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**Item No. 9.1.1**  
**Heritage Advisory Committee**  
**November 26, 2025**

**TO:** Chair and Members of Heritage Advisory Committee

**FROM:** Erin MacIntyre, Acting Executive Director Planning and Development

**DATE:** November 5, 2025

**SUBJECT:** **Case HRTG-2025-02222: Request to Include 1530 Oxford Street, Halifax in the Registry of Heritage Properties for the Halifax Regional Municipality**

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**ORIGIN**

Application for heritage registration by the property owner.

**EXECUTIVE SUMMARY**

- Property owner-initiated heritage registration request.
- 1530 Oxford Street, Halifax (the 'property'), designed by local architect Sydney Perry Dumaresq was constructed in 1922.
- The property has historical associations with Dr. Gordon Ross Hennigar Sr, dentist, Dr. Gordon Ross Hennigar Jr, pathologist, and E. Murray Ryan, barrister.
- The building is a Colonial Revival-style residence constructed with balloon framing and a concrete foundation.
- The building maintains good architectural integrity and contributes to the heritage character of the surrounding area.
- There are no financial implications identified.

**RECOMMENDATION**

Should 1530 Oxford Street, Halifax score 50 or more points on evaluation as a heritage property under the HRM Heritage Property Program, the Heritage Advisory Committee (HAC) recommends that Regional Council:

1. Set a date for a heritage hearing to consider the inclusion of the subject property in the Registry of Heritage Property for the Halifax Regional Municipality; and
2. Approve the request to include 1530 Oxford Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1, as a municipal heritage property under the *Heritage Property Act*.

## **BACKGROUND**

The property owner has applied to include the property located at 1530 Oxford Street, Halifax (Map 1) in the Registry of Heritage Property for the Halifax Regional Municipality. The subject property is situated on the west of Oxford Street between Coburg Road and Waegwoltic Avenue. The subject property contains a two-and-a-half-storey Colonial Revival-style residential building, which was constructed in 1922.

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

### ***HRM's Heritage Property Program***

The purpose of the HRM Heritage Property Program is to help protect and conserve significant heritage resources including buildings, streetscapes, sites, areas, and conservation districts that reflect the rich heritage found in local communities throughout HRM. One of the principal aims of the Heritage Property Program is to recognize significant heritage resources through the inclusion of properties into the Municipal Registry of Heritage Property.

Under the Heritage Property Program, all registration applications for heritage buildings are evaluated by the HAC using "The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality" (Attachment A). The Evaluation Criteria for scoring a property and building are broken down into six categories as follows:

<b>Criterion</b>	<b>Highest Possible Score</b>
1. Age	25
2. Historical or Architectural Importance	20
3. Significance of the Architect/Builder	10
4. Architectural Merit	10
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
<b>Total</b>	100

Should the HAC give a property a score of 50 or more points, a positive registration recommendation will be forwarded to Regional Council.

### ***Nova Scotia Heritage Property Act***

HRM's Heritage Property Program receives its authority from the *Heritage Property Act* which seeks:

*"to provide for the identification, designation, preservation, conservation, protection and rehabilitation of buildings, public-building interiors, structures, streetscapes, cultural landscapes, areas and districts of historic, architectural or cultural value, in both urban and rural areas, and to encourage their continued use".*

Sections 14(2) and 15(1) of the *Heritage Property Act* require that notice of recommendation is given to the property owner at least thirty (30) days prior to any Council decision to include the property in the Registry of Heritage Property for the Halifax Regional Municipality. The property owner is also given an opportunity to address Council before they make a decision on the registration request. Should a positive recommendation be forwarded to Council, heritage staff will ensure the required notices are sent to the owners and deposited at the Registry of Deeds.

## **DISCUSSION**

Heritage registration applications are evaluated by the HAC relative to six evaluation criteria outlined previously, and described in greater detail in Attachment A. To assist the HAC in their evaluation and scoring, staff offer the following comments based on the staff's research report (Attachment B).

### **1. Age**

The property at 1530 Oxford Street, Halifax, formerly known as 80 Oxford Street, is situated in what was once the Colins Field in the West End community. In 1921, Halifax dentist Dr. Gordon R. Hennigar Sr purchased the property, and later in 1922 he hired the prominent local architect Sydney Perry Dumaresq to build the subject residence.

Given the construction date of 1922, staff recommends a score of 5.

### **2. Historical Importance**

The property is associated with historical individuals, who all lived in the house for a period.

Dr. Gordon Ross Hennigar Sr. (1886–1944) was a dental surgeon born in Chester, Nova Scotia. He studied at Acadia University and graduated from the Baltimore College of Dental Surgery in 1913, later completing postgraduate work in Maryland and Missouri. After an early practice in British Columbia, he settled in Halifax in 1915, where he remained active in private practice and dental education. He served as Professor at Dalhousie University and held leadership roles in several dental associations. A strong advocate for oral health, he also contributed to public health initiatives in Nova Scotia. As the first owner of the subject property, Dr. Hennigar Sr. and his family resided there from 1922 to 1928.

