



P.O. Box 1749
Halifax, Nova Scotia
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Item No. 21.5
Halifax Regional Council
March 18, 2025

TO: Mayor Fillmore and Members of Halifax Regional Council

FROM: Cathie O'Toole, Chief Administrative Officer

DATE: December 5, 2024

SUBJECT: Collaboration with Universities to Consider Heritage Buildings on Campuses-
Information Report for Case H00501

INFORMATION REPORT

ORIGIN

September 29, 2022, Regional Council motion (Item No. 15.2.1):

MOVED by Deputy Mayor Lovelace, seconded by Councilor Mason

THAT Halifax Regional Council initiate a process to research and evaluate potential heritage properties, identified in Attachment A and B of the staff report dated August 4, 2022, collaborating as appropriate with the specific university, for consideration for registration as municipal heritage properties in accordance with the Heritage Property Act and By-law H-200, the Heritage Property By-law, the process is to include consideration of long term preservation goals that balance the need for future university growth with the preservation of iconic historic buildings.

MOTION PUT AND PASSED

EXECUTIVE SUMMARY

In September 2022, Regional Council passed a motion to research and evaluate potential heritage properties on university campuses and to collaborate with the four universities in this process, including Dalhousie University, St. Mary's University, Atlantic School of Theology, and University of King's College. This Information Report:

- Provides background on Regional Council's motion from its September 29, 2022, meeting and explains how staff will address the motion.
- Provides an overview of the heritage registration process under the HRM Heritage Property Program and *Heritage Property Act of Nova Scotia*.
- Shares research reports on the potential heritage buildings with the universities to facilitate collaboration in this process.
- Ensures that information provided to staff by the universities regarding their future growth needs will be clearly communicated to Regional Council.

BACKGROUND

The objective of this Information Report is to address the Motion of Regional Council from their September 29, 2022, meeting. At this meeting, staff presented a recommendation report to Regional Council entitled *Potential Heritage Resources on University Campuses* ([Case H00501](#)). This recommendation report was considered by the HRM Heritage Advisory Committee (HAC) as well as the Community Planning and Economic Development Committee (CPED) prior to Regional Council consideration. While this report received support for the staff recommendation, HAC moved to amend the motion to enhance the recommendation. Staff original motion was supported by the CPED, before being further amended by Regional Council (below).

Motion as amended by HAC, underlined, and as amended by Regional Council, double underlined:

THAT Halifax Regional Council initiate a process to research and evaluate potential heritage properties, identified in Attachment A and B of the staff report dated August 4, 2022, collaborating as appropriate with the specific university, for consideration for registration as municipal heritage properties in accordance with the Heritage Property Act and By-law H-200, the Heritage Property By-law, the process is to include consideration of long term preservation goals that balance the need for future university growth with the preservation of iconic historic buildings.

Heritage Property Registration and HRM's 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 throughout HRM. One of the aims of the Heritage Property Program is to recognize significant heritage resources through the inclusion of properties in 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". 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 the Architect/Builder	10
4. Architectural Merit	20
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
Total	100

Should the HAC score a property with more than 50 points on evaluation as a heritage property, a positive 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".

Following regulatory procedures is crucial for mitigating risks and ensuring compliance. Adhering to

provisions of the Act helps prevent potential legal, financial, and administrative issues. Additionally, it avoids setting precedents that could lead to inconsistent practices and undermine the integrity of the regulatory framework. Following established legal procedures demonstrates a commitment to responsible and ethical operations.

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 Regional Council decision to include the property in the Registry of Heritage Property for the Halifax Regional Municipality. Following the issuance of the notice of recommendation, Regional Council has no less than 30 and no more than 120 days, on the advice of the HAC, to determine whether to include or exclude the property from the registry of municipal heritage properties. Section 15(2) is explicit that no registration shall take place until the property owner(s) has been given an opportunity to be heard, and that such opportunity shall be provided not earlier than three weeks after the notice of recommendation is issued. Should a positive recommendation be forwarded to Regional Council, staff will ensure the required notices are sent to the owners and deposited at the Registry of Deeds.

The consequences of registration in the Municipal Registry of Heritage Property are that no demolition or substantial alteration in the exterior appearance may be undertaken from the date of registration unless an application, in writing, for permission is submitted to Regional Council and the application is granted with or without conditions.

DISCUSSION

To address the Motion of Regional Council, staff initiated a process to research and evaluate potential heritage properties for consideration for registration as municipal heritage properties in accordance with the *Heritage Property Act* and By-law H-200, the Heritage Property By-law. Further specific aspects of the Regional Council motion are addressed below.

Staff engaged Stantec Consulting Ltd. to research potential heritage properties identified in both Attachment A and B of the 2022 staff report entitled *Potential Heritage Resources on University Campuses* (Case H00501). Attachment A of the 2022 report contained a priority list and Attachment B contained a list of additional potential heritage properties that Regional Council required staff to research alongside the priority list. A consolidated list of potential heritage resources is available in Attachment A of this Information Report.

Stantec completed the research based on HRM's existing Heritage Evaluation Criteria for Buildings as a framework and, therefore, researched the buildings based on Age, Historical and Architectural Importance, Significance of Architect and Builder, Architectural Merit, Integrity, and Relationship to Surrounding Area. Stantec completed research on a total of 45 buildings across the four university campuses. Stantec's research reports on each of the 45 buildings can be found in Attachment B of this Report.

Collaborating with the universities

Staff have advised each university of the purpose and timing of this Information Report to Regional Council. Staff have been in contact with Dalhousie University and Kings College, since 2022, to discuss opportunities and challenges with heritage property registration on their campuses. Staff will be in contact with all universities to discuss their potential heritage buildings before submitting these research reports to HAC for evaluation.

Staff will continue to collaborate with each university to determine which research reports should be given priority for evaluation by HAC, as several recommendation reports will be necessary to process the 33 research reports. Staff will also communicate the opportunities and challenges with the potential registration of each building to HAC and Regional Council. The recommendation reports will also indicate whether the university agrees or disagrees with the registration of each building, ahead of the hearing.

Balancing preservation of historic buildings and future university growth

Under the Heritage Property Program, all registration applications for heritage buildings are evaluated by HAC using the HRM evaluation criteria. Research reports are shared with HAC and the public, at the same time, when posted on the HAC meeting agenda website. Staff have prepared this Information Report to address specifics in the 2022 Motion of Regional Council which seeks to balance the need for future university growth with the preservation of iconic historic buildings. The role of HAC is to focus only on the heritage significance of the buildings in its evaluation and recommendation to Regional Council. The information related to future university growth is intended to form part of the consideration of Regional Council.

The research reports and the evaluation of each property by HAC, using the HRM evaluation criteria, will help Regional Council consider which buildings are significant (i.e. iconic) for inclusion in the Municipal Registry of Heritage Property. In its decision on the heritage registration, Regional Council can consider the heritage significance along with other substantial matters such as plans for future university growth based on information provided by each university to staff and communicated to Regional Council in the recommendation reports.

Conclusion

This Information Report shares the research reports with the public and universities in advance of HAC's evaluation of the potential heritage buildings to provide staff and the universities time to address both the specific future growth needs of each university and the preservation of their significant historic buildings. Staff will communicate each university's needs for future growth in the recommendation reports and whether registered heritage buildings can be integrated with these growth needs. Each university will have the opportunity to address Regional Council at a hearing and Regional Council can consider university growth needs alongside preservation needs before Regional Council deliberation and decision on the registration of each potential heritage building.

FINANCIAL IMPLICATIONS

The HRM costs associated with this report can be accommodated within the approved 2024/2025 Operating Budget for C340 – Heritage and Planning Information Services.

COMMUNITY ENGAGEMENT

The community engagement process for this project is consistent with the intent of the HRM Community Engagement Strategy. Communication with the university institutions is being addressed on an ongoing basis through a communication plan prepared by staff. Community engagement is also being achieved through the public accessibility of this Information Report.

The communications plan for this project includes:

- Sharing Research Reports with universities via this Information Report to Regional Council.
- Identification of primary collaborators to be involved in communications for each university.
- Regularly scheduled in-person or virtual meetings (and/or email correspondence, where appropriate).
- Commitment from staff to include correspondence, outline of future development plans, and support or lack of support rationale from universities in future Recommendation Reports to Regional Council.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, S.N.S. 2008, c. 39.

- 7A** The purposes of the Municipality are to
- (a) Provide good government;
 - (b) Provide services, facilities and other things that, in the opinion of the Council are necessary or desirable for all or part of the Municipality; and
 - (c) Develop and maintain safe and viable communities.
- 20 (1)** The Council may make policies
[...]
- (d) providing for committees and conferring powers and duties upon them, except the power to expand funds;
- 21 (1)** The Council may establish standing, special and advisory committees.
- 23** The Council may establish, by policy, citizen advisory committees which shall advise the Council, as directed by the Council.

Heritage Property Act, R.S.N.S. 1989, c. 199

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

ATTACHMENTS

Attachment A: List of Potential Heritage Resources on University Campuses in Halifax
Attachment B: Stantec Research Reports for Potential Heritage Resources

Report Prepared by: Seamus McGreal, Planner III 902-717-1563

Attachment A: List of Potential Heritage Resources on University Campuses in Halifax


Dalhousie University

Carleton and Studley Campuses

The "new" Dalhousie College (**Forrest Building**) was constructed in 1887 after Dalhousie sold its original Georgian school building in the Grand Parade to the City of Halifax. Architects, JC Dumaesq and Alfred Elliot, designed the new Dalhousie College and the new City Hall in nearly identical styles but with different masonry: red brick in the former and sandstone block in the latter. The Forrest Building contained the entire college until 1914. Dalhousie purchased a large homestead to the west of the Carleton Campus, in 1911, to create the Studley Campus. They commissioned Architect Andrew Cobb to design a science building (**Chemistry Building**), a new library (**Macdonald Building**), and arts building (**University Club**) in a Georgian style for its domestic appearance and adaptability—all built between 1913 and 1922. In 1951, the emblematic **Henry Hicks Building**, designed by EW Haldenby, was built west of the above buildings to complete Cobb's vision of the quadrant campus. Cobb also designed **Shirreff Hall, Gymnasium**, and the provincial archives (**Chase Building**) building on the Studley Campus—all built between 1921 and 1932. A prolific architect, Cobb designed the Forrest Building Annex (**Dentistry Building**), Public House Clinic (**Clinical Research Centre**), and Medical Science Building (**Burbidge Building**), in the 1920s, to further develop Carleton Campus, around the Forrest Building. Dalhousie University purchased – and continues to purchase – residential buildings in the surrounding neighbourhoods to expand its two campuses, some of which include traditional architectural styles.

Sexton Campus

The Nova Scotia Technical College (**Medjuk Building**) was built in 1909 on the campus of the Technical University of Nova Scotia (TUNS) which opened in 1907. The Mechanical Engineering Building (**F Building**), GH Murray Building (G Building rebuilt in 1933) for mineral engineering, and **Sexton House**, designed by Andrew Cobb as the residence for University President Frederic Henry Sexton, were constructed between 1909 and 1914. In 1997, TUNS merged with Dalhousie University to become Dalhousie's third campus: Sexton Campus. Dalhousie University purchased – and continues to purchase – residential buildings in the surrounding neighbourhood to expand its Sexton campus, some of which include traditional architectural styles.

<p>Historic Name: Dalhousie College Other Name(s): Forrest Building</p> <p>Address: 5869 University Avenue PID Number: 00055962</p> <p>Date of Construction: 1887 Architect: JC Dumaesq</p>	
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Historic Name: **Nova Scotia Technical College**
Other Name(s): Ralph M. Medjuck Building
Architecture (H) Building

Address: 5410 Spring Garden Road
PID Numbers: 40708422

Date of Construction: 1909-10
Architect: Herbert E. Gates



Historic Name: **Science Building**
Other Name(s): Chemistry Building

Address: 6274 Coburg Road
PID Number: 00031062

Date of Construction: 1913-15
Architect: Andrew Cobb



Historic Name: **Sexton House**
Other Name(s): E Building
Sexton Administration Building

Address: 5263 Dacosta Row
PID Numbers: 40848822

Date of Construction: 1914
Architect: Andrew Cobb



Historic Name: **MacDonald Memorial Library**
Other Name(s): MacDonald Building

Address: 6300 Coburg Road
PID Number: 00031062

Date of Construction: 1914-15
Architect: Andrew Cobb



Historic Name: **Provincial Archives Building**
Other Name(s): Chase Building

Address: 6316 Coburg Road
PID Number: 40416281

Date of Construction: 1929-30
Architect: Andrew Cobb



Historic Name: **Public House Clinic**
Other Name(s): Clinical Research Centre

Address: 5849 University Avenue
PID Number: 00055962

Date of Construction: 1921-24
Architect: Andrew Cobb



Historic Name: **Shirreff Hall**
Other Name(s): N/A

Address: 6385 South Street
PID Number: 00031062

Date of Construction: 1921
Architect: Andrew Cobb



Historic Name: **Medical Science Building**
Other Name(s): Burbidge Building

Address: 5968 University Avenue
PID Number: 00055962

Date of Construction: 1922-23
Architect: Andrew Cobb



Historic Name: **Arts Building**
Other Name(s): University Club

Address: 6259 South Street
PID Number: 00031062

Date of Construction: 1921-22
Architect: Andrew Cobb



Historic Name: **Dalhousie College Annex**
Other Name(s): Forrest Building Annex
Dentistry Building

Address: 5981 University Avenue
PID Number: 00055962

Date of Construction: 1921
Architect: Andrew Cobb



Historic Name: Studley Gymnasium
Other Name(s): N/A

Address: 6226 University Avenue
PID Number: 00031062

Date of Construction: 1931-32
Architect: Andrew Cobb



Historic Name: 1308-12 Robie Street
Other Name(s): N/A

Address: 1308-12 Robie Street
PID Numbers: 00134510

Date of Construction: Before 1918
Architect: TBD



Historic Name: 1321-25 Edward Street
Other Name(s): N/A

Address: 1321-25 Edward Street
PID Numbers: 00134817; 00134809

Date of Construction: Before 1918
Architect: TBD



Historic Name: 6230 South Street
Other Name(s): N/A

Address: 6230 South Street
PID Numbers: 41428970

Date of Construction: Before 1918
Architect: TBD



Historic Name: Mechanical Engineering
Department Building
Other Name(s): F Building

Address: 5273 Dacosta Row
PID Numbers: 40848822

Date of Construction: 1909-10
Architect: Herbert E. Gates



Historic Name: 5231 Morris Street
Other Name(s): O Building
Graduate Student Residence

Address: 5231 Morris Street
PID Numbers: 40848822

Date of Construction: 1892
Architect: TBD



Historic Name: 5247 Morris Street
Other Name(s): N/A

Address: 5247 Morris Street
PID Numbers: 00077073

Date of Construction: Before 1878
Architect: TBD



Historic Name: Henry Hicks Administration
Building
Other Name(s): N/A

Address: 6299 South Street
PID Number: 00031062

Date of Construction: 1949-51
Architect: EW Haldenby



University of King's College

The University of King's College is the oldest English-speaking university in the Commonwealth, outside of the United Kingdom. It was founded in New York City in 1754. After the American Revolution, Bishop Charles Inglis re-established the school in Windsor, Nova Scotia, in 1789 (The New York campus became Columbia University). Investors insisted that the university move to Halifax, adjacent to Dalhousie's Studley campus, after a fire destroyed the campus buildings in Windsor, in 1923. Prolific architect, Andrew Cobb, designed the main **Arts and Administration Building** (design was for the Windsor campus), **President's Lodge, Chapel**, and the men's residence ("**Bays**") in a Georgian style and in a quadrant formation, completed by 1930. Most of the rest of the campus—including the women's residence (Alexandra Hall), gymnasium, and dining Hall (Prince Hall)—was completed in the 1960s.

<p>Historic Name: Arts Administration Building Other Name(s): N/A</p> <p>Address: 6350-60 Coburg Road PID Numbers: 40877367</p> <p>Date of Construction: 1928 Architect: Andrew Cobb</p>	
<p>Historic Name: President's Lodge Other Name(s): The Lodge</p> <p>Address: 6350-60 Coburg Road PID Numbers: 40877367</p> <p>Date of Construction: 1928 Architect: Andrew Cobb</p>	
<p>Historic Name: The Chapel Other Name(s): N/A</p> <p>Address: 6350-60 Coburg Road PID Numbers: 40877367</p> <p>Date of Construction: 1928 Architect: Andrew Cobb</p>	

Historic Name: **The Dormitory**
Other Name(s): The Men's Residence
The Bays

Address: 6350-60 Coburg Road
PID Numbers: 40877367

Date of Construction: 1931
Architect: Andrew Cobb



Atlantic School of Theology

Theological education has been offered on the campus of the Atlantic School of Theology (AST) since 1878 when the Presbyterian Church purchased the Albro House to operate the Presbyterian **Theological College**, in Halifax. The Presbyterian **Theological College Library** was constructed later, some time between 1878 and 1895. AST was formed in 1971 with the merger of three separate institutions: Faculty of Theology, University of King's College (Anglican Church of Canada); Holy Heart Theological Institute (Roman Catholic Church); and Pine Hill Divinity Hall (United Church of Canada).

Historic Name: **Theological College**
Other Name(s): Albro House
Pine Divinity Hall

Address: 660 Francklyn Street
PID Numbers: 00584185

Date of Construction: Before 1878
Architect: TBD



Historic Name: **Theological College Library**
Other Name(s): N/A

Address: 640 Francklyn Street
PID Numbers: 41119801

Date of Construction: 1878–1895
Architect: TBD



Additional Potential Heritage Resources on University Campuses

Dalhousie University's Carlton and Studley Campuses

<p>Historic Name: 6206 University Avenue Other Name(s): N/A</p> <p>Address: 6206 University Avenue PID Number: 00031104</p> <p>Date of Construction: Before 1950s Architect: TBD</p>	
<p>Historic Name: 6214 University Avenue Other Name(s): N/A</p> <p>Address: 6214 University Avenue PID Number: 00031104</p> <p>Date of Construction: Before 1950s Architect: TBD</p>	
<p>Historic Name: 6220 University Avenue Other Name(s): N/A</p> <p>Address: 6220 University Avenue PID Number: 00031104</p> <p>Date of Construction: Before 1918 Architect: TBD</p>	

Historic Name: 1252 LeMarchant Street
Other Name(s): N/A

Address: 1252 LeMarchant Street
PID Number: 00031120

Date of Construction: Before 1918
Architect: TBD



Historic Name: 1376 LeMarchant Street
Other Name(s): N/A

Address: 1376 LeMarchant Street
PID Numbers: 00031062

Date of Construction: Before 1918
Architect: TBD



Historic Name: 1390 LeMarchant Street
Other Name(s): N/A

Address: 1390 LeMarchant Street
PID Numbers: 00031096

Date of Construction: Before 1918
Architect: TBD



Historic Name: 1400 LeMarchant Street
Other Name(s): N/A

Address: 1400 LeMarchant Street
PID Numbers: 00031088

Date of Construction: Before 1918
Architect: TBD



Historic Name: 6414-20 Coburg Road
Other Name(s): N/A

Address: 6414-20 Coburg Road
PID Numbers: 00078220; 41268244

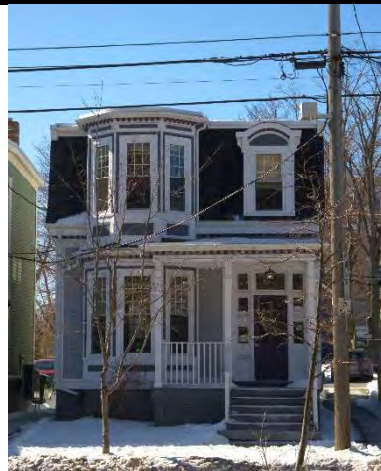
Date of Construction: After 1918
Architect: TBD



Historic Name: 1318 Robie Street
Other Name(s): N/A

Address: 1318 Robie Street
PID Numbers: 00134528

Date of Construction: Before 1918
Architect: TBD



Historic Name: 1400 Henry Street
Other Name(s): N/A

Address: 1400 Henry Street
PID Numbers: 00068551

Date of Construction: Before 1918
Architect: TBD



Historic Name: 1410 Henry Street
Other Name(s): N/A

Address: 1410 Henry Street
PID Numbers: 00068551

Date of Construction: Before 1918
Architect: TBD



Historic Name: 1416-24 Henry Street
Other Name(s): N/A

Address: 1416-24 Henry Street
PID Numbers: 00068544; 00068536

Date of Construction: Before 1918
Architect: TBD



Historic Name: 1434 Henry Street
Other Name(s): N/A

Address: 1434 Henry Street
PID Numbers: 00068528

Date of Construction: Before 1918
Architect: TBD



Historic Name: 1444 Henry Street
Other Name(s): N/A

Address: 1444 Henry Street
PID Numbers: 00068528

Date of Construction: Before 1918
Architect: TBD



Historic Name: 1435 Seymour Street
Other Name(s): N/A

Address: 1435 Seymour Street
PID Numbers: 00068627

Date of Construction: TBD
Architect: TBD



Historic Name: 1443 Seymour Street
Other Name(s): N/A

Address: 1443 Seymour Street
PID Numbers: 40448508

Date of Construction: TBD
Architect: TBD



Dalhousie University's Sexton Campus

Historic Name: GH Murray Building
Other Name(s): G Building

Address: 5291 Dacosta Row
PID Numbers: 40848822

Date of Construction: 1912. Rebuilt in 1933.
Architect: WM Brown and students of the Civil
Engineering Department/CA Fowler



Saint Mary's University

The Roman Catholic church founded Saint Mary's College in Halifax in 1802 to provide higher learning to young Catholic men. The Archdiocese took charge of administration in 1876 and moved the college to the Saint Mary's Glebe House, on the corner of Spring Garden Road and Barrington Street. Archbishop John McNally placed administration of the college under the Society of Jesus (Jesuits) from 1937 to 1970. The **McNally Building** was constructed in 1951 to house Saint Mary's College and the catholic high school. The high school closed in 1963, but the university continued exclusively as a Roman Catholic college until it became a public institution in 1970.

Historic Name: McNally Building
Other Name(s): N/A

Address: 923 Robie Street
PID Numbers: 40258105

Date of Construction: 1951
Architect: TBD



Attachment B
Stantec Research Reports for Potential Heritage Resources



**Research Report—
1252 LeMarchant Street**

FINAL REPORT

June 2024

Prepared for:
Regional Municipality of Halifax
PO Box 1749
Halifax, Nova Scotia B3J 3A5

Prepared by:
Stantec Consulting Ltd.
40 Highfield Park Drive #102
Dartmouth, Nova Scotia B3A 0A3

Project Number:
160940999

Limitations and Sign-off

The conclusions in the Report titled Research Report— 1252 LeMarchant Street are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

Stantec has assumed all information received from Halifax Regional Municipality (the “Client”) and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec’s contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec’s discretion.

Digitally signed
by Como, Jenn
Date:
2024.11.18
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Prepared by: _____
Signature

Jenn Como, BA (hons)
Cultural Heritage Specialist

Printed Name and Title

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Reviewed by: _____
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Lashia Jones, MA, CAHP
Senior Cultural Heritage Specialist

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by Rivard,
Meaghan
Date: 2024.12.06
13:43:43 -05'00'

Approved by: _____
Signature

Meaghan Rivard, MA, CAHP
Associate, Senior Heritage Consultant

Printed Name and Title



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Project Personnel

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Administrative Assistant:	Sarah Hilker
Quality Reviewer:	Lashia Jones, MA, CAHP

Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within Halifax’s downtown/south area. This report will inform the evaluation of these properties, which will be completed by municipal staff. This report includes the property at 1252 LeMarchant Street. This property has been historically known as 20 LeMarchant Street, The Grad House, and The Muse Café and Pub. The property currently houses Dalhousie’s Security Services.

A site assessment was undertaken between July 24, 2023 and July 27, 2023 by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on a Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels. Additional photographs were also provided by HRM heritage planning staff.

To understand the history of 1252 LeMarchant Street and place the property into a wider historical context, a program of historical research was undertaken between July 24, 2023, to July 26, 2023. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the properties was informed by the Canadian Inventory of Heritage Buildings (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiipuktuk, which means “Great Harbour” (HRM 2024a; Gallant 2022). In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9). The early growth of Halifax was sustained by the Seven Years War, American Revolution, and War of 1812.

Beginning in the 17th century, present-day Nova Scotia became part of the transatlantic rivalry between Great Britain and France. Following the end of the War of the Spanish Succession in 1713, the *Treaty of Utrecht* was signed, and France ceded to Great Britain all of present-day Nova Scotia south of Cape Breton Island. However, the French retained their strategic stronghold at Louisburg, which posed a threat to Britain's claims in the region. In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9).

The fledgling settlement of Halifax struggled with outbreaks of disease, a population unaccustomed to North America, and Indigenous resistance to encroachment. The initial population of British settlers was soon supplemented by settlers from New England who were more accustomed to life in North America (Raddall 1948: 41). The start of the Seven Years War in 1756 provided an important stimulus to the economy of Halifax as its role as an important naval base. As a result, the population of the settlement reached about 6,000 (Fingard et al 1999: 17). In 1758, Louisburg was captured by the British military and all of present-day Nova Scotia became a British colony (Fingard et al 1999: 18).

Peace along the Atlantic seaboard did not last long, and the American Revolution caused considerable disruption in Halifax. Much of the population was originally from New England and the community heavily traded with Boston. However, despite some resentment towards British policies, Nova Scotia and Halifax remained under British control throughout the conflict. Following the war, many United Empire Loyalists and enslaved and formerly enslaved Africans settled in Nova Scotia and Halifax (Raddall 1948: 82, 112). For the remainder of the 18th century and much of the first half of the 19th century, the economic prosperity of Halifax was linked to the British military (Fingard et al 1999: 5; Raddall 1948: vii).

By the mid-19th century, Halifax developed into an important trading port and specialized in the transport of local products, imported goods, and as an entry port for trade throughout British North America (Fingard et al 1999: 69-70). This resulted in the development of a prosperous middle class and sustained growth in Halifax (Fingard et al 1999: 72). Between 1851 and 1881, the population of Halifax and Dartmouth doubled from 19,165 to 39,859 (Fingard et al 1999: 7). During the late 19th century and early 20th century, industry also became an important component of Halifax's economy. As a result, by the early 20th century Halifax was an important port, industrial centre, and military stronghold (Fingard et al 1999: 119-120).



It was not until 1863 that significant efforts were made to revitalize Dalhousie University, which had been founded in 1818 but had remained mostly inactive and underfunded in the intervening decades. In 1863, the school was re-organized as a provincial university (Raddall 1948: 211). By the 1880s, Dalhousie boasted a law school and faculties of medicine and science. In 1886, the university moved to the Forrest Building, which remains part of the university into the present-day (Payzant 1985: 195). However, by the turn of the 20th century the Forrest Building and the area of land surrounding it had proved increasingly insufficient due to space constraints and increasing enrolment (Waite 1998).

In 1905, fundraising began to purchase new land to accommodate Dalhousie University's expansion. In 1911, 34-acres of land known as the Studley Estate were purchased by the university for \$50,000. The name Studley Campus is derived from the name of the property prior to its purchase by the university. This name was selected by Alexander Croke, who named the property after a property in Oxfordshire, England (Waite 1998). This expansion was linked to a wider municipal beautification movement and the new campus buildings were known for the stone exteriors designed by the local architect Andrew Cobb (Fingard et al 1999: 122; Dalhousie University 2024a). The residence at 1252 LeMarchant Street is located along the eastern boundary of the Studley Campus. By the end of the 20th century, Dalhousie University was the largest post-secondary institution in Halifax with more than 10,000 students and about 3,000 courses (Payzant 1985: 194).



3 Age

The structure at 1252 LeMarchant Street is situated on the west side of LeMarchant Street between University Avenue and South Street, adjacent to the original eastern boundary of the Studley Campus. The residence at 1252 LeMarchant Street was likely built in 1917 based on a review of historical mapping and city directories. Prior to Dalhousie's purchase of the Studley Estate in 1911, the block containing 1252 LeMarchant Street was primarily vacant land with a small cluster of houses near the southwest corner at the intersection of LeMarchant Street and Coburg Road. Historical mapping from 1895 depicts the location present-day 1252 LeMarchant Street as part of a large parcel of land that was a vacant field bounded by Coburg Street on the north, LeMarchant Street on the east, South Street on the south, and Oxford Street on the west (

Plate 1). By 1914, the vacant field became the location of the Dalhousie University College Grounds (present-day Studley Campus) and construction had begun on some of the university buildings (Plate 2). Despite construction of some new residences on the west side of the street, 1252 LeMarchant Street was not present in 1914.

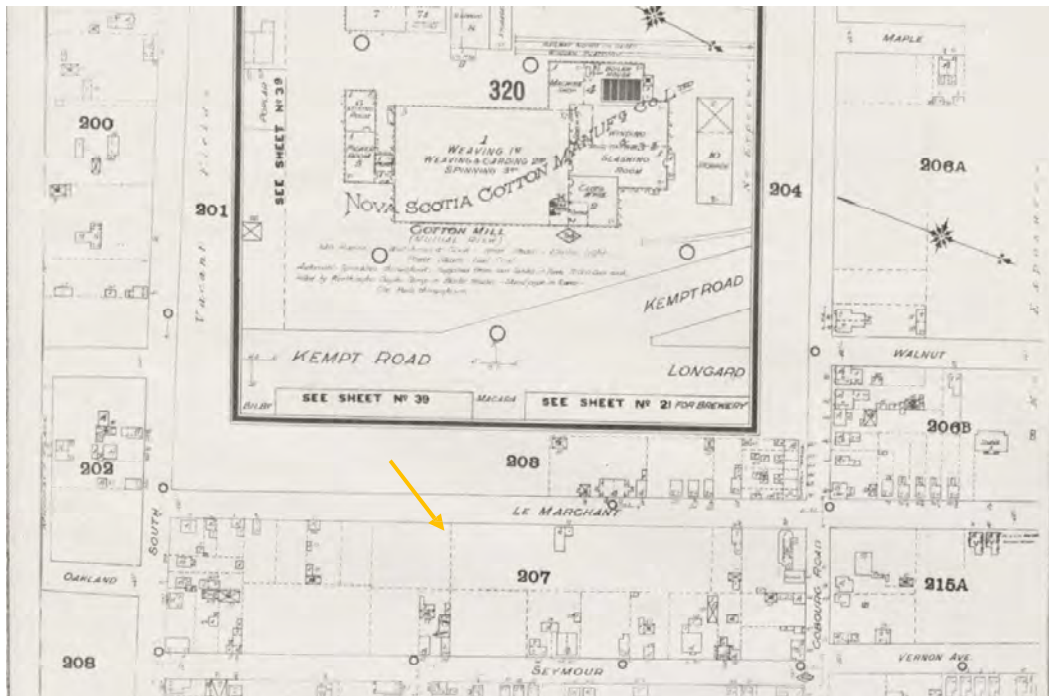


Plate 1: Historical Mapping, 1895: Approximate location of 1252 LeMarchant Street denoted by yellow arrow (Goad 1895)¹

¹ Note, the empty space in the vacant field that would eventually contain present-day 1252 LeMarchant Street was used to provide a detailed drawing of the Nova Scotia Cotton Manufacturing Company Ltd. factory buildings which is contained within the thick, black border



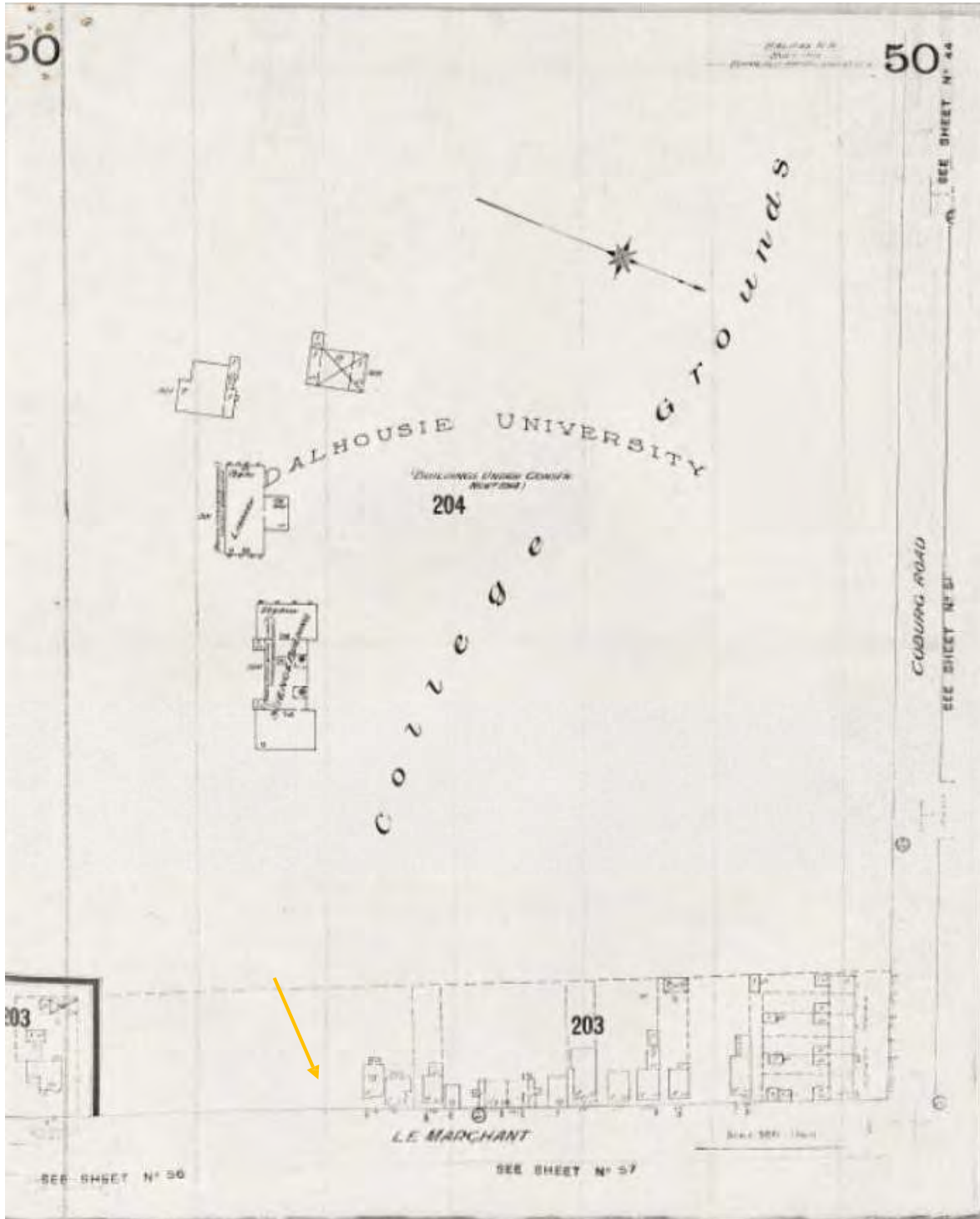


Plate 2: Fire Insurance Plan from 1914 showing the college grounds with the approximate location of the future 1252 LeMarchant Street denoted by an arrow (Goad 1914)



Prior to the introduction of Halifax's grid-based, 4-digit civic numbering system between 1958 and 1965, 1252 LeMarchant Street was referred to as 20 LeMarchant Street (HRM 2024b). Based on city directories, the residence in 1252 LeMarchant Street was constructed in 1917, as it first appears in the 1917-1918 directory (McAlpine 1917: 105). A construction date of 1917 is consistent with historical mapping from 1918, on which depicts the west side of LeMarchant Street between South Street and Morris Street (which would later become University Avenue) as developed (Plate 3).

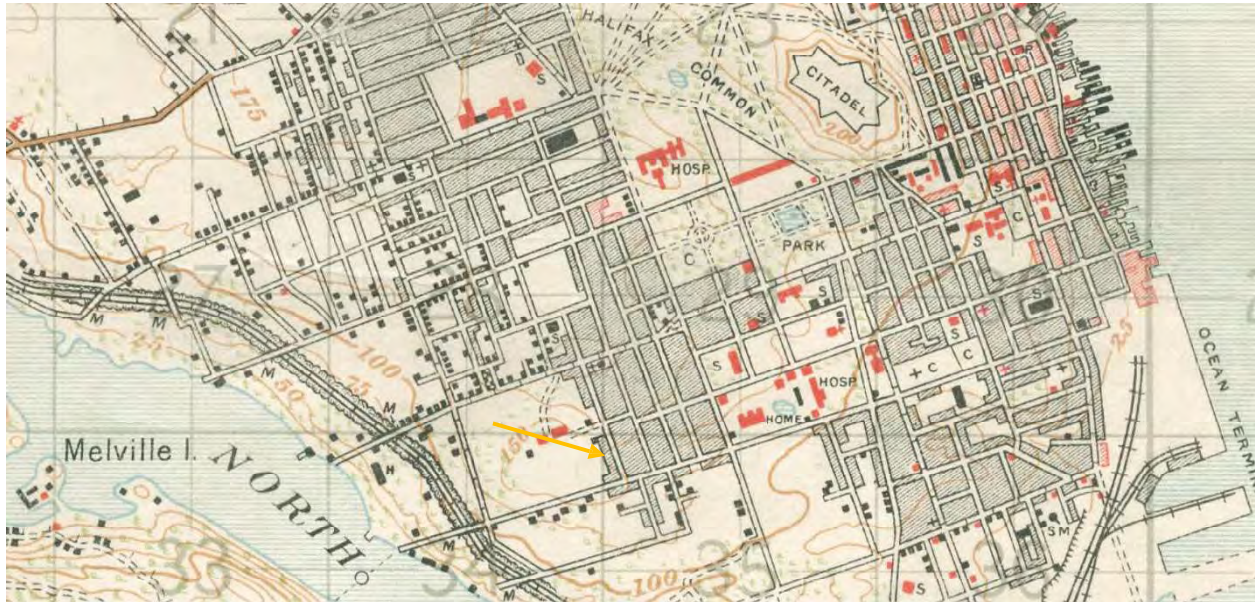


Plate 3: Historical Mapping, 1918: Approximate location of 1252 LeMarchant Street denoted by an arrow (Department of Militia and Defence 1918)



4 Historical or Architectural Importance

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

4.1.1 Former Residents

Property records indicate that the property containing 1252 LeMarchant Street was part of a subdivision created by surveyor and Commissioner of Crown Lands James H. Austen (alternately spelled Austin) in 1903 (Property Online 1963, Canada's Historic Places n.d.). Based on historical mapping and city directories, the residence at 1252 LeMarchant Street was constructed in 1917 and it included a primary unit (historically referred to as 20 LeMarchant Street) and a secondary unit (historically referred to as 20½ LeMarchant Street).

In 1917, the resident of the house's primary unit was recorded in the Halifax city directories as Bertram H. Marr, with George G. Dustan listed as the occupant of the residence's secondary unit (McAlpine 1917: 105). Dustan was a chartered accountant at the St. Paul Building (McAlpine 1917: 234). According to the 1921 census, he was a 52-year-old who had been born in Nova Scotia (Library and Archives Canada 1921b). Dustan had a wife named Janet, which appears to be a misspelling of Jane, and they had one son, George G. jr., who was 15 and attending high school. The Dustan family moved into the residence's primary unit in 1921 and they resided at 1252 LeMarchant Street until 1925-1926 (McAlpine 1921: 108, McAlpine 1925: 76). In 1926, George Dustan Sr. is listed in the directory as residing at 59 College Street instead (McAlpine 1926: 224). Dustan died in 1934 at the age of 71 (Find a Grave 2024a). Property records indicate that Jane Dustan was the owner of 1252 LeMarchant Street by the early 1960s, which suggests that her husband likely owned the property prior to his death (Property Online 1963).

Bertram Marr, who also resided at 1252 LeMarchant Street in 1917, worked at Le Bon Marche, his father Frank A. Marr's millinery shop (McAlpine 1917: 604). In 1917, Le Bon Marche was located in downtown Halifax at 425 Barrington Street at the corner of Barrington and Sackville Streets. Marr resided in the primary unit at 1252 LeMarchant Street until 1919-1920, with the city directory indicating that the unit was vacant during that period (McAlpine 1919: 104). According to the 1921 census, Marr appears to have returned to his parent's household at 273 Barrington Street after leaving 1252 LeMarchant Street (Library and Archives Canada 1921a). The 1921 census recorded Marr as a Nova Scotian born, 32-year-old accountant and his wife, Octavia, was also living with Marr and his parents.

Following Marr's departure, Cyril Gorham moved into the primary unit at 1252 LeMarchant Street in 1920 (McAlpine 1921: 108). Cyril Gorham was the proprietor of and a broker for J W Gorham and Co., a grocers and manufacturer located at 60 Beford Row (McAlpine 1920: 689). He was born in Nova Scotia and had a wife named Margaret (Library and Archives Canada 1921b). As of 1921, they had a one-year-old daughter who was also named Margaret.



Dustan and Gorham's families resided at 1252 LeMarchant Street until 1925-1926. In 1926, Professor A.G. Huntsman was listed as the resident of the primary unit and the directory records Professor Huntsman as director of the Atlantic Experimental Station for Fisheries (McAlpine 1926: 302). Dr. Archibald Gowanlock Huntsman was a renowned pioneering oceanographer and marine scientist who collaborated extensively with fellow scientists across Canada and world-wide (Huntsman Marine Science Centre 2024). He co-authored over 200 peer-reviewed publications and books during his career, became curator and later director of the Fisheries Research Board of Canada's St. Andrew's Station in New Brunswick, and was director of the Fisheries Experimental Station in Halifax. He was elected to the Royal Society of Canada in 1916, served as the society's President in 1938, and received its Flavelle Medal for outstanding contributions to biological science in 1952 (Huntsman Marine Sciences Centre 2024). His life's work in marine science was recognized with Doctorate degrees *honoris causa* from the Memorial University of Newfoundland in 1967 and the University of Toronto in 1969. The Huntsman Marine Science Centre in St. Andrews, New Brunswick was named in his honour in 1970. In 1980 the Royal Society of Canada established the A.G. Huntsman Award for Excellence in the Marine Sciences. Huntsman's family and friends established the Archibald G. Huntsman Graduate Scholarship at the University of Toronto where Dr. Huntsman received his bachelor's degrees and taught as a Lecturer, Associate Professor and Professor in Marine Biology (Huntsman Marine Science Centre 2024, A.G. Huntsman Award n.d., University of Toronto n.d.).

The number of years Dr. Huntsman resided at 1252 LeMarchant Street could not be confirmed through directory searches. Mrs. Beatrice Rodgers (alternately spelled Rogers) was listed as the resident of the second unit in 1926 while Dr. Huntsman was residing in the primary one (McAlpine 1926: 76). The directory notes that she was a widow.

The residence at 1252 LeMarchant Street appears to have remained a rental property with two units for the remainder of the first half of the 20th century with several tenants living there between the mid-1920s and late 1960s. Most only lived at 1252 LeMarchant Street for a few years before moving on. Jane N. Dustan, who was likely George G. Dustan's wife, sold the property to Doris L. MacMichael in 1963 (Property Online 1963). Doris was the wife of Charles Harold MacMichael. The MacMichaels resided at 1252 LeMarchant Street until the property was purchased by Dalhousie University in 2005 (see Section 4.1.2 for additional information). They appear to have occupied the entire house instead of continuing to rent one of the units, as directory entries after 1963 no longer include a half address or list additional residents (McAlpine 1969). The MacMichaels were married in St. Martins, New Brunswick in 1939 (Ancestry 2024). At the time, Charles was a 22-year-old salesman and Doris was a 21-year-old stenographer.

4.1.2 Dalhousie University

Beginning in the mid-1960s, under the leadership of university president Henry Hicks, Dalhousie University began a campaign of expansion which included the purchase of neighbouring residences. These residences would either be converted for use by the university or demolished to accommodate new construction. Hicks is widely credited with turning Dalhousie from "a small 'college by the sea' to a national university" (Dalhousie University 2024b).



Hicks and university administrators focussed particular attention on acquiring the properties fronting the west part of LeMarchant Street between South Street and Coburg Road and the properties along University Avenue west of LeMarchant Street. In an undated report prepared by A.F. Chisholm, Assistant University Engineer, these properties were divided into six groups. The residence at 1252 LeMarchant Street was part of Group 5, which included four other properties on the west side of LeMarchant Street. The document noted that 1252 LeMarchant Street was assessed at \$8,400, making it the highest valued of the five properties along the west side of LeMarchant Street south of University Avenue (Dalhousie University Archives n.d.a). It also noted that Jane Dustan was the owner of the property, suggesting that the document was created before July 1963 when Jane sold the property. Archived letters indicate that Hicks and university administrators were considering 1252 LeMarchant Street for purchase in 1966, but negotiations with the MacMichaels during the 1960s and 1970s regarding the purchase price could not be resolved (Dalhousie University Archives n.d.b). Charles H. MacMichael granted the property to Dalhousie University in August 2005 and he passed away in March of 2006 (Property Online 2005, Find a Grave 2024b).

The residence at 1252 LeMarchant Street was fully renovated and opened as the new Grad House in 2010 (Smulders 2010). Prior to being relocated to 1252 LeMarchant Street the Grad House (a campus pub opened in 1974 and run by the Dalhousie Association of Graduate Students) was located in another structure on the southeast corner of University Avenue and LeMarchant Street (Nova Scotia Archives 2024a, Lawrence 2017). The structure from the previous location was demolished *circa* 2009 (Smulders 2010). In 2017 the Grad House was rebranded as The Muse Café and Pub, shifting the establishment's focus from being a traditional pub to providing a safe space with mental health supports for students (Lawrence 2017). After The Muse was closed, the former residence at 1252 LeMarchant Street became the headquarters for Dalhousie University's Security Services (Dalhousie University n.d.).

4.2 Important/Unique Architectural Style or Highly Representative of an Era

The residence at 1252 LeMarchant Street can be described as a vernacular residence with a combination of Late Victorian Plain and local Halifax House architectural influences. Late Victorian Plain architecture is a subtype of vernacular architecture in Nova Scotia that was popular between about 1880 and 1915. While Late Victorian Plain residences contain regional and individual style variation, they are noted for their relatively simple design when compared to more ornate design styles from the 19th century such as Italianate, Second Empire, and Queen Anne. Elements common to the style, aside from a relatively simple form, include porches parallel to the street, bay windows, and inclusion of limited classically inspired embellishments. While many Late Victorian Plain residences contained flat or very low-pitched roofs, steeper pitches were also common (Penney 1989: 92-93).

The Halifax House architectural style was popular for most of the 19th century and the very early 20th century. The earlier "Halifax Big House" iteration appeared around 1820 and the smaller, squat "Halifax Box" version of the style appeared in suburbs and working-class neighbourhoods in the later part of the 19th century (Archibald and Stevenson 2023: 73-78). The prevalence and longevity of this style, which is based on Georgian and Classical architectural traditions, has contributed to the unique architectural character of Halifax (Archibald and Stevenson 2003: 73). Halifax Big Houses are often three bays wide



and have tall basements requiring a small flight of stairs to access an off-centre front entrance. They also feature truncated gables, which are flat along the peak instead of rising to a point like a typical gable (Archibald and Stevenson 2003: 75). Wide chimneys with multiple flues that span the width of the flattened roof segment are also common. Five-sided Scottish style dormers were the most popular dormer type used until the 1860s and can be considered a reliable hallmark of the style. The final iteration of the Halifax House in the 1880s to early 20th century were often flat-roofed, boxy, two storey Halifax Box residences with one or two storey bay windows on one side and the door on the other. These were largely built in expanding suburbs with small lot sizes (Archibald and Stevenson 2003: 78). Halifax Houses were typically freestanding urban structures built close together on narrow lots and extending right to the sidewalk line, though rowhouses were also built in this style (Archibald and Stevenson 2003: 77).

