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Item No. 9.1.3
Heritage Advisory Committee
July 22, 2020

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: *-Original Signed-*

Kelly Denty, Director of Planning and Development
-Original Signed-

Jacques Dubé, Chief Administrative Officer

DATE: May 1, 2020

SUBJECT: **Case H00474: Request to Include 1342 Robie Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

Application by the owner, Mia Rankin.

LEGISLATIVE AUTHORITY

The Heritage Property Act

RECOMMENDATION

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

1. Set a date for a heritage hearing to consider the inclusion of 1342 Robie Street, Halifax, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality; and
2. Approve the request to include 1342 Robie Street, Halifax, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as a municipal heritage property.

BACKGROUND

On June 24, 2019 the property owner, Mia Rankin, applied to include her property at 1342 Robie Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality. The subject property is located on the western side of Robie Street, between University Avenue and Coburg Road (Map 1). The property contains a 2.5-storey dwelling, which was likely constructed in 1906. The dwelling is a late example of the Queen Anne Revival style and contains most of the style's defining architectural features (e.g., asymmetrical design, corner tower, front bay window with pediment gable, etc.).

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

HRM's Heritage Property Program

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

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

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

Criterion	Highest Possible Score
1. Age	25
2. Historical or Architectural Importance	20
3. Significance of Architect/Builder	10
4. Architectural Merit: Construction type and Style	20
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
Total	100

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

Nova Scotia Heritage Property Act

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

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

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

DISCUSSION

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

1. Age:

The subject property was created in November 1886 when the estate of Edward Smith was subdivided into smaller parcels. The lot was subsequently sold to Edmund Albert Smith in 1906. While the existing dwelling's precise construction date is unknown, the Halifax City Directory from 1907 lists Mr. Smith as the property's occupant; this sequence of events suggests the dwelling was likely constructed in 1906.

The dwelling was likely constructed in 1906 and as such, staff recommend a score of 9 points for age.



Figure 1: 1342 Robie Street, Halifax

2. Historical OR Architectural Importance:

Important / Unique Architectural Style or Highly Representative of an Era

The dwelling at 1342 Robie Street is a prime example of the Queen Anne Revival style, which was popular in Nova Scotia between 1880 and 1915. This eclectic architectural style originated during the latter portion of the Victorian Era (1837-1900), along with other styles that emphasized vibrant buildings with ornate detailing, blended with architectural elements from past eras. The Victorian Era gave way to the Edwardian Era (1900-1914) which is marked by simple and balanced buildings with modest detailing. While the dwelling at 1342 Robie Street was constructed during the Edwardian Era, its design clearly reflects Victorian principles.

The dwelling exhibits notable Queen Anne traits, including an asymmetrical building mass, dynamic roof, wood shingles, ornate detailing, and eclectic use of architectural features. Three of the style's trademark defining architectural features - corner (round or polygonal) tower, prominent bay window, and front-facing gable - are clearly displayed on the subject dwelling.

The dwelling at 1342 Robie Street is a highly representative example of the Victorian Era and Queen Anne Revival styles and as such, staff recommend a score between 16 and 20 points.

3. Significance of Architect or Builder:

No information regarding the dwelling's architect or builder have been identified and as such, staff recommend a score of 0 points.

4. Architectural Merit:

Construction type or building technology

The subject dwelling is a 2.5-storey, timber-framed structure with a red brick foundation. Timber framing, often referred to as post-and-beam construction, is a framing technique that connects large pieces of wood together with woodworking joints (i.e., mortise-and-tenon connections). Metal or wood pegs, called trenails, are used to fasten the timber together to create the frame and trusses.

The exterior construction of this Queen Anne Revival building would have been a challenging task; the style's emphasis on asymmetric design, and intricate wood detailing, including the corner tower, would have required careful planning and superior craftsmanship to execute.

Timber-framed dwellings were very popular in Nova Scotia during the early 1800s, though the use of this construction method declined during the late-nineteenth and early-twentieth centuries, corresponding to the rise of balloon and platform framing. The house represents a late example of timber framing, and as such, staff recommend a score between 4 and 6 points.

Style

The dwelling at 1342 Robie Street is a strong example of the Queen Anne Revival style (c.1880-1915), which is largely defined by the style's asymmetric appearance, intricate detailing, and wood shingle exterior. The dwelling possesses a steeply pitched roof with notable dormers. The roof, along with the prominent corner tower help create visual interest and contrast along the front façade. The front portion of the dwelling also exhibits an off-centered bay window, which terminates in a front-facing pedimented gable, front door with transom, and decorative veranda; all of which are trademarks of the style. The dwelling contains other Queen Anne elements, including intricate stained-glass window panes and an oriel window.

