required (see Appendices, below, for requirements).

5. Description of the Proposed Development or Site Alteration

The Municipality requires information about the proposed development or site alteration to understand the larger context of a proposed intervention on a heritage resource. This information shall include:

- 5.1 A written description of the proposed development or site alteration;
- 5.2 A visual description of the proposed development or site alteration (see Appendices, below, for requirements); and
- 5.3 Description and drawings shall note which parts of the heritage resources are

considered for retention and which parts are considered for removal or alteration.

6. Impact of Development or Site Alteration

The Statement requires a full assessment of the proposed development and its impact on a heritage resource to ensure that there are no unforeseen negative impacts beyond the proposed intervention on the heritage resource. Negative impacts on heritage resource(s) include, but are not limited to:

- 6.1 Destruction of any, or part of any, heritage resources or character defining elements;
- 6.2 Alterations or interventions that are not subordinate to, or compatible with, the character of the heritage resources;
- 6.3 Shadows created that obscure a heritage resource or alter the viability of an associated natural feature or plantings, such as a garden;
- 6.4 Isolation of a heritage resource or character defining element from its surrounding environment, context, or a significant visual relationship;
- 6.5 Direct or indirect obstruction of significant views of the heritage resources from the public Right of Way;
- 6.6 A change in use which affects the property's heritage value; and
- 6.7 Land disturbances such as alterations to grade that change soil and drainage patterns to the detriment of heritage resources, including potential archaeological resources.

7. Considered Alternatives and Mitigative Strategies

The Statement requires an assessment of alternative options and mitigative strategies to ensure that the proposed intervention on the heritage resource is the best or only option available. Mitigative strategies shall be considered for all options to reduce the impact of the proposed intervention on a heritage resource. An assessment of alternative options, shall consider and include the following:

- 7.1 Alternative development approaches, which shall not be limited to demolition, and shall address the full retention of heritage resource(s), rehabilitation, relocation, and other alternatives;
- 7.2 Concealing new development and site alterations so as not to negatively impact significant character defining elements and views from the public right-of-way;
- 7.3 Design concepts that use mass, setback, setting, and materials to complement the heritage resource(s);
- 7.4 Limiting height and density where new construction is not subordinate or compatible with the heritage resource(s);
- 7.5 Allowing only compatible infill and additions; 7.6 Reversible alterations;
- 7.6 All alternative options shall be explored and discussed, before the relocation or demolition of a heritage resource is considered as an appropriate option;
- 7.7 Alternatives and strategies shall consider all applicable municipal requirements affecting the subject property (i.e. Building Code, plan policies, zoning, engineering, etc.); and
- 7.8 Where a property cannot be conserved, a full analysis will be provided to explain the reasons for this conclusion and the salvaging potential of the property will be discussed including options for documentation of existing heritage resources and

their symbolic commemoration as part of a new development.

8. Conservation Strategy

The Statement shall include a conservation strategy for the best option selected for the proposed development and describe how the mitigative measures will be implemented. In the case of a demolition application, the strategy will make recommendations for additional studies, documentation and salvage to be completed prior to the demolition of the heritage resource. A conservation strategy to protect and enhance heritage value and character defining elements of the heritage resource(s) shall include, at a minimum:

- 8.1 A methodology for mitigation of negative impacts;
- 8.2 A scope of work and methodology for the conservation project;
- 8.3 An implementation and monitoring plan for the mitigation and conservation;
- 8.4 References to any appropriate precedents and to all relevant conservation standards and heritage design guidelines; and
- 8.5 Recommendations for additional studies related to restoration, interpretation and commemoration strategies, lighting, signage, landscaping, structural analysis, long-term heritage conservation plan, and additional written and photographic documentation prior to any proposed alteration or demolition of a heritage resource.

9. Appendices

The following items shall be submitted as appendices, and not embedded in the Statement:

- 9.1 A bibliography, listing source materials, including persons and institutions consulted;
- 9.2 Information and a Curriculum Vitae for the author demonstrating experience in the conservation of heritage properties which includes current professional heritage membership credentials and an explanation of expertise in a relevant field of professional practice.
- 9.3 Detailed elevation drawings, to scale, or photographs of the existing heritage resources identifying all existing materials;
- 9.4 Detailed landscape plan, to scale, identifying all heritage resources and landscape features;
- 9.5 Detailed landscape plan, to scale, identifying the proposed development and/or site alteration and its integration with all heritage resources and landscape features;
- 9.6 Detailed elevation drawings of the proposed development, its surrounding context, its integration with all heritage resources and identifying all existing and proposed materials;
- 9.7 Digital illustrations of the proposed development and/or site alteration, including surrounding context, from the perspective of a person standing in the adjacent right- of-way to illustrate the new construction and its orientation and integration with the heritage resources and adjacent properties from the perspective of a person at ground level.
- 9.8 In the case of a proposed demolition, a structural engineering assessment to confirm if conservation, rehabilitation and/or restoration are feasible options. Assessments must be conducted by qualified professionals with heritage property experience.

ATTACHMENT C

By-law to Amend the Regional Centre Secondary Municipal Planning Strategy to Implement the Downtown Halifax Heritage Conservation District Plan

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the *Regional Centre Secondary Municipal Planning Strategy* is hereby amended as follows:

1. Amend the following maps to remove the area within the boundary of the Downtown Halifax Heritage Conservation District, from the area identified as “Refer to Downtown Halifax Secondary Municipal Planning Strategy” in the map and legend:
 - (a) Map 1: Urban Structure Designations;
 - (b) Map 2: Downtown Dartmouth and Downtown Halifax Precincts;
 - (c) Map 3: Maximum Floor Area Ratio Precincts;
 - (d) Map 4: Maximum Building Height Precincts;
 - (e) Map 8: Central Blocks within Downtown Halifax;
 - (f) Map 9: Established Residential Precincts;
 - (g) Map 16: Regional Centre Waterfront View Corridors;
 - (h) Map 17: Shadow Impact Assessment Protocol – Identified Areas;
 - (i) Map 19: Pedestrian-Oriented Commercial Streets;
 - (j) Map 20: Proposed Heritage Conservation District Study Areas; and
 - (k) Map 21: Approved Heritage Conservation Districts.
2. Amend Map 1, Urban Structure Designations, to identify areas with the D, IE, and PCF designations, as shown on Schedule C-1.
3. Amend Map 2, Downtown Dartmouth and Downtown Halifax Precincts, to delineate the Downtown Halifax Heritage Conservation District (DHHCD) Precinct, as shown on Schedule C-2.
4. Amend Map 3, Maximum Floor Area Ratio Precincts, to identify the areas subject to a maximum floor area ratio of 1 and 4, as shown on Schedule C-3.
5. Amend Map 4, Maximum Building Height Precincts, to identify the areas subject to maximum building heights, as shown on Schedule C-4.
6. Amend Map 8, Central Blocks within Downtown Halifax, to remove all areas within the Downtown Halifax Heritage Conservation District from the “Downtown Halifax Central Block Development”, as shown on Schedule C-5.

7. Amend Map 17, Shadow Impact Assessment Protocol – Identified Areas, to include Peace and Friendship Park and Grand Parade as part of this area, and to complete the identified area around Grafton Street Park, as shown on Schedule C-6.
8. Amend Map 19, Pedestrian-Oriented Commercial Streets, to identify pedestrian oriented commercial streets, as shown on Schedule C-7.
9. Amend Map 20, Proposed Heritage Conservation District Study Areas, to remove the Historic Properties (HP) study area from the proposed Heritage Conservation District study areas, from the map and legend.
10. Amend Map 21, Approved Heritage Conservation Districts, to identify the Downtown Halifax Heritage Conservation District (DH), on the map and legend.
11. Add Map 22.5, Downtown Halifax Heritage Conservation District Contributing Heritage Properties and Resources, to identify contributing heritage resources within the Downtown Halifax Heritage Conservation District, as shown on Schedule C-8.
12. Amend “List of Maps”, by adding the text and words “Map 22.5: Downtown Halifax Heritage Conservation District Contributing Heritage Properties and Resources” after the text and words “Map 22: Converted Multi-Unit Buildings– Schmidville Heritage Conservation District” and before the text and words “Map 23: Robie Street Transportation Reserve”, as shown in **bold**:

Map 21: Approved Heritage Conservation Districts

Map 22: Converted Multi-Unit Buildings– Schmidville Heritage Conservation District

Map 22.5: Downtown Halifax Heritage Conservation District Contributing Heritage Properties and Resources

Map 23: Robie Street Transportation Reserve

Map 24: Site A and Site B – Spring Garden Road and Robie Street Special Area

13. Amend the Table of Contents under the title “Part 1: Introduction”, and “2.4.3 Downtown Halifax Precincts”, by adding the text and words “2.4.3.10 Downtown Halifax Heritage Conservation District Precinct” after the text and words “2.4.3.9 Downtown Halifax Central Block Development”, as shown below in and **bold**:

2.4.3 Downtown Halifax Precincts [**Page Number**]

2.4.3.1 Southern Waterfront Precinct [**Page Number**]

2.4.3.2 Spring Garden Road Precinct [**Page Number**]

2.4.3.3 Lower Central Business Precinct [**Page Number**]

- 2.4.3.4 Upper Central Business Precinct **[Page Number]**
- 2.4.3.5 Historic Properties Precinct **[Page Number]**
- 2.4.3.6 Cogswell Lands Precinct **[Page Number]**
- 2.4.3.7 North End Gateway and Scotia Square Complex Precinct **[Page Number]**
- 2.4.3.8 Purdy's Wharf Precinct **[Page Number]**
- 2.4.3.9 Downtown Halifax Central Block Development **[Page Number]**
- 2.4.3.9 Downtown Halifax Heritage Conservation District Precinct [Page Number]**

14. Amend the Table of Contents under the title “Part 4: Culture and Heritage Resources”, and “4.4 Heritage Conservation Districts”, and “4.4.2 Approved Heritage Conservation Districts”, by adding the text and words “4.4.2.2 Downtown Halifax Heritage Conservation District” after the text and words “4.4.2.1 Schmidtville Heritage Conservation District”, as shown below in and **bold**:

- 4.4 Heritage Conservation Districts **[Page Number]**
 - 4.4.1 Proposed Heritage Conservation Districts **[Page Number]**
 - 4.4.2 Approved Heritage Conservation Districts **[Page Number]**
 - 4.4.2.1 Schmidtville Heritage Conservation District **[Page Number]**
 - 4.4.2.2 Downtown Halifax Heritage Conservation District [Page Number]**

15. Amend the Table of Contents under the title “Part 9: Implementation”, and “9.12 Site Specific Development Agreement Policies” by adding the text and words “9.12.4 Old South Suburb Redevelopment Site Special Area” after the text and words “9.12.3 Spring Garden Road – Robie Street (SGRRS) Special Area”, as shown below in and **bold**:

- 9.12 Site Specific Development Agreement Policies
 - 9.12.1 Robie Street Special Area
 - 9.12.2 Saint Patrick's Alexandra Site Special Area
 - 9.12.3 Spring Garden Road – Robie Street (SGRRS) Special Area
 - 9.12.4 Old South Suburb Redevelopment Site Special Area**

16. Amend Subsection 1.1.3, Other Events to Shape the Regional Centre, of Section 1.1 Regional Context, of Part 1: Introduction, as shown in ~~strikeout~~ and **bold**, by:
- (a) deleting the word “and”, after the words, brackets, and semi-colon “(Package A lands within the Regional Centre) in 2019”, and before the following the bullet point and the words “the COVID-19 Pandemic”;
 - (b) deleting the period after the words “downtown office space and commuting patterns”, and replacing it with a semi-colon and the word “and”;
 - (c) adding a new bullet point and the words “the adoption of the Downtown Halifax Heritage Conservation District in [then insert the year of adoption]”, after the words “downtown office space and commuting patterns”:

1.1.3 OTHER EVENTS TO SHAPE THE REGIONAL CENTRE

The economic growth and development of the region is currently reflected in the diverse communities and neighbourhoods in the Regional Centre, in addition to other events that influenced planning and development, which include:

- the designation of areas of land for common use and recreation in the late 1700s, which are currently known as the Dartmouth Common and the Halifax Common;
- the construction of the Naval Dockyard in 1759, which occupied a site in the North End of Halifax Peninsula;
- the construction of important institutional and residential buildings in the style of Georgian architecture, such as the Grand Parade and St. Paul's Anglican church in 1750, the Government House in 1800, and the Province House in 1818;
- the creation of Point Pleasant Park in 1866, which was once a military reserve;
- the creation of the Public Gardens in 1867, which are modelled after British garden designs;
- the creation of the Master Plan for the City of Halifax in 1949;
- the opening of two Halifax Harbour Bridges, the Angus L. MacDonald Bridge in 1955, and the A. Murray MacKay Bridge in 1970, to connect the former cities of Dartmouth and Halifax;
- the preservation and gradual restoration of Halifax Citadel in 1956 by Parks Canada, followed by the adoption of selective view planes and ramparts (views from within the Citadel walls) to preserve the historic setting and views from the Citadel;
- the adoption of a system of international and intermodal freight transport using shipping containers in the 1960s transformed the Port of Halifax, including opening of the South End Container Terminal in 1969, which shifted development patterns and opened much of the urban waterfront for redevelopment;
- a number of urban renewal projects in the 1960s and 1970s, which resulted in:
 - large-scale re-developments of various blocks in Downtown Halifax,
 - the acquisition of land for social housing under the National Housing Act, and the demolition of Africville, and the displacement of the African Nova Scotian community to clear lands for industrial uses and the construction of A. Murray MacKay Bridge;
- the partial construction of the Harbour Drive Highway project along the Halifax waterfront, which included the Cogswell Interchange, between 1969 and 1970;
- the creation of the Halifax Municipal Planning Strategy (Halifax Plan) in 1978;
- the creation of the Dartmouth Municipal Planning Strategy (Dartmouth Plan) between 1960 and 1978;
- the development of suburban shopping centres, increased reliance on the private automobile, and changes in household size, which impacted development patterns in the Regional Centre between the 1960s and 1990s;
- the creation of the Halifax Regional Municipality in 1996 that amalgamated the former municipalities of the Town of Bedford, County of Halifax, City of Halifax, and the City of Dartmouth into one Municipality;

- the adoption of the Downtown Dartmouth Secondary Municipal Planning Strategy (Downtown Dartmouth Plan) in 2000;
- the impact of Hurricane Juan, a significant tropical cyclone that heavily damaged parts of Atlantic Canada and made landfall on September 29, 2003, on the west side of the urban core and resulted in large-scale disruptions, flooding, and the loss of substantial tree canopy;
- the adoption of the Regional Municipal Planning Strategy in 2006, and updating it in 2014;
- the adoption of the Downtown Halifax Secondary Municipal Planning Strategy (Downtown Halifax Plan) in 2009, as well as the Barrington Street Heritage Conservation District;
- the development of approximately 45 to 50 mixed-use development projects consisting of commercial and residential uses within Downtown Halifax between 2010 and 2020 as a result of the Downtown Halifax Plan;
- the adoption of the Schmidville Heritage Conservation District in 2018, and the Old South Suburb Heritage Conservation District in 2019;
- the adoption of the Regional Centre Secondary Municipal Planning Strategy (Package A lands within the Regional Centre) in 2019; ~~and~~
- the COVID-19 Pandemic, which began in March 2020, and may impact the long-term growth trends, including demand for downtown office space and commuting patterns.; **and**
- **the adoption of the Downtown Halifax Heritage Conservation District in [year of adoption].**

17. Amend Section 1.5, Relationship to Other Plans, of Part 1: Introduction, by deleting the words “except for the approved Old South Suburb Heritage Conservation District and the Barrington Street Heritage Conservation District” after the words “the Secondary Municipal Planning Strategy for Downtown Halifax” and before period and the words “. This Plan replaces these plans in the areas”, as shown in ~~strikeout~~:

Areas covered by this Plan were previously included in the Municipal Planning Strategy for Halifax (Halifax Plan), portions of the Municipal Planning Strategy for Dartmouth (Dartmouth Plan), the Secondary Planning Strategy for Downtown Dartmouth (Downtown Dartmouth Plan), and the Secondary Municipal Planning Strategy for Downtown Halifax ~~except for the approved Old South Suburb Heritage Conservation District and the Barrington Street Heritage Conservation District~~. This Plan replaces these plans in the areas identified on Map 1.

18. Amend Point 4 under Section 1.7, Development of this Plan, of Part 1: Introduction, as shown in ~~strikeout~~ and **bold**, by:
- (a) deleting the words “incorporated the Schmidville” after the words “It also”, and before the words “Heritage Conservations District”, and replacing them with the words “implements policy objectives of the Schmidville”;

- (b) adding the words “Plan and Downtown Halifax Heritage Conservation District Plan” after the words “Heritage Conservations District”, and before the end period; and
 - (c) deleting the words and period “The Barrington Street and Old South Suburb Heritage Conservation Districts require further administrative amendments to be fully incorporated as part of this Plan”.
4. Centre Plan Package B planning process (2019-2021): resulted in a comprehensive plan for the Regional Centre, including Downtown Halifax, Downtown Dartmouth, established residential areas, parks, open spaces, community facilities, mixed-use growth areas, and employment lands. It also ~~incorporated the Schmidville~~ **implements policy objectives of the Schmidville Heritage Conservation District Plan and Downtown Halifax Heritage Conservation District Plan.** ~~The Barrington Street and Old South Suburb Heritage Conservation Districts require further administrative amendments to be fully incorporated as part of this Plan~~
19. Amend Subsection 2.3.1, Waterfront Development, of Part 2: Urban Structure, as shown in ~~strikeout~~ and **bold** by:
- (a) adding the words and period “A large section of the Halifax waterfront is located within the Downtown Halifax Heritage Conservation District, which seeks to maintain the historic wharf pattern of development and to preserve accessibility to existing open spaces.” after the words “prior to Confederation in 1867.”, and before the words “Most undeveloped lands”;
 - (b) deleting the word “Develop” and replacing it with the word “Build” after the words “waterfronts are owned by” and before the words “Nova Scotia”;
 - (c) deleting the word “Develop” and replacing it with the word “Build” after the words and period “among other responsibilities.” and before the words “Nova Scotia works with public”;
 - (d) adding the words “This Plan also supports policy direction in the Downtown Halifax Heritage Conservation District Plan, which seeks to protect contributing heritage resources from the impacts of sea level rise and storm surges.” after the words “environmental policies contained in this Plan.”, and before the words “In recognition of the shared mandate”;
 - (e) deleting the word “Develop” and replacing it with the word “Build” after the words “the Municipality will work with” and before the words “Nova Scotia”;
 - (f) adding the words “and the Downtown Halifax Heritage Conservation District” after the point and words “Develop interpretive opportunities related to the industrial heritage of the rail and shipyards”, and before the semicolon; and
 - (g) adding a new bullet point and the words “Maintain the historic integrity of the Downtown Halifax Heritage Conservation District, identified on Map 21;” after the point and words “Ensure development mitigates the impacts of climate change and where possible, incorporates sustainable design principles;” and before the point and words “Support tourism development;”.

The shorelines of Halifax Harbour include a number of water lots that were created prior to Confederation in 1867. **A large section of the Halifax waterfront is located within the Downtown Halifax Heritage Conservation District, which seeks to maintain the historic wharf pattern of development and to preserve accessibility to existing open spaces.** Most undeveloped lands along the Dartmouth and Halifax waterfronts are owned by ~~Develop~~ **Build** Nova Scotia, the provincial crown corporation responsible for purchasing, consolidating, redeveloping, and revitalizing lands around Halifax Harbour, among other responsibilities. ~~Develop~~ **Build** Nova Scotia works with public and private sector partners to facilitate sustainable development of high potential property and infrastructure such as waterfronts to drive inclusive economic growth in Nova Scotia. There are also undeveloped lands along the waterfronts that are owned by the Municipality and private interests. Approval for infilling water lots may be required by the Federal Government or Provincial Government. The Municipality regulates development on infilled lands.

The Harbour's edge and the terminus of the east-west Harbour streets are important components of the open space network for the downtowns, as are the goals of public and visual access to the water. It is also critical for public safety reasons that new development along the waterfront includes design measures to mitigate the impacts of sea level rise. These considerations are addressed as part of the building design requirements in the Land Use By-law, and environmental policies contained in this Plan. **This Plan also supports policy direction in the Downtown Halifax Heritage Conservation District Plan, which seeks to protect contributing heritage resources from the impacts of sea level rise and storm surges.**

In recognition of the shared mandate for planning the public use of these lands, the Municipality will work with ~~Develop~~ **Build** Nova Scotia, the Halifax Port Authority, and other landowners to carry out the following objectives for the Downtown Dartmouth and Downtown Halifax waterfronts:

- Encourage a wide range of housing options, including low-rise buildings to high-rise buildings at appropriate locations and massing that will enhance the waterfront experience through well-designed architecture and inclusive public spaces;
- Encourage linear building forms perpendicular to Lower Water Street that step down in height as they approach the water's edge;
- Ensure visual and public access to the water's edge and views of the Harbour through the extensions of east-west streets as public open space, and a continuous public boardwalk along the water's edge;
- Establish appropriate funding arrangements for capital improvements in the public realm, including high quality open spaces on the water suitable for hosting a wide range of civic events;
- Develop and support a multi-use linear trail and greenway system that extends along the water's edge in Dartmouth from the MacDonald Bridge to the Alderney Ferry Terminal, through Dartmouth Cove to the Woodside Ferry Terminal, also known as the Dartmouth Waterfront Trail;

- Maintain and improve the leisure activities within the Dartmouth and Halifax waterfronts to provide an active and family focus on the waterfronts;
- Develop additional public recreational docking space and attraction of small tour boat operators;
- Improve public infrastructure and amenities in the Canal-Maitland Street area;
- Develop interpretive opportunities related to the industrial heritage of the rail and shipyards **and the Downtown Halifax Heritage Conservation District**;
- Complete connections to the Trans Canada Trail;
- Support a continuous, pedestrian-scale streetwall along the east side of Lower Water Street that respects waterfront view corridors;
- Encourage the redevelopment of surface parking lots and restrict future surface parking;
- Ensure development mitigates the impacts of climate change and where possible, incorporates sustainable design principles;
- **Maintain the historic integrity of the Downtown Halifax Heritage Conservation District, identified on Map 21**;
- Support tourism development;
- Support innovative marine-oriented employment uses;
- Regulate land use on infilled water lots; and
- Consider future potential transit access to, and within, downtown waterfront areas.

20. Amend Policy D-1, under Section 2.3, Downtown Designation, under Section 2.3 Downtown Designation, under Part 2: Urban Structure, as shown in ~~strikeout~~ and **bold**, by:

- (a) deleting the word, parentheses, and number “two (2)” and replacing with the word, parentheses, and number “three (3)” after the words “The Land Use By-law shall establish” and before the words “zones that apply to lands”;
- (b) deleting the word “and” after the words and semicolon “Downtown Dartmouth area of the Regional Centre;” and before the list item and words “b) The Downtown Halifax (DH) Zone”;
- (c) adding the word “the” after the words “lands located in” and before the words “Downtown Halifax area of the Regional Centre”.
- (d) deleting the period and adding the semicolon and words “; and” after the words “Downtown Halifax area of the Regional Centre”; and
- (e) adding the list item, words, and period “c) The Downtown Halifax Heritage Conservation District (HCD-DH) Zone shall apply to lands located within the Downtown Halifax Heritage Conservation District, in the Downtown Halifax area of the Regional Centre.” after the words and period “Downtown Halifax area of the Regional Centre.”.

Policy D-1

The Land Use By-law shall establish ~~two (2)~~ **three (3)** zones that apply to lands within the Downtown Designation, except for the Cogswell Lands (CL) Precinct shown on Map 2, with the intent to reinforce economic growth and support local and regional residents, visitors, businesses, and government agencies, and support unique built form and urban design regulations in those areas. The zones shall permit a wide range of land uses, including residential, commercial, institutional, cultural, park and community facility, and urban agricultural uses. The zones are detailed as follows:

- a) The Downtown Dartmouth (DD) Zone shall apply to lands located in the Downtown Dartmouth area of the Regional Centre; ~~and~~
- b) The Downtown Halifax (DH) Zone shall apply to lands located in **the** Downtown Halifax area of the Regional Centre; ~~and~~
- c) **The Downtown Halifax Heritage Conservation District (HCD-DH) Zone shall apply to lands located within the Downtown Halifax Heritage Conservation District, in the Downtown Halifax area of the Regional Centre.**

21. Amend Policy D-2 under Subsection 2.3.1, Waterfront Development, under Section 2.3 Downtown Designation, under Part 2: Urban Structure, as shown in ~~strikeout~~ and **bold**, by:

- (a) deleting the word “and” after the words “over portions of the DD,” and before the words “DH Zones located adjacent” in Policy D-2;
- (b) adding the words “, and HCD–DH” after the word “DH” and before the words “Zones located adjacent” in Policy D-2;
- (c) deleting the word “and” after the words “the water’s edge;” in Clause (f);
- (d) deleting the period and replacing it with a semicolon and the word “and” after the words “intensity of storm events” in Clause (g); and
- (e) adding a new Clause (h) and the words “ensure the conservation of contributing heritage resources, identified in the Land Use By-law, within the Downtown Halifax Heritage Conservation District by addressing incompatible development, sea level rise, and storm events” after Clause (f).

Policy D-2

The Land Use By-law shall establish the Dartmouth Waterfront (DW) Special Area and the Halifax Waterfront (HW) Special Area and apply them over portions of the DD, ~~and~~ DH, **and HCD–DH** Zones located adjacent to the Halifax Harbour to address the following matters:

- a) flexibility in the design and form of development;
- b) integration of development with public park and open spaces;
- c) maximize sky views, sun penetration to public spaces and streets, and both visual and physical public access to the water;

- d) flexibility in land uses and building forms that reinforce the orientation of development to the Halifax Harbour;
 - e) ensure public access to the water's edge through the use of setbacks and other controls;
 - f) ensure water lots that are infilled are subject to the requirements of the abutting zone and maintain public access to the water's edge; ~~and~~
 - g) ensure development considers measures to mitigate the effects of sea level rise and increasing frequency and intensity of storm events-; **and**
 - h) **ensure the conservation of contributing heritage resources, identified in the Land Use By-law, within the Downtown Halifax Heritage Conservation District by addressing incompatible development, sea level rise, and storm events.**
22. Amend Policy D-11 under Subsection 2.4.3, Downtown Halifax Precincts, under Section 2.3 Downtown Designation, under Part 2: Urban Structure, as shown in **bold** and ~~strikeout~~, by:
- (a) repealing Clause (e), Historic Properties (HP) Precinct;
 - (b) deleting the word "and" at the end of Clause (g);
 - (c) deleting the period and adding the semicolon and word "; and "at the end of Clause (h); and
 - (d) adding Clause (i) and the words "Downtown Halifax Heritage Conservation District (DHHCD) Precinct" after Clause (h).

Policy D-11

Downtown Halifax is divided into the following eight (8) Precincts, as shown on Map 2, based on their unique characteristics:

- a) Southern Waterfront (SW) Precinct;
- b) Spring Garden Road (SGR) Precinct;
- c) Lower Central Business (LCB) Precinct;
- d) Upper Central Business (UCB) Precinct;
- e) ~~Repealed Historic Properties (HP) Precinct;~~
- f) Cogswell Lands (CL) Precinct;
- g) North End Gateway and Scotia Square Complex (NSS) Precinct; ~~and~~
- h) Purdy's Wharf (PW) Precinct-; **and**

i) Downtown Halifax Heritage Conservation District (DHHCD) Precinct.