Dr. Gordon Ross Hennigar Jr. (1919–1998), Pathologist, was the son of Dr. Hennigar Sr. Born in Halifax, Dr. Hennigar Jr. earned his medical degree from Dalhousie University in 1945. After serving in the Royal Canadian Medical Corps, he pursued advanced pathology training in Toronto and Baltimore. He held teaching positions at several U.S. universities and, in 1964, became Chair of Pathology at the Medical College of South Carolina. A pioneer in autopsy procedures and a proponent of replacing coroners with medical examiners, he had a lasting impact on forensic medicine. He retired in 1991 and passed away in 1998, leaving behind a significant medical legacy.

E. Murray Ryan, Q.C. (1914–1974), was a Halifax lawyer and Dalhousie University graduate. He served in the Royal Canadian Navy during the Second World War before returning to his legal career. Appointed Queen's Counsel, he remained active in the profession until his death in 1974. Ryan purchased the subject property in 1956, and his family has resided there continuously to the present day.

The subject property is intimately associated with three notable Halifax residents; staff recommends a score between 11 and 15.

### **3. Significance of Architect or Builder**

The house at 1530 Oxford Street was designed by Sydney Perry Dumaresq, a Halifax architect whose work helped shape Nova Scotia's built environment in the early 20th century. The son of architect James C.P. Dumaresq, he joined his father's firm after graduating from Acadia University in 1898. After his father's death, he continued the practice and later partnered with Andrew R. Cobb, with whom he co-designed several significant projects, including the Dingle Memorial Tower (1912). Dumaresq's work ranged from institutional to commercial and residential buildings, with notable examples such as the Freemasons' Hall

(1924) and the T. Eaton Maritime Store (1928). His designs, including several homes in Halifax's Coburg Road area, reflect a lasting contribution to the city's architectural heritage. Dumaresq passed away in 1943.

Sydney Perry Dumaresq is an architect with provincial significance; staff recommends a score between 4-6.

#### **4.a Architectural Merit: Construction**

The subject property is a two-and-a-half-storey wood-framed building with a rectangular plan. It is built atop a brick concrete foundation and has two large brick chimneys. The outside walls were clad with wood shingles. The property is likely constructed by balloon framing. Balloon framing used dimensional lumber and manufactured nails for the frame of the dwelling, and is particularly notable for the long, continuous studs cut from tall, old-growth trees, which run from the foundation to the roof. This framing method allowed for faster and cheaper construction than the traditional timber framing methods that preceded it. Balloon framing was replaced by platform framing from the 1930s onwards and is growing increasingly less common.

As a late example of balloon framing construction, staff recommends a score between 1-3.

#### **4.b Architectural Merit: Style**

The subject property is a representative example of the Colonial Revival style, incorporating elements from both Georgian and Classical architecture. It features a symmetrical façade and a balanced rectangular plan, with Georgian-style windows evenly distributed across three bays. The pedimented entry, dentilled cornices, and overall symmetry reference Classical architectural forms.

Character Defining Elements (CDEs) of the subject property include, but are not limited to:

- Two-and-a-half-storey wood constructed house constructed in the Colonial Revival style;
- Symmetrical façade with central entry and fenestration;
- Moderately pitched roofs with an eyebrow dormer window;
- Pedimented entry porch with classical pilasters and trims;
- Projecting bay window at the rear of the building with two six-over-six and one eight-over-eight windows.
- Classic cornice lines with dentils;
- Six-over-six and eight-over-eight double hung windows with wood surroundings;
- Two windows with patterned glass on the north elevation;
- Two brick masonry chimneys with cast iron anchor plate;
- Wood shingle cladding; and
- Copper eavestrough.

As an excellent example of the Colonial Revival style, staff recommends a score between 7-10.

### **5. Architectural Integrity**

The subject property retains a high level of architectural integrity, with its original rectangular massing and character-defining elements largely intact. Two moderate alterations are present on the west elevation, which are not visible from the public right-of-way. A shed dormer, added in the 1990s, expands the third-floor space while remaining sympathetic to the original design through the use of six-over-six windows and

matching wood shingles. A second alteration includes a rear kitchen entrance with sliding glass doors and a small utility bump-out, clad in materials consistent with the original construction.

The subject house is largely unchanged; staff recommends a score between 11-15.

## **6. Relationship to Surrounding Area**

The subject property is located within the former Collins Field subdivision, being part of the early-twentieth-century West End suburbanization. The immediate surroundings of 1530 Oxford Street are predominantly residential and characterized by two to two-and-a-half storey detached homes on larger-than-average urban lots. Across Oxford Street, zoning transitions to High-Order Residential (HR-1), including mid-rise and high-rise apartment buildings. Within 250 metres of the property are two registered heritage properties: the Dalhousie President's Residence (1460 Oxford Street) and Coburg House (6454 Coburg Road). The area also includes several architecturally significant residences designed by Sydney Perry Dumaesq and Andrew Cobb.

The subject property is an important architectural asset that contributes to the heritage character of the surrounding area, so staff recommends a score between 6-10.

## **FINANCIAL IMPLICATIONS**

The HRM costs associated with advertising and processing this application can be accommodated within the approved 2025/2026 operating budget for Planning and Development.

## **RISK CONSIDERATION**

No risk considerations were identified.