The property's character-defining elements include:

- Asymmetrical building mass and design;
- Wooden shingle cladding;
- Brick foundation;
- Steeply-pitched roof with hipped and gable dormers;
- Two-storey, semi-hexagonal bay window;
- Pediment gable with arched window, large overhangs, and brackets;
- Three-storey corner tower with moulded spandrels between floors, conical roof, ball-shaped finial, modest brackets, and 1:3 windows (with decorative window panes) on the first storey;
- Front entryway with leaded glass panes and transom window;
- Veranda with decorative posts, balusters, circular brackets, and saw-tooth detailing; and
- Side oriel window with stained glass panes and scalloped shingles.

The dwelling is an exemplary representation of the Queen Anne style and as such, staff recommend a score between 7 and 10 points for style.

5. Architectural Integrity:

The dwelling's architectural integrity is very high, as its historic form has largely been preserved. Most of the dwelling's character defining elements, including the roofline, three-storey tower, bay windows, and wood shingles have been maintained in their original form. Many, if not all, of the windows are original wooden windows, though several modern aluminum or wood storm windows have been added to the exterior.

At one point, the original veranda and decorative consoles under the dwelling's front eaves were modified; however, these elements were subsequently restored to their original form in 1998. The dwelling's only notable alteration was a 2018 rear addition that enlarged the kitchen.

The dwelling's original appearance and architectural elements are largely unchanged, and as such, staff recommend a score between 11 and 15 points for architectural integrity.

6. Relationship to Surrounding Area:

The immediate area (i.e., the block bounded by Robie Street, University Avenue, Edward Street, and Coburg Road) is characterized by older detached residential dwellings on large lots. Many of these dwellings were constructed around the turn of the twentieth century and share similar architectural features.

The property at 1342 Robie Street is a noteworthy example of the neighbourhood's Late-Victorian and Edwardian Era residential character, which is magnified by the dwelling's representation of the Queen Anne Revival style and high degree of architectural integrity. The subject property is located very close to the municipally registered Louis Kaye House (circa 1902) at 1328 Robie Street, which is of a similar style and age (Map 1).

The building is an architectural asset that reflects the neighbourhood's historical residential character and prominent architectural styles and as such, staff recommend a score between 6 and 10 points.

FINANCIAL IMPLICATIONS

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

RISK CONSIDERATION

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

COMMUNITY ENGAGEMENT

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

ENVIRONMENTAL IMPLICATIONS

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

ALTERNATIVE

1. The Heritage Advisory Committee may choose to reject the application to include 1342 Robie Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality. In doing so, the application will not proceed to Regional Council for evaluation.