23. Amend Subsection 2.4.3.3, Lower Central Business Precinct, under Part 2: Urban Structure, as shown in ~~strikeout~~ and **bold** by:
- (a) deleting the word “large” after the words “containing a” and before the words “concentration of downtown office towers” in the first sentence;
 - (b) deleting the words “the primary regional” after the words “to serve as” and before the words “hub for finance” and replacing it with “a commercial”;
 - (c) deleting the words “for finance, commerce, culture, and tourism” after the words “primary regional hub” and before the end period.
 - (d) deleting the sentence “The most significant of these plazas is the promenade that links the waterfront, Grand Parade, and the Halifax Citadel National Historic site along Carmichael and George Streets.” after the words “to the Halifax Harbour” and before the words “Streetscaping measures”.
 - (e) deleting the words “within the historic block and street pattern” after the word “Infill” and before the words “will be massed to ensure” in the second paragraph of Subsection 2.4.3.3, Lower Central Business Precinct;
 - (f) deleting the words “the redevelopment of the ferry terminal to create an identifiable civic landmark,” after the words “and along the waterfront” and before the words “and major enhancements” in the third paragraph; and
 - (g) repeal Policy D-17.

Fronting on the central waterfront, and containing a ~~large~~ concentration of downtown office towers, hotels and major regional attractions, the Lower Central Business (LCB) Precinct will continue to serve as ~~the primary regional~~ **a commercial** hub ~~for finance, commerce, culture, and tourism~~. The gaps along the waterfront are encouraged to be infilled with a mix of land uses that support pedestrians, accommodate transit users, integrate parking facilities and are focused around a series of distinctly designed waterfront plazas at the ends of the streets leading to the Halifax Harbour. ~~The most significant of these plazas is the promenade that links the waterfront, Grand Parade, and the Halifax Citadel National Historic site along Carmichael and George Streets.~~ Streetscaping measures and programming will continue to enhance the pedestrian-oriented environment.

New tall mid-rise and high-rise developments along the waterfront will step down in height to ensure a low-rise frontage along the Halifax Harbourwalk. Infill ~~within the historic block and street pattern~~ will be massed to ensure that buildings have proportional relationships to the depths of the blocks and widths of the streets. In addition to major new office complexes, new high-density residential developments will help to balance the mix of uses in the Precinct, and ensure an active street life throughout the day and in all seasons.

Defining landmark developments and improvements will include the infill of major vacant sites to the south of the Precinct, and along the waterfront, ~~the redevelopment of the ferry terminal to create an identifiable civic landmark,~~ and major enhancements to the public realm that include key streetscape improvements, new plazas and public art installations.

Policy D-16

The Land Use By-law shall establish built form regulations, including maximum building heights, for the Lower Central Business (LCB) Precinct, consistent with Map 2 and Map 4, and the policies in Parts 3 and 4 of this Plan.

Policy D-17

~~Repealed Within the Lower Central Business (LCB) Precinct, the Land Use By law shall establish the Lower Central Downtown Halifax (LCDH) Special Area to establish specific built form requirements, including requiring the streetwalls of all new developments to extend the full width of the streetline.~~

24. Repeal Subsection 2.4.3.5, Historic Properties Precinct, under Subsection 2.4.3, Downtown Halifax Precincts, under Section 2.3, Downtown Designation, under Part 2: Urban Structure, and repeal Policy D-20, as shown in ~~strikeout~~:

2.4.3.5 Historic Properties Precinct

~~Repealed The Historic Properties (HP) Precinct consists of a contiguous heritage environment will continue to serve as a major attraction and hub of social and commercial activity in Downtown Halifax. This Precinct is bounded by the waterfront and the Granville Street Pedestrian Mall, and the Cogswell Lands and Lower Central Business Precincts. It is also defined by mid-rise heritage buildings, small-scale retail uses, a market, restaurants, bars, institutional uses, galleries, and hotels. The function of this Precinct will be further strengthened with the transformation of the Cogswell Interchange, which places this Precinct in a central position to serve as an area focus and primary pedestrian linkage to newly developed areas to the north.~~

~~Sensitive adaptive re-use, additions and infill will help to revitalize the Precinct while reinforcing its historic character. The Granville Street Pedestrian Mall will be further enhanced by the development of the site to its north, which will reinforce the low-rise street wall and provide a complementary landmark feature to mark its north view terminus. Enhancements to the streetscapes and crosswalks, as well as a potential plaza to the north, will help to strengthen east-west pedestrian connections and links to the waterfront.~~

~~The HP Precinct is identified as a proposed Heritage Conservation District (HCD) Study Area in Table 4 of Part 4 of this Plan, and as shown on Map 20, and may be expanded through the heritage conservation planning process.~~

Policy D-20

~~The Land Use By-law shall establish built form regulations, including maximum building heights, for the Historic Properties (HP) Precinct, as shown on Map 2 and Map 4, and consistent with the policies in Parts 3 and 4 of this Plan.~~

25. Amend Subsection 2.4.3.8, Purdy's Wharf Precinct, under Subsection 2.4.3, Downtown Halifax Precincts, under Section 2.3, Downtown Designation, under Part 2: Urban Structure, to delete the word "HP" after the words "adjacent to the" and before the words "and CL Precincts" in the first paragraph of Subsection 2.4.3.8, Purdy's Wharf Precinct, and replace it with the word "DHHCD", as shown in ~~strikeout~~ and **bold**:

The Purdy's Wharf (PW) Precinct, as shown on Map 2, fronts on the northern portion of the waterfront, and includes a mixture of major commercial uses and attractions similar to those in the LCB Precinct that continue to serve as a hub for finance and commerce. This Precinct is adjacent to the ~~HP~~ **DHHCD** and CL Precincts, as well as the Halifax Harbour, and includes Purdy's Wharf, Casino Nova Scotia, and the Downtown Halifax Link pedway system.

26. Amend clause (a) in the preamble of Subsection 2.4.3.9, Downtown Halifax Central Block Development, under Subsection 2.4.3, Downtown Halifax Precincts, under Part 2: Urban Structure by deleting the words "streetscapes and potential Heritage Conservation Districts" and adding the word "resources" after the words "ensure heritage" and before the words "are reinforced with", as shown in ~~strikeout~~ and **bold**:

Heritage character and context that currently exist in Downtown Halifax will have priority consideration where impacted by a new development. These resources are a legacy of the area's rich and proud history and comprise the most significant aspect of the downtown's distinct character. Culture and Heritage policies in Part 4 govern heritage conservation, while the purpose of this section is to:

- (a) ensure heritage **resources** ~~streetscapes and potential Heritage Conservation Districts~~ are reinforced with compatibly scaled and designed developments; and
 - (b) ensure that development of heritage resources in the area provide appropriate transitions based on the significance of the heritage resource.
27. Amend Subsection 2.4.3, Downtown Halifax Precincts, under Section 2.3, Downtown Designation, under Part 2: Urban Structure, to add Subsection 2.4.3.10, Downtown Halifax Heritage Conservation District Precinct", after Subsection 2.4.3.9, as shown in **bold**:

2.4.3.10 DOWNTOWN HALIFAX HERITAGE CONSERVATION DISTRICT PRECINCT
The Downtown Halifax HCD Precinct includes significant heritage values associated with the early settlement, economic life, and traditional architectural character of the city. This Precinct continues to experience pressures for new development, and the application of heritage conservation measures are justified to preserve the heritage values and character of the district.

There is currently a high concentration of registered municipal heritage properties that are protected from demolition or inappropriate exterior alteration within the Downtown Halifax HCD. However, there is also a high concentration of historic structures that contribute to the character of the area that are not registered. This Plan, along with the Downtown Halifax HCD Plan, encourages a sustainable form of development and extends conservation measures to all contributing heritage resources in the District.

The Downtown Halifax HCD Precinct will protect and conserve the traditional character of the area while allowing for new development. It establishes the District as an historic destination by supporting the traditional setting through a built form framework that requires new construction to be visually consistent or compatible with the traditional architecture. The Plan capitalizes on this unique community identity through investments in public amenities that promote the District as a cultural heritage destination for both residents and visitors.

Policy D-28

The Land Use By-law shall establish built form regulations, including maximum building heights and maximum floor area ratios, for the Downtown Halifax Heritage Conservation District (DHHCD) Precinct, as shown on Map 2, Map 3 and Map 4, and consistent with the policies in Parts 3 and 4 of this Plan.

28. Amend Subsection 4.4.1, Proposed Heritage Conservation Districts, under Section 4.4, Heritage Conservation District, by repealing Point 10 “Historic Properties” in Table 4: Proposed Heritage Conservation District Study Area, as shown in ~~strikeout~~:

Halifax
4. Historic Richmond and Hydrostone District: The Hydrostone area is an early example of town planning, which was built to house families displaced by the Halifax Explosion of 1917. Richmond is the historic neighbourhood adjacent to Needham Hill that was destroyed by the explosion and reconstructed in a variety of early 20th century architectural styles.
5. Bloomfield District: The largely intact and contiguous tree-lined streetscapes of the Bloomfield District, west of Gottingen Street in Halifax's North End, contain an important collection of Georgian, Victorian and Edwardian grand residences representing the merchant class of the 19th century.
6. Brunswick Street District (north of Cogswell Street): The Brunswick Street area dates to the earliest period of colonial British and German settlement beginning in 1756, and spanning the Georgian period through to the late 19th century residences of merchants and business owners.
7. Creighton’s Field: This North End neighbourhood is adjacent to the Halifax Common and characterized by intact and contiguous streetscapes of small-scale workers houses dating from the Georgian and Victorian periods of the 19th Century.
8. Westmount: Developed after World War II, Westmount is one of two similar communities built by the federal government to house returning servicemen and their

families. Its unique attributes include orienting the front entrances of homes towards common greenspaces and walkways instead of the street.

9. Victoria Road: This area is generally located south of what was once the Freshwater Brook, which flowed along Victoria Park from the Commons to the Halifax Harbour, near the foot of Inglis Street. Tower Road, Victoria Road and South Park Street were fashionable streets in the late 19th Century that were at that time at the southern fringe of the city. This area includes two registered heritage streetscapes and dozens of mid-to-late Victorian homes that are mainly in very good condition.

~~10. Repealed Historic Properties: This area has long been recognized as one of the most cohesive heritage environments in Halifax. The late 18th century waterfront warehouses were designated as a National Historic Site in 1963 and by the mid-1980s, all of the buildings in the three block area bounded by Duke and former Buckingham Street between the Harbour and Granville Street had been municipally registered heritage properties. In 2006, the entire "Granville Block" between Hollis Street and Granville Street was designated as a National Historic Site.~~

11. Oakland Road: The Oakland Road neighbourhood was originally part of the Cunard family's Oakland Estate. The remaining Oakland Estate Gatekeepers House on Robie Street is considered a gateway into the now densely developed historic neighbourhood, which contains diverse examples of residential architecture from the early 20th century. The contiguous, tree-lined streets, residential character and one-and-a-half to two-and-a-half storey dwellings remain largely intact.

12. Fort Massey: The Fort Massey neighbourhood is partially comprised of lands that were formerly part of the 18th Century Fort Massey and blockhouse near the intersection of Queen Street and South Street. Fort Massey United Church currently serves as a landmark in the neighbourhood east of Queen Street, which contains distinct and representative examples of mid-to-late 19th Century Halifax architecture.

13. Young Avenue: Young Avenue is a grand public promenade leading to Point Pleasant Park with an evolving character, which includes historic late 19th to early 20th Century estates, landscaped median strip, and a mature tree canopy. Developed during the City Beautiful Movement, these estates were built for influential Halifax residents and reflect unique interpretations of various turn of the century architectural styles, such as Queen Anne, Italianate, Arts and Crafts, Georgian Revival and Classical Revival.

29. Amend Policy CHR-11, under Section 4.4.1, Proposed Heritage Conservation Districts, under Section 4.4, Heritage Conservation Districts, by repealing Clause (d) and the words “a maximum height of 22 metres in the Historic Properties Proposed Heritage Conservation District Study Area;”, as shown in ~~strikeout~~:

Policy CHR-11

To support development that is sensitive to the architectural character and heritage value of proposed Heritage Conservation Districts, as identified in Table 4 and on Map 20, the Land Use By-law shall apply the following regulations to properties located within Proposed Heritage Conservation Districts:

- a) a maximum Floor Area Ratio of 1.75, within CEN-2 and CEN-1 Zones;
 - b) a maximum Floor Area Ratio of 2.25, within the DD Zone;
 - c) maximum heights between 11 metres and 14 metres, within COR, HR-2, and HR-1 Zones, based on the local context and the recognition of underutilized sites;
 - d) Repealed a maximum height of 22 metres in the Historic Properties Proposed Heritage Conservation District Study Area;
 - e) a maximum height of 17 metres within the PCF and RPK Zones;
 - f) a maximum height of 11 metres within the ER-1, ER-2, and ER-3 Zones; and
 - g) a maximum height of 14 metres within INS Zone.
30. Add Subsection 4.4.2.2, Downtown Halifax Heritage Conservation District, under Subsection 4.4.2, Approved Heritage Conservation Districts, and under Section 4.4, Heritage Conservation Districts, after Subsection 4.4.2.1, Schmidville Heritage Conservation District, as shown in **bold**:

4.4.2.2 Downtown Halifax Heritage Conservation District

The Downtown Halifax Heritage Conservation District was adopted in [year of adoption]. It encompasses the Barrington Street Heritage Conservation District, adopted in 2009, and the Old South Suburb Heritage Conservation District, adopted in 2020. The Downtown Halifax HCD also encompasses a new area called the Capital which includes Province House square, Granville Mall, and Historic Properties.

The heritage value of Downtown Halifax as a Heritage Conservation District lies in its significant role in the economic, social, and political evolution of the city, province, and country which continues to the present. The heritage value of Downtown Halifax is embodied in the historic architecture and settings of three heritage areas: Capital Area; Barrington Street Area; and Old South Suburb Area. The heritage value and character-defining elements of each precinct are described in the HCD Plan and summarized in the vision for each precinct in Section 2.4.3, above.

The Downtown Halifax HCD contains some of the most valuable real estate in Halifax. Therefore, there is a great deal of pressure for development in the area. The Cogswell redevelopment project, in the precinct north of the proposed Downtown Halifax HCD, may spur even more development interest throughout Downtown Halifax, including within the areas subject to this study. There is currently a high concentration of registered municipal heritage properties that are protected from demolition or exterior alteration within Downtown Halifax. This Plan ensures that contributing heritage resources, registered or unregistered, are afforded measures for protection and that new development complements the historic setting of the District. In this Plan, a heritage property refers to both registered heritage properties and properties identified as contributing heritage resources within the Downtown Halifax HCD, identified on Map 22.5. New development within heritage properties is referred to as integrated development.

The Downtown Halifax HCD Plan promotes the distinct heritage values and character of the three historic precincts of Downtown Halifax. The HCD Plan establishes consistency in the administration of the heritage policies and programs in the three precincts. Conservation measures in the HCD Plan provide many cultural and social benefits while boosting both community interest and cultural heritage tourism activity in the area. To establish the Downtown Halifax HCD, a conservation plan and by-law were adopted by Council in 2023 after the completion of a background study. To support the approved Downtown Halifax HCD plan and by-law, this Plan establishes related land use policies to ensure that new development conserves and complements the heritage values of the HCD.

Downtown Halifax Heritage Conservation District Plan

The Heritage Conservation District Plan identifies three heritage conservation goals:

1. To conserve the historic integrity of Downtown Halifax within a sustainable urban environment;
2. To encourage new development that complements the scale and character of Downtown Halifax; and
3. To promote the Downtown Halifax HCD as a cultural heritage destination.

Downtown Halifax Heritage Conservation District By-law (H-900)

By-law H-900 was established to further implement the policy directions of the Heritage Conservation District Plan. It provides a regulatory framework to implement those policies of the Plan that require regulatory support.

Policy CHR-23



This Plan shall complement the Downtown Halifax Heritage Conservation District Plan and By-law established under the Heritage Property Act, identified as the Downtown Halifax Heritage Conservation District on Map 22.5.

Policy CHR-24

The Land Use By-law shall establish the Heritage Conservation District – Downtown Halifax (HCD–DH) Zone and apply it to the Downtown Halifax Heritage Conservation District to establish land use and built form regulations that support the conservation objectives of the Downtown Halifax Heritage Conservation District.

Policy CHR-25

This Plan shall enable an incentive or bonus zoning program to ensure that the conservation of heritage resources, including rehabilitation, can be undertaken. Any new development over 2,000 square metres in floor area within the Downtown Halifax HCD will contribute to the conservation of contributing heritage resources within the Downtown Halifax HCD through the incentive or bonus zoning program.

Policy CHR-26

Downtown Halifax HCD is divided into the three (3) areas, as shown on Map 22.5, based on the unique characteristics of each area:

- a) Capital (CPT) Area;
- b) Barrington Street (BST) Area; and
- c) Old South Suburb (OSS) Area.

The Capital (CPT) Area

The Capital Area is one of three areas forming the overall Downtown Halifax Heritage Conservation District, along with the Barrington Street Area and the Old South Suburb Area. The Capital Area, as shown on Map 2, extends from Argyle Street east to the Harbour and from Sackville Street north to the Cogswell Lands Precinct. The heritage value of this Area lies in its significant role in the economic, social, and political development of the Municipality and the Province. Together with the rest of the area, between Citadel Hill and the Harbour, the Capital Area is the oldest historic area associated with the original town of Halifax, established in 1749. The Capital Area is the exemplary *agora* of the old town of Halifax: a defined area used for public assemblies and markets. Historic buildings and open spaces near the waterfront and throughout the Area continue to serve as local commercial establishments and gathering spaces.

The Capital Area will continue to serve as the primary regional hub for commerce, culture, and tourism. Distinct waterfront plazas, at the ends of each street, lead to views of the harbour. George Street intersects with Grand Parade, the oldest civic open space in the region, to mark the urban axis at the centre of the historic

Georgian town grid. George Street links views of the harbour, the waterfront plaza and Province House Square with views of the Town Clock and the Halifax Citadel National Historic Site. The attached commercial buildings along the Granville block (Granville Mall), north of Duke Street, share an Italianate style associated with the prosperous retail industries of the developing merchant class in the latter half of the 19th century. With the transformation of the Cogswell Lands, the Granville Mall will serve as a primary pedestrian linkage to the newly developed areas to the north, which will include landmark feature to mark its north view terminus. Infill development throughout the Area and new development within contributing heritage resources shall limit the loss of historic materials, facilitate reversibility, complementary and subordinate development.

The wooden waterfront buildings located at the foot of Duke Street, are former warehouses associated with the early industrial waterfront development and seafaring economy, and are now used for commercial retail and offices.

Buildings and infrastructure located at the waterfront, including historic wharves, are vulnerable to climate change, sea level rise, and storm surge events, and shall be addressed with mitigative measures appropriate to the historic character of the Area.

Policy CHR-27

The Land Use By-law shall establish built form regulations that support conservation goals and objectives of the Downtown Halifax HCD throughout the Capital Area (CPT) Area including maximum streetwall heights and a 12-metre setback for height above the streetwall from the following streetlines:

- on registered heritage properties on prominent through lots at the northern extent of the CPT Area, located south of the public parkland envisioned for the Cogswell Lands Precinct; and
- on registered heritage properties along waterfront view corridors.

The Barrington Street (BST) Area

The Barrington Street Area is one of three areas forming the Downtown Halifax Heritage Conservation District along with the Capital Area and the Old South Suburb Area. The heritage value of the Barrington Street Area lies in the historic and architectural significance of its buildings and its evolution as Halifax's principal downtown street from settlement to the present day. Barrington Street was laid out as the original town's principal north-south street and developed first as a residential street. It became the principal ceremonial street in the town of Halifax, between Grand Parade and the Old Burying Ground, just outside the town walls.

The Barrington Street Area serves as the central retail spine that connects to all but one of the downtown's areas. Building on its exceptional assets, which include great

accessibility, traditional 'main street' charm, and an extraordinary assembly of historic resources, this Area will transform into one of the downtown's key destinations for shopping, dining, galleries, entertainment and cultural attractions. Sensitive adaptive re-use, additions and infill will help to revitalize the corridor while reinforcing its historic character. A residential population and small-scale businesses in the creative sector will be drawn to the loft spaces and prestigious character associated with the grandeur of the historic buildings.

The northern and southern ends of the Barrington Street Area are framed by historic government buildings and churches set in landscaped open spaces and defined by paths, perimeter walls, and monuments. The historic commercial Area has a dense urban form based on the original block pattern of sixteen, 12.2m x 18.3m lots per block. Some buildings occupy single lots, others occupy double lots or larger lot consolidations. Buildings vary in width and height, from two to six storeys, with most in the three or four storey range, giving the streetscape a varied skyline and block profile. Some buildings are low and narrow, others higher and wider, in many cases with a projecting cornice or parapet at the roofline. This varied profile is an important character-defining element of Barrington Street and contributes both to the architectural variety and human scale of the street and the varied sunlight and shadow conditions.

Policy CHR-28

The Land Use By-law shall establish built form regulations that support conservation goals and objectives of the Downtown HCD throughout the Barrington Street (BST) Area including maximum streetwall height. A maximum height of 22 metres shall apply throughout the Barrington Street Area.

The Old South Suburb (OSS) Area

The Old South Suburb Area is one of three areas forming the Downtown Halifax Heritage Conservation District along with the Capital Area and the Barrington Street Area. The heritage value of the Old South Suburb Area lies in its associations with the early settlement of Nova Scotia as one of the first contiguous suburbs of the once fortified town of Halifax. The Area is valued as an area of traditional architecture, especially from the Georgian and Mid-Victorian periods. The Old South Suburb Area is characterized by detached buildings with gable, flat, hipped, or mansard roofs. Integrated development shall be encourage on the rear portions of heritage properties. Infill development on smaller lots, abutting heritage buildings, shall complement the height of heritage traditional buildings.

The Area is also valued for its associations with the early social and economic life of the waterfront city, including its vibrant railway industry of the 1920s and 30s with Peace and Friendship Park, the CN Railway Station, and Hotel. Improvements to Peace and Friendship Park and its framing streetscapes will enhance the image and

prestige of the park and serve as a catalyst for revitalizing the Area. This will occur through the creation of a traditional urban square framed by continuous at-grade commercial uses, cafes, hotels and key civic destinations, including the train station. Speciality shops, restaurants and services will be drawn to the distinct architectural character of south Barrington and Hollis Streets, providing the local and surrounding residential population with convenience and complementary amenities.

Infilling of vacant lots combined with streetscape improvements will greatly strengthen the area's role as a link between the south end, the Spring Garden Road Precinct, the waterfront and the central downtown. Defining landmark developments and improvements will include the enhancement of Peace and Friendship Park to establish and formalize its civic function as the third anchor point in the triangle of downtown public squares, which includes the Grand Parade and Public Gardens. The framing of Peace and Friendship Park will be completed with a signature development at its south face, which can integrate the existing grocery store function while providing a compelling architectural landmark and public art installations to terminate the Barrington and Hollis view corridors at the monumental railway destination.

Policy CHR-28

The Land Use By-law shall establish built form regulations that support conservation goals and objectives of the Downtown HCD throughout the Old South Suburb (OSS) Area.

Policy CHR-29

The Land Use By-law shall establish the Old South Suburb (OSS) Special Area within the Old South Suburb (OSS) Area to maintain the unique built form characteristics of this area, as described above.

Policy CHR-30

The Land Use By-law shall establish the following four (4) Sub-Areas within the Old South Suburb (OSS) Special Area to support the goals and objectives of the Downtown Halifax HCD Plan:

- a) Old South Suburb Redevelopment Site (OSS-A) Sub-Area;
- b) Waverley Inn (OSS-B) Sub-Area;
- c) Elmwood (OSS-C) Sub-Area; and
- d) South and Tobin (OSS-D) Sub-Area.

Policy CHR-31

The Land Use By-law shall establish built form regulations that support conservation goals and objectives of the Downtown HCD throughout the Old South Suburb (OSS) Special Area, including maximum streetwall height and a 12-metre setback for height above the streetwall along streetlines to ensure that new development is situated at

the rear of contributing heritage buildings and not situated on top of heritage buildings. A maximum Floor Area Ratio shall apply throughout the Old South Suburb (OSS) Special Area in lieu of a maximum height to maintain the unique built form characteristics of this area, as described above.

31. Amend Policy EN-1, under Section 8.2, Climate Change, by deleting the word “and” after the words “the DD,” and before the words “DH,” in Clause (b) and adding the words “and HCD-DH” after the words “DH,” and before the words “Zones allow commercial” in Clause (b), as shown in ~~strikeout~~ and **bold**:

Policy EN-1

In addition to the Regional Plan direction to establish coastal elevation requirements for residential uses, the Land Use By-law shall:

- a) apply coastal elevation requirements to commercial and institutional uses; and
- b) within the Dartmouth Waterfront (DW) and Halifax Waterfront (HW) Special Areas of the DD, ~~and DH,~~ **and HCD-DH** Zones allow commercial and institutional developments to be constructed below coastal elevation requirements provided a report by a qualified Professional Engineer identifies alternative measures to mitigate environmental and safety risks.

32. Amend Policy EN-3, under Section 8.2, Climate Change, as shown in ~~strikeout~~ and **bold** by:

- (a) deleting the word “and” after the words “building design practices;” in Clause (e), before Clause (f);
- (b) deleting the end period and adding a semicolon and word “; and” after the words “concentration of downtown office towers” in Clause (f); and
- (c) adding Clause (g) and the words and end period “encourage the adaptive reuse and retrofit of existing buildings to preserve embodied carbon and energy, reduce landfill waste, and improve energy efficiency through incentives and land use regulations in defined areas, including existing and potential heritage conservation districts.” after Clause (f).

Policy EN-3

To support renewable energy sources and reduced reliance on fossil fuels in the development of different sites, the Municipality may:

- a) encourage district energy facilities in areas of high growth and density, such as Centres and Future Growth Nodes;
- b) encourage new development located within an area served by a district energy system to connect to such a system;

- c) identify opportunities to capture and redistribute waste energy, and encourage combined heat and power systems;
- d) retrofit and construct municipal facilities within the Regional Centre with climate resilient and net-zero building designs;
- e) develop, promote, and incentivize climate resilient and net-zero building design practices; ~~and~~
- f) consider amendments to this Plan, including incentive or bonus zoning policies, to support renewable energy technologies in buildings that are designed to meet or exceed net zero energy standards, subject to future amendments to the Nova Scotia Building Code to establish net-zero construction standards-; **and**
- g) encourage the adaptive reuse and retrofit of existing buildings to preserve embodied carbon and energy, reduce landfill waste, and improve energy efficiency through incentives and land use regulations in defined areas, including existing and potential heritage conservation districts.**

33. Amend Policy IM-12, under Section 9.7, Incentive or Bonus Zoning, by deleting the word “and” after the words “HR-2,” and before the words “HR-1” and by adding the words “, and HCD-DH” after the words “HR-1” and before the words “Zones, up to the maximum FAR”, as shown in ~~strikeout~~ and **bold**:

Policy IM-12

The Land Use By-law shall require incentive or bonus zoning agreements, or money-in-lieu for any development that exceeds a floor area of 2,000 square metres in:

- a) the DD, DH, CEN-2, CEN-1, COR, HR-2, ~~and~~ HR-1, **and HCD-DH** Zones, up to the maximum FAR and maximum building height, as shown on Map 3 and Map 4; and
- b) applicable development agreements.

The public benefit value shall be calculated by:

- a) multiplying the new floor area that exceeds 2,000 square metres by a coefficient of 0.2; and
- b) multiplying the result of (a) by the applicable bonus rate in dollars per square metre.