Late Victorian Plain design elements of 1252 LeMarchant Street include its setback from the sidewalk, lack of decorative elements, the centered main entrance and a wrap around front porch that is partially parallel to the street. Halifax House design elements of 1252 LeMarchant Street include the three-bay configuration of the front (east) façade, two-storey bay window, dormers, the asymmetrical front façade, and the tall basement requiring steps to reach the main entrance. The simple box-shaped form and moderately pitched hipped roof were common to both styles.



5 Significance of Architect or Builder

There were no available building permits in the Halifax Archives to indicate who designed or built the structure at 1252 LeMarchant Street.



6 Architectural Merit

6.1 Construction Type/Building Technology

Interior access to 1252 LeMarchant Street was not available and the residence was not yet constructed when fire insurance mapping was produced in 1914, but its age, a visual inspection and materials suggest that it is a frame structure. Frame houses are among the most common types of residences and consist of vertical wood members which are then clad with a material such as siding or brick veneer (McAlester 2013: 35). By the 1890s, 99.4% of Nova Scotia's houses were wood frame constructions (Nova Scotia Archives 2024b). The former residence at 1252 LeMarchant Street is clad in wood siding, a type of material that is generally used as cladding for frame houses (McAlester 2013: 42). Concrete foundations became increasingly widespread in North America in the last decades of the 19th century and had largely supplanted other types of building foundations such as stone and brick by the mid-20th century (McAlester 2013: 36).

6.2 Style

The former residence at 1252 LeMarchant Street is a vernacular structure with a combination of Late Victorian Plain and Halifax House architectural influences. Late Victorian Plain design elements of 1252 LeMarchant Street include its setback from the sidewalk, lack of decorative elements, the centered main entrance and a wrap-around front porch that is partially parallel to the street.

Halifax House design elements of 1252 LeMarchant Street include the three-bay configuration of the front (east) façade, two-storey bay window, dormers, the asymmetrical front façade, and the tall basement requiring steps to reach the main entrance. The simple box-shaped form and moderately pitched hipped roof were common to both styles. The former residence at 1252 LeMarchant Street, built in 1917, is a late example of these styles.

Potential Character Defining Elements

The potential character defining elements of 1252 LeMarchant Street include, but are not limited to:

- Simple, box-shaped, two-and-one-half storey, 3-bay design with a lack of decoration and asymmetrical front (east) façade (Photo 1 and Photo 2)
- Hipped roof with hipped dormers (Photo 3 and Photo 4)
- Two storey bay window (Photo 5)
- Wrap around front porch that is partially parallel to the street (Photo 6 to Photo 8)
- Elevated basement that necessitates a short flight of steps to reach the front entrance (Photo 9)





Photo 1: General view of 1252 LeMarchant Street showing simple, box-shaped, two-and-one-half storey, 3-bay design with a lack of decoration and asymmetrical front, looking west



Photo 2: View of north façade showing the residence's boxy shape and lack of decoration continued on the side facades, looking southwest



Photo 3: Hip roof and dormers on the front and north facades, looking southwest



Photo 4: Hip dormer on the rear (west) façade, looking northeast



Photo 5: Two storey bay window, looking northwest



Photo 6: Wrap-around porch, looking southwest



Photo 7: Plain wooden cornice and supports on porch, looking northeast



Photo 8: Wooden ceiling of porch, looking west



Photo 9: Elevated basement with windows (denoted by arrow) that requires steps for accessing the front entrance, looking northwest



7 Integrity

The residence at 1252 LeMarchant Street retains a moderate degree of heritage integrity. The windows have been updated with vinyl sash windows (Photo 10). The exterior of the residence has been clad in modern siding and the foundation appears to have been parged and painted (Photo 11). While 1252 LeMarchant Street retains the general shape and massing of an early 20th century residence, many of its exterior materials have been covered or replaced.



Photo 10: Representative example of a vinyl sash window from the south façade, looking north



Photo 11: Modern siding and parged and painted foundation from the east façade, looking northwest



8 Relationship to Surrounding Area

The property at 1252 LeMarchant Street is located east of the Studley Gymnasium near the southwest corner of University Avenue and LeMarchant Street. The overall character of this area is institutional and heavily influenced by Dalhousie University. The residence is part of a small cluster of four early 20th century residential structures, including 6206, 6214, and 6220 University Avenue, that have been acquired by Dalhousie University (Photo 12). Today, the three former residences on University Avenue are attached to each other by additions and currently house the Department of Economics. Together, these four residences form a remnant landscape that reflects the former residential character of the south side of University Avenue west of LeMarchant Street and LeMarchant Street between South Street and University Avenue (Plate 4 and Plate 5). While most of this area was acquired by Dalhousie University in the mid-20th century, it retained much of its original early 20th century residential character until the early 21st century. Based on a review of aerial photography, many of the remaining residences on LeMarchant Street were demolished between 2003 and 2012 to allow for the construction of LeMarchant Place and Risley Hall.

The former residence at 1252 LeMarchant Street is visually linked to 6206 University Avenue, 6214 University Avenue, and 6220 University Avenue, through their early 20th century residential design and similar massing and setback which constitutes a remnant landscape. The former residence at 1252 LeMarchant Street is historically linked to 6206 University Avenue, 6214 University Avenue, and 6220 University Avenue as they were all part of Dalhousie's property acquisition program undertaken by President Hicks in the mid-20th century.

The former residence at 1252 LeMarchant Street is not located in close proximity to any registered heritage properties. There are no registered heritage properties on LeMarchant Street between Coburg Road and South Street and no registered heritage properties on University Avenue between the western terminus of the road and Edward Street.





Photo 12: Streetscape including 6206, 6214, and 6220 University Avenue, looking east (HRM 2023).





Plate 4: 1940 Aerial image of Dalhousie University illustrating the residential character of the area surrounding the university with the location of 1252 LeMarchant Street denoted by an arrow (Dalhousie University 2024c)



Plate 5: 2004 Aerial image of Dalhousie University showing an expanded institutional area around the campus with the location of 1252 LeMarchant Street denoted by an arrow (Dalhousie University 2024c)



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**Research Report— 1308 and 1312
Robie Street**

FINAL REPORT

June 2024

Prepared for:
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Limitations and Sign-off

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Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within the downtown/south area of Halifax. This report will inform the evaluation of these properties, which will be completed by municipal staff. The subjects of this Research Report are 1308 and 1312 Robie Street, residences which were acquired by Dalhousie University to support the growth of the Studley Campus.

A site assessment was undertaken July 24 to July 27, 2023, by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels. Additional photographs were also provided by HRM heritage planning staff.

To understand the history of 1308 and 1312 Robie Street and place the property into a wider historical context, a program of historical research was undertaken alongside the site assessment. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the properties was informed by the *Canadian Inventory of Heritage Buildings* (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiptuk, which means “Great Harbour” (HRM 2023; Gallant 2022).

Beginning in the 17th century, present-day Nova Scotia became part of the transatlantic rivalry between Great Britain and France. Following the end of the War of the Spanish Succession in 1713, the *Treaty of Utrecht* was signed, and France ceded to Great Britain all of present-day Nova Scotia south of Cape Breton Island. However, the French retained their strategic stronghold at Louisburg, which posed a threat to Britain's claims in the region. In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9).

The fledgling settlement of Halifax struggled with outbreaks of disease, a population unaccustomed to North America, and Indigenous resistance to encroachment. The initial population of British settlers was soon supplemented by settlers from New England who were more accustomed to life in North America (Raddall 1948: 41). The start of the Seven Years War in 1756 provided an important stimulus to the economy of Halifax as its role as an important naval base. As a result, the population of the settlement reached about 6,000 (Fingard et al 1999: 17). In 1758, Louisburg was captured by the British military and all of present-day Nova Scotia became a British colony (Fingard et al 1999: 18).

Peace along the Atlantic seaboard did not last long, and the American Revolution caused considerable disruption in Halifax. Much of the population was originally from New England and the community heavily traded with Boston. However, despite some resentment towards British policies, Nova Scotia and Halifax remained under British control throughout the conflict. Following the war, many United Empire Loyalists and enslaved and formerly enslaved Africans settled in Nova Scotia and Halifax (Raddall 1948: 82, 112). For the remainder of the 18th century and much of the first half of the 19th century, the economic prosperity of Halifax was linked to the British military (Fingard et al 1999: 5; Raddall 1948: vii).

By the mid-19th century, Halifax developed into an important trading port and specialized in the transport of local products, imported goods, and as an entry port for trade throughout British North America (Fingard et al 1999: 69-70). This resulted in the development of a prosperous middle class and sustained growth in Halifax (Fingard et al 1999: 72). Between 1851 and 1881, the population of Halifax and Dartmouth doubled from 19,165 to 39,859 (Fingard et al 1999: 7). During the late 19th century and early 20th century, industry also became an important component of Halifax's economy. As a result, by the early 20th century Halifax was an important port, industrial centre, and military stronghold (Fingard et al 1999: 119-120).



3 Age

For the first half of the 19th century, most of Halifax’s population lived east of the Citadel. As Halifax prospered during the second half of the 19th century, wealthy Haligonians began building country estates along the outskirts of the City (Fingard 1999: 87-88). The residences at present-day 1308 and 1312 Robie Street are located on land historically known variously as “Robie Field”, “Robies Field”, and the “Robie Farm”. This area, and others along the City’s edges, were valued by Halifax residents as a nearby respite from the summer heat. By the time of Confederation, new residential construction was shrinking this valued open space (Blakeley 1948: 401).

The properties at 1308 and 1312 Robie Street are associated with the growth of Halifax during the late 19th and early 20th centuries. Historical mapping from 1866 indicates that present-day 1308 and 1312 Robie Street were part of a mostly undeveloped parcel of land bounded on the north by present-day Coburg Road, the east by present-day Robie Street, the south by present-day University Avenue, and the west by present-day Seymour Street (Plate 1). Between 1867 and 1877, much of the surrounding present-day street grid was laid out and Robie Street was established. The mapping shows that present-day 1308 Robie Street was built by 1878 and is depicted on the fire insurance plans as a frame structure and 1312 Robie Street remained undeveloped (Plate 2).



Plate 1: Historical Mapping, 1866: Approximate location of 1308 and 1312 Robie Street denoted by arrow (City of Halifax 1866)





Plate 2: Historical Mapping, 1878: Approximate location of 1308 and 1312 Robie Street denoted by arrow (Hopkins 1878)

Based on the city directories, 1308 Robie Street was built in 1875 and had the historic civic address of 52 Robie Street (McAlpine 1875). The property was renumbered to 178 Robie Street in 1910, then renumbered again in the mid 20th century to the current address. The structure at 1312 Robie Street was built in 1899, based on the city directories, and had the historic address of 54 Robie Street (McAlpine 1899). The property was renumbered to 180 Robie Street in 1910 then renumbered again in the mid-20th century to the current address. Fire insurance mapping from 1914 shows both 178 and 180 Robie Street as two storey frame structures (Plate 3).



In 1950, Morris Road was expanded and renamed University Avenue. Three structures with the historic addresses of 46, 48, and 50 Robie Street were demolished for the road widening. This affected the streetscape of Robie Street placing 1308 and 1312 Robie Street at the corner of what is now University Avenue and Robie Street. 1308 Robie Street is also one of the oldest structures on the street after the demolition of three structures.

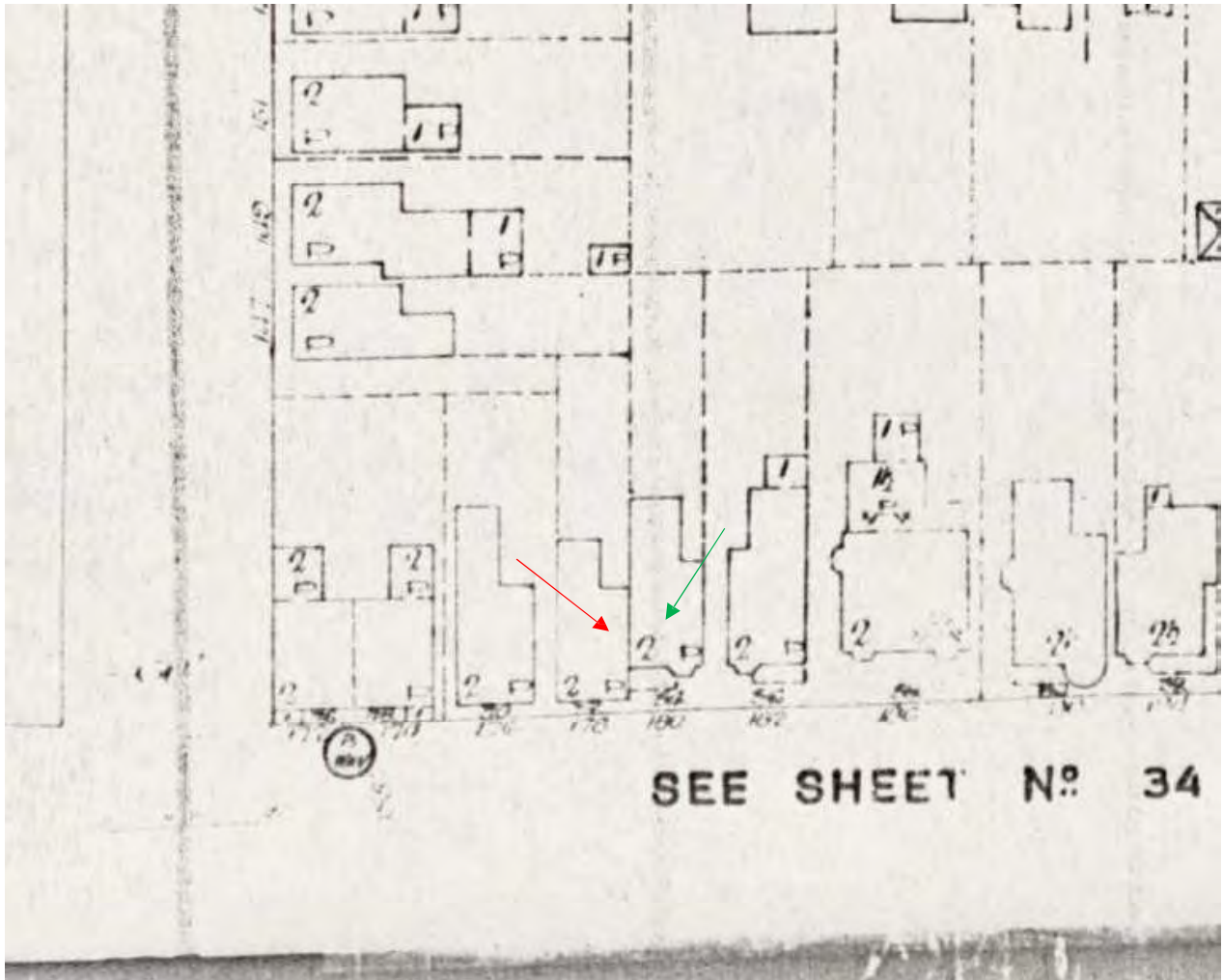


Plate 3: Fire Insurance Mapping, 1914: Location of 1308 Robie Street (denoted by red arrow) and 1312 Robie Street (denoted by green arrow) (Goald 1914)



4 Historical or Architectural Importance

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

The first resident of what is now 1308 Robie Street was James Hutton, registrar and keeper of Camp Hill Cemetery (McAlpine 1875). The residence appears to have largely been a rental property in the late 19th and early 20th centuries. Reviews of city directories within regular intervals between 1875 and 1942 show a series of tenants occupying the residence for only a few years at a time. While these short durations indicate that the residence does not have a strong relationship with a particular person or family, the professions of the various occupants speak to the residence’s relationship with middle-class growth and expansion of Halifax in the 19th and early 20th century. Table 1 summarizes the short-term occupants of 1308 Robie Street and their professions since 1875 until 1932, when it was owned and occupied John M. Inglis. These occupations include clerks, commercial traveler, and storekeeper. A common theme among occupants was having a relative board with the primary occupant. The relationships were not described in the directories but both parties shared the same surname.

The 1921 census confirms the residence was used largely as a rental property into the mid-20th century as it lists the occupant William Taunton, the same as listed in the city directory of that year, at the address as a renter (Library and Archives Canada 1921). Taunton lived there with his wife Ellen and seven children (Library and Archives Canada 1921). By 1942, 1308 Robie Street was no longer a rental property as John M. Inglis, occupation unknown, is identified as both the resident and owner in the land registry records.

Table 1: Occupants of 1308 Robie Street (historically 52 and 178 Robie Street) and Professions

Years	Name	Profession	Discussion
1875 - 1876	James Hutton	Registrar and Keeper of the Camp Hill cemetery	Camphill cemetery was established in 1844, replacing the Old Burying Ground at Barrington Street and Spring Garden Road. Camp Hill was previously a military burial ground (Halifax Military Heritage Preservation Society 2024).
1877	George T. Smithers	Painter	No additional information could be confirmed for George T. Smithers, or the company he worked for.
1878	Unoccupied	N/A	N/A
1879 - 1881	Charles Puttner	Dispenser for City and Provincial hospital	Dispensers were in charge of administering medication and prescriptions within the hospital (McAlpine 1879)
1882	Thadeus McElwaine	Commercial traveler	No additional information could be confirmed for McElwaine, or the company he worked for (McAlpine 1882)
1883	Gideon D. Martin	Clerk/Salesman	No additional information could be confirmed for Martin, or the company he worked for (McAlpine 1883)
1884 - 1886	Unoccupied	N/A	N/A



Research Report— 1308 and 1312 Robie Street
4 Historical or Architectural Importance
 June 2024

Years	Name	Profession	Discussion
1887 - 1889	William A. Major	Clerk	No additional information could be confirmed for William A Major, or the company he worked for (McAlpine 1887; 1888; 1889).
1890	R P. Butler	Commercial Traveler	No additional information for R.P. Butler could be confirmed (McAlpine 1890)
1891	Allan R Butler and Richard P. Butler	Commercial traveler	Allan R. Butler was an Agent at MacDougall Barret and Co at 147 Granville. Richard P. Butler is listed as a boarder in this year. Presumably a relative, but the connection is not confirmed (McAlpine 1891).
1892-1895	Mrs. Mary Stather	None listed	An additional occupant is listed in 1892 as a boarder: Ernest Stather, connection unknown (McAlpine 1892; 1893; 1894; 1895).
1896 – 1900	Susan Robinson	None Listed	Susan is noted to be widowed by Alexander Robinson. In 1896, another relative is listed as boarding with Susan, Charles S Robinson, connection unknown (McAlpine 1896; 1897;1898;1899; 1900.
1901	Miss Sarah Robinson		No additional information could be confirmed about Robinson (McAlpine 1901).
1902	Charles Robinson	Blacksmith	Miss Sarah Robinson is listed as boarder with Charles. No additional information could be confirmed for the company Charles worked for (McAlpine 1902).
1903 - 1906	Harry W. Cox	JP Cox and Co	JP Cox and Co. was a Commission Merchants company at Pickford and Blacks Wharf on Upper Water ((McAlpine 1903; 1904; 1905; 1906)
1907 - 1910	Frank J. Wetmore	Cleark at Stairs Son and Morrow	Hardware and Ship Chandlery located at 174-176 Lower Water (McAlpine 1907; 1908; 1909; 1910.
1911	William Gordon MacKinnon	Physical director	No additional information could be confirmed about MacKinnon or his profession (McAlpine 1911).
1912 - 1913	F. W. Harris	Commercial Traveller	No additional information could be confirmed about Harris or his profession. Commercial traveler's were a common profession in the early 20 th century (McAlpine 1912; 1913).
1914 – 1915	Clifford J. Butcher	Assistant Manager Scotia Pure Milk	No additional information could be confirmed about Butcher or the company (McAlpine 1914; 1915).
1916 – 1932	William D Taunton	Storekeeper marine and Fisheries	Taunton also had a boarder, George Taunton boarding in 1917 who worked as a clerk but further information about the company could not be confirmed (McAlpine 1916 – 1932).
1935	Vacant	N/A	N/A

The first resident of what is now 1312 Robie Street was Alfred W. Davies, a carpenter, builder, and contractor. The residence was largely used as a rental property, similar to the adjacent property. Analyzing the city directories within regular intervals indicates that residents did not occupy the structure for a significant period of time to form a strong relationship or association with a particular person or family. The professions of the various occupants speak to the residence's relationship with middle-class growth and expansion of Halifax in the 19th and early 20th century. Table 2 summarizes the occupants of 1312 Robie Street from 1899 to 1975, the last available city directory entry.



Table 2: Occupants of 1312 Robie Street (historically 54 and 180 Robie Street) and Professions

Years	Name	Profession	Discussion
1899 - 1900	Alfred W. Davies	Carpenter, builder, and contractor	No additional information could be confirmed about Davies or the company (McAlpine 1899; 1900).
1901	Carl Palm	Pork Dealer	No additional information could be confirmed about Palm (McAlpine 1901),
1903 - 1915	James Grant	Chief Clerk DVS Cable and Co	No additional information could be confirmed about Grant (McAlpine 1903 – 1915)
1916 - 1924	Fred S burns	Credit manager Northern Electric Co.	The 1921 census confirms Fred S. Burns was renting 1312 Robie Street. Northern Electric Company Ltd, manufactured and distributed telephone and fire Alarm apparatuses (McAlpine 1916- 1924)
1925 - 1927	James Harris	Commercial Traveller	No additional information could be confirmed about Harris (McAlpine 1925; 1926; 1927)
1932 - 1935	V. P. Mullock		No additional information could be confirmed about Mullock (Might 1932; 1935)
1942 - 1945	John A. MacKinnon		No additional information could be confirmed about MacKinnon (Might 1942; 1945).
1969 – 1975	Daniel Rogers		No additional information could be confirmed about Rogers (Might 1969; 1975)

Beginning in the mid-1960s, under the leadership of university president Henry Hicks, Dalhousie University began a campaign of expansion which included the purchase of neighbouring residences. These residences would either be converted for use by the university or demolished to accommodate new construction. Hicks is widely credited with turning Dalhousie from “a small ‘college by the sea’ to a national university” (Dalhousie University 2023). Land registry records indicating the sale of the property to Dalhousie University in 1978 are only available for 1308 Robie Street. The property was sold by John Inglis, following the death of his wife Marie Blanch Inglis (Property Online 1978). Based on city directories, 1312 Robie Street was acquired around the same time in the late 1970s, early 1980s (Might’s Directories 1982). Following the acquisition by Dalhousie University, 1308 Robie Street was used as the Institute for Resource Studies and Environment and 1312 Robie Street was the Dalhousie University Institute for Environmental Studies (Might’s Directories 1980).



4.2 Important/Unique Architectural Style or Highly Representative of an Era

The building at 1308 Robie Street is a Late-Victorian Plain structure, notable for its low-pitched, nearly flat roof which is common among this design style (Photo 1). The Late-Victorian Plain style was popular in Halifax in the late 19th century (Penney 1989). The building at 1312 Robie Street is also a vernacular structure but contains Halifax Box Style influences. This design style was popular in Halifax between 1880 and 1900 (Archibald; 2003). Notable design elements on this structure include the two-storey bay window, the flat roof, and variety of decorative elements including brackets and other wooden detailing, especially evident in the bay window (Photo 2).



Photo 1: 1308 and 1312 Robie Street, looking east



Photo 2: 1312 Robie Street wood detailing and bay window



5 Significance of Architect or Builder

The architect or builder of 1308 and 1312 Robie Street are unknown. Historical research, including a review of building permits and land registry records, did not indicate an architect or builder.



6 Architectural Merit

6.1 Construction Type/Building Technology

6.1.1 1308 Robie Street

Fire insurance plans indicate that the building is a two-storey frame structure (Goad 1914). This type of construction was common in Halifax by the early 20th century. Frame houses are among the most common types of residences and consist of vertical wood members which are then clad with a material such as siding or brick veneer (McAlester 2013: 35). The building is clad in painted wood shingles. A partial width porch protrudes from the main entrance of 1308 Robie Street. The stairs and the porch appear to have been recently replaced and are made of wood. The windows on the front façade appear to be modern vinyl windows but are set into decorative wood sills. Additionally, the foundation appears to be parged concrete. The rear of the property contains a two-storey addition which matches the overall massing and setback of the original part of the residence. The boundary between the original part of the residence and the addition is delineated by the transition from a stone foundation parged in concrete to a poured concrete foundation visible from the street along the south façade of the structure.

6.1.2 1312 Robie Street

Fire insurance plans indicate that the building is a two-storey frame structure (Goad 1914). Similar to the adjacent property, this type of construction was common in Halifax by the early 20th century. Based on a visual inspection of the exterior of the property, the building appears to be clad in shingles, although no building permit was available to determine if or when this was added post-construction. Additionally, the foundation appears to be parged concrete. A porch protrudes from the main entry of 1312 Robie Street which is largely constructed out of wood and has been painted. The underside of the roof of the porch has wood detailing as well. The rear of the property contains a two-storey addition which matches the overall massing and setback of the original part of the residence. The boundary between the original part of the residence and the addition is delineated by the transition from a stone foundation parged in concrete to a poured concrete foundation visible from the street along the south façade of the structure.

6.2 Style

6.2.1 1308 Robie Street

The building at 1308 Robie Street is a Late Victorian Plain Style including the low-pitched front gable roof. The front façade is plain with little embellishment typical of the style. The few embellishments include the Italianate-style brackets, surrounding the entrance doorway with a transom, windows, and along the roofline. An inspection of the side and rear of the building indicated that these elements are not present which was not uncommon for the time period. A simple main entrance with plain pilasters frame the doorway and mirror the more elaborate and detailed entry to its neighbour, 1312 Robie Street. The painted shingle cladding is also a vernacular element typical to 19th and early 20th century residences in Halifax.



Potential Character Defining Elements

- Two storey structure (Photo 3)
- Decorative Italianate brackets (Photo 4 and Photo 5)
- Pilasters at front entrance (Photo 6)
- Parged concrete foundation over stone foundation on original section and poured concrete foundation on addition (Photo 7)
- Exterior wood shingles (Photo 8)
- Decorative wood elements on window surrounds (Photo 9)



Photo 3: Two storey structure looking east

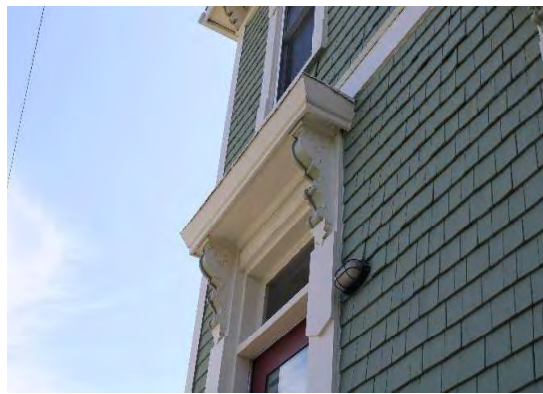


Photo 4: Italianate brackets on main entryway



Photo 5: Italianate brackets along roofline



Photo 6: Front entrance pilasters





Photo 7: Parged concrete foundation



Photo 8: Exterior shingles



Photo 9: Wood detailing on window surrounds

6.2.2 1312 Robie Street

The building at 1312 Robie Street is a Halifax Box Style structure, characterized by the low pitched almost flat roof and two-storey bay window. The painted shingle cladding is also a vernacular element typical to 19th and early 20th century residences in Halifax. Italianate style brackets are present along the roofline on the front façade. This reflects the incorporation of a variety of design elements which was common to the design style (Archibald; 2003). The recessed porch of 1312 Robie Street uses elements of Greek revival in pilasters that frame the porch. A transom is present above the main entry door. Dentils are also present above the transom and along the windows inset to the two-storey bay window. An inspection of the rear and side façade of the property indicate little to no decorative elements. The overall massing of the former residence is consistent with the design style as well.



Potential Character Defining Elements

- Two storey structure (Photo 10)
- Decorative Italianate brackets (Photo 11 and Photo 12)
- Pilasters, sidelights, and transom at front entrance (Photo 13)
- Parged concrete foundation over stone foundation on original section and poured concrete foundation on addition (Photo 14)
- Exterior shingles (Photo 15)
- Dentils on doorway and bay window (Photo 16)
- Wood detailing under porch (Photo 17)
- Detailing on bay window (Photo 18 and Photo 19)
- Two storey bay window (Photo 20)



Photo 10: Two storey structure, looking east

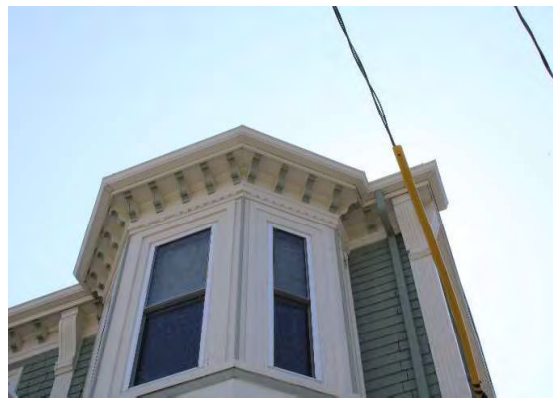


Photo 11: Italianate brackets on roofline of Bay window





Photo 12: Italianate brackets on roofline



Photo 13: Pilasters, sidelights and transom on main entrance



Photo 14: Parged concrete foundation



Photo 15: Shingles on exterior

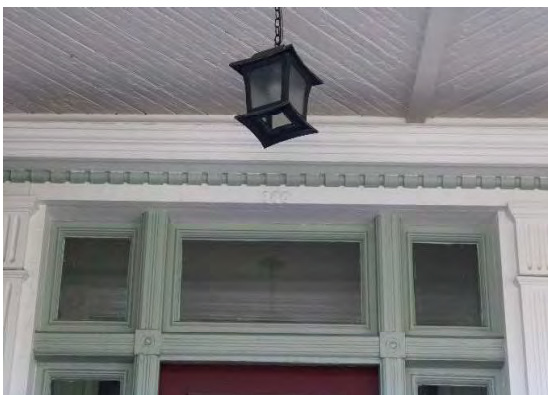


Photo 16: Dentils above doorway



Photo 17: Wood details under roof of porch





Photo 18: Detailing on bay window



Photo 19: Detailing on bay window



Photo 20: Two storey bay window



7 Integrity

The buildings at 1308 and 1312 Robie Street retain a relatively high degree of heritage integrity. The massing and many architectural details appear to have remained relatively unchanged. The exterior of the buildings retain several decorative aspects including the Italianate brackets and dentils, pilasters, and transoms. Though some windows appear to be wood sash on the basement level, the majority of windows on the first and second stories appear to be replacements. However, these changes do not detract from the overall high degree of heritage integrity as the buildings remain readily identifiable as a late 19th to early 20th century vernacular structure with Late Victorian Plain and Halifax Box Style influences.

The rear of the property at 1308 Robie Street contains a two-storey addition which matches the overall massing and setback of the original part of the residence. The boundary between the original part of the residence and the addition is clearly delineated by the transition between the stone foundation and poured concrete foundation visible from the street along the south façade of the structure.



8 Relationship to Surrounding Area

The building at 1308 and 1312 Robie Street supports the late 19th and early 20th century residential character of the west side of Robie Street between Coburg Road and University Avenue. This late 19th to early 20th century residential character is also supported by the street wall of late 19th to early 20th century residences that are between one and one half and two and one half storeys in height with wood siding or shingle cladding. The residential buildings are primarily vernacular designs with similar stylistic influences consistent with Late Victorian Plain style and Halifax Box style. This includes bay windows, dormers, gable and hip roof types, and decorative wood details such as brackets, window surrounds, and porch trim. The buildings share similar narrow setbacks from the streets and maintain a physical and visual link to one another based on their similar styles, materials, and location along the streetscape. Robie Street contains multiple registered heritage properties including:

Within the streetscape of 1308 – 1312 Robie Street

- 1322 Robie Street, known as the McAlpine House
- 1328 Robie Street, known as Louis Kaye House
- 1342 Robie Street, known as Smith-Rankin House

Outside the streetscape of 1308 – 1312 Robie Street

- 1714 Robie Street, known as the Caldwell Hill House
- 1206 Robie Street, known as John R. Richardson House
- 1124 Robie Street, known as Oakland Lodge



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Research Report— 1318 Robie Street

FINAL REPORT

June 2024

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Regional Municipality of Halifax
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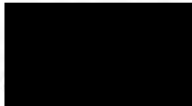
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Limitations and Sign-off

The conclusions in the Report titled Research Report— 1318 Robie Street are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

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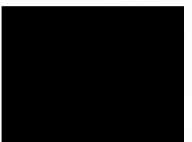
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Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within Halifax's downtown/south area. This report will inform the evaluation of these properties, which will be completed by municipal staff. This report includes the property at 1318 Robie Street which held the historic civic addresses of 56 Robie Street and 182 Robie Street. The structure is currently used as the Applied Research Collaborations for Health at Dalhousie University.

A site assessment was undertaken between July 24, 2023, to July 27, 2023, by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels and also digitally provided to Stantec by HRM heritage planning staff.

To understand the history of 1318 Robie Street and place the property into a wider historical context, a program of historical research was undertaken alongside the site assessment. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the properties was informed by the *Canadian Inventory of Heritage Buildings* (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiipuktuk, which means “Great Harbour” (HRM 2023; Gallant 2022).

Beginning in the 17th century, present-day Nova Scotia became part of the transatlantic rivalry between Great Britain and France. Following the end of the War of the Spanish Succession in 1713, the *Treaty of Utrecht* was signed, and France ceded to Great Britain all of present-day Nova Scotia south of Cape Breton Island. However, the French retained their strategic stronghold at Louisburg, which posed a threat to Britain's claims in the region. In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9).

The fledgling settlement of Halifax struggled with outbreaks of disease, a population unaccustomed to North America, and Indigenous resistance to encroachment. The initial population of British settlers was soon supplemented by settlers from New England who were more accustomed to life in North America (Raddall 1948: 41). The start of the Seven Years War in 1756 provided an important stimulus to the economy of Halifax as its role as an important naval base. As a result, the population of the settlement reached about 6,000 (Fingard et al 1999: 17). In 1758, Louisburg was captured by the British military and all of present-day Nova Scotia became a British colony (Fingard et al 1999: 18).

Peace along the Atlantic seaboard did not last long, and the American Revolution caused considerable disruption in Halifax. Much of the population was originally from New England and the community heavily traded with Boston. However, despite some resentment towards British policies, Nova Scotia and Halifax remained under British control throughout the conflict. Following the war, many United Empire Loyalists and enslaved and formerly enslaved Africans settled in Nova Scotia and Halifax (Raddall 1948: 82, 112). For the remainder of the 18th century and much of the first half of the 19th century, the economic prosperity of Halifax was linked to the British military (Fingard et al 1999: 5; Raddall 1948: vii).

By the mid-19th century, Halifax developed into an important trading port and specialized in the transport of local products, imported goods, and as an entry port for trade throughout British North America (Fingard et al 1999: 69-70). This resulted in the development of a prosperous middle class and sustained growth in Halifax (Fingard et al 1999: 72). Between 1851 and 1881, the population of Halifax and Dartmouth doubled from 19,165 to 39,859 (Fingard et al 1999: 7). During the late 19th century and early 20th century, industry also became an important component of Halifax's economy. As a result, by the early 20th century Halifax was an important port, industrial centre, and military stronghold (Fingard et al 1999: 119-120).



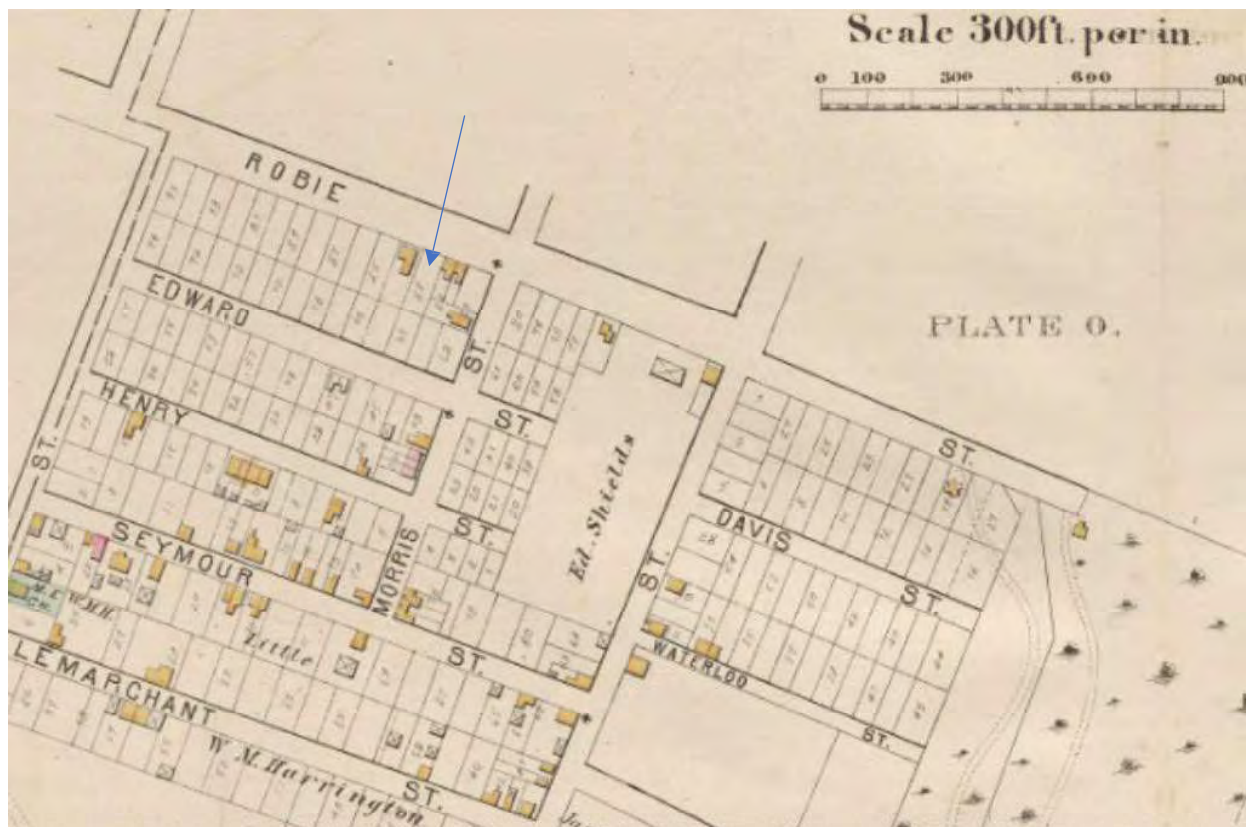


Plate 2: Historical Mapping, 1878: Approximate location of 1318 Robie Street denoted by arrow (Hopkins 1878)

Based on fire insurance mapping, city directories, and the Halifax Municipal Archives Address Conversion Cross Reference sheet, the property at 1318 Robie Street historically held the civic address of 56 Robie Street until 1910, when it was renumbered to 182 Robie Street (McAlpine 1910). In the 1960s, the residence was once again renumbered again as 1318 Robie Street.

Based on a review of city directories, it is also likely that present-day 1318 Robie Street had the municipal address 58 Robie Street between 1880 and 1883 (McAlpine 1880). That year, the address of the property was swapped with the adjacent 56 Robie Street, which was occupied by George MacLean. However, a review of historical mapping indicates that the property containing 1318 Robie Street remained vacant. In 1883, 56 Robie Street returned to being listed as vacant and 58 Robie Street was once again listed as occupied. As it would have been unusual to remove a structure only a few years old, it is more likely the municipal address numbers were switched between 1880 and 1883.

Fire Insurance mapping from 1889 indicated that there was no structure on the property of present-day 1318 Robie Street at that time (Plate 3). The current structure at 1318 Robie Street was likely built between 1894 and 1895 as it is depicted on fire insurance mapping in 1895 (Plate 4). The residence is depicted as a two storey frame structure in the 1914 fire insurance plans.



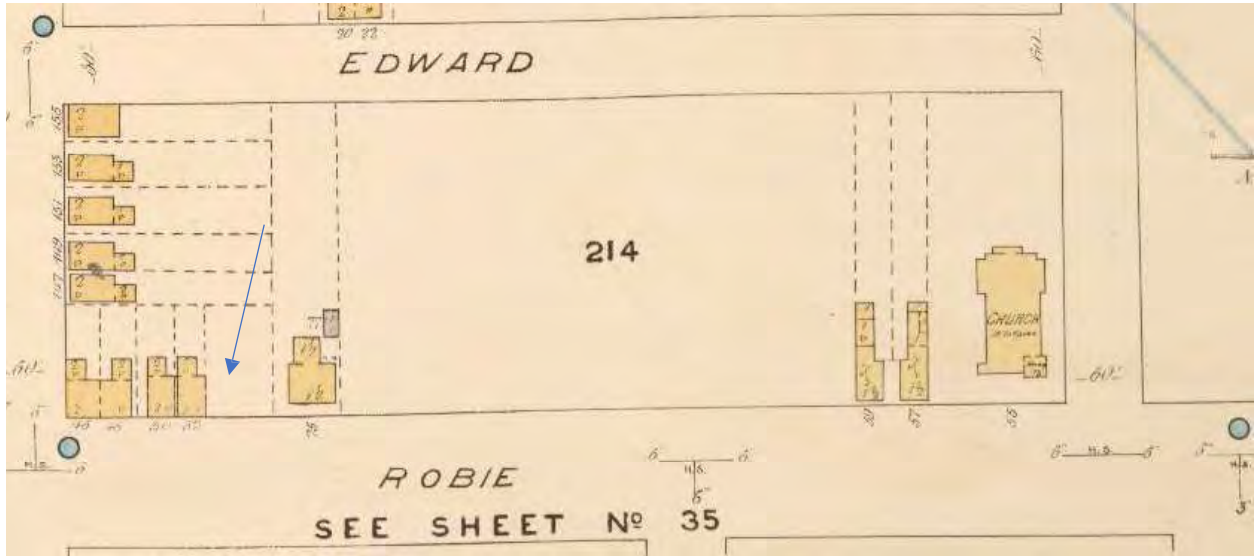


Plate 3: Fire Insurance Mapping, 1889: Approximate location of 1318 Robie Street denoted by arrow (Goad 1889)

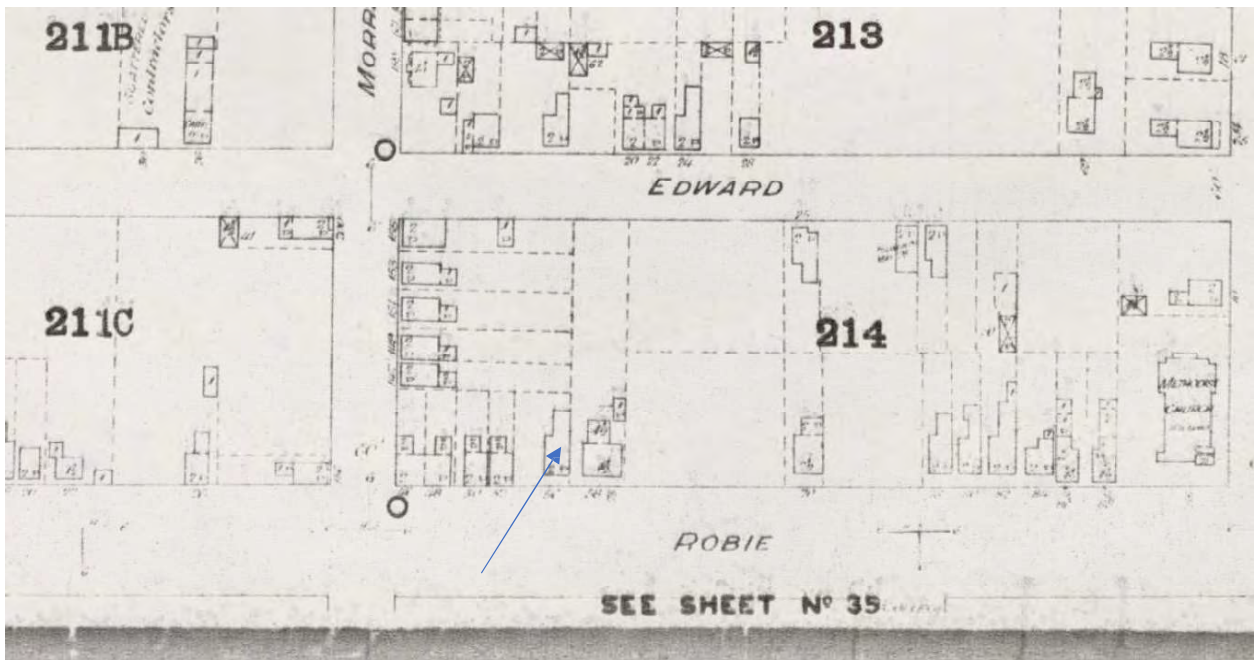


Plate 4: Fire Insurance Mapping, 1895: Location of 1318 Robie Street denoted by arrow (Goad 1895)



4 Historical or Architectural Importance

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

The first occupant of present-day 1318 Robie Street was Carl Palm, a German immigrant and pork dealer (McAlpine 1895) (Library and Archives Canada 1881b). Carl Palm lived at the residence with his wife, Eliza Palm, and daughter Minerva (Minna) Palm for 13 years, with a brief absence in 1901 – 1902 (McAlpine 1901; 1903; 1905; 1909). Between 1909 and 1910, Eliza was widowed (McAlpine 1910). The 1911 census confirms Eliza was living at the residence with her son-in-law, Edward Bethune, her daughter Minna Bethune, and grandson Carl P. Bethune (Library and Archives Canada 1911). By 1921, Minna Bethune was widowed and lived with her son Carl at the residence (Library and Archives Canada 1921). The next census, in 1931, lists Carl living at 121 Edward Street, having left the residence on Robie Street (Library and Archives Canada 1931). Minna Bethune continued to live at the residence into 1945 when directories are no longer available (Might's Directories 1932; 1935; 1942; 1945). Minna Bethune's ownership is confirmed by a building permit to repair a damaged chimney in 1945 which lists Minna Bethune as the owner (City of Halifax 1945). By August 1962 the residence is sold to Dalhousie University by William and Mary Elizabeth Bethune, suggesting that ownership was retained by members of the Bethune family between 1945 and 1962 (Property Online 1962).

Upon acquiring the former residence, Dalhousie University dedicated the building to be used for the Hard of Hearing Clinic and the Nova Scotia Alcoholism Research Foundation in October 1962 (Dalhousie University Archives 1962). The building remained a focus for health research and is the present-day Applied Research Collaboration for Health building.

Beginning in the mid-1960s, under the leadership of university president Henry Hicks, Dalhousie University began a campaign of expansion which included the purchase of neighbouring residences. These residences would either be converted for use by the university or demolished to accommodate new construction. Hicks is widely credited with turning Dalhousie from “a small ‘college by the sea’ to a national university” (Dalhousie University 2023).