ATTACHMENTS

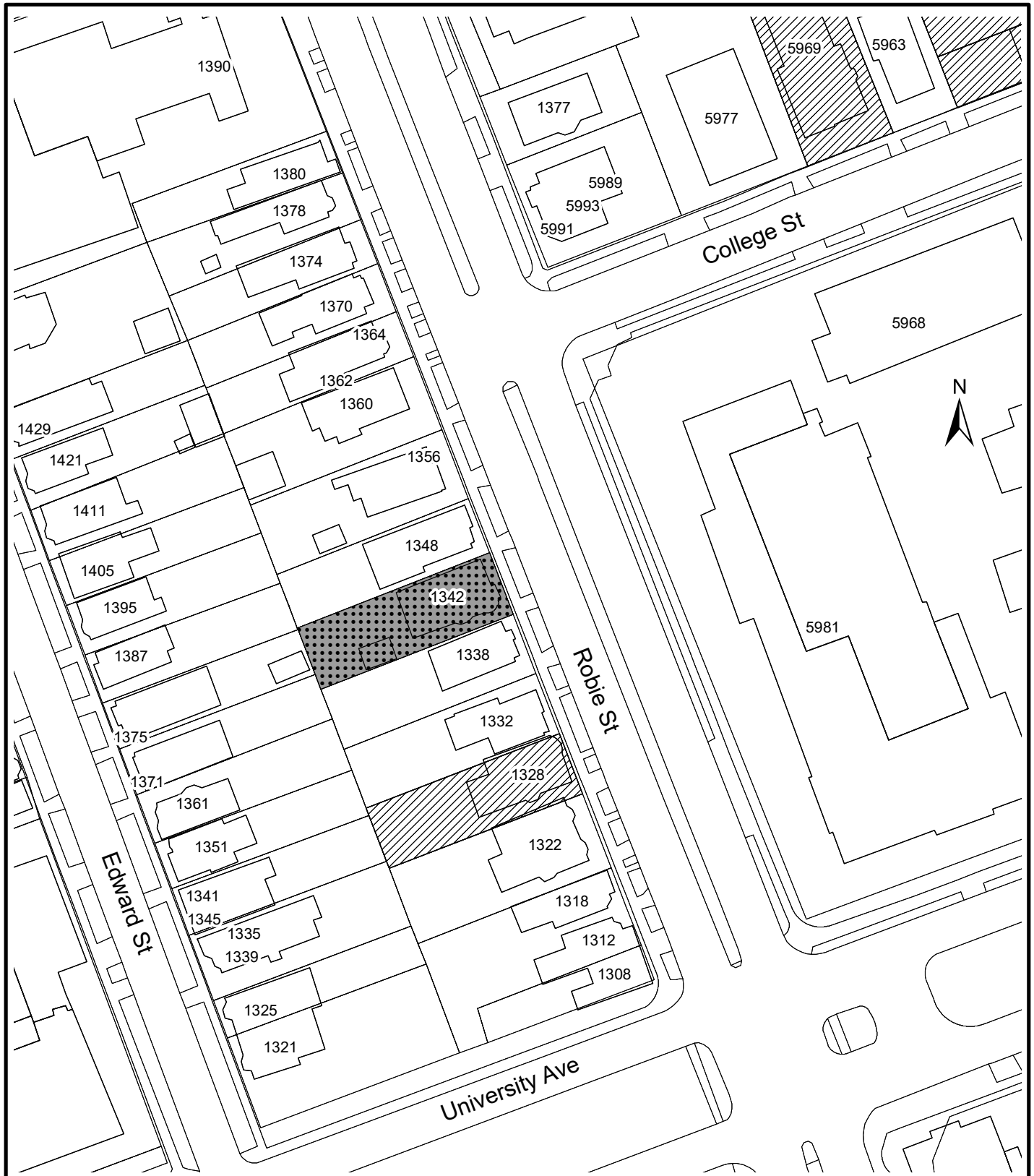
Map 1: Location Map

Attachment A: Evaluation Criteria

Attachment B: Research Report



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

Report Prepared by: Jesse Morton, Planner II, 902.490.4844

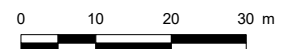


Map 1 - Location Map

1342 Robie Street,
Halifax

-  Registered Heritage Property
-  Subject Properties

HALIFAX



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

Attachment A



HERITAGE PROPERTY PROGRAM

EVALUATION CRITERIA

**Heritage Property Program
Community & Recreation Services**

March 2013

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

1. AGE

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

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

** Maximum score of 25 points in this category*

2. HISTORICAL OR ARCHITECTURAL IMPORTANCE

A building can receive points for:

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

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

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

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

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

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

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

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

3. SIGNIFICANCE OF ARCHITECT/BUILDER

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

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

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

4. ARCHITECTURAL MERIT

The assessment of architectural merit is based on two factors:

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

AND

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

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

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

5. ARCHITECTURAL INTEGRITY

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

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

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

6. RELATIONSHIP TO SURROUNDING AREA

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

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

SCORING SUMMARY

Property	Date Reviewed	Reviewer

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

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

Attachment B

Research Report

1342 Robie Street, Halifax

Prepared by:

Paul Boucher, Planner I

Based on information submitted by
Mia Rankin and Derek Thurber

April 2020

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Age



Figure 1: Image of 1342 Robie Street
(Source: Mia Rankin)

The property located at 1342 Robie Street, Halifax was created through a plan of subdivision of Edward Smith's Estate, dated November 2nd, 1896. Major J. Albert Black purchased the lot from the heirs of Mr. Smith in 1897. In 1905 Major Black sold the lot to Edmund Albert Smith, vice-president and treasurer of the Webster, Smith and Company Limited. There is no exact record as to when the dwelling was constructed; however, Mr. Smith's name appears in the 1907 Halifax City Directory at this address. It is therefore safe to presume the dwelling was constructed in 1906. The original civic number was 198 Robie Street, but in the early 1960's, much of the peninsula was renumbered using a grid-based four-digit civic numbering Webster schema, which changed the civic address to 1342 Robie Street.