34. Add Subsection 9.12.4, Old South Suburb Redevelopment Special Area, under Section 9.12, Site Specific Development Agreement Policies, after Subsection 9.12.3, Spring Garden Road – Robie Street (SGRRS) Special Area, inclusive of policies IM-47 and IM-48, as shown in **bold**:

9.12.4 OLD SOUTH SUBURB REDEVELOPMENT SITE SPECIAL AREA

This Plan establishes the Old South Suburb Redevelopment Site (OSSRS) Special Area to recognize the monumental railway destination at the southern extent of Downtown Halifax within the Old South Suburb Area and Downtown Halifax Heritage Conservation District. The area consists of large properties, south of Peace and Friendship Park, which have a visual impact on the area and include two view terminus sites identified on Schedule 25.

In the 1930s, Halifax was the great eastern terminus of transcontinental rail passenger service in Canada. The Canadian National Railways Station (Via Rail Station) was constructed c. 1930, creating a major southern access point into downtown Halifax by rail. The construction of the Hotel Nova Scotian (Westin Hotel) by the Canadian National Railways, c. 1931, adjacent to the Canadian National Railway Station speaks of railway affairs during the 1920s and 30s with its emphasis on both passenger traffic and tourism. These two buildings were designed in the Beaux-Arts architectural style with its symmetry, monumentality, and classically inspired detailing. The Canadian National Railways created Park Nova Scotian (Peace and Friendship Park), c. 1931, in the railway garden tradition that contributes to the public realm at key railway destinations across the nation.

The setting of the monumental railway destination, adjacent to Old South Suburb Redevelopment Site (OSSRS) Special Area, is distinct from the rest of the Old South Suburb Area. New construction in the special area shall support and contribute to the prominent historic setting of the Westin Hotel and Via Rail Station framing Peace and Friendship Park.

Policy IM-47

Development in the Old South Suburb Redevelopment Site (OSSRS) Special Area, as identified in the Land Use By-law, shall only proceed through the allowances under the Land Use By-law or through Policy IM-48. The large lot development agreement policy, set out in Policy UD-13, shall not apply to this site.

Policy IM-48




Council may consider a development agreement to permit a mixed-use development with height, massing, and public open spaces that complement the Westin Hotel, Via Rail Station, and Peace and Friendship Park. The Floor Area Ratio for the development shall not exceed 5.

In consideration of a development agreement under this Policy, Council shall consider the following:

- a. that development is consistent with the Downtown Halifax Heritage Conservation District Plan and Bylaw, including heritage design guidelines.
- b. that a minimum of 60% of the private amenity space required by the underlying zone is provided as outdoor open space, such as a landscaped plaza that is accessible from the Hollis Street streetline, and the open space includes trees and street furniture;
- c. the setback of a proposed building and podium shall be a minimum of 25 metres from the Hollis Street streetline and 1.5 metres from the Barrington Street streetline;
- d. the architectural design provides landmark features at the Barrington Street view terminus site and Hollis Street view terminus site that complement the Beaux-Arts architecture of the Westin Hotel and Via Rail Station;
- e. the requirement for incentive or bonus zoning is consistent with the manner for calculating required benefits set out in the Land Use By-law and the majority of the public benefit shall be in the form of cash-in-lieu of conservation of heritage buildings and part of the remainder of the public benefit shall be dedicated toward affordable housing;
- f. land uses located at the ground floor of the development shall be primarily commercial or non-residential in nature to maximize street-level activity;
- g. that the design of driveways and garage entrances minimizes their impact on pedestrians and on the streetscape, by minimizing their size, by setting garage doors back from the street and by using screening or architectural finishes as appropriate;
- h. that the proposal manages on-site stormwater, using a low impact design approach where possible, and manages the quality of runoff through filtration;
- i. the design criteria of the Regional Centre Urban Design Manual, contained in Appendix 2; and
- j. the general development agreement criteria set out in Policy IM-7 in Part 9 of this Plan.



Amendments to Map 1 Urban Structure
Schedule C-1

-  Area proposed to be designated D (Downtown)
-  Area proposed to be designated IE (Institutional Employment)
-  Area proposed to be designated PCF (Park and Community Facility)

Designation

- COR Corridor
- D Downtown
- ER Established Residential
- HR Higher-Order Residential
- IE Institutional Employment
- IDE Industrial Employment
- PCF Park and Community Facility

HALIFAX



Regional Centre
 Plan Area

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 this plan is not guaranteed.



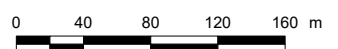
Amendments to Map 2 Downtown Dartmouth and Downtown Halifax Precincts

Schedule C-2

- Proposed Precinct DHHCD (Downtown Halifax Heritage Conservation District)
- Precinct Proposed to be changed from HP (Historic Properties) to DHHCD (Downtown Halifax Heritage Conservation District)
- Precinct Proposed to be changed from UCB (Upper Central Business) to DHHCD (Downtown Halifax Heritage Conservation District)
- Precinct Proposed to be changed from LCB (Lower Central Business) to DHHCD (Downtown Halifax Heritage Conservation District)

Precincts

- CL Cogswell Lands
- HP Historic Properties
- LCB Lower Central Business
- NSS North End Gateway and Scotia Square Complex
- PW Purdy's Wharf
- SGR Spring Garden Road
- SW Southern Waterfront
- UCB Upper Central Business





Regional Centre
Plan Area

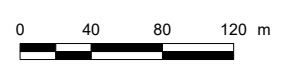
The accuracy of any representation on
this plan is not guaranteed.



**Amendments to Map 3 Maximum Floor Area Ratio Precincts
Schedule C-3**

-  Precinct proposed to be FAR 4
-  Precinct proposed to be FAR 1

HALIFAX



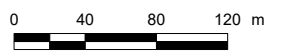
Regional Centre
Plan Area

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this plan is not guaranteed.



Amendments to Map 8 Central Blocks Within Downtown Halifax
Schedule C-5

- Area proposed to be Removed from DHCBC (Downtown Halifax Central Blocks)
- Current DHCBC (Downtown Halifax Central Blocks)







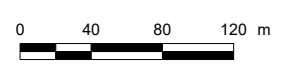
HALIFAX



Amendments to Map 17 Shadow Impact Assessment Protocol
Schedule C-6

HALIFAX

- | | | | |
|---|---------------------------|---|--------------------------|
|  | Proposed Identified Area |  | Current Identified Area |
|  | Proposed 100m Buffer Area |  | Current 100m Buffer Area |





Regional Centre
Plan Area

The accuracy of any representation on
this plan is not guaranteed.



**Amendments to Map 19 Pedestrian Oriented Commercial Streets
Schedule C-7**

 Proposed to be Pedestrian Oriented Commercial Streets

 Current Pedestrian Oriented Commercial Streets

Regional Centre
Plan Area

HALIFAX



The accuracy of any representation on this plan is not guaranteed.



**Map 22.5: Downtown Halifax Heritage Conservation District
Contributing Heritage Properties and Resources**

- Municipally Registered Heritage Properties
- Contributing Heritage Resources*
- Downtown Halifax Heritage Conservation District
- Heritage Conservation District Areas

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

*Contributing heritage resources identified on this map are slightly different than contributing heritage resources identified on Map 1 of the Downtown Halifax Heritage Conservation District Plan and on Schedule A of the Downtown Halifax Heritage Conservation District By-Law.



HALIFAX
Regional Centre
Secondary Municipal
Planning Strategy

Schedule C-8

Effective:

ATTACHMENT D

By-law to Amend the Regional Centre Land Use Bylaw to Implement the Downtown Halifax Heritage Conservation District Plan

BE IT ENACTED by the Council of the Halifax Regional Municipality that the Regional Centre Land Use Bylaw is hereby further amended as follows:

1. Amend the following schedules to remove the area, within the boundary of the Downtown Halifax Heritage Conservation District, from the area identified as “Refer to Downtown Halifax Land Use By-Law” in the map and legend:
 - (a) Schedule 1: Regional Centre Land Use By-law Boundary;
 - (b) Schedule 2: Zone Boundaries;
 - (c) Schedule 3B: Downtown Halifax Special Areas;
 - (d) Schedule 3C: Established Residential Special Areas and Sub-Areas;
 - (e) Schedule 3D: University and College Special Areas;
 - (f) Schedule 3E: Watercourse Special Areas;
 - (g) Schedule 3F: Other Special Areas;
 - (h) Schedule 7: Pedestrian-Oriented Commercial Streets;
 - (i) Schedule 9: Landmark Buildings;
 - (j) Schedule 10: Lands Designated Halifax Harbour;
 - (k) Schedule 11: Wetlands;
 - (l) Schedule 15: Maximum Building Height Precincts;
 - (m) Schedule 17: Maximum Floor Area Ratio Precincts;
 - (n) Schedule 18: Minimum Front and Flanking Setbacks;
 - (o) Schedule 19: Maximum Front and Flanking Setbacks;
 - (p) Schedule 20: Maximum Streetwall Heights – Downtown Halifax Zone;
 - (q) Schedule 21: Harbour Orientation Lines
 - (r) Schedule 22: Heritage Conservation Districts;
 - (s) Schedule 25: View Terminus Sites;
 - (t) Schedule 48: Wind Energy Overlay Zone Boundaries;
 - (u) Schedule 49: Accessory Parking Prohibition – Downtown Halifax Zone;
 - (v) Schedule 50: Incentive or Bonus Zoning Rate Districts; and
 - (w) Schedule 51: Shadow Impact Assessment Protocol – Identified Areas.
2. Amend Schedule 2, Zone Boundaries, to include zones, as shown on Schedule D-1.
3. Amend Schedule 3B, Downtown Halifax Special Areas, to remove and include the DHCB Special Area, as shown on Schedule D-2.
4. Amend Schedule 3F, Other Special Areas, to remove the SHPI, MQ, and WA Special Areas from the map and legend.
5. Add Schedule 3G, Heritage Conservation Districts Special Areas and Sub-Areas, as shown on Schedule D-3.

6. Amend Schedule 7, Pedestrian-Oriented Commercial Streets, to identify pedestrian oriented commercial streets, as shown on Schedule D-4.
7. Amend Schedule 15, Maximum Building Height Precincts, to identify the areas subject to maximum building heights, as shown on Schedule D-5.
8. Amend Schedule 17, Maximum Floor Area Ratio Precincts, to identify the areas subject to a maximum floor area ratio of 1 and 4, as shown on Schedule D-6.
9. Amend Schedule 18, Minimum Front and Flanking Setbacks, as shown on Schedule D-7.
10. Amend Schedule 19, Maximum Front and Flanking Setbacks, as shown on Schedule D-8.
11. Amend Schedule 20, Maximum Streetwall Heights – Downtown Halifax Zone, to amend the title of the map and streetwall heights, as shown on Schedule D-9.
12. Add Schedule 20.5, Setback for Height Above Streetwall – Downtown Halifax Heritage Conservation District Zone, to identify streetlines from which a 12 metres setback above the streetwall is required, as shown on Schedule D-10.
13. Amend Schedule 22, Heritage Conservation Districts, to identify the Downtown Halifax Heritage Conservation District boundaries, as shown on Schedule D-11.
14. Add Schedule 22.5, Downtown Halifax Heritage Conservation District Contributing Heritage Properties and Resources, to identify contributing heritage properties and resources within the Downtown Halifax Heritage Conservation District, as shown on Schedule D-12.
15. Amend Schedule 25, View Terminus Sites, to identify areas as view terminus sites, as shown on Schedule D-13.
16. Amend Schedule 48, Wind Energy Overlay Zone Boundaries, to identify the entirety of the Downtown Halifax Heritage Conservation District and other areas as a Restricted Zone (R).
17. Amend Schedule 49, Accessory Parking Prohibition – Downtown Halifax Zone, to amend the title of the map and to identify areas where accessory surface parking lots are prohibited, as shown on Schedule D-14.
18. Amend Schedule 50, Incentive or Bonus Zoning Rate Districts, to identify all areas within the “South End Halifax” incentive or bonus rate district.
19. Amend Schedule 51, Shadow Impact Assessment Protocol – Identified Areas, to identify Peace and Friendship Park and Grand Parade as identified areas with 100 metre buffer areas and complete the 100 metre Buffer Area around Grafton Street Park as shown on Schedule D-15.
20. Amend the Table of Contents under the title “Part III, Chapter 5: Heritage Requirements”, as shown below in ~~strikeout~~ and **bold** by:
 - (a) adding the words and comma “Contributing Heritage Properties,” after the words and comma “Registered Heritage Properties,” and before the words “Properties Abutting a Registered Heritage Property”;

- (b) deleting the words “Heritage Conservation District” after the words “Properties Abutting a” and replacing with the words “Contributing Heritage Property”; and
- (c) adding the words “and Contributing Heritage Buildings” after the words “Construction, Addition, Renovation, or Conservation of Registered Heritage Buildings”.

Part III, Chapter 5: Heritage Requirements **[Page Number]**

Registered Heritage Properties, **Contributing Heritage Properties**, Properties Abutting a Registered Heritage Property, or Properties Abutting a ~~Heritage Conservation District~~

Contributing Heritage Property [Page Number]

Construction, Addition, Renovation, or Conservation of Registered Heritage Buildings **and Contributing Heritage Buildings [Page Number]**

Properties within a Heritage Conservation District **[Page Number]**

21. Amend the Table of Contents under the title “Part V, Chapter 1, General Built Form and Siting Requirements”, as shown below in ~~strikeout~~ and **bold** by:

- (a) deleting the words “General Requirement: Applicability to Heritage Conservation Districts” after the words “Part V, Chapter 1: General Built Form and Siting Requirements”; and
- (b) adding the words “or Contributing Heritage Building” after the words “General Requirement: Cantilevers Over a Registered Heritage Building”.

PART V: BUILT FORM AND SITING REQUIREMENTS **[Page Number]**

Part V, Chapter 1: General Built Form and Siting Requirements **[Page Number]**

~~General Requirement: Applicability to Heritage Conservation Districts~~

General Requirement: Number of Main Buildings on a Lot **[Page Number]**

General Requirement: Building Typologies **[Page Number]**

General Requirement: Prohibited External Cladding Materials **[Page Number]**

General Requirement: Cantilevers Over a Registered Heritage Building **or Contributing Heritage Building [Page Number]**

General Requirement: Setback of Entrances **[Page Number]**

General Requirement: Permitted Encroachments into Setbacks, Stepbacks, or Separation Distances **[Page Number]**

General Requirement: Maximum Rear Setbacks **[Page Number]**

General Requirement: Aggregate Width of Balconies **[Page Number]**

General Requirement: Encroachments into Streets **[Page Number]**

General Requirement: Drive-Throughs **[Page Number]**

General Requirement: Pedways **[Page Number]**

General Requirement: Self-Storage Facility Uses **[Page Number]**

General Requirement: Transportation Facility Use **[Page Number]**

General Requirement: Development Abutting a Transportation Reserve **[Page Number]**

General Requirement: Building Rooftop Features **[Page Number]**

General Requirement: Height Exemption for Sloped Roofs **[Page Number]**

General Requirement: Streetwall Height Determination **[Page Number]**

General Requirement: Streetwall Break Determination **[Page Number]**

22. Amend the Table of Contents under the title “Part VI, Chapter 1: General Built Form and Siting Requirements for Heritage Conservation Districts” by adding the words “Prohibited External Cladding Materials” after the words “Encroachments into Streets” and before the words “Part VI, Chapter 2” as shown below in **bold**:

Part VI, Chapter 1: General Built Form and Siting Requirements for Heritage Conservation Districts [**Page Number**]
Construction, Additions, Renovations, or Conservation within Heritage Conservation Districts [**Page Number**]
Pedways [**Page Number**]
Drive-Throughs [**Page Number**]
Permitted Encroachments into Setbacks, Stepbacks, and Separation Distances [**Page Number**]
Encroachments into Streets [**Page Number**]
Prohibited External Cladding Materials [Page Number]

23. Amend the Table of Contents as shown below in **bold** by adding Part VI, Chapter 3, after Part VI, Chapter 2, and before Part VII, as follows:

Part VI, Chapter 3: Built Form and Siting Requirements for the Downtown Halifax Heritage Conservation District (DHHCD) / HCD-DH Zone [Page Number]

Applicability [Page Number]
Development within the HCD-DH Zone [Page Number]
Additional Built Form and Siting Requirements within the Halifax Waterfront (HW) Special Area [Page Number]
Maximum Building Height and Maximum FAR [Page Number]
Minimum Front or Flanking Setbacks [Page Number]
Underground Parking Exemption from Minimum Front or Flanking Setbacks [Page Number]
Maximum Front or Flanking Setbacks [Page Number]
Side Setback Requirements [Page Number]
Rear Setback Requirements [Page Number]
Maximum Streetwall Heights [Page Number]
Minimum Streetwall Heights [Page Number]
Streetwall Stepbacks [Page Number]
Recessed Portions and Cantilevers within Streetwalls [Page Number]
Maximum Lot Coverage [Page Number]
Ground Floor Requirements [Page Number]
Grade-Oriented Premises [Page Number]
Grade-Related Dwelling Units [Page Number]
Minimum Separation Distances [Page Number]
Maximum Building Dimensions [Page Number]
Accessory Structures and Shipping Containers [Page Number]

24. Amend the Table of Contents under the title “Part VIII, Chapter 1: Design Requirements for Properties Abutting a Registered Heritage Property or Properties Abutting a Heritage Conservation District” as shown below in ~~strikeout~~ and **bold** by:

(a) deleting the words “Heritage Conservation District” after the words “Properties Abutting a” and replacing it with the words “Contributing Heritage Property” in the title; and

- (b) deleting the words “Heritage Conservation District” after the words “Properties Abutting a” and before the words “Design Requirement” and replacing it with the words “Contributing Heritage Property”

Part VIII, Chapter 1: Design Requirements for Properties Abutting a Registered Heritage Property or Properties Abutting a ~~Heritage Conservation District~~ **Contributing Heritage Property [Page Number]**

Applicability of Design Requirements for Properties Abutting a Registered Heritage Property or Properties Abutting a ~~Heritage Conservation District~~ **Contributing Heritage Property [Page Number]**

Design Requirement: Maintenance of Same or Similar Cornice Line Height **[Page Number]**

Design Requirement: Side Wall Setback or Stepback for Taller Portions of New Buildings or Additions to Buildings **[Page Number]**

- 25. Amend the Table of Contents under the title “Part VIII, Chapter 2: Design Requirements for New Construction or Additions on Registered Heritage Properties” as shown below in **bold** by:

- (a) adding the words “and Contributing Heritage Properties” after the words “Registered Heritage Properties” in the title; and
- (b) adding the words “and Contributing Heritage Properties” after the words “Registered Heritage Properties” and before the words “Design Requirement: Maintenance of Same or Similar Cornice Line Height”.

Part VIII, Chapter 2: Design Requirements for New Construction or Additions on Registered Heritage Properties **and Contributing Heritage Properties [Page Number]**

Applicability of Design Requirements for New Construction or Additions on Registered Heritage Properties **and Contributing Heritage Properties [Page Number]**

Design Requirement: Maintenance of Same or Similar Cornice Line Height **[Page Number]**

Design Requirement: Stepbacks for Rooftop Additions **[Page Number]**

Design Requirement: Painting of Brick or Masonry **[Page Number]**

Design Requirement: Prohibited Cladding Materials **[Page Number]**

Design Requirement: Awnings and Canopies **[Page Number]**

- 26. Amend the Table of Contents under the title “Part IX, Chapter 1: General Variation Criteria” as shown below in ~~strikeout~~ and **bold** by:

- (a) deleting the words “Heritage Conservation District” after the words “Abutting a” and before the words “Variation: Applicability of Design Requirements” and replacing it with the words “Contributing Heritage Property”; and
- (b) deleting the words “Outside of a Heritage Conservation District” after the words “Registered Heritage Property” and replacing it with the words “or a Contributing Heritage Property”.

Part IX, Chapter 1: General Variation Criteria **[Page Number]**

Area of Applicability **[Page Number]**

Variation: Roof Edge Setbacks of Height-Exempted Building Rooftop Features **[Page Number]**

Variation: Streetwall Articulation **[Page Number]**

Variation: Grade-Oriented Premises **[Page Number]**

Variation: Maximum Building Dimensions in the CEN-2, COR, or HR-2 Zone **[Page Number]**

Variation: Unique Building Functionality **[Page Number]**

Variation: Unique Building Design **[Page Number]**

Variation: Cornice Line Height for New Main Buildings or Additions to Main Buildings on a Property Abutting a Registered Heritage Property or Abutting a ~~Heritage Conservation District~~ **Contributing Heritage Property [Page Number]**

Variation: Applicability of Design Requirements for Construction on a Registered Heritage Property ~~Outside of a Heritage Conservation District~~ or a **Contributing Heritage Property [Page Number]**

27. Amend the Table of Contents under the title “Part XVI, Chapter 1: Development Agreements” by adding the words “Development in the Old South Suburb Redevelopment Site (OSS-A) Sub-Area” after the words “Development in the Spring Garden Road and Robie Street (SGRRS) Special Area” as shown below in ~~strikeout~~ and **bold**:

Part XVI, Chapter 1: Development Agreements **[Page Number]**

Development on a Registered Heritage Property **[Page Number]**

Change to a Less Intensive Non-Residential Non-Conforming Use **[Page Number]**

Expansion of a Non-Conforming Use **[Page Number]**

Relocation of a Non-Conforming Use to Support Public Investments **[Page Number]**

Development in the King’s Wharf (KW) Special Area **[Page Number]**

Development in a CDD-2 Zone **[Page Number]**

Development in a CDD-1 Zone **[Page Number]**

Development on an Existing Lot 1-Hectare or Greater **[Page Number]**

Development in the Robie Street (RS) Special Area **[Page Number]**

Schmidtville Heritage Conservation District **[Page Number]**

Neighbourhood-Scale Uses and Institutional Uses within the ER-3, ER-2, ER-1, CH-2, or CH-1 Zone **[Page Number]**

Development in the Saint Patrick’s Alexandra Site (SPAS) Special Area **[Page Number]**

Residential Development within the Halifax Grain Elevator (HGE) Special Area **[Page Number]**

Development in the Spring Garden Road and Robie Street (SGRRS) Special Area **[Page Number]**

Development in the Old South Suburb Redevelopment Site (OSS-A) Sub-Area [Page Number]

28. Amend Section 15, Matters Subject to Site Plan Approval, as shown below in ~~strikeout~~ and **bold** by:

- (a) deleting the word “or” between the acronym and comma “PCF,” and acronym “RPK” in Subsection (1);
- (b) adding the commas and words “, or HCD-DH” between the acronym “RPK” and the word “zone” in Subsection (1);
- (c) deleting the words “heritage conservation district” and replacing with the words “contributing heritage property” in Subsection (2); and
- (d) deleting the words “outside of a heritage conservation district” and replacing with the words “or contributing heritage property” in Subsection (2).

15	(1)	Within the DD, DH, CEN-2, CEN-1, COR, HR-2, HR-1, CLI, INS, UC-2, UC-1, PCF, or RPK, or HCD-DH zone, any development requesting a variation listed
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		under Subsection 15(2), shall be subject to site plan approval.
	(2)	The following items may be considered for a variation of the requirements of this By-law through site plan approval, if the requested variation meets the variation criteria contained in Part IX:
		<ul style="list-style-type: none"> (a) roof edge setbacks of height-exempted building rooftop features; (b) streetwall articulation; (c) grade-oriented premises; (d) maximum building dimensions in the CEN-2, COR, or HR-2 zone; (e) unique building functionality; (f) unique building design; (g) cornice line height for new main buildings or additions to main buildings on a property abutting a registered heritage property or abutting a heritage conservation district contributing heritage property; or (h) applicability of general design requirements for a new construction on a registered heritage property outside of a heritage conservation district or contributing heritage property.

29. Amend Subsection 29(1), in Section 29, List of Schedules and Appendices, under Part I, Chapter 7, Schedules and Appendices, as shown in ~~strikeout~~ and **bold** by:

- (a) adding Clause (ha) after Clause (h) and before Clause (i);
- (b) deleting the word “Zone” after the words “Downtown Halifax” in Clause (y);
- (c) adding Clause (aaai) after Clause (aa) and before Clause (ab); and
- (d) deleting the word “Zone” after the words “Downtown Halifax” in Clause (bd).

29	(1)	<ul style="list-style-type: none"> (a) Schedule 1: Regional Centre Land Use By-law Boundary; (b) Schedule 2: Zone Boundaries; (c) Schedule 3A: Downtown Dartmouth Special Areas; (d) Schedule 3B: Downtown Halifax Special Areas; (e) Schedule 3C: Established Residential Special Areas and Sub-Areas; (f) Schedule 3D: University and College Special Areas; (g) Schedule 3E: Watercourse Special Areas; (h) Schedule 3F: Other Special Areas; (ha) Schedule 3G: Heritage Conservation Districts Special Areas and Sub-Areas (i) Schedule 4: Dundas Street Extension Transportation Reserve; (j) Schedule 5: Proctor Street Transportation Reserve; (k) Schedule 6: Robie Street Transportation Reserve; (l) Schedule 7: Pedestrian-Oriented Commercial Streets; (m) Schedule 8: Publicly Sponsored Convention Centre; (n) Schedule 9: Landmark Buildings; (o) Schedule 10: Lands Designated Halifax Harbour; (p) Schedule 11: Wetlands; (q) Schedule 12: Reference Line – Northwest Arm;
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	<p>(r) Schedule 13: Reference Line – Lake Banook;</p> <p>(s) Schedule 14: Reference Line – Lake Micmac;</p> <p>(t) Schedule 15: Maximum Building Height Precincts;</p> <p>(u) Schedule 16: Average Finished Grade for Building Height Calculation – Scotia Square Complex (SSC) Special Area;</p> <p>(v) Schedule 17: Maximum Floor Area Ratio Precincts;</p> <p>(w) Schedule 18: Minimum Front and Flanking Setbacks;</p> <p>(x) Schedule 19: Maximum Front and Flanking Setbacks;</p> <p>(y) Schedule 20: Maximum Streetwall Heights – Downtown Halifax Zone;</p> <p>(z) Schedule 21: Harbour Orientation Lines;</p> <p>(aa) Schedule 22: Heritage Conservation Districts;</p> <p>(aaa) Schedule 22.5: Downtown Halifax Heritage Conservation District Contributing Heritage Properties and Resources</p> <p>(ab) Schedule 23: Schmitdville Heritage Buildings;</p> <p>(ac) Schedule 24: Permitted Rear Additions to Schmitdville Heritage Buildings;</p> <p>(ad) Schedule 25: View Terminus Sites;</p> <p>(ae) Schedule 26: Halifax Citadel View Planes;</p> <p>(af) Schedule 27A: Halifax Citadel Rampart Sight Lines;</p> <p>(ag) Schedule 27B: Halifax Citadel Cavalier Building Coordinates 1;</p> <p>(ah) Schedule 27C: Halifax Citadel Cavalier Building Coordinates 2;</p> <p>(ai) Schedule 28: Dartmouth View Planes;</p> <p>(aj) Schedule 29: Morris Street Waterfront View Corridor;</p> <p>(ak) Schedule 30: Bishop Street Waterfront View Corridor;</p> <p>(al) Schedule 31: Salter Street Waterfront View Corridor;</p> <p>(am) Schedule 32: Sackville Street Waterfront View Corridor;</p> <p>(an) Schedule 33: Prince Street Waterfront View Corridor;</p> <p>(ao) Schedule 34: George Street Waterfront View Corridor;</p> <p>(ap) Schedule 35: Best Street Waterfront View Corridor;</p> <p>(aq) Schedule 36: Mott Street Waterfront View Corridor;</p> <p>(ar) Schedule 37: Church Street Waterfront View Corridor;</p> <p>(as) Schedule 38: North Street Waterfront View Corridor;</p> <p>(at) Schedule 39: Ochterloney Street Waterfront View Corridor;</p> <p>(au) Schedule 40: Queen Street Waterfront View Corridor;</p> <p>(av) Schedule 41: Portland Street Waterfront View Corridor;</p> <p>(aw) Schedule 42: Prince Street Waterfront View Corridor;</p> <p>(ax) Schedule 43: Kings Wharf Place Waterfront View Corridor;</p> <p>(ay) Schedule 44: Canal Street Waterfront View Corridor;</p> <p>(az) Schedule 45: Maitland Street Waterfront View Corridor;</p> <p>(ba) Schedule 46: Old Ferry Road Waterfront View Corridor;</p> <p>(bb) Schedule 47: Parker Street Waterfront View Corridor;</p> <p>(bc) Schedule 48: Wind Energy Overlay Zone Boundaries;</p> <p>(bd) Schedule 49: Accessory Parking Prohibition – Downtown Halifax Zone;</p> <p>(be) Schedule 50: Incentive or Bonus Zoning Rate Districts; and</p> <p>(bf) Schedule 51: Shadow Impact Assessment Protocol – Identified Areas.</p>
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30. Amend Subsection 30(1), under Section 30, List of Zones, Special Areas, Sub-Areas, and Heritage Conservation Districts, as shown below in ~~strikeout~~ and **bold** by:

- (a) deleting the word “Industrial” and replacing it with the word “Industrial” between the words “Harbour-Related” and the brackets and acronym “(HRI)” in Clause 30(1)(o);

- (b) deleting the word “and” at the end of Clause 30(1)(y);
- (c) deleting the end period and adding a semicolon and the word “and” at the end of Clause 30(1)(z); and
- (d) adding Clause 30(1)(aa) and the words and end period “Heritage Conservation District – Downtown Halifax (HCD-DH).” after Clause 30(1)(z).