## **COMMUNITY ENGAGEMENT**

The community engagement process for heritage registrations is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information-sharing achieved through public access to the required Heritage Advisory Committee meeting. As a provision of the Heritage Property Act, no registration of a municipal heritage property shall take place until the Regional Council has given the owner of the property an opportunity to be heard.

## **ENVIRONMENTAL IMPLICATIONS**

No environmental implications were identified.

## **ALTERNATIVES**

The Heritage Advisory Committee may choose to refuse the application to include 1530 Oxford Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality if the property scores less than 50 points based on the evaluation criteria. In doing so, the application will not proceed to the Regional Council for evaluation.

**LEGISLATIVE AUTHORITY**

*The Heritage Property Act*

**ATTACHMENTS**

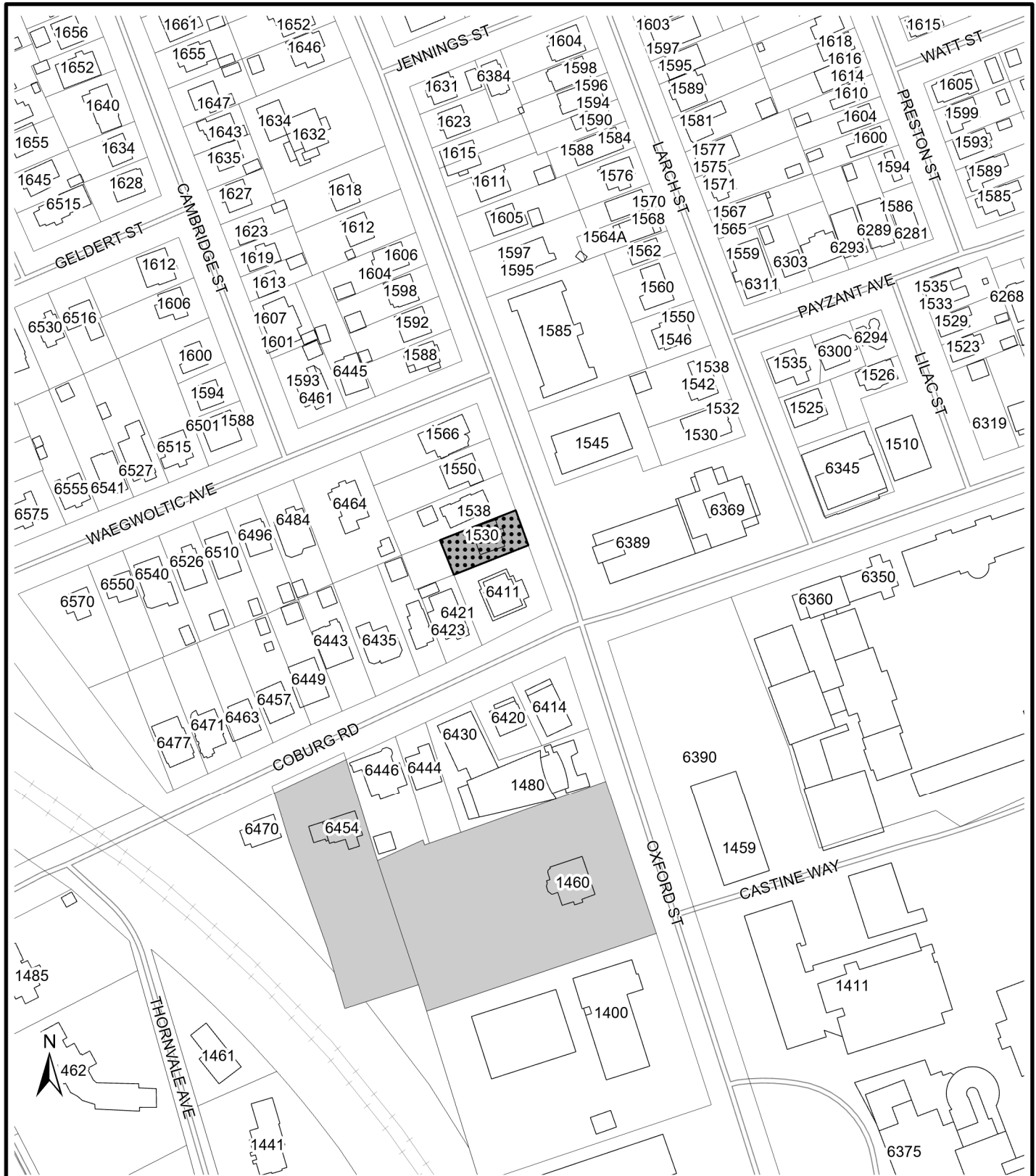
Map 1: Location Map

Attachment A: Evaluation Criteria

Attachment B: Staff Research Report

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Report Prepared by: Shaoqiu Gong, Planner I – Heritage, 902.233.9826



## Map 1 - Location Map

1530 Oxford Street  
Halifax

- Registered Heritage Property
- Subject Property

**HALIFAX**



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

# **Attachment A**

## **HALIFAX REGIONAL MUNICIPALITY HERITAGE PROPERTY PROGRAM EVALUATION CRITERIA**



**EVALUATION CRITERIA  
FOR REGISTRATION OF HERITAGE BUILDINGS (Revised 2004)**

**1. AGE**

Age is probably the single most important factor in the popular understanding of the heritage value of buildings. The following age categories are based on local, national and international occasions that may be considered to have defined the character of what is how the Halifax Regional Municipality and its architecture.