4.2 Important/Unique Architectural Style or Highly Representative of an Era

The structure at 1318 Robie Street is a representative example Halifax Box Style vernacular structure with influence of Second Empire design style. The Halifax Box Style was popular in Halifax in the last twenty years of the 19th century denoted by the flat roof and two-storey boxy massing (Archibald 2003). Typical of this style is the one or two storey bay window on the front façade mirrored by the main entrance on the opposite side. The Halifax Box Style also features a variety of decorative wood elements including brackets, spindle work, balusters, or turned veranda posts. Although a variety of decoration can be used, the overall appearance of the structure is simplistic (Archibald 2003). The Second Empire design style was popular in Canada and the United States between 1860 and 1900 (Blumenson 1990: 87). Influenced by French architecture derived from 1852 to 1870 under the reign of Napoleon III that saw ornate



structures built in Paris like the Louvre, and the Paris Opera. Civic and government buildings popularized this style in Canada and influenced the construction of private dwellings to use the same lavishness and grandeur of the French influences made accessible with pattern books and trade journals (Blumenson 1990: 87). Design elements of 1318 Robie Street that are typical of Second Empire include, the straight with flare mansard roof, segmental pedimented widow dormer on the east (front) façade, two storey bay window, cornice and dentil details, and other wooden ornamentation.



5 Significance of Architect or Builder

The architect or builder of 1318 Robie Street is unknown. Historical research, including a review of building permits and land registry records did not indicate an architect or builder.



6 Architectural Merit

6.1 Construction Type/Building Technology

Based on visual inspection and materials, the former residence at 1318 Robie Street is a two-storey frame structure with a mansard roof, with asphalt shingle cladding, and a brick and partially parged concrete foundation. Frame houses are among the most common types of residences and consist of vertical wood members which are then clad with a material such as siding or brick veneer (McAlester 2013: 35). The structure at 1318 Robie Street is clad in wood shingles on the exterior, which is a common type of material that is almost exclusively used as cladding for frame houses (McAlester 2013: 42). Concrete foundations became increasingly widespread in North America in the last decades of the 19th century and had largely supplanted other types of building foundations such as stone and brick by the mid-20th century (McAlester 2013: 36). The wood shingle cladding is common to the streetscape of Robie Street.

6.2 Style

The structure at 1318 Robie Street is an example of a vernacular structure in the design style of the Halifax Box House. This design style uses a lot of Second Empire influences which is evident in the former residence. Notable design elements that are typical of Second Empire elements of the style include the straight with flare mansard roof, the segmental pedimented window dormer on the east (front) façade, two storey bay window, cornice and dentil, and other wooden ornamentation throughout the structure.

Potential Character Defining Elements

The potential character defining elements of 1318 Robie Street include, but are not limited to:

- Two storey structure (Photo 1)
- Mansard roof and segmental pedimented window dormer (Photo 2)
- Cornices on window dormer (Photo 3)
- Dentil detailing (Photo 4)
- Wood shingling exterior cladding (Photo 5)
- Rectangular window openings with replacement windows and wood surrounds (Photo 6)
- Wooden ornamentation on bay window (Photo 7)
- Partial width covered porch (Photo 8)
- Two storey bay window (Photo 9)
- Main entrance with wood door, transoms, and sidelights (Photo 10)





Photo 1: General view of 1318 Robie Street showing height, looking west



Photo 2: Segmental pediment window dormer and straight with flare mansard roof, looking northwest

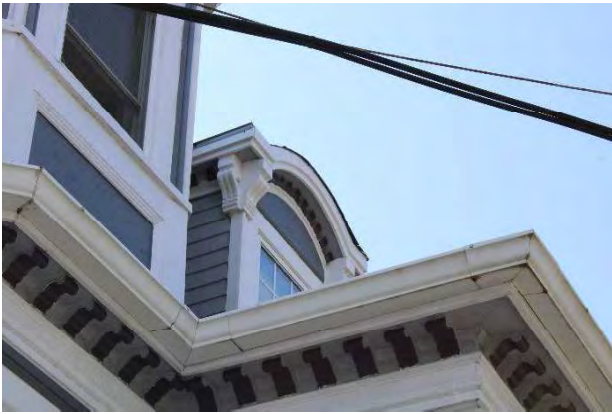


Photo 3: Cornices on window dormer



Photo 4: Dentil detailing under porch roofline



Photo 5: Wood shingles on exterior



Photo 6: Replacement windows and wood surrounds





Photo 7: Wooden ornamentation



Photo 8: Partial width porch and first storey bay window



Photo 9: Second storey bay window



Photo 10: Entrance with wood door, transoms and sidelights

7 Integrity

The structure at 1318 Robie Street retains an overall high degree of heritage integrity. The structure retains its original massing, many of the decorative elements like the cornices, brackets, and dentils, and the original mansard roof with window dormer. Although the windows have been replaced, they contain wooden surrounds on the exterior. The exterior is clad in wood shingling, which is characteristic to the neighbourhood.



8 Relationship to Surrounding Area

The structure at 1318 Robie Street is on the west side of the street near the intersection of Robie Street and University Avenue to the south. The former residence at 1318 Robie Street is one of three late 19th century residences near the intersection of Robie Street and University Avenue that was acquired by Dalhousie University. The University has influenced the character of the area, with the presence of the Dentistry building across the street.

The structure at 1318 Robie Street is visually linked to its neighbour 1322 Robie Street as they are both designed in the Halifax Big House Style. The structure is also historically linked to 1312 and 1318 Robie street, its neighbour to the south, as both former residences were acquired by President Hicks in the mid-20th century.

The structure directly to the north, 1322 Robie Street has been recommended for designation for its connection to the McAlpine family that ran a printed press from the residence and created the City of Halifax City Directories (Woodford 2022). Further north on Robie Street is 1328 Robie which is a designated property with the City of Halifax.



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**Research Report— 1321 and 1325
Edward Street, Halifax**

FINAL REPORT

June 2024

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Limitations and Sign-off

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Prepared by:  Digitally signed
by Richards, Julia
Date: 2024.11.18
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Signature

Julia Richards, MA

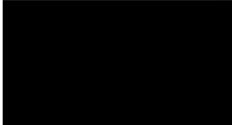
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Reviewed by:  Digitally signed
by Jones, Lashia
Date: 2024.11.18
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Signature

Lashia Jones, MA, CAHP

Printed Name and Title

Approved by:  Digitally signed by
Rivard, Meaghan
Date: 2024.12.06
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Signature

Meaghan Rivard, MA, CAHP

Printed Name and Title



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Project Personnel

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Report Writers:	Julia Richards, MA Frank Smith, MA, CAHP
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Independent Reviewer:	Meaghan Rivard, MA, CAHP

Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within the downtown and south area of Halifax. This report will inform the evaluation of these properties, which will be completed by municipal staff. The subjects of this Research Report are 1321 Edward Street and 1325 Edward Street. The properties are referred to by their historic addresses when appropriate.

A site assessment was undertaken July 24, 2023, to July 27, 2023, by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels. Additional photographs were also provided by HRM heritage planning staff.

To understand the history of 1321 and 1325 Edward Street, and place the properties into a wider historical context, a program of historical research was undertaken alongside the site assessment. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the properties was informed by the Canadian Inventory of Heritage Buildings (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiptuk, which means “Great Harbour” (Gallant 2022).

Beginning in the 17th century, present-day Nova Scotia became part of the transatlantic rivalry between Great Britain and France. Following the end of the War of the Spanish Succession in 1713, the *Treaty of Utrecht* was signed, and France ceded to Great Britain all of present-day Nova Scotia south of Cape Breton Island. However, the French retained their strategic stronghold at Louisburg, which posed a threat to Britain's claims in the region. In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9).

The fledgling settlement of Halifax struggled with outbreaks of disease, a population unaccustomed to North America, and Indigenous resistance to encroachment. The initial population of British settlers was soon supplemented by settlers from New England who were more accustomed to life in North America (Raddall 1948: 41). The start of the Seven Years War in 1756 provided an important stimulus to the economy of Halifax as its role as an important naval base. As a result, the population of the settlement reached about 6,000 (Fingard et al 1999: 17). In 1758, Louisburg was captured by the British military and all of present-day Nova Scotia became a British colony (Fingard et al 1999: 18).

Peace along the Atlantic seaboard did not last long, and the American Revolution caused considerable disruption in Halifax. Much of the population was originally from New England and the community heavily traded with Boston. However, despite some resentment towards British policies, Nova Scotia and Halifax remained under British control throughout the conflict. Following the war, many United Empire Loyalists and enslaved and formerly enslaved Africans settled in Nova Scotia and Halifax (Raddall 1948: 82, 112). For the remainder of the 18th century and much of the first half of the 19th century, the economic prosperity of Halifax was linked to the British military (Fingard et al 1999: 5; Raddall 1948: vii).

By the mid-19th century, Halifax developed into an important trading port and specialized in the transport of local products, imported goods, and as an entry port for trade throughout British North America (Fingard et al 1999: 69-70). This resulted in the development of a prosperous middle class and sustained growth in Halifax (Fingard et al 1999: 72). Between 1851 and 1881, the population of Halifax and Dartmouth doubled from 19,165 to 39,859 (Fingard et al 1999: 7). During the late 19th century and early 20th century, industry also became an important component of Halifax's economy. As a result, by the early 20th century Halifax was an important port, industrial centre, and military stronghold (Fingard et al 1999: 119-120).



3 Age

The property at 1321 and 1325 Edward Street is associated with the growth of Halifax during the late 19th and early 20th centuries. Historical mapping from 1866 indicates that present-day 1321 and 1325 Edward Street were part of a mostly undeveloped parcel of land bounded on the north by present-day Coburg Road, the east by present-day Robie Street, the south by present-day University Avenue, and the west by present-day Seymour Street (Plate 1). Between 1867 and 1877, much of the surrounding present-day street grid was laid out and Edward Street was established. The mapping shows that present-day 1321 and 1325 Edward Street remained undeveloped (Plate 2).



Plate 1: Historical Mapping, 1866: Approximate location of 1321 and 1325 Edward Street denoted by arrow (City of Halifax 1866)





Plate 2: Historical Mapping, 1878: Approximate location of 1321 and 1325 Edward Street denoted by arrow (Hopkins 1878)

Based on fire insurance mapping, city directories, and the Halifax Municipal Archives Address Conversion Cross Reference sheet, the property at 1321 and 1325 Edward Street historically had the civic addresses 25 and 27 Edward Street until 1901. By 1914, the property was renumbered on the Fire Insurance Plans of that year as 35 Edward Street (1321 Edward Street) and 37 Edward Street (1325 Edward Street). Based on city directories, 35 and 37 Edward Street was built in 1897. Fire insurance mapping from 1914 shows both 35 and 37 Edward Street as a one- and one-half storey frame structure (Plate 3). The property was renumbered again between 1958 and 1965 to 1321 and 1325 Edward Street.



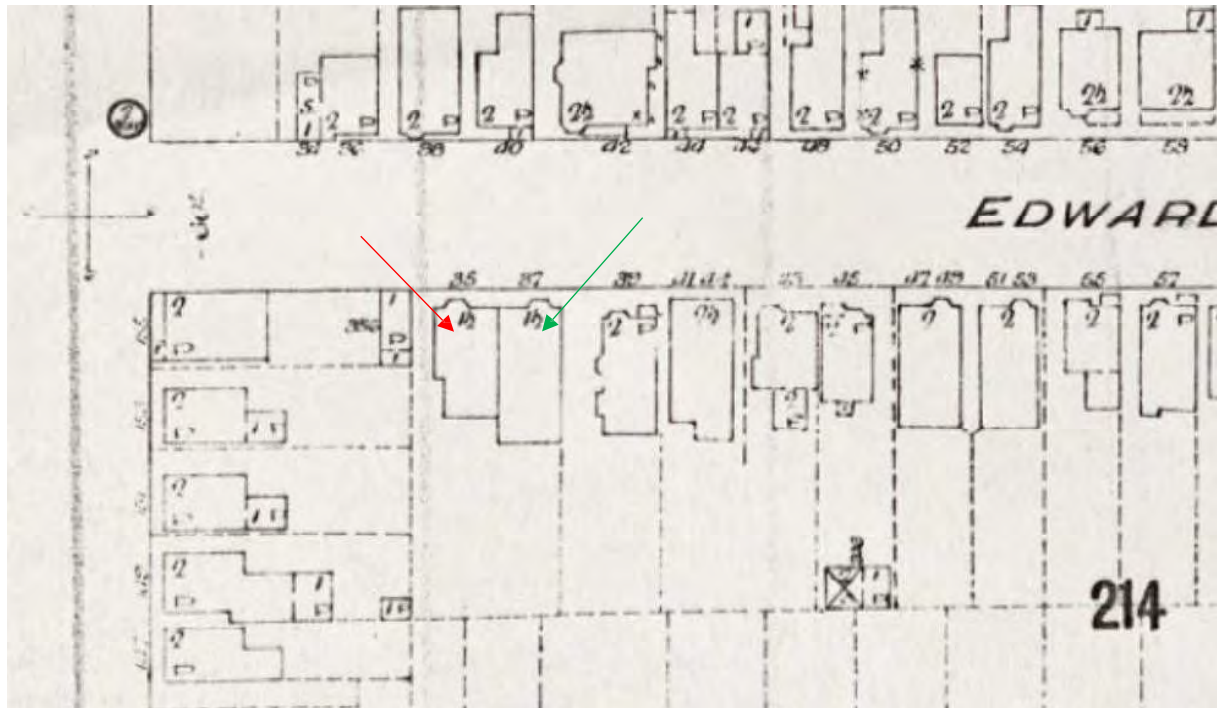


Plate 3: Fire Insurance Mapping, 1914: Location of 35 Edward Street (denoted by red arrow) and 37 Edward Street (denoted by green arrow) (Goad 1914)



4 Historical or Architectural Importance

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

The residences at 35 Edward Street and 37 Edward Street were built in 1897 (McAlpine 1897).

Surveying the available city directories indicates that the property was used as a rental property as the owners listed in the land registry records do not appear to reside in the building, as tenants are listed in City directories. The earliest record of ownership starts just before the 1920s naming Ross O. Evans and Margaret Grant. Ross O. Evans was a manager at Merchants Guarantee Association Limited, and Margaret Grant was an accountant at T. Geddes Grand Limited (McAlpine 1926). Additionally, land registry records indicate early owners of 37 Edward Street before the 1920s included Charles J. Penny, Margaret Fraser, and George W. Wright (Property Online 1975). Charles J. Penny was listed in the city directory of 1926 as working in real estate and residing on Queen Street. (McAlpine 1926). Further evidence on the owners of 37 Edward Street was difficult to ascertain as the city directory of 1926 lists four women with the name Margaret Fraser residing in Halifax, none of whom lived on Edward Street (McAlpine 1926). Additionally, further detail on George W. Wright could not be found as late 19th or early 20th century census records lack significant evidence to confirm the correct identity. Similarly, city directories also lacked detail as there are multiple entries under simply “George Wright”. Thus, both census records and city directories were consulted but results were inconclusive to confidently identify the individual who owned 37 Edward Street.

The first tenants in the buildings in 1897 were Captain William H McGillivray, a sea captain, and Willim E. Bremner, who worked as a commission agent for Bremner Brothers, which imported foreign and domestic fruit and produce. The Bremner Brothers store was located at 256-261 Barrington Street (McAlpine 1897).

In the early 20th century, a sampling of tenants indicate that the buildings continued to be used as rental properties. Tenants cycled through the addresses every few years as most tenants only stayed in the building for a couple years at a time. A sampling of the early tenants includes Charles A. Hutchins, a superintendent of light houses who lived at 35 Edward in 1902; Thomas J. Walsh of Walsh Bros. a painting and decorating company, who resided at 35 Edward in 1906; and Basil White, Captain in the Canadian Ordinance Corps, who lived at 37 Edward in 1910 (McAlpine 1902; 1906; 1910).

Between 1910 and 1920, many of the tenants were military men. A survey of the tenants from this decade includes Major James M. Slayer, a Major in the Royal Canadian Garrison Artillery who lived at 37 Edward in 1915; and John G. Rycroft, Lieutenant in the Royal Canadian Garrison, who lived at 35 Edward Street in 1917 (McAlpine 1915; 1917).

In 1916, an outbuilding was built on the property of 37 Edward Street. An application for a new building was submitted in 1916 for the purpose of a storehouse (City of Halifax 1916). The structure was made of wood with a pitch shingle roof. The estimated cost for the additional build was 75 dollars. The property



owner at the time was John Fraser, who was not living at the residence based on the city directory records (City of Halifax 1916). The outbuilding does not appear to exist on the property today.

In 1922, 35 Edward Street stopped being a rental property as the owner, Edmund F. Gladwin, lived at the property (McAlpine 1922). Gladwin's occupation was as a ruler for A & W MacKinlay Ltd that sold and manufactured books. A ruler was a position within the book manufacturing process that operated the paper making machines, including sawing, boxing, wrapping, corrugating, or banding. This same year, 37 Edward Street was vacant (McAlpine 1922).

The addresses changed sometime between 1946 and 1963. City directories are not available for this period, but based on the building permits available, until 1946 the properties maintained the addresses 35 and 37 Edward Street up to at least this year. According to the land registry records by the time Dalhousie University acquires the properties in 1963 and 1975 respectively, the addresses are listed as 1321 and 1325 Edward Street (Property Online 1963; 1975).

Dalhousie University acquired 1321 Edward Street (35 Edward) in 1963 (Property Online 1963). It was sold by Delia M. Gladwin a widow, likely after the death of her husband. In 1975, Dalhousie University acquired 1325 Edward (37 Edward). It was given by Eileen Margaret McLearn (née Gauvin). Eileen was bequeathed the property from her mother, Marjorie Gauvin, widow of George Gauvin Jr, in 1954 (Property Online 1975).

In 2014, Dalhousie university submitted a proposal to construct additional structures on Lot 64. This was approved by the City although construction has not occurred to date (City of Halifax 2014).

It appears that the semi-detached structures have been modified to have a single entrance through 1321 Edward. However, the available records do not indicate the change. Currently, the building is being used as the Black Student Advising Centre and Indigenous Student Centre for Dalhousie University.

4.2 Important/Unique Architectural Style or Highly Representative of an Era

The building at 1321 and 1325 Edward Street is a vernacular structure. While a vernacular structure does not adhere to any specific architecture style, 1321 and 1325 Edward Street possess some design elements that can be attributed to Italianate style and the "Halifax Big House" style of architecture. There is a total of five dormers on the roof, three of which are reminiscent of Scottish dormers which were popular in Halifax Big Houses (Photo 1 and Photo 2). These five-sided dormers were built to let in light on the upper-most storey. It was common for the attics to be used as bedrooms for children or servants of the house (Archibald; 2003). Additionally, 1321 and 1325 Edward possess some Italianate design elements in the brackets used on the main entryway and the front gable. There are also some arched windows on the north facade of the house.





Photo 1: 1321 Edward Street looking east, with Scottish dormer



Photo 2: North façade Scottish dormers

5 Significance of Architect or Builder

There were no available building permits in the Halifax Archives to indicate who built the structure at 1321 and 1325 Edward Street. However, one permit from 1916 indicates the addition of a wood storehouse built by John Glawson (City of Halifax, 1916). A survey of the city directories and census records did not provide additional information on Glawson.



6 Architectural Merit

6.1 Construction Type/Building Technology

6.1.1 1321 Edward Street

While interior access to 1321 Edward Street was not available, the fire insurance plans indicate that building is a one and one half storey frame structure (Goad 1914). In 1935, shingles were added to the exterior of 1321 Edward Street (City of Halifax 1935). Since the acquisition by Dalhousie, the front porch ramp has been added to the front façade and to the main entryway of 1321 Edward Street. Based on a visual inspection of the exterior there appears to be a brick façade or foundation underneath the shingled exterior, and a painted parged concrete foundation.

6.1.2 1325 Edward Street

While interior access to 1325 Edward Street was not available, the fire insurance plans indicate that building is a one and one half storey frame structure (Goad 1914). However, based on an exterior inspection, the original entryway to 1325 Edward Street has been removed replaced with windows. Indeed, 1325 Edward Street was absorbed into its neighbour 1321 Edward Street under a single address. Based on a visual inspection of the exterior there appears to be a brick façade or foundation underneath the shingled exterior, and a painted parged concrete foundation.

6.2 Style

6.2.1 1321 Edward Street

The building at 1321 Edward Street is a vernacular structure. Vernacular elements include the hip roof and painted wood shingle exterior. There are also elements of the Halifax Big House style in the bay window on the front façade. Additionally, there are some Italianate features in the brackets used on the front gable and main entryway. These architectural elements are common in late 19th and early 20th century architecture within Halifax.

Potential Character Defining Elements

The potential character defining elements of 1321 Edward Street include, but are not limited to:

- One- and one-half storey structure
- Painted wood shingle exterior (Photo 3)
- Parge concrete foundation (Photo 4)
- Italianate brackets (Photo 5)-
- Brickwork underneath shingles (**Error! Reference source not found.**)





Photo 3: Painted shingle exterior



Photo 4: Parged concrete foundation



Photo 5: Italianate bracket



Photo 6: Brickwork under shingles

6.2.2 1325 Edward Street

The building at 1325 Edward Street is a vernacular structure. Vernacular elements include the hip roof and painted wood shingle exterior. There are also elements of the Halifax Big House style in the Scottish dormers present on the front, side, and rear façades as well as the bay window on the front façade. Additionally, there are some Italianate features in the brackets used on the front gable and main entryway. These architectural elements are common in late 19th and early 20th century architecture within Halifax.

Potential Character Defining Elements

The potential character defining elements of 1325 Edward Street include, but are not limited to:

- One- and one-half storey structure
- Painted wood shingle exterior (Photo 7)



- Parge concrete foundation (Photo 8Photo 4)
- Scottish Dormers (Photo 9)
- Arched windows (Photo 10**Error! Reference source not found.**)
- Italianate Brackets (Photo 11)
- Brickwork under shingles (Photo 12)





Photo 7: Painted shingle exterior



Photo 8: Parged concrete foundation



Photo 9: Scottish dormer



Photo 10: Arched window



Photo 11: Italianate brackets



Photo 12: Brickwork under shingles



7 Integrity

The building at 1321 and 1325 Edward Street retains a moderate degree of heritage integrity. The structure retains most of its original massing although the original semi-detached structure has been altered to have a single front entrance listed under 1321 Edward Street with a large modern ramp providing access. Among the largest modifications have been to the windows, most of which have been replaced. This includes replacement of the original entry at 1325 Edward Street with windows. Based on a visual inspection, it appears the smaller panes within the Scottish dormers may be wood and thus are period appropriate. The remainder of the structure retains period appropriate elements as evident in the roof line, Scottish dormers, and painted shingle exterior. Despite the changes to windows and the modern alteration to the structure, 1321 Edward Street remains identifiable as a vernacular structure of the late 19th century.

Between 1920 and 1946, there were several repairs made to the structure for which a building permit was issued. In 1920, 35 Edward Street (now 1321 Edward Street) had a series of general repairs costing 75 dollars (City of Halifax 1920). In 1935, 35 Edward Street had shingling added to the exterior side of the house (City of Halifax 1935). In 1938, 37 Edward Street (now 1325) had repairs done to the shingles on the roof costing 25 dollars (City of Halifax 1938). Then in 1946, again 37 Edward Street had additional repairs to the roof and replaced it with asphalt shingles costing a total of 300 dollars (City of Halifax 1946). A summary of applicable building permits is contained in Appendix A.



8 Relationship to Surrounding Area

The building at 1321 Edward Street supports the late 19th and early 20th century residential character of Edward Street, south of Coburg Street, as it shares a historical relationship with other on the street as the were all constructed within a similar time period between 1878 and 1914. This late 19th to early 20th century residential character is represented by the street wall of late 19th to early 20th century residences that are between one and one half and two and one half storeys in height with wood siding or shingle claddings. These residential buildings are primarily vernacular buildings with similar stylistic influences of Italianate and Halifax Big House styles including bay windows, dormers, gable and hip roof types, and decorative wood details such as brackets, window surrounds, and porch trim. The buildings share similar narrow setbacks from the streets and maintain a physical and visual link to one another based on their similar styles, materials, and location along the streetscape

Edward Street does not contain registered heritage properties.



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Appendix A Building Permits



EDWARD ST.
32377

St. No. 37 APPLICATION FOR REPAIRS.

No.

To the Inspector of Buildings

Halifax, N. S.,

29

day of

Oct

19 46

the following specifications:

Location Edward St. No. 37 E side between None and St

Owner G.A. Lawrie Address 37 Edward Builder Address

No. of stories Height above sidewalk Frontage Depth Material of Building

The work proposed to be done consists in

Repair to roof asphalt shingle

The estimated cost of repairs is \$

300

Permission is also applied for to enclose that portion of the street in front of the building extending into the street five ft. The undersigned hereby agrees that all work on the said building shall be done in strict accordance with the laws and ordinances of the City of Halifax, and also with the conditions printed on the back of the permit, which have been read by the applicant.

Every obstacle will be removed from the street on or before the

day of

19

on which date this permit expires.

G. A. Lawrie

Applicant.

Edward St. No.

APPLICATION FOR REPAIRS.

No. 24273

To the Inspector of Buildings

Halifax, N. S.,

13th

day of Apr

1934

Sir:-The undersigned hereby applies for a permit to repair a building according to the following specifications:

Location Edward St. No. 37 E side between Colburn Rd and Morris St.
Owner J. A. Laverie Address Builder Address

No. of stories Height above sidewalk Frontage. Depth Material of Building

The work proposed to be done consists in

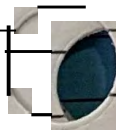
Repairing shingles on roof.

The estimated cost of repairs is \$ 25.00

Permission is also applied for to enclose that portion of the street in front of the building extending into the street five ft. The undersigned hereby agrees that all work on the said building shall be done in strict accordance with the laws and ordinances of the City of Halifax, and also with the conditions printed on the back of the permit, which have been read by the applicant.

Every obstacle will be removed from the street on or before the day of 19

on which date this permit expires.



J. A. Laverie

Applicant.

Edward St. No. **APPLICATION FOR REPAIRS.**

To the Inspector of Buildings **Halifax, N. S.,** _____ day of _____, 1933.

Sir:-The undersigned hereby applies for a permit to repair a building according to the following specifications:

Location Edward St. No. 3, _____ side between _____ and _____ address _____ St.

Owner Mr. Gladwin Address _____ Builder _____ Address _____

No. of stories _____ Height above sidewalk _____ Frontage _____ Depth _____ Material of Building _____

The work proposed to be done consists in _____

Shingling side of house

The estimated cost of repairs is \$ 100.

Permission is also applied for to enclose that portion of the street in front of the building extending into the street five ft. The undersigned hereby agrees that all work on the said building shall be done in strict accordance with the laws and ordinances of the City of Halifax, and also with the conditions printed on the back of the permit, which have been read by the applicant.

Every *obstacle* will be removed from the street on or before the _____ day of _____, 19

on which date this permit expires.



D. J. Masener

Masener

Applicant.

APPLICATION FOR REPAIRS.

No. 15060

St. No. Edward

To the Inspector of Buildings Halifax, N. S., day of 192

Sir:-The undersigned hereby applies for a permit to repair a building according to the following specifications:

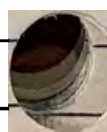
Location Edward St. No. 35 east side between Morris and Coburn Rd.
Owner M. Gladwin Address Builder Address
No. of stories Height above sidewalk Frontage Depth Material of Building

The work proposed to be done consists in General repairs

The estimated cost in repairs is \$ 75

Permission is also applied for to enclose that portion of the street in front of the building extending into the street five 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. day of 19

Every obstacle will be removed from the street on or before the



on which date this permit expires.

[Signature] Applicant.

Edward St. No. 37
Application for a permit to build
18th day of [redacted] 1916
Inspector of Buildings, Halifax, N.S.
in accordance with the

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 Edward St. No. 1 Side East between [redacted] St. and [redacted] Road

Owner Mr. Jno. [redacted] Architect [redacted] Builder Jno. Lawson Est. No. 75

Class [redacted] Material Wood Purpose of Building Storehouse

Size of main building Ft. front 7 Ft. deep 16 Ft. in height [redacted] No. of Stories 1 Nearest part to street line----- Ft.

Size of Extension " " " " " "

Foundation wall, material none Thickness _____ Chimney, how constructed _____

Style of roof and material Pitch Shingle No. of elevators and for what purpose _____

What kind of fire stop is to be used inside cor [redacted] Health Board _____

Permission is also applied for, to enclose that portion of the street in front of the proposed building extending into the street [redacted] 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 [redacted] 19 [redacted] on which date this

permit expires.

before before [redacted] Applicant.



**Research Report—1376, 1390, and
1400 LeMarchant Street, Halifax**

FINAL REPORT

June 2024

Prepared for:
Regional Municipality of Halifax
PO Box 1749
Halifax, Nova Scotia B3J 3A5

Prepared by:
Stantec Consulting Ltd.
40 Highfield Park Drive #102
Dartmouth, Nova Scotia B3A 0A3

Project Number:
160940999

Limitations and Sign-off

The conclusions in the Report titled Research Report—1376, 1390, and 1400 LeMarchant Street are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

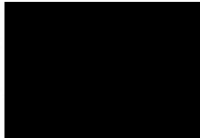
Stantec has assumed all information received from Halifax Regional Municipality (the “Client”) and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec’s contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec’s discretion.

Prepared by  Digitally signed by
Smith, Frank
Date: 2024.06.25
10:35:50 -04'00'

(signature)

Frank Smith, MA, CAHP
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Research Report—1376, 1390, and 1400 LeMarchant Street, Halifax

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Project Personnel

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Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within Halifax’s downtown/south area. This report will inform the evaluation of these properties, which will be completed by municipal staff. This report includes the properties at 1376, 1390, and 1400 LeMarchant Street. Currently, these residences are owned by Dalhousie University. The former residence at 1376 LeMarchant Street was historically known as 48 and 50 LeMarchant Street, the former residence at 1390 LeMarchant Street was historically known as 52 LeMarchant Street, and the former residence at 1400 LeMarchant Street was historically known as 56 LeMarchant Street.

A site assessment was undertaken between July 24, 2023, to July 27, 2023, by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels and also digitally provided to Stantec by HRM heritage planning staff.

To understand the history of 1376, 1390, and 1400 LeMarchant Street and place the properties into a wider historical context, a program of historical research was undertaken between July 24, 2023, to July 26, 2023. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the properties was informed by the *Canadian Inventory of Heritage Buildings* (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiptuk, which means “Great Harbour” (HRM 2023; Gallant 2022).

Beginning in the 17th century, present-day Nova Scotia became part of the transatlantic rivalry between Great Britain and France. Following the end of the War of the Spanish Succession in 1713, the *Treaty of Utrecht* was signed, and France ceded to Great Britain all of present-day Nova Scotia south of Cape Breton Island. However, the French retained their strategic stronghold at Louisburg, which posed a threat to Britain's claims in the region. In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9).

The fledgling settlement of Halifax struggled with outbreaks of disease, a population unaccustomed to North America, and Indigenous resistance to encroachment. The initial population of British settlers was soon supplemented by settlers from New England who were more accustomed to life in North America (Raddall 1948: 41). The start of the Seven Years War in 1756 provided an important stimulus to the economy of Halifax as its role as an important naval base. As a result, the population of the settlement reached about 6,000 (Fingard et al 1999: 17). In 1758, Louisburg was captured by the British military and all of present-day Nova Scotia became a British colony (Fingard et al 1999: 18).

Peace along the Atlantic seaboard did not last long, and the American Revolution caused considerable disruption in Halifax. Much of the population was originally from New England and the community heavily traded with Boston. However, despite some resentment towards British policies, Nova Scotia and Halifax remained under British control throughout the conflict. Following the war, many United Empire Loyalists and enslaved and formerly enslaved Africans settled in Nova Scotia and Halifax (Raddall 1948: 82, 112). For the remainder of the 18th century and much of the first half of the 19th century, the economic prosperity of Halifax was linked to the British military (Fingard et al 1999: 5; Raddall 1948: vii).

Dalhousie University was founded in 1819 by George Ramsay, 9th Earl of Dalhousie, during his tenure as Lieutenant Governor of Nova Scotia. Seed money for the university consisted of £11,000 raised from customs duties collected by British soldiers in Maine during the War of 1812. The first university building was located on the Grand Parade. The university was founded as a non-denominational institution like the University of Edinburgh, where the Earl of Dalhousie was an alumnus. Following the departure of Ramsay from Nova Scotia in 1820, the university remained mostly inactive and underfunded as education was typically linked to religious institutions (Payzant 1985: 194; Raddall 1948: 197).

By the mid-19th century, Halifax developed into an important trading port and specialized in the transport of local products, imported goods, and as an entry port for trade throughout British North America (Fingard et al 1999: 69-70). This resulted in the development of a prosperous middle class and sustained growth in Halifax (Fingard et al 1999: 72). Between 1851 and 1881, the population of Halifax and Dartmouth doubled from 19,165 to 39,859 (Fingard et al 1999: 7). During the late 19th century and early 20th century, industry also became an important component of Halifax's economy. As a result, by the turn



of the 20th century, Halifax was an important port, industrial centre, and military stronghold (Fingard et al 1999: 119-120). This economic boom subsided after the First World War as military spending declined and the City grappled with the destruction wrought by the Halifax Explosion. Many of Halifax's factories were destroyed in the Halifax Explosion and not rebuilt. This loss in industrial capacity was coupled with a series of corporate mergers, freight rate changes, and tariff policies which made Halifax less competitive with other parts of Canada and the United States. The decline in industrial and military jobs also negatively impacted Halifax's construction industry, wholesale trades, and retail businesses as demands for services and goods decreased (Fingard et al 1999: 140-141).



3 Age

For the first half of the 19th century, most of Halifax's population lived east of the Citadel. During the second half of the 19th century, development began in the outskirts of the city, which had mostly consisted of farms and the estates of wealthy Haligonians (Fingard et al 1999: 87-88). The former residences at present-day 1376, 1390, and 1400 LeMarchant Street are located on Plan Number C-11/Plan Number 1545, which was surveyed by William MacKay in September 1853 (MacKay 1853; Nova Scotia Archives 1967). Prior to subdivision, this area was known as the Cambridge Estate. MacKay's plan of the Cambridge Estate subdivided the area into building lots and laid out the street grid of Seymour Street and LeMarchant Street between Coburg Road and South Street. The former residence at present-day 1376 LeMarchant Street is located on the south half of Lot 56, the former residence at 1390 LeMarchant Street is located on the north half of Lot 56 and south half of Lot 57, and the former residence at 1400 LeMarchant Street is located on the north half of Lot 57 (Nova Scotia Archives 1967). MacKay's survey mapping from 1853 shows the location of Lots 56 and 57 and depicts the lots as containing no structures (Plate 1).

Historical mapping from 1878 shows that a semi-attached frame structure and stables were extant on Lots 56 and 57 (Plate 2). Fire insurance mapping from 1895 shows that this semi-detached structure was one- and one-half storey in height with an adjacent stable and adjacent one- and one-half storey structure, likely an outbuilding. As the former residences at 1376, 1390, and 1400 LeMarchant Street are two-storey detached structures, this mapping depicts structures on Lots 56 and 57 which have since been demolished (Plate 3). Fire insurance mapping from 1914 continues to depict the semi-detached structure and adjacent one- and one-half storey structures (Plate 4). City directory records indicate these semi-detached structures initially had the municipal addresses 54 and 56 LeMarchant Street. After 1916, the semi-detached structures were reassigned the municipal addresses 52 and 54 LeMarchant Street (McAlpine 1916: 102). City directory records also indicate the adjacent former stable to the north was occupied after 1917 as 56 LeMarchant Street (McAlpine 1917: 105).

On May 20, 1936, the Eastern Trust Company applied to demolish the structures at 52, 54, and 56 LeMarchant Street. A copy of the building permit for this demolition is contained in Appendix A. The demolition of these structures opened Lots 56 and 57 for redevelopment. Ten days following the application for demolition, a building permit was filed by Carman Langille and Brookfield Construction to construct present-day 1400 LeMarchant Street. A copy of this building permit is contained in Appendix B. While building permits were not found for present-day 1376 and 1390 LeMarchant Street it is likely they were built around this same time based on the footprint of the demolished buildings, a land registry transaction which indicates the property at present-day 1376 LeMarchant Street was sold in 1936, and architectural style (Property Online 1936a). Therefore, all three residences have a date of construction as *circa* 1936.





Plate 1: McKay's Survey Map from 1853 showing Lots 56 and 57. The approximate location of 1376 LeMarchant Street is denoted by a green arrow, 1390 LeMarchant Street by a red arrow, and 1400 LeMarchant Street by an orange arrow (MackKay 1853)

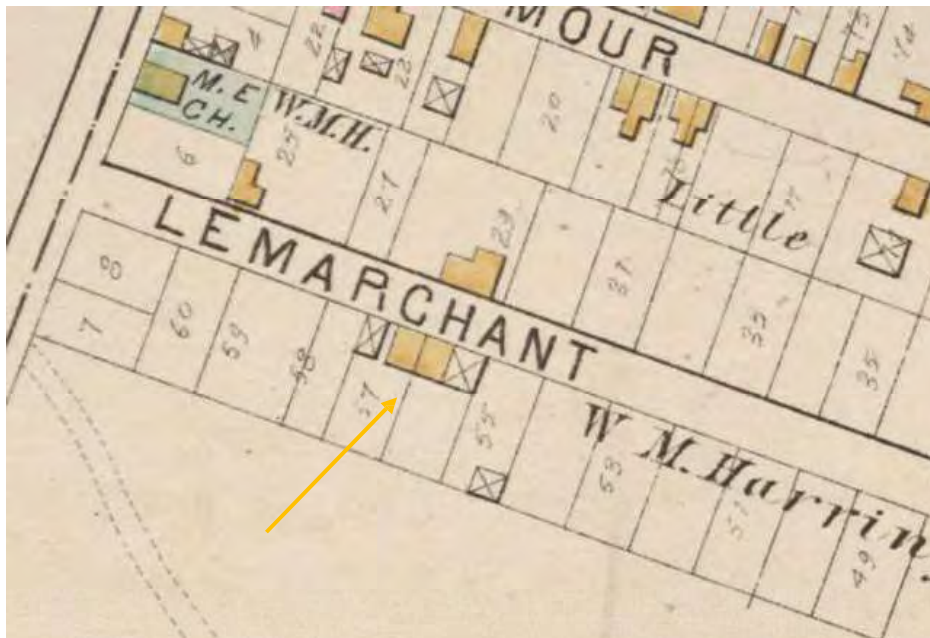


Plate 2: Historical mapping from 1878 showing the semi-detached structure and stables, denoted by arrow, on Lots 56 and 57 (Hopkins 1878)



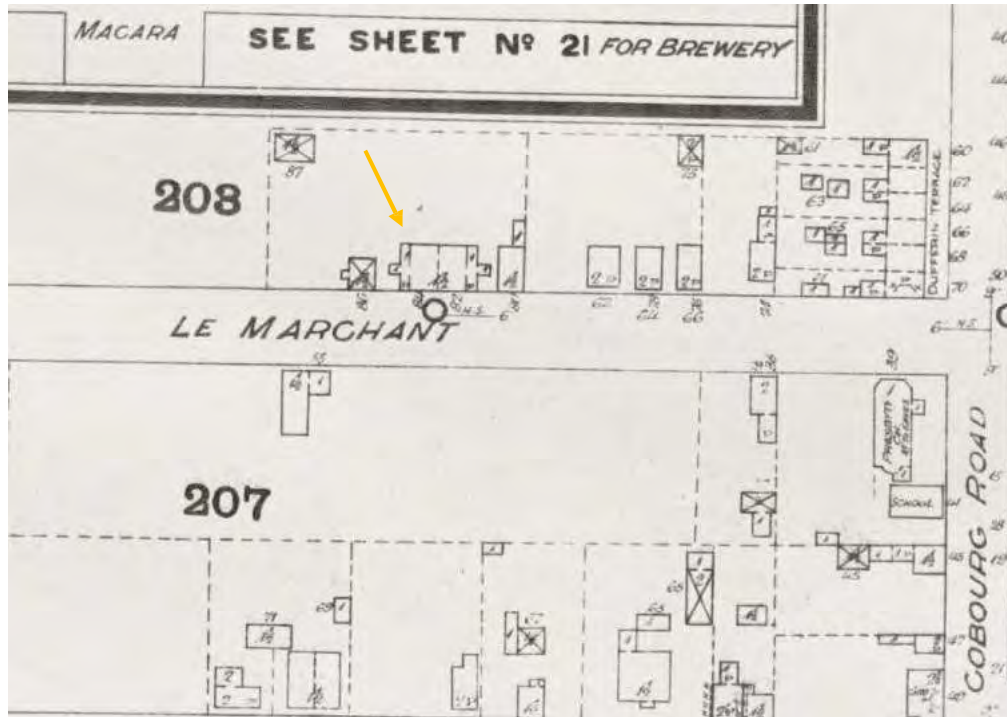


Plate 3: Fire insurance mapping from 1895 showing the one and one half storey semi-detached structure, denoted by arrow (Goad 1895)

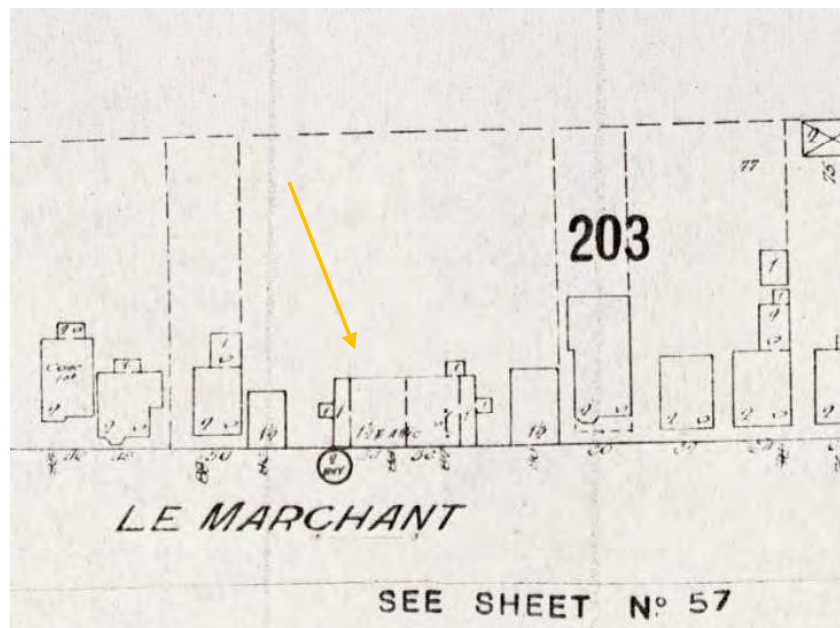


Plate 4: Fire insurance mapping from 1914 showing the one and one half storey semi-detached structure and one and one half storey adjacent structures, likely outbuildings, denoted by circle (Goad 1914)



4 Historical or Architectural Importance

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

4.1.1 1376 LeMarchant Street

The former residence at 1376 LeMarchant Street was likely built as a duplex and was initially assigned the municipal addresses 48 and 50 LeMarchant Street. Available city directories indicate that in 1942 the residence was occupied by Moyle Hirtle and Karl Hurd (Might Directories 1942: 60). Moyle Hirtle was born in Mahone Bay, Lunenburg in 1887 (Cordes-Thomas Genealogy 2024a). The Census of 1921 enumerated Moyle Hirtle as a 33-year-old accountant who lived in Dartmouth. He lived with his wife Alpharetta, age 29 and son Waldo, age four (Library and Archives Canada 1921). Historical research indicates that Moyle and Alpharetta also had another son named Lloyd. Lloyd and Waldo were both doctors and Lloyd attended Dalhousie's Medical School (InMemoriam 2003; NovaScotia Archives 1946). A review of census records and historical research did not find any information regarding Karl Hurd.

By 1945, the Hirtle family and Hurd had moved from present-day 1376 LeMarchant Street. That year, city directory records listed Robert Cordes as the occupant of 48 LeMarchant Street and Muriel Greenwood as the occupant of 50 LeMarchant Street (Might Directories 1945: 63). Historical research indicates that the Hirtle, Cordes, and Greenwood families were related. In addition, both Moyle and Robert were accountants (Cordes-Thomas Genealogy 2024b; Library and Archives Canada 1921, 1931). Robert Cordes was born in Halifax in 1903 (Cordes-Thomas Genealogy 2024b). The Census of 1931 enumerated Robert Cordes as a 28-year-old accountant. He lived with his wife Marjorie Edna, age 30 and daughter Anne Elizabeth, an infant. They also lived with Marjorie's sister, Muriel Greenwood, a 34-year-old teacher (Library and Archives Canada 1931a). Following Robert's death, Marjorie Edna Cordes and Muriel Greenwood remained the occupants of present-day 1376 LeMarchant Street until its sale to Dalhousie University in 1966 (Dalhousie University Archives no date [n.d.]).

4.1.2 1390 LeMarchant Street

Property online records indicate that George T. Graham purchased the property in 1936 and was likely the first occupant of 1390 LeMarchant Street (Property Online 1936a). Available city directories indicate that in 1942 the residence was occupied by George T. Graham and his wife Dorothy. The Census of 1931 listed George Graham as a 33-year-old life insurance agent and Dorothy Graham as a 31-year-old homemaker. Together they had one daughter also named Dorothy who was nine years old in 1931 (Library and Archives Canada 1931b). According to archival records from Dalhousie University and city directories, the property remained occupied by Dorothy Graham until her death and subsequent acquisition by Dalhousie University in 1990 (Dalhousie University Archives 1966; Might Directories 1985).



4.1.3 1400 LeMarchant Street

Property online records indicate that Carmen (also spelled Carman) Langille purchased the property in 1936 and was likely the first occupant of 1400 LeMarchant Street (Property Online 1936b). This is corroborated by a review of available city directories and a building permit. The Census of 1931 enumerated Carmen Langille as a 37-year-old architect for a construction company. He lived with his wife Clara Gladys, age 35, and daughter Doris Louise, age three (Library and Archives Canada 1931c). Based on survey records and city directories, Carmen Langille had died by the late 1960s (Might Directories 1969: 126; Nova Scotia Archives 1967). Following his death, the residence was occupied by his widow. Clara Gladys died in 1993 and the former residence at 1400 LeMarchant Street was inherited by Doris Louise, who was now married with the surname Wentzell. That same year, Wentzell sold the property to Dalhousie University (Property Online 1993).

4.1.4 Dalhousie University

Beginning in the 1960s, under the leadership of university president Henry Hicks, Dalhousie University began a campaign of expansion which included the purchase of neighbouring residences. These residences would either be converted for use by the university or demolished to accommodate new construction. Hicks is widely credited with turning Dalhousie from “a small ‘college by the sea’ to a national university” (Dalhousie University 2023). Hicks and university administrators focussed particular attention on acquiring the properties fronting the west part of Le Marchant Street between South Street and Coburg Road and the properties along University Avenue west of Le Marchant Street. In an undated report prepared by A.F. Chisholm, Assistant University Engineer, these properties were divided into six groups. The residences at present-day 1376, 1390, and 1400 LeMarchant Street were considered part of Group 2 of Dalhousie’s acquisition plan. The memo noted the assessment values of these three residences as between \$5,800 and \$8,000 (Dalhousie University Archives n.d.).