30	(1)	This By-law establishes the following zones, as shown on Schedule 2:
		<ul style="list-style-type: none"> (a) Downtown Dartmouth (DD); (b) Downtown Halifax (DH); (c) Centre 2 (CEN-2); (d) Centre 1 (CEN-1); (e) Corridor (COR); (f) Higher-Order Residential 2 (HR-2); (g) Higher-Order Residential 1 (HR-1); (h) Established Residential 3 (ER-3); (i) Established Residential 2 (ER-2); (j) Established Residential 1 (ER-1); (k) Cluster Housing 2 (CH-2); (l) Cluster Housing 1 (CH-1); (m) Commercial Light Industrial (CLI); (n) Light Industrial (LI); (o) Harbour-Related Industrial Industrial (HRI); (p) Institutional (INS); (q) University and College 2 (UC-2); (r) University and College 1 (UC-1); (s) Department of National Defense (DND); (t) Hospital (H); (u) Park and Community Facility (PCF); (v) Regional Park (RPK); (w) Water Access (WA); (x) Comprehensive Development District 2 (CDD-2); (y) Comprehensive Development District 1 (CDD-1); and (z) Heritage Conservation District – Schimidville (HCD-SV); and (aa) Heritage Conservation District – Downtown Halifax (HCD-DH).

31. Amend Subsection 30(2), under Section 30, List of Zones, Special Areas, Sub-Areas, and Heritage Conservation Districts, by repealing Clause 30(2)(f) as shown below in ~~strikeout~~:

30	(2)	<u>Downtown Halifax Special Areas (Schedule 3B)</u> <ul style="list-style-type: none"> (d) Downtown Halifax Central Blocks (DHCB); (e) Halifax Waterfront (HW); (f) Lower Central Downtown Halifax (LCDH); (g) Nova Centre (NC); (h) Scotia Square Complex (SSC); (i) South Park Street (SPS); (j) Spring Garden Road (SGR);
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32. Amend Subsection 30(2), under Section 30, List of Zones, Special Areas, Sub-Areas, and Heritage Conservation Districts, as shown below in ~~strikeout~~ and **bold** by:

- (a) repealing Clause 30(2)(an);
- (b) repealing Clause 30(2)(ar);
- (c) repealing Clause 30(2)(at);
- (d) deleting the end period and adding a semicolon at the end of Clause 30(2)(au); and
- (e) adding the underlined header “Heritage Conservation District Special Areas (Schedule G)” after Clause 30(2)(au) followed by:
 - (i) adding Clause 30(2)(av) and the words, brackets, acronym, and semicolon “Morris Queen (MQ);” after the header “Heritage Conservation District Special Areas (Schedule G);”;
 - (ii) adding Clause 30(2)(aw) and the words, brackets, acronym, and semicolon “Schmidville Historic Park and Institutional (SHPI);” after Clause 30(2)(av);
 - (iii) adding Clause 30(2)(ax) and the words, brackets, acronym, and semicolon “Wright Avenue (WA);” after Clause 30(2)(aw); and
 - (iv) adding Clause 30(2)(ay) and the words, brackets, acronym, and end period “Old South Suburb (OSS).” after Clause 30(2)(ba).

30	(2)	<p><u>Other Special Areas (Schedule 3F)</u></p> <p>(ai) Agricola Street (AS); (aj) Cogswell Lands (CL); (ak) Halifax Citadel Ramparts (HCR); (al) Halifax Grain Elevator (HGE); (am) Mixed Industrial Commercial (MIC); (an) Repealed Morris Queen (MQ); (ao) Quingate (Q); (ap) Robie Street (RS); (aq) Saint Patrick’s Alexandra Site (SPAS); (ar) Repealed Schmidville Historic Park and Institutional (SHPI); (as) Spring Garden Road and Robie Street (SGRRS); (at) Repealed Wright Avenue (WA); and (au) Mic Mac Mall Lands (ML)-;</p> <p><u>Heritage Conservation District Special Areas (Schedule 3G)</u></p> <p>(av) Morris Queen (MQ); (aw) Schmidville Historic Park and Institutional (SHPI); (ax) Wright Avenue (WA); and (ay) Old South Suburb (OSS).</p>
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33. Amend Subsection 30(3), under Section 30, List of Zones, Special Areas, Sub-Areas, and Heritage Conservation Districts, as shown below in ~~strikeout~~ and **bold** by:

- (a) deleting the end period in Clause 30(3)(a) and replacing it with a semicolon;
- (b) adding Clause 30(3)(b) and the words comma and semicolon “Old South Suburb Redevelopment Site Sub-Area (OSS-A), as shown on Schedule 3G;” after Clause 30(3)(a);
- (c) adding Clause 30(3)(c) and the words comma and semicolon “Waverley Inn Sub-Area (OSS-B), as shown on Schedule 3G;” after Clause 30(3)(b);

- (d) adding Clause 30(3)(d) and the words comma and end period “Elmwood Sub-Area (OSS-C), as shown on Schedule 3G.” after Clause 30(3)(c); and
- (e) adding Clause 30(3)(e) and the words, comma and period “South and Tobin (OSS-D), as shown on Schedule 3G.” after Clause 30(3)(d).

30	(3)	This By-law establishes the following sub-areas:
	(a)	Young Avenue Sub-Area A (YA-A), as shown on Schedule 3C-;
	(b)	Old South Suburb Redevelopment Site Sub-Area (OSS-A), as shown on Schedule 3G;
	(c)	Waverley Inn Sub-Area (OSS-B), as shown on Schedule 3G;
	(d)	Elmwood Sub-Area (OSS-C), as shown on Schedule 3G; and
	(e)	South and Tobin Sub-Area (OSS-D), as shown on Schedule 3G.

34. Amend Subsection 30(4), List of Zones, Special Areas, Sub-Areas, and Heritage Conservation Districts, as shown below in ~~strikeout~~ and **bold** by:
- (a) deleting the end period and replacing it with a semicolon and the word “and” at the end of Clause (4), List Item (a); and
 - (b) adding List Item (b) and the brackets, end period, and words “Downtown Halifax Heritage Conservation District (DHHCD), as shown on Schedule 22.5.”, in Clause (4), after List Item (a).

30	(4)	The following heritage conservation districts fall within the boundaries of this By-law:
	(a)	Schmidtville Heritage Conservation District (SHCD), as shown on Schedule 22-; and
	(b)	Downtown Halifax Heritage Conservation District (DHHCD), as shown on Schedule 22.5.

35. Amend Table 1D, under Part II, Chapter 2: Zones and Permitted Uses, as shown below in **bold** by:
- (a) adding a column entitled “HCD-DH” to the right of the column entitled “HCD-SV”; and
 - (b) adding the word “and” and the acronym “HCD-DH” after the acronym “HCD-SV” in the brackets of the title of Table 1D.

Table 1D: Permitted uses by zone (HCD-SV **and** HCD-DH)

RESIDENTIAL	HCD-SV	HCD-DH
Single-unit dwelling use	●	●
Semi-detached dwelling use	(20)	●
Townhouse dwelling use	(20)	●
Two-unit dwelling use	(16)	●
Three-unit dwelling use	(16)	●
Multi-unit dwelling use	(9) (17) (18)	●
Secondary suite use	●	●
Backyard suite use	●	●
Small shared housing use	●	●

Large shared housing use		●
Mobile home use		
Bed and breakfast use	●	●
Home occupation use	●	●
Home office use	●	●
Work-live unit use		●
Grade-related dwelling unit use		●
Model suite use		●
Cluster housing use		
COMMERCIAL	HCD-SV	HCD-DH
Broadcast and production studio use		●
Cannabis lounge use		●
Cannabis retail sales use		●
Casino use		●
Catering use		●
Commercial recreation use		
Cruise ship terminal use		
Daycare use	(10)	●
Dealership use		
Drinking establishment use		●
Financial institution use		●
Fitness centre use		●
Garden centre use		●
Grocery store use		●
Hotel use		●
Kennel use		
Local commercial use	(19)	●
Local drinking establishment use		●
Makerspace use		●
Micro-brewery use		●
Micro-distillery use		●
Office use		●
Pawn shop use		
Personal service use		●
Pet daycare use		●
Quick charging station use		●
Restaurant use	(19)	●
Retail use		●
Self-storage facility use		
Service station use		
Service use		●
Studio use		●
Veterinary facility use		●
Any other commercial use (if not prohibited above)		●
URBAN AGRICULTURE	HCD-SV	HCD-DH

Educational farm use		
Farmers' market use		●
Urban farm use	●	●
INSTITUTIONAL	HCD-SV	HCD-DH
Convention centre use		●
Cultural use		●
Emergency services use		●
Hospital use		
Library use		●
Minor spectator venue use		●
Major spectator venue use		
Medical clinic use		●
Public building use		●
Religious institution use	●	●
School use		●
Shelter use		●
University or college use		●
INDUSTRIAL	HCD-SV	HCD-DH
Auto repair use		
Cannabis production facility use		
Car wash use		
Crematorium use		
Data storage centre use		●
Industrial training facility use		
Light manufacturing use		
Marine-related use		
Marine-related use existing on the coming into force date of this By-law		●
Recycling depot use		
Research and development facility use		●
Storage yard use		
Warehousing use		
Wholesale food production use		●
Wholesale use		
PARK AND COMMUNITY FACILITIES	HCD-SV	HCD-DH
Boating club use		●
Cemetery use		
Club recreation use		●
Community recreation use	●	●
Conservation use	●	●
Park use	●	●
WATER ACCESS	HCD-SV	HCD-DH
Water access structure use		●

MILITARY	HCD-SV	HCD-DH
Military use		
OTHER	HCD-SV	HCD-DH
Accessory structure or use	●	●
Historic site or monument use	●	●
Parking structure use		
Temporary construction use	●	●
Transportation facility use		●
Underground parking, access, and servicing for a CEN-2 use		
Utility use		●
PROHIBITED IN ALL ZONES	HCD-SV	HCD-DH
Adult entertainment use		
C&D transfer, processing, and disposal use		
Heavy industrial use		
Obnoxious use		
Salvage use		

36. Amend Table 1D, under Part II, Chapter 2: Zones and Permitted Uses, by deleting the text “3F” after the words “as shown on Schedule” and before the comma and words “, a multi-unit dwelling” and replacing it with the text “3G”, in Footnote 9, as shown below in ~~strikeout~~ and **bold**:

⑨ In the Morris Queen (MQ) Special Area, as shown on Schedule ~~3F~~ **3G**, a multi-unit dwelling use that contains 4 units is permitted.

37. Amend Table 1D, under Part II, Chapter 2: Zones and Permitted Uses, by deleting the text “3F” after the words “as shown on Schedule” and replacing it with the text “3G”, in Footnote 20, as shown below in ~~strikeout~~ and **bold**:

⑳ Use is permitted in the Wright Avenue (WA) Special Area, as shown on Schedule ~~3F~~ **3G**.

38. Amend Section 79, Registered Heritage Properties, Properties Abutting a Registered Heritage Property, or Properties Abutting a Heritage Conservation District, under Part III, Chapter 5, Heritage Requirements, as shown below in ~~strikeout~~ and in **bold** by:

- (a) adding the words and comma “Contributing Heritage Properties,” after the words “Registered Heritage Properties” in the header;
- (b) deleting the words “Heritage Conservation District” after the words “Properties Abutting a” and replacing with the words “Contributing Heritage Property” in the Section title;
- (c) adding the words and comma “contributing heritage property,” after the words “registered heritage property” in Section 79; and
- (d) deleting the words “heritage conservation district” after the words “properties abutting a” and replacing with the words “contributing heritage property” in Section 79:

Registered Heritage Properties, **Contributing Heritage Properties**, Properties Abutting a Registered Heritage Property, or Properties Abutting a ~~Heritage Conservation District~~



Contributing Heritage Property

79 Development on a registered heritage property, **contributing heritage property**, a property abutting a registered heritage property, or a property abutting a ~~heritage conservation district~~ **contributing heritage property** shall meet the design requirements contained in Part VIII.

39. Amend Section 80, Construction, Addition, Renovation, or Conservation of Registered Heritage Buildings, under Part III, Chapter 5, Heritage Requirements, as shown below in **bold** by:

- (a) adding the words and comma “Contributing Heritage Buildings” after the words “Registered Heritage Buildings” in the header;
- (b) adding the words “or contributing heritage property” after the words “registered heritage property” in Section 80; and
- (c) adding the words “or contributing heritage building” after the words “registered heritage building” in Section 80.

Construction, Addition, Renovation, or Conservation of Registered Heritage Buildings **and Contributing Heritage Buildings**

80 Any new construction, addition, or renovation to a registered heritage property **or contributing heritage property**, or any conservation of a registered heritage building **or contributing heritage building**, shall conform to the design requirements contained in Part VIII.

40. Repeal Section 88, General Requirement: Applicability to Heritage Conservation Districts, in Part V, Chapter 1, General Requirement: Built Form and Siting Requirements, as shown below in ~~strikeout~~:

~~General Requirement: Applicability to Heritage Conservation Districts~~

88	Repealed All regulations contained within this Part do not apply to buildings within heritage conservation districts, unless otherwise stated in Part VI.
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41. Amend Section 89, General Requirement: Number of Buildings on a Lot, as shown below in ~~strikeout~~ and **bold** by:

- (a) deleting the words “not located in a heritage conservation district” after the words “registered heritage property” in Clause 89(3)(d); and
- (b) adding the words “or contributing heritage property” after the words “not located in a heritage conservation district” in Clause 89(3)(d).

- 89 (1) Every main building shall be located on a lot.
- (2) A main building shall not be located on more than one lot.
- (3) A maximum of one main building is permitted on a lot, except:

- (a) subject to Clause 89(3)(b), within the CLI zone, the Dartmouth Waterfront (DW) Special Area as shown on Schedule 3A, or the Halifax Waterfront (HW) Special Area as shown on Schedule 3B, more than one main building is permitted on a lot if:
 - (i) each main building is shown on a preliminary plan of subdivision that it is capable of meeting the minimum lot frontage, lot dimension, and lot area requirements of the zone, and
 - (ii) a preliminary plan of subdivision meets the requirements of the Regional Subdivision By-law;
- (b) within the Dartmouth Waterfront (DW) Special Area as shown on Schedule 3A, or the Halifax Waterfront (HW) Special Area as shown on Schedule 3B, more than one main building is permitted on a lot providing the buildings are shipping containers or kiosks;
- (c) in any CH-2, CH-1, LI, HRI, INS, UC-2, UC-1, DND, H, PCF, or RPK zone; or
- (d) on a registered heritage property ~~not located in a heritage conservation district~~ **or contributing heritage property**.

42. Amend Section 92, General Requirement: Cantilevers Over a Registered Heritage Building, as shown below in ~~strikeout~~ and **bold** by:

- (a) adding the words “or Contributing Heritage Building” after the words “Registered Heritage Building” in the Section title; and
- (b) adding the words “or contributing heritage building” after the words “registered heritage building” and before the end period.

General Requirement: Cantilevers Over a Registered Heritage Building or Contributing Heritage Building

92	A new building or an addition to an existing building shall not cantilever over a registered heritage building or contributing heritage building .
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43. Amend Section 93, General Requirement: Setback of Entrances, by adding the words “or contributing heritage properties” after words “registered heritage properties” and before the comma and words “any pedestrian entrance”, as shown below in **bold**:

93	(1)	Excluding registered heritage properties or contributing heritage properties , any pedestrian entrance to any main building facing a streetline shall be required to be set back a minimum of 1.5 metres from the streetline.
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44. Amend Section 94, General Requirement: Permitted Encroachments into Setbacks, Stepbacks, or Separation Distances, by adding the acronym and comma “HCD-SV,” after the

acronym and comma “ER-1,” and before the comma and acronym “, CH-2” in Subsection 94(5) as shown below in **bold**:

(5) In any ER-3, ER-2, ER-1, **HCD-SV**, CH-2, or CH-1 zone, one enclosed porch with a maximum floor area of 4.0 square metres and one storey in height is permitted in any required front or flanking setback, if it is no closer than 0.5 metre to a streetline.

45. Amend Section 104, General Requirement: Height Exemption for Sloped Roofs, by adding the acronym and comma “HCD-DH,” after the acronym and comma “DH,” and before the acronym “CEN-2” in Subsection 104(1), as shown in **bold**:

104	(1)	Within any DD, DH, HCD-DH , CEN-2, CEN-1, COR, HR-2, HR-1, INS, UC-2, or UC-1 zone, the uninhabitable portion of any main building within a sloped roof may exceed the maximum required height, as shown on Schedule 15, by no more than 4.5 metres.
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46. Amend Section 140, in Part V, Chapter 3: Built Form and Siting Requirements within the DH Zone, by deleting the words and acronym “both the Lower Centre Downtown Halifax (LCDH) Special Area and” after the words “located within” and before the words and acronym “the Halifax Waterfront (HW) Special Area” in Clause 140(2)(b), as shown below in ~~strikeout~~:

Streetwall Width Within the DH Zone

140	(1)	Excluding any portion of a lot within a waterfront view corridor and subject to Subsections 140(2) and 140(3), a streetwall shall extend the full width of any streetline or transportation reserve.
	(2)	A streetwall located along Lower Water Street or Upper Water Street shall not have to extend the full width of the streetline or transportation reserve, if the lot:
	(a)	is located within both the Lower Centre Downtown Halifax (LCDH) Special Area and the Halifax Waterfront (HW) Special Area, as shown on Schedule 3B; and
	(b)	has a frontage greater than 27.5 metres.

47. Amend Section 149, in Part V, Chapter 4: Additional Built Form and Siting Requirements within the Waterfront Special Areas, by deleting the words and comma “With the exception of main buildings within a heritage conservation district, any” and replacing these with the word “Any” before the words “main building erected”, as shown in ~~strikeout~~ and **bold**:

149 ~~With the exception of main buildings within a heritage conservation district, any~~ **Any** main building erected, constructed, reconstructed, altered, or located, or an addition to any main building in the Dartmouth Waterfront (DW) Special Area, as shown on Schedule 3A, or the Halifax Waterfront (HW) Special Area, as shown on Schedule 3B, shall meet, in addition to the requirements of Part V, Chapters 2 and 3, the additional applicable requirements of this Chapter.

48. Amend Section 258, in Part V, Chapter 12: Built Form and Siting Requirements within the INS Zone, as shown in **bold** by:

(a) adding the words “or contributing heritage property” after the words “registered heritage property” and before the comma and words “, the streetwall height” of Clause 258(1)(a); and

(b) adding the words “or contributing heritage building” after the words “registered heritage building” and before the words “on the coming into force” of Clause 258(1)(a).

- 258 (1) Subject to Subsections 258(2), 258(3), and 258(4), any main building’s maximum required streetwall height shall be:
- a. on a registered heritage property **or contributing heritage property**, the streetwall height of the registered heritage building **or contributing heritage building** on the coming into force date of this By-law; or
 - b. no taller than 14.0 metres in height elsewhere.

49. Amend Section 326, in Part V, Chapter 19: Accessory Structures, Backyard Suite Uses, and Shipping Containers, by deleting the words and comma “With the exception of buildings within a heritage conservation district, any” and replacing these with the word “Any” before the words “accessory structure”, as shown in ~~strikeout~~ and **bold**:

326	With the exception of buildings within a heritage conservation district, any Any accessory structure, backyard suite use, or shipping container erected, constructed, reconstructed, altered, or located, or an addition to any accessory structure, backyard suite use, or shipping container, shall meet the built form and siting requirements of this Chapter.
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50. Amend Section 333, in Part V, Chapter 19: Accessory Structures, Backyard Suite Uses, and Shipping Containers, as shown in ~~strikeout~~ and **bold** by:

- (a) adding the acronym and comma “HCD-DH,” after the acronym and comma “DH,” and before the acronym “CEN-2” of Clause 333(1)(a); and
- (b) adding the acronym and comma “HCD-DH,” after the acronym and comma “DH,” and before the acronym “CEN-2” of Subsection 333(4); and

- 333 (1) An accessory structure shall have no restriction on the maximum size of its footprint, except:
- a. subject to Clause 333(1)(b), in any DD, DH, **HCD-DH**, CEN-2, CEN-1, COR, HR-2, HR- 1, ER-3, ER-2, ER-1, CH-2, or CH-1 zone: 60.0 square metres; or
 - b. in the Westmount Subdivision (WS) Special Area, as shown on Schedule 3C, 6.0 square metres within a front yard.
- (2) An accessory structure that is located in a rear yard and that is lawfully existing on the coming into force date of this By-law shall be permitted to change its use into a backyard suite use regardless of its height, footprint, floor area, side setback, rear setback, or lot coverage, as long as all other applicable built form requirements contained within this Chapter are met.
- (3) An accessory structure that is located in a flanking yard and that is lawfully existing on the coming into force date of this By-law shall be permitted to change its use into a backyard suite use regardless of its height, footprint, floor area, flanking yard set-back, side setback, rear setback, or lot coverage, as long as all other applicable built form requirements contained within this Chapter are met.
- (4) In any DD, DH, **HCD-DH**, CEN-2, CEN-1, COR, HR-2, HR-1, ER-3, ER-2, ER-1, CH-2, or CH-1 zone, an accessory structure shall not have a floor area greater than 90.0 square metres.

51. Amend Section 335, in Part V, Chapter 19: Accessory Structures, Backyard Suite Uses, and Shipping Containers, by adding the acronym and comma “HCD-DH,” after the acronym and comma “DH,” and before the acronym “CEN-2”, as shown in ~~strikeout~~ and **bold**:

335 (1) Subject to Section 336, a shipping container shall not be located in any DD, DH, **HCD-DH**, CEN-2, CEN-1, COR, HR-2, HR-1, ER-3, ER-2, ER-1, CH-2, CH-1, INS, WA, CDD-2, or CDD-1 zone.

52. Amend Section 348, in Part VI, Chapter 2, Built Form and Siting Requirements for the Schmidville Heritage Conservation District (SHCD) / HCD-SV Zone, as shown below in ~~strikeout~~ and **bold** by:

- (a) deleting the text “3F” after the words “on Schedule” and before the comma and words “, the minimum required rear setback” and replacing it with the text “3G”, in Subsection 348(3); and
- (b) deleting the text “3F” after the words “on Schedule” and before the comma and words “, the minimum required rear setback” and replacing it with the text “3G”, in Subsection 348(5).

(3) For any new lot created after November 3, 2018 and that is located within the Wright Avenue (WA) Special Area, as shown on Schedule ~~3F~~ **3G**, the minimum required rear setback for any main building shall be 1.22 metres.

(4) Within a Schmidville Heritage Building, as shown on Schedule 23, which contains a restaurant use or a local commercial use, the minimum required rear setback shall be 1.22 metres.

(5) Within the Morris Queen (MQ) Special Area, as shown on Schedule ~~3F~~ **3G**, the minimum required rear setback for any main building shall be 1.22 metres.

53. Amend Part VI, Built Form and Siting Requirements for Heritage Conservation Districts, by adding Chapter 3, Built Form and Siting Requirements for the Downtown Halifax Heritage Conservation District (DHHCD) / HCD-DH Zone, after Chapter 2, Built Form and Siting Requirements for the Schmidville Heritage Conservation District (SHCD) / HCD-SV Zone, as shown below in **bold**:

Part VI, Chapter 3: Built Form and Siting Requirements for the Downtown Halifax Heritage Conservation District (DHHCD) / HCD-DH Zone

Applicability

351.1	Any main building erected, constructed, reconstructed, altered, or located, or an addition to any main building, within the HCD-DH zone shall meet the built form and siting requirements of this Chapter.
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Development within the HCD-DH Zone

351.2	(1)	Within the Downtown Halifax Heritage Conservation District (DHHCD), as shown on Schedule 22, development is regulated by the HCD-DH zone.
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	(2)	Subject to Subsections 351.2(3) and 351.2(4), within the HCD-DH zone, development shall be subject to the requirements of this Chapter.
	(3)	A development within the Downtown Halifax Heritage Conservation District (DHHCD), as shown on Schedule 22.5, is further regulated under the H-900 Downtown Halifax Heritage Conservation District By-law, and those regulations apply in addition to the requirements of this Chapter.
	(4)	A development complying with this Chapter may be prohibited or further restricted under other legislation, including H-900 Downtown Halifax Heritage Conservation District By-law.

Additional Built Form and Siting Requirements within the Halifax Waterfront (HW) Special Area

351.3	The Halifax Waterfront (HW) Special Area shall also comply with the built form and siting requirements in Part V, Chapter 4, as shown on Schedule 3B.
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Maximum Building Height and Maximum FAR

351.4	(1)	Subject to Sections 103 and 104, Subsection 351.4(2), and Part X, any main building shall not exceed the maximum required building height specified on Schedule 15.
	(2)	Within the Old South Suburb (OSS) Special Area, as shown on Schedule 3G, any main building shall not exceed the maximum required floor area specified on Schedule 17.

Minimum Front or Flanking Setbacks

351.5	(1)	Subject to Section 351.6 and Subsections 351.5(2), 351.5(3), and 351.5(4), any portion of a main building, either above or below grade, shall have a minimum required front or flanking setback as specified on Schedule 18.
	(2)	Within the Elmwood (OSS-C) Sub-Area, the front yard setback shall be 2.7 metres along South Street, and 5 metres along Barrington Street.
	(3)	Within the South and Tobin (OSS-D) Sub-Area, the front yard setback shall be 1.5 metres along South Street and Tobin Street.
	(4)	Any portion of a main building above the streetwall, shall have a minimum required front or flanking setback of 12 metres from any streetline, specified on Schedule 20.5.

