

January 21, 2026

Item 9.1.1  
**HALIFAX**

## **HRTG-2024-01520: 5219 Artz Street, Halifax**

Request to Include Property in the Registry of Heritage Property for the Halifax Regional Municipality

# Location



Location of 5219 Artz Street, Halifax

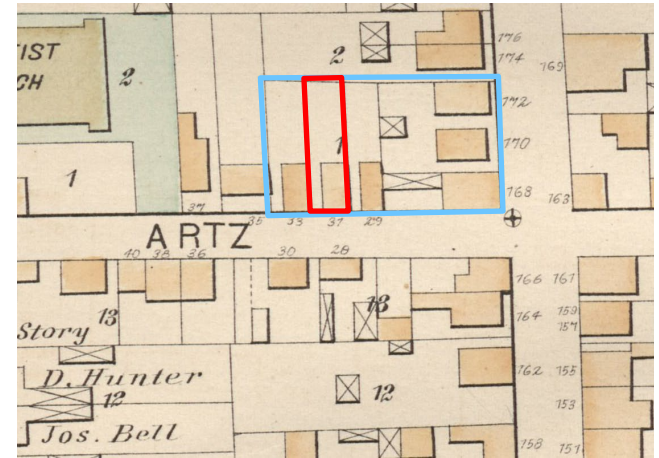
# Evaluation Criteria - Buildings

| Criterion  | Maximum Score |
|--|---------------|
| 1. Age   | 25            |
| 2.[a] Historical <u>or</u> [b] Architectural Importance    | 20            |
| 3. Significance of Architect / Builder                     | 10            |
| 4. Architectural Merit: Construction Type <u>and</u> Style | 20            |
| 5. Architectural Integrity                                 | 15            |
| 6. Relationship to Surrounding Area                        | 10            |
| <b>Total</b>   | <b>100</b>    |

# 1. Age

The construction date is between 1858 and 1866  
(most likely 1864-1866)

- Artz Street was called Dockyard Lane
- Not shown in the Gossip's 1857-1858 Survey
- William Nisbet, master builder, purchased several properties in the late 1850s
- In 1864, Nisbet mortgaged a parcel, which includes three Artz Street lots in the present day (5221, 5219 & 5215)
- In 1866, James and Eliza Griffin purchased the subject property, and it's listed as their home address in the 1866 City Directory



5219 Artz Street (red) and properties purchased by William Nisbet (blue), in the 1878 Hopkins map

# 1. Age

| 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   |

# 2a. Historical Importance

## **Captain James Griffin (1823-1900), master of the SS Alpha**

- Born in Scotland
- In 1848, married Eliza Hutt in Halifax
- Ran a trade route known as the “West Indies Run”

## **Charles Dixon (1854-1900), foreman**

- Born in Halifax
- Worked at Moir’s & Son, A nationally known baking company

## **George Norman Dixon (1875-1948), naval engineer**

- Son of Charles Dixon
- Inherited the property in 1909
- Served in 3<sup>rd</sup> Brigade in France during the First World War

# 2a. Historical Importance

| Relationship to Important Occasions, Institutions, Personages or Groups | Points        |
|---|---------------|
| Nationally: Intimately Related  | 16 - 20       |
| Nationally: Moderately Related  | 11 - 15       |
| Nationally: Loosely Related   | 1 - 10        |
| Provincially: Intimately Related  | 11 - 25       |
| Provincially: Moderately Related  | 6 - 10        |
| Provincially: Loosely Related   | 1 - 5         |
| Locally: Intimately Related   | 11 - 15       |
| <b>Locally: Moderately Related</b>                                      | <b>6 - 10</b> |
| Locally: Loosely Related  | 1 - 5         |

# 3. Significance of Architect / Builder

**William Nisbet, also spelled Nisbett or Nesbit (1837-1906 )**

- Born in Scotland in 1837, and listed as a carpenter in Halifax in 1863
- Served as City Alderman in the 1870s
- Supervised a workforce of 30 employees
- Developed the adjacent properties on Artz Street
- Constructed higher-priced homes on South Park Street designed by Henry Elliot (demolished)

**WILLIAM NISBET,  
HOUSE AND SHIP JOINER,  
IN REAR OF 132 LOCKMAN STREET,  
ALL ORDERS PUNCTUALLY ATTENDED TO  
With Neatness and Dispatch.**

Nisbet's Advertisement in 1864-65 City Directory



South Park homes built by Nisbet (1888, demolished)

# 3. Significance of Architect / Builder

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

# 4a. Architectural Merit *[Construction]*

- An early example of balloon framing construction
- Brick and stone foundation
- Wood siding



Stone Foundation

# 4a. Architectural Merit *[Construction]*

| A) Construction Type            | Points |
|---------------------------------|--------|
| Vert rare / early example       | 7 - 10 |
| Moderately rare / early example | 4 - 6  |
| Somewhat rare / early example   | 1 - 3  |
| Not rare / common example       | 0      |