Historical or Architectural Importance

Relationship to Important Occasion, Institutions, Personages or Groups

Edmund Albert Smith (1864-1944)

Edmund Albert Smith was born in Gagetown, New Brunswick in 1865 and moved to Halifax at a young age. Edmund Albert Smith was the nephew of John Wesley Smith and Edmund George Smith, two brothers who started The Smith Brothers retail business in 1862. The business, located on Barrington Street, distributed British and foreign dry goods. Edmund Albert Smith worked for Smith Brothers until 1894. That same year he partnered with W. M. P. Webster and founded the Webster, Smith and Company, wholesale and retail dealers in crockery, earthenware, glassware located on Granville Street. He served as vice-president and treasurer of the company for 50 years. His business venture was very successful. Mr. Smith was well known for his philanthropic work in the community during his life. Even at his death several institutions were named in his will; the YMCA, YWCA, Halifax Children Hospital, The Home for Colored Children are some of the beneficiaries named in his will. Mr. Smith (along with his wife

and daughter) lived at 1342 Robie Street until his death in July 1944. His heirs subsequently sold the dwelling in 1946.

Dr. William “Bill” Stanish

1342 Robie Street is associated with another prominent Nova Scotian, Dr. William “Bill” Stanish. Dr. Stanish resided at 1342 Robie Street for 40 years (1978–2018). Dr. William Stanish received his Medical Doctorate (MD) from Dalhousie University in 1970. He is a world-renowned orthopaedic surgeon, international leader in sports medicine, and founder and operator of Stanish Orthopaedic and Sports Consultants. Dr. Stanish: performed the first arthroscopic surgery and first reconstructive surgery (using a scope) in the Maritimes; was the first in Canada to use electrical stimulation to promote tendon ligament healing; and was the first in the world to transplant a knee meniscus.

Dr. Stanish has been involved in the Olympic movement since the 1976 Olympic Games in Montreal. Most notably, he was the Chief Medical Officer for the Canadian Olympic Team during the 1984 Olympics in Los Angeles and 1988 Olympics in Seoul.

Dr. Stanish has lectured worldwide and is a recipient of many medals, honors, and awards: he was inducted in the Nova Scotia Sport Hall of Fame, the Dalhousie University Sport Hall of Fame, and the University of Prince Edward Island Sport Hall of Fame; he holds an honorary Doctor of Laws from St. Francis Xavier University; he has been awarded the distinction of Professor Emeritus by Dalhousie University; and he was recently inducted in the Order of Nova Scotia. Currently, Dr. Stanish is a professor at Dalhousie University and is leading a research trial that uses a patient’s own cells to regenerate new cartilage.

James “Jimmy” Rankin

The property at 1342 Robie Street was purchased by Mia and James “Jimmy” Rankin in 2018. Mr. Rankin was a member of the musical group, the Rankin Family, who are well-known on the local, Canadian, and international stage. More recently, he has garnered success as a solo recording artist. Jimmy has released eight studio albums with the Rankin Family and seven additional studio albums as a solo recording artist.

Mr. Rankin, as a member of the Rankin Family and as a solo artist, has won many awards, including 17 Juno Awards, 24 East Coast Music Awards, 5 SOCAN top radio play Awards, 10 Canadian County Music Awards, 2 Music NS Awards, and 2 Canadian Radio Music Awards.

Important / Unique Architectural or Highly Representative of an Era

Construction Type/Building Technology

1342 Robie Street contains a two-storey, single-unit timber-framed dwelling with a red brick foundation. Timber framing, often called post-and-beam construction, is a form of carpentry that involves connecting large pieces of wood together with woodworking joints using mortise-and-tenon construction. Metal or wood pegs, called treenails, are used to fasten the timber together

to create the frame and trusses. The trusses were then fastened to the frame with treenails. At the time of the dwelling's construction, pegs were often made of wood as handmade metal hardware was limited. The abundance of large and cheap timber, along with traditional English building practices, helped popularize timber-frame homes throughout North America. The dwelling is clad with wood shingles (shakes).

Style

The dwelling is an asymmetrical Queen Anne style home. It has a steeply pitched gable roof with a dormer on either side. The dwelling's front left side has a three-storey round tower (i.e., turret) with a conical roof. The façade is balanced by a semi-hexagonal bay window on the opposite side of the dwelling, along with a central entryway. A decorative open veranda surrounds the entryway and ties the elements together.