An agreement between Mrs. Cordes and Dalhousie University for the purchase of 1376 LeMarchant Street was reached in March 1966 and the property was purchased by the university that year for \$42,500 (Dalhousie University Archives 1966). By 1969, the former residence was occupied by Dalhousie’s Department of German and by the 1980s was occupied by the Department of Spanish (Might Directories 1969: 126). The German and Spanish languages have been studied at Dalhousie University since at least the early 20th century and along with French, Latin, and Greek formed a mandatory language requirement (Waite 1998). The building is presently occupied by “Research in Society and Culture”. Dalhousie’s efforts to acquire 1390 and 1400 LeMarchant Street continued into the late 20th century. The former residence at 1390 LeMarchant Street was acquired in 1990 and 1400 LeMarchant Street was acquired in 1993 (Property Online 1990; 1993). The building at 1390 LeMarchant Street is presently occupied by the “Dallaire Institute for Children, Peace and Security” and 1400 LeMarchant Street is presently occupied by the “Transition Year Program”.



4.2 Important/Unique Architectural Style or Highly Representative of an Era

4.2.1 1376 LeMarchant Street and 1390 LeMarchant Street

The former residences at 1376 and 1390 LeMarchant Street are examples of Colonial Revival structures. The Colonial Revival style was widely popular between the last decades of the 19th century into the post Second World War period. The term Colonial Revival refers to a renewed interest in early colonial architecture along the Atlantic seaboard (McAlester 2013 409-410; Blumenson 1990). In general, Colonial Revival residences do not replicate their predecessors but instead seek inspiration from colonial architecture and combine design elements from differing periods and geographical areas. The balance of the front façade at 1376 LeMarchant Street and relative lack of ornamentation evoke Georgian design principles. These types of Georgian influenced Colonial Revival structures became popular after 1920 (McAlester 2013: 410). The classically inspired frontispiece of 1376 LeMarchant Street with pediment, dentils, and pilasters were not typical to Georgian architecture and were commonly found in examples of Colonial Revival architecture that less strictly adhered to Georgian precedent. Aside from the asymmetrical front façade of 1390 LeMarchant Street, the relative lack of ornamentation and general massing evokes Georgian design principles (McAlester 2013: 412).

4.2.2 1400 LeMarchant Street

The former residence at 1400 LeMarchant Street is an example of a Tudor Revival structure. The Tudor Revival style was popular between about 1890 and 1940 (McAlester 2013: 449). This style is loosely based on early English architecture and often combines Craftsman design elements that were popular in North America during the early 20th century (McAlester 2013: 450). The former residence at 1400 LeMarchant Street is an example of a front facing gable wing type of Tudor Revival structure. This was an especially popular subtype of Tudor Revival architecture which usually paired a side gable roof with a large steeply pitched front facing gable projecting bay (McAlester 2013: 460). The arched main doorway, prominent brick chimney, and return eaves of the former residence at 1400 LeMarchant Street are also common Tudor design elements (McAlester 2013: 453).



5 Significance of Architect or Builder

5.1.1 1376 LeMarchant Street and 1390 LeMarchant Street

The architect or builder of 1376 LeMarchant Street and 1390 LeMarchant Street are unknown. Historical research, including a review of building permits and land registry records, did not indicate an architect or builder.

5.1.2 1400 LeMarchant Street

Based on a review of building permits and census records, the former residence at 1400 LeMarchant Street was likely designed by the architect Carmen Langille. He built the residence for himself and his family. Between 1934 and 1950, Langille worked as an architect for Charles Allison DeWitt Fowler. Fowler was known in Atlantic Canada as an earlier adopter of modernist design (Biographical Dictionary of Architects in Canada n.d.).

Based on the building permit for the residence, it was likely built by Brookfield Construction. Brookfield Construction was founded by John Brookfield, an English civil engineer and railway contractor. He relocated to Halifax in 1860 and was one of the first general contractors to operate in Nova Scotia. He helped to professionalize the building industry in Nova Scotia and founded the Halifax Builders' Society in 1862. Following his death in 1870, his son Samuel Brookfield inherited the business. During his tenure, the company was responsible for building nearly all new bank branches in Halifax. He also founded the Halifax Graving Dock, an important shipyard. Samuel died in 1924 and the business was inherited by John Waite Brookfield. Aside from undertaking institutional projects under the leadership of John Waite, Brookfield Construction was contracted to build wartime housing in Halifax and Dartmouth during the Second World War. John Waite managed Brookfield Construction until his death in 1947 (Construction Association of Nova Scotia 2013).



6 Architectural Merit

6.1 Construction Type/Building Technology

Based on a visual inspection and materials, the three former residences are two to two-and-one-half storey frame structures with wood shingle cladding and concrete foundations. Frame houses are among the most common types of residences and consist of vertical wood members, which are then clad with a material such as siding or brick veneer (McAlester 2013: 35). The three former residences are clad in wood shingles, a type of material that is almost exclusively used as cladding for frame houses (McAlester 2013: 42). Concrete foundations became increasingly widespread in North America in the last decades of the 19th century and had largely supplanted other types of building foundations such as stone and brick by the mid-20th century (McAlester 2013: 36).

6.2 Style

6.2.1 1376 LeMarchant Street

The former residence at 1376 LeMarchant Street is an example of a Colonial Revival structure built *circa* 1936. The Colonial Revival style was widely popular between the last decades of the 19th century into the post Second World War period. In particular, the balance of the front façade and relative lack of ornamentation evoke Georgian design principles. These types of Georgian influenced Colonial Revival structures became popular after 1920 (McAlester 2013: 410). The classically inspired frontispiece with pediment, dentils, and columns were not typical to Georgian architecture and were commonly found in examples of Colonial Revival architecture that less strictly adhered to Georgian precedent.

Potential Character Defining Elements

The potential character defining elements of 1376 LeMarchant Street include, but are not limited to:

- Two storey structure (Photo 1)
- Low pitched hip roof (Photo 1)
- Wood shingle exterior cladding (Photo 2)

Symmetrical front (east) façade (

- Photo 3)
- Classically inspired frontispiece with pediment, dentils, and pilasters (Photo 4)
- Square and rectangular window openings with wood surrounds, including remaining wood sash windows and window openings with wood shutters (Photo 5)
- Gable dormer on rear (west) façade (Photo 6)







Photo 1: General view of residence showing hip roof, looking west



Photo 2: Wood cladding details, looking south



Photo 3: Symmetrical front façade, looking west



Photo 4: Frontispiece, looking west



Photo 5: Representative window opening and shutters, looking west



Photo 6: Rear façade dormer, looking east



6.2.2 1390 LeMarchant Street

The former residence at 1390 LeMarchant Street is an example of a Colonial Revival structure built *circa* 1936. The Colonial Revival style was widely popular between the last decades of the 19th century into the post Second World War period. Aside from the asymmetrical front façade, the relative lack of ornamentation evokes Georgian design principles. These types of loosely Georgian influenced Colonial Revival structures became popular after 1920.

Potential Character Defining Elements

The potential character defining elements of 1390 LeMarchant Street include, but are not limited to:

- Two storey structure (Photo 7)
- Low pitched hip roof (Photo 7)
- Wood shingle clad exterior (Photo 8)
- Asymmetrical front (east) façade (Photo 9)
- Square and rectangular window openings with wood window surrounds (Photo 10)
- Frontispiece with wood surrounds (Photo 11)
- Wood band between foundation level and first storey (Photo 12)
- Gable dormer on rear (west) façade (Photo 13)
- Rear façade with basement level garage with wood garage doors (Photo 14)



Photo 7: General view showing hip roof, looking west



Photo 8: Wood clad exterior, looking east





Photo 9: Asymmetrical front façade, looking west



Photo 10: Representative window opening, looking west



Photo 11: Frontispiece, looking west



Photo 12: Wood band, looking northwest



Photo 13: Gable dormer, looking east



Photo 14: Garage doors, looking north



6.2.3 1400 LeMarchant Street

The former residence at 1400 LeMarchant Street is an example of a Tudor Revival structure built *circa* 1936. The Tudor Revival style was popular between about 1890 and 1940 (McAlester 2013: 449). The former residence at 1400 LeMarchant Street is an example of a front facing gable wing type of Tudor Revival structure. This was an especially popular subtype of Tudor Revival architecture which usually paired a side gable roof with a large steeply pitched front facing gable projecting bay (McAlester 2013: 460). The arched main doorway, prominent brick chimney, and return eaves of the former residence at 1400 LeMarchant Street are also common Tudor design elements.

Potential Character Defining Elements

The potential character defining elements of 1400 LeMarchant Street include, but are not limited to:

- Two- and one-half storey structure (Photo 15)
- Medium pitched side gable roof with return eaves and projecting steeply pitched front facing gable bay and wood soffits and fascia (Photo 16)
- Wood shingle clad exterior (Photo 17)
- Asymmetrical front façade (Photo 18)
- Main entrance with arched door opening and arched wood and glass door (Photo 19)
- Bay window on front (east) façade (Photo 20)
- Arched second- and one-half storey window openings (Photo 21)
- Square and rectangular window openings with wood surrounds (Photo 22)
- Capped red brick chimney (Photo 23)



Photo 15: General view showing height and roof pitch, looking west



Photo 16: Representative return eave details, looking west





Photo 17: Wood clad exterior, looking west



Photo 18: Asymmetrical front façade, looking west



Photo 19: Main entrance, looking west



Photo 20: Bay window, looking west

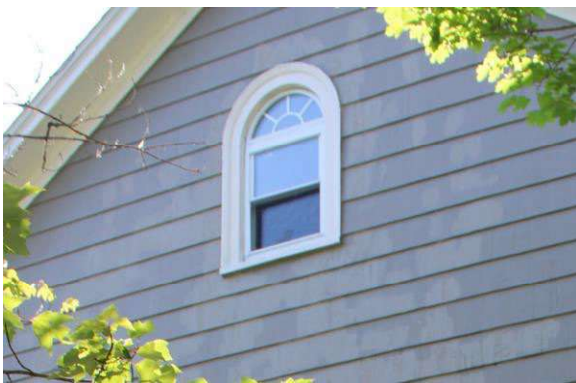


Photo 21: Arched window opening, looking south



Photo 22: Representative window openings, looking west





Photo 23: Capped red brick chimney, looking north

7 Integrity

7.1.1 1376 LeMarchant Street

The former residence at 1376 LeMarchant Street retains a high degree of integrity. The residence retains the original massing and balance of the front façade. While most windows and the main entrance door have been replaced, they are sympathetic in character. The rear façade contains two former secondary entrances which are no longer usable due to the construction of the Killam Memorial Library within approximately one metre of the rear façade.

7.1.2 1390 LeMarchant Street

The former residence at 1390 LeMarchant Street retains a high degree of integrity. The residence retains the original massing and balance of the front façade. While most windows and the main entrance door have been replaced, they are sympathetic in character.

7.1.3 1400 LeMarchant Street

The former residence at 1390 LeMarchant Street retains a high degree of integrity. The residence retains the original massing, balance, and main entrance door on the front façade. While most windows have been replaced, they are sympathetic in character. The red brick chimney on the south façade has been capped. Based on common Tudor Revival design motifs, the red brick chimney was likely a prominent architectural element of the former residence.



8 Relationship to Surrounding Area

The three former residences are located on the west side of LeMarchant Street between Coburg Road and University Avenue. The overall character of this area is institutional and residential. Several large mid-20th century to early 21st century buildings part of Dalhousie University are located or prominently visible along this part of LeMarchant Street including Howe Hall, the Mona Campbell Building, the Killam Memorial Library, and the Marion McCain Arts and Social Sciences Building. The structures at 1376, 1390, and 1400 LeMarchant street are the only former residences remaining on the west side of LeMarchant Street between Coburg Road and University Avenue. The east side of LeMarchant Street between Coburg Road and University Avenue contains nine residences dating to approximately the late 19th to early 20th centuries. Together, the three former residences at 1376, 1390, and 1400 LeMarchant Street and the residences on the east side of the property form a section of residential streetscape with a visual link due to their similar setback, massing, setting, age, and design style. The three former residences share a historical relationship with each other through their acquisition by Dalhousie University between 1966 and 1993.

There are no registered heritage properties on LeMarchant Street between University Avenue and Coburg Road. The closest registered heritage properties are 6112, 6215, and 6221 Coburg Road. All three are located over 100 metres north of the three former residences.



9 References

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Appendices



Appendix A Demolition Permit



LeMarchant St. No. APPLICATION FOR REPAIRS. No. *22619*

To the Inspector of Buildings Halifax, N. S., *20* day of *May* 19*36*

Sir:—The undersigned hereby applies for a permit to repair a building according to the following specifications:

Location *LeMarchant* St. No. *52-54-56* side between *Coburg* and *Morris* St.

Owner *Eastern Trust Co.* Address Builder Address

No. of stories Height above sidewalk Frontage Depth Material of Building

The work proposed to be done consists in

Demolish buildings

The estimated cost of repairs is \$ *200*

Permission is also applied for to enclose that portion of the street in front of the building extending into the street five ft. The undersigned hereby agrees that all work on the said building shall be done in strict accordance with the laws and ordinances of the City of Halifax, and also with the conditions printed on the back of the permit, which have been read by the applicant.

Every obstacle will be removed from the street on or before the *30th* day of *May* 19 *36* on which date this permit expires.

[Signature] Applicant.

Demolition permit for 52, 54, and 56 LeMarchant Street (Halifax Municipal Archives 1936a)



Appendix B Building Permit



Research Report—1376, 1390, and 1400 LeMarchant Street, Halifax
 Appendix B Building Permit
 June 2024

Le Marchant St. No. APPLICATION FOR NEW BUILDING No. *22651*
 To the Inspector of Buildings, Halifax, N. S., *30th* day of *May* 193*6*

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 *Le Marchant* St. No. Side *West* between *Boburg Rd* St. and *Yorno*
 Owner *Rangill* Architect Builder Estimated Cost *6500*

Class Material *Wood* Purpose of Building *Dwelling*

Size of main building *28* Ft. front *31* Ft. deep *26* Ft. in height *2 1/2* of Stories Nearest part to Street line Ft.

Size of extension " " " "

Foundation wall, material *Concrete* thickness *12"* Chimney, how constructed *lined*

Style of roof and material *Pitch Asphalt Shingles* and for what purpose

What kind of fire stop is to be used? *Asbestos Paper* Date of 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 five ft.

The undersigned hereby agrees that all work on the said buildings shall be done in strict accordance with the laws and ordinances of the City of Halifax and also with the conditions printed on the back of the permit which have been read by the applicant and that every obstacle will be removed from the street on or before the day of 193 on which date this permit expires.

Brookfield Co Co Applicant
Per B. B. Lang

Building permit for 1400 LeMarchant Street (Halifax Municipal Archives 1936b)





**Research Report—1400 and
1410 Henry Street, Halifax**

FINAL REPORT

June 2024

Prepared for:
Regional Municipality of Halifax
PO Box 1749
Halifax, Nova Scotia B3J 3A5

Prepared by:
Stantec Consulting Ltd.
40 Highfield Park Drive #102
Dartmouth, Nova Scotia B3A 0A3


Project Number:
160940999

Limitations and Sign-off

The conclusions in the Report titled Research Report—1400 and 1410 Henry Street, Halifax are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

Stantec has assumed all information received from Halifax Regional Municipality (the “Client”) and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec’s contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec’s discretion.

Prepared by:  Digitally signed
by Smith, Frank
Date:
2024.06.25
10:37:50 -04'00'

Signature

Frank Smith, MA, CAHP


Printed Name

Reviewed by:  Digitally signed
by Jones, Lashia
Date:
2024.11.18
09:34:24 -05'00'

Signature

Lashia Jones, MA, CAHP

Printed Name

Approved by:  Digitally signed
by Rivard,
Meaghan
Date: 2024.12.06
09:45:05 -05'00'

Signature

Meaghan Rivard, MA, CAHP

Printed Name



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Research Report—1400 and 1410 Henry Street, Halifax

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Project Personnel

Project Manager:	Lashia Jones, MA, CAHP
Report Writers:	Frank Smith, MA, CAHP
Field Team:	Frank Smith, MA CAHP; Christian Giansante, B.Eng.
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Quality Reviewer:	Lashia Jones, MA, CAHP
Independent Reviewer:	Meaghan Rivard, MA, CAHP

Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within the downtown and south area of Halifax. The subjects of this Research Report are 1400 Henry Street and 1410 Henry Street. These properties are being considered for registration under the *Heritage Property Act*. This report will inform the evaluation of these properties, which will be completed by municipal staff.

A site assessment was undertaken July 24, 2023, by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels. Additional photographs were also provided by HRM heritage planning staff.

To understand the history of 1400 Henry Street and 1410 Henry Street and place the properties into a wider historical context, a program of historical research was undertaken alongside the site assessment. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the properties was informed by the Canadian Inventory of Heritage Buildings (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiptuk, which means “Great Harbour” (HRM 2023; Gallant 2022).

Beginning in the 17th century, present-day Nova Scotia became part of the transatlantic rivalry between Great Britain and France. Following the end of the War of the Spanish Succession in 1713, the *Treaty of Utrecht* was signed, and France ceded to Great Britain all of present-day Nova Scotia south of Cape Breton Island. However, the French retained their strategic stronghold at Louisburg, which posed a threat to Britain's claims in the region. In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9).

The fledgling settlement of Halifax struggled with outbreaks of disease, a population unaccustomed to North America, and Indigenous resistance to encroachment. The initial population of British settlers was soon supplemented by settlers from New England who were more accustomed to life in North America (Raddall 1948: 41). The start of the Seven Years War in 1756 provided an important stimulus to the economy of Halifax as its role as an important naval base. As a result, the population of the settlement reached about 6,000 (Fingard et al 1999: 17). In 1758, Louisburg was captured by the British military and all of present-day Nova Scotia became a British colony (Fingard et al 1999: 18).

Peace along the Atlantic seaboard did not last long, and the American Revolution caused considerable disruption in Halifax. Much of the population was originally from New England and the community heavily traded with Boston. However, despite some resentment towards British policies, Nova Scotia and Halifax remained under British control throughout the conflict. Following the war, many United Empire Loyalists and enslaved and formerly enslaved Africans settled in Nova Scotia and Halifax (Raddall 1948: 82, 112). For the remainder of the 18th century and much of the first half of the 19th century, the economic prosperity of Halifax was linked to the British military (Fingard et al 1999: 5; Raddall 1948: vii).

By the mid-19th century, Halifax developed into an important trading port and specialized in the transport of local products, imported goods, and as an entry port for trade throughout British North America (Fingard et al 1999: 69-70). This resulted in the development of a prosperous middle class and sustained growth in Halifax (Fingard et al 1999: 72). Between 1851 and 1881, the population of Halifax and Dartmouth doubled from 19,165 to 39,859 (Fingard et al 1999: 7). During the late 19th century and early 20th century, industry also became an important component of Halifax's economy. As a result, by the early 20th century Halifax was an important port, industrial centre, and military stronghold (Fingard et al 1999: 119-120).



3 Age

The properties at 1400 and 1410 Henry Street are associated with the growth of Halifax during the late 19th and early 20th centuries. Historical mapping from 1866 indicates that present-day 1400 and 1410 Henry Street were part of a mostly undeveloped parcel of land bounded on the north by present-day Coburg Road, the east by present-day Robie Street, the south by present-day University Avenue, and the west by present-day Seymour Street (Plate 1). Between 1867 and 1877, much of the surrounding present-day street grid was laid out and Henry Street was established. The mapping shows that present-day 1400 and 1410 Henry Street remained undeveloped (Plate 2).



Plate 1: Historical Mapping, 1866: Approximate location of 1400 and 1410 Henry Street denoted by arrow (City of Halifax 1866)





Plate 2: Historical Mapping, 1878: Approximate location of 1400 and 1410 Henry Street denoted by arrow (Hopkins 1878)

Based on fire insurance mapping, city directories, and the Halifax Municipal Archives Address Conversion Cross Reference sheet, the properties at 1400 and 1410 Henry Street historically had the civic addresses 64 Henry Street (1400 Henry Street) and 66 Henry Street (1410 Henry Street). Based on city directories, 66 Henry Street was built between 1908 and 1909 as the directory for 1909 to 1910 notes a house is under construction between 62 Henry Street and 68 Henry Street (McAlpine 1909: 647). The residence at 64 Henry Street was built between 1910 and 1911 as the city directory for 1911 to 1912 lists 64 Henry Street as “under construction.” Fire insurance mapping from 1914 shows both 64 and 66 Henry Street as two storey frame structures (Plate 3).



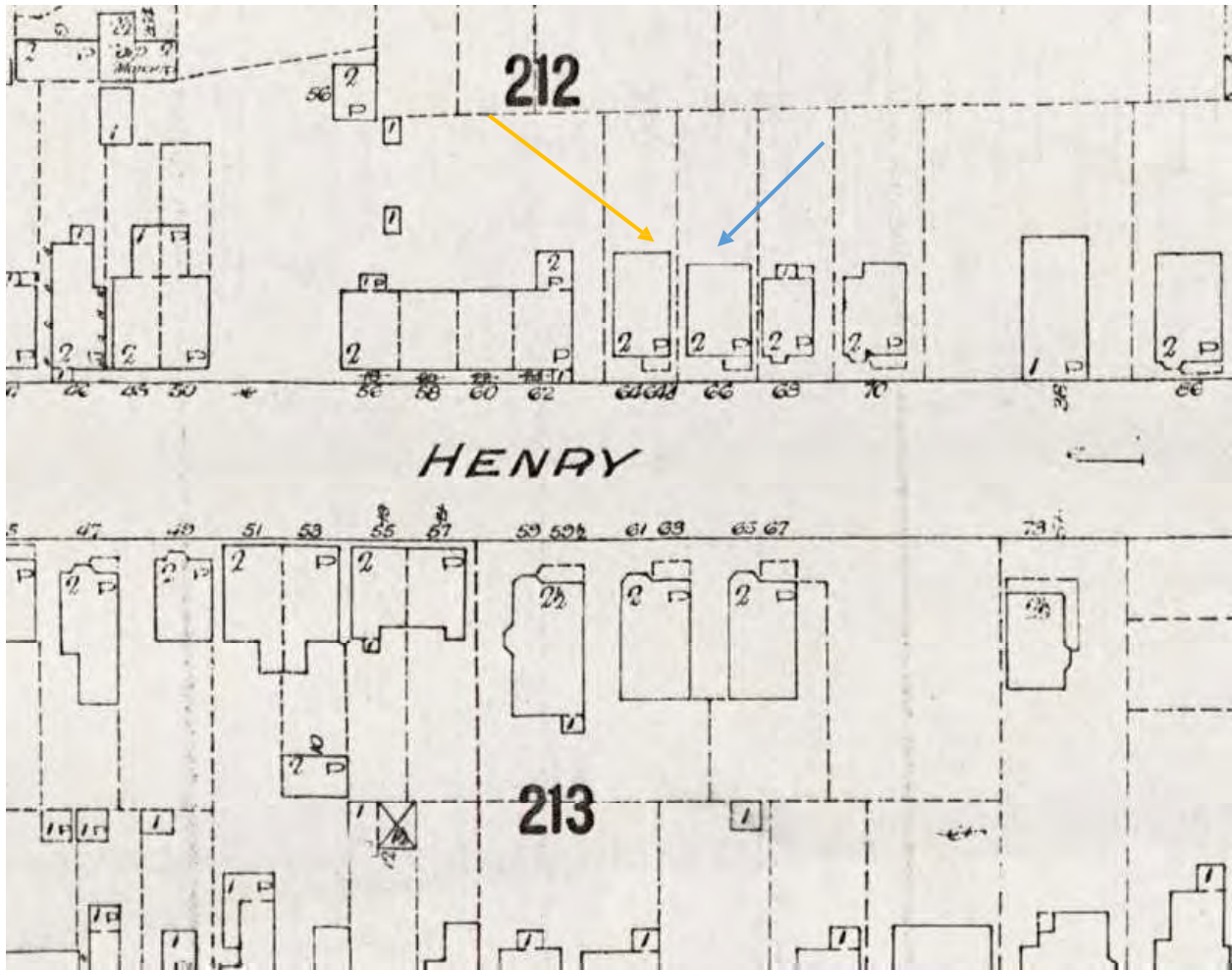


Plate 3: Fire Insurance Mapping, 1914: Location of 1400 Henry Street (denoted by orange arrow) and 1410 Henry Street (denoted by blue arrow) (Goad 1914)



4 Historical or Architectural Importance

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

The residence at 1410 Henry Street was built between 1908 and 1909. The first recorded occupant of 1410 (66) Henry Street was Edward Godfrey. He was a traveler (a traveling salesman) for the Acadia Powder Company (McAlpine 1910: 272). The Acadia Powder Company was a local manufacturer of explosives, including blasting apparatuses, powder, and dynamite (McAlpine 1910: 6). A traveler, also commonly called a commercial traveler, was a middle-class profession which linked retail merchants to wholesalers and manufacturers. The rise of commercial travelers was linked to the growth of transportation networks during the 19th century that enabled companies to sell their products in wider geographic areas (Spears 1993).

The Census of 1911 listed Edward Godfrey as a 34-year-old traveler born in England who resided at 66 Henry Street. He lived with his wife Martha, age 36; daughter Margerie, age 9; daughter Edna, age 7; and son Philip, age 3 (Library and Archives Canada 1911). Between 1914 and 1915, Godfrey and his family departed from 1410 Henry Street. By 1915, Joseph P. Connolly was listed as the occupant. Connolly was also a commercial traveler, though the company he worked for was not listed (McApline 1915: 187). By the early 1920s, the Connolly family had started to rent out the residence but retained ownership of the property (McApline 1925: 66 and McAlpine 1932: 295).

The residence at 1400 Henry Street was built between 1910 and 1911. The first recorded occupant of 1400 (64) Henry Street was William Cunningham. However, the city directory for 1912 to 1913 does not list an occupation for Cunningham (McAlpine 1912). By 1915, William Cunningham appears to have died as the city directory from 1915 to 1916 only lists Mrs. William Cunningham as the occupant. The directory also lists 64A Henry Street as occupied by William Gillis, a drug clerk (McAlpine 1915: 97, 246). It is likely that Mrs. Cunningham converted the residence into a duplex shortly after William's death. By 1918, Mrs. Cunningham and the occupant of 64A had moved from the property. Following the departure of Mrs. Cunningham and William Gillis, the property was occupied by Margaret McMillan, a widow, and Austin Feener, a carpenter and contractor. He was married to Grace, a stenographer for Canadian National Railways (McApline 1920: 271,425).

Census records from the early 20th century indicate that Henry Street had a predominantly working- and middle-class character in the early 20th century. Professions listed for occupants of Henry Street include working class occupations such as laborer, barber, and tailor as well as middle class occupations such as clerk, broker, stenographer, and salesman (Library and Archives Canada 1911).

Joseph P. Connolly and his wife Bertha retained ownership of 1410 (66) Henry Street until 1966 when it was sold to Dalhousie University (Property Online 1966a). That same year, Ross and Annie Fraser also sold 1400 (64) Henry Street to the university (Property Online 1966b). Beginning in the mid-1960s, under the leadership of university president Henry Hicks, Dalhousie University began a campaign of expansion which included the purchase of neighbouring residences. These residences would either be converted for



use by the university or demolished to accommodate new construction. Hicks is widely credited with turning Dalhousie from “a small ‘college by the sea’ to a national university” (Dalhousie University 2023).

4.2 Important/Unique Architectural Style or Highly Representative of an Era

4.2.1 1400 Henry Street

The residence at 1400 Henry Street is a vernacular structure. Vernacular elements of the residence include the extremely low-pitched side gable roof which appears flat when viewed from the front façade and the painted wood shingle exterior. These architectural elements are common in late 19th and early 20th century architecture within Halifax (Photo 1 and Photo 2). As a vernacular structure, the residence does not strictly adhere to a particular architectural style but based on field observations these types of residences in Halifax with low-pitched gable roofs often contain limited Italianate and Second Empire classical design influences. While the only remaining classical influence of 1400 Henry Street is limited to the pediment style porch which contains bargeboard and a cornice, it is possible the residence formerly contained a cornice or additional classically inspired elements.



Photo 1: 1400 Henry Street, looking west



Photo 2: Classical details, looking west

4.2.2 1410 Henry Street

The residence at 1410 Henry Street is a vernacular structure. Vernacular elements of the residence include the extremely low-pitched side gable roof which appears flat when viewed from the front façade and the painted wood shingle exterior. These architectural elements are common in late 19th and early 20th century architecture within Halifax. As a vernacular structure, the residence does not strictly adhere to a particular architectural style but these types of residences in Halifax with low-pitched gable roofs often contain limited Italianate and Second Empire design influences. The residence at 1410 Henry Street retains a roofline and cornice that is commonly found in “Town House” style Italianate residences. These types of residences are typified by containing cornices and brackets which conceal the shallow roof pitch (McAlester 2013: 284).





Photo 3: 1410 Henry Street, looking west



Photo 4: Cornice and bracket, looking west

5 Significance of Architect or Builder

Both the properties at 1400 Henry Street and 1410 Henry Street were initially owned by William H. Cleverdon prior to their listing in city directories. A building permit for 1400 Henry Street indicates that Cleverdon was also the builder of the residence (City of Halifax 1911). Based on the ownership history and similar design, it is likely that Cleverdon also built the residence at 1410 Henry Street.

William Cleverdon resided nearby at 70 Henry Street and was a well known jeweler in Halifax (McAlpine 1912: 186; Canada's Historic Places 2023). Therefore, it is likely Cleverdon built the residences at 1400 and 1410 Henry Street to supplement his income and there is no indication that Cleverdon engaged in the widespread construction of residences in Halifax.



6 Architectural Merit

6.1 Construction Type/Building Technology

While interior access to 1400 and 1410 Henry Street was not available, the building permit for 1400 Henry Street indicates the residence is a frame structure with a concrete foundation (City of Halifax 1911). This type of construction was common in Halifax by the early 20th century. Based on a visual inspection of the exterior of 1410 Henry Street, this residence appears to also be a frame structure with a concrete foundation. Following their acquisition by Dalhousie University, 1400 and 1410 Henry Street were connected by a one-storey addition. The residences also contain frame rear additions that were likely added in the mid to late 20th century following Dalhousie's acquisition of the properties.

6.2 Style

6.2.1 1400 Henry Street

The residence at 1400 Henry Street is a vernacular structure. Vernacular elements of the residence include the extremely low-pitched side gable roof which appears flat when viewed from the front façade and the painted wood shingle exterior. These architectural elements are common in late 19th and early 20th century architecture within Halifax.

Potential Character Defining Elements

The potential character defining elements of 1400 Henry Street include, but are not limited to:

- Two storey structure with a low-pitched side gable roof (Photo 5)
- Wood fascia and soffits (Photo 6)
- Painted wood shingle exterior (Photo 7)
- Asymmetrical front façade (Photo 8)
- Wood sash windows (Photo 9)
- Wood front porch with pediment, corbel, and bargeboard trim (Photo 10)
- Configuration as a duplex and transoms above doorways (Photo 11)
- Concrete foundation (Photo 12)





Photo 5: Two storey structure and low roof pitch, looking west



Photo 6: Fascia and soffit, looking north



Photo 7: Shingle exterior, looking north



Photo 8: Front façade, looking west



Photo 9: Representative wood sash window, looking west



Photo 10: Front porch, looking west





Photo 11: Duplex configuration, looking west



Photo 12: Concrete foundation, looking north

6.2.2 1410 Henry Street

Much like 1400 Henry Street, the residence at 1410 Henry Street is a vernacular structure. Vernacular elements of the residence include the extremely low-pitched side gable roof which appears flat when viewed from the front façade and the painted wood shingle exterior. These architectural elements are common in late 19th and early 20th century architecture within Halifax. The residence at 1410 Henry Street retains a roofline and cornice that is commonly found in “Town House” style Italianate residences. These types of residences are typified by containing cornices and brackets which conceal the shallow roof pitch.

Potential Character Defining Elements

The potential character defining elements of 1410 Henry Street include, but are not limited to:

- Two storey structure
- Asymmetrical front façade and low-pitched side gable roof (Photo 13 and Photo 14)
- Wood fascia and soffits on west, south, and north facades (Photo 15)
- Wood cornice with dentils and brackets on front (east) façade (Photo 16)
- Painted wood shingle exterior
- Wood sash windows including segmental arch window opening on front façade (Photo 17 and Photo 18)
- Enclosed porch with wood pediment (Photo 19)
- Wood band between basement and first storey (Photo 20)
- Concrete foundation (Photo 20)





Photo 13: Front façade, looking west



Photo 14: Roof pitch, looking west



Photo 15: Wood fascia and soffits, looking east

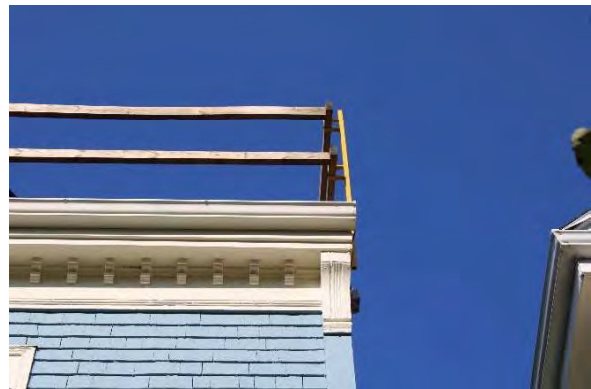


Photo 16: Wood cornice and brackets



Photo 17: Segmental arch opening wood sash window, looking west



Photo 18: Representative wood sash window, looking west





Photo 19: Enclosed porch, looking west



Photo 20: Wood band between basement and first storey, looking west

7 Integrity

7.1 1400 Henry Street

The residence at 1400 Henry Street retains a relatively high degree of heritage integrity. The residence retains period appropriate wood sash windows, wood fascia and soffits, a period appropriate porch pediment, and generally retains its original massing. While additions have been made to the rear of the residence, it has been connected to 1410 Henry Street, and the northerly door has been replaced, this has not significantly diminished the integrity of the residence and it remains readily identifiable as a late 19th to early 20th century vernacular structure.

7.2 1410 Henry Street

The residence at 1410 Henry Street retains a relatively high degree of heritage integrity. The residence retains period appropriate wood sash windows, a wood cornice and brackets, wood fascia and soffits, a period appropriate porch pediment, and generally retains its original massing. While additions have been made to the rear of the residence and it has been connected to 1400 Henry Street, this has not significantly diminished the integrity of the residence and it remains readily identifiable as a late 19th to early 20th century vernacular structure with Italianate townhouse design influence.



8 Relationship to Surrounding Area

The residences at 1400 and 1410 Henry Street support the late 19th to early 20th century residential character of Henry Street, south of Coburg Street and just north of the institutional buildings fronting University Avenue that are also part of Dalhousie University. This late 19th to early 20th century residential character is supported by the street wall of late 19th to early 20th century residences which share a similar setback, massing, and materials. Henry Street does not contain registered heritage properties.



9 References

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**Research Report—1416 and
1424 Henry Street, Halifax**

FINAL REPORT

June 2024

Prepared for:
Regional Municipality of Halifax
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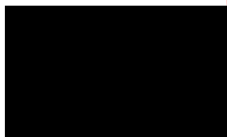
Project Number:
160940999

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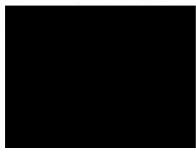
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Research Report—1416 and 1424 Henry Street, Halifax

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Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within Halifax's downtown/south area. This report will inform the evaluation of these properties, which will be completed by municipal staff. This report includes the property at 1416 Henry Street and 1424 Henry Street. These properties were historically known as 68 Henry Street and 70 Henry Street. The properties are currently owned by Dalhousie University. Currently, the former residences at 1416 Henry Street and 1424 Henry Street are known as Lyall House and used as student housing. While originally detached structures, an addition added by Dalhousie University in the late 20th century connected the north façade of 1416 Henry Street to the south façade of 1424 Henry Street.

A site assessment was undertaken between July 24, 2023, and July 27, 2023, by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels and also digitally provided to Stantec by HRM heritage planning staff.

To understand the history of 1416 Henry Street and 1424 Henry Street and place the properties into a wider historical context, a program of historical research was undertaken between July 24, 2023, and July 26, 2023. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the properties was informed by the *Canadian Inventory of Heritage Buildings* (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiptuk, which means “Great Harbour” (HRM 2023; Gallant 2022).

Beginning in the 17th century, present-day Nova Scotia became part of the transatlantic rivalry between Great Britain and France. Following the end of the War of the Spanish Succession in 1713, the *Treaty of Utrecht* was signed, and France ceded to Great Britain all of present-day Nova Scotia south of Cape Breton Island. However, the French retained their strategic stronghold at Louisburg, which posed a threat to Britain's claims in the region. In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9).

The fledgling settlement of Halifax struggled with outbreaks of disease, a population unaccustomed to North America, and Indigenous resistance to encroachment. The initial population of British settlers was soon supplemented by settlers from New England who were more accustomed to life in North America (Raddall 1948: 41). The start of the Seven Years War in 1756 provided an important stimulus to the economy of Halifax as its role as an important naval base. As a result, the population of the settlement reached about 6,000 (Fingard et al 1999: 17). In 1758, Louisburg was captured by the British military and all of present-day Nova Scotia became a British colony (Fingard et al 1999: 18).

Peace along the Atlantic seaboard did not last long, and the American Revolution caused considerable disruption in Halifax. Much of the population was originally from New England and the community heavily traded with Boston. However, despite some resentment towards British policies, Nova Scotia and Halifax remained under British control throughout the conflict. Following the war, many United Empire Loyalists and enslaved and formerly enslaved Africans settled in Nova Scotia and Halifax (Raddall 1948: 82, 112). For the remainder of the 18th century and much of the first half of the 19th century, the economic prosperity of Halifax was linked to the British military (Fingard et al 1999: 5; Raddall 1948: vii).

Dalhousie University was founded in 1819 by George Ramsay, 9th Earl of Dalhousie, during his tenure as Lieutenant Governor of Nova Scotia. Seed money for the university consisted of £11,000 raised from customs duties collected by British soldiers in Maine during the War of 1812. The first university building was located on the Grand Parade. The university was founded as a non-denominational institution like the University of Edinburgh, where the Earl of Dalhousie was an alumnus. Following the departure of Ramsay from Nova Scotia in 1820, the university remained mostly inactive and underfunded as education was typically linked to religious institutions (Payzant 1985: 194; Raddall 1948: 197).



By the mid-19th century, Halifax developed into an important trading port and specialized in the transport of local products, imported goods, and as an entry port for trade throughout British North America (Fingard et al 1999: 69-70). This resulted in the development of a prosperous middle class and sustained growth in Halifax (Fingard et al 1999: 72). Between 1851 and 1881, the population of Halifax and Dartmouth doubled from 19,165 to 39,859 (Fingard et al 1999: 7). During the late 19th century and early 20th century, industry also became an important component of Halifax's economy. As a result, by the turn of the 20th century, Halifax was an important port, industrial centre, and military stronghold (Fingard et al 1999: 119-120). Both former residences at 1416 Henry Street and 1424 Henry Street were built during this time of economic prosperity in Halifax's history.



3 Age

For the first half of the 19th century, most of Halifax's population lived east of the Citadel. The surrounding area contained mostly farms. As Halifax prospered during the second half of the 19th century, wealthy Haligonians also began building country estates along the outskirts of the city (Fingard 1999: 87-88). The residences at present-day 1416 Henry Street and 1424 Henry Street are located on land historically known variously as "Robie Field", "Robies Field", and the "Robie Farm". This area and others along the city's outskirts were valued by Halifax's denizens as a nearby respite from the summer heat. By the time of Confederation, new residential construction was shrinking this valued open space (Blakeley 1948: 401). Historical mapping from 1866 shows that the west side of Robie Street between Coburg Road and South Street remained predominantly undeveloped. While the mapping depicts both Le Marchant Street and Seymour Street containing structures, Henry Street and Edward Street had not yet been laid out (Plate 1). Based on historical mapping, both Henry Street and Edward Street were laid out between 1866 and 1878. Historical mapping from 1878 depicts three structures along the west side of Henry Street and shows that the building lots containing present-day 1416 Henry Street and 1424 Henry Street remained undeveloped (Plate 2).

Land registry records indicate that a block of land on the west side of Henry Street south of Coburg Road was originally owned by Henry Sterns. This block included the lands in which both 1416 Henry Street and 1424 Henry Street would be built. In 1898, Sterns sold this block of land to William Cleverdon (Property Online 1900). To facilitate the development of this land, Cleverdon had the area surveyed in 1900. Present-day 1416 Henry Street was located on Lot 8 and present-day 1424 Henry Street was located on Lot 7 (Plate 3).

In 1900, Cleverdon sold Lot 8 (present-day 1416 Henry Street) to William Boutilier and his wife Jennie Boutilier (Property Online 1900). According to city directories, Boutilier and his wife resided at 68 Henry Street (present-day 1416 Henry Street) in 1900 (McAlpine 1900: 644). Therefore, the residence at present-day 1416 Henry Street was built in 1900, shortly after the property was purchased from Cleverdon by the Boutilier family based on land registry records and city directories. Fire insurance mapping from 1914 shows a structure present at 68 Henry Street (Plate 4).

Cleverdon retained ownership of Lot 7 (present-day 1424 Henry Street) and in May 1910 filed an application for a new building at 70 Henry Street (present-day 1424 Henry Street) (Appendix A). City directory records indicate a residence was under construction at 70 Henry Street between 1911 and 1912 (McAlpine 1911: 679). *McAlpine's City Directory* of 1912 to 1913 listed William Cleverdon as residing at 70 Henry Street (McAlpine 1912: 719). Therefore, based on municipal records and city directories the residence at present-day 1424 Henry Street was built between 1911 and 1912. Fire insurance mapping from 1914 shows a structure present at 70 Henry Street (Plate 4).





Plate 1: Historical mapping from 1866 showing that present-day Henry Street, 1416 Henry Street and 1424 Henry Street (denoted by arrow) remained an undeveloped part of Robie's Fields (Nova Scotia Archives 1866).

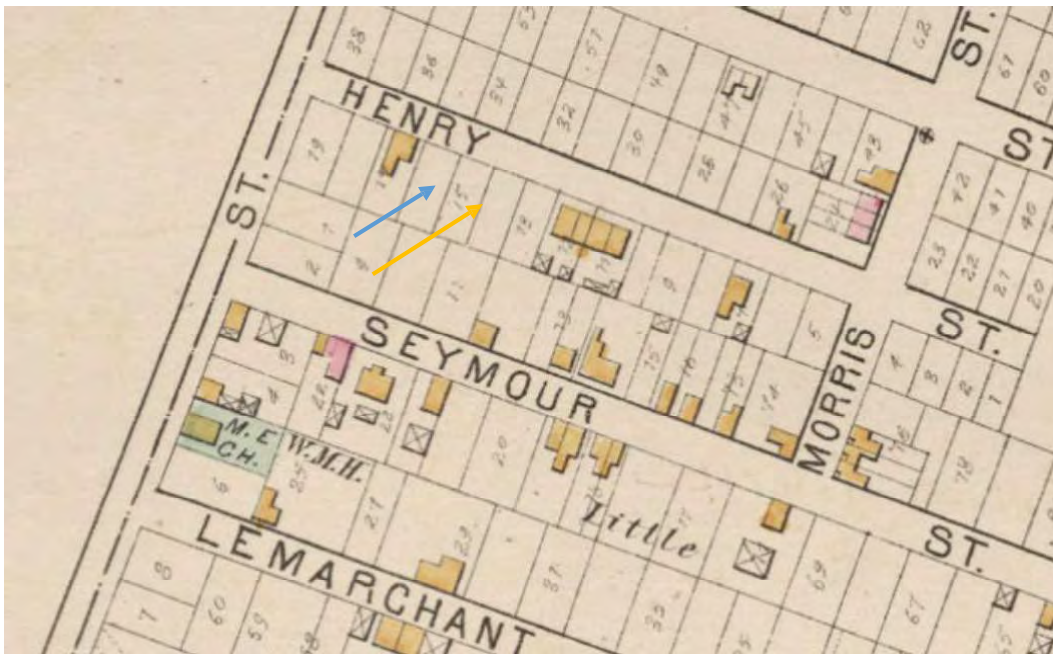


Plate 2: Historical mapping from 1878 showing Henry Street and that present-day 1416 Henry Street and 1424 Henry Street remained undeveloped (Hopkins 1878).