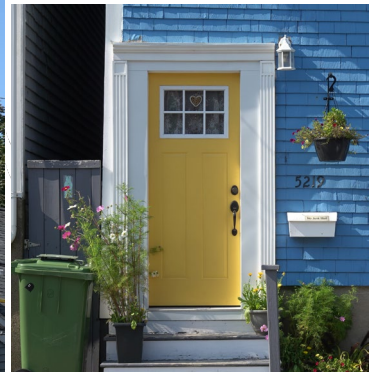
HALIFAX

# 4b. Architectural Merit *[Style]*

## The house is a vernacular cottage

Character-defining elements are as listed in the staff report, but most notably include:

- 1 ½ storey vernacular-style cottage with wood shingles and a side gable roof;
- Front-facing dormer and rear-facing hipped gable dormer;
- Projecting eaves with decorative wood brackets and plain frieze on the façade;
- Projecting eaves with a wooden plain frieze on the rear elevation;
- Wood corner boards; and
- Brick and stone foundation



## 4b. Architectural Merit *[Style]*

| B) Style                               | Points       |
|--|--------------|
| Very rare / early example              | 7 - 10       |
| <b>Moderately rare / early example</b> | <b>4 - 6</b> |
| Somewhat rare / early example          | 1 - 3        |
| Not rare / common example              | 3            |

# 5. Architectural Integrity

The property has undergone some alterations:

- There was a rear addition, which was removed in 1979;
- Window alterations;
- Transom and hood removed from the entry door;
- Dormer alterations;
- Rear windows replaced with vinyl; and
- Other architectural detailing removed.



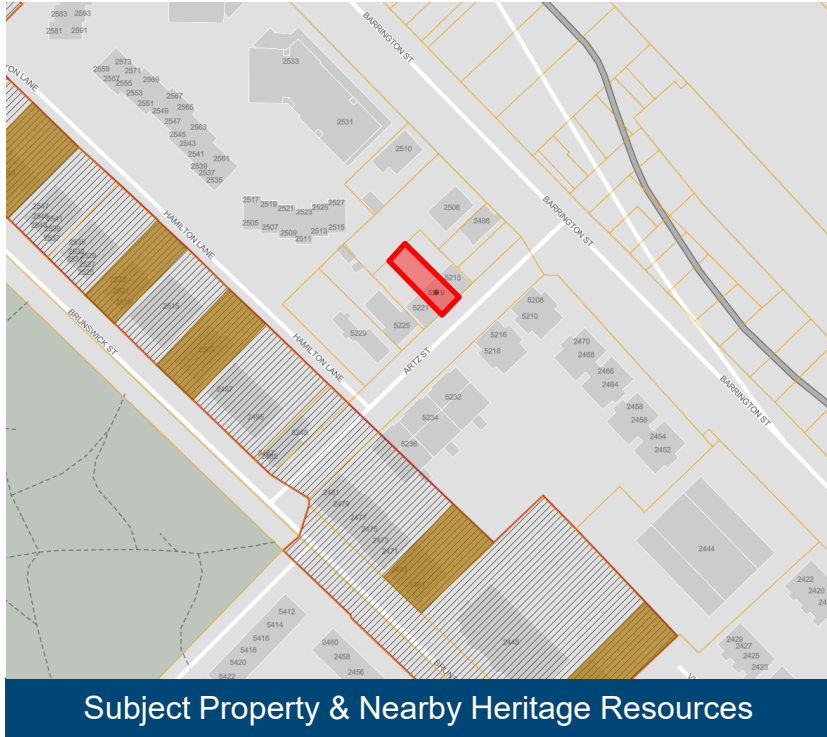
1960s Photo shows the changes of the dormer roof, window details and door transom

# 5. Architectural Integrity

| Exterior change       | Points  |
|-----------------------|---------|
| Largely unchanged     | 11 - 15 |
| Modest changes        | 6 - 10  |
| Major changes         | 1 - 5   |
| Seriously compromised | 0       |

HALIFAX

# 6. Relationship to Surrounding Area



Subject Property & Nearby Heritage Resources

- Residential area characterized by two-to-three-storey wooden buildings of varying ages and architectural styles
- Artz Street lost some historic built fabric due to railway construction, Barrington Street expansion, and mid-20th-century urban renewal projects
- In proximity to proposed Brunswick Street Heritage Conservation District and abundant heritage resources

# 6. Relationship to Surrounding Area

| Relationship to Surrounding Area  | Points |
|---|--------|
| The building is an important architectural asset contributing to the heritage character of the surrounding area | 6 - 10 |
| The architecture is compatible with the surrounding area and maintains its heritage character                   | 1 - 5  |
| Does not contribute to the character of the surrounding area  | 0      |

# Recommendation

Should 5219 Artz Street 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 5219 Artz Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1 of the staff report dated December 5, 2025, as a municipal heritage property under the *Heritage Property Act*.

# Alternatives

The Heritage Advisory Committee may choose to refuse the application to include 5219 Artz 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.

HALIFAX

**HALIFAX**

**Thank you**