Figure 2: 1342 Robie Street in 2009
(Source: Google Maps)

Queen Anne Style homes were typically built between 1880 and 1915; given that the dwelling was constructed in 1906, it is considered a late rendition of the style, which may explain the inclusion of 1/3 window proportions on the turret's lowest set of windows. This 1/3 proportion is typically associated with the Craftsman style, which followed the Queen Anne style.

The Queen Anne style was the dominant domestic style of late Victorian architecture. With the death of Queen Victoria in 1901 the style decreased in popularity, however, some Queen Anne architectural elements continued to be found in homes into the 1920s.

Character-Defining Elements

Character-defining elements include:

- Asymmetrical massing;
- Wood shingle cladding;
- Brick foundation;
- Full three-storey round tower at corner of front façade;
- Round tower's conical roof, with simple brackets, and "ball style" finial crowns;

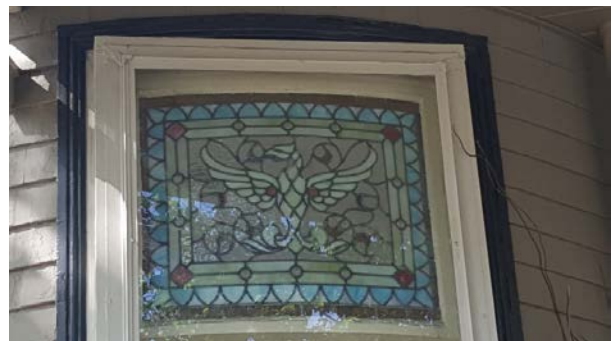


Figure 3: 1/3 Window with Ornate Decorative Bird
(Source: Mia Rankin)

- Moulded spandrel panel between the round tower's floors;
- Semi-octagonal bay window balances the front façade with the tower;
- Pedimented gable, with large overhand supported by ornate brackets, crown and semi-hexagonal bay window;
- Single-segmented arch opening in tympanum of pedimented gable;
- 1/3 division in the round tower's bottom windows, with ornate leaded glass and decorative bird in upper-third of each window; and
- Entryway:
 - Entryway is centrally located, flush with wall of front façade, in the limited space between the projection of the tower and bay window;
 - Wooden door with ornate leaded glass panel;
 - Transom window, with old civic number;
 - Open wooden porch, supported by turned posts, symmetrically surrounds the doorway with equal longitudinal distances;
 - Open veranda encompassed doorway and one window of each tower and bay window; and
 - Beautiful ornate balusters, spindles, circular brackets, and saw-tooth patterns.



Figure 4: Turret with 1/3 Window Proportion on Low Windows
(Source: Mia Rankin)

Significance of Architect / Builder

No information regarding the architect or builder of the house has been identified.

Architectural Integrity

The dwelling's architectural integrity is very high. The historic form of the building, including the three-storey round tower, the tower's round roof, and bay windows, has



Figure 5: Front Porch
(Source: Mia Rankin)

been maintained to its original form. Other features of the building, such as the exterior wood shingles, front consoles (under the eaves) and gable roof, are also original to the dwelling.

Many, if not all, windows are original and in their original location. Aluminum or wood storm windows have been added to protect the original stained glass and/or prevent heat loss.



Figure 6: Interior Oriel Window; Exterior of Bay Window with Scalloped Shingles
(Source: Mia Rankin)

The left side of the dwelling has an oriel window which has windows on the upper section and scalloped shingles on the lower portion. This window houses a staircase on the interior and has original beautiful stained glass.

The veranda, which had been modified, was restored to its original form in 1998.

The main alteration to the building was a rear addition to enlarge the existing kitchen. HRM records indicate an addition was done in 2018. The original kitchen was converted to a pantry.

Except for the addition and renovation to the kitchen the interior is all original and has beautiful woodwork throughout. Considering the age of the dwelling there has been very little change to it.



Figure 7: Console Under Eave
(Source: Mia Rankin)

Relationship to Surrounding Area

The area is characterized mostly by older large detached dwellings on larger lots along a tree-lined street. Many of the homes in this area were constructed during the same period and share similar architectural features. Many of these beautiful homes survived the Halifax explosion of 1917; for example, the subject dwelling was 11 years old at the time of the explosion. The property fits in well with this established building pattern of the neighborhood. Three doors down, heading south along Robie Street is the Louis Kaye House (built in 1902), which is another municipally registered heritage property.



*Figure 8: 1328 Robie Street, Louis Kaye House
(Source: Derek Thurber)*

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