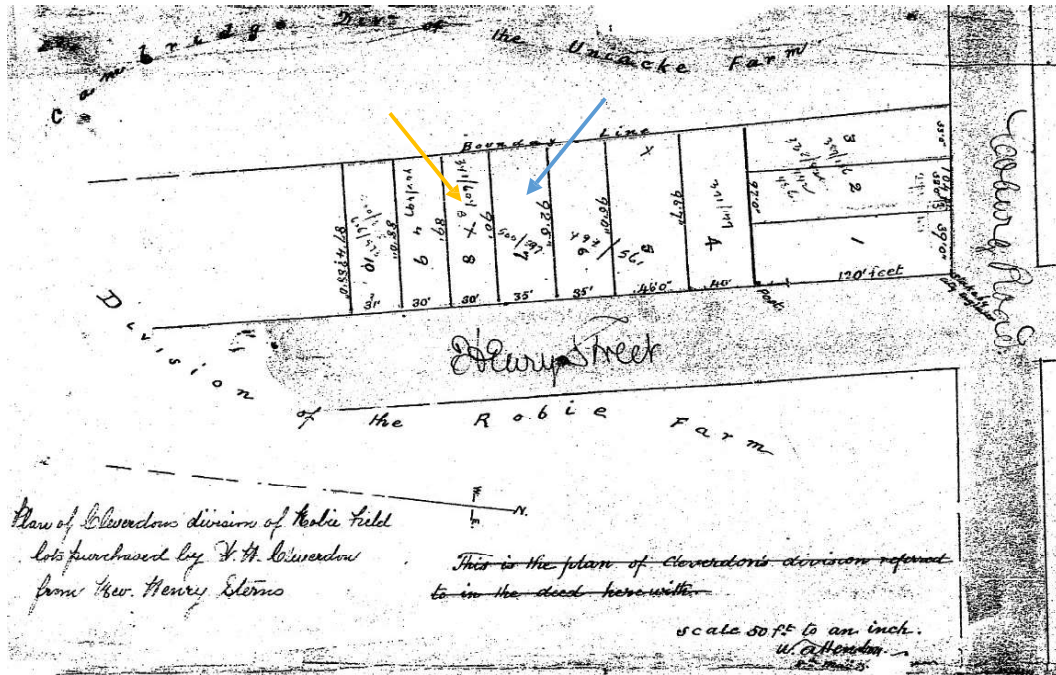


Plate 3: Survey mapping from 1900 showing the future locations of 1416 Henry Street (orange arrow) and 1424 Henry Street (blue arrow) (Property Online 1900)

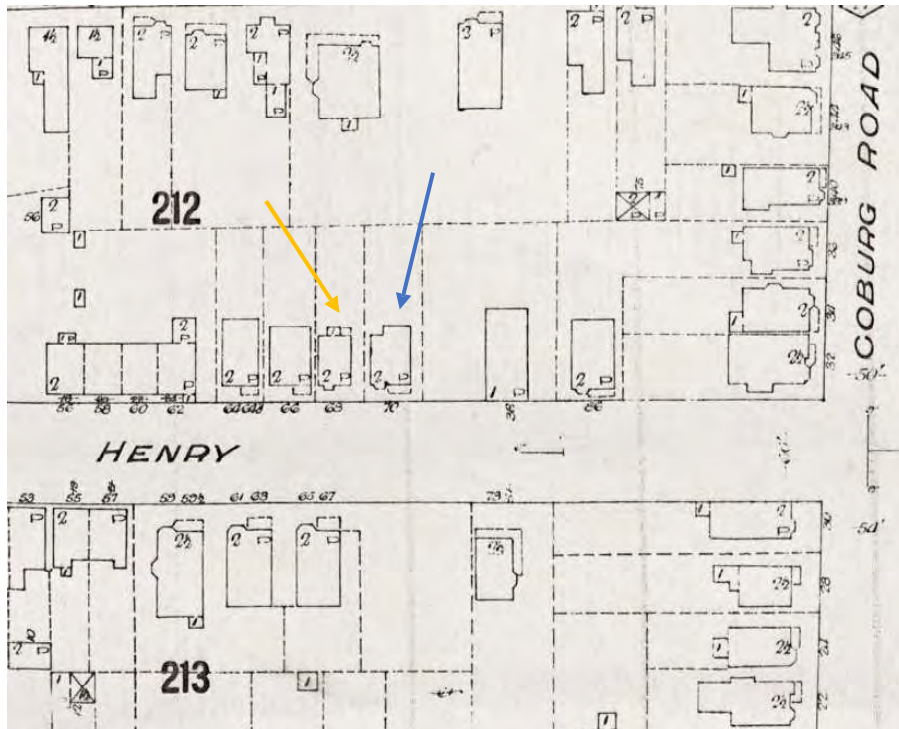


Plate 4: Fire insurance mapping from 1914 depicting present-day 1416 Henry Street (orange arrow) and 1424 Henry Street (blue arrow) (Goald 1914)



4 Historical or Architectural Importance

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

4.1.1 1416 Henry Street

The first occupants of 1416 Henry Street were William Boutilier and his wife Jennie. *McAlpine's City Directory* of 1901 to 1902 listed William Boutilier as a clerk for Clayton and Sons and listed his residence at 68 Henry Street (present-day 1416 Henry Street) (McAlpine 1901: 138). Clayton and Sons was a clothing, tailoring, and bicycle dealing firm which operated at 9-13 Jacob Lane and 156-160 Barrington Street (McAlpine 1901: 171). Clayton and Sons was one of Canada's largest clothing manufacturers for much of the late 19th century and early 20th century. The company was noted as one of the first to introduce a profit-sharing program with its employees. The program began in 1899 and Boutilier purchased the property at present-day 1416 Henry Street the next year (Old North End 2013; Nova Scotia Archives 1900). Based on this close proximity of dates, it is possible that the property at present-day 1416 Henry Street was at least partially purchased with money that William Boutilier earned through the profit-sharing program. The Census of 1901 listed William Boutilier as a 45-year-old salesman. He lived with his wife Jennie, age 36; daughter Dora, age 12; and son Clifford, age 8 (Library and Archives Canada 1901a). As a clerk and salesman, Boutilier and his family would have been part of Halifax's burgeoning middle class which developed beginning in the mid-19th century. William Boutilier died in 1909 and is buried at St. John's Cemetery and Columbarium in Halifax (Find-A-Grave 2019).

After William's death, Jennie Boutilier continued to reside at present-day 1416 Henry Street. The Census of 1921 enumerated Jennie Boutilier as a 63-year-old residing at 68 Henry Street. She lived with her son, Clifford, a 29-year-old jeweler; and her daughter Dora, a 32-year-old stenographer (Library and Archives Canada 1921). Jennie Boutilier died in 1926 and is buried alongside her husband (Find-A-Grave 2019). Following her death, city directory records indicate that the house was occupied by her son Clifford (McAlpine 1926: 69). Based on city directories, Boutilier vacated present-day 1416 Henry Street around 1930 and Thomas C. Lynch occupied the property until at least 1945 (Might Directories 1945: 32).

Following Lynch's departure, Barbara Bauld owned the property until 1966. That year, Bauld sold the property to Harris Nathaniel Dauphinee (Property Online 1974). Harris Nathaniel Dauphinee was born in about 1885. He owned a grocery store in downtown Halifax and died on February 11, 1974 (Halifax Herald 1974). Shortly after his death, his daughter Helena Loretta Dauphinee sold the property to Dalhousie University (Property Online 1974). The property was acquired by Dalhousie University under the leadership of university president Henry Hicks. During his tenure between 1963 and 1980, Dalhousie University accelerated a campaign of expansion which included the purchase of neighbouring residences. These residences would either be converted for use by the university or demolished to accommodate new construction. Hicks is widely credited with turning Dalhousie from "a small 'college by the sea' to a national university" (Dalhousie University 2023).



4.1.2 1424 Henry Street

The first occupant of present-day 1424 Henry Street was William Cleverdon and his wife Florence. William Cleverdon was born in 1860 and Florence Cleverdon was born in 1870 (Library and Archives Canada 1901b). While census records and city directory records indicate that Cleverdon was a jeweler, he is not listed in the directory of jewellers and watchmakers in 1912, indicating that he had likely retired by the time he began occupying present-day 1424 Henry Street (McAlpine 1912: 93; 186). The Census of 1901 enumerated William as a 40-year-old jeweler born in Nova Scotia. He lived with his wife Florence, age 30 and also born in Nova Scotia (Library and Archives Canada 1901b).

Between 1878 and 1903, Cleverdon operated his jewellery and watchmaking business from a commercial building in downtown Halifax opposite the Grand Parade. Today, this building is known as the Cleverdon Building and is located at 1709 Barrington Street (Canada's Historic Places 2024). At the end of the 19th century, craftsmen were variously described as watchmakers, jewelers, and silversmiths. Typically, as a craftsman advanced, they became merchants who employed their own craftsmen (Lenaric 2006). While Cleverdon organized the subdivision and sale of lands along the west side of Henry Street south of Coburg Road, historical research does not indicate that Cleverdon widely engaged in land ownership and realty. Based on city directory records, Cleverdon died in about 1917 (McAlpine 1918: 191). Following his death, present-day 1424 Henry Street remained occupied by Florence Cleverdon until about 1920 (McAlpine 1921:102).

Beginning in about 1921, present-day 1424 Henry Street was occupied by David MacLeod (sometimes spelled McLeod) and his wife Fannie. City directories indicate David MacLeod was a building contractor. As a particular firm is not identified, it is likely MacLeod owned and operated his own contracting business. This was a widespread profession within Halifax at the time and dozens of “builders and contractors” operated within the city in the early 1920s (McAlpine 1922: 102; 367; 590-591). The Census of 1921 enumerated David MacLeod as a 70-year-old contractor residing at 70 Henry Street. He lived with his wife Fannie, age 65 (Library and Archives Canada 1921).

Based on city directories, David MacLeod died in the late 1920s or early 1930s. Following his death, the residence remained occupied by his widow (Might Directories 1935: 339). The Census of 1931 enumerated Fannie MacLeod as a 68-year-old homemaker. She lived with Robert Southerland, a boarder (Library and Archives Canada 1931). By the early 1940s the property was occupied by James W. Graham. The property would remain in the Graham family until it was sold to Dalhousie University between 1974 and 1976 (Might Directories 1974; Might Directories 1976). Like 1416 Henry Street, the property was acquired under Henry Hicks's expansion program during the mid-20th century. Following acquisition of both properties, the north façade of 1416 Henry Street and the south façade of 1424 Henry Street were attached by an addition in the late 20th century.



4.2 Important/Unique Architectural Style or Highly Representative of an Era

4.2.1 1416 Henry Street

The residence at 1416 Henry Street is an example of vernacular structure with Shingle style design influence. The Shingle style began in about 1880 and was most commonly found along the Atlantic coast in the Mid-Atlantic and New England. This style of architecture is related to the Queen Anne style and commonly shares similar porch design, the use of shingle cladding, and asymmetrical composition. In particular, the residence at 1416 Henry Street is an example of front-gabled roof variant. This type of Shingle style residence commonly contains subordinate projecting gable bays (McAlester 2013: 373-374). Within Nova Scotia, the Shingle style was popularized from New England and remained a popular building style until about 1920. In New England and Nova Scotia, the Shingle style was valued for its use of simplified Queen Anne forms and ability to withstand the difficult weather conditions associated with dwelling near the Atlantic Ocean (Penney 1989: 88).

Shingle style elements of 1416 Henry Street include its steeply pitched front facing gable roof, projecting gable, shingle cladding, and asymmetrical front (south) façade. Like many Shingle style residences, the form and massing of the residence at 1416 Henry Street conservatively borrows from the Queen Anne style. However, the residence is a vernacular interpretation of the Shingle style and lacks the complex woodwork and large porches commonly associated with the style.

4.2.2 1424 Henry Street

The residence at 1424 Henry Street is an example of a Late Victorian Plain residence. The Late Victorian Plain style was popular in Nova Scotia between about 1880 and 1915. These residences are typically simple in form compared to the more ornate Italianate, Queen Anne, and Second Empire styles that were also popular at the end of the 19th century. However, Late Victorian Plain residences commonly borrow limited elements from these styles. Late Victorian plain residences typically contained very low-pitched or flat roofs, porches, bay windows, and limited architectural embellishments (Penney 1989: 92-93).

Late Victorian Plain elements of 1424 Henry Street include the very low-pitched side gable roof, bay window, and its relatively simple form with limited architectural embellishments including a wood cornice and main entrance with sidelights and transom (Penney 1989: 92-93). These types of residences are also referred to as “Halifax Box” houses (Archibald and Stevenson 2003: 78).



5 Significance of Architect or Builder

The architect or builder of 1416 Henry Street and 1424 Henry Street is unknown. Historical research, including a review of building permits and land registry records, did not indicate an architect or builder. While a building permit was available for 1424 Henry Street, the spaces for “architect” and “builder” were both left blank (Appendix A).



6 Architectural Merit

6.1 Construction Type/Building Technology

Based on a visual inspection and materials, both 1416 Henry Street and 1424 Henry Street are frame structures with wood shingle cladding and concrete foundations. Frame houses are among the most common types of residences and consist of vertical wood members which are then clad with a material such as siding or brick veneer (McAlester 2013: 35). Both structures are clad in wood shingles, a type of material that is almost exclusively used as cladding for frame houses (McAlester 2013: 42). Concrete foundations became increasingly widespread in North America in the last decades of the 19th century and had largely supplanted other types of building foundations such as stone and brick by the mid-20th century (McAlester 2013: 36).

6.2 Style

6.2.1 1416 Henry Street

The residence at 1416 Henry Street is an example of vernacular structure with Shingle style design influence. Shingle style elements of 1416 Henry Street include its steeply pitched front facing gable roof, projecting gable, shingle cladding, and asymmetrical front (south) façade. Like many Shingle style residences, the form and massing of the residence at 1416 Henry Street conservatively borrows from the Queen Anne style. However, the residence is a vernacular interpretation of the Shingle style and lacks the complex woodwork and large porches commonly associated with the style.

Potential Character Defining Elements

The potential character defining elements of 1416 Henry Street include, but are not limited to:

- Two- and one-half storey structure (Photo 1)
- Steeply pitched front facing gable roof with return eave on southwest corner of west façade (Photo 2)
- Wood fascia and soffits (Photo 3)
- Wood shingle clad exterior with wood belt course between foundation level and shingles on front façade (Photo 4)
- Asymmetrical front (east) façade with projecting gable bay (Photo 5 and Photo 6)
- Wood sash windows (Photo 6)
- Partial-width front porch with pediment, wood porch supports, and wood railing (Photo 7)
- Main entrance with sidelights and transom (Photo 7)
- Brick clad foundation level on front façade (Photo 8)

Note: The addition connecting 1416 Henry Street and 1424 Henry Street is not considered a potential character defining element.





Photo 1: General view showing height and roof pitch, looking west



Photo 2: Return eave at southwest corner of rear façade, looking east



Photo 3: Wood fascia and soffits, looking north



Photo 4: Shingle and belt course details, looking west



Photo 5: Front façade, looking west (HRM 2023b)



Photo 6: Projecting gable bay, looking west (HRM 2023b)



Photo 7: Porch and main entrance, looking west



Photo 8: Brick cladding over foundation, looking west (HRM 2023b)



6.2.2 1424 Henry Street

The residence at 1424 Henry Street is an example of a Late Victorian Plain residence. Late Victorian Plain elements of 1424 Henry Street include the very low-pitched side gable roof, bay window, and its relatively simple form with limited architectural embellishments including a wood cornice and main entrance with sidelights and transom (Penney 1989: 92-93).

Potential Character Defining Elements

The potential character defining elements of 1424 Henry Street include, but are not limited to:

- Two storey structure (Photo 9)
- Very low-pitched side gable roof with wood cornice along front (east) façade (Photo 10 and Photo 11)
- Wood shingle clad exterior with wood belt course between foundation level and first storey on front façade (Photo 12)
- Asymmetrical front façade (Photo 13)
- Projecting flat roof bay on front façade with wood cornice between first and second storeys (Photo 14)
- Wood sash windows, including leaded glass windows (Photo 15 and Photo 16)
- Partial-width front porch with flat roof, wood porch supports, and wood railing (Photo 17)
- Main entrance with sidelight and transom (Photo 17)

Note: The addition connecting 1416 Henry Street and 1424 Henry Street is not considered a potential character defining element.



Photo 9: General view of residence showing height, looking west

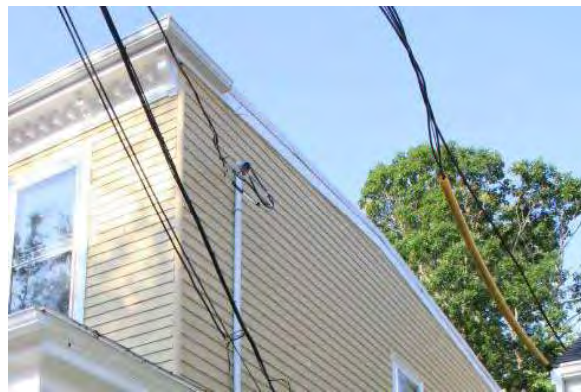


Photo 10: Roof pitch, looking southwest



Photo 11: Wood cornice, looking west



Photo 12: Wood shingle exterior and belt course, looking west



Photo 13: Front façade, looking west



Photo 14: Projecting bay, looking west (HRM 2023b)





Photo 15: Leaded glass windows, looking west



Photo 16: Wood sash windows, looking west



Photo 17: Partial-width porch and main entrance, looking west

7 Integrity

Aside from the addition connecting the north façade of 1416 Henry Street to the south façade at 1424 Henry Street, the residences retain a high degree of visual integrity. While the addition has visually altered the appearance of the front facades of both residences, efforts were made to harmonize with the massing of both existing residences. This includes a height which matches with the second storeys of both residences, the use of matching cladding, and a fenestration which approximates 1416 Henry Street (Photo 18). The residences also retain wood sash windows, including the leaded glass windows at 1424 Henry Street.



Photo 18: Looking south at the connecting addition, denoted by arrow (HRM 2023b)



8 Relationship to Surrounding Area

The residences at 1416 Henry Street and 1424 Henry Street are located on the north side of Henry Street between Coburg Road and University Avenue. The overall character of Henry Street is residential and institutional. This institutional character is primarily contained near the intersection of University Avenue and Henry Street as both the Dalhousie Art Gallery and School of Law are located at this intersection fronting University Avenue. North of these buildings, Henry Street retains much of its late 19th century to early 20th century residential character. This includes boulevards landscaped with lawns and trees and residences set back from the roadway by small front yards containing lawns and gardens (Photo 19 and Photo 20). During the late 19th century, efforts were made in Halifax to plan neighbourhoods with further setbacks to encourage the planting of lawns and trees (Blakeley 1948: 41).

The residences along Henry Street, including 1416 Henry Street and 1424 Henry Street, share a visual relationship with each other as a collection of late 19th century to early 20th century residences that form a coherent streetscape along Henry Street north of the Art Gallery and School of Law. Many of these residences retain a high degree of heritage integrity or have been sympathetically modified. While 1416 Henry Street and 1424 Henry Street presently share a physical and functional link through their connecting addition and use as residences by Dalhousie University, this connection was formed during the late 20th century and the structures do not share a historic connection.

Henry Street contains no registered heritage properties between Coburg Road and University Avenue. The nearest registered heritage properties are 6112 Coburg Road, located approximately 65 metres to the northwest of 1416 Henry Street and 1424 Henry Street, and 1342 Robie Street, located approximately 160 metres east of 1416 Henry Street and 1424 Henry Street.





Photo 19: Looking south down Henry Street towards University Avenue (HRM 2023b)



Photo 20: Looking north down Henry Street towards Coburg Road (HRM 2023b)



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Appendices



Appendix A Building Permit for 70 Henry Street



Henry St. No. *70* APPLICATION FOR NEW BUILDING. No. *2136*
To the Inspector of Buildings. Halifax, N. S., *16* day of *May* 19*10*

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 *Henry* St. No. *70* Side *West* between *Colony Rd.* St. and *Morris* St.
Owner *W. A. Cleveland* Architect Builder Estimated cost *\$2000.*
Class Material *wood* Purpose of Building *Dwelling*
Size of main building Ft. front *23* Ft. deep *34* Ft. in height *22* No. of stories *2* Nearest part to street line *on Pl.*
" Extension " " " " " "
Foundation wall, material *concrete* Thickness *12"*
Style of roof and material *four ply laminated felt* No. of elevators and for what purpose
What kind of fire stop is to be used *Asme Flasher* 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 *4* 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 *1st* day of *Aug.* 19*10* on which date this permit expires.

W. A. Cleveland Applicant.





**Research Report—1434 and
1444 Henry Street, Halifax**

FINAL REPORT

June 2024

Prepared for:
Regional Municipality of Halifax
PO Box 1749
Halifax, Nova Scotia B3J 3A5

Prepared by:
Stantec Consulting Ltd.
40 Highfield Park Drive #102
Dartmouth, Nova Scotia B3A 0A3

Project Number:
160940999

Limitations and Sign-off

The conclusions in the Report titled Research Report—1434 and 1444 Henry Street, Halifax are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

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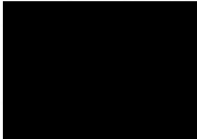
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Prepared by:  Digitally signed
by Smith, Frank
Date:
2024.06.25
10:39:12 -04'00'

Signature

Frank Smith, MA, CAHP
Cultural Heritage Specialist


Printed Name and Title

Reviewed by:  Digitally signed
by Jones, Lashia
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2024.11.18
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Signature

Lashia Jones, MA, CAHP
Senior Cultural Heritage Specialist

Printed Name and Title

Approved by:  Digitally signed
by Carmichael,
Tracie
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13:56:14 -05'00'

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Tracie Carmichael
Managing Principal, Environmental
Services

Printed Name and Title



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Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within Halifax’s downtown/south area. This report will inform the evaluation of these properties, which will be completed by municipal staff. This report includes the properties at 1434 Henry Street and 1444 Henry Street. These properties were historically known as 72 Henry Street and 74 Henry Street. Currently, these residences are owned by Dalhousie University, used as student housing, and are both named Colpitt House. The residences were connected to each other in the late 20th century by a shared rear addition. While historically two separate property parcels, both structures are presently located on a single property parcel.

A site assessment was undertaken between July 24, 2023, and July 27, 2023, by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels and also digitally provided to Stantec by HRM heritage planning staff.

To understand the history of 1434 Henry Street and 1444 Henry Street and place the property into a wider historical context, a program of historical research was undertaken between July 24, 2023, to July 26, 2023. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the properties was informed by the *Canadian Inventory of Heritage Buildings* (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiipuktuk, which means “Great Harbour” (HRM 2023a; Gallant 2022).

Beginning in the 17th century, present-day Nova Scotia became part of the transatlantic rivalry between Great Britain and France. Following the end of the War of the Spanish Succession in 1713, the *Treaty of Utrecht* was signed, and France ceded to Great Britain all of present-day Nova Scotia south of Cape Breton Island. However, the French retained their strategic stronghold at Louisburg, which posed a threat to Britain's claims in the region. In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9).

The fledgling settlement of Halifax struggled with outbreaks of disease, a population unaccustomed to North America, and Indigenous resistance to encroachment. The initial population of British settlers was soon supplemented by settlers from New England who were more accustomed to life in North America (Raddall 1948: 41). The start of the Seven Years War in 1756 provided an important stimulus to the economy of Halifax as its role as an important naval base. As a result, the population of the settlement reached about 6,000 (Fingard et al 1999: 17). In 1758, Louisburg was captured by the British military and all of present-day Nova Scotia became a British colony (Fingard et al 1999: 18).

Peace along the Atlantic seaboard did not last long, and the American Revolution caused considerable disruption in Halifax. Much of the population was originally from New England and the community heavily traded with Boston. However, despite some resentment towards British policies, Nova Scotia and Halifax remained under British control throughout the conflict. Following the war, many United Empire Loyalists and enslaved and formerly enslaved Africans settled in Nova Scotia and Halifax (Raddall 1948: 82, 112). For the remainder of the 18th century and much of the first half of the 19th century, the economic prosperity of Halifax was linked to the British military (Fingard et al 1999: 5; Raddall 1948: vii).

Dalhousie University was founded in 1819 by George Ramsay, 9th Earl of Dalhousie, during his tenure as Lieutenant Governor of Nova Scotia. Seed money for the university consisted of £11,000 raised from customs duties collected by British soldiers in Maine during the War of 1812. The first university building was located on the Grand Parade. The university was founded as a non-denominational institution like the University of Edinburgh, where the Earl of Dalhousie was an alumnus. Following the departure of Ramsay from Nova Scotia in 1820, the university remained mostly inactive and underfunded as education was typically linked to religious institutions (Payzant 1985: 194; Raddall 1948: 197).

By the mid-19th century, Halifax developed into an important trading port and specialized in the transport of local products, imported goods, and as an entry port for trade throughout British North America (Fingard et al 1999: 69-70). This resulted in the development of a prosperous middle class and sustained growth in Halifax (Fingard et al 1999: 72). Between 1851 and 1881, the population of Halifax and Dartmouth doubled from 19,165 to 39,859 (Fingard et al 1999: 7). During the late 19th century and early 20th century, industry also became an important component of Halifax's economy. As a result, by the turn



of the 20th century, Halifax was an important port, industrial centre, and military stronghold (Fingard et al 1999: 119-120). This economic boom subsided after the First World War as military spending declined and the City grappled with the destruction wrought by the Halifax Explosion. Many of Halifax's factories were destroyed in the Halifax Explosion and not rebuilt. This loss in industrial capacity was coupled with a series of corporate mergers, freight rate changes, and tariff policies which made Halifax less competitive with other parts of Canada and the United States. The decline in industrial and military jobs also negatively impacted Halifax's construction industry, wholesale trades, and retail businesses as demands for services and goods decreased (Fingard et al 1999: 140-141). Both 1434 Henry Street and 1444 Henry Street were built during this period of economic malaise in Halifax.



3 Age

For the first half of the 19th century, most of Halifax's population lived east of the Citadel. The surrounding area mostly contained farms. As Halifax prospered during the second half of the 19th century, wealthy Haligonians also began building country estates along the outskirts of the city (Fingard 1999: 87-88). The residences at present-day 1434 Henry Street and 1444 Henry Street are located on land historically known variously as "Robie Field", "Robies Field", and the "Robie Farm". This area and others along the city's outskirts were valued by Halifax's denizens as a nearby respite from the summer heat. By the time of Confederation, new residential construction was shrinking this valued open space (Blakeley 1948: 401). Historical mapping from 1866 shows that the west side of Robie Street between Coburg Road and South Street remained predominantly undeveloped. While the mapping depicts both Le Marchant Street and Seymour Street containing structures, Henry Street and Edward Street had not yet been laid out (Plate 1). Based on historical mapping, both Henry Street and Edward Street were laid out between 1866 and 1878. Historical mapping from 1878 depicts three structures along the westside of Henry Street and shows that the area containing present-day 1434 Henry Street was undeveloped while the area containing present-day 1444 Henry Street contained a frame structure that was demolished prior to the construction of the residence at present-day 1444 Henry Street (Plate 2). Based on city directories, this frame structure was a stable (McAlpine 1901).

Land registry records indicate that a block of land on the west side of Henry Street south of Coburg Road was originally owned by Henry Sterns. This block included the lands in which both 1434 Henry Street and 1444 Henry Street would be built. In 1898, Sterns sold this block of land to William Cleverdon (Property Online 1900). To facilitate the development of this land, Cleverdon had the area surveyed in 1900. Present-day 1434 Henry Street was located on Lot 6 and present-day 1444 Henry Street was located on Lot 5 (Plate 3). Fire insurance mapping from 1914 shows that the area containing present-day 1434 Henry Street remained undeveloped while the area containing present-day 1444 Henry Street contained a one storey structure. While city directories no longer indicated the presence of a stable on Henry Street, this one storey structure was likely the stable previously referenced in city directories (Plate 4).

In February 1919, Lots 5 and 6 were conveyed to Andrew M. Hunter (Property Online 1970). While digitally available land registry documents do not indicate who Hunter purchased this land from, it was possibly purchased from William Cleverdon's widow as William had died in around 1917 (McAlpine 1918: 191). Aside from Cleverdon originally subdividing and parceling the area, he and his wife Florence also lived nearby at present-day 1424 Henry Street (McAlpine 1921: 102).

City directory records from 1920 indicate that the residences at present-day 1434 Henry Street and 1444 Henry Street were under construction (McAlpine 1920: 100). Both of the residences were completed the following year. Lot 6 was assigned the civic address 72 Henry Street (present-day 1434 Henry Street), and Lot 5 was assigned the civic address 74 Henry Street (present-day 1444 Henry Street) (McAlpine 1921: 102).





Plate 1: Historical mapping from 1866 showing that present-day Henry Street, 14134 Henry Street and 1444 Henry Street (denoted by arrow) remained an undeveloped part of Robie's Fields (Nova Scotia Archives 1866).

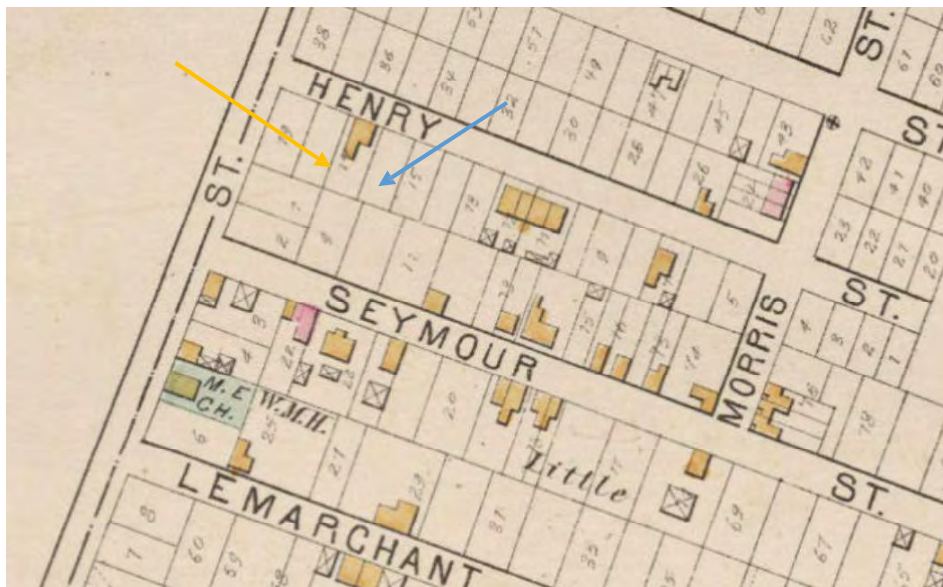


Plate 2: Historical mapping from 1878 showing Henry Street. An orange arrow denotes the location of present-day 1434 Henry Street, and a blue arrow denotes the location of present-day 1444 Henry Street (Hopkins 1878).



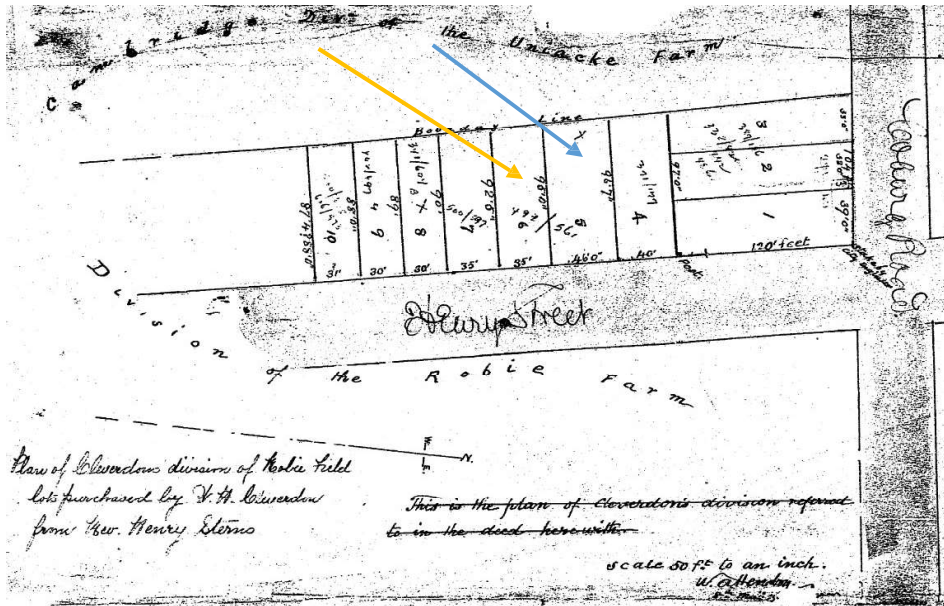


Plate 3: Survey mapping from 1900 showing the future locations of 1434 Henry Street (orange arrow) and 1444 Henry Street (blue arrow) (Property Online 1900)

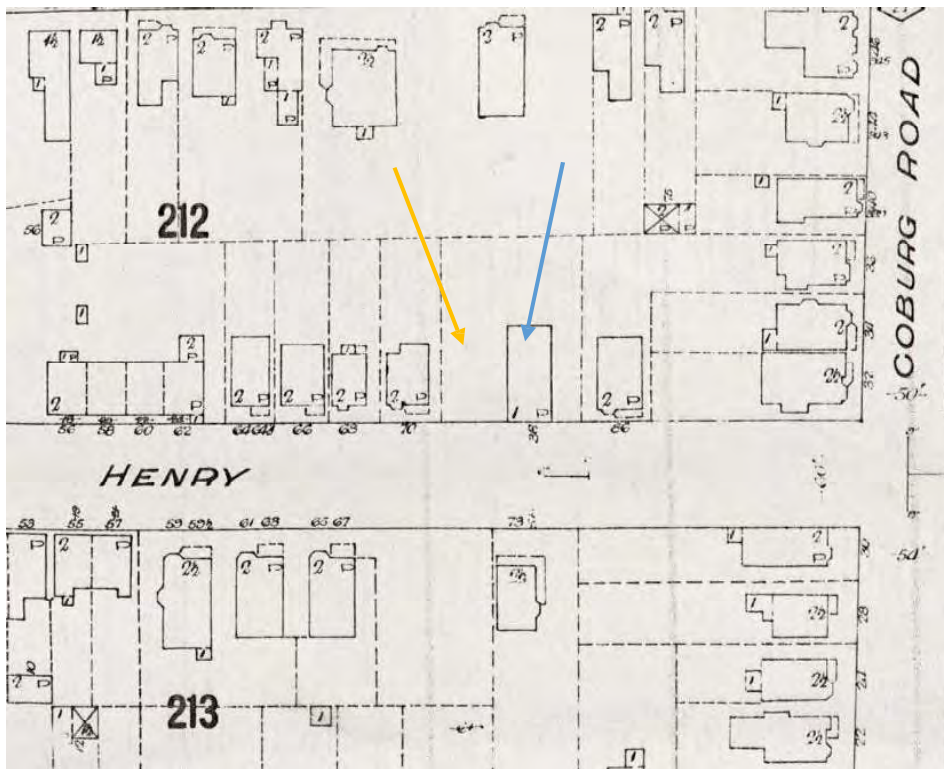


Plate 4: Fire insurance mapping from 1914 depicting present-day 1434 Henry Street (orange arrow) and 1444 Henry Street (blue arrow) (Goald 1914)



4 Historical or Architectural Importance

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

4.1.1 1434 Henry Street

The first occupants of 1434 Henry Street were Andrew M. Hunter and his wife Maude Hunter (McAlpine 1921: 340; Property Online 1970). Neither Andrew or Maude Hunter or a similar variant of names are enumerated in the Census of 1921 and Census of 1931. City directory records indicate that Andrew Hunter was a self-employed contractor and builder. Hunter was one of dozens of builders and contractors who operated in Halifax during the early 20th century (McAlpine 1921: 340). City directory records and land registry records indicate that Andrew Hunter continued to reside at 1434 Henry Street until his death in 1969 (Property Online 1970; Billion Graves 2024). Andrew Hunter is buried at Fairview Lawn Cemetery in Halifax (Billion Graves 2024). Following his death, the property briefly remained occupied by Maude Hunter and Helen Hunter (Might Directories 1969). In 1970, Maude Hunter sold the property to Dalhousie University (Property Online 1970). Maude Hunter died in 1973 and is buried alongside her husband (Billion Graves 2024).

The property was acquired by Dalhousie University under the leadership of university president Henry Hicks. During his tenure between 1963 and 1980, Dalhousie University accelerated a campaign of expansion which included the purchase of neighbouring residences. These residences would either be converted for use by the university or demolished to accommodate new construction. Hicks is widely credited with turning Dalhousie from “a small ‘college by the sea’ to a national university” (Dalhousie University 2023). Following acquisition by Dalhousie University, the building was first used by the English Department and is presently a student residence named Colpitt House (Might Directories 1977: 145; Dalhousie University 2024).

4.1.2 1444 Henry Street

The first occupants of 1444 Henry Street was Elmore E. Silliker and his wife Margaret Silliker. (McAlpine 1921: 340; Library and Archives Canada 1921). The Census of 1921 enumerated Elmore Silliker as a 42-year-old with the profession of “real estate”. He lived with his wife Margaret, age 40; son William, age six; and daughter Catherine, age 12 (Library and Archives Canada 1921). Elmore Silliker was involved in numerous business ventures within Halifax. The city directory of 1921 listed Silliker as employed at Silliker & McMann, a wholesale lumber dealing business (McAlpine 1921: 524). The next year, Silliker was listed as working at Silliker and Co Ltd, a general contractor (McAlpine 1922: 466). Prior to residing at present-day 1444 Henry Street, Silliker had a lumber and real estate venture with Clarence Silliker. Together, the pair also started the Silliker Car Company. This business was founded in Halifax in 1909 to manufacture wood railway cars and would likely have benefited from the Silliker’s connections with the lumber industry. However, demand for wood railway cars began to rapidly decline after as steel railway cars became predominant. As a result, the Silliker Car Company went bankrupt in 1912 (Merrilees 1963; History of Railways in Nova Scotia 2011). Silliker and his family did not reside long at present-day 1444



Henry Street and in 1924 the property was listed as vacant (McAlpine 1924: 102). Elmore and Margaret Silliker later relocated to Los Angeles, California. Elmore died in 1960 and Margaret died in 1972 (Wiloughby 2024).

Beginning in 1925, the property was occupied by David C. Purdy. Purdy and his brother Alexander owned the marine engine business Purdy Brothers Limited (McAlpine 1925: 377). The city directory of 1925 classified Purdy Brothers Limited as a marine engineering business (McAlpine 1925: 530). Marine engineers develop, maintain, and supervise the operation of ship equipment and propulsion (Marine Technology News 2024). The Census of 1931 enumerated David C. Purdy as a 46-year-old marine engineer. He lived with his wife Ethel, age 26; son Carson, age 7; and daughter Ethel, age five (Library and Archives Canada 1931). Today, the Purdy family is commemorated in Halifax by the street name Purdys Lane and the Purdy's Wharf development, both located along Halifax Harbour. The Purdy family lived at present-day 1444 Henry Street until at least 1945 (Might Directories 1945: 52).

According to land registry records, the property at 1444 Henry Street was sold by Maude Hunter to Dalhousie University in 1970. Based on this information, it is likely that the Hunter family reacquired the property sometime in the 1950s or 1960s and used it for rental purposes. While it is acknowledged that both present-day 1434 Henry Street and 1444 Henry Street were originally owned by Andrew Hunter, it is likely that Hunter sold present-day 1444 Henry Street shortly after acquiring it. It is unlikely established upper middle-class professionals like Elmore Silliker and David C. Purdy would have opted to rent a residence. In the case of Elmore Silliker, he was a known real estate investor and likely held the property as a short-term investment due to his short duration of occupation at the property. Following acquisition by Dalhousie University, the building was first used by the English Department and is presently a student residence named Colpitt House (Might Directories 1977: 145; Dalhousie University 2024).

4.2 Important/Unique Architectural Style or Highly Representative of an Era

4.2.1 1434 Henry Street

The residence at 1434 Henry Street is an example of a Colonial Revival residence. The Colonial Revival style was popular between about 1880 and into the first decades after the Second World War. The term Colonial Revival refers to a renewed interest in early colonial architecture along the Atlantic seaboard (McAlester 2013: 414; Blumenson 1990). In general, Colonial Revival residences do not replicate their predecessors but instead seek inspiration from colonial architecture and combine design elements from differing periods and geographical areas. In particular, the residence is an example of the gambrel roof subtype of Colonial Revival residences. These types of residences account for about ten percent of surviving Colonial Revival residences. Colonial Revival residences with side gambrel roofs, like the residence at 1434 Henry Street, were most popular in the 1920s and 1930s. These types of residences often contained a side gambrel roof with a long shed dormer and a porch (McAlester 2013: 410-411). In Nova Scotia, these types of residences are sometimes referred to as “Cottage” style architecture. Examples of these types of residences include the use of side gambrel roofs, long dormers, and porches (Penney 1989: 99). Colonial Revival and “Cottage” design elements of 1434 Henry Street include the side gambrel roof with a long shed roof dormer and the full-width front porch.



4.2.2 1444 Henry Street

The residence at 1444 Henry Street is a late example of a Late Victorian Plain residence. The Late Victorian Plain style was most popular in Nova Scotia between about 1880 and 1915. These residences are typically simple in form compared to the more ornate Italianate, Queen Anne, and Second Empire styles that were also popular at the end of the 19th century. However, Late Victorian Plain residences commonly borrow limited elements from these styles. Late Victorian plain residences typically contained very low-pitched or flat roofs, porches, bay windows, and limited architectural embellishments (Penney 1989: 92-93).

Late Victorian Plain elements of 1444 Henry Street include the front facing gable roof, bay window on the front (east) façade, and architectural embellishment limited to the wood brackets within the gable of the front façade and exposed rafters on the north and south facades. The exposed rafters borrow from the Craftsman style, which would have been increasingly popular when the residence was built in the early 1920s.



5 Significance of Architect or Builder

The architects of 1434 Henry Street and 1444 Henry Street are unknown. Historical research, including a review of land registry records and city directories indicate that the builder of 1434 Henry Street and 1444 Henry Street was likely Andrew Hunter (Property Online 1970). Hunter was the first occupant of 1434 Henry Street and also owned the property at 1444 Henry Street. City directory records indicate that both 1434 Henry Street and 1444 Henry Street were constructed concurrently (McAlpine 1920: 100). Therefore, it is reasonable to conclude that as a building contractor Andrew Hunter would have been the builder of his residence at 1434 Henry Street and the neighbouring residence at 1444 Henry Street.



6 Architectural Merit

6.1 Construction Type/Building Technology

Based on a visual inspection and materials, both 1434 Henry Street and 1444 Henry Street are frame structures with wood cladding and concrete foundations. Frame houses are among the most common types of residences and consist of vertical wood members which are then clad with a material such as siding or brick veneer (McAlester 2013: 35). Both structures are clad in wood, a type of material that is almost exclusively used as cladding for frame houses (McAlester 2013: 42). The residence at 1434 Henry Street is clad in wood shingles and the residence at 1444 Henry Street is clad in wood siding. Concrete foundations became increasingly widespread in North America in the last decades of the 19th century and had largely supplanted other types of building foundations such as stone and brick by the mid-20th century (McAlester 2013: 36).

6.2 Style

6.2.1 1434 Henry Street

The residence at 1434 Henry Street is an example of a Colonial Revival residence. In particular, the residence is an example of the side-gambrel roof subtype of Colonial Revival residences. These types of residences were popular in the 1920s and 1930s. In Nova Scotia, these types of residences are sometimes referred to as “Cottage” style architecture. (Penney 1989: 99). Colonial Revival and “Cottage” design elements of 1434 Henry Street include the side gambrel roof with a long shed roof dormer and the full-width front porch on the front façade.

Potential Character Defining Elements

The potential character defining elements of 1434 Henry Street include, but are not limited to:

- One- and one-half storey structure (Photo 1)
- Side-gambrel roof with wood soffits (Photo 1 and Photo 2)
- Shed roof dormer on front (east) façade (Photo 3)
- Wood shingle exterior cladding (Photo 4)
- Remaining wood sash windows, including arched wood sash window below gambrel on north façade (Photo 5)
- Asymmetrical front façade (Photo 6)
- Full-width front porch with wood shingle clad porch supports (Photo 7)
- Wood and glass main entrance door with wood surround (Photo 8)





Photo 1: View of residence showing height and roof, looking northwest



Photo 2: Roof and soffit details, looking south



Photo 3: Shed roof dormer, looking west (HRM 2023b)



Photo 4: Representative wood shingle exterior, looking south



Photo 5: Wood sash window, looking west





Photo 6: Front façade, looking west (HRM 2023b)



Photo 7: Full-width porch, looking southwest (HRM 2023b)



Photo 8: Main entrance, looking west

6.2.2 1444 Henry Street

The residence at 1444 Henry Street is a late example of a Late Victorian Plain residence. The Late Victorian Plain style was most popular in Nova Scotia between about 1880 and 1915. Late Victorian Plain elements of 1444 Henry Street include the front facing gable roof, bay window on the front (east) façade, and architectural embellishment limited to the wood brackets within the gable of the front façade and exposed rafters on the north and south facades. The exposed rafters borrow from the Craftsman style, which would have been increasingly popular when the residence was built in the early 1920s. The main entrance is presently located on the north façade, which is not typical to Late Victorian Plain structures. It is possible this is a later alteration to the residence.



Potential Character Defining Elements

The potential character defining elements of 1444 Henry Street include, but are not limited to:

- Two- and one-half storey structure (Photo 9)
- Steeply pitched front facing gable roof with wood brackets, exposed wood rafters, wood fascia, and wood soffits (Photo 10)
- Wood siding clad exterior (Photo 11)
- Wood sash windows (Photo 12)
- Asymmetrical front (east) façade with projecting bay on first and second storey (Photo 13)
- Capped brick chimney on south façade (Photo 13)



Photo 9: General view of residence, looking west



Photo 10: Wood fascia and soffits, looking south



Photo 11: Wood siding, representative view



Photo 12: Wood sash windows, looking west (HRM 2023b)





Photo 13: Asymmetrical front façade and capped chimney, looking west (HRM 2023b)

7 Integrity

The overall heritage integrity of 1434 Henry Street is high. The residence retains its original massing and many original or sympathetically replaced wood sash windows.

The heritage integrity of 1444 Henry Street also remains high. The residence contains much of its original massing and original or sympathetically replaced wood sash windows. The main entrance is presently located on the north façade, which is not typical to Late Victorian Plain structures. It is possible this is a later alteration to the residence as there is a section of visually distinct concrete near the northeast corner of the front façade. This is possible evidence of an alteration which removed the original main entrance of the residence (Photo 14).

Both residences have been connected by a rear addition. While this addition has a distinctly mid-20th century to late 20th century appearance, its massing and setback was sympathetically designed to not detract from the front façades of either residence (Photo 15).



Photo 14: Visually distinct concrete section at northeast corner of front façade (denoted by arrow), looking west.



Photo 15: Connecting addition, looking west (HRM 2023b)



8 Relationship to Surrounding Area

The residences at 1434 Henry Street and 1444 Henry Street are located on the north side of Henry Street between Coburg Road and University Avenue. The overall character of Henry Street is residential and institutional. This institutional character is primarily contained near the intersection of University Avenue and Henry Street as both the Dalhousie Art Gallery and School of Law are located at this intersection fronting University Avenue. North of these buildings, Henry Street retains much of its late 19th century to early 20th century residential character. This includes boulevards landscaped with lawns and trees and residences setback from the roadway by small front yards containing lawns and gardens (Photo 16 and Photo 17). During the late 19th century, efforts were made in Halifax to plan neighbourhoods with further setbacks to encourage the planting of lawns and trees (Blakeley 1948: 41). In particular, the residence at 1434 Henry Street has a particularly deep setback.

The residences along Henry Street, including 1434 Henry Street and 1444 Henry Street, share a visual relationship with each other as a collection of late 19th century to early 20th century residences that form a coherent streetscape along Henry Street north of the Art Gallery and School of Law. Many of these residences retain a high degree of heritage integrity or have been sympathetically modified. While 1434 Henry Street and 1444 Henry Street presently share a physical and functional link through their connecting addition and use as residences by Dalhousie University. In addition, the residences share a probable historical link through their connection to Andrew Hunter, who likely built both residences in 1920.

Henry Street contains no registered heritage properties between Coburg Road and University Avenue. The nearest registered heritage properties are 6112 Coburg Road, located approximately 55 metres to the northwest of 1434 Henry Street and 1444 Henry Street, and 1342 Robie Street, located approximately 165 metres east of 1434 Henry Street and 1444 Henry Street.





Photo 16: Looking south down Henry Street towards University Avenue (HRM 2023b)



Photo 17: Looking north down Henry Street towards Coburg Road (HRM 2023b)



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June 2024

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**Research Report - 1435 Seymour
Street**

FINAL REPORT

June 2024

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The conclusions in the Report titled Research Report— 1435 Seymour Street are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

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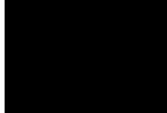
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Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within Halifax's downtown/south area. This report will inform the evaluation of these properties, which will be completed by municipal staff. This report includes the property at 1435 Seymour Street, with the historic address of 77 Seymour Street. The structure is currently used as the Environmental Health and Safety building for Dalhousie University.

A site assessment was undertaken between July 24, 2023, to July 27, 2023, by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels and also digitally provided to Stantec by HRM heritage planning staff.

To understand the history of 1435 Seymour Street and place the property into a wider historical context, a program of historical research was undertaken alongside the site assessment. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the properties was informed by the *Canadian Inventory of Heritage Buildings* (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiptuk, which means "Great Harbour" (HRM 2023; Gallant 2022).

Beginning in the 17th century, present-day Nova Scotia became part of the transatlantic rivalry between Great Britain and France. Following the end of the War of the Spanish Succession in 1713, the *Treaty of Utrecht* was signed, and France ceded to Great Britain all of present-day Nova Scotia south of Cape Breton Island. However, the French retained their strategic stronghold at Louisburg, which posed a threat to Britain's claims in the region. In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9).