Underground Parking Exemption from Minimum Front or Flanking Setbacks

351.6	Underground motor vehicle parking structures are exempt from the minimum required front or flanking setback requirements, but shall not protrude more than 0.25 metres above any streetline grade when located within required setbacks.
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Maximum Front or Flanking Setbacks

351.7	(1)	There are no maximum front or flanking setback requirements for any main building located:
	(a)	on a registered heritage property or contributing heritage property;
	(b)	on a lot containing a community recreation use; or
	(c)	on a lot with no maximum front or flanking setbacks identified on Schedule 19.
	(2)	Subject to Subsections 351.7(3), 351.7(4), or 351.7(5), any main building along a pedestrian-oriented commercial street, as shown on Schedule 7, shall have a maximum front or flanking setback, as specified on Schedule 19.
	(3)	Maximum front or flanking setback shall not apply to portions of lots that have a frontage less than 4.0 metres along a streetline or transportation reserve.
	(4)	Where a transportation or utility easement abuts the streetline, a main building shall have a maximum front or flanking setback that is the greater of:
	(a)	the applicable distance as specified on Schedule 19; or
	(b)	the edge of the easement that is located farthest from the streetline.
	(5)	The maximum front or flanking setback requirement of Subsection 351.7(2) may be exceeded, if an at-grade open space, such as a plaza, is located between a front or flanking lot line and a main building.
	(6)	Subject to Subsections 351.7(3), 351.7(4), 351.7(5), no more than 30% of the width of the streetwall may exceed the maximum front or flanking setback requirement of Section 351.7.
	(7)	Where a development complies with both Subsections 351.7(6) and 351.13(1), the combined streetwall exemptions shall not exceed 30% of the entire width of the streetwall.

Side Setback Requirements

351.8	(1)	Subject to Subsections 351.8(2), 351.8(3) and 351.8(4) and Section 427, the minimum required side setback for any main building shall be:
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	a.	where a lot line abuts an ER-3, ER-2, ER-1, CH-2, CH-1, PCF, or RPK zone, 4.5 metres from the side lot line abutting such zone; or
	b.	0.0 metre elsewhere.
(2)	Underground parking structures are not required to have a minimum side setback, providing they do not protrude more than 0.6 metre above the average finished grade in any side yard.	
(3)	Any main building on a lot that abuts an ER-3, ER-2, ER-1, CH-2, CH-1, PCF, or RPK zone shall be required to be setback above of the streetwall height no less than 6.0 metres from any side lot line.	
(4)	Any portion of any main building above 33.5 metres in height shall have a minimum required setback from any side lot line of:	
	a.	Subject to Section 351.8(4)(b), 6.0 metres, if the abutting property is within a HCD-DH, DH, CEN-2, CEN-1, UC-2, or UC-1 zone and has a view plane restriction that would not permit the development of a high-rise building;
	b.	3.0 metres if the property includes a streetline, specified on Schedule 20.5; or
	c.	11.5 metres elsewhere.

Rear Setback Requirements

351.9	(1)	Subject to Subsection 351.9(2) and Section 427, the minimum required rear setback for any main building shall be 0.0 metre.
	(2)	Subject to Subsection 351.9(3), where a lot abuts an ER-3, ER-2, ER-1, CH-2, CH-1, PCF, or RPK zone, any main building shall be required to be set back no less than 4.5 metres from the rear lot line abutting such zone.
	(3)	Underground parking structures are not required to have a minimum rear setback, providing they do not protrude more than 0.6 metre above the average finished grade in any rear yard.
	(4)	A lot that abuts an ER-3, ER-2, ER-1, CH-2, CH-1, PCF, or RPK zone shall provide a minimum required setback above the streetwall height of 6.0 metres from any rear lot line.
	(5)	Any portion of any main building above the streetwall height, but less than 33.5 metres in height, shall have a minimum required setback from a rear lot line of 0 metres.
	(6)	Any portion of any main building above 33.5 metres in height shall have a minimum required setback from any rear lot line of:

	(a)	Subject to Section 351.9(6)(b), 6.0 metres, if the abutting property is within an HCD-DH, DH, CEN-2, CEN-1, UC-2, or UC-1 zone and has a view plane restriction that would not permit the development of a high-rise building;
	(b)	3.0 metres if the property includes a streetline, specified on Schedule 20.5; or
	(c)	11.5 metres elsewhere.

Maximum Streetwall Heights

351.10	(1)	Subject to Subsections 351.10(2), 351.10(3), 351.10(4), and 351.10(5), the maximum required streetwall heights for main buildings are specified on Schedule 20.
	(2)	On a site having sloping conditions, the maximum streetwall height required in Subsection 351.10(1), may be exceeded by:
	(a)	10%, where any main building is located on a streetline or a transportation reserve that has an average finished grade that results in a slope that is between 4% and 8% across the entire width of the streetwall; or
	(b)	20%, where any main building is located on a streetline or a transportation reserve that has an average finished grade that results in a slope that exceeds 8% across the entire width of the streetwall.
	(3)	Subject to Subsections 351.10(4), on a registered heritage property or contributing heritage property, the maximum required streetwall height shall be the streetwall height of the registered heritage building or contributing heritage building on the coming into force date of this By-law, or no more than one metre greater than this height.
	(4)	Within the Elmwood (OSS-C) Sub-Area, the maximum streetwall height shall be 12.64 metres, facing South Street, and 10.75 metres, facing Barrington Street.
(5)	The maximum required streetwall height may be exceeded by 1.5 metres to permit a clear glass guard and railing system or a parapet.	

Minimum Streetwall Heights

351.11	(1)	Subject to Subsection 351.11(2), any main building's minimum required streetwall height shall be 8 metres.
	(2)	Within the Old South Suburb (OSS) Special Area, as shown on Schedule 3G, any main building's minimum required streetwall height shall be 3.5 metres.

Streetwall Stepbacks

351.12	(1)	Subject to Subsections 351.12(2) and 351.12(3), any main building shall have a minimum required streetwall stepback of:
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	(a)	3.0 metres, for a main building less than 22 metres in height; and
	(b)	4.5 metres, for a main building greater than 22 metres in height.
	(2)	No streetwall setback is required for a maximum of 20% of the length of any main building facing each streetline or a transportation reserve.
	(3)	Within the South and Tobin (OSS-D) Sub-Area, the minimum streetwall setback shall be 0.76 metres along South Street and Tobin Street.
	(4)	No portion of any main building above the streetwall shall project beyond the streetwall towards the front or flanking lot line.

Recessed Portions and Cantilevers within Streetwalls

351.13	(1)	Subject to Subsection 351.13(2), the total combined width of all cantilevered and recessed portions within any streetwall that have a depth of 2.0 metres or greater shall not exceed 30% of the width of the streetwall.
	(2)	Cantilevered and recessed portions described in Subsection 351.13(1) shall include portals, but exclude balconies and recessed pedestrian entrances.

Maximum Lot Coverage

351.14	No maximum required lot coverage applies
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Ground Floor Requirements

351.15	(1)	Subject to Subsection 351.15(2), a ground floor shall be established along any streetline or transportation reserve.
	(2)	On a corner lot, for any streetwall along a streetline or transportation reserve that has an average finished grade that exceeds a slope greater than 8%, extended across the entire width of the streetwall, the requirements for a ground floor do not apply.
	(3)	A ground floor shall have a minimum required depth of 3.0 metres, as measured from any exterior wall of any main building, facing a streetline or a transportation reserve, toward the rear lot line.
	(4)	Subject to Subsection 351.15(6), each ground floor required shall, for no less than 70% of each streetwall:
	(a)	subject to Section 74, commence no lower than 0.6 metre below the streetline grade; and
	(b)	subject to Subsection 351.15(5), commence no higher than 0.6 metre above the streetline grade.

(5)	In the event of a conflict between the coastal elevation requirements of Section 74 and Clause 351.15(4)(b), Clause 351.15(4)(b) shall not apply.	
(6)	The ground floor of a grade-related dwelling unit use shall:	
	(a)	subject to Section 74, commence no lower than 1.5 metres below the streetline grade; and
	(b)	commence no higher than 1.5 metres above the streetline grade.
(7)	Subject to Subsection 351.15(8) and excluding a low-density dwelling use or a grade-related dwelling unit use, the ground floor height shall be required to be a minimum of 4.5 metres.	
(8)	The ground floor height required in Subsection 351.15(7) may be reduced where one of the following conditions applies:	
	(a)	the ground floor height of an addition is equal to or greater than the ground floor height of the existing main building;
	(b)	for a proposed main building on a registered heritage property or contributing heritage property, the ground floor heights of abutting main buildings along the same streetline are such that the required ground floor height of the proposed main building would be inconsistent with the abutting main buildings; or
	(c)	the property is located within the Waverley Inn (OSS-B) Sub-Area, the Elmwood (OSS-C) Sub-Area, or the South and Tobin (OSS-D) Sub-Area of the Old South Suburb Special Area.
(9)	Mezzanine spaces are permitted to commence within the minimum ground floor height required in Subsection 351.15(7), for those portions of a ground floor that are occupied by residential uses.	

Grade-Oriented Premises

351.16	(1)	Subject to Subsections 351.16(2) and 351.16(3), grade-oriented premises shall:	
		(a)	be located along any streetline;
		(b)	excluding an entrance to internal parking or a portal, be required for the full width of the streetwall;
		(c)	not exceed a maximum width of 24.0 metres for each premise facing a streetline; and
		(d)	contain an independent pedestrian entrance for each premise facing a streetline.
	(2)	Subsection 351.16(1) shall not apply to:	
		(a)	a change of use;
		(b)	a low-density dwelling use;
		(c)	a religious institution use;
		(d)	an emergency services use; or

	(e)	a cultural use.
	(3)	For any addition to any main building, the requirement of Subsection 351.16(1) shall only apply to the length of the streetwall addition.
	(4)	Grade-oriented premises shall have a minimum required depth of 3.0 metres, as measured from any exterior wall of any main building that is facing a streetline.

Grade-Related Dwelling Units

351.17	Every grade-related dwelling unit shall have a required minimum of one exterior pedestrian entrance.
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Minimum Separation Distances

351.18	Any portion of any main building above 33.5 metres in height shall be separated by a minimum required distance of 23.0 metres from any portions of the same or other main buildings on the same lot that are above 33.5 metres in height.
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Maximum Building Dimensions

351.19	(1)	Subject to Section 154, any portion of any main building above 33.5 metres in height shall not exceed the following maximum building dimension requirements of:
	(a)	a building depth of 33.6 metres
	(b)	a building width of 33.6 metres

Accessory Structures and Shipping Containers

351.20	Accessory structures and shipping containers shall meet the requirements of Part V, Chapter 19.
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54. Amend Section 352, in Part VII, Chapter 1: General Design Requirements, by adding the acronym and comma "HCD-DH," after the acronym and comma "DH," and before the acronym "CEN-2", as shown in ~~strikeout~~ and **bold**:

352 With the exception of the developments listed under Section 353 and subject to Sections 354 and 355, any developments in the DD, DH, CEN-2, **HCD-DH**, CEN-1, COR, HR-2, HR-1, ER-3, ER-1, CH-2, CH-1, CLI, INS, UC-2, UC-1, PCF, and RPK zones shall meet all the applicable design requirements contained within this Part.

55. Amend Table 11: Applicable design requirements by zone for new buildings in Part VII, Chapter 1, by adding the acronym "HCD-DH" after the acronym "DH" and before the acronym "CEN-2" in the column to the right of the column with the words "Design Requirements" and to the left of the column with the words "CLI Zone", as shown in **bold**:

Table 11: Applicable design requirements by zone for new buildings

Design Requirements	DD	CLI	ER-3	ER-1	CH-2	INS	UC-2	PCF
	DH	Zone	Zone	Zone	CH-1	Zone	UC-1	RPK
	HCD-DH				Zones		Zones	Zones
	CEN-2							
	CEN-1							
	COR							
	HR-2							
	HR-1							
	Zones							

56. Amend Table 12: Design requirements by zone for additions to existing buildings in Part VII, Chapter 1, by adding the acronym “HCD-DH” after the acronym “DH” and before the acronym “CEN-2” in the column to the right of the column with the words “Design Requirements” and to the left of the column with the words “CLI Zone”, as shown in **bold**:

Table 12: Design requirements by zone for additions to existing buildings

Design Requirements	DD	CLI	ER-3	ER-1	CH-2	INS	UC-2	PCF
	DH	Zone	Zone	Zone	CH-1	Zone	UC-1	RPK
	HCD-DH				Zones		Zones	Zones
	CEN-2							
	CEN-1							
	COR							
	HR-2							
	HR-1							
	Zones							

57. Amend Section 364, in Part VII, Chapter 3: Building Design Requirements, as shown in **bold** by:

- (a) adding the acronym and comma “HCD-DH,” after the acronym and comma “DH,” and before the acronym “CEN-2” in the title of the Section; and
- (b) by adding the acronym and comma “HCD-DH,” after the acronym and comma “DH,” and before the acronym “CEN-2” in Section 364.

Design Requirement: Number of Pedestrian Entrances for Grade-Oriented Premises Along Streetwalls in a DD, DH, **HCD-DH**, CEN-2, CEN-1, COR, HR-2, or HR-1 Zone

364	In any DD, DH, HCD-DH , CEN-2, CEN-1, COR, HR-2, or HR-1 zone, a minimum of one pedestrian entrance is required per grade-oriented premises within the streetwall.
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58. Amend Part VIII, Chapter 1, Design Requirements for Properties Abutting a Registered Heritage Property or Properties Abutting a Heritage Conservation District, by deleting the words “Heritage Conservation District” in the chapter title and replacing it with the words “Contributing Heritage Property” as shown below in ~~strikeout~~ and in **bold**:

Part VIII, Chapter 1: Design Requirements for Properties Abutting a Registered Heritage Property or Properties Abutting a ~~Heritage Conservation District~~ **Contributing Heritage Property**

59. Amend Section 380, Applicability of Design Requirements for Properties Abutting a Registered Heritage Property or Properties Abutting a Heritage Conservation District, as shown below in ~~strikeout~~ and in **bold** by:

- (a) deleting the words “Heritage Conservation District” after the words “Properties Abutting a” in the title text and replacing with the words “Contributing Heritage Property”;
- (b) deleting the words “heritage conservation district” after the words “the same streeline or abutting a” in the Clause 380(1)(a) and replacing with the words “contributing heritage property”;
- (c) deleting the word “or” after the comma and acronym “PCF,” and before the acronym “RPK” in Clause 380(1)(b);
- (d) deleting the word “zone” after the acronym “RPK,” and before the end period in Clause 380(1)(b); and
- (e) adding the comma and words “or HCD-DH zone” after the words “RPK zone” and before the end period in Clause 380(1)(b).

Applicability of Design Requirements for Properties Abutting a Registered Heritage Property or Properties Abutting a ~~Heritage Conservation District~~ **Contributing Heritage Property**

380	(1)	In addition to the design requirements in Part VII, the requirements of this Chapter apply for new construction or additions on properties:	
		a.	abutting a registered heritage property along the same streeline or abutting a heritage conservation district contributing heritage property along the same streetline; and
		b.	located within a DD, DH, CEN-2, CEN-1, COR, HR-2, HR-1, CLI, INS, UC-2, UC-1, PCF, or RPK zone , or HCD-DH zone .
	(2)	In the event that the requirements under Chapter VII conflict with the requirements of this Chapter, the requirements of this Chapter take precedence.	

60. Amend Section 381, Design Requirement: Maintenance of Same or Similar Cornice Line Height, as shown below in ~~strikeout~~ and in **bold** by:

- (a) deleting the words “heritage conservation district” after the words “main building within a” and before the comma and words “except where the maximum” in Clause Subsection 381(1) and replacing with the semicolon and words “contributing heritage property”;
- (b) deleting Clause 381(2)(a) and the words “registered heritage properties that are located on each side of the subject property along the same streetline; or”
- (c) deleting Clause 381(2)(b) and the words “a registered heritage property and a heritage conservation district along the same streetline;”
- (d) adding Clause 381(a) and the words and semicolon “two or more registered heritage properties;”;
- (e) adding Clause 381(b) and the words and semicolon “two or more contributing heritage properties; or”;
- (f) adding Clause 381(c) and the words and comma “a combination of either,”;

- (g) deleting the words “either of the two” after word “then” and before the word “cornice” and replacing it with the word “any” and deleting the word “lines” after the word “cornice” and before the words “may be used to meet” and replacing it with the words and commas “line, above, along the same street,” in Subsection 381(2); and
- (h) deleting the words “heritage conservation district” and replacing these with the words “contributing heritage properties” in the caption of Diagram 18.

Design Requirement: Maintenance of Same or Similar Cornice Line Height

381	(1)	Subject to Subsection 381(2), the streetwall height for any new main building or any addition to an existing main building shall be required to be located at a height that is within 2.0 metres of the cornice line height established by abutting registered heritage buildings or abutting main buildings within a heritage conservation district contributing heritage property , except where the maximum required streetwall height permitted in Part V is lower than the cornice line of the abutting main buildings, then the maximum streetwall height required under Part V shall not be exceeded (Diagram 18).
	(2)	If the new main building or addition to a main building is located on a property that is in between:
		(a) registered heritage properties that are located on each side of the subject property along the same streetline; or
		(b) a registered heritage property and a heritage conservation district along the same streetline;
		(a) two or more registered heritage properties;
		(b) two or more contributing heritage properties; or
		(c) a combination of either,
		then either of the two any cornice lines line, above, along the same street, may be used to meet the requirements of Subsection 381(1).

Diagram 18: Maintenance of same or similar cornice line height for development on properties abutting a registered heritage property or on properties abutting a ~~heritage conservation district~~ **contributing heritage property**, per Section 381

61. Amend Section 382, Design Requirement: Side Wall Setback or Stepback for Taller Portions of New Buildings or Additions to Buildings, as shown below in ~~strikeout~~ and in **bold** by:
- (a) Adding the words “a portion of” after word “Where” and before the words “any main building” in Subsection 382(1);
 - (b) adding the word “abutting” after the words “side lot line abutting a registered heritage property or” and before the words “a property within a heritage conservation district” in Subsection 382(1);
 - (c) deleting the words “property within a heritage conservation district” after the words “side lot line abutting a registered heritage property or a” and replacing these words with the words “contributing heritage property” in Subsection 382(1);
 - (d) adding the word “abutting” after the words “opposite the registered heritage property or” and before the words “a property within a heritage conservation district” in Subsection 382(1);

- (e) deleting the words “property within a heritage conservation district” after the words “opposite the registered heritage property or a” and replacing these words with the words “contributing heritage property” in Subsection 382(1);
- (f) adding the word “abutting” after the words “a side lot line abutting a registered heritage property or” and before the words “a property within a heritage conservation district” in Subsection 382(2);
- (g) deleting the words “property within a heritage conservation district” after the words “a side lot line abutting a registered heritage property or a” and replacing these words with the words “contributing heritage property” in Subsection 382(2);
- (h) deleting the words “property within a heritage conservation district” and replacing these with the words “contributing heritage property” in the caption of Diagram 19; and
- (i) deleting the words “property within a heritage conservation district” and replacing these with the words “contributing heritage property” in the caption of Diagram 20.

Design Requirement: Side Wall Setback or Stepback for Taller Portions of New Buildings or Additions to Buildings

382	(1)	Where a portion of any main building is located less than 3.0 metres from a side lot line abutting a registered heritage property or abutting a property within a heritage conservation district contributing heritage property , a minimum required stepback of 1.5 metres, above the height of the streetwall, shall be provided from the side wall directly opposite the registered heritage property building or a property within a heritage conservation district contributing heritage building and shall be required for a minimum depth of 12.0 metres from a streetline (Diagram 19).
	(2)	Where any main building is located 3.0 metres or more from a side lot line abutting a registered heritage property or a property within a heritage conservation district contributing heritage property , no stepback requirement applies (Diagram 20).

Diagram 19: Minimum 1.5-metre sidewall stepback for any new main building or any addition to an existing main building from the abutting registered heritage property or the abutting ~~property within a heritage conservation district~~ **contributing heritage property**, per Subsection 382(1)

Diagram 20: Minimum required side setback of 3.0 metres for any new main building or any addition to an existing main building from the abutting registered heritage property or the abutting ~~property within a heritage conservation district~~ **contributing heritage property**, per Subsection 382(2)

62. Amend the title, before Section 383, Part VIII, Chapter 2: Design Requirements for New Construction or Additions on Registered Heritage Properties, by adding the words “and Contributing Heritage Properties” at the end of the title, as shown below in **bold**:

Part VIII, Chapter 2: Design Requirements for New Construction or Additions on Registered Heritage Properties **and Contributing Heritage Properties**

63. Amend Section 383, Applicability of Design Requirements for New Construction or Additions on Registered Heritage Properties, as shown below in ~~strikeout~~ and in **bold** by:
- (a) adding the words “and Contributing Heritage Properties” after the words in the header “Applicability of Design Requirements for New Construction or Additions on Registered Heritage Properties”;
 - (b) deleting the words “that are not located within a heritage conservation district” after the words “on registered heritage properties” in Clause 383(1)(a) and replacing these words with the words “and contributing heritage properties” before the semicolon and word “and”;
 - (c) deleting the word “or” after the acronym “PCF” and comma and before the acronym “RPK” in Clause 383(1)(b);
 - (d) deleting the word “zone” after the acronym “RPK” and before the end period in Clause 383(1)(b); and
 - (e) adding a comma and words “or HCD-DH zone” after the word “zone” and before the end period in Clause 383(1)(b).

Applicability of Design Requirements for New Construction or Additions on Registered Heritage Properties and Contributing Heritage Properties

383	(1)	In addition to the design requirements in Part VII, the requirements of this Chapter apply for any new main building or any addition to an existing main building:
	a.	on registered heritage properties that are not located within a heritage conservation district and contributing heritage properties ; and
	b.	located within a DD, DH, CEN-2, CEN-1, COR, HR-2, HR-1, CLI, INS, UC-2, UC-1, PCF, or RPK zone , or HCD-DH zone .
	(2)	In the event that the requirements under Chapter VII conflict with the requirements of this Chapter, the requirements of this Chapter take precedence.

64. Amend Section 384, Design Requirement: Maintenance of Same or Similar Cornice Line Height, by adding the words “or contributing heritage building” after the words “registered heritage building” and before the words “along the same streetline”, as shown below in **bold**:

384	The streetwall height for any new main building or any addition to an existing main building shall be required to be within 2.0 metres of the cornice line height established by the registered heritage building or contributing heritage building along the same streetline.
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65. Amend Section 385, Design Requirement: Stepbacks for Rooftop Additions, as shown below in **bold** by:
- (a) adding the words “or contributing heritage building” after the words “registered heritage building” and before the comma and words “any portion of the addition”; and
 - (b) adding the words “or contributing heritage building” after the words “registered heritage building” and before the end period.

385	For any addition that occurs on a rooftop of a registered heritage building or contributing heritage building , any portion of the addition shall be required to be stepped back a minimum of 3.0 metres from the streetwall of the registered heritage building or contributing heritage building .
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66. Amend Section 387, Design Requirement: Prohibited Cladding Materials, by adding the words “or a contributing heritage property” after the words “registered heritage property” and before the colon, as shown below in **bold**:

387	The following external cladding materials are prohibited on the exterior walls of any main building on a registered heritage property or a contributing heritage property :
	a. vinyl siding;
	b. plastic;
	c. exterior insulation and finish systems where stucco is applied to rigid insulation;
	d. standing seam or corrugated metal siding; or
	e. cinder block.

67. Amend Section 388, Design Requirement: Awnings and Canopies, by adding the words “or contributing heritage building” after the words “registered heritage building” and before the comma and words “awnings and canopies”, as shown below in **bold**:

388	If proposed on a registered heritage building or contributing heritage building , awnings and canopies shall not:
	a. contain vinyl or high-gloss fabrics; and
	b. be internally-illuminated.

68. Amend Section 389, in Part IX, Chapter 1: General Variation Criteria, by adding a period after words “Schedules B and C of the Charter”, deleting the comma, words and colon “, except for:”, and deleting Subsections 389(a), 389(b), and 389(c), as shown below in ~~strikeout~~ and **bold**:

Area of Applicability

389	The variations contained within this Part only apply to the Regional Centre Plan Area that is shown on Schedules B and C of the Charter, , except for:
	(a) those portions located within the Old South Suburb Heritage Conservation District;
	(b) those portions located within the Barrington Street Heritage Conservation District; and
	(c) the following parcels of land:
	(i) 00002030,
	(ii) 41036096,

		(iii) 00003954, (iv) 00003129, (v) 00077412, (vi) 41210386, (vii) 00077461, (viii) 00034397, (ix) 00077404, (x) 00077420, (xi) 00077446, (xii) 00077453, (xiii) 00076141, (xiv) 40420143, and (xv) 00076109.
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69. Amend Section 390, Variation: Roof Edge Setbacks of Height-Exempted Building Rooftop Features, as shown below in ~~strikeout~~ and in **bold** by:

- (a) deleting the word “or” after the acronym “CDD-2” and comma and before the acronym “CDD-1” in Clause 390(2)(a);
- (b) deleting the word “zone” after acronym “CDD-1” and before the semicolon in Clause 390(2)(a); and
- (c) adding the comma and words “or HCD-DH zone” after the word “zone” and before the semicolon in Clause 390(2)(a).

390	(1)	The minimum required roof edge setback for height-exempted building rooftop features, contained in Section 103, may be varied by site plan approval to reduce the required setback.
	(2)	When considering a site plan approval under Subsection 390(1), the following criteria shall be met:
	(a)	the lot that is subject of the proposed site plan is located within a DD, DH, CEN-2, CEN-1, COR, HR-2, HR-1, CLI, LI, HRI, INS, UC-2, UC-1, DND, H, PCF, RPK, CDD-2, or CDD-1 zone, or HCD-DH zone;
	(b)	the variation is to a roof edge that faces a side or rear lot line; and
	(c)	the rooftop feature is designed or buffered in such a way to minimize its potential visual impact.

70. Amend Section 392, Variation: Grade-Oriented Premises, as shown below in ~~strikeout~~ and in **bold** by:

- (a) deleting the word “or” after the acronym “CEN-1” and comma and before the acronym “COR” in Clause 392(2)(a);
- (b) deleting the word “zone” after the acronym “COR” and before the semicolon in Clause 392(2)(a); and
- (c) adding the comma and words “or HCD-DH zone” after the word “zone” and before the semicolon in Clause 392(2)(a).

392	(1)	The minimum required roof edge setback for height-exempted building rooftop features, contained in Section 103, may be varied by site plan approval to reduce the required setback.
	(2)	When considering a site plan approval under Subsection 392(1), the following criteria shall be met:

	(a)	the proposal is within a DD, DH, CEN-2, CEN-1, or COR zone, or HCD-DH zone ;
	(b)	a minimum of two pedestrian entrances, no less than 12.0 metres apart, shall be provided;
	(c)	a minimum of three methods under Subsection 363(1) are provided for each pedestrian entrance; and
	(d)	an alternative method is used within the streetwall to give the appearance that multiple storefronts are present, such as enhanced articulation and display windows.

71. Amend Section 394, Variation: Unique Building Functionality, as shown below in ~~strikeout~~ and in **bold** by:

- (a) deleting the word “or” after the acronym “PCF” and comma and before the acronym “RPK” in Clause 394(2)(a);
- (b) deleting the word “zone” after the acronym “RPK” and before the end period in Clause 394(2)(a); and
- (c) adding the comma and words “or HCD-DH zone” after the word “zone” and before the end period in Clause 394(2)(a).