Date of Construction	Points	Timeline
1749 - 1785	25	Halifax Garrison Town to the Loyalist migration
1786 - 1830	20	Boom period following construction of Shubenacadie Canal
1831 - 1867	16	From Boom to Confederation
1868 - 1899	13	Confederation to the end of the 19 <sup>th</sup> century
1900 - 1917	9	Turn of the Century to Halifax Harbour Explosion
1918 - 1945	5	The War Years
1945 - Present	3	Post-War

*\* Maximum score of 25 points in this category*

**2. HISTORICAL OR ARCHITECTURAL IMPORTANCE**

A building can receive points for:

- A) Having specific associations with important occasions, institutions, personages and groups,  
**OR**  
 B) For being architecturally important unique/representative of a particular period.

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

Nationally	Points	Comments
Intimately Related	16 - 20	
Moderately Related	11 - 15	
Loosely Related	1 - 10	
Provincially	Points	Comments
Intimately Related	11 - 15	
Moderately Related	6 - 10	
Loosely Related	1 - 5	

Locally	Points	Comments
Intimately Related	11 - 15	
Moderately Related	6 - 10	
Loosely Related	1 - 5	
No relationship to important occasions, institutions, personages or groups.	0	

*\* Maximum score of 20 points in this category, scoring from one of the three categories only*

## 2B) Important/Unique Architectural Style or Highly Representative of an Era

Importance	Points	Comments
Highly important, Unique, or representative of an era	16 - 20	
Moderately important, Unique, or representative of an era	11 - 15	
Somewhat important, or representative of an era	10 - 1	
Not important, Unique, or representative of an era	0	

*\* Maximum score of 20 points in this category.*

## 3. SIGNIFICANCE OF ARCHITECT/BUILDER

Is the structure representative of the work of an architect or builder of local, provincial or national importance?

Status	Points	Comments
Nationally	7 - 10	
Provincially Significant	4 - 6	
Locally Significant	1 - 3	
Not Significant	0	

*\* Maximum score of 10 points in this category.*

#### 4. ARCHITECTURAL MERIT

The assessment of architectural merit is based on two factors:

**A) Construction type/building technology:** which refers to the method by which the structure was built (early or rare uses of materials), and building techniques;

**AND**

**B) Style:** which refers to the form or appearance of the architecture.

<b>Construction Type/Building Technology</b>		
<b>A) Construction type</b>	<b>Points</b>	<b>Comments</b>
Very rare/ early example	7 - 10	
Moderately rare/ early	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	
<b>B) Style</b>	<b>Points</b>	<b>Comments</b>
Very rare/ early example	7 - 10	
Moderately rare/ early	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	

*\* Maximum score of 10 points for Construction Type, and a maximum score of 10 for Style - a total maximum of 20 points in this category.*

#### 5. ARCHITECTURAL INTEGRITY

Architectural Integrity refers to the extent to which the building retains original features/ structures/ styles, not the state of the building's condition.

<b>Architecture</b>	Consider any additions/ removal/ alterations to windows, doors, porches, dormers, roof lines, foundations, chimneys, and cladding.	
<b>Exterior</b>	<b>Points</b>	<b>Comments</b>
Largely unchanged	11 - 15	
Modest changes	6 - 10	
Major changes	1 - 5	
Seriously compromised	0	

*\* Maximum score of 15 points in this category.*

**6. RELATIONSHIP TO SURROUNDING AREA**

<b>Points</b>	<b>Comments</b>
6 - 10	The building is an important architectural asset contributing to the heritage character of the surrounding area.
1 - 5	The Architecture is compatible with the surrounding area and maintains its heritage character.
0	Does not contribute to the character of the surrounding area.

*\* Maximum score of 10 points in this category.*

**SCORING SUMMARY**

Property	Date Reviewed	Reviewer

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

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

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## Attachment B

# Research Report

1530 Oxford Street

**Prepared by:**

HRM Planning & Development  
Shaoqiu Gong, Planner I

September 22, 2025



**HALIFAX**

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## Age

The subject property, located at 1530 Oxford Street, Halifax, is situated on the west side of Oxford Street between Coburg Road and Waegwoltic Avenue. Formerly known as 80 Oxford Street, it will hereafter be referred to as the subject property.

According to permit records, the house was constructed in 1922 by local architect Sydney Perry Dumaresq for Dr. Gordon R. Hennigar Sr. Dr. Hennigar purchased the land in 1921 from optician Hugh W. Cameron. Following construction, Dr. Hennigar and his wife, Bonita Hennigar, resided in the home until its sale to Harriet Schon in 1928<sup>1</sup>. Schon also owned the neighbouring house at 6411 Coburg Road<sup>2</sup>. In 1931, Schon transferred the subject property to W. Bernard Schon<sup>3</sup>, who subsequently sold it to Walter S. Dunlop in 1934<sup>4</sup>. In 1945, the property was purchased by publisher Helen A.B. Marshall<sup>5</sup>, who gave it to John Archibald Logan and Eva Logan in her will<sup>6</sup>. In 1956, E. Murray Ryan, a barrister, acquired the house, and the Ryan family has remained in residence to the present day<sup>7,8</sup>.