The fledgling settlement of Halifax struggled with outbreaks of disease, a population unaccustomed to North America, and Indigenous resistance to encroachment. The initial population of British settlers was soon supplemented by settlers from New England who were more accustomed to life in North America (Raddall 1948: 41). The start of the Seven Years War in 1756 provided an important stimulus to the economy of Halifax as its role as an important naval base. As a result, the population of the settlement reached about 6,000 (Fingard et al 1999: 17). In 1758, Louisburg was captured by the British military and all of present-day Nova Scotia became a British colony (Fingard et al 1999: 18).

Peace along the Atlantic seaboard did not last long, and the American Revolution caused considerable disruption in Halifax. Much of the population was originally from New England and the community heavily traded with Boston. However, despite some resentment towards British policies, Nova Scotia and Halifax remained under British control throughout the conflict. Following the war, many United Empire Loyalists and enslaved and formerly enslaved Africans settled in Nova Scotia and Halifax (Raddall 1948: 82, 112). For the remainder of the 18th century and much of the first half of the 19th century, the economic prosperity of Halifax was linked to the British military (Fingard et al 1999: 5; Raddall 1948: vii).

By the mid-19th century, Halifax developed into an important trading port and specialized in the transport of local products, imported goods, and as an entry port for trade throughout British North America (Fingard et al 1999: 69-70). This resulted in the development of a prosperous middle class and sustained growth in Halifax (Fingard et al 1999: 72). Between 1851 and 1881, the population of Halifax and Dartmouth doubled from 19,165 to 39,859 (Fingard et al 1999: 7). During the late 19th century and early 20th century, industry also became an important component of Halifax's economy. As a result, by the early 20th century Halifax was an important port, industrial centre, and military stronghold (Fingard et al 1999: 119-120).



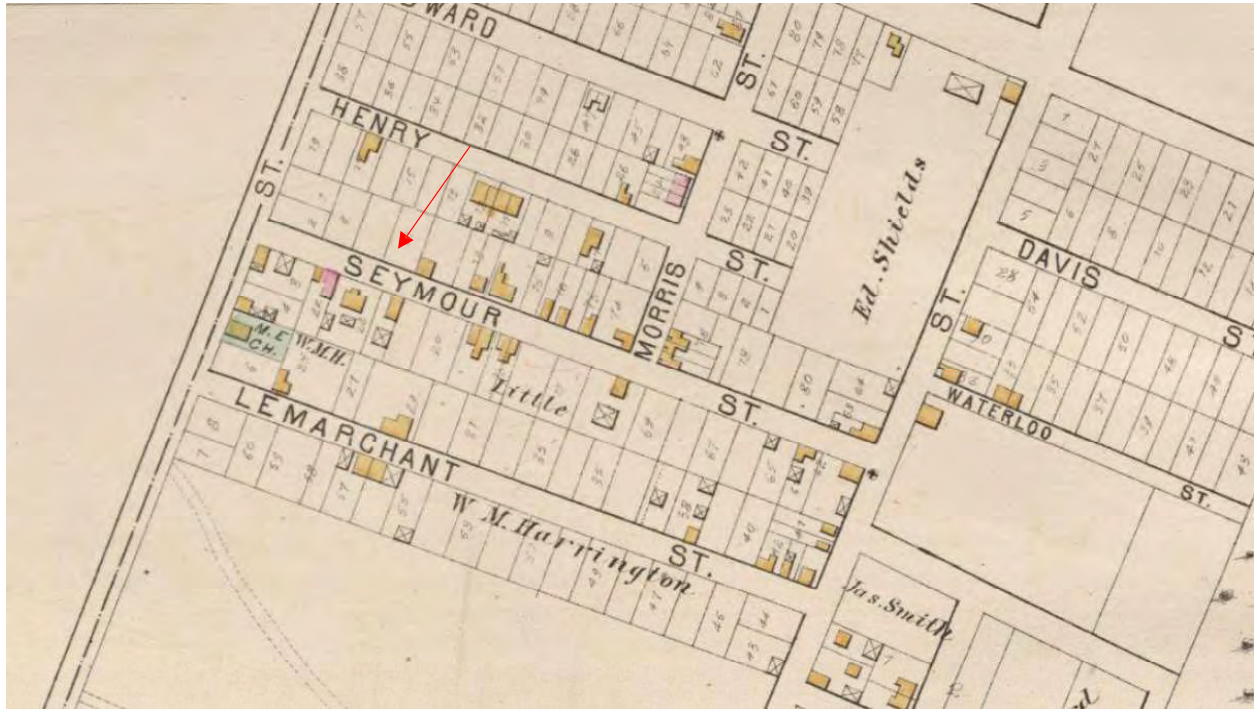


Plate 2: Historic Mapping 1878: Approximate Location of 1435 Seymour Street (Hopkins 1878)

Based on fire insurance mapping, city directories, and the Halifax Municipal Archives Address Conversion Cross Reference sheet, the residence at 1435 Seymour Street had the civic address of 77 Seymour Street from 1902 until the 1960s (McAlpine 1902; Might 1969). The residence at 1435 Seymour Street was built in 1902, based on review of city directories (McAlpine 1902). The structure is present on the 1914 fire insurance plans depicted as a two-storey frame structure (Plate 3). The adjacent residence at 1443 Seymour Street was moved to its location from LeMarchant Street to allow for the construction of the current Faculty of Arts and Social Sciences building (Dalhousie News 1999).



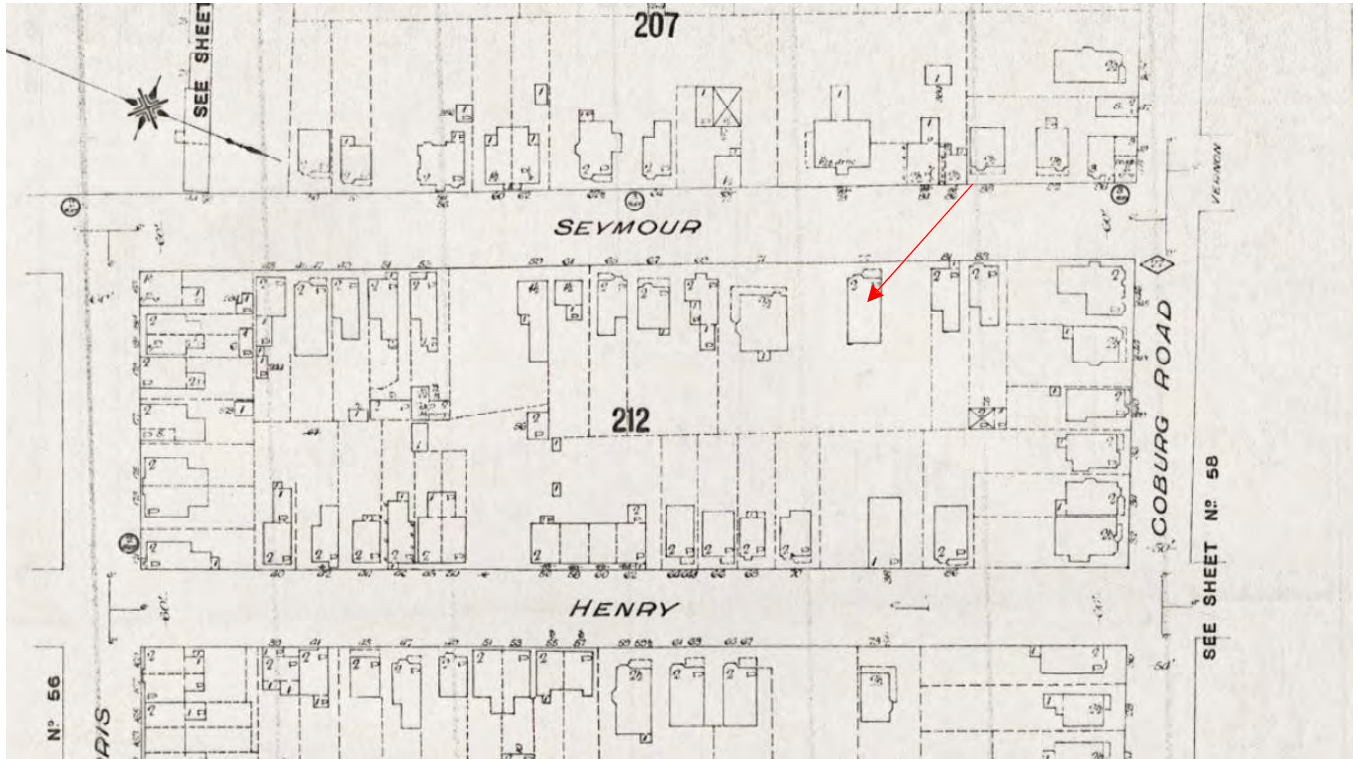


Plate 3: Historic Mapping 1914: Location of 77 Seymour Street (present-day 1435 Seymour Street), (Goad 1914)



4 Historical or Architectural Importance

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

The first owner and occupant of 1435 Seymour Street was William Cotter, a gas inspector (McAlpine 1902). Cotter was born in Nova Scotia with Irish Ancestry (Library and Archives Canada 1901). Cotter lived at the residence with his wife Elizabeth and three children: Clifford, Edna, and Reginald. The Cotter family lived at the residence until 1906 when Robert E. Van Dyke purchased the property. Van Dyke was a manager at the National Cash Register Company and lived at the property until 1912 (McAlpine 1906; McAlpine 1912). Cotter and Van Dyke are listed in the land registry records confirming their ownership and residence at the property (Property Online 1969).

Based on available city directory records, Robert Colwell purchased the property in 1912 and lived at the residence until 1945 (McAlpine 1912; Might Directories 1945). The 1931 Census and land registry records confirms Colwell as the owner of the property (Library and Archives Canada 1931 and Property Online 1969). Colwell worked as a grocer selling butter, cheese, and eggs and lived at the property with his wife Annie and two children, Murray and Kenneth (Library and Archives Canada 1931).

Sometime between 1945 and 1969, the residence at 1435 Seymour Street was converted into apartments. The 1969 city directory listed 1435 Seymour Street as four apartment units, but only one was filled at the time by Eric H. Rector (Might Directories 1969). That same year, Dalhousie University acquired the property from Chebecto Properties Limited who owned the apartments (Property Online 1969). The acquisition also included a few other properties that Chebecto Properties owned including 1411 Seymour Street, 1451 Seymour Street, and 1444 - 48 Henry Street. Following the acquisition by Dalhousie University, the building became student housing named Dalhousie University Residences with six students listed across four apartment units (Might Directories 1973). Currently, the building is used as the Environmental Health and Safety Office for Dalhousie University.

Beginning in the mid-1960s, under the leadership of university president Henry Hicks, Dalhousie University began a campaign of expansion which included the purchase of neighbouring residences. These residences would either be converted for use by the university or demolished to accommodate new construction. Hicks is widely credited with turning Dalhousie from “a small ‘college by the sea’ to a national university” (Dalhousie University 2023).



4.2 Important/Unique Architectural Style or Highly Representative of an Era

The former residence at 1435 Seymour Street is a Halifax Box Style vernacular structure with Italianate influences. The Halifax Box Style was popular in Halifax in the last twenty years of the 19th century denoted by the flat roof and two-storey boxy massing (Archibald 2003). Typical of this style is a one or two storey bay window on the front façade mirrored by the main entrance on the opposite side. The Halifax Box Style also features a variety of decorative wood elements including brackets, spindle work, balusters, or turned veranda posts. Although a variety of decoration can be used, the overall appearance of the structure is simplistic (Archibald 2003). The Halifax Box Style often borrows design elements from Italianate design style, especially in the use of decorative brackets and cornices (Archibald 2003).



5 Significance of Architect or Builder

The architect or builder of 1435 Seymour Street is unknown. Historical research, including a review of building permits and land registry records did not indicate an architect or builder.



6 Architectural Merit

6.1 Construction Type/Building Technology

Based on visual inspection and materials, the former residence at 1435 Seymour Street is a two-storey frame structure with a nearly flat roof, and a cut stone foundation with concrete block reinforcements. Frame houses are among the most common types of residences and consist of vertical wood members which are then clad with a material such as siding or brick veneer (McAlester 2013: 35). The structure at 1435 Seymour Street is clad in wood shingles on the exterior, which is a common type of material that is almost exclusively used as cladding for frame houses (McAlester 2013: 42). Concrete foundations became increasingly widespread in North America in the last decades of the 19th century and had largely supplanted other types of building foundations such as stone and brick by the mid-20th century (McAlester 2013: 36). The wood shingle exterior is common of the streetscape of Seymour Street.

6.2 Style

The structure at 1435 Seymour Street is an example of a vernacular structure in the design style of Halifax Box Style. Notable design elements include the two-storey bay window on the front façade, brackets along the roofline, and dentil detailing on the front porch and bay window. The Halifax Box Style was popular in Halifax at the end of 19th century, supplanting the Halifax Big House style (Archibald 2003).

Potential Character Defining Elements

The potential character defining elements of 1435 Seymour Street include, but are not limited to:

- Two Storey structure (Photo 1)
- Nearly flat low-pitched roof (Photo 2)
- Brackets on roofline (Photo 3)
- Dentil detailing (Photo 4)
- Wooden soffits on roofline (Photo 5)
- Wood shingling exterior cladding (Photo 6)
- Wooden rectangular window openings with replacement windows (Photo 7)
- Leaded glass windows (Photo 8)
- Two storey bay window and partial width covered porch on main entrance (Photo 9)
- Cut stone foundation with concrete block reinforcements (Photo 10)
- Basement cellar access (Photo 11)
- Landmark tree with plaque planted by class of 1988 (Photo 12 and Photo 13)





Photo 1: 1435 Seymour Street, looking east



Photo 2: South (side) façade showing low pitched roof, looking north



Photo 3: Bracket detailing on roofline



Photo 4: Dentil detailing on bay window



Photo 5: Wooden soffits visible on roof



Photo 6: Painted shingle exterior





Photo 7: Wooden rectangular window openings



Photo 8: Leaded glass window



Photo 9: Two storey bay window and partial width porch on front façade looking east



Photo 10: Cut stone foundation with concrete block reinforcements





Photo 11: Basement cellar access



Photo 12: Plaque in front of tree on east edge of property



Photo 13: Tree on east edge of property with plaque



7 Integrity

The structure at 1435 Seymour Street retains an overall high degree of heritage integrity. The structure retains its original massing, many of the decorative elements like the brackets, and dentils, and the low pitched, nearly flat roof. The windows have been replaced but have been installed within the wooden rectangular window frames. The exterior is clad in wood shingling which is characteristic to the neighbourhood.



8 Relationship to Surrounding Area

The former residence at 1435 Seymour Street is located on the east side of the street with the closest intersection being Seymour Street and Cobourg Road to the north. The structure at 1435 Seymour Street is one of several properties to be acquired by Dalhousie University in the late 20th century which has heavily influenced the character of the area. The streetscape character is varied, with a few remaining former late 19th-early 20th century residences, mid-20th century low rise apartment buildings, and larger scale contemporary institutional buildings on the Dalhousie campus, including, the Dalhousie Art Gallery and Marion McCain Arts and Social Sciences buildings at the end of the block. The adjacent residence at 1443 Seymour Street was moved to its location from LeMarchant Street to allow for the construction of the current Faculty of Arts and Social Sciences building (Dalhousie News 1999). The neighbouring structures are also occupied by Dalhousie University. To the north, the neighbouring structure is the Dalhousie Faculty Association. The direct neighbour to the south 1404 Seymour Street was a former student residence was demolished between 2017 and 2019 leaving an empty lot. There are no registered properties on Seymour Street.



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**Research Report - 1443 Seymour
Street**

FINAL REPORT

June 2024

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Limitations and Sign-off

The conclusions in the Report titled Research Report — 1443 Seymour Street are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

Stantec has assumed all information received from Regional Municipality of Halifax (the “Client”) and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.


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Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within Halifax's downtown/south area. This report will inform the evaluation of these properties, which will be completed by municipal staff. This report includes the property at 1443 Seymour Street, and historically held the civic address of 1367 LeMarchant Street, and 47 LeMarchant Street. The structure is currently used as The South House Sexual and Gender Resource Centre and the Dalhousie Faculty Association for Dalhousie University.

A site assessment was undertaken between July 24, 2023, to July 27, 2023, by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels and also digitally provided to Stantec by HRM heritage planning staff.

To understand the history of 1443 Seymour Street and place the property into a wider historical context, a program of historical research was undertaken between July 24, 2023, to July 26, 2023. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the properties was informed by the *Canadian Inventory of Heritage Buildings* (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiipuktuk, which means "Great Harbour" (HRM 2023; Gallant 2022).

Beginning in the 17th century, present-day Nova Scotia became part of the transatlantic rivalry between Great Britain and France. Following the end of the War of the Spanish Succession in 1713, the *Treaty of Utrecht* was signed, and France ceded to Great Britain all of present-day Nova Scotia south of Cape Breton Island. However, the French retained their strategic stronghold at Louisburg, which posed a threat to Britain's claims in the region. In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9).

The fledgling settlement of Halifax struggled with outbreaks of disease, a population unaccustomed to North America, and Indigenous resistance to encroachment. The initial population of British settlers was soon supplemented by settlers from New England who were more accustomed to life in North America (Raddall 1948: 41). The start of the Seven Years War in 1756 provided an important stimulus to the economy of Halifax as its role as an important naval base. As a result, the population of the settlement reached about 6,000 (Fingard et al 1999: 17). In 1758, Louisburg was captured by the British military and all of present-day Nova Scotia became a British colony (Fingard et al 1999: 18).

Peace along the Atlantic seaboard did not last long, and the American Revolution caused considerable disruption in Halifax. Much of the population was originally from New England and the community heavily traded with Boston. However, despite some resentment towards British policies, Nova Scotia and Halifax remained under British control throughout the conflict. Following the war, many United Empire Loyalists and enslaved and formerly enslaved Africans settled in Nova Scotia and Halifax (Raddall 1948: 82, 112). For the remainder of the 18th century and much of the first half of the 19th century, the economic prosperity of Halifax was linked to the British military (Fingard et al 1999: 5; Raddall 1948: vii).

By the mid-19th century, Halifax developed into an important trading port and specialized in the transport of local products, imported goods, and as an entry port for trade throughout British North America (Fingard et al 1999: 69-70). This resulted in the development of a prosperous middle class and sustained growth in Halifax (Fingard et al 1999: 72). Between 1851 and 1881, the population of Halifax and Dartmouth doubled from 19,165 to 39,859 (Fingard et al 1999: 7). During the late 19th century and early 20th century, industry also became an important component of Halifax's economy. As a result, by the early 20th century Halifax was an important port, industrial centre, and military stronghold (Fingard et al 1999: 119-120).



3 Age

The existing residence at 1443 Seymour Street was originally located one block west on 1367 LeMarchant Street. Historically, this property held the civic address 47 LeMarchant Street until the 1960s. In 1999, the former residence was moved to its present-day location on Seymour Street to allow for the construction of the current Faculty of Arts and Social Sciences building (Dalhousie News 1999). What follows is a discussion of the age and development of 1367 LeMarchant Street as this was the address that related to the structure for most of its historical evolution, until its relocation.

The residence at 1367 LeMarchant Street is associated with the growth of Halifax during the late 19th and early 20th centuries. Historical mapping from 1866 indicates that the present-day structure at 1443 Seymour Street was part of a partially developed parcel of land bounded on the north by present-day Coburg Road, the east by present-day Seymour Street, the south by present day South Street, and the west by present day Lemarchant Street, all of which were undeveloped in 1866 (Plate 1). Between 1867 and 1877, much of the surrounding present-day street grid was laid out and LeMarchant and Seymour Street were established. Much of LeMarchant street was developed with frame structures. Present day 1443 Seymour Street (1367 LeMarchant Street) was part of an undeveloped parcel of land (Plate 2). By 1914, much of LeMarchant Street was developed with several frame houses built, however 1443 Seymour Street remained undeveloped (Plate 3). Based on city directories and census records, the structure at 1367 LeMarchant Street (present-day 1443 Seymour Street) was built between 1927 and 1931 and held the historic civic address of 47 LeMarchant Street. The residence was renumbered in the 1960s to 1367 LeMarchant Street. The available historical mapping does not indicate a structure built on the property from 1866-1914 and the available city directories do not list the residence until 1932 (McAlpine 1932). The 1931 Census lists John H. Breen residing at and owning 47 LeMarchant Street, indicating the structure was built between 1927 and 1931 (Library and Archives Canada 1931).



Plate 1: Historic Mapping, 1866: Approximate Location of structure currently located at 1443 Seymour Street on LeMarchant Street (City of Halifax 1866)

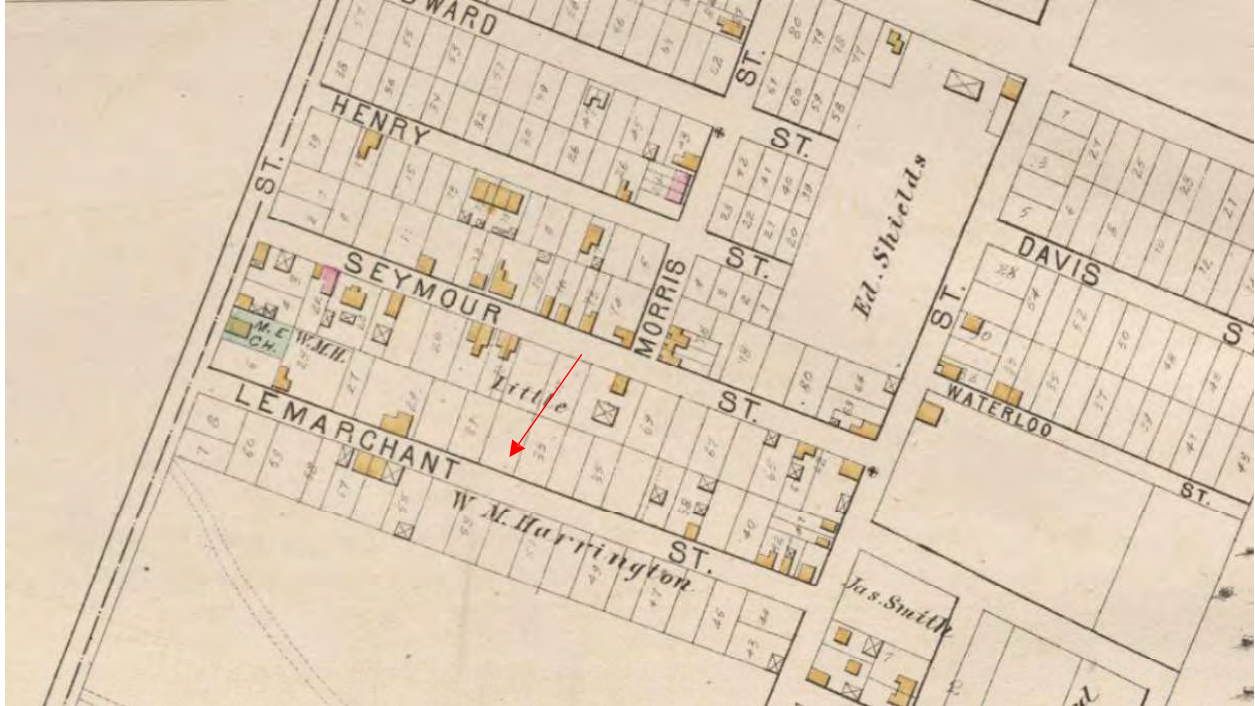


Plate 2: Historic Mapping 1878: Approximate Location of structure currently located at 1443 Seymour Street on LeMarchant Street (Hopkins 1878)

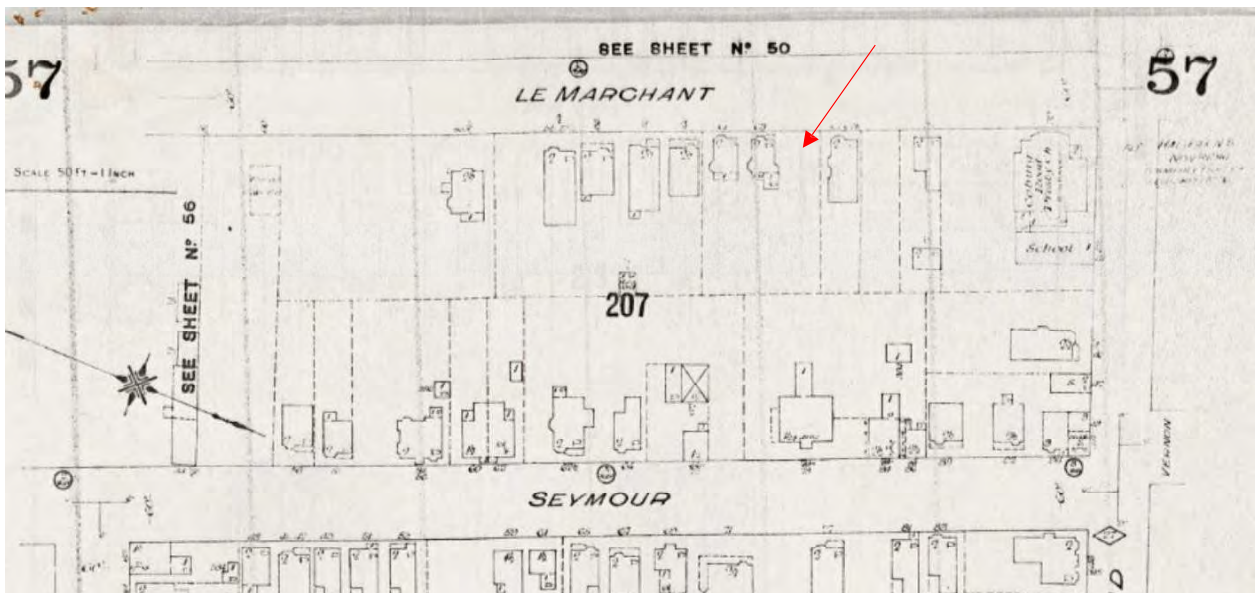


Plate 3: Historic Mapping 1914: Location of structure currently located at 1443 Seymour Street on LeMarchant Street, (Goad 1914)



4 Historical or Architectural Importance

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

John H. Breen, born 1894 in Nova Scotia, , was the first owner and occupant of 47 LeMarchant Street and lived there with his wife Elizabeth and brother Frederick until 1935, based on available city directories. Breen worked as a manager of a wholesale meat store (Library and Archives Canada 1931). By 1945, Donald Mainland owned and lived at the residence with his wife Ruth, occupation unknown (Might Directories 1945).

In the 1960s, 47 LeMarchant was renumbered as 1367 LeMarchant, listed as one dwelling unit, with the owner and resident as Ellis N. Roulston who lived there with his wife Auguste (Might Directories 1969). Ellis was an artist who graduated from Mount Allison University in 1941 and later became an instructor there as well. (Friedland 2015). Known for his jewellery designs and weaving, he also studied metallurgy in Sweden. He also held professional positions as the President of the Canadian Handicrafts Guild, President of the Guild of Canadian Weavers, and Exhibition Director of the Maritime Art Association (Friedland 2015). Ellis was the head of the Applied Arts program at Mount Allison for nearly 20 years (Friedland 2015).

By 1973, Ellis had died, and Auguste was widowed and lived at the residence with her daughter Anita (Might Directories 1973). Auguste lived there for the next decade into the 1980s (Might Directories 1975; 1977; 1982). Auguste Roulston was a professor at Dalhousie University, later receiving tenure. She was born in Austria in 1917 and immigrated to Halifax in her youth. She was also a professor at Mount Allison University and a member of the Art Gallery of Nova Scotia (Dignity Memorial 2013). Based on the Dalhousie Campus Directory, 1443 Seymour Street is still referred to as the Roulston house (Dalhousie University 2024).

In 1999, the structure at 1367 LeMarchant Street was moved to allow for the construction of the Faculty of Arts and Social Science building. Several properties were demolished for the construction but the structure at 1367 LeMarchant was moved to an undeveloped parcel of land on Seymour Street, where it was renumbered with the present-day address 1443 Seymour Street.

Research into the available land registry records and documents in the Dalhousie and City of Halifax archives does not indicate a specific date in which the property was acquired by Dalhousie University. It was likely acquired between the mid to late 1980s and 1990s. Auguste Roulston lived there until 1982 while the surrounding addresses were steadily acquired by Dalhousie through the 1960s and 1970s. By 1984, the address is only listed as “no return” (Might Directories 1984). When the residence was moved in 1999, the structure appears to have been used for student residences (Dalhousie News 1999).



4.2 Important/Unique Architectural Style or Highly Representative of an Era

The former residence at 1443 Seymour Street is a Halifax Box Style vernacular structure with Italianate influences. The Halifax Box Style was popular in Halifax at the end of the 19th century and into the mid-20th century denoted by the flat roof and two-storey boxy massing (Archibald 2003). Typical of this style is a one or two storey bay window on the front façade mirrored by the main entrance on the opposite side. The Halifax Box Style also features a variety of decorative wood elements including brackets, spindle work, balusters, or turned veranda posts. Although a variety of decoration can be used, the overall appearance of the structure is simplistic (Archibald 2003). Often the Halifax Box Style borrows design elements from Italianate design style. Especially in the decorative brackets and cornices (Archibald 2003).



5 Significance of Architect or Builder

The architect or builder of 1443 Seymour Street is unknown. Historical research, including a review of building permits and land registry records did not indicate an architect or builder.



6 Architectural Merit

6.1 Construction Type/Building Technology

Based on visual inspection and materials, the building at 1443 Seymour (formerly at 1367 LeMarchant Street) is a two-storey frame structure with a nearly flat, low pitched roof, two story bay window with a conical roof tower and concrete foundation. The foundation of this structure is notable since it was poured when the structure was moved to its new location on Seymour Street in 1999. Frame houses are among the most common types of residences and consist of vertical wood members which are then clad with a material such as siding or brick veneer (McAlester 2013: 35). The structure at 1443 Seymour Street is clad in wood shingles on the exterior, which is a common type of material that is almost exclusively used as cladding for frame houses (McAlester 2013: 42).

6.2 Style

The structure at 1443 Seymour Street is a representative example of a structure designed in the Halifax Box House Style. The Halifax Box Style supplanted the Halifax Big House Style in the latter half of the 19th century (Archibald 2003). Notable design elements include the two-story bay window with cupola, the wooden detailing on the roofline and bisecting the first and second story on the front façade, and brackets on the roofline. Halifax Box Style structures are distinguishable for their use of a variety of decorative embellishments, including brackets, dentils, and spindle work. Typically borrowing elements from Second Empire and Italianate styles, the Halifax Box Style incorporates elements from both while maintaining an overall boxy massing and plain ornamentation (Archibald 2003).

Potential Character Defining Elements

The potential character defining elements of 1443 Seymour Street include, but are not limited to:

- Two storey structure (Photo 1)
- Partial width porch with main entrance framed by pilasters and transom (Photo 2)
- Two storey bay window (Photo 3 and Photo 4)
- Bracket and carved wood detailing on roofline and bay window (Photo 5 and Photo 6)
- Wood shingling exterior cladding (Photo 7)
- Wood sash windows in wooden rectangular window openings with storm windows overtop (Photo 8)
- Second storey porch on rear façade (Photo 9)





Photo 1: 1443 Seymour Street, looking east



Photo 2: Partial width porch with pilasters on west main entrance, looking east



Photo 3: Two storey bay window



Photo 4: Two storey bay window



Photo 5: Wooden detailing on porch roofline

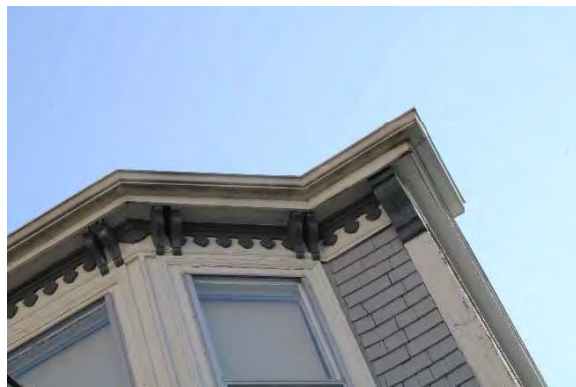


Photo 6: Brackets on roofline





Photo 7: Wooden shingling exterior



Photo 8: Wood sash windows with storm windows over top



Photo 9: Second storey porch on rear (east) façade

7 Integrity

The structure at 1443 Seymour Street retains an overall high degree of heritage integrity. The structure retains its original massing, many of the decorative elements like the brackets, and carved wood detailing, and the low pitched, nearly flat roof. The windows are wood sash with storm windows overtop. The exterior is clad in wood shingling which is characteristic to the neighbourhood.



8 Relationship to Surrounding Area

The former residence at 1443 Seymour Street is on the east side of the street with the closest intersection being Seymour Street and Cobourg Road to the north. While the residence was relocated from LeMarchant Street to its present location, its placement on Seymour Street is overall in keeping with the character of the area. The structure at 1443 Seymour Street is one of several properties to be acquired by Dalhousie University in the late 20th century which has heavily influenced the character of the area. The streetscape character is varied, with a few remaining former late 19th-early 20th century residences, mid-20th century low rise apartment buildings, and larger-scale contemporary institutional buildings on the Dalhousie campus, including, the Dalhousie Art Gallery and Marion McCain Arts and Social Sciences buildings at the end of the block. The neighbouring structures are also occupied by Dalhousie University. The direct neighbour to the south of 1435 Seymour Street was once a student residence but is now the Environmental Health and Safety Office for Dalhousie University. There are no registered properties on Seymour Street.



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Accessed: September 8, 2023.

Raddall, Thomas. 1948. *Halifax: Warden of the North*. Toronto: McClelland and Stewart.





Research Report—5231 Morris Street

FINAL REPORT

June 2024

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Regional Municipality of Halifax
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Research Report—5231 Morris Street

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Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
DalTech	Dalhousie Polytechnic of Nova Scotia
HRM	Halifax Regional Municipality
NSTC	Nova Scotia Technical College
TUNS	Technical University of Nova Scotia



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within the downtown and south area of Halifax. This report will inform the evaluation of these properties, which will be completed by municipal staff. This report includes the property at 5231 Morris Street.

A site assessment was undertaken between July 24, 2023, and July 27, 2023, by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on a Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels and also provided to Stantec by HRM heritage planning staff.

To understand the history of 5231 Morris Street and place the property into a wider historical context, a program of historical research was undertaken alongside the site assessment. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the properties was informed by the *Canadian Inventory of Heritage Buildings* (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiipuktuk, which means “Great Harbour” (HRM 2023a; Gallant 2022). In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9). The early growth of Halifax was sustained by the Seven Years War, American Revolution, and War of 1812.

Beginning in the 17th century, present-day Nova Scotia became part of the transatlantic rivalry between Great Britain and France. Following the end of the War of the Spanish Succession in 1713, the *Treaty of Utrecht* was signed, and France ceded to Great Britain all of present-day Nova Scotia south of Cape Breton Island. However, the French retained their strategic stronghold at Louisburg, which posed a threat to Britain's claims in the region. In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9).

The fledgling settlement of Halifax struggled with outbreaks of disease, a population unaccustomed to North America, and Indigenous resistance to encroachment. The initial population of British settlers was soon supplemented by settlers from New England who were more accustomed to life in North America (Raddall 1948: 41). The start of the Seven Years War in 1756 provided an important stimulus to the economy of Halifax as its role as an important naval base. As a result, the population of the settlement reached about 6,000 (Fingard et al 1999: 17). In 1758, Louisburg was captured by the British military and all of present-day Nova Scotia became a British colony (Fingard et al 1999: 18).

Peace along the Atlantic seaboard did not last long, and the American Revolution caused considerable disruption in Halifax. Much of the population was originally from New England and the community heavily traded with Boston. However, despite some resentment towards British policies, Nova Scotia and Halifax remained under British control throughout the conflict. Following the war, many United Empire Loyalists and enslaved and formerly enslaved Africans settled in Nova Scotia and Halifax (Raddall 1948: 82, 112). For the remainder of the 18th century and much of the first half of the 19th century, the economic prosperity of Halifax was linked to the British military (Fingard et al 1999: 5; Raddall 1948: vii).

By the mid-19th century, Halifax developed into an important trading port and specialized in the transport of local products, imported goods, and as an entry port for trade throughout British North America (Fingard et al 1999: 69-70). This resulted in the development of a prosperous middle class and sustained growth in Halifax (Fingard et al 1999: 72). Between 1851 and 1881, the population of Halifax and Dartmouth doubled from 19,165 to 39,859 (Fingard et al 1999: 7). During the late 19th century and early 20th century, industry also became an important component of Halifax's economy. As a result, by the early 20th century Halifax was an important port, industrial centre, and military stronghold (Fingard et al 1999: 119-120).



Despite the vast abundance of natural resources available to feed the province's growth, by the late 19th and early 20th centuries development throughout Nova Scotia was severely hindered by industrial inefficiencies and regional depopulation (Macleod 1986: 54). This led to various social and political movements advocating for some form of practical technical education. After the idea of technical education gained industry support and after failed attempts to establish a program at multiple existing Nova Scotia colleges, the provincial government of Nova Scotia passed *An Act Relating to Technical Education* with nearly unanimous support for the importance of technical education in April of 1907, establishing Canada's first general program for university-level engineering education (Macleod 1986: 53). The act founded the Nova Scotia Technical College (NSTC), which was opened in Halifax in 1909 with 28 students enrolled in the college's courses in civil, mechanical, electrical, and mining engineering (Macleod 1986: 86, Dalhousie University Libraries n.d.). Henry Sexton, after whom the present-day Sexton Campus was named, was appointed the college's first principal and also served as the provincial government's Director of Technical Education (Dalhousie University Libraries n.d.).

Throughout the early to mid 20th century, the NSTC's course offerings were expanded to include chemical and metallurgical engineering in 1947, geological engineering in 1964, and industrial engineering in 1965 (University of Dalhousie Libraries n.d.). Master of Engineering degrees were introduced in the 1950s and the college established a PhD program in 1962. The college remained a provincially funded institution until 1963 (Dalhousie University Libraries n.d.). The college's name was changed to the Technical University of Nova Scotia (TUNS) in 1978 (Dalhousie University Libraries n.d.). In April 1997, the *Dalhousie-Technical University Amalgamation Act* was passed after successful provincial lobbying to merge the two institutions and TUNS was renamed the Dalhousie Polytechnic of Nova Scotia (DalTech). DalTech remained a constituent college of Dalhousie University until approximately 2000 when the former TUNS buildings were named the Sexton Campus.



3 Age

The residence at 5231 Morris Street is situated on the north side of Morris Street between Barrington Street (formerly referred to as Pleasant Street) and Queen Street. The residence is associated with early 20th century growth and prosperity in Halifax.

Historically, Halifax's urban area was concentrated near the harbours on the peninsula's east side. The residence at 5231 Morris Street is located within this historical urban area. The *Buildings of Dalhousie: An Illustrated History* dates the residence to 1892, but other sources suggest a later construction date (Harvey et al 2015). Specifically, the residence at 5231 Morris Street is not depicted on fire insurance mapping from 1895 (Plate 1).

City directories indicate that the residence was constructed circa 1903. Prior to the introduction of Halifax's grid-based, 4-digit civic numbering system between 1958 and 1965, 5231 Morris Street was referred to as 59 Morris Street (HRM 2023b). This older civic address first appears in the city directory for 1903-1904 and the accompanying entry reads "new house" (McAlpine 1903: 615). The 1904 to 1905 directory uses the address 57-59 Morris Street and indicates that A. Ivan Mader was the occupant (McAlpine 1904: 617). Antony Ivan Mader was a physician and he resided at 59 Morris Street while operating his medical practice from 57 Morris Street (McAlpine 1904: 372). Fire insurance mapping from 1914 depicts the residence at 5231 Morris Street as a two and one half storey structure (Plate 2).



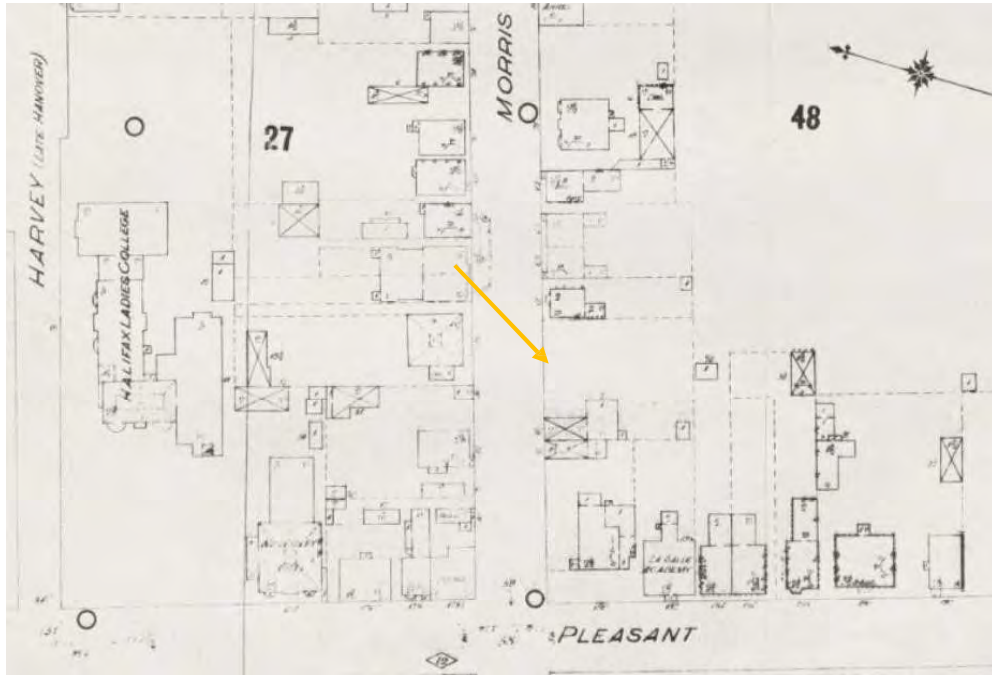


Plate 1: Absence of 5231 Morris Street denoted by an arrow on fire insurance mapping (Goad 1895)

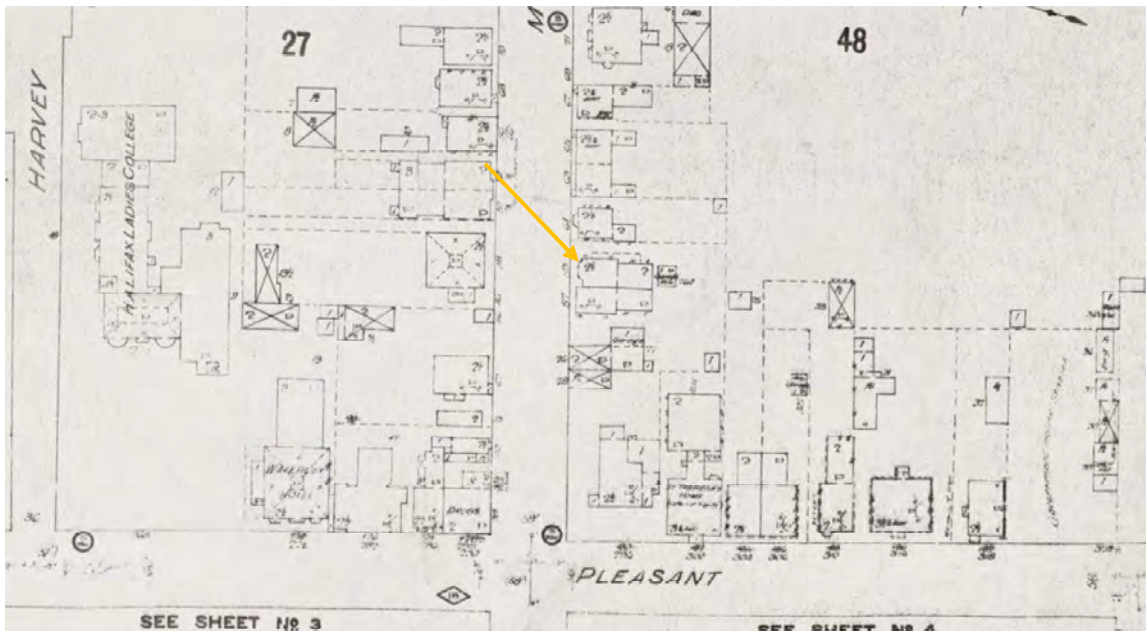


Plate 2: 5231 Morris Street denoted by an arrow on fire insurance mapping from 1914 (Goad 1914)



4 Historical or Architectural Importance

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

4.1.1 Original Residents

Based on fire insurance mapping and city directories, the residence at 5231 Morris Street was constructed between 1903 and 1904. The first resident of the house recorded in the Halifax city directories was A. Ivan Mader (McAlpine 1904: 617). Anthony Ivan Mader was a notable Halifax physician and surgeon born in New Canada, Lunenburg County, Nova Scotia in 1862 (Medical Society of Nova Scotia 1952: 92). He attended the Halifax Medical College and graduated with a degree in medicine from McGill University in 1891.

Mader returned to Halifax after he completed his degree at McGill and was appointed to the staff of the Victoria General Hospital. He was also given a position as an instructor at the Halifax Medical College. In 1899 he married Eva Anderson Waddell. In 1909, he was appointed a Fellow of the Royal College of Surgeons of Edinburgh and shortly afterwards he left his positions at Victoria General Hospital and the Halifax Medical College to establish a private hospital on Coburg Road in Halifax. His Coburg Road hospital was a maternity hospital which he operated from 1914-1929 (Medical History Society of Nova Scotia 2018). During the late 19th and early 20th centuries, maternity cases and young children were not admitted to the general hospitals. Instead, they had to obtain care from physicians or midwives in private homes or private hospitals (Medical History Society of Nova Scotia 2018). Around 1930, Dr. Mader's hospital was transferred to the Sisters of Charity who continued to operate it as a maternity unit until their Queen Street location of the Halifax Infirmary was completed (Medical Society of Nova Scotia 1952: 92).

Dr. Mader was one of the pioneers of using radium to treat cancer in Nova Scotia and he held a prominent role in the Halifax medical profession for many years, maintaining a private practice until age and illness prevented him from continuing to do so any longer (Medical Society of Nova Scotia 1952: 92). He was the last living member of the teaching faculty at the Halifax Medical College when he died in 1952 in his 90th year. The college, in affiliation with Dalhousie University, was the sole institute providing medical education in the Atlantic Provinces between 1873 and 1911.

Dr. Mader's wife Eva was also a well-known figure in Halifax society. Her father W.H. Waddell and grandfather Hiram Blanchard, M.P.P., were both prominent figures in educational affairs in Nova Scotia (Medical Society of Nova Scotia 1926: 32). Eva herself was known for her involvement with a number of religious, philanthropic and social welfare causes, including a campaign for the eradication of Tuberculosis. She died following a sudden illness in 1926. Dr. and Eva Mader had four children and three of them also became medical professionals (Medical Society of Nova Scotia 1926: 33, 1952: 92).



4.1.2 NSTC and Dalhousie University

The residence at 5231 Morris Street has a historical and physical connection to Dalhousie's Sexton Campus, which encompasses the former NSTC and Technical University of Nova Scotia (TUNS) buildings, along with neighbouring historical residences that have been gradually acquired by the university. The NSTC was established via *An Act Relating to Technical Education* issued by the provincial government in 1907 and was opened in a purpose-built building at present-day 5410 Spring Garden Road, Halifax in 1909 (Macleod 1986: 53). In 1997, the NSTC (then referred to as TUNS) was amalgamated with Dalhousie University and was renamed the Dalhousie Polytechnic of Nova Scotia (DalTech) (Dalhousie University Libraries n.d.). DalTech operated as a constituent college of Dalhousie University until approximately 2000 when it was renamed as Dalhousie's Sexton Campus.