394	(2)	When considering a site plan approval under Subsection 394(1), the following criteria shall be met:
	(a)	the lot that is the subject of the proposed site plan is located within a DD, DH, CEN-2, CEN-1, COR, HR-2, HR-1, CLI, INS, UC-2, UC-1, PCF, or RPK zone. or HCD-DH zone.
	(b)	a minimum of 80% of the floor area of the building contains one or more of the following uses: (i) community recreation use, (ii) convention centre use, (iii) cruise ship terminal use, (iv) cultural use, (v) library use, (vi) major spectator venue use, (vii) minor spectator venue use, (viii) public building use, (ix) religious institution use, (x) school use, or (xi) university or college use;
	(c)	the applicant demonstrates that each variation requested under Subsection 394(1) is needed to address conflicts with the intended use of the building; and
	(d)	there are no blank walls facing a street or a park use.

72. Amend Section 395, Variation: Unique Building Design, as shown below in ~~strikeout~~ and in **bold** by:

- (a) deleting the word “or” after the acronym “PCF” and comma and before the acronym “RPK” in Clause 395(2)(a);
- (b) deleting the word “zone” after the acronym “RPK” and before the semicolon in Clause 395(2)(a); and
- (c) adding the comma and words “or HCD-DH zone” after the word “zone” and before the semicolon in Clause 395(2)(a).

395	(2)	When considering a site plan approval under Subsection 395(1), the following criteria shall be met:
		<ul style="list-style-type: none"> (a) the lot that is the subject of the proposed site plan is located within a DD, DH, CEN-2, CEN-1, COR, HR-2, HR-1, CLI, INS, UC-2, UC-1, PCF, or RPK zone, or HCD-DH zone; (b) a minimum of 80% of the floor area of the building contains one or more of the following uses: <ul style="list-style-type: none"> (i) community recreation use, (ii) convention centre use, (iii) cruise ship terminal use, (iv) cultural use, (v) library use, (vi) major spectator venue use, (vii) minor spectator venue use, (viii) public building use, (ix) religious institution use, (x) school use, or (xi) university or college use; (c) the applicant demonstrates that each variation requested under Subsection 395(1) is needed to support a unique and innovative building design that emphasizes the site through the submission of information and architectural drawings that compare the building’s design: <ul style="list-style-type: none"> (i) under applicable requirements of this By-law without a variation, and (ii) with the requested variation; (d) there are no blank walls facing a street or a park use; and (e) an at-grade open space shall be provided along the streetline that is accessible to pedestrians and is a minimum of 5.0% of the total lot size.

73. Amend Section 396, Variation: Cornice Line Height for New Main Buildings or Additions to Main Buildings on a Property Abutting a Registered Heritage Property or Abutting a Heritage Conservation District, as shown below in ~~strikeout~~ and in **bold** by:

- (a) deleting the words “Heritage Conservation District” after the words “Abutting a” and replacing these words with the words “Contributing Heritage Resources at the end of the title words “Variation: Cornice Line Height for New Main Buildings or Additions to Main Buildings on a Property Abutting a Registered Heritage Property or Abutting a”;
- (b) deleting the words “heritage conservation district” after the words “a building on the abutting” and before the end period and replace these words with the words “contributing heritage property” in Clause 396(1)(a);
- (c) deleting the words “heritage conservation district” after the words “a building on the abutting” and before the end period and replace these words with the words “contributing heritage property” in Clause 396(1)(b); and

- (d) deleting the words “a heritage conservation district” after the words “building within” and before the end period and replacing these words with the words “an abutting contributing heritage property” in Clause 396(2)(b).

Variation: Cornice Line Height for New Main Buildings or Additions to Main Buildings on a Property Abutting a Registered Heritage Property or Abutting a ~~Heritage Conservation District~~
Contributing Heritage Property

396	(1)	The requirements of Section 381, may be varied by site plan approval to allow a cornice line of a new main building or an addition to a main building that:
		(a) commences higher than 2.0 metres above the cornice line of the building on the abutting registered heritage property or a building on the abutting heritage conservation district contributing heritage property ; or (b) commences lower than 2.0 metres below the cornice line of the building on the abutting registered heritage property or a building on the abutting heritage conservation district contributing heritage property .
	(2)	When considering a site plan approval under Subsection 396(1), the following criteria shall be met:
		(a) the design of the building incorporates articulation established by vertical and horizontal architectural elements of the abutting registered heritage building or building within a heritage conservation district (e.g., windows, columns, pilasters, cornice, architectural frieze, storefront, datum lines, etc.); and (b) the design of the building incorporates the proportions and vertical spacing of the windows of the abutting registered heritage building or building within a heritage conservation district an abutting contributing heritage property .

74. Amend Section 397, Variation: Applicability of Design Requirements for Construction on a Registered Heritage Property Outside of a Heritage Conservation District, as shown below in ~~strikeout~~ and in **bold**:

- (a) deleting the words “Outside of a Heritage Conservation District” at the end of the title words “Variation: Applicability of Design Requirements for Construction on a Registered Heritage Property” and replacing these words with the words “or a Contributing Heritage Property”;
- (b) adding the words “or a contributing heritage property” after the words “registered heritage property” and before the words “and applicable requirements” in Clause 397(1); and
- (c) deleting the words “located outside of a heritage conservation district” after the words “registered heritage property” and before the semicolon and word “and” and replacing these words with the words “or a contributing heritage property” in Clause 397(2)(b).

Variation: Applicability of Design Requirements for Construction on a Registered Heritage Property ~~Outside of a Heritage Conservation District~~ **or a Contributing Heritage Property**

397	(1)	The requirements of Part VII, Chapters 3 and 5, and Part VIII, Chapter 2, may be varied by site plan approval to address conflicts between building
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		design requirements for new construction on a registered heritage property or a contributing heritage property and applicable requirements under the <i>Heritage Property Act</i> .
	(2)	When considering a site plan approval under Subsection 397(1), the following criteria shall be met:
		(a) the lot that is the subject of the proposed site plan is a registered heritage property located outside of a heritage conservation district or a contributing heritage property ; and (b) the requirement that is the subject of the site plan approval application conflicts with a requirement under the Heritage Property Act.

75. Amend Section 401, Part X, Chapter 3 : Waterfront View Corridors, by adding the word and acronym “or HCD-DH” after the acronym “DH” and before the word “zone” in Clause 401(2)(a), as shown below in **bold**:

401	(2)	A structure shall not be erected, constructed, altered, reconstructed, or located so that it protrudes into a required waterfront view corridor, except:
		(a) within the DH or HCD-DH zone, any portion of a structure at or below the streetline grade where a waterfront view corridor intersects with Lower Water Street;
		(b) uncovered structures less than 0.6 metre in height, such as balconies, patios, and planters;
		(c) structures containing temporary uses;
		(d) structures containing temporary construction uses;
		(e) within the Dartmouth Waterfront (DW) Special Area, as shown on Schedule 3A, and the Halifax Waterfront (HW) Special Area, as shown on Schedule 3B, accessory structures and kiosks that are no greater than:
		(i) 20.0 square metres in floor area, or
		(ii) 3.0 metres in height;
		(f) within the Dartmouth Waterfront (DW) Special Area, as shown on Schedule 3A, and the Halifax Waterfront (HW) Special Area, as shown on Schedule 3B, shipping containers that are no greater than 3.0 metres in height;
		(g) public art;
		(h) fountains and other landscaping features;
		(i) monuments;
		(j) commemorative signs; and
		(k) signs regulating traffic on a lot, including directional signage.

76. Amend Section 417, Soft Landscaping for Accessory Parking Lots, as shown below in ~~strikeout~~ and **bold** by:

- (a) deleting the word “or” after the acronym and comma “PCF,” and before the acronym “RPK”; and
- (b) adding the comma, word, and acronym “, or HCD-DH” after the acronym “RPK” and before the word “zone” in Subsection 417(1).

Soft Landscaping for Accessory Parking Lots

417	(1)	Where permitted in Part XIII, an accessory parking lot that is located in a DD, DH, CEN-2, CEN-1, COR, HR-2, HR-1, CH-2, CH-1, INS, UC-2, UC-1, PCF, or RPK, or HCD-DH zone, but is not located within an interior courtyard, shall meet the following soft landscaping requirements along any portion of a lot line that runs adjacent to the accessory parking lot:
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77. Amend Section 420, Specific Hard Landscaping or Soft Landscaping Requirements in any DD, DH, CEN-2, CEN-1, COR, HR-2, HR-1, INS, UC-2, or UC-1 zone, as shown below in ~~strikeout~~ and **bold** by:

- (a) adding the acronym and comma “HCD-DH,” after the acronym and comma “DH,” and before the acronym “CEN-2” in the title of Section 420;
- (b) adding the acronym and comma “HCD-DH,” after the acronym and comma “DH,” and before the acronym “CEN-2” in Subsection 420(1);
- (c) adding the acronym and comma “HCD-DH,” after the acronym and comma “DH,” and before the acronym “CEN-2” in Subsection 420(2);
- (d) adding the acronym and comma “HCD-DH,” after the acronym and comma “DH,” and before the acronym “CEN-2” in Subsection 420(6); and
- (e) deleting the period after the words “registered heritage properties” and adding the words and period “or contributing heritage properties.” in Clause 420(6)(d).

Specific Hard Landscaping or Soft Landscaping Requirements in any DD, DH, **HCD-DH**, CEN-2, CEN-1, COR, HR-2, HR-1, INS, UC-2, or UC-1 zone

420	(1)	In any DD, DH, HCD-DH , CEN-2, CEN-1, COR, HR-2, HR-1, INS, UC-2, or UC-1 zone, any portion of a front, flanking, side, or rear yard that is not used for driveways, parking, off-street loading spaces, walkways, wheelchair ramps, stairs, or accessory structures shall be landscaped.
	(2)	In any DD, DH, HCD-DH , CEN-2, CEN-1, or COR zone, front or flanking yards along any pedestrian-oriented commercial street, as shown on Schedule 7, shall contain hard landscaping for 100% of the front or flanking yard, by using a minimum of one of the following materials:
	(a)	concrete;
	(b)	decorative concrete;
	(c)	bricks; or
	(d)	pavers
	(3)	In addition to the materials that are required in Subsection 420(2), the following additional hard landscaping materials may also be permitted within front or flanking yards along any pedestrian-oriented commercial street, as shown on Schedule 7:
	(a)	concrete;
	(b)	decorative concrete;
	(c)	bricks; or
	(d)	pavers
	(4)	Excluding any hard landscaping required in Subsection 420(2), no less than 50% of the remaining required landscaping on a lot shall be soft landscaping.
	(5)	Excluding balconies, at-grade outdoor amenity space that contains soft landscaping may be counted towards the requirement in Subsection 420(4).
	(6)	In any DD, DH, HCD-DH , CEN-2, CEN-1, or COR zone, fences are prohibited within the required front or flanking setbacks, excluding:

	(a)	low-density dwelling uses;
	(b)	accessory parking lots;
	(c)	grade-related dwelling units; and
	(d)	registered heritage properties; or contributing heritage properties.

78. Amend Section 442, in Part XIII, Chapter 1: Motor Vehicle Parking, as shown below in **bold** by:

- (a) adding the acronym and comma “HCD-DH,” after the acronym and comma “DD,” and before the word “CEN-2” in the title of Section 442;
- (b) adding the acronym and comma “HCD-DH,” after the acronym and comma “DD,” and before the word “CEN-2” in Subsection 442(1);
- (c) adding the acronym and comma “HCD-DH,” after the acronym and comma “DD,” and before the word “CEN-2” in Subsection 442(2); and
- (d) adding the acronym and comma “HCD-DH,” after the acronym and comma “DD,” and before the word “CEN-2” in Subsection 442(3).

Accessory Parking Lots: DD, **HCD-DH**, CEN-2, CEN-1, and COR Zones

442	(1)	Accessory parking lots are permitted in any DD, HCD-DH , CEN-2, CEN-1, or COR zone.
	(2)	The required number of parking spaces within accessory parking lots in any DD, HCD-DH , CEN-2, CEN-1, or COR zone shall not exceed:
	(a)	for a property containing a transportation facility use: unlimited;
	(b)	for a property containing a grocery store use: 80; or
	(c)	for any other property:
		(i) 200 square metres in lot area or less: 5,
		(ii) greater than 200 square metres in lot area and less than 6,300 square metres in lot area: 5 plus one additional space for every 350 square metres of lot area, or
		(iii) 6,300 square metres in lot area or more: 20.
	(3)	Accessory parking lots in any DD, HCD-DH , CEN-2, or CEN-1 zone shall not be located within any front or flanking yard, and shall not be located within the first 33% of the lot depth or lot width abutting any streetline (Diagram 25), unless located in an internal courtyard.
		Accessory parking lots in any COR zone shall not be located within a front yard and shall not be located within the first 33% of the lot depth abutting a front lot line, unless located in an internal courtyard.

79. Amend Section 461, in Part XIV, Chapter 1: General Signage Requirements, by adding the words “or Contributing Heritage Buildings” after the words “Registered Heritage Buildings” in the title of Section 461 and adding the words “contributing heritage buildings” after the words

registered heritage buildings” and before the words “shall be required” in Section 461, as shown below in **bold**:

Fascia Signs on Registered Heritage Buildings **or Contributing Heritage Buildings**

461	Fascia signs on registered heritage buildings or contributing heritage buildings shall be required to be:	
	(a)	located and sized to fit within the architectural frieze above a storefront or a door; or
	(b)	where no architectural frieze exists, located in a horizontal band above the upper line of the ground floor windows, and below the lower sill of the second storey windows.

80. Amend Part XIV, Chapter 2: Signage Requirements for the DD, DH, CEN-2, CEN-1, COR, HR-2, HR-1, CLI, LI, HRI, INS, UC-2, UC-1, PCF, RPK, CDD-2, and CDD-1 Zones, as shown below in **bold** by:

- (a) adding the acronym and comma “HCD-DH,” after the acronym and comma “DH,” and before the acronym “CEN-2” in the title of Part XIV, Chapter 2;
- (b) adding the acronym and comma “HCD-DH,” after the acronym and comma “DH,” and before the acronym “CEN-2” in Section 462;
- (c) adding the word “surface” after the word “the” and before the word “area” in Section 462;
- (d) Adding the words “or other architectural element” after the word “wall” and before the word “that” in Section 462;
- (e) adding the word and acronym “or HCD-DH,” after the acronym “DH” and before the word “zone” in Subsection 463(2);
- (f) adding the acronym and comma “HCD-DH,” after the acronym and comma “DH,” and before the acronym “CEN-2” in Subsection 464(1);
- (g) adding the acronym and comma “HCD-DH,” after the acronym and comma “DH,” and before the acronym “CEN-2” in Section 465; and
- (h) adding the acronym and comma “HCD-DH,” after the acronym and comma “DH,” and before the acronym “CEN-2” in Section 466.

Part XIV, Chapter 2: Signage Requirements for the DD, DH, **HCD-DH**, CEN-2, CEN-1, COR, HR-2, HR-1, CLI, LI, HRI, INS, UC-2, UC-1, PCF, RPK, CDD-2, and CDD-1 Zones

Fascia Signs		
462	In any DD, DH, HCD-DH , CEN-2, CEN-1, COR, HR-2, HR-1, CLI, LI, HRI, INS, UC-2, UC-1, PCF, RPK, CDD-2, or CDD-1 zone, the combined area of all fascia signs on a building wall shall not exceed 10% of the surface area of the wall or other architectural element that the signs are affixed.	
Ground Signs		
463	(1)	In the Halifax Waterfront (HW) Special Area, as shown on Schedule 3B, or in any DD, CEN-2, CEN-1, COR, HR-2, HR-1, CLI, LI, HRI, INS, UC-2, UC-1,

		PCF, RPK, CDD- 2, or CDD-1 zone, a ground sign shall not exceed a height of 4.6 metres.
	(2)	Excluding the Halifax Waterfront (HW) Special Area, as shown on Schedule 3B, ground signs shall be prohibited in the DH or HCD-DH zone.
Projecting Signs		
464	(1)	In any DD, DH, HCD-DH , CEN-2, CEN-1, COR, HR-2, HR-1, CLI, LI, HRI, INS, UC-2, UC-1, PCF, RPK, CDD-2, or CDD-1 zone, projecting signs shall be required to:
	(a)	be separated from other projecting signs on the same lot by no less than 2.5 metres;
	(b)	be set back no less than 1.25 metres from any side or rear lot line;
	(c)	not be located within 3.5 metres of the ground directly below; and
	(d)	not exceed 2.0 square metres in area, per sign face.
	(2)	No more than one projecting sign is permitted per streetline for each premises.
Abutting Zone Requirements		
465		Where a lot is zoned DD, DH, HCD-DH , CEN-2, CEN-1, COR, HR-2, HR-1, CLI, LI, HRI, UC-2, UC-1, CDD-2, or CDD-1 and abuts a lot that is zoned ER-3, ER-2, ER-1, CH-2, CH-1, PCF, or RPK, the following requirements shall apply:
	(a)	all non-illuminated signs shall be set back no less than 3.0 metres from the abutting lot line; and
	(b)	all illuminated signs shall be set back no less than 10.0 metres from the abutting lot line.
Fascia Signs for Home Occupation Uses, Bed and Breakfast Uses, and Work-Live Unit Uses		
466		In any DD, DH, HCD-DH , CEN-2, CEN-1, COR, HR-2, HR-1, or CDD-1 zone, one non-illuminated fascia sign, not exceeding 3.0 square metres in area, is permitted for:
	(a)	a home occupation use;
	(b)	a bed and breakfast use; or
	(c)	the commercial use or institutional use component of a work-live unit use.

81. Amend Section 472, Requirement to Provide a Public Benefit for Incentive or Bonus Zoning, as shown below in ~~strikeout~~ and **bold** by:

- (a) deleting the word “or” after the acronym “HR-2” and comma and before the acronym “HR-1” in Subsection 472(1);
- (b) adding the comma and words “or HCD-DH” after the acronym “HR-1” and comma and before the word “zone” in Subsection 472(1);
- (c) deleting the word “or” after the acronym “IM-45” and comma and before the acronym “IM-46” in Subsection 472(2);
- (d) adding the commas, acronyms, and word “, IM-47, or IM-48” after the acronym “IM-46” and comma and before the words “of the Regional Centre” in Subsection 472(2); and

- (e) adding Subsection 472(7) and the words and period “Any development which proposes the demolition of a registered heritage building or contributing heritage building shall not exceed 2,000 square meters of floor area, and is not permitted incentive or bonus zoning under Section 472.” after Subsection 472(6).

472	(1)	For any new development over 2,000 square metres of floor area in any DD, DH, CEN-2, CEN-1, COR, HR-2, or HR-1, or HCD-DH zone, the applicant shall be required to provide incentive or bonus zoning.
	(2)	For any development agreement in accordance with Policies CH-7, ED-6, F-4, F-5, UD-13, IM-37, IM-38, IM-39, IM-40, IM-41, IM-42, IM-43, IM-44, IM-45, or IM-46, IM-47, or IM-48 of the Regional Centre Secondary Municipal Planning Strategy, the applicant shall provide incentive or bonus zoning.
	(3)	Where an applicant is required to provide incentive or bonus zoning in accordance with either Subsection 472(1) or Subsection 472(2), public benefits shall be provided as per the requirements of Section 479.
	(4)	Where an applicant provides incentive or bonus zoning in accordance with Subsection 472(1), the Development Officer may require the applicant to enter into an incentive or bonus zoning agreement.
	(5)	Where an applicant provides incentive or bonus zoning in accordance with Subsection 472(2), the Development Officer may require the applicant to enter into an incentive or bonus zoning agreement (RC-Jul 12/22;E-Aug 22/22).
	(6)	Where an incentive or bonus zoning agreement is required under Subsections 472(4) or 472(5), no development permit shall be issued until the agreement is executed by all the parties and filed in the Provincial Land Registration Office.
	(7)	Any development which proposes the demolition of a registered heritage building or contributing heritage building shall not exceed 2,000 square metres of floor area, and is not permitted incentive or bonus zoning under Section 472.

82. Amend Section 473, in Part XV, Chapter 1: General Incentive or Bonus Zoning Requirements, as shown below in bold by:

- (a) adding the acronym and comma “HCD-DH,” after the acronym and comma “DH,” and before the acronym “CEN-2” in the title of Section 473; and
 (b) adding the acronym and comma “HCD-DH,” after the acronym and comma “DH,” and before the acronym “CEN-2” in Section 473.

Calculation of the Public Benefit Value for a Development Exceeding 2,000 Square Metres in a DD, DH, **HCD-DH**, CEN-2, CEN-1, COR, HR-2, or HR-1 Zone

473	In a DD, DH, HCD-DH , CEN-2, CEN-1, COR, HR-2, or HR-1 zone, the minimum required public benefit value shall be calculated by multiplying Factor #1 by Factor #2 and then multiplying the product by Factor #3, where:
-----	---

	(a)	Factor #1 is the new floor area in square metres that exceeds 2,000 square metres;
	(b)	Factor #2 is 0.20; and
	(c)	Factor #3 is the bonus rate, in dollars per square metre, as specified in Section 475.

83. Amend Section 494, under Part XVI, Chapter 1, Development Agreements, by deleting the text “3F” after the words “on Schedule” and before the comma and words “, any new main building” and replacing it with the text “3G”, as shown in ~~strikeout~~ and **bold**:

494 On the lot identified as the Schmidville Historic Park and Institutional (SHPI) Special Area, as shown on Schedule ~~3F~~ **3G**, any new main building or any addition to an existing main building larger than 139.5 square metres shall only be considered by development agreement, in accordance with Policies CHR-16 and CHR-17 of the *Regional Centre Secondary Municipal Planning Strategy*.

84. Add Section 498.4, Development in the Old South Suburb Redevelopment Site (OSS-A) Sub-Area, after Section 498, Development in the Spring Garden Road and Robie Street (SGRRS) Special Area, as shown below in **bold**:

Development in the Old South Suburb Redevelopment Site (OSS-A) Sub-Area

498.4	Development in the Old South Suburb Redevelopment Site (OSS-A) Sub-Area, as shown on Schedule 3G, shall only be considered by development agreement, in accordance with Policies IM-47 and IM-48 of the <i>Regional Centre Secondary Municipal Planning Strategy</i>, if the development is proposed to exceed 2,000 square metres in floor area.
--------------	--

85. Amend Section 499, under Part XVII, Chapter 1: Definitions, as shown below in **bold** by:

- (a) adding Subsection 499(63.4) and the words “Contributing Heritage Building means a building identified on Schedule 22.5 as a contributing heritage building” and end period after Subsection 499(63) and the words “wood, asphalt shingles, and metals” and end period and before Subsection 499(64) and the words “Convention Centre Use”;
- (b) adding Subsection 499(63.5) and the words “Contributing Heritage Property means a property that contains a contributing heritage building or structure, identified on Schedule 22.5” and end period after Subsection 499(63) and the words “wood, asphalt shingles, and metals” and end period and before Subsection 499(64) and the words “Convention Centre Use”; and
- (c) adding Subsection 499(63.6) and the words “Contributing Heritage Resource means a structure or open space identified on Schedule 22.5 as a contributing heritage resource” and end period after Subsection 499(63) and the words “wood, asphalt shingles, and metals” and end period and before Subsection 499(64) and the words “Convention Centre Use”

(63.4) Contributing Heritage Building means a building identified on Schedule 22.5 as a contributing heritage building and may include a registered heritage building.

(63.5) Contributing Heritage Property means a property that contains a contributing heritage building or contributing heritage resource, as identified on Schedule 22.5.

(63.6) Contributing Heritage Resource means a structure or open space identified on Schedule 22.5 as a contributing heritage resource.

86. Amend Section 499, under Part XVII, Chapter 1: Definitions, as shown below in ~~strikeout~~ and **bold** by:

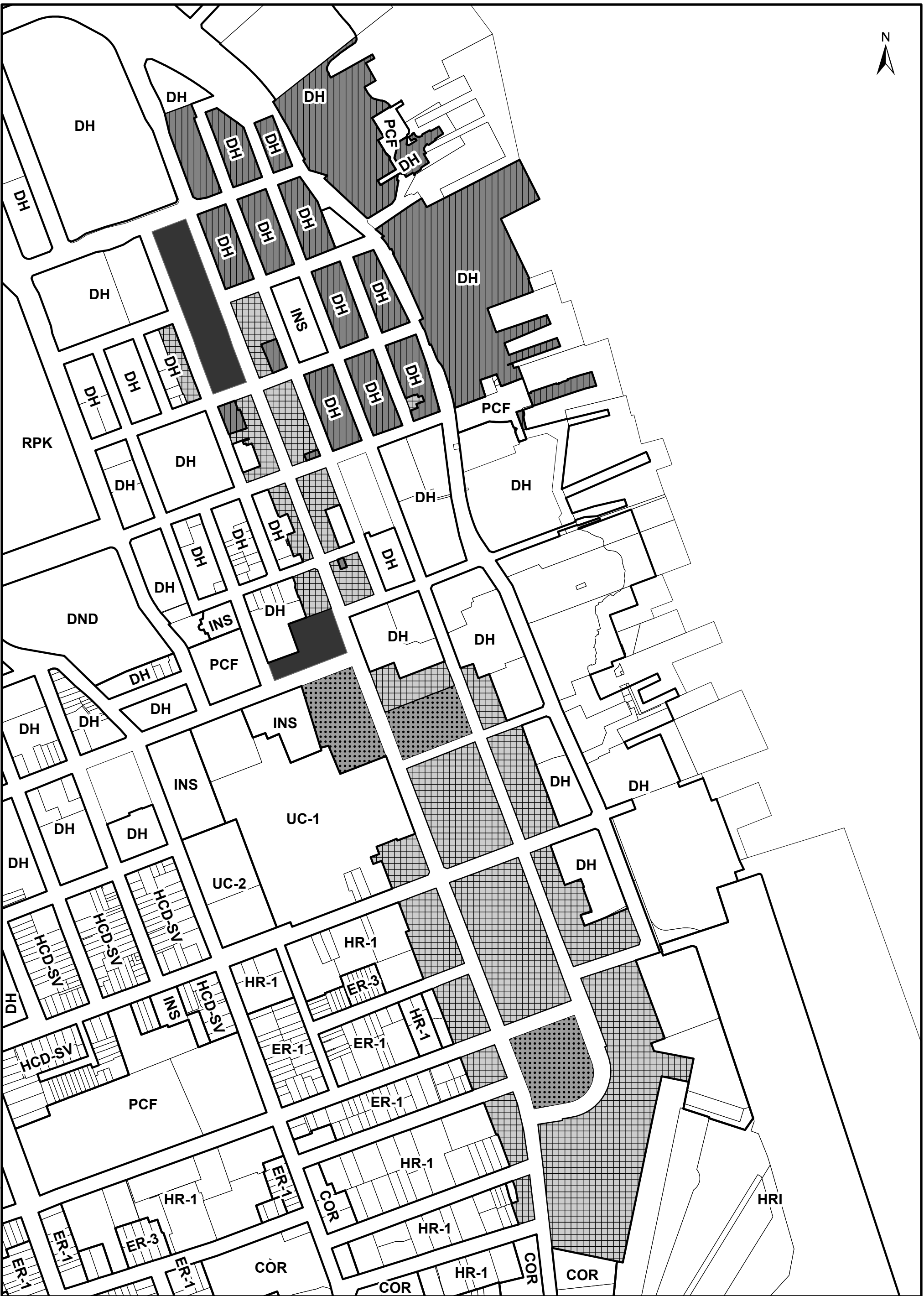
- (a) deleting the word “and” at the end of Clause 90(f);
- (b) deleting the period and adding a semicolon and word “; and” at the end of Clause 90(g); and
- (c) adding Clause 90(h).