*Oxford* St. No. APPLICATION FOR NEW BUILDING. No. 10916  
To the Inspector of Buildings, Halifax, N. S., day of 1922

Sir:—The undersigned hereby applies for a permit to build according to the following specifications and in accordance with the detailed plans and specifications submitted.

Location <i>Oxford</i>	St. No. <i>West</i>	Side <i>between</i>	<i>Coburg</i>	St. and <i>Jubilee Rd</i>
Owner <i>D. Hennigar</i>	Architect <i>Dumaresq</i>	Builder <i>W. H. Vick</i>	Estimated cost <i>13,000.00</i>	
Class <i>3rd Wood</i>	Material	Purpose of Building <i>dwelling</i>		
Size of main building <i>34+50</i> Ft. front	Ft. deep	Ft. in height	No. of Stories <i>2</i>	Nearest part to street line Ft.
Size of Extension	"	"	"	"
Foundation wall, material <i>Cement</i>	Thickness	<i>2</i>	Chimneys how constructed <i>Side</i>	
Style of roof and material <i>Pitch</i>	No. of elevators and for what purpose			
What kind of fire stop is to be used <i>Asbestos</i>	Date permit from Health Board			

Permission is also applied for, to enclose that portion of the street in front of the proposed building extending into the street ft.

The undersigned hereby agrees that all work on the said building shall be done in strict accordance with the laws and ordinances relating to the erection of buildings within the City of Halifax, and with the conditions printed on the back of the permit; and that every obstacle will be removed from the street on or before the day of 1922 on which date this permit expires.

*W. H. Vick*  
Applicant.

Figure 1: City of Halifax Building Permit Application for 80 Oxford Street<sup>9</sup>.



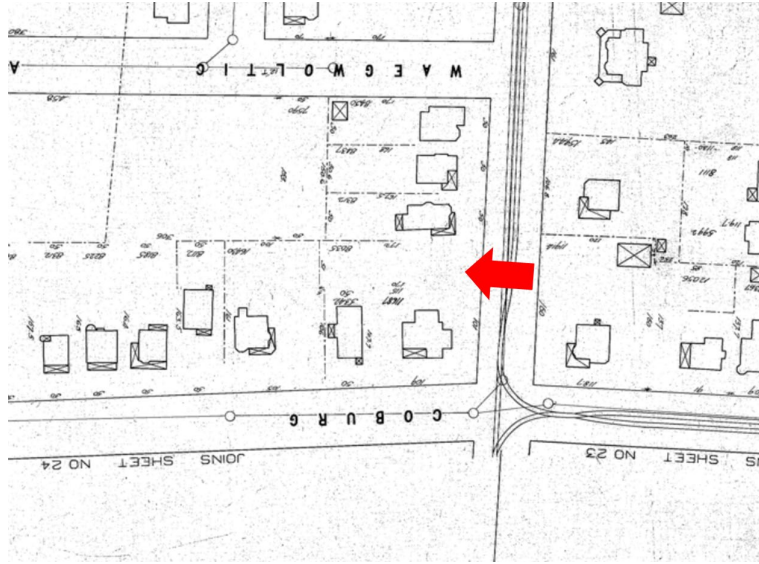


Figure 2:1918 H.B. Pickins Assessment Plan showing the approximate location of the subject dwelling<sup>10</sup>.

# Historical or Architectural Importance

## Relationship to Important Occasions, Institutions, Personages or Groups

### Dr. Gordon Ross Hennigar Sr, Dentist (1919-1998)

Dr. Gordon Ross Hennigar Sr. (1886–1944) was a dental surgeon based in Halifax. Born in Chester, Nova Scotia, in 1886 to Burton and Annie Hennigar, he attended Acadia University before enrolling at the Baltimore College of Dental Surgery, from which he graduated in 1913. He subsequently undertook postgraduate studies at the University of Maryland and trained under Dr. George B. Winter in Saint Louis, Missouri. Following his education, Dr. Hennigar established a dental practice in Nelson, British Columbia. In 1915, he married Bonita Blanche Barker of Lumberton, North Carolina, daughter of John A. and Harriet Barker<sup>11</sup>.

That same year, he relocated to Halifax, where he maintained a practice for the remainder of his career. His clinics were located at 19 Barrington Street and later at 45 Sackville Street<sup>2,12</sup>. From 1916 onwards, Dr. Hennigar served as Professor of Exodontia and Radiology at the Dalhousie University Dental School. He was also affiliated with the Victoria General Hospital and was an active member of several professional organizations, including the Canadian Dental Association. He served as President of both the Nova Scotia Dental Association and the Halifax Dental Society. Dr. Hennigar made notable contributions to public health, particularly in the area of oral hygiene. He was Chairman of the Oral Hygiene Committee of the Nova Scotia Dental Association for several years and also served as Secretary of the Nova Scotia Dental Board<sup>11</sup>.