Beginning in the mid-1960s, under the leadership of university president Henry Hicks, Dalhousie University began a campaign of expansion which included the purchase of neighbouring residences. These residences would either be converted for use by the university or demolished to accommodate new construction. Hicks is widely credited with turning Dalhousie from "a small 'college by the sea' to a national university" (Dalhousie University 2023). This campaign of expansion has also been applied to the Sexton Campus and the area surrounding the former NSTC buildings. Records confirming when Dalhousie acquired the residence were not available for this property. The residence at 5231 Morris Street was acquired by Dalhousie University between 1966 and 1970 and was then renovated for use as a graduate student residence during the 1970-1971 academic year (Might 1965, Harvey et al 2015). The residence is currently referred to as the O Building on Dalhousie's Sexton Campus.

4.2 Important/Unique Architectural Style or Highly Representative of an Era

The residence at 5231 Morris Street is an example of a vernacular residence with Queen Anne design influences. The Queen Anne architectural style, which was popular in Halifax from approximately 1880-1915, is a subtype of Victorian architecture (Nova Scotia Archives 2023, Penney 1989: 84). In Nova Scotia, Queen Anne structures are sometimes also referred to as High Victorian Eclectic buildings.

The Queen Anne style was derived from the "Shavian Manorial style" that was developed by English architect Richard Norman Shaw during the second half of the 19th century (Blumenson 1990: 102). Shaw's designs combined the asymmetry of Medieval architecture with the rambling massing of Elizabethan country homes and Classical decorative elements borrowed from the English Renaissance, making a wide array of decorative elements and varied forms key hallmarks of the style. The North American interpretation of the style is generally less embellished than European examples and typically used an irregular shape which incorporated towers, broad gables or pediments, projecting bays, and decorative chimneys, often with one dominant front-facing gable, along with complex multi-sloped and multi-shaped roofs (Blumenson 1990: 102, McAlester 2013: 345, Penney 1989: 84). It is common for these structures to be asymmetrical and to have patterned shingles on their roofs and walls and in gable peaks (Nova Scotia Archives 2023). The exteriors of these structures often combine a variety of textures, shapes, and materials such as brick, wood, stucco, or stone and may have several open covered areas such as verandahs, balconies, and porches under gables or eaves (Blumenson 1990: 102, Nova Scotia



Archives 2023). Partial or full-width porches that are usually one storey high and extend along one or both side facades are common (McAlester 2013: 345). Other common elements include intricate trim, iron work, windows in a variety of shapes and sizes, transoms of coloured glass, and decorative window heads in contrasting materials (Blumenson 1990:102-103). According to McAlester, there are four principal shape subtypes associated with the Queen Anne Style:

- hipped roof with lower cross gables (most commonly seen as a steeply hipped or pyramidal roof with one front-facing and one side-facing gable)
- cross gabled (usually simple cross gabled roofs in an L-shape without a central hipped unit)
- front gabled (a full width front gable)
- town house (often full width front gables similar to the front gabled style, but are also constructed with other roof shapes like a mansard roof with false gables and they may be detached or row houses)

McAlester also notes four decorative detailing subtypes which overlap with the shape subtypes. These are spindlework, free classic, half timbered, and patterned masonry (2013: 346).

The residence at 5231 Morris Street is a vernacular structure and does not fit cleanly into one of the principal shape types, but it does display Queen Anne design influences in its hip roof with a projecting front gable and a tower with the typical corner placement. The residence does fit into the half timbered decorative detailing subtype, with half timbering in the front gable peak and a group of three windows on the front façade. The stone belt courses on the residence's front façade are unusual for a Queen Anne style residence but are consistent with the style's tendency to incorporate varied materials and textures. Other elements of the Queen Anne design influence in the residence at 5231 Morris Street include intricate trim in the gable peak, stained glass fan lights, and stone embellishments, and shingle cladding on the dormers.

Varied examples of Queen Anne architecture can be found throughout Halifax. These include the registered properties within the South Park Victorian Streetscape (built 1877-1897), and the George Wright House (989 Young Avenue, built 1903,) in Halifax along with the residence of Honourable David M. McKean in Halifax's North West Arm (also referred to as Maplewood) and the Baptist Church and Parsonage in Middleton.



5 Significance of Architect or Builder

The architect and builder of 5231 Morris Street is unknown. Historical research, including a review of building permits and land registry records, did not indicate an architect or builder.



6 Architectural Merit

6.1 Construction Type/Building Technology

Interior access to the residence at 5231 Morris Street was not available and available fire insurance mapping does not indicate construction type for this residence (Goad 1895, 1914). However, a visual inspection of the residence's exterior suggests that it is a brick structure. The front (south) façade is made of brick with a stretcher bond and a rusticated stone foundation, the east façade up to the rear wing is made of brick with a stretcher bond and a stone foundation, and the rear wing and west façade are made from brick with a common bond pattern and a stone foundation (Photo 1 to Photo 3). The rusticated stone and more uniform brick used on the front and part of the east façades were likely more expensive materials. Based on the 1914 fire insurance plan, these were the portions of the residence that were most visible from the sidewalk and street (Goad 1914). Less expensive materials like the rougher, less uniform brick and uncut stone were used on the less visible parts of the façades. This type of construction and the use of finer materials on more visible façades with less expensive materials on the remainder of the structure was common throughout the late 19th and early 20th centuries.



Photo 1: Front (south) façade with stretcher bond brick pattern and rusticated block foundation, looking northwest



Photo 2: East façade with stretcher bond and cut stone foundation, looking northwest





Photo 3: Rear wing and west façade with common bond brick pattern and stone foundation, looking southeast

6.2 Style

The residence at 5231 Morris Street is a vernacular residence with Queen Anne design influences. Queen Anne elements of the residence include the complex roof structure, the projecting bay, the general asymmetry, the decorative half timbering and intricate trim in the gable peak, the use of various window shapes and sizes, stained glass fan lights and the stone details. This style of architecture was common in the late 19th and early 20th century in Halifax.

Potential Character Defining Elements

- Two to three story structure with a complex roof, projecting gable bay, projecting 3-sided bay, hip and gable dormers, and combination of rectangular, arched, and segmental arched windows in various sizes (Photo 4)
- Decorative half timbering and intricately carved trim in the front gable (Photo 5)
- Stone details including corbels, cap stones, belt courses, window heads, sills, and keystones (Photo 6 to Photo 8)
- The use of wood shingle cladding to provide contrasting texture on the dormers (Photo 9)
- Stained-glass fan light above the main entrance and stained-glass fanlights with dentil trim above the first storey windows on the front façade (Photo 10 and Photo 11)
- Bay window on the front façade (Photo 12)
- Rusticated stone foundation on front façade (Photo 13)
- Stone foundation and cut stone inclusions on part of the east façade (Photo 14)



- Brick voussoirs and stone sills on the side façades (Photo 15)
- Arched window with wooden mullions on the rear façade (Photo 16)
- Stone foundation on the west façade (Photo 17)
- Combination of more expensive, refined building materials on the residence’s visible façades with rougher, less expensive materials on the less visible façades (Photo 18 and Photo 19)



Photo 4: Front façade, looking northwest



Photo 5: Decorative half timbering and trim in the front gable, looking north



Photo 6: Stone corbel and belt courses, looking northeast



Photo 7: Cap stone, looking southwest





Photo 8: Stone belt courses, window heads and keystones, looking north



Photo 9: Wood shingles on roof dormer, looking southeast



Photo 10: Stained-glass fan light above front entrance, looking north



Photo 11: Stained-glass fan light and dentil trim above first storey windows on the front façade, looking north



Photo 12: Bay window, looking north



Photo 13: Rusticated stone foundation on front façade, looking northeast





Photo 14: Stone foundation and cut stone inclusions on the east façade, looking west



Photo 15: Brick voussoirs and stone sills on side façade, looking west



Photo 16: Arched window with wooden mullions, looking southeast



Photo 17: Stone foundation on west façade, looking east



Photo 18: Seam between front façade and west façade, looking east

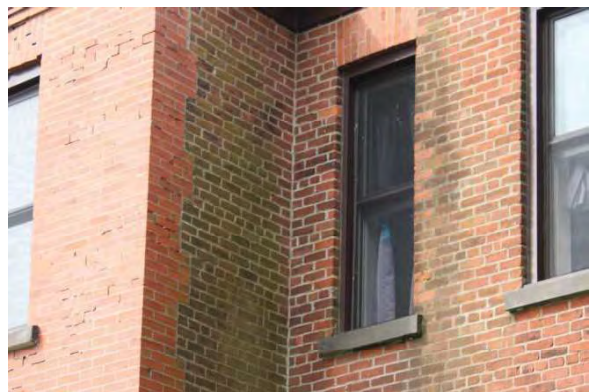


Photo 19: Seam between front portion of east façade and east façade of rear wing, looking southwest



7 Integrity

The residence at 5231 Morris Street retains a high degree of heritage integrity. The windows have been updated with vinyl or metal sash windows, but retain their period appropriate shape, fan lights, trim, window heads, and sills. One window on the east façade has been filled in and it appears that some of the basement windows at the rear of the residence have also been filled or covered (Photo 20 and Photo 21). Some repairs have been made to the brick on the east façade. These changes are very minor and have not significantly diminished the integrity of the residence. The residence retains a period appropriate brick exterior with wood shingle cladding on the dormers, stone detailing, the stone foundation, and generally retains its original massing. Finally, the residence readily identifiable as a late 19th to very early 20th century Queen Anne structure.



Photo 20: Filled in window and brick repairs on the east façade, looking west



Photo 21: Filled in basement window on the rear façade denoted by an arrow, looking southeast

The proximity of 5231 Morris Street to Halifax's historic downtown is illustrated by the number of listed properties nearby. Outside of the Sexton Campus, the closest properties from the Registry of Heritage Properties from HRM are the Crofton-Uniacke House (5248 Morris Street, constructed 1816) which is approximately 35 metres southwest of 5231 Morris Street, the Storey-Wilson House (5270 Morris Street, constructed 1848) which is approximately 80 metres southwest of 5231 Morris Street, and the Boak House (5274 Morris Street, constructed 1825) which is approximately 93 metre southwest of 5231 Morris Street. Many of the other listed buildings in the downtown area date to the 19th century, but several buildings scattered throughout the area date to the early 20th century like 5231 Morris Street.

The structure at 5231 Morris Street has a historical and physical connection to other NSTC and Sexton Campus buildings and is located within the main block of the Sexton Campus bordered by Spring Garden Road, Barrington Street, Morris Street, and Queen Street (Plate 4). The property parcel containing 5231 Morris Street contains four buildings that are listed on the HRM Registry of Heritage Properties and have been incorporated into the Sexton Campus: the Jairus Hart House (1340 Barrington Street, constructed 1864) located approximately 67 metres northeast of 5231 Morris Street, the Sarah Moren House (1334 Barrington Street, constructed 1864) located approximately 57 metres northeast of 5231 Morris Street, the Morroy Apartments (5277-5283 Morris Street, no construction date listed), located approximately 94 metres west of 5231 Morris Street, and the Grey House (5257 Moris Street, constructed 1875) which was replaced with Dalhousie's new Richard Murray Design Building in 2017-2018 (HRM 2023c, Google 2023). Although not listed, the Medjuck Architecture Building (5410 Spring Garden Road, the original NSTC building constructed in 1908-1909) is located approximately 218 metres northwest of 5231 Morris Street. The Sexton House (5263 Dacosta Row, constructed in 1913) is located approximately 145 metres northwest of 5231 Morris Street. The building at 5231 Morris Street shares similar a style, massing, and materials to the other early 20th century NSTC structures on the Sexton Campus.



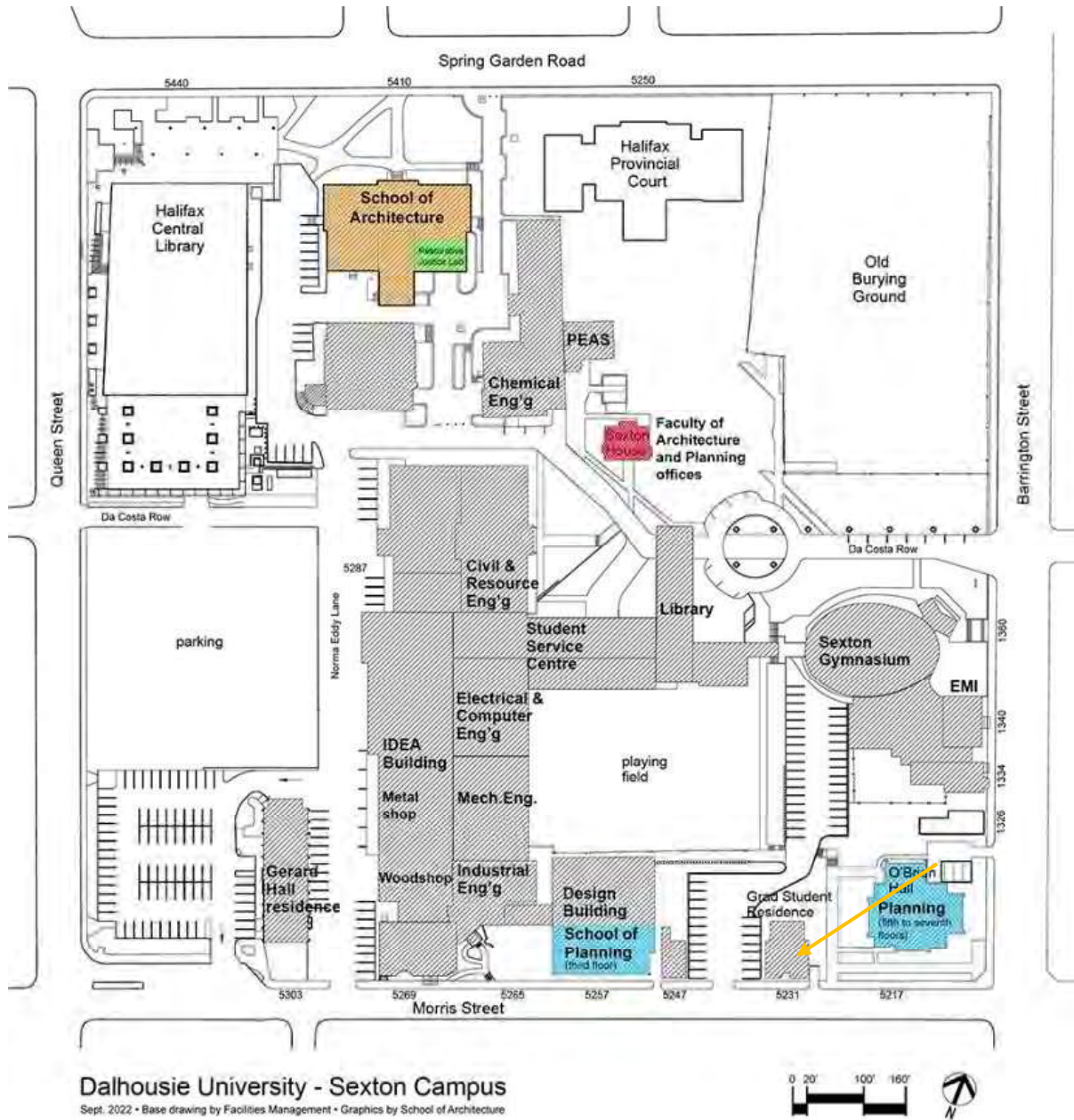


Plate 4: Location of 5231 Morris Street within the Sexton Campus denoted by an arrow (Dalhousie University n.d.)



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Research Report—5247 Morris Street

FINAL REPORT

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160940999

Limitations and Sign-off

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June 2024



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Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
DalTech	Dalhousie Polytechnic of Nova Scotia
HCD	Heritage Conservation District
HRM	Halifax Regional Municipality
NSTC	Nova Scotia Technical College
TUNS	Technical University of Nova Scotia



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within the downtown and south area of Halifax. This report will inform the evaluation of these properties, which will be completed by municipal staff. This report includes the property at 5247 Morris Street.

A site assessment was undertaken between July 24, 2023, and July 27, 2023, by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on a Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels. Additional photographs were also provided by HRM heritage planning staff.

To understand the history of 5247 Morris Street and place the property into a wider historical context, a program of historical research was undertaken alongside the site assessment. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the properties was informed by the *Canadian Inventory of Heritage Buildings* (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiptuk, which means “Great Harbour” (HRM 2023a; Gallant 2022). In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9). The early growth of Halifax was sustained by the Seven Years War, American Revolution, and War of 1812.

Beginning in the 17th century, present-day Nova Scotia became part of the transatlantic rivalry between Great Britain and France. Following the end of the War of the Spanish Succession in 1713, the *Treaty of Utrecht* was signed, and France ceded to Great Britain all of present-day Nova Scotia south of Cape Breton Island. However, the French retained their strategic stronghold at Louisburg, which posed a threat to Britain's claims in the region. In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9).

The fledgling settlement of Halifax struggled with outbreaks of disease, a population unaccustomed to North America, and Indigenous resistance to encroachment. The initial population of British settlers was soon supplemented by settlers from New England who were more accustomed to life in North America (Raddall 1948: 41). The start of the Seven Years War in 1756 provided an important stimulus to the economy of Halifax as its role as an important naval base. As a result, the population of the settlement reached about 6,000 (Fingard et al 1999: 17). In 1758, Louisburg was captured by the British military and all of present-day Nova Scotia became a British colony (Fingard et al 1999: 18).

Peace along the Atlantic seaboard did not last long, and the American Revolution caused considerable disruption in Halifax. Much of the population was originally from New England and the community heavily traded with Boston. However, despite some resentment towards British policies, Nova Scotia and Halifax remained under British control throughout the conflict. Following the war, many United Empire Loyalists and enslaved and formerly enslaved Africans settled in Nova Scotia and Halifax (Raddall 1948: 82, 112). For the remainder of the 18th century and much of the first half of the 19th century, the economic prosperity of Halifax was linked to the British military (Fingard et al 1999: 5; Raddall 1948: vii).

By the mid-19th century, Halifax developed into an important trading port and specialized in the transport of local products, imported goods, and as an entry port for trade throughout British North America (Fingard et al 1999: 69-70). This resulted in the development of a prosperous middle class and sustained growth in Halifax (Fingard et al 1999: 72). Between 1851 and 1881, the population of Halifax and Dartmouth doubled from 19,165 to 39,859 (Fingard et al 1999: 7). During the late 19th century and early 20th century, industry also became an important component of Halifax's economy. As a result, by the early 20th century Halifax was an important port, industrial centre, and military stronghold (Fingard et al 1999: 119-120).

Despite the vast abundance of natural resources available to feed the province's growth, by the late 19th and early 20th centuries development throughout Nova Scotia was severely hindered by industrial inefficiencies and regional depopulation (MacLeod 1986: 54). This led to various social and political



movements advocating for some form of practical technical education. After the idea of technical education gained industry support and after failed attempts to establish a program at multiple existing Nova Scotia colleges, the provincial government of Nova Scotia passed *An Act Relating to Technical Education* with nearly unanimous support for the importance of technical education in April of 1907, establishing Canada's first general program for university-level engineering education (Macleod 1986: 53). The act founded the Nova Scotia Technical College (NSTC), which was opened in Halifax in 1909 with 28 students enrolled in the college's courses in civil, mechanical, electrical, and mining engineering (Macleod 1986: 86, Dalhousie University Libraries n.d.). Henry Sexton, after whom the present-day Sexton Campus was named, was appointed the college's first principal and also served as the provincial government's Director of Technical Education (Dalhousie University Libraries n.d.).

Throughout the early to mid 20th century, the NSTC's course offerings were expanded to include chemical and metallurgical engineering in 1947, geological engineering in 1964, and industrial engineering in 1965 (University of Dalhousie Libraries n.d.). Master of Engineering degrees were introduced in the 1950s and the college established a PhD program in 1962. The college remained a provincially funded institution until 1963 (Dalhousie University Libraries n.d.). The college's name was changed to the Technical University of Nova Scotia (TUNS) in 1978 (Dalhousie University Libraries n.d.). In April 1997, the *Dalhousie-Technical University Amalgamation Act* was passed after successful provincial lobbying to merge the two institutions and TUNS was renamed the Dalhousie Polytechnic of Nova Scotia (DalTech). DalTech remained a constituent college of Dalhousie University until approximately 2000 when the former TUNS buildings were named the Sexton Campus.



3 Age

The residence at 5247 Morris Street is situated on the north side of Morris Street between Barrington Street (formerly referred to as Pleasant Street) and Queen Street. The residence is associated with Halifax's urban expansion and suburbanization in the 19th century. Historically, Halifax's urban area was concentrated near the harbours on the peninsula's east side. Mapping from the late 1820s shows that urban Halifax was slowly beginning to spread west of Barrington Street and south of Spring Garden Road, but the structure at 5247 Morris was not present yet (Plate 1 and Plate 2).

During the 1820s and 1830s, the southern part of Halifax constituted one of the wealthiest residential areas in the community. As late as the 1830s, most residences in this area were larger detached structures. The residence at present-day 5247 Morris Street was a formerly semi-detached structure more typical to denser land uses. Beginning in the 1850s, more largescale residential development began in Halifax's south as larger properties were subdivided to accommodate a growing population (Buggey 1980: 94-95). The residence at 5247 appears to be present on mapping from 1866 which also illustrates the progression of Halifax's westward and southward urban expansion (Plate 3). Based on the architectural style of the residence and the understanding that widespread residential subdivision of the area did not begin until the 1850s, an approximate date of construction of between 1850 to 1866 is appropriate for present-day 5247 Morris Street.

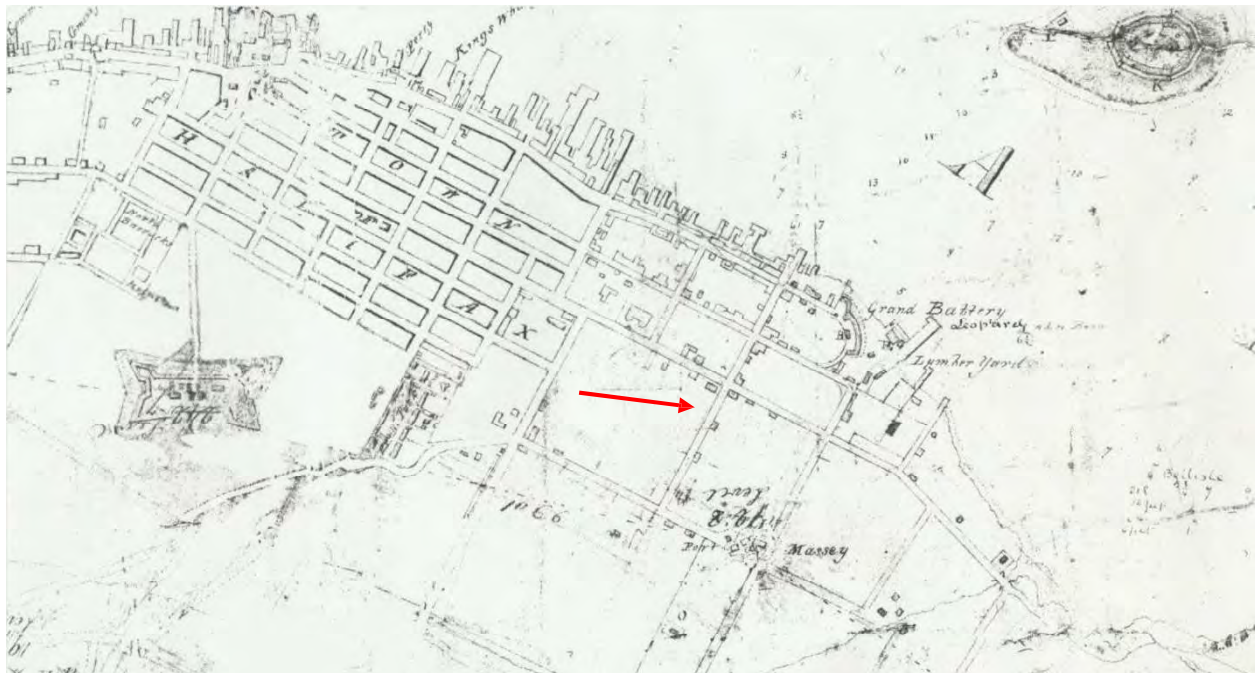


Plate 1: The approximate location of 5247 Morris Street as denoted by an arrow on an 1827 plan of Halifax (Nova Scotia Archives 1827)



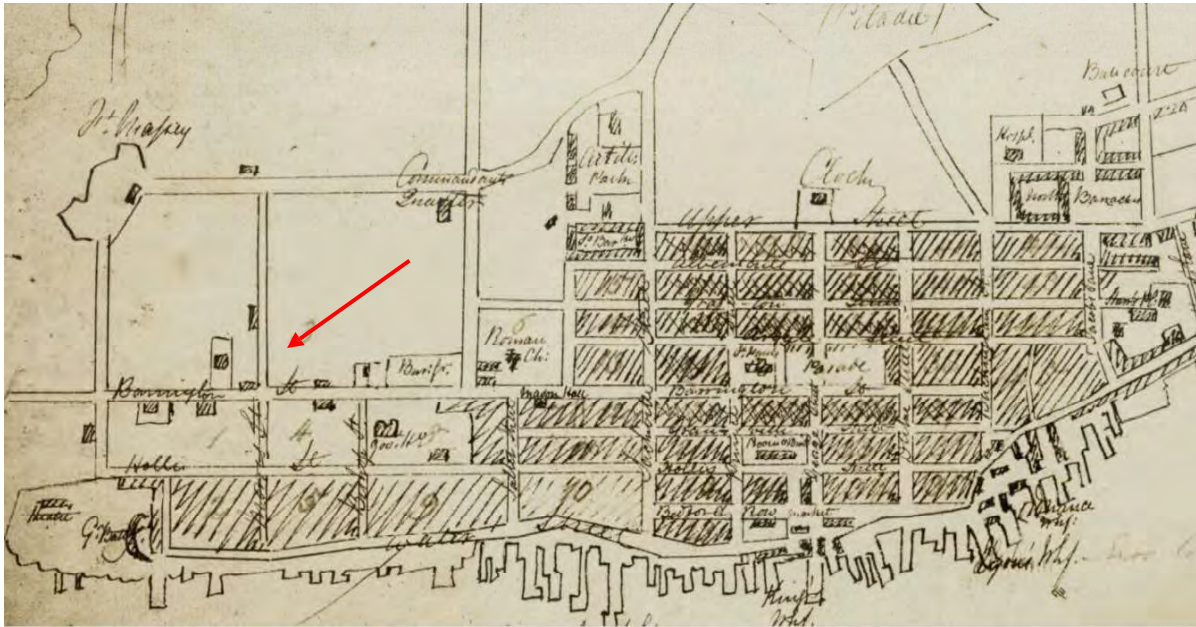


Plate 2: The approximate location of 5247 Morris Street as denoted by an arrow on an 1828 plan of Halifax (Nova Scotia Archives 1828)



Plate 3: Probable location of 5247 Morris Street as denoted by arrow on 1866 mapping (Nova Scotia Archives 1866)



4 Historical or Architectural Importance

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

4.1.1 Original Residents

Based on fire insurance mapping, historical mapping, city directories, and the Halifax Municipal Archives Address Conversion Cross Reference sheet, the property at 5247 Morris Street historically had the civic address of 65 Morris Street (HRM 2023b). While mapping indicates an earlier construction date, the address 65 Morris Street first appears in the city directories in 1873-1874. John Lane Senior, a builder, and John Lane Junior, a carpenter, are listed as the residence's occupants (McAlpine 1873: 214). John Lane was listed as the occupant of 65 Morris Street until 1877-1878 when the house is noted as unoccupied (McAlpine 1877: 502). According to the directory, the Lanes moved to 43 Inglis Street (McAlpine 1877: 222).

On a land-ownership atlas from 1878, T.P. Connolly is depicted as the owner of 65 Morris Street, indicating that John Lane was a likely a tenant (Plate 4). Thomas Connolly was a bookseller and stationer whose shop was located in downtown Halifax on the corner of George and Granville Streets (Plate 5 and Plate 6) (Dalhousie Gazette 1875). He married Mary Elizabeth Lane in Halifax on September 24, 1870. John Lane Senior was Mary's father (Find A Grave 2023).

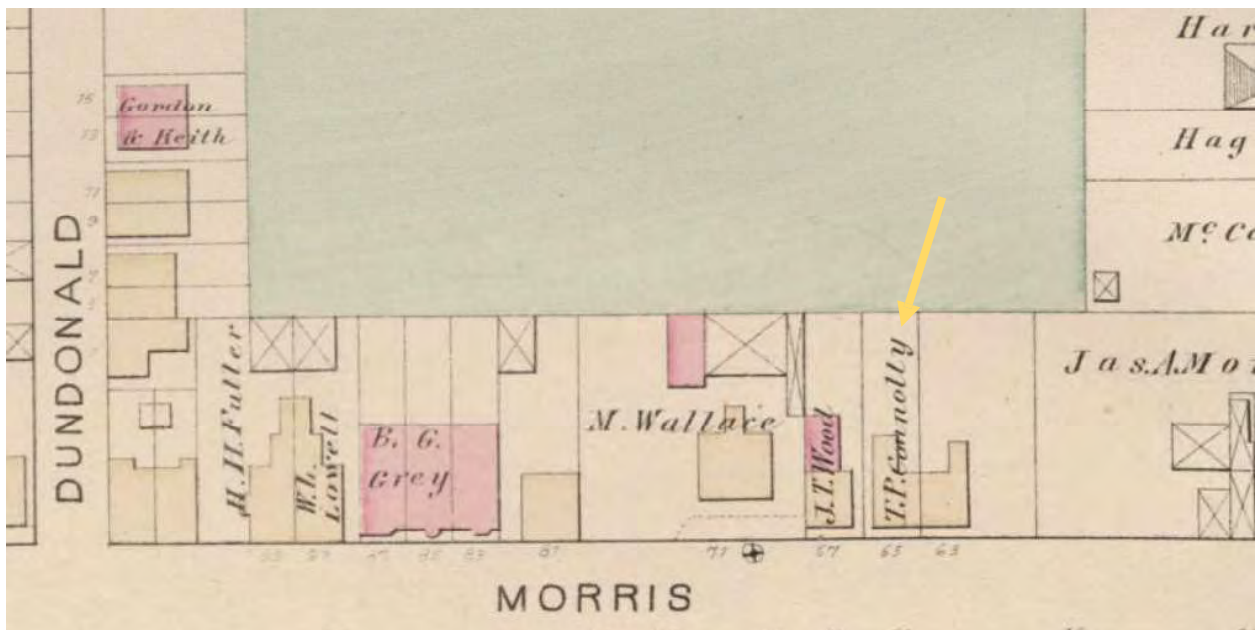


Plate 4: 5247 Morris Street (65 Morris Street) as denoted by an arrow on a land-ownership atlas from 1878 (Hopkins 1878)



THOS. P. CONNOLLY,
BOOKSELLER AND STATIONER,
HALIFAX.

College, Academy, and Common School Books always on hand and imported to order.

Blank Note Books, all sizes and bindings.

We make a specialty of the MEDICAL BOOKS now in use at the Medical School; a stock always on hand.

Note, Letter, and Foolscap Envelopes, Papers, Pens, Ink, Pencils, &c., together with all Small Wares usually found in the Trade.

THOS. P. CONNOLLY,
Central Bookstore, Cor. George and Granville Sts.

Plate 5: Advertisement for Thomas Connolly's book and stationary store from the *Dalhousie Gazette*, December 1875 (*Dalhousie Gazette* 1875)

THOMAS P. CONNOLLY,
Bookseller and Stationer,

Corner of Granville and George Streets,

HALIFAX, N. S.

SPECIAL ATTENTION TO SUPPLYING

Counting Rooms, Banking Institutions, Merchants' Offices, and Schools,

WITH STATIONERY OF ALL VARIETIES,

And the newest and best qualities.

School Books always on hand.

Plate 6: Advertisement for Thomas Connolly's book and stationary store from the *McAlpine City Directory* for 1878-1879 (*McAlpine* 1878: 8)



The city directories indicate that the occupant of 65 Morris Street changed frequently throughout the late 19th and very early 20th centuries. While these short durations indicate that the residence does not have a strong relationship with a particular person or family, the professions of the various occupants speak to the residence's relationship with middle-class growth and expansion of Halifax in the 19th century.

The residence is located just outside of the Old South Suburb Heritage Conservation District (HCD), which encompasses one of the first suburbs to develop outside the original town and was contained by a palisade fence (Halifax Planning and Development n.d.). During the late 18th century and first half of the 19th century Halifax experienced a period of economic growth and immigration that led to the development of suburbs, with a significant Irish presence and influence in parts of the old town and the South Suburb (Halifax Planning and Development n.d.: 5). Based on available information about its construction date, it is likely 5247 Morris Street was built during the 19th century portion of this period of growth.

The late 19th century saw an economic downturn when steamboats began to replace sail-powered vessels and their supporting industries. As a result, many of the buildings in downtown Halifax and the Old South Suburb were converted to commercial uses or demolished as the residential population decreased. The trend of short-term, frequently changing occupants at 5247 Morris Street during the late 19th century is consistent with this economic change and the broader history of Halifax. Table 1 summarizes the short-term occupants of 5247 Morris Street and their professions from 1878 (after the Lane family moved) until 1905. These occupants included salesmen, barristers, and doctors, reflecting the middle-class nature of the Old South Suburb HCD.



Table 1: Occupants of 5247 Morris Street (historically 65 Morris Street) and their professions

Years	Name	Profession	Discussion
1878-1883	Francis H. Doull	Doull & Miller, sellers of wholesale dry goods and clothing	Francis H. and Frank F. Doull both worked at Doull and Miller, which was a dry goods and clothing store located in downtown Halifax at 184 Hollis Street (building no longer extant). The directory indicates that several members of the Doull family worked at the store (McAlpine 1878: 137).
1883-1885	Frank F. Doull	Doull & Miller, sellers of wholesale dry goods and clothing	See Francis H. Doull.
1885-1887	F.H. Doull	Doull & Miller, sellers of wholesale dry goods and clothing	See Francis H. Doull.
1887-1888	Unoccupied	N/A	N/A
1888-1889	Frederick Jones	A.G. Jones & Co.	Frederick Jones worked for A.G. Jones & Co., a Halifax based firm established by the Honourable Alfred Gilpin Jones. Alfred Gilpin Jones was a businessman, a liberal member of the First Canadian Parliament for Halifax, Minister of Militia in the Alexander MacKenzie government, and Lieutenant Governor of Nova Scotia between 1900 and 1906 (Shutlak 2002). The firm was involved in West Indies trade and acted as agents for multiple steamship lines including the Dominion Line.
1889-1890	William Duffus	Agent for the Citizens Insurance Co.	No additional information could be confirmed for William Duffus, the Citizens Insurance Co., or Pheonix Insurance of Hartford.
1890-1893	A.E. Jones	A.G. Jones & Co.	The A.E. Jones noted in the directory appears to have been Alfred Ernest Jones, one of the Hon. A.G. Jones' sons, who like Frederick Jones worked for A.G. Jones & Co. Alfred E. Jones became the senior partner of A.G. Jones & Co. in 1900 when his father became Lieutenant Governor of Nova Scotia. In 1910, A.G. Jones & Co. merged with the Robin Collas Company and the Atlantic Fish Company to form Robin Jones & Whitman, which would become one of the largest dried fish exporting firms in Canada. Alfred E. Jones was president of Robin Jones & Whitman, president of the Acadia Fire Insurance Company, and a director of the Royal Bank of Canada (Shutlak 2002). Land registry records indicate that A.E. Jones purchased 5247 Morris Street prior to 1907, but do not indicate how long he owned the property or from whom he purchased it (Property Online 1998).



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1893-1894	William Duffus	Agent for Phoenix Insurance of Hartford	No additional information could be confirmed for William Duffus, the Citizens Insurance Co., or Pheonix Insurance of Hartford.
1894-1895	Unoccupied	N/A	N/A
1895-1900	A.E. Jones (Alfred)	A.G. Jones & Co.	See entry for A.E. Jones
1900-1901	Fletcher B. Wade	Wade & Paton, Barristers &c.	Fletcher B. (Bath) Wade was a barrister who served as the Member of Parliament for Annapolis, Nova Scotia from 1900-1904 (Library of Parliament n.d.).
1901-1902	Unoccupied	N/A	N/A
1902-1903	F.E. Waide	Lawyer	No additional information could be confirmed for F. E. Wade.
1903-1905	F.J.F. Murphy	Surgeon	No additional information could be confirmed for F.J.F. Murphy.
1905-? ¹	Thomas Murphy	Physician	A possible match for Thomas Murphy was located in the 1901 census. It records Thomas as a 34-year-old Irish physician with a wife and three children between one month and 11 years old (Library and Archives Canada 1901).

Sources: McAlpine 1878; 1883; 1885; 1887; 1888; 1889; 1890; 1893; 1894; 1895; 1900; 1901; 1902; 1905

¹ Directory for 1906-1907 not available to confirm if Dr. Murphy remained at 5247 Morris through 1906-1907.



Based on the information available in the directories, the occupant who stayed the longest at 5247 Morris Street was L.M. (Louis Morton) Silver. He is first listed as the residence's occupant in 1907 and land registry records indicate that he purchased the property from A.E. Jones that same year (McAlpine 1907, Property Online 1998). Louis was part of Dalhousie University's Faculty of Medicine from 1894 until his retirement in 1927 (Plate 7) (Dalhousie University 1894, 1946). He earned a bachelor's in medicine and a master's in surgery in Edinburgh and taught Physiology, Histology, and Clinical Medicine. Ownership of 5247 Morris Street was transferred to Louis' wife Kathleen through probate of his will in 1951 and she sold the property to Gerald E. Munroe in 1954 (Property Online 1954).



Plate 7: Louis Morton Silver taken 1927 (Dalhousie University Archives n.d.)

4.1.2 NSTC and Dalhousie University

The residence at 5247 Morris Street has a historical and physical connection to Dalhousie's Sexton Campus, which encompasses the former NSTC and Technical University of Nova Scotia (TUNS) buildings, along with neighbouring historical residences that have been gradually acquired by the university. The NSTC was established via *An Act Relating to Technical Education* issued by the provincial government in 1907 and was opened in a purpose-built building at present-day 5410 Spring Garden Road, Halifax in 1909 (Macleod 1986: 53). In 1997, the NSTC (then referred to as TUNS) was amalgamated with Dalhousie University and was renamed the Dalhousie Polytechnic of Nova Scotia (DalTech) (Dalhousie University Libraries n.d.). DalTech operated as a constituent college of Dalhousie University until approximately 2000 when it was renamed as Dalhousie's Sexton Campus.

Beginning in the mid-1960s, under the leadership of university president Henry Hicks, Dalhousie University began a campaign of expansion which included the purchase of neighbouring residences. These residences would either be converted for use by the university or demolished to accommodate new construction. Hicks is widely credited with turning Dalhousie from "a small 'college by the sea' to a national university" (Dalhousie University 2023). This campaign of expansion has also been applied to the Sexton Campus and the area surrounding the former NSTC buildings. The property at 5247 Morris Street changed owners multiple times in the late 20th century before Mary Anne Elaine and J. Robert Sanford granted it to Dalhousie University in 1998 (Property Online 1954, 1998). The residence at 5247 Morris



Street is now part of the Sexton Campus and houses the Halifax Data Collection Site for the Canadian Longitudinal Study on Aging (Dalhousie University n.d.a)

4.2 Important/Unique Architectural Style or Highly Representative of an Era

The residence at 5247 Morris Street can be described as a “Halifax House”. The Halifax House architectural style was popular for most of the 19th century and the very early 20th century. Earlier “Halifax Big House” iteration appeared around 1820 and the smaller, squat “Halifax Box” version of the style appeared in suburbs and working-class neighbourhoods in the later part of the 19th century (Archibald and Stevenson 2023: 73-78). The prevalence and longevity of this style, which is based on Georgian and Classical architectural traditions, has contributed to the unique architectural character of Halifax (Archibald and Stevenson 2003: 73).

Halifax Houses emphasize balance and proportion, giving them a form and massing similar to Georgian style residences. Halifax Big Houses are often three bays wide and have tall basements requiring a small flight of stairs to access an off-centre front entrance. They also feature truncated gables, which are flat along the peak instead of rising to a point like a typical gable (Archibald and Stevenson 2003: 75). Wide chimneys with multiple flues that span the width of the flattened roof segment are also common. Five-sided Scottish style dormers were the most popular dormer type used until the 1860s and can be considered a reliable hallmark of the style.

By the 1860s-1880s, architects and builders were incorporating details from other contemporary styles like Greek Revival, Italianate, and Second Empire architecture into the Halifax Big House form (Archibald and Stevenson 2003: 75 and 78). These later examples of Halifax House architecture sometimes feature mansard roofs and one or two storey bay windows embellished with brackets.

The final iteration of the Halifax House in the 1880s-1890s were often flat-roofed, boxy, two storey Halifax Box residences with one or two storey bay windows on one side and the door on the other. These were largely built in expanding suburbs with small lot sizes (Archibald and Stevenson 2003: 78). Throughout the style’s various iterations, wood, brick, sandstone, and sometimes granite were used on the exterior, although it was common for less expensive and locally abundant ironstone to be used on side façades. Halifax Houses were typically freestanding, urban structures built close together on narrow lots and extending right to the sidewalk line, though rowhouses were also built in this style (Archibald and Stevenson 2003: 77).

Elements of the residence at 5247 Morris Street that are common to the Halifax Big House style include:

- Minimal setback from the sidewalk
- Truncated gable roof
- Five-sided Scottish dormers
- Two-and-one-half storey construction
- Three-bay design with an off-centred entrance



- Classically inspired wooden window surrounds with pediments, brackets, and dentils.

Examples of the Halifax House style can be found throughout the city. These include the registered properties at 1335 Hollis Street, 1325 Hollis Street, the corner of Morris and Hollis Streets, and in the Blaiklock Block. All of these properties are located within the Old South Suburb HCD (Halifax Planning and Development n.d.).



5 Significance of Architect or Builder

The architect or builder of 5247 Morris Street is unknown. Historical research, including a review of building permits and land registry records, did not indicate an architect or builder.



6 Architectural Merit

6.1 Construction Type/Building Technology

The land-ownership atlas from 1878 indicates that the residence at 5247 Morris Street is a wood frame structure (Hopkins 1878). Frame houses are among the most common types of residences and consist of vertical wood members which are then clad with a material such as siding or brick veneer (McAlester 2013: 35). Visual inspection of the exterior indicates that the residence has a stone foundation that has been parged in some places and repaired with brick work in others. Wood frame construction with a stone foundation was common in Halifax in the 19th century. While statistical information relating to foundations does not appear to have been compiled, the 1891 census of Nova Scotia indicates that 99.4% of the province's houses were wood frame constructions (Nova Scotia Archives 2023). The atlas also suggests that the residence at 5247 Morris Street was originally constructed as a semi-detached, with a second mirrored residence located to the east (historically referred to as 63 Morris Street). Today, the adjacent property contains a surface parking lot associated with Dalhousie University.

6.2 Style

The Residence at 5247 Morris Street is a Halifax Big House structure. Halifax Big House elements of the residence include the truncated gable roof, five sided Scottish dormers, and off-centre entrance. This style of architecture was extremely popular in Halifax for a large part of the 19th century.

Potential Character Defining Elements

The potential character defining elements of the 5247 Morris Street include, but are not limited to:

- Simple, two-and-one-half storey, 3-bay design with proportions inspired by Georgian architecture (Photo 1)
- Two and one half storey structure with a truncated gable roof (Photo 2)
- Five sided Scottish dormers on the front (south) and rear façades (Photo 3)
- Off-centred front entrance with and enclosed porch (Photo 4)
- Elevated basement that makes the house taller and requires a short flight of stairs to reach the front entrance (Photo 5)
- Classically inspired window framing including wooden surrounds and pediments with brackets and dentils and wide eaves on the front and rear facades with wooden soffits (Photo 6 and Photo 7)
- Wood cornice, wood frame windows, and wood paneling of porch (Photo 8)
- Wood siding and stone foundation (Photo 9 and Photo 10)





Photo 1: Simple, 3-bay design and proportions inspired by Georgian architecture, looking north



Photo 2: Truncated gable roof, looking northwest



Photo 3: Five sided Scottish dormers on the front façade, looking north





Photo 4: Off-centre front entrance and enclosed porch, looking northwest



Photo 5: Short flight of stairs leading to front entrance, looking northwest



Photo 6: Classically inspired window details including wooden surrounds and pediments with brackets and dentils on the ground storey windows, looking north



Photo 7: Classically inspired window details including wooden surrounds on upper storey windows and wide eaves with wooden soffits, looking north





Photo 8: Wood cornice, wood frame windows and wood paneling of porch, looking east



Photo 9: Wood siding, looking west



Photo 10: Stone foundation, looking west



7 Integrity

The residence at 5247 Morris Street retains a high degree of heritage integrity. Some of the residence's windows and doors have been updated with vinyl sash windows but retain their period appropriate mullions and decorative wooden surrounds (Photo 11 and Photo 12). The stone foundation on the east façade of the residence appears to have been repaired with bricks and the foundation on the west façade of the residence has been parged with concrete (Photo 13 and Photo 14). The residence was originally part of a semi-detached structure with a mirror residence attached to its east façade that has since been removed. The modifications which have taken place are very minor and have not significantly diminished the integrity of the residence. Despite no longer being semi-detached, the residence retains period appropriate wood siding on the exterior with Classically inspired wooden details, portions of the stone foundation, and generally retains its original massing. The residence at 5247 Morris Street remains readily identifiable as an early to mid-19th century Halifax Big House.



Photo 11: Vinyl sash windows with historically sympathetic design similar to wood frame windows still present in the covered porch, looking northwest



Photo 12: Vinyl sash window with mullions from side (west) façade, looking east





Photo 13: Segment of stone foundation repaired with brick, looking west



Photo 14: Parged foundation on the west façade, looking east

constructed 1848) which is approximately 50 metres southwest of 5247 Morris Street, and the Boak House (5274 Morris Street, constructed 1825) which is approximately 63 metres southwest of 5247 Morris Street.

The structure at 5247 Morris Street has a physical connection to the area through its proximity to other NSTC and Sexton Campus buildings and is located within the main block of the Sexton Campus bordered by Spring Garden Road, Barrington Street, Morris Street, and Queen Street (Plate 9). The property parcel containing 5247 Morris Street has been incorporated into Dalhousie's Sexton Campus and adjacent to a parcel containing four listed buildings that have also been incorporated into the Sexton Campus. The listed properties include the Jairus Hart House (1340 Barrington Street, constructed 1864) located approximately 95 metres northeast of 5247 Morris Street, the Sarah Moren House (1334 Barrington Street, constructed 1864) located approximately 90 metres northeast of 5247 Morris Street, the Morroy Apartments (5277-5283 Morris Street, no construction date listed), located approximately 62 metres west of 5247 Morris Street, and the Grey House (5257 Morris Street, constructed 1875) which was replaced with Dalhousie's new Richard Murray Design Building in 2017-2018 (HRM 2023c, Google Maps 2023). Although not listed, the Medjuck Architecture Building (5410 Spring Garden Road, the first home of the NSTC constructed in 1908-1909) is located approximately 210 metres northwest of 5247 Morris Street and the Sexton House (5263 Dacosta Row, constructed in 1913) is located approximately 143 metres northwest of 5247 Morris Street. Despite its physical proximity, the building at 5247 Morris Street reflects an older style, massing, and materials than the NSTC structures on the Sexton Campus. But it does reflect a similar time period and history as the other historic residences which were part of Halifax's early urban expansion and have since been incorporated into the main block of the Sexton Campus.