(90) Floor Area means the horizontal area of all floors in a building, measured from the interior faces of any exterior wall or fire wall and includes interior staircases, but excludes the following:

- (a) unenclosed space outside any exterior walls or located on a rooftop, such as balconies and patios;
- (b) any floor area below a ground floor of a building;
- (c) elevator shafts;
- (d) accessory structures;
- (e) rooftop greenhouses;
- (f) any space open to a floor below; ~~and~~
- (g) pedways; ~~and~~
- (h) any floor maintaining its existing structures within a contributing heritage building.**

87. Amend Section 499, under Part XVII, Chapter 1: Definitions, by adding the Subsection 258(aa), as shown below in **bold**:

- (258) Tower Portion means the portion of a high-rise building that:
- (a) within the DH Zone, exceeds a height of 33.5 metres above the average finished grade; ~~or~~
 - (aa) within the HCD-DH Zone, exceeds a height of 22 metres above the average finished grade; or**
 - (b) in all other zones, is located above the height of the streetwall.



Amendments to Schedule 2 Zone Boundaries

Schedule D-1



Area proposed to be rezoned from DH (Downtown Halifax) to HCD-DH (HCD-Downtown Halifax)



Area proposed to be zoned HCD-DH (HCD-Downtown Halifax)



Area proposed to be zoned PCF (Parks and Community Facilities)



Area proposed to be zoned INS (Institutional)

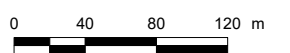


Current Zoning

Zone

- COR Corridor
- DH Downtown Halifax
- ER-1 Established Residential 1
- ER-3 Established Residential 3
- HIR Harbour-Related Industrial
- HR-1 Higher-Order Residential 1
- INS Institutional
- PCF Parks and Community Facilities
- UC-1 University and College 1


HALIFAX




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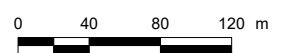
**Amendments to Schedule 7 Pedestrian Oriented Commercial Streets
Schedule D-4**

 Proposed to be Pedestrian Oriented Commercial Streets

 Current Pedestrian Oriented Commercial Streets

Regional Centre
Land Use By-Law Area

HALIFAX





The accuracy of any representation on this plan is not guaranteed.

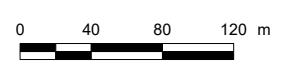


Amendments to Schedule 17 Maximum Floor Area Ratio Precincts

Schedule D-6

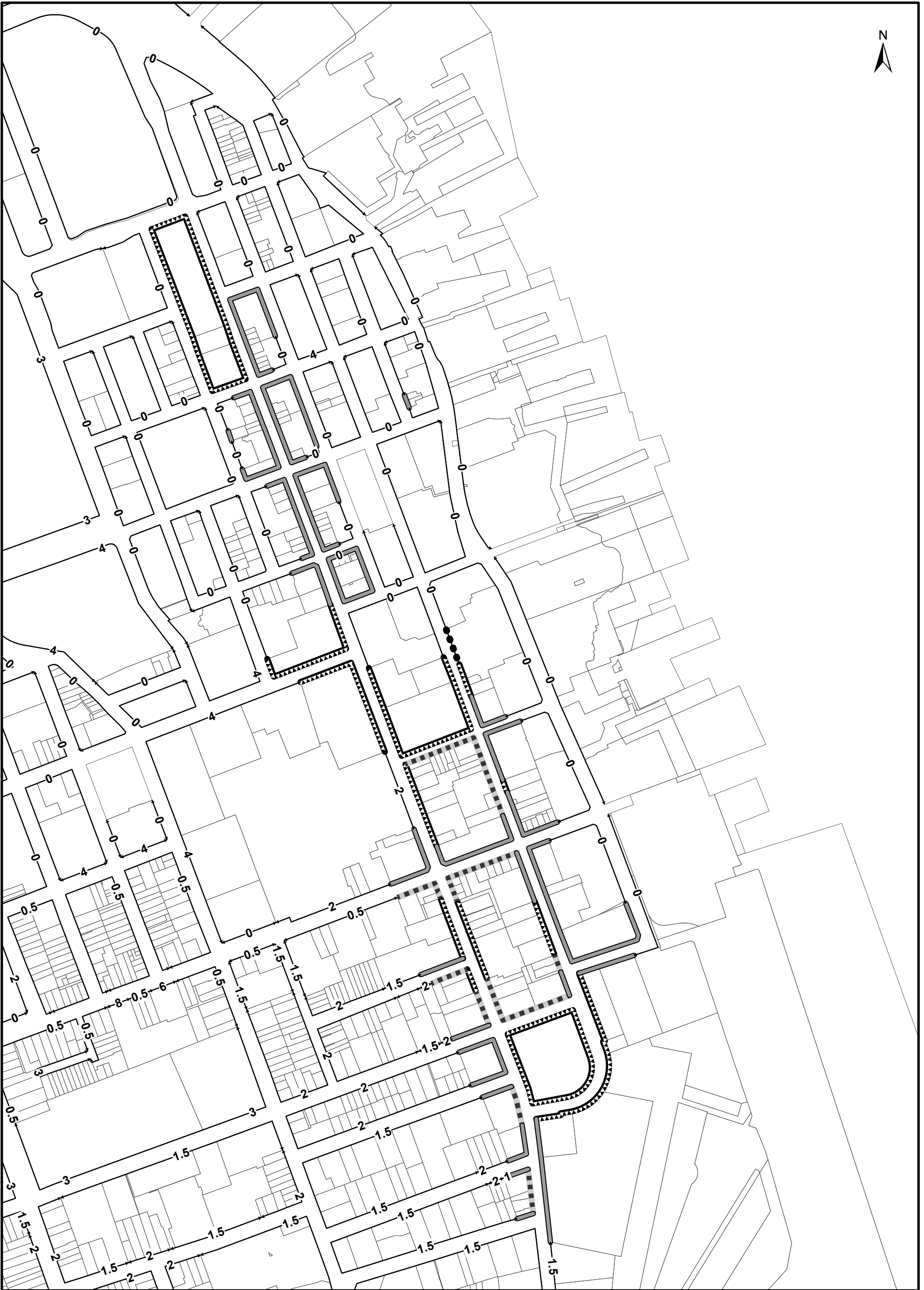
-  Precinct proposed to be FAR 4
-  Precinct proposed to be FAR 1

HALIFAX



Regional Centre
Land Use By-Law Area

The accuracy of any representation on this plan is not guaranteed.

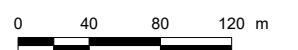


**Amendments to Schedule 18 Minimum Front and Flanking Setbacks
Schedule D-7**

HALIFAX

Regional Centre
Land Use By-Law Area

- Proposed setback 0m
- Proposed setback 1.5m
- Proposed setback 4m
- Current Setbacks in meters
- Proposed setback renumbered from 0m to 4m






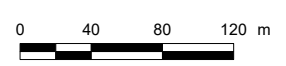
The accuracy of any representation on this plan is not guaranteed.



**Amendments to Schedule 19 Maximum Front and Flanking Setbacks
Schedule D-8**

HALIFAX

-  Proposed setback 1.5m
-  Proposed setback 4m
-  Current Setbacks in meters








Regional Centre
Land Use By-Law Area



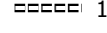
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this plan is not guaranteed.

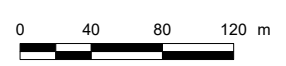


**Amendments to Schedule 20 Maximum Streetwall Heights Downtown Halifax
Schedule D-9**

-  Proposed Streetwall 11m
-  Proposed Streetwall 15.5m
-  Proposed Streetwall 18.5m

-  Proposed Streetwall Renumbered from 15.5m to 11m
-  Proposed Streetwall Renumbered from 18.5m to 11m

- Current Streetwall Heights**
-  15.5m
 -  17m
 -  18.5m



Regional Centre
Land Use By-Law Area

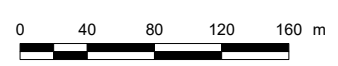
The accuracy of any representation on this plan is not guaranteed.



Amendments to Schedule 22 Heritage Conservation Districts
Schedule D-11

HALIFAX

- Proposed Heritage Conservation District DH (Downtown Halifax)
- Current Heritage Conservation District SV (Schmidville)




Regional Centre
 Land Use By-Law Area

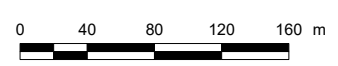
The accuracy of any representation on this plan is not guaranteed.



**Amendments to Schedule 25 View Terminus Sites
Schedule D-13**

HALIFAX

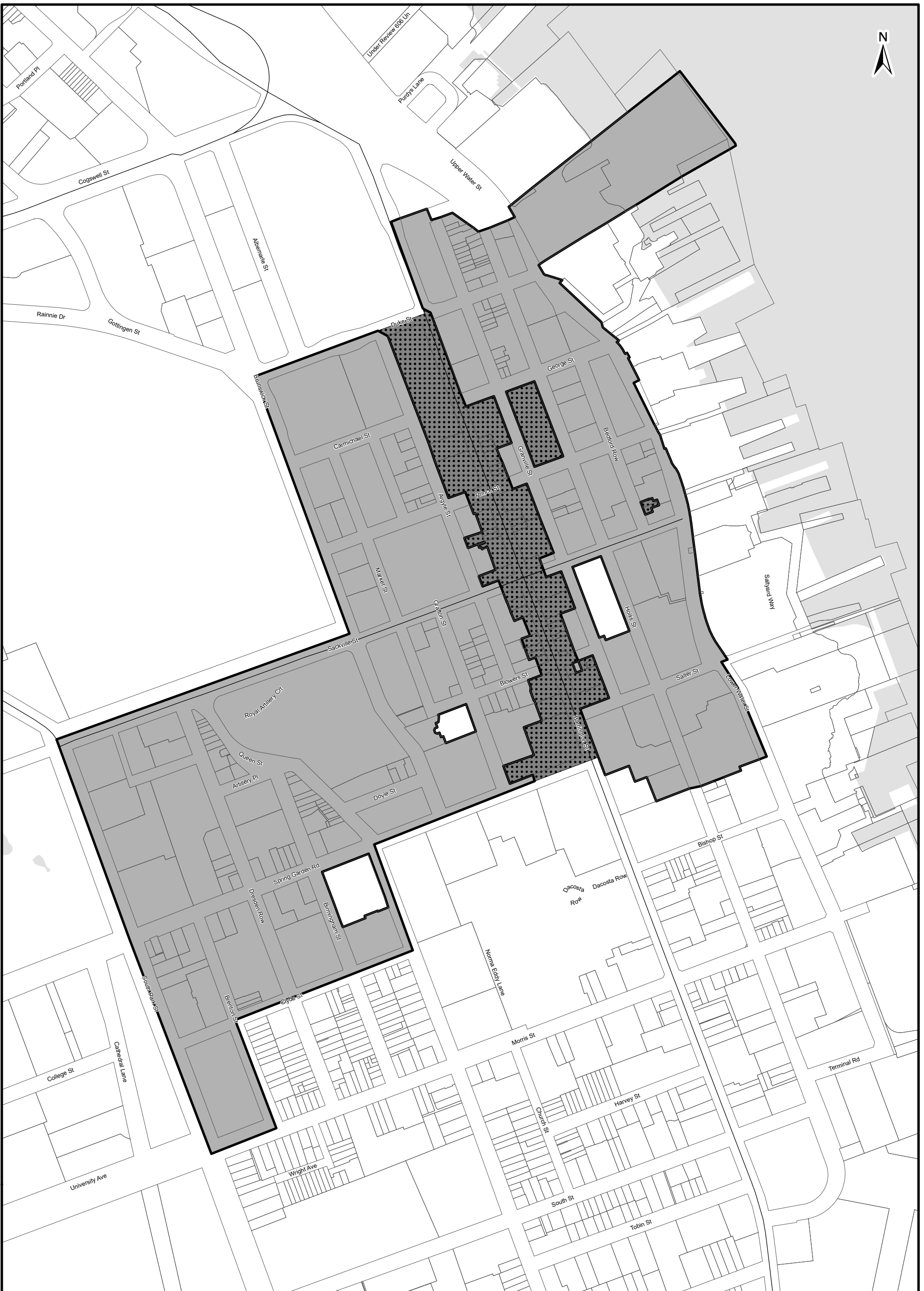
 Proposed view lines and direction
  Current view lines and direction



Regional Centre
Land Use By-Law Area

 Proposed view terminus sites
  Current view terminus sites

The accuracy of any representation on this plan is not guaranteed.



**Amendments to Schedule 49 Accessory Parking Prohibition
Schedule D-14**

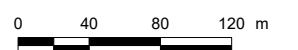


Proposed accessory parking prohibition area



Current accessory parking prohibition area





HALIFAX

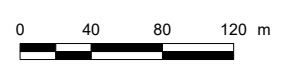




Amendments to Schedule 51 Shadow Impact Assessment Protocol
Schedule D-15

HALIFAX

- | | | | |
|---|---------------------------|---|--------------------------|
|  | Proposed Identified Area |  | Current Identified Area |
|  | Proposed 100m Buffer Area |  | Current 100m Buffer Area |



Regional Centre
 Land Use By-Law Area

The accuracy of any representation on
 this plan is not guaranteed.

ATTACHMENT E

By-law to Amend the Downtown Halifax Secondary Municipal Planning Strategy to Implement the Downtown Halifax Heritage Conservation District Plan

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the *Secondary Municipal Planning Strategy for Downtown Halifax* is hereby amended as follows:

1. Amend the following maps by removing the area identified in Schedule E-1:
 - (a) Map 1: Plan Area
 - (b) Map 2: Downtown Precincts
 - (c) Map 3: Central Blocks
 - (d) Map 4: Max Pre-Bonus Heights
 - (e) Map 5: Maximum Post-Bonus Heights
 - (f) Map 8: Vacant Sites
 - (g) Map 9: Streetscape Typologies
 - (h) Map 11: Views
 - (i) Map 12: Prominent Visual Terminus Sites
 - (j) Map 13a: Street Network Plan
 - (k) Map 13b: Street Network Plan (Bicycle Routes)
2. Repeal the following maps:
 - (a) Map 6: Heritage Resources
 - (b) Map 7: Heritage Districts
 - (c) Map 7.5: Old South Suburb Heritage Resources
 - (d) Map 7.6: Pre-Bonus Floor Area Ratio for Precinct 2
 - (e) Map 7.7: Post-Bonus Floor Area Ratio for Precinct 2
3. Amend Table of Contents by repealing Subsections 2.3.5 and 2.3.7 as shown, below, in ~~strikeout~~ by:

CHAPTER 2: DOWNTOWN HALIFAX URBAN DESIGN VISION AND PRINCIPLES

2.0 OVERALL VISION FOR DOWNTOWN HALIFAX [page number]

2.1 GUIDING PRINCIPLES [page number]

2.2 THE TEN BIG MOVES [page number]

2.3 DOWNTOWN PRECINCT VISIONS [page number]

~~2.3.2 Vision for Precinct 2: Old South Suburb Heritage Conservation District [page number]~~

2.3.3 Vision for Precinct 3: Spring Garden Road Area [page number]

2.3.4 Vision for Precinct 4: Lower Central Downtown [page number]

~~2.3.5 Vision for Precinct 5: Barrington Street Heritage Conservation District~~

4. Amend Table of Contents by repealing Subsections 4.1, 4.2, 4.3 and 4.8 as shown, below, in ~~strikeout~~:

CHAPTER 4: HERITAGE CONSERVATION [page number]

4.0 INTRODUCTION [page number]

~~4.1 DOWNTOWN HALIFAX HERITAGE CONSERVATION DISTRICTS [page number]~~

~~4.2 BARRINGTON STREET HERITAGE CONSERVATION DISTRICT~~

~~4.3 EXITING AND POTENTIAL HERITAGE CONSERVATION DISTRICTS (RC-Jan 14/20; E-Aug 15/20)~~

4.4 CONSERVATION OUTSIDE HERITAGE DISTRICTS [page number]

4.4.1 Strengthening of Demolition Controls [page number]

4.4.2 Co-ordination with Provincial Heritage Strategy [page number]

4.5 HERITAGE REGISTRY [page number]

4.6 CONSERVATION STANDARDS (RC-Jun 25/14;E-Oct 18/14) [page number]

4.7 FINANCIAL INCENTIVES [page number]

~~4.8 GUIDELINES FOR DEVELOPMENT IN HERITAGE CONTEXTS~~

4.9 HERITAGE IMPACT STATEMENTS [page number]

5. Amend Section 1.0, Overview, in Chapter 1, Introduction, by deleting the sentence “The Barrington Street Heritage Conservation District Plan provides a companion document regulating the heritage aspects of this heritage conservation district as enabled under the regulatory framework of the Nova Scotia *Heritage Property Act*.”, as shown, below, in ~~strikeout~~:

This Downtown Halifax Secondary Municipal Planning Strategy (DHSMPS) reflects the vision that Halifax Regional Council and the citizens of Halifax Regional Municipality (HRM) have for the downtown core of Halifax. The DHSMPS encompasses the commercial heart of HRM’s Regional Centre and Capital District. The DHSMPS plan area boundary is shown on Map 1 and includes the business districts of downtown Halifax and Spring Garden Road. This is the same area defined as the “HRM by Design Downtown Plan Area” in the *Halifax Regional Municipality Charter*. The DHSMPS plan area functions as the central business district, cultural heart and civic seat of HRM, and possesses the greatest mix and intensity of land uses within the region. Framed by the Halifax Citadel National Historic Site and the Halifax waterfront, the DHSMPS plan area consists of the historic settlement’s original

block and street pattern, and numerous heritage and cultural landmarks in a distinctive landscape setting.

The DHSMPS seeks to provide a coherent structure that respects and builds upon these existing elements of the downtown. Most importantly, a downtown 'precincts' approach helps to co-ordinate, focus and direct land uses, development, public investments, and cultural planning strategies. It is intended to provide guidance on the 'look and feel' of the downtown for the next 25 years and identify where change ought to occur and where it ought to be managed carefully.

This Plan provides a vision for the distinct character and growth aspirations for downtown Halifax, replacing former policy and regulation in the Halifax Municipal Planning Strategy and the Land Use By-law for Halifax Peninsula. ~~The Barrington Street Heritage Conservation District Plan provides a companion document regulating the heritage aspects of this heritage conservation district as enabled under the regulatory framework of the Nova Scotia Heritage Property Act.~~ The DHSMPS is intended to be read in conjunction with the Regional Municipal Planning Strategy, which defines areas of regional interest with respect to the Capital District and downtown Halifax, as well as relevant citywide policies in the Halifax Municipal Planning Strategy.

6. Amend Section 2.0, Overall Vision for Downtown Halifax, in Chapter 2, Downtown Halifax Urban Design Vision and Principles, by deleting the sentences "Downtown Halifax's built heritage will be conserved through its registered municipal heritage properties, its two existing heritage conservation districts along Barrington Street and in the Old South Suburb, and through the potential establishment of another heritage conservation district in Historic Properties. The Cornwallis Park area will become the southern gateway into the downtown, with a revitalized park to include public art.", as shown, below, in ~~strikeout~~:

Pedestrian and visual connections will unify the downtown through beautifully designed Citadel to Harbour streets (Duke, George, Prince and Sackville Streets), thereby linking the Harbour with Citadel Hill. Downtown Halifax will define its' character by distinct precincts that celebrate and reinforce the downtown as a civic, cultural, and economic destination. High-quality public plazas, forecourts, courtyards and promenades will complement and visually connect every precinct, adding valuable public amenities and performance spaces throughout the downtown. The Halifax Harbourwalk will celebrate the best attraction of downtown Halifax, featuring a new Halifax ferry terminal as a landmark waterfront destination. Furthermore, the Esplanade Plazas will properly celebrate the significance and importance of Citadel Hill with design features that demand respect.

~~Downtown Halifax's built heritage will be conserved through its registered municipal heritage properties, its two existing heritage conservation districts along Barrington Street and in the Old South Suburb, and through the potential establishment of another heritage conservation district in Historic Properties. (RC Jan 14/20; E Aug 15/20)~~

~~The Cornwallis Park area will become the southern gateway into the downtown, with a revitalized park to include public art. Once infill development on vacant sites in the central downtown is underway in the short to mid term, the Cogswell Interchange will be transformed in the mid to long term into a new mixed-use precinct functioning as the northern gateway into the downtown, and will feature a restored surface street grid. Visitors arriving at the transit terminals will immediately feel welcomed and connected to downtown Halifax as a result of the enhancement of these gateways. Much greater emphasis will be placed on walking, cycling and transit in the downtown.~~

7. Amend Section 2.2, The Ten Big Moves, in Chapter 2, Downtown Halifax Urban Design Vision and Principles, by deleting the sentences “Heritage conservation districts in Barrington Street and the Old South Suburb have implemented strong methods of heritage protection Future study is recommended for a potential heritage conservation district in Historic Properties. Design guidelines and incentives will also protect heritage resources outside of heritage districts.”, under the subtitle, 3. A protected and vibrant historic heart , as shown, below, in ~~strikeout~~:

3. A protected and vibrant historic heart

Halifax’s rich heritage assets are a main attraction for tourists and locals, increasing the economic prosperity of downtown Halifax. The protection and preservation of these heritage resources is a key pillar of this Plan. ~~Heritage conservation districts in Barrington Street and the Old South Suburb have implemented strong methods of heritage protection Future study is recommended for a potential heritage conservation district in Historic Properties. Design guidelines and incentives will also protect heritage resources outside of heritage districts.~~

8. Amend Section 2.3, Downtown Precinct Visions, in Chapter 2, Downtown Halifax Urban Design Vision and Principles, as shown below in ~~strikeout~~ by:
 - a) deleting the word, parentheses, and number “four (4)” and replacing it with the word “two” after the words “Downtown Halifax features” and before the words “distinct precincts”;
 - b) repealing Subsection 2.3.2;
 - c) repealing Subsection 2.3.5; and
 - d) repealing Subsection 2.3.7;

Downtown Halifax features ~~four (4)~~ **two** distinct precincts as shown on Map 2, each with varying characters, functional identities and building forms. The objective of defining these precincts is to help focus and direct land uses, define appropriate character for development, protect heritage, and direct public investment. The following precinct-specific vision statements articulate long-term goals for these areas that support guidelines for development and public spaces established in the Design Manual and through future functional plans outlined in this Plan.

2.3.2 Vision for Precinct 2: Old South Suburb Heritage Conservation District (RC-Jan 14/20; E Aug 15/20)

~~Repealed The heritage value of the Old South Suburb Heritage Conservation District lies~~

~~in its associations with the early settlement of Nova Scotia as one of the first contiguous suburbs of the once fortified town of Halifax. The district is valued as an area of traditional architecture, especially from the Georgian and Mid-Victorian periods. It is also valued for its associations with the early social and economic life of the waterfront city, including its vibrant railway industry of the 1920s and 30s with Cornwallis Park, the CN Railway Station, and Hotel.~~

~~Improvements to Cornwallis Park and its framing streetscapes will enhance the image and prestige of the park and serve as a catalyst for revitalizing the area. This will occur through the creation of a traditional urban square framed by continuous at-grade commercial uses, cafes, hotels and key civic destinations, including the train station. Speciality shops, restaurants and services will be drawn to the distinct architectural character of south Barrington and Hollis Streets, providing the local and surrounding residential population with convenience and complementary amenities. Infilling of vacant lots combined with streetscape improvements will greatly strengthen the precinct's role as a link between the south end, the Spring Garden Road area, the waterfront and the central downtown.~~

~~Defining landmark developments and improvements will include the enhancement of Cornwallis Park to establish and formalize its civic function as the third anchor point in the triangle of downtown public squares, which includes the Grand Parade and Public Gardens. The framing of Cornwallis Park will be completed with a signature development at its south face, which can integrate the existing grocery store function while providing a compelling architectural landmark and public art installations to terminate the Barrington and Hollis view corridors. (RC Jan 14/20; E Aug 15/20)~~

2.3.3 Vision for Precinct 3: Spring Garden Road Area

This precinct is one of downtown's most appealing and vibrant mixed-use areas centred on the lively Spring Garden Road commercial corridor. With proximity to major health and academic institutional complexes, and surrounded by tremendous green amenity, the Spring Garden Road precinct will play a leading role in defining the image of downtown as a livable, enriching and sustainable place to live, work and play. Intensified small-scale commercial uses and enhancements to the streetscapes will further strengthen the precinct's critical pedestrian function as a link between the downtown and the institutions and neighbourhoods to the west and east.

Residential, office and mixed-uses in mid to high-rise buildings will continue to ensure the critical density of people and activity that lend to the precinct's vitality while providing for greater utility and physical enclosure to the surrounding open spaces. New, large scaled developments will be carefully designed to ensure that pedestrians on Spring Garden Road continue to enjoy sunlight for significant periods throughout the day. Infill opportunities along Clyde Street, adjacent to the historic Schmidville neighbourhood, will reinforce its residential character while providing for buildings along Clyde Street that transition in height from the mid-rise buildings permitted along Spring Garden Road, to the existing low-rise buildings of Schmidville to the south. The mixed use nature of the new buildings along Clyde Street will also provide a transition in intensity of use from the active retail required along Spring Garden Road to the primarily residential uses in Schmidville.

Infill developments along Spring Garden Road to the east of Queen Street will reinforce the area's distinct qualities characterized by historic civic monuments with generous landscaped setbacks.

Defining landmark developments and improvements will include the enhancement of Spring Garden Road as the key east-west downtown pedestrian connection that links the Public Gardens to the Barrington Street Heritage Conservation District. The former Halifax Infirmary property and sites on the north side of Clyde Street will be infilled with a mix of uses that will serve to fill the major 'gaps' in the precinct while complementing the adjacent established and historically significant neighbourhoods.

2.3.4 Vision for Precinct 4: Lower Central Downtown

Fronting on the central waterfront, and containing a large concentration of downtown office towers, hotels and major regional attractions, this precinct will continue to serve as the primary regional hub for commerce, culture and tourism. The gaps along the waterfront will be infilled with a mix of uses that integrate parking facilities and are focused around a series of distinctly designed waterfront plazas at the ends of the streets leading to the Harbour. Most significant of these plazas is at the terminus of the Grand Promenade, which serves as a splendid east-west spine that links the waterfront, Grand Parade and the Citadel. The design of the Grand Promenade will provide an appealing route for pedestrians to traverse the steep slope to access many downtown attractions and destinations.

New mid and high-rise developments along the waterfront will step down in height to ensure a low-rise frontage along the Halifax Harbourwalk, while infill within the historic block and street pattern will be massed to ensure that buildings have proportional relationships to the shallow depths of the blocks and narrow widths of the streets. In addition to major new office complexes, substantial new high-density residential developments will help to balance the mix of uses in the precinct and ensure a vibrant street life throughout the day and in all seasons.

Defining landmark developments and improvements will include the infill of major vacant sites to the south and along the waterfront, the redevelopment of the ferry terminal to create an identifiable civic landmark, and major enhancements to the public realm that include key streetscape improvements, new plazas and key public art installations.