### Dr. Gordon Ross Hennigar Jr, Pathologist (1919-1998),

Gordon Ross Hennigar Jr. was born on December 16, 1919, in Halifax. He spent his early years in the subject house with his parents. He attended Dalhousie University in Halifax and received a graduate medical degree in 1945. After graduation, he served in the Royal Canadian Medical Corps until 1946, when he was assigned as an Assistant in Pathology to Dalhousie University and the Banting Institute in Toronto. In 1947, he moved to the United States and received an internship at Union Memorial Hospital in Baltimore, Maryland. He then worked as an instructor in Pathology for Johns Hopkins School of Medicine. For the next seventeen years, he taught at numerous universities in their pathology departments. In 1964, Dr. Hennigar was recruited from the Kings County Hospital in New York City to be the chairman of the Pathology Department at the Medical College of South Carolina in Charleston, a position he held until his retirement in 1991. He was a lead figure in support of South Carolina state legislation to replace coroners with medical examiners and introduced many revolutionary techniques for performing autopsies. He was married to L. June King Hennigar, with whom he had five children. Dr. Hennigar died on November 17, 1998<sup>13</sup>.

### E. Murray Ryan, Queen's Counsel (1914–1974)

E. Murray Ryan was a Halifax barrister and lifelong resident of the city. Ryan was born and raised at 1550 Oxford Street - a residence designed by architect Andrew Cobb and located near the subject property. Educated at Dalhousie University, he served with the Royal Canadian Navy during the Second World War before returning to Halifax to practice law. Ryan was appointed Queen's Counsel and remained active in the legal profession until his death in 1974 at the age of

60. He lived in Halifax with his wife, Margaret, and their three sons in the subject property for a long period<sup>14</sup>.

### **Important / Unique Architectural Style or Highly Representative of an Era**

The subject property is a unique example of the Colonial Revival style. In the late nineteenth century, this eclectic movement drew on the full spectrum of Western architectural tradition for stylistic inspiration. The popularity of eighteenth-century Colonial architecture of the New England and North Atlantic regions began shortly after the 1876 American Centennial Exhibition (held in Philadelphia) when the New York firm of McKim, Meade and White (who later became better known for their Beaux-Arts Classicism) designed “Colonial”-inspired homes for wealthy patrons. This trend soon spread to middle-class Anglo-Americans, and their homes largely absorbed design elements from Georgian and Federal styles<sup>15</sup>.

While this wave of revival styles came to Nova Scotia, the revivals showed no intent to accurately reproduce houses from the pre-revolutionary period. Instead, both square and rectangular forms were adopted in symmetrical and asymmetrical ways (with either hipped, gable or gambrel roofs); Classical elements (such as pedimented entrances, cornices, Palladian windows, and columns) were reinterpreted as decorative features, including veranda supports; and window designs were also updated, frequently incorporating bay or paired windows<sup>16</sup>.

Besides the regular Classical elements common in the Colonial Revival homes, such as pedimented entry, decorated cornices, and symmetrical form, the subject property blends some vernacular elements, an enclosed storm porch, and a window bay, which are all the most popular maritime architectural elements. The subject house is a distinctive and regionally adapted expression of Colonial Revival style.

# Significance of Architect or Builder

## Architect Sydney Perry Dumaresq

Sydney Perry Dumaresq (1875–1943) was a Canadian architect whose extensive body of work significantly shaped the architectural landscape of Halifax and the broader region of Nova Scotia during the early 20th century.

Born in Halifax, Nova Scotia, on October 28, 1875, Dumaresq was the son of James Charles Philip Dumaresq, a Halifax architect. He completed his higher education at Acadia University, graduating in 1898. Following his graduation, he joined his father's architectural firm, which was renamed J.C. Dumaresq & Son in 1899. The firm was responsible for several notable commissions, including bank buildings such as the Merchants' Bank of Halifax in Moncton (1898), and Royal Bank branches in Lunenburg and Weymouth (both 1906). Other significant works include the Truro Courthouse (1903), and the George Wright House in Halifax (1902), a well-known example of Edwardian residential architecture<sup>17,18</sup>.

Following the death of his father in 1906, Sydney Dumaresq continued the practice under his own name. In 1909, he formed a partnership with fellow Halifax architect Andrew R. Cobb. Among their most prominent collaborations was the design of the Dingle Memorial Tower (1912), located in Sir Sandford Fleming Park. The tower commemorates the establishment of representative government in Nova Scotia and exhibits strong Italianate architectural influences<sup>17,18</sup>.

Dumaresq's architectural portfolio was diverse, encompassing institutional, commercial, and residential buildings throughout Nova Scotia and extending as far as Bermuda. Notable surviving works include the Freemasons' Hall (1924) and T. Eaton Maritime Store (1928) on Barrington Street. He also collaborated with Cobb on the extension of the Provincial Parliament Building in Halifax. In addition to his public and commercial commissions, Dumaresq designed numerous residential properties in Halifax, several of which remain in close proximity to the subject property. These include his own residence at 1612 Oxford Street, as well as 6449 Coburg Road, 6443 Coburg Road, and 6305 Coburg Road<sup>17,18</sup>.

Sydney Perry Dumaresq died in Halifax on September 5, 1943. His architectural legacy endures through the many buildings he designed, which continue to contribute to Nova Scotia's rich built heritage.