2.3.5 Vision for Precinct 5: Barrington Street Heritage Conservation District (RC-Jan 14/20; E Aug 15/20)

~~Repealed The Barrington Street Heritage Conservation serves as the central retail spine that connects to all but one of the downtown's precincts. Building on its exceptional assets, which include great accessibility, traditional 'main street' charm, and an extraordinary assembly of historic resources, this precinct will transform into one of the downtown's key destinations for shopping, dining, galleries, entertainment and cultural attractions. Sensitive adaptive re-use, additions and infill will help to revitalize the corridor while reinforcing its historic character. A residential population and small-scale businesses in the~~

~~creative sector will be drawn to the loft spaces and prestigious character associated with the grandeur of the historic buildings.~~

~~The heritage value of the Barrington Street Heritage Conservation District lies in the historic and architectural significance of its buildings and civic open spaces, and its evolution as Halifax's principal downtown commercial street for the past 260 years. The open spaces, churches, and historic government buildings at the northern and southern ends of the precinct provide tangible reminders of the downtown's social, civic, and religious development in the late 18th and early 19th centuries, and the continuation of these functions in the present day.~~

~~The northern and southern ends of the precinct are characterized by historic government buildings and churches with a high order of architectural design set in landscaped open spaces, and defined by formalized paths, perimeter walls, and public monuments. The old commercial part of the precinct between these historic open spaces has a dense urban form based on the original block pattern of sixteen, 12.2m x 18.3m lots per block. Some buildings occupy single lots; others occupy double lots or larger lot consolidations. Buildings vary in width and height, from two to six storeys, with most in the three or four storey range, giving the streetscape a varied skyline and block profile. Some buildings are low and narrow, others higher and wider, in many cases with a projecting cornice or parapet at the roof line. This varied profile is an important character-defining element of Barrington Street and contributes both to the architectural variety and human scale of the street and the varied sunlight and shadow conditions.~~

- ~~9. Amend Subsection 3.3.2, Building Envelopes, in Subsection 3.3, Building Height and Massing, by repealing Policy 10A and its preamble, as shown below in ~~strikeout~~:~~

~~Repealed Infill and integrated development within the Old South Suburb Heritage Conservation District (Precinct 2) requires an adaptable approach that allows for the construction of low-rise and mid-rise building envelopes that fit the heritage context of the district. Floor~~

~~Area Ratio is a method which allows new development to be adapted to the character of the district and its heritage buildings. New development can be taller if it is integrated behind a heritage building. Development on vacant lots will match the low-rise and mid-rise scale and spatial settings of the heritage buildings and the existing modern buildings in the district. (RC Jan 14/20; E Aug 15/20)~~

~~Policy 10A — HRM shall adopt in the Land Use By-law provisions relative to floor area and floor area ratio for low-rise and mid-rise buildings to establish building massing requirements that can be adapted to fit the heritage context of the Old South Suburb Heritage Conservation District (Precinct 2) and its unique heritage buildings, subject to the bonus zoning provisions of this Plan.~~

10. Amend Subsection 3.4.1, Site Plan Approval, in Subsection 3.4, Development and Design Review Process, by repealing Policy 15A and its preamble, as shown below in ~~strikeout~~:

~~Repealed Development agreements will, however, be used for the redevelopment on the large lots south of Cornwallis Park to respect the heritage character of Old South Suburb Heritage Conservation District.~~

~~Policy 15A — Properties south of Cornwallis Park, identified on Map 7.7 as within the Landmark Development Area, shall be redeveloped to respect and enhance the heritage character of Old South Suburb Heritage Conservation District (Precinct 2), and to create a landmark development to frame Cornwallis Park and the southern terminus of Downtown Halifax. Redevelopment of these properties shall be considered by development agreement in accordance with Policy 18B. (RC-Jan 14/20; E Aug 15/20)~~

11. Amend Subsection 3.4.3, Bonus Zoning, in Subsection 3.4, Development and Design Review Process, as shown in ~~strikeout~~, below, by:

- a) deleting the sentences “To encourage redevelopment and to provide further incentive for the conservation and re- use of heritage resources, the bonus zoning provisions shall not be applied within the Barrington Street Heritage Conservation District (precinct 5), the Old South Suburb Heritage Conservation District (Precinct 2) (RC-Jan 14/20; E Aug 15/20), or to low-rise building forms. Subject to the provisions of the Land Use By-law, View Planes and Citadel Ramparts regulations, a bonus in FAR is offered in the Old South Suburb Heritage Conservation District (Precinct 2) as an incentive for heritage conservation within the precinct boundary or cash-in-lieu.” in the preamble before Policy 18;
- b) repealing Policy 18A; and
- c) deleting the words “and the Old South Suburb Heritage Conservation District Plan” after the words “other provisions of this Plan” in Policy 18B(i).

Subject to the provisions of the Land Use By-law, View Planes and Halifax Citadel Ramparts Sight Lines regulations, a bonus in height is offered as an incentive for specific public benefits in excess of the minimum development requirements set out in this Plan. The maximum achievable building height as shown on Map 5 can only be achieved through the bonus zoning provisions of this Plan. The pre-bonus heights as defined on Map 4 will in all cases be approximately 30% lower than those shown on Map 5. ~~To encourage redevelopment and to provide further incentive for the conservation and re- use of heritage resources, the bonus zoning provisions shall not be applied within the Barrington Street Heritage Conservation District (precinct 5), the Old South Suburb Heritage Conservation District (Precinct 2) (RC-Jan 14/20; E Aug 15/20), or to low-rise building forms.~~

~~Subject to the provisions of the Land Use By-law, View Planes and Citadel Ramparts regulations, a bonus in FAR is offered in the Old South Suburb Heritage Conservation District (Precinct 2) as an incentive for heritage conservation within the precinct boundary or cash in lieu. (RC-Jan 14/20; E-Aug 15/20~~

- Policy 18 HRM may consider a variety of public benefits when assessing site plan approval applications seeking a height bonus in exchange for the provision of public benefit, in accordance with the bonus zoning provisions of the Halifax Regional Municipality Charter. HRM shall establish provisions in the Land Use By-law to guide negotiations of appropriate public benefits including:
- (a) the preservation or enhancement of a heritage building;
 - (b) the provision of publicly accessible amenity space;
 - (c) the provision of residential units at a subsidized cost to contribute to housing affordability in the DHSMPs plan area in accordance with the definition of housing affordability in the Land Use By-law;
 - (d) the provision of three and four bedroom dwelling units with direct access to outdoor amenity space;
 - (e) the provision of rental commercial space made available at a subsidized cost for arts and cultural uses or child care centres;
 - (f) the provision of public art;
 - (g) the provision of public parking facilities;
 - (h) investment in public transit or active transportation infrastructure; and
 - (i) the provision of exemplary sustainable building practices.
 - (j) the undergrounding of overhead electrical and communication distribution systems. (RC-Dec 13/11;E-Mar 10/12)

~~Policy 18A Within the Old South Suburb Heritage Conservation District (Precinct 2), HRM may consider a FAR bonus in exchange for the provision of a public benefit, in accordance with the bonus zoning provisions of the Halifax Regional Municipality Charter. HRM shall establish provisions in the Land Use By-law to guide negotiations of appropriate public benefits, which shall be limited to:~~

~~(a) conservation of an Old South Suburb heritage property or registered municipal heritage property as shown on Map 7.5; and~~

~~(b) cash in lieu.~~

~~A FAR bonus shall not be permitted in respect of a site plan approval that proposes the demolition of a building identified as an Old South Suburb heritage property, municipally or provincially registered heritage property on Map 7.5.~~

Policy 18B

Development of properties identified on Map 7.7 as within the Landmark Development Area shall require a development agreement if the proposed development exceeds the pre-bonus FAR identified on Map 7.6. In considering the development agreement, Council shall consider the following matters:

- (a) the architectural design, articulation, materials, and setback of the development is consistent with the Conservation Standards and the Design Manual section of the Land Use By-law, including heritage design guidelines;
- (b) the architectural design provides landmark features at the Barrington Street view terminus and Hollis Street view terminus;
- (c) requirement for incentive or bonus zoning above a FAR of 2 shall include cash in-lieu of heritage conservation;
- (d) provisions for park, open spaces, and public art;
- (e) massing of the development is compatible with the height of adjacent buildings and the post-bonus FAR shall not exceed 5;
- (f) provision for vehicular access and egress;
- (g) location of on-site parking behind buildings;
- (h) provision for site remediation, erosion control, site grading, and stormwater management;
- (i) provision for on-site signage; and any development is reasonably consistent with all other provisions of this Plan and the Old South Suburb Heritage Conservation District Plan. (RC Jan 14/20; E Aug 15/20)

12. Amend Section 4, Introduction, in Chapter 4, Heritage Conservation, as shown in ~~strikeout~~, below, by deleting the sentences “Within the DHSMPS plan area there are more than 120 municipally registered heritage properties, 15 provincially registered properties, and 10 National Historic Sites. Many of these buildings and sites are recognized landmarks and occupy a prominent place in the urban fabric. In addition, there are approximately 100 other older buildings, many of which would qualify for individual registration and would contribute to the distinct heritage character of the streetscapes and precincts of which they are a part. Concentrations of contiguous registered and contributing buildings exist on Barrington Street, both in the old commercial area between Duke Street and Spring Garden Road, and in the south Barrington area between Bishop Street and Cornwallis Park, as well as in the Historic Properties area. The cohesive heritage character of these areas makes them readily identifiable as potential heritage districts. In addition, the historic street grid and block pattern in the central part of the downtown reflects the origins of the city and underpins its historic built form. These heritage resources and potential heritage districts are illustrated on Map 6 and Map 7 respectively.” after the sentence “Protection of heritage assets is a key component of the urban design vision and principles that underpin this Plan.” and before the sentence “The heritage conservation strategy has several components:”.

Protection of heritage assets is a key component of the urban design vision and principles that underpin this Plan. ~~Within the DHSMPS plan area there are more than 120 municipally registered heritage properties, 15 provincially registered properties, and 10 National Historic Sites. Many of these buildings and sites are recognized landmarks and occupy a prominent place in the urban fabric. In addition, there are approximately 100 other older buildings, many of which would qualify for individual registration and would contribute to the distinct heritage character of the streetscapes and precincts of which they are a part.~~

~~Concentrations of contiguous registered and contributing buildings exist on Barrington Street, both in the old commercial area between Duke Street and Spring Garden Road, and in the south Barrington area between Bishop Street and Cornwallis Park, as well as in the Historic Properties area. The cohesive heritage character of these areas makes them readily identifiable as potential heritage districts. In addition, the historic street grid and block pattern in the central part of the downtown reflects the origins of the city and underpins its historic built form. These heritage resources and potential heritage districts are illustrated on Map 6 and Map 7 respectively.~~

The heritage conservation strategy has several components:

13. Repeal Subsection 4.1, Downtown Halifax Heritage Conservation Districts, in Chapter 4, Heritage Conservation.

14. Repeal Subsection 4.2, Barrington Street Heritage Conservation District, in Chapter 4, Heritage Conservation.
15. Repeal Subsection 4.3, Existing and Potential Heritage Conservation Districts, in Chapter 4, Heritage Conservation.
16. Repeal Subsection 4.8, Guidelines for Development in Heritage Contexts, in Chapter 4, Heritage Conservation.
17. Amend Subsection 8.6, Transition to this Plan, in Chapter 8, Implementation, as shown in ~~strikeout~~, below, by:
 - d) repealing Policy 90BA;
 - e) repealing Policy 90E and its preamble;
 - f) repealing Policy 90F and its preamble.

Policy 90B Applications pursuant to Policy 90A that have not proceeded to a public hearing by March 31, 2010 shall be subject to all applicable requirements of the Land Use By-law.

Policy 90BA ~~Notwithstanding Policy 90B, applications pursuant to Policy 90A within the Barrington Street Heritage Conservation District Revitalization Plan that have not proceeded to a public hearing within 90 days of the effective date of this policy shall be subject to all applicable requirements of the Land Use By-law. (RC Aug 17/10; E Feb 12/11) Repealed~~

Policy 90C Applications approved pursuant to Policy 90A shall include project commencement dates not exceeding three years from the date of execution of the development agreement and project completion dates not exceeding six years from the date of execution of the agreement.

Policy 90D Applications for non-substantive amendments to approved development agreements shall be considered under the policies in effect at the time the agreement was approved.

~~One of the applications referred to in Policy 90A, at 1593 Barrington Street, initially had a development agreement requirement that it was to commence within three years and be complete within six years from the date of the development agreement's execution (July 20, 2011). In recognition of a desire to allow the Discovery Centre, a tenant within the existing building, to be retained at its current location for a further two years, it is desirable to allow for a greater amount of time for this project. (RC Jun 10/14; E Jun 20/14)~~

~~Policy 90E Notwithstanding Policy 90D, the development agreement for 1593 Barrington Street that was approved pursuant to Policy 90A, may be amended include a project commencement date that does not exceed five years from the date of execution of the original development~~

~~agreement and a project completion date that does not exceed eight years from the date of execution of the original development agreement. (RC Jun 10/14;E Jun 20/14)~~


~~In 2014, as part of the revised Regional Plan, HRM adopted the Standards and Guidelines for the Conservation of Historic Places in Canada, 2nd Edition in place of its earlier Heritage Building Conservation Standards. References to these Standards and Guidelines were incorporated into Section 4.6 and Policies 39 and 40 of this Plan by amendment in parallel with the adoption of the new Regional Plan. Similar amendments were made at the same time to the Heritage Property By-law and the Barrington Street Heritage Conservation District Revitalization Plan and By-law. (RC Jun 25/14;E Oct 18/14)~~

~~During the course of preparation of the new Regional Plan and the accompanying amendments to this Plan, applications for substantial alteration of registered heritage properties and properties in the Barrington Street Heritage Conservation District continued to be made and considered subject to the previous Heritage Building Conservation Standards. In consideration of the fact that these projects were designed within the parameters of the previous Heritage Building Conservation Standards, the investment made in the preparation of such applications and that they were submitted in advance of the amendments to this Plan being given first reading by Council, provision will be made to allow Council to consider them after the effective date of this Plan under the previous Heritage Building Conservation Standards. (RC Jun 25/14;E Oct 18/14)~~

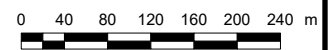
~~Policy 90F — Complete applications to substantially alter a registered heritage property or property in a heritage conservation district within the Downtown Plan Area which were on file on or before the date of first publication of the notice of intention to adopt this policy shall be considered subject to the Heritage Building Conservation Standards that were in effect at the time the complete application was received. Where any complete application is withdrawn, significantly altered, or refused by Council after the date of first publication of the notice of intention to adopt this policy any new or significantly altered application shall be subject to the Standards for the Conservation of Historic Places in Canada, 2nd Edition. (RC Jun 25/14;E Oct 18/14)~~



Schedule E-1
 Downtown Halifax Secondary
 Municipal Planning Strategy

 Area proposed to be removed from
 Downtown Halifax Secondary Municipal
 Planning Strategy

HALIFAX



The accuracy of any representation on
 this plan is not guaranteed.

ATTACHMENT F

By-law to Amend the Land Use By-law for Downtown Halifax to Implement the Downtown Halifax Heritage Conservation District Plan

BE IT ENACTED by the Halifax Regional Council of the Halifax Regional Municipality that the *Land Use By-law for Downtown Halifax* is hereby amended as follows:

1. Amend the following maps by removing the area identified in Schedule F-1:
 - (a) Map 1 Zoning
 - (b) Map 2 Precincts
 - (c) Map 3 Pedestrian-Oriented Commercial Streets
 - (d) Map 4 Maximum Pre-Bonus Heights
 - (e) Map 5 Maximum Post Bonus Heights
 - (f) Map 6 Streetwall Setbacks
 - (g) Map 7 Streetwall Heights
 - (h) Map 8 Central Blocks
 - (i) Map 9 Prominent Visual Terminus Sites
 - (j) Map 10 Archaeological Resources

2. Repeal the following maps and sketches:
 - (a) Map 11 Old South Suburb Heritage Resources
 - (b) Map 12 Old South Suburb Heritage Conservation District Pre-Bonus Floor Area Ratio
 - (c) Map 13 Old South Suburb Heritage Conservation District Post-Bonus Floor Area Ratio
 - (d) Sketch A
 - (e) Sketch B

3. Amend Section 2, Definitions, by repealing list item (afa)(vii) and by deleting the semicolon and word “and” at the end of list item (afa)(vi) and replacing with a period, as shown, below, in ~~strikeout~~ and **bold**:
 - (afa) *Floor Area* means the horizontal area of all floors in all buildings measured from the interior faces of any exterior or fire walls and including interior staircases, and excluding the following:
 - (i) unenclosed space outside any exterior walls or located on a rooftop, such as balconies and patios;
 - (ii) any floor area below the lowest ground floor of a building;
 - (iii) elevator shafts;
 - (iv) accessory structures;
 - (v) rooftop greenhouses;
 - (vi) any space open to a floor below; **and.**
 - ~~(vii) any floor maintaining its existing structures within an Old South Suburb heritage building as of [Aug 15/20]. Repealed~~

4. Amend Section 2, Definitions, by repealing list items (bcb), (bcc), and (bcd), as shown, below, in ~~strikeout~~:

~~(bcb) Old South Suburb Heritage Building means a building identified on Map 11 as an Old South Suburb heritage building which existed on [Aug 15/20] in the Old South Suburb Heritage Conservation District, Precinct 2. (RC Jan 14/20; E Aug 15/20) Repealed~~

~~(bcc) Old South Suburb Heritage Property means an entire property which contains an Old South Suburb Heritage Building. (RC Jan 14/20; E Aug 15/20) Repealed~~

~~(bcd) Old South Suburb Integrated Development means new construction that occurs within an Old South Suburb Heritage Property. (RC Jan 14/20; E Aug 15/20) Repealed~~

5. Amend Subsection 5(20), Maps and Schedules, as shown, below, in ~~strikeout~~, by:
- (a) deleting the words “Map 11 Old South Suburb Heritage Resources” after the words “Map 10 Archaeological Resources”;
 - (b) deleting the words “Map 12 Old South Suburb Heritage Conservation District Pre-Bonus Floor Area Ratio” after the words “Map 11 Old South Suburb Heritage Resources”; and
 - (c) deleting the words “Map 13 Old South Suburb Heritage Conservation District Post-Bonus Floor Area Ratio” after words “Map 12 Old South Suburb Heritage Conservation District Pre-Bonus Floor Area Ratio”.

(20) The following maps and schedules form an official part of this By-law:

Map 1	Zoning (RC-Jul 12/22;E-Aug 22/22)
Map 2	Precincts
Map 3	Pedestrian-Oriented Commercial Streets
Map 4	Maximum Pre-Bonus Heights
Map 5	Maximum Post Bonus Heights
Map 6	Streetwall Setbacks
Map 7	Streetwall Heights
Map 8	Central Blocks
Map 9	Prominent Visual Terminus Sites
Map 10	Archaeological Resources
Map 11	Old South Suburb Heritage Resources Repealed
Map 12	Old South Suburb Heritage Conservation District Pre-Bonus Floor Area Ratio Repealed
Map 13	Old South Suburb Heritage Conservation District Post-Bonus Floor Area Ratio Repealed

6. Repeal Subsections 8(3), 8(4), and 8(5), under Section 8, Built Form Requirements, as shown, below, in ~~strikeout~~:

~~Registered Heritage Properties~~

~~(3) In addition to the requirements of this By-law and the Heritage By-law, development on a Registered Heritage Property shall be subject to the Development in Heritage Contexts section of the Design Manual. Repealed~~

~~(4) In addition to the requirements of this By-law, development on a non-registered Heritage Property in a Heritage Conservation District shall be subject to sections 4.5 and 4.6 of the Development in Heritage Contexts section of the Design Manual. Repealed~~

~~Heritage Resources: Development Abutting a Registered Heritage Property or Old South Suburb Heritage Building~~

~~(5) In addition to the requirements of this By-law, development on a lot abutting a Registered Heritage Property or an Old South Suburb heritage property shall meet the requirements of the Design Manual. Repealed~~

7. Amend Subsection 9(5), Streetwall: Width, by deleting the words and comma “Outside of Precinct 2, Old South Suburb Heritage Conservation District” before the words “a streetwall shall extend”, as shown, below, in ~~strikeout~~:

~~(5) Outside of Precinct 2, Old South Suburb Heritage Conservation District, a streetwall shall extend the full width of a lot abutting the streetline.~~

8. Repeal Precinct 2, Old South Suburb Heritage Conservation District, under Precincts: Additional Requirements, as shown, below, in ~~strikeout~~:

~~Precinct 2: Old South Suburb Heritage Conservation District~~

~~(2.1) Within the Old South Suburb Heritage Conservation District (Precinct 2), development shall be subject to the requirements of this By-law, the Heritage Design Guidelines section of the Design Manual. Repealed~~

~~(2.2) (a) Subject to Subsection 2.2(b), a new construction on an Old South Suburb Heritage Property or on a lot abutting an Old South Suburb Heritage Property shall have minimum front and flanking yards, which are the lesser of the following:~~

- ~~(i) 3.0 metre greater than the greatest setback of the Old South Suburb Heritage Building(s), as measured from its front wall, located either on the same lot or on an abutting lot, and measured from the same street; or~~
- ~~(ii) 6.0 metres from the front or flanking lot line on the same street (Sketch A). Repealed~~

~~(b) The minimum front or flanking yards for a new construction, specified under Subsection 2.2(a), may be reduced to 1.0 metre greater than the greatest setback from the front or flanking lot line of Old South Suburb Heritage Buildings located on the same lot or on an abutting lot, if the new construction is not proposed to exceed a height of 4.5 metres within 3.0 metres distance, measured parallel to the street, from the side wall of an Old South Suburb Heritage Building and for a depth of 6.0 metres measured from the front or flanking lot line (Sketch B). Repealed~~

~~(c) New construction on a lot that is neither an Old South Suburb Heritage Property, nor a lot abutting an Old South Suburb Heritage Property, shall have minimum front and flanking yards as specified on Map 6. Repealed~~

~~(2.3) If, within the Old South Suburb Heritage Conservation District (Precinct 2):~~

~~(a) an Old South Suburb Integrated Development is situated within 12 metres of the front property line and within 6 metres of an Old South Suburb Heritage Building, or~~

~~(b) a property abuts an Old South Suburb Heritage Property and has a lot frontage of 30 metres or less;~~

~~then a minimum streetwall stepback of 12 metres shall apply from the front lot line for that portion of a building above the streetwall facing the same street as the Old South Suburb heritage building on the same or abutting lot. Repealed~~

~~(2.4) The following setbacks for mid-rise buildings shall apply within the Old South Suburb Heritage Conservation District, Precinct 2:~~

~~(a) above a streetwall height of 18.5 metres, the mid-rise portion of a building shall have a setback from interior lot lines of no less than 3 metres.~~

~~(b) within the property identified as PID #00092924 (Waverley Inn at 1264-66 Barrington Street), no setback shall be required from the south side lot line for the mid-rise portion of any building.~~

~~These requirements may be varied by site plan approval where the relaxation of the requirement is consistent with the Design Manual. Repealed~~

~~(2.5) Subject to subsection 2.6, in the Old South Suburb Heritage Conservation District, Precinct 2 no building shall be erected, constructed, altered, reconstructed, or located so that it exceeds the FAR specified on Map 12. Repealed~~

~~(2.6) In the Old South Suburb Heritage Conservation District, Precinct 2, the maximum pre-bonus FAR specified on Map 12, may be exceeded to the maximum post-bonus FAR specified on Map 13, in accordance with sections 12(6.1) to 12(6.6) Repealed~~

9. Repeal Precinct 5, Barrington Street Heritage Conservation District, under Precincts: Additional Requirements, as shown, below, in ~~strikeout~~:

~~Precinct 5: Barrington Street Heritage Conservation District~~

~~(7) Within the Barrington Street Heritage Conservation District Precinct, development shall be subject to the requirements of this By-law, the Development in Heritage Contexts section of the Design Manual, and HRM By-law H-500, A By-law Respecting the Establishment of a Heritage Conservation District on Barrington Street. Where this By-law is in conflict with By-law H-500, the requirements of By-law H-500 shall prevail. Repealed~~

10. Repeal Subsection 12(6.1), Post Bonus FAR Provisions for Properties within Precinct 2, Old South Suburb Heritage Conservation District, as shown, below, in ~~strikeout~~:

~~Post Bonus FAR Provisions for Properties within Precinct 2, Old South Suburb Heritage Conservation District (RC Jan 14/20; E Aug 15/20)~~

~~Post Bonus FAR Provisions for Properties within Precinct 2, Old South Suburb Heritage Conservation District~~

- ~~(6.1) (a) In the Old South Suburb Heritage Conservation District, the public benefit value shall be calculated by multiplying Factor #1 by Factor #2 and then multiplying the product by Factor #3, where:~~
- ~~(i) Factor #1 is the new floor area in square metres that exceeds the maximum pre-bonus FAR value, as shown on Schedule 56;~~
 - ~~(ii) Factor #2 is 0.20; and~~
 - ~~(iii) Factor #3 is a bonus rate, in dollars per square metre, in the amount of \$258.~~
- ~~(b) The amount of the public benefit shall be no less than the amount resulting from the calculation in Subsection 6.1(a).~~
- ~~(c) Notwithstanding subsection 12(7), the public benefit the developer shall provide under Clause 6.1(b) shall be in the form of one or a combination of the following:~~
- ~~(i) conservation of an Old South Suburb Heritage Property or registered municipal heritage property as shown on Map 11; or~~
 - ~~(ii) cash in lieu, as may be agreed between the Municipality and the applicant (RC Jan 25/22; E Apr 9/22) Repealed~~
- ~~(6.2) Development which proposes the demolition of an Old South Suburb Heritage Building is not eligible for bonus FAR and cannot exceed the Maximum Pre-Bonus FAR shown on Map 12. Repealed~~
- ~~(6.3) The applicant shall submit cost estimates, in a format acceptable to the Development Officer, which provide detailed costs of the public benefit. Repealed~~
- ~~(6.4) The public benefit shall be completed at the time of the issuance of the development permit or such other time as may be provided under the public benefit agreement. Repealed~~
- ~~(6.5) Development of properties:~~
- ~~(a) south of Cornwallis Park that are identified on Map 13 as Landmark Development Area; and~~
 - ~~(b) that exceed the pre-bonus FAR identified on Map 12;~~
- ~~shall require a development agreement in accordance with Policy 18B of the Downtown Halifax Secondary Municipal Planning Strategy. Repealed~~

11. Repeal Subsection 13(7), Signs on Registered, Signs on Registered Heritage Properties and Properties in a Heritage Conservation District, under Section 13, Signs, as shown, below, in ~~strikeout~~:

~~Signs on Registered Heritage Properties and Properties in a Heritage Conservation District~~

~~(7) Signs on Registered Heritage Properties and Properties in a Heritage Conservation District shall meet the requirements of the Design Manual. Repealed~~

~~(8) The following types of signs are prohibited on registered heritage properties and properties in a heritage conservation district:~~

- ~~(a) — internally illuminated fascia signs or internally illuminated (RC Dec 13/11;E Mar 3 /12) awning signs;~~
- ~~(b) — stretch skin plastics for awning or canopy signs; and~~
- ~~(c) — textile banners, with or without frames. Repealed~~

12. Amend Subsection 14(1), under Accessory Surface Parking Lots: General Requirements, as shown, below, in ~~strikeout~~, by:

- (a) deleting the words, colon, and semicolon “Precinct 5: Barrington Street Heritage Conservation District;” after the words and semicolon “Precinct 4: Lower Central Downtown;”;
- (b) adding the word “and” after the words and semicolon “Lower Central Downtown;”;
- (c) deleting the semicolon and word “and” and adding a period after the words “Upper Central Downtown”; and
- (d) deleting the words, colon, and period “Precinct 7: Historic Properties.” after the words, colon, and semicolon “Precinct 6: Upper Central Downtown; and”


14(1) Accessory Surface Parking Lots shall be prohibited in the following areas as depicted on Map 2:

Precinct 3: Spring Garden Road Area;
Precinct 4: Lower Central Downtown; **and**
Precinct 5: ~~Barrington Street Heritage Conservation District~~; Repealed
Precinct 6: Upper Central Downtown; ~~and~~.
Precinct 7: ~~Historic Properties~~. Repealed

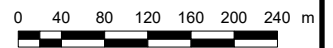
13. Amend Schedule S-1, Design Manual, by repealing Section 4, Heritage Design Guidelines.



Schedule F-1
Downtown Halifax
Land Use By-Law

 Area proposed to be removed from
 Downtown Halifax Land Use By-Law

HALIFAX



The accuracy of any representation on
 this plan is not guaranteed.