Figure 3: Merchants' Bank of Halifax, Moncton, NB, designed by J.C. Dumaresq & Son



Figure 4: Royal Bank, Lunenburg, NS, designed by J.C. Dumaresq & Son



Figure 5: Colchester County Courthouse, Truro, NS, Designed by J.C. Dumaresq & Son



Figure 6: George Wright House, Halifax, NS, designed by J.C. Dumaresq & Son



Figure 7: Dingle Tower, Halifax, NS, designed by Sydney Perry Dumaresq and Andrew R. Cobb



Figure 8: Freemasons' Hall, Halifax, NS, designed by Sydney Perry Dumaresq





Figure 9: T. Eaton Maritime Store, Halifax, NS, designed by Sydney Perry Dumaresq



Figure 10: Dumaresq House at 1612 Oxford Street, Halifax, designed by Sydney Perry Dumaresq



Figure 11: Archibald Crease House at 6449 Coburg Road, Halifax, designed by Sydney Perry Dumaresq



Figure 12: W.H. Dennis House at 6443 Coburg Road, Halifax, designed by Sydney Perry Dumaresq

# Architectural Merit

## Construction Type or Building Technology

The subject property is a two-and-a-half-storey building of wood construction with a rectangular plan. Based on the construction period of 1922 and the building height, it is likely an example of balloon framing construction. It is built atop a foundation constructed with brick, stone, and concrete. The house features two large brick masonry chimneys on both gable ends. The outside walls are clad with wood shingles. The eavestroughs are built of copper.

Balloon framing used dimensional lumber and manufactured nails for the frame of the dwelling, and is particularly notable for the long, continuous studs cut from tall, old-growth trees, which run from the foundation to the roof. This framing method allowed for faster and cheaper construction than the traditional timber framing methods that preceded it. Balloon framing was replaced by platform framing from the 1930s onwards and is growing increasingly less common<sup>19</sup>.

## Style

The subject property is a representative example of the Colonial Revival style, incorporating elements from both Georgian and Classical architecture. It features a symmetrical façade and a balanced rectangular plan, with Georgian-style windows evenly distributed across three bays. The pedimented entry, dentilled cornices, and overall symmetry reference Classical architectural forms.

## Character Defining Elements [CDEs]

CDEs of 1530 Oxford Street include, but are not limited to:

- Two-and-a-half-storey wood constructed house constructed in the Colonial Revival style;
- Symmetrical façade with central entry and fenestration;
- Moderately pitched roofs with an eyebrow dormer window;
- Pedimented entry porch with classical pilasters and trims;
- Projecting bay window at the rear of the building with two six-over-six and one eight-over-eight windows.
- Classic cornice lines with dentils;
- Six-over-six and eight-over-eight double hung windows with wood surroundings;
- Two windows with patterned glass on the north elevation;
- Two brick masonry chimneys with cast iron anchor plate;
- Wood shingle cladding; and
- Copper eavestrough.



Figure 13: Front façade (March 2025)



Figure 14: West elevation (March 2025)





Figure 15: South elevation (March 2025)



Figure 16: North elevation (March 2025)



Figure 17: Central entry porch with pediment, classical pilasters and trims (March 2025)



Figure 18: Anchor plate on the brick chimney (March 2025)



Figure 19: Cornice with dentils, copper eavestrough, and the eyebrow dormer window (March 2025)



## Architectural Integrity

The subject property retains a high degree of architectural integrity with respect to its character-defining elements. The house remains unaltered in its overall massing, maintaining its original rectangular footprint without additions or major modifications. Most of the character-defining features are preserved in good condition and reflect the original design. There are only two moderate alterations, both located on the west elevation, which is not visible from the public right-of-way.

The first alteration is a long-shed dormer added to the west roof in the 1990s to expand the third-floor living space. This dormer incorporates four traditional six-over-six double hung windows that are consistent in style with the original fenestration. It is clad in matching wood shingles, minimizing its visual impact on the overall appearance of the building. According to the current owner, an eyebrow dormer—similar to the one on the east roof—previously existed in this location.

The second alteration is at the northwest corner of the main floor, where a rear entrance to the kitchen was introduced. This entrance comprises a set of sliding glass doors with a simple frame, opening onto a deck that leads to the backyard. To accommodate kitchen utilities and plumbing, a small projecting utility bump-out was added at this corner. It is clad in matching shingles and finished with a trimmed cornice to remain consistent with the house's architectural style.



Figure 20: Shed dormer on west elevation (highlighted in red box), added in the 1990s with matching windows and cladding (March 2025)



Figure 21: The utility projection, back entrance, and deck were added recently (March 2025)

## Relationship to Surrounding Area

### Neighbourhood History and Development Patterns:

The block bound by Coburg Road, Oxford Street, and Waegwoltic Avenue and some parcels north of Waegwoltic Avenue, were part of the subdivision of Collins Field in 1911<sup>1</sup>. Collins Field was owned by the merchant Enos Collins, who was the founder of Halifax Banking Company, which is considered the first bank in Nova Scotia. Before it was subdivided and developed, Collins Fields was used as a golf links by the Halifax Golf Club in the early 1900s<sup>20</sup>. By 1918, the west side of Oxford Street and north of Coburg was filled with upper-middle-class houses with a variety of styles, while the other area of Collins Field was still undeveloped. In the next two decades, the rapid expansion of the Old West End populated the rest of the Collins Fields and the West End community.

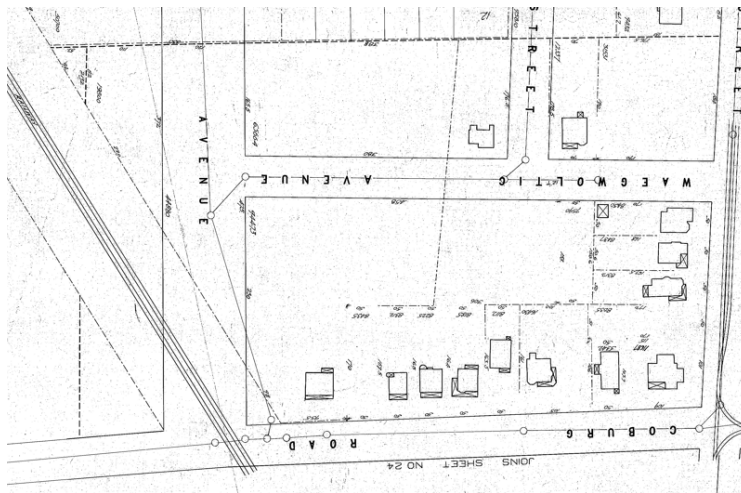


Figure 22: 1918 H.B. Pickins Assessment Plan showing the development of Collins Field<sup>10</sup>.



Figure 23: 1931 Aerial image showing the development of Collins Field



Figure 24: 1947 Aerial image showing the development of Collins Field



### Neighbourhood Scale and Use:

On the west side of Oxford Street, the immediate surroundings of 1530 Oxford Street are primarily residential, with most buildings in the area ranging from two to two-and-a-half storeys in height. This area is filled with low-density single detached houses on lots that are slightly larger than the urban lots. Across Oxford Street, some parcels are zoned as High-Order Residential (HR-1), where two mid-rise apartments and one high-rise tower stand.



Figure 25: Bird view of the subject property and surrounding area (August 2024)

### Surrounding Registered Heritage Properties:

Within a 250-meter radius of 1530 Oxford Street, there are two heritage properties. On the west side of Oxford Street, about 130 meters south of the subject property, is the Dalhousie President's Residence at 1460 Oxford Street. Built in 1968, it is a significant representation of the Italianate architectural style. On the south-west of the subject property at 6454 Coburg Road, Coburg House is one of the earliest houses in the neighbourhood. In addition to the registered resource, the surrounding area also includes a variety of properties with heritage potential, such as residences built by famous architects, Andrews Cobb at 6411 Coburg Road (1915), 6447 Jubilee Road (1915), and 1646 Oxford Street(1921)<sup>21</sup>. Besides the subject dwelling, Sydney Perry Dumaresq also designed several residences in the area, including 1612 Oxford Street, 6449 Coburg Road, 6443 Coburg Road, and 6305 Coburg Road.

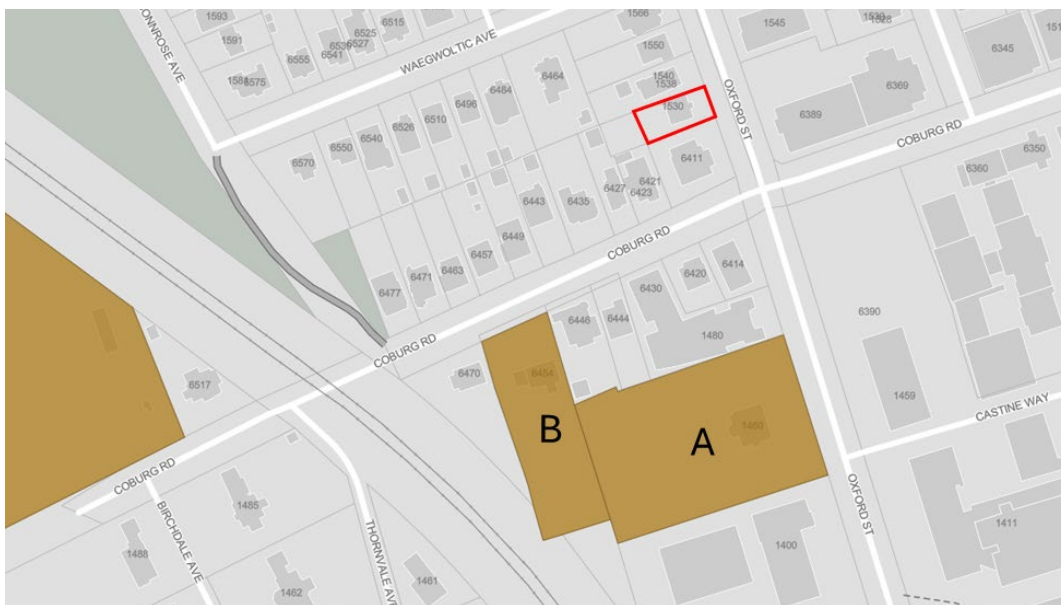


Figure 26: The subject property highlighted in red and the nearby heritage properties



Figure 27: Residences designed by Andrew Cobb at 6411 Coburg Road (1915), 6447 Jubilee Road (1915), and 1646 Oxford Street (1921)

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