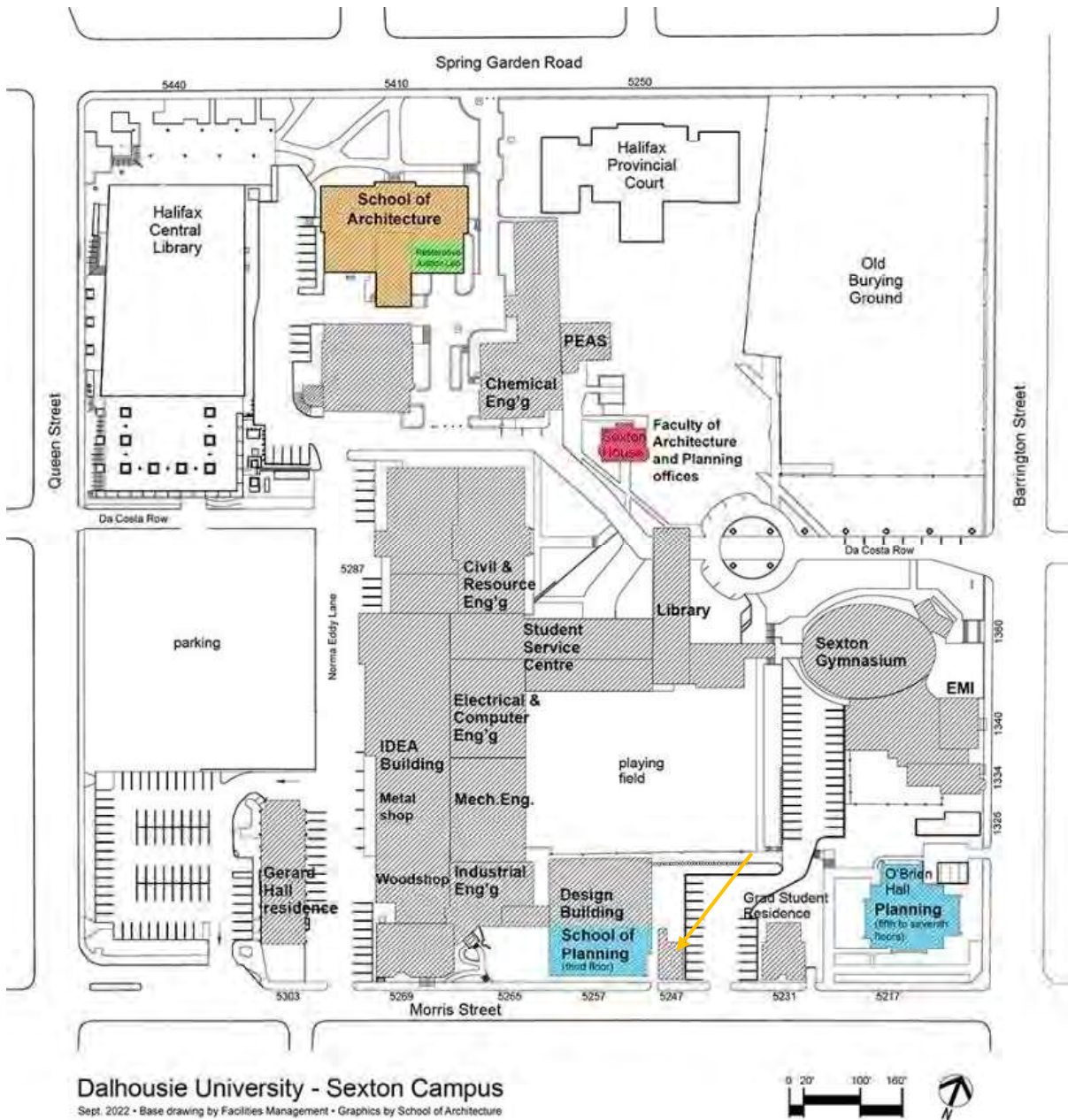


Plate 9: Location of 5247 Morris Street within the Sexton Campus denoted by an arrow (Dalhousie University n.d.b)



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Research Report – 6206 University Avenue

FINAL REPORT

June 2024

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Limitations and Sign-off

The conclusions in the Report titled Research Report—6206 University Avenue are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

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Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within Halifax's downtown/south area. This report will inform the evaluation of these properties, which will be completed by municipal staff. This report includes the property at 6206 University Avenue. This property has historically been known as 360 Morris Street, 160 University Avenue, and the Watson House. The building is presently occupied by Dalhousie University's Department of Economics.

A site assessment was undertaken between July 24, 2023, and July 27, 2023, by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels and also digitally provided to Stantec by HRM heritage planning staff.

To understand the history of 6206 University Avenue and place the property into a wider historical context, a program of historical research was undertaken between July 24, 2023, to July 26, 2023. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the properties was informed by the *Canadian Inventory of Heritage Buildings* (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiptuk, which means “Great Harbour” (HRM 2023; Gallant 2022).

Beginning in the 17th century, present-day Nova Scotia became part of the transatlantic rivalry between Great Britain and France. Following the end of the War of the Spanish Succession in 1713, the *Treaty of Utrecht* was signed, and France ceded to Great Britain all of present-day Nova Scotia south of Cape Breton Island. However, the French retained their strategic stronghold at Louisburg, which posed a threat to Britain's claims in the region. In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9).

The fledgling settlement of Halifax struggled with outbreaks of disease, a population unaccustomed to North America, and Indigenous resistance to encroachment. The initial population of British settlers was soon supplemented by settlers from New England who were more accustomed to life in North America (Raddall 1948: 41). The start of the Seven Years War in 1756 provided an important stimulus to the economy of Halifax as its role as an important naval base. As a result, the population of the settlement reached about 6,000 (Fingard et al 1999: 17). In 1758, Louisburg was captured by the British military and all of present-day Nova Scotia became a British colony (Fingard et al 1999: 18).

Peace along the Atlantic seaboard did not last long, and the American Revolution caused considerable disruption in Halifax. Much of the population was originally from New England and the community heavily traded with Boston. However, despite some resentment towards British policies, Nova Scotia and Halifax remained under British control throughout the conflict. Following the war, many United Empire Loyalists and enslaved and formerly enslaved Africans settled in Nova Scotia and Halifax (Raddall 1948: 82, 112). For the remainder of the 18th century and much of the first half of the 19th century, the economic prosperity of Halifax was linked to the British military (Fingard et al 1999: 5; Raddall 1948: vii).

Dalhousie University was founded in 1819 by George Ramsay, 9th Earl of Dalhousie, during his tenure as Lieutenant Governor of Nova Scotia. Seed money for the university consisted of £11,000 raised from customs duties collected by British soldiers in Maine during the War of 1812. The first university building was located on the Grand Parade. The university was founded as a non-denominational institution like the University of Edinburgh, where the Earl of Dalhousie was an alumnus. Following the departure of Ramsay from Nova Scotia in 1820, the university remained mostly inactive and underfunded as education was typically linked to religious institutions (Payzant 1985: 194; Raddall 1948: 197).



By the mid-19th century, Halifax developed into an important trading port and specialized in the transport of local products, imported goods, and as an entry port for trade throughout British North America (Fingard et al 1999: 69-70). This resulted in the development of a prosperous middle class and sustained growth in Halifax (Fingard et al 1999: 72). Between 1851 and 1881, the population of Halifax and Dartmouth doubled from 19,165 to 39,859 (Fingard et al 1999: 7). During the late 19th century and early 20th century, industry also became an important component of Halifax's economy. As a result, by the early 20th century Halifax was an important port, industrial centre, and military stronghold (Fingard et al 1999: 119-120).

As Halifax prospered in the second half of the 19th century, concerted efforts were made to revitalize Dalhousie University. In 1886, the university relocated from the Grand Parade to a new parcel of land along Morris Street between Carleton Street and Robie Street. By this time, the area between Morris Street (present-day University Avenue) and South Street was already home to other civic and institutional structures, including the city's hospital and asylums (Payzant 1985: 195; Raddall 1948: 211). In 1911, the university purchased the present-day Studley Campus and began expanding to the west of its location between Robie Street and Carleton Street (Fingard et al 1999: 122). The property at 6206 University Avenue is historically located on Morris Street immediately east of the original boundary of the Studley Campus.

Between the growth of Dalhousie University in the late 19th and early 20th century and the continued presence of Victoria Hospital and Halifax's asylums, Morris Street had begun to take on an increasingly civic character. In 1906, the Civic Improvement League was founded in Halifax to advocate for the beautification of the city (Fingard et al 1999: 122). One goal of the Civic Improvement League was to create a ceremonial boulevard which terminated at the new Studley Campus. Following the purchase of the Studley Campus, city planners and the Civic Improvement League began a nearly half century long effort to transform Morris Street into this envisioned thoroughfare. This culminated in 1950 when the Arts and Administration Building was nearly completed, which forms the western terminating vista for the boulevard. In recognition of Dalhousie's role in shaping the character of the boulevard, Morris Street was renamed University Avenue that year (Mackenzie and Robson 2002: 157-159). The former residence at 6206 University Avenue is near the western terminus of University Avenue.



3 Age

The property at 6206 University Avenue (historically Morris Street) is located at the southwest corner of Le Marchant Street and University Avenue. Prior to 1916, Morris Street terminated one block to the east at Seymour Street. The street would need to be extended one block west if the goal of creating a ceremonial boulevard to the Studley Campus was to be realized. In 1914, the legislature of Nova Scotia passed an act authorizing the City of Halifax to borrow money to acquire property to extend Morris Street (City of Halifax 1916). In July 1916, the city borrowed \$6,000 to complete the acquisition. The extension of the street to Dalhousie’s campus was completed by 1917 based on city directories (City of Halifax 1916; McAlpine 1917: 111).

Fire insurance mapping from 1914 shows that no structures were present along Le Marchant Street south of the Science Building and Macdonald Memorial Library (Plate 1). Based on land registry records and city directories, the former residence at 6206 University Avenue was completed shortly after Morris Street was extended west. Land registry records indicate that the property containing present-day 6206 University Avenue was originally part of a parcel of land owned by Howard Bronson¹, which contained present-day 6206, 6214, and 6220 University Avenue. Bronson was a professor of physics at Dalhousie University. In September 1916, Bronson sold the parcel corresponding to present-day 6206 University Avenue to Arthur G. Watson (Property Online 1944). That next year, the Halifax city directory indicated that a house was under construction at 360 Morris Street (present-day 6206 University Avenue) (McAlpine 1917: 111). The city directory for 1918 to 1919 listed A.G. Watson as the occupant of 360 Morris Street, indicating the house had been completed and was occupied (McAlpine 1918: 109). Based on the above discussion, the former residence was built between 1916 and 1917.

¹ A fulsome discussion of Howard Bronson is contained in the Research Report for 6220 University Avenue (Stantec 2023)



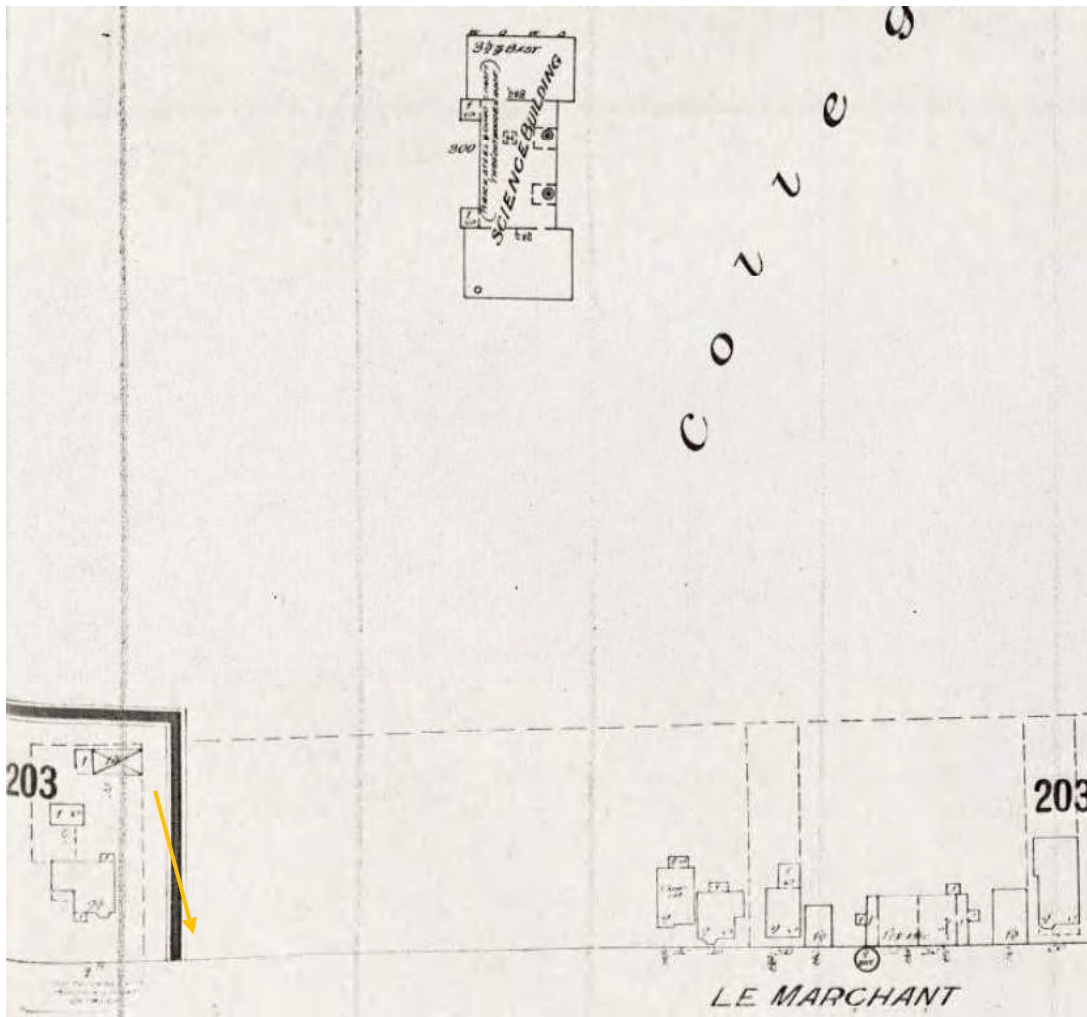


Plate 1: Fire Insurance Mapping from 1914 showing that the approximate location of present-day 6206 University Avenue remained undeveloped (denoted by arrow). The inset at the bottom left corner depicts a structure further to the south near the intersection of South Street and Le Marchant Street (Goad 1914).



4 Historical or Architectural Importance

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

4.1.1 Arthur Gordon Watson

The former residence at 6206 University Avenue was occupied by Arthur Gordon Watson from the time of its construction between 1916 to 1917 until its acquisition by Dalhousie University in 1975. According to the Census of 1931, he was born in Ontario in 1885 and married to Muriel. She was born in New Brunswick in 1886. Together they had one son, Edwin, who was born in 1914 (Library and Archives Canada 1931). City directory records indicate that Watson preferred to use his middle name, as he was listed as A. Gordon Watson in directories. He was employed at the St. Lawrence Flour Mill Company and was a manager of maritime sales and later a vice president of the company (McAlpine 1918: 487; St. Lawrence Flour Mills Co. 1947). Based on annual reports for the company, Watson served as a vice president until at least 1951 (St. Lawrence Flour Mills Co. 1951).

The St. Lawrence Flour Mills Company was founded in Montreal in 1911. The company was established during western Canada's early 20th century wheat boom (Parks Canada 2023). By the 1940s, the company had several lines of flour including Regal, Fleur De Lis, Daily Bread, St. Laurent, and Nutritia whole wheat flour. The company also manufactured rations and animal feed (St. Lawrence Flour Mills Co. 1947; 1950). After the Second World War, poor harvests and increased competition put financial strain on the company. In 1955, the company was liquidated and was sold to Robin Hood Flour (McGill Digital Archives N.D.; St. Lawrence Flour Mills Co. 1955). Within Halifax, the company was located at 223 Hollis Street (McAlpine 1918: 437).

The final city directory to list Arthur Gordon Watson was 1975 (Might Directories 1975: 323). The next year, the property at 6206 University Avenue was listed as being part of Dalhousie University's Department of Economics (Might Directories 1976: 319). It is likely that Watson remained at 6206 University Avenue until around the time of his death, likely sometime in the mid-1970s, as he would have been 90 years old in 1975.

4.1.2 Dalhousie University

Beginning in the mid-1960s, under the leadership of university president Henry Hicks, Dalhousie University began a campaign of expansion which included the purchase of neighbouring residences. These residences would either be converted for use by the university or demolished to accommodate new construction. Hicks is widely credited with turning Dalhousie from "a small 'college by the sea' to a national university" (Dalhousie University 2023a).



Hicks and university administrators focussed particular attention on acquiring the properties fronting the west part of LeMarchant Street between South Street and Coburg Road and the properties along University Avenue west of LeMarchant Street. In an undated report prepared by A.F. Chisholm, Assistant University Engineer, these properties were divided into six groups. The residence at 6206 University Avenue was part of Group 4, which included present-day 6206, 6214, and 6220 University Avenue. The document noted that 6206 University Avenue was assessed at \$7,200, making it the least valued of the three properties along the south side of University Avenue west of LeMarchant Street (Dalhousie University Archives N.D.). While Dalhousie was able to successfully acquire 6214 and 6220 University Avenue by the end of the 1960s, Watson evidently had no interest in selling 6206 University Avenue. In 1971, university officials noted the property was assessed at \$25,800 and was still occupied by Watson. By this time, Watson was well into his 80s and was living under a guardianship provided by the Canada Permanent Trust Company (Dalhousie University Archives 1971). City directory records indicate that Watson or his executors sold the property to Dalhousie University in 1975. It is likely that the property was sold after his death, as Watson was 90 years old in 1975. Following the university's acquisition of the property it was allocated to the Department of Economics (Might Directories 1976: 319). The Department of Economics continues to occupy the former residence into the present-day and also occupies the residences at 6214 and 6220 University Avenue (Dalhousie University 2023b).

4.2 Important/Unique Architectural Style or Highly Representative of an Era

The former residence at 6206 University Avenue is an example of a vernacular structure with Craftsman Cottage design influence. The Craftsman design style was popular in Canada and the United States between about 1905 and 1930 (McAlester 2013: 567). The popularity of the Craftsman style began around the turn of the 20th century in southern California and was spread through the use of pattern books and magazines (McAlester 2013: 568). Craftsman derived design elements of the former residence at 6206 University Avenue include the use of shed roof dormers, exposed roof rafters, and the triangular knee bracing located at the rear (south) façade.



5 Significance of Architect or Builder

The architect or builder of 6206 University Avenue is unknown. Historical research, including a review of building permits and land registry records, did not indicate an architect or builder.



6 Architectural Merit

6.1 Construction Type/Building Technology

Based on a visual inspection and materials, the former residence at 6206 University Avenue is a one-and one-half storey frame structure with wood shingle cladding and a concrete foundation. Frame houses are among the most common types of residences and consist of vertical wood members which are then clad with a material such as siding or brick veneer (McAlester 2013: 35). The former residence at 6206 University Avenue is clad in wood shingles, a type of material that is almost exclusively used as cladding for frame houses (McAlester 2013: 42). Concrete foundations became increasingly widespread in North America in the last decades of the 19th century and had largely supplanted other types of building foundations such as stone and brick by the mid-20th century (McAlester 2013: 36).

6.2 Style

The former residence at 6206 University Avenue is an example of a vernacular structure with Craftsman Cottage design influence. Craftsman derived design elements of the former residence at 6206 University Avenue include the use of shed roof dormers, exposed roof rafters, and the triangular knee bracing located at the rear (south) façade.

Character Defining Elements

The potential character defining elements of 6206 University Avenue include, but are not limited to:

- One- and one-half storey structure (Photo 1)
- Steeply pitched front facing gable roof with exposed rafters and wood fascia and soffits (Photo 2 and Photo 3)
- Shed roof dormers on west and east facades with exposed rafters (Photo 4)
- Wood shingle exterior cladding (Photo 5)
- Enclosed partial-width front porch with wood sash windows and double wood and glass doors (Photo 6)
- Square and rectangular window openings with wood sash windows (Photo 7 and Photo 8)
- Rear façade with projecting hip bay on upper with exposed rafters and triangular knee bracing (Photo 9)





Photo 1: General view showing height, looking south



Photo 2: Gable roof, looking south



Photo 3: Fascia, soffit, and rafter detailing, looking west



Photo 4: Representative dormer details, looking west



Photo 5: Representative wood shingle details, looking west



Photo 6: Partial width enclosed front porch, looking south





Photo 7: Representative square window openings, looking south



Photo 8: Representative rectangular window openings, looking south



Photo 9: Projecting upper storey bay with exposed rafters and triangular knee bracing, looking north



7 Integrity

The former residence at 6206 University Avenue retains an overall high degree of heritage integrity. The former residence retains its original massing and original window sashes. Sometime after its acquisition by Dalhousie University, the former residence was attached to the adjacent 6214 University Avenue by a small addition located at the rear of both residences. While this is not an original element of the former residence, the addition has been sympathetically placed at the rear of the former residence and is only one storey in height.



8 Relationship to Surrounding Area

The former residence at 6206 University Avenue is located on the south side of University Avenue and is bounded on the west by 6214 University Avenue, on the east by Le Marchant Street, on the south by 1252 Le Marchant Street, and on the north by University Avenue. The overall character of this area is institutional and heavily influenced by Dalhousie University. The former residence at 6206 University Avenue is one of four early 20th century residences near the southwest corner of Le Marchant Street and University Avenue that were acquired by Dalhousie University. Today, three of these former residences, 6220, 6214, and 6206 University Avenue are attached to each other by additions and occupied by the Department of Economics. Together, these four residences form a remnant landscape that reflects the former residential character of the south side of University Avenue west of Le Marchant Street and Le Marchant Street between South Street and University Avenue (Photo 10). While most of this area was acquired by Dalhousie University in the mid-20th century, it retained much of its original late 19th century to early 20th century residential character until the early 21st century. Based on a review of aerial photography, many of the remaining residences on Le Marchant Street were demolished between 2003 and 2012 to allow for the construction of Le Marchant Place and Risley Hall.

Based on the above discussion, the former residence at 6206 University Avenue is physically linked to 6214 University Avenue by their shared addition. The former residence at 6206 University Avenue is visually linked to 6214 University Avenue, 6220 University Avenue, and 1252 Le Marchant Street through early 20th century residential design and similar massing and setback which constitutes a remnant landscape. The former residence at 6206 University Avenue is historically linked to 6214 University Avenue, 6220 University Avenue, and 1252 Le Marchant Street as they were all acquired as part of Dalhousie's property acquisition program started by President Hicks in the mid-20th century. In addition, the former residence at 6206 University Avenue shares a historical link with 6214 and 6220 University Avenue through their shared use by Dalhousie's economics department for over half a century.

The former residence at 6206 University Avenue is not located in close proximity to any registered heritage properties. There are no registered heritage properties on Le Marchant Street between Coburg Road and South Street and no registered heritage properties on University Avenue between the western terminus of the road and Edward Street.





Photo 10: Streetscape of southside of University Avenue west of Le Marchant Street, looking east (HRM 2023b)



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**Research Report - 6214 University
Avenue**

FINAL REPORT

June 2024

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Limitations and Sign-off

The conclusions in the Report titled Research Report—6214 University Avenue are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

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Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality
NSAACP	Nova Scotia Association for the Advancement of Colored People



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within Halifax's downtown/south area. This report will inform the evaluation of these properties, which will be completed by municipal staff. This report includes the property at 6214 University Avenue. This home has been historically known as 194 Morris Street, 194 University Avenue, and 362 University Avenue. The property is currently occupied by Dalhousie's Department of Economics.

A site assessment was undertaken between July 24, 2023, and July 27, 2023, by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels and also digitally provided to Stantec by HRM heritage planning staff.

To understand the history of 6214 University Avenue and place the property into a wider historical context, a program of historical research was undertaken alongside the site assessment. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the properties was informed by the *Canadian Inventory of Heritage Buildings* (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiipuktuk, which means "Great Harbour" (HRM 2023; Gallant 2022).

Beginning in the 17th century, present-day Nova Scotia became part of the transatlantic rivalry between Great Britain and France. Following the end of the War of the Spanish Succession in 1713, the *Treaty of Utrecht* was signed, and France ceded to Great Britain all of present-day Nova Scotia south of Cape Breton Island. However, the French retained their strategic stronghold at Louisburg, which posed a threat to Britain's claims in the region. In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9).

The fledgling settlement of Halifax struggled with outbreaks of disease, a population unaccustomed to North America, and Indigenous resistance to encroachment. The initial population of British settlers was soon supplemented by settlers from New England who were more accustomed to life in North America (Raddall 1948: 41). The start of the Seven Years War in 1756 provided an important stimulus to the economy of Halifax as its role as an important naval base. As a result, the population of the settlement reached about 6,000 (Fingard et al 1999: 17). In 1758, Louisburg was captured by the British military and all of present-day Nova Scotia became a British colony (Fingard et al 1999: 18).

Peace along the Atlantic seaboard did not last long, and the American Revolution caused considerable disruption in Halifax. Much of the population was originally from New England and the community heavily traded with Boston. However, despite some resentment towards British policies, Nova Scotia and Halifax remained under British control throughout the conflict. Following the war, many United Empire Loyalists and enslaved and formerly enslaved Africans settled in Nova Scotia and Halifax (Raddall 1948: 82, 112). For the remainder of the 18th century and much of the first half of the 19th century, the economic prosperity of Halifax was linked to the British military (Fingard et al 1999: 5; Raddall 1948: vii).

Dalhousie University was founded in 1819 by George Ramsay, 9th Earl of Dalhousie, during his tenure as Lieutenant Governor of Nova Scotia. Seed money for the university consisted of £11,000 raised from customs duties collected by British soldiers in Maine during the War of 1812. The first university building was located on the Grand Parade. The university was founded as a non-denominational institution like the University of Edinburgh, where the Earl of Dalhousie was an alumnus. Following the departure of Ramsay from Nova Scotia in 1820, the university remained mostly inactive and underfunded as education was typically linked to religious institutions (Payzant 1985: 194; Raddall 1948: 197).

By the mid-19th century, Halifax developed into an important trading port and specialized in the transport of local products, imported goods, and as an entry port for trade throughout British North America (Fingard et al 1999: 69-70). This resulted in the development of a prosperous middle class and sustained growth in Halifax (Fingard et al 1999: 72). Between 1851 and 1881, the population of Halifax and Dartmouth doubled from 19,165 to 39,859 (Fingard et al 1999: 7). During the late 19th century and early 20th century, industry also became an important component of Halifax's economy. As a result, by the early



20th century Halifax was an important port, industrial centre, and military stronghold (Fingard et al 1999: 119-120).

As Halifax prospered in the second half of the 19th century, concerted efforts were made to revitalize Dalhousie University. In 1886, the university relocated from the Grand Parade to a new parcel of land along Morris Street between Carleton Street and Robie Street. By this time, the area between Morris Street (present-day University Avenue) and South Street was already home to other civic and institutional structures, including the city's hospital and asylums (Payzant 1985: 195; Raddall 1948: 211). In 1911, the university purchased the present-day Studley Campus and began expanding to the west of its location between Robie Street and Carleton Street (Fingard et al 1999: 122). The property at 6214 University Avenue is historically located on Morris Street immediately east of the original boundary of the Studley Campus.

Between the growth of Dalhousie University in the late 19th and early 20th centuries and the continued presence of Victoria Hospital and Halifax's asylums, Morris Street had begun to take on an increasingly civic character. In 1906, the Civic Improvement League was founded in Halifax to advocate for the beautification of the city (Fingard et al 1999: 122). One goal of the Civic Improvement League was to create a ceremonial boulevard which terminated at the new Studley Campus. Following the purchase of the Studley Campus, city planners and the Civic Improvement League began a nearly half century long effort to transform Morris Street into this envisioned thoroughfare. This culminated in 1950 when the Arts and Administration Building was nearly completed, which forms the western terminating vista for the boulevard. In recognition of Dalhousie's role in shaping the character of the boulevard, Morris Street was renamed University Avenue that year (Mackenzie and Robson 2002: 157-159). The former residence at 6214 University Avenue is near the western terminus of University Avenue.



3 Age

The property at 6214 University Avenue (historically Morris Street) is located between Le Marchant Street and the Studley Campus. Prior to 1916, Morris Street terminated one block to the east at Seymour Street. The street would need to be extended one block west if the goal of creating a ceremonial boulevard to the Studley Campus was to be realized. In 1914, the legislature of Nova Scotia passed an act authorizing the City of Halifax to borrow money to acquire property to extend Morris Street (City of Halifax 1916). Fire insurance mapping from 1914 shows that prior to the extension of Morris Street, no structures were located within or adjacent to present-day 6214 University Avenue (Plate 1). In July 1916, the city borrowed \$6,000 to complete the acquisition of property to extend Morris Street. The extension of the street to Dalhousie's Studley Campus was completed by 1917 (City of Halifax 1916; McAlpine 1917: 111).

Prior to the construction of the former residence at present-day 6214 University Avenue, the property was owned by Howard Bronson¹. Bronson had owned the land that constituted present-day 6206, 6214, and 6220 University Avenue (Property Online 1960). He was a professor of physics and resided at present-day 6220 University Avenue, which was built when Morris Street was extended to the Studley Campus (Waite 1998; McAlpine 1926: 83). Around this same time, Bronson sold the empty parcel of land corresponding to present-day 6206 University Avenue and a residence was built. According to land registry records, Bronson retained ownership of present-day 6214 University Avenue until 1929 (Property Online 1944). That year, Bronson sold the parcel of land corresponding to present-day 6214 University Avenue to Henry Roper (Property Online 1960). Based on this, the former residence at 6214 University Avenue was likely built in 1929. The Halifax City Directory for 1932 recorded that Henry Roper resided at 362 Morris Street (present-day 6214 University Avenue) (Might Directories 1932: 307).

¹ A fulsome discussion of Howard Bronson is contained in the Research Report for 6220 University Avenue (Stantec 2023).



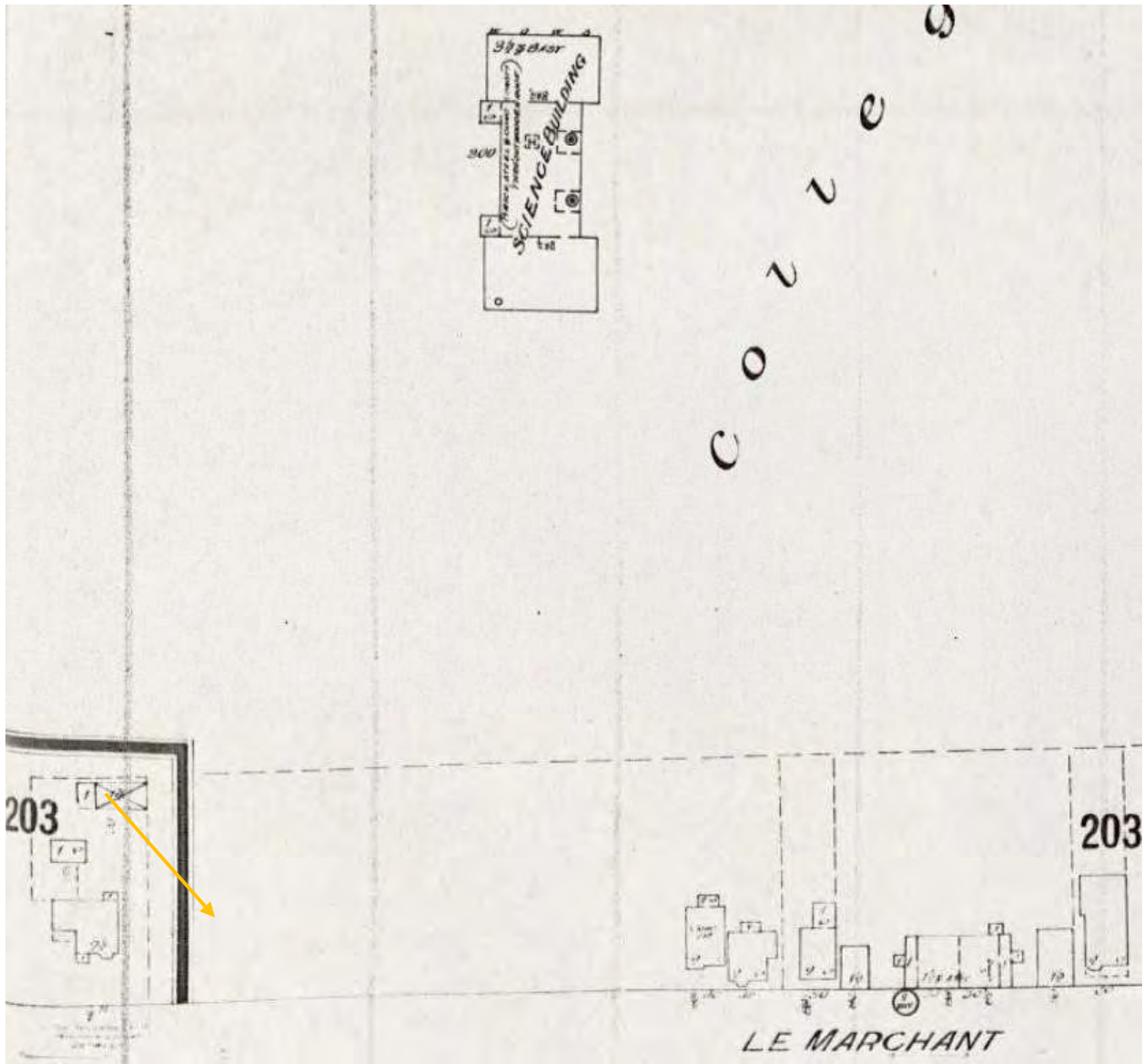


Plate 1: Fire Insurance Mapping from 1914 showing that the approximate location of present-day 6214 University Avenue remained undeveloped (denoted by arrow). The inset at the bottom left corner depicts a structure further south near the intersection of South Street and Le Marchant Street (Goad 1914).



4 Historical or Architectural Importance

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

4.1.1 Henry Roper

The former residence at 6214 University Avenue was likely occupied by Henry Roper between its construction in 1929 and his death in 1939. The Census of 1931 enumerated Henry Roper as a 68-year-old construction company manager. He was born in Newfoundland and immigrated to Canada in 1889². He lived at 362 Morris Street with his wife Ethel, age 50, and the domestic servant Lillian Duff, age 20 (Library and Archives Canada 1931a).

For most of his life, Roper was employed at Brookfield Construction. He joined the company in 1892 while the company was undertaking construction work in St. John's, Newfoundland. Roper quickly earned the trust of Samuel Brookfield, the company's owner. His rise through the company's ranks was meteoric and by 1907 he was the manager of Brookfield Construction. Roper was eventually appointed vice president of Brookfield Construction in 1937. Through his role at Brookfield Construction, Roper supervised the construction of many of Halifax's most important early 20th century buildings, including All Saints Cathedral, extensions to Victoria Hospital, St. Andrew's Church, and the Canadian Bank of Commerce Building.

Aside from Brookfield Construction, Roper was active in the Halifax community. He served as president of the Halifax Construction Association, was a member of the Halifax Club, Waegwoltic Club, St. Andrew's Lodge, and was a curler (Construction Association of Nova Scotia 2013). Following Henry's death, the residence continued to be occupied by his widow Ethel. Based on land registry records, she owned present-day 6214 University Avenue until at least 1944 (Property Online 1944).

4.1.2 Frederick William Bissett

The Halifax City Directory of 1945 listed Frederick William Bissett as residing at 362 Morris Street (Might Directories 1945: 71). Frederick William Bissett was born in Newfoundland in 1902 or 1903 (Library and Archives Canada 1931b). He graduated in 1926 from Dalhousie's School of Law and was called to the Nova Scotia Bar that same year. Bissett was widely regarded as a skilled debater and a capable trial lawyer (Backhouse 1999: 252).

Today, Bissett is mostly remembered for serving as Viola Desmond's attorney following her forceful ejection from a New Glasgow theater in 1946. Desmond, a Black woman, was removed from the theater for refusing to leave her seat in a section reserved for white patrons. Following this, Desmond spent a night in jail and was convicted of defrauding Nova Scotia's amusement tax due to a price difference between seating sections (Bingham 2013). Desmond decided to fight her conviction and was

² Newfoundland did not join Canada until 1949



recommended to retain Bissett by William Olivier, a reverend and member of the Nova Scotia Association for the Advancement of Colored People (NSAACP) (Backhouse 1999: 252).

Bissett was first faced with deciding how to appeal Desmond's conviction. Canada's courts had a mixed record on racial discrimination cases at the time. As a result, he decided to not directly confront the theater's racial discrimination policies. Instead, Bissett filed a civil suit against the theater manager and the theater for unlawful forceful ejection. At the same time, he also asked Nova Scotia's Supreme Court to overturn Desmond's criminal conviction (Backhouse 1999: 260-261; Bingham 2013). While at least one member of the court alluded to his sympathy for Desmond, the original conviction was upheld (Backhouse 1999: 268).

In the aftermath of her loss and into the present-day, Bissett's strategy has been questioned. *The Clarion*, an important newspaper for Nova Scotia's Black community noted, "The Clarion feels that the reason for the decision lies in the manner in which the case was presented to the Court" (Backhouse 1999: 268). The historian Constance Backhouse noted, "That he [Bissett] would fail, even in this more limited effort, may suggest that a more dramatic challenge would have fallen far short of the goal" (Backhouse 1999: 260). Bissett waived all legal bills for Desmond and the money that would have covered his fees was donated to NSAACP (Backhouse 1999: 271).

Land registry records indicate that Frederick William Bissett sold present-day 6214 University Avenue to Dalhousie University in July 1960 (Property Online 1960). Bissett was made a Nova Scotia Supreme Court Judge in 1961 and died in 1978 in Halifax (Backhouse 1999: 252; Backhouse N.D.).

4.1.3 Dalhousie University

The former residence at 6214 University Avenue was acquired by Dalhousie University in 1960 (Property Online 1960). Beginning in the 1960s, Dalhousie University began a campaign of expansion which included the purchase of neighbouring residences. These residences would either be converted for use by the university or demolished to accommodate new construction. University administrators focused particular attention on acquiring the properties fronting the west part of Le Marchant Street between South Street and Coburg Road and the properties along University Avenue west of Le Marchant Street. In an undated report prepared by A.F. Chisholm, Assistant University Engineer, these properties were divided into six groups. The residence at 6214 University Avenue was part of Group 4, which included present-day 6206, 6214, and 6220 University Avenue. The document noted that 6214 University Avenue was assessed at \$7,800 (Dalhousie University Archives N.D.). By the 1970s, the former residence was allocated to Dalhousie's Department of Economics. The property continues to be occupied by the Department of Economics along with the adjacent properties at 6206 and 6214 University Avenue (Dalhousie University 2023b).



4.2 Important/Unique Architectural Style or Highly Representative of an Era

The former residence at 6214 University Avenue is an example of a Colonial Revival residence. The Colonial Revival style was widely popular between the last decades of the 19th century into the post Second World War period. The term Colonial Revival refers to a renewed interest in early colonial architecture along the Atlantic seaboard (McAlester 2013; Blumenson 1990). In general, Colonial Revival residences do not replicate their predecessors but instead seek inspiration from colonial architecture and combine design elements from differing periods and geographical areas. The former residence at 6214 University Avenue is a side-gabled roof example of the Colonial Revival design style. This subtype accounted for about one quarter of Colonial Revival residences and was most popular after 1910 (McAlester 2013). Colonial Revival design elements of the former residence at 6214 University Avenue include the side gable roof with return eaves, cornice, the symmetrical front façade, pilasters, multi-pane double hung windows, and main entrance with classically inspired pediments and columns.



5 Significance of Architect or Builder

The architect of the former residence at 6214 University Avenue is unknown. However, based on historical research, the builder of the former residence at 6214 University Avenue is likely Brookfield Construction. Since the first occupant of the former residence was Henry Roper, a manager at Brookfield, it is reasonable to conclude they were responsible for building his residence. While Brookfield Construction is mostly known for their commercial, civic, and institutional projects, they were also known to build houses in Halifax (Zemel 2022).

Brookfield Construction was founded by John Brookfield, an English civil engineer and railway contractor. He relocated to Halifax in 1860 and was one of the first general contractors to operate in Nova Scotia. He helped to professionalize the building industry in Nova Scotia and founded the Halifax Builders' Society in 1862. Following his death in 1870, his son Samuel Brookfield inherited the business. During his tenure, the company was responsible for building nearly all new bank branches in Halifax. He also founded the Halifax Graving Dock, an important shipyard. Samuel died in 1924 and the business was inherited by John Waite Brookfield. Aside from undertaking institutional projects under the leadership of John Waite, Brookfield Construction was contracted to build wartime housing in Halifax and Dartmouth during the Second World War. John Waite managed Brookfield Construction until his death in 1947 (Construction Association of Nova Scotia 2013).



6 Architectural Merit

6.1 Construction Type/Building Technology

Based on a visual inspection and materials, the former residence at 6214 University Avenue is a two-and-one-half storey frame structure with wood shingle cladding and a concrete foundation. Frame houses are among the most common types of residences and consist of vertical wood members, which are then clad with a material such as siding or brick veneer (McAlester 2013: 35). The former residence at 6214 University Avenue is clad in wood shingles, a type of material that is almost exclusively used as cladding for frame houses (McAlester 2013: 42). Concrete foundations became increasingly widespread in North America in the last decades of the 19th century and had largely supplanted other types of building foundations such as stone and brick by the mid-20th century (McAlester 2013: 36).

6.2 Style

The structure at 6214 University Avenue is an example of a Colonial Revival residence. The Colonial Revival style was widely popular between the last decades of the 19th century into the post Second World War period. The former residence at 6214 University Avenue is a side-gabled roof example of the Colonial Revival design style. This subtype was most popular after 1910 and the former residence at 6214 University Avenue was built *circa* 1929.

Potential Character Defining Elements

The potential character defining elements of 6214 University Avenue include, but are not limited to:

- Two-and-one-half storey structure (**Photo 1**)
- Medium-pitched side gable roof with wood cornice and return eaves (**Photo 2**)
- Wood shingle exterior cladding (**Photo 3**)
- Wood pilasters at each corner of the structure (**Photo 4**)
- Symmetrical front façade (**Photo 5**)
- Wood sash windows (**Photo 6**)
- Partial width front porch with wood porch supports (Photo 7)
- Classically inspired frontispiece with wood pilasters, sidelights, transom, and wood door (Photo 7).





Photo 1: Two-and-one-half storey height, looking southeast



Photo 2: Roof pitch, cornice, and return eaves, looking northwest



Photo 3: Wood cladding, looking north



Photo 4: Pilaster, denoted by arrow, looking south



Photo 5: Front façade, looking south



Photo 6: Representative wood sash window, looking south





Photo 7: Partial width porch and main entrance, looking south



7 Integrity

The former residence at 6214 University Avenue retains a high degree of overall heritage integrity. The residence retains its original massing and original window sashes. Sometime after its acquisition by Dalhousie University, the residence was attached to the adjacent 6206 University Avenue and 6220 University Avenue by a small addition located at the rear of both residences. While this is not an original element of the residence, the addition has been sympathetically placed at the rear of the residence and is only one storey in height.



8 Relationship to Surrounding Area

The former residence at 6214 University Avenue is located on the south side of University Avenue and is bounded on the north by a landscaped boulevard, the east by 6206 University Avenue, the west by 6220 University Avenue and the south by 1252 Le Marchant Street. The overall character of this area is institutional and heavily influenced by Dalhousie University. The former residence at 6214 University Avenue is one of four early 20th century residences near the southwest corner of Le Marchant Street and University Avenue that were acquired by Dalhousie University. Today, three of these former residences, 6220, 6214, and 6206 University Avenue are attached to each other by additions and occupied by the Department of Economics. Together, these four residences form a remnant landscape that reflects the former residential character of the south side of University Avenue west of Le Marchant Street and Le Marchant Street between South Street and University Avenue (**Photo 8**). While most of this area was acquired by Dalhousie University in the mid-20th century, it retained much of its original late 19th century to early 20th century residential character until the early 21st century. Based on a review of aerial photography, many of the remaining residences on Le Marchant Street were demolished between 2003 and 2012 to allow for the construction of Le Marchant Place and Risley Hall.

Based on the above discussion, the former residence at 6214 University Avenue is physically linked to 6206 and 6220 University Avenue by their shared addition. The former residence at 6214 University Avenue is visually linked to 6206 and 6220 University Avenue and 1252 Le Marchant Street, through their early 20th century design and similar massing and setback which constitutes a remnant landscape. The former residence at 6214 University Avenue is historically linked to the 6206 and 6220 University Avenue and 1252 Le Marchant Street as they were all acquired as part of Dalhousie's property acquisition program started by President Hicks in the mid-20th century. In addition, the former residence at 6214 University Avenue shares a historical link with 6206 and 6220 University Avenue through their shared use by Dalhousie's economics department for over half a century.

The former residence at 6214 University Avenue is not located in close proximity to any registered heritage properties. There are no registered heritage properties on Le Marchant Street between Coburg Road and South Street and no registered heritage properties on University Avenue between the western terminus of the road and Edward Street.





Photo 8: Streetscape of south side of University Avenue west of Le Marchant Street, looking east (HRM 2023b)



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**Research Report—6220 University
Avenue**

FINAL REPORT

June 2024

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Limitations and Sign-off

The conclusions in the Report titled Research Report—6220 University Avenue are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

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Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within Halifax's downtown/south area. This report will inform the evaluation of these properties, which will be completed by municipal staff. This report includes the property at 6220 University Avenue. This former residence has been historically known as 198-200 University Avenue, 366-368 Morris Street, University Flats, and the Bronson House. The property is currently occupied by Dalhousie's Department of Economics.

A site assessment was undertaken between July 24, 2023, and July 27, 2023, by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels and also digitally provided to Stantec by HRM heritage planning staff.

To understand the history of 6220 University Avenue and place the property into a wider historical context, a program of historical research was undertaken between July 24, 2023, to July 26, 2023. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the properties was informed by the *Canadian Inventory of Heritage Buildings* (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiipuktuk, which means “Great Harbour” (HRM 2023; Gallant 2022).

Beginning in the 17th century, present-day Nova Scotia became part of the transatlantic rivalry between Great Britain and France. Following the end of the War of the Spanish Succession in 1713, the *Treaty of Utrecht* was signed, and France ceded to Great Britain all of present-day Nova Scotia south of Cape Breton Island. However, the French retained their strategic stronghold at Louisburg, which posed a threat to Britain's claims in the region. In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9).

The fledgling settlement of Halifax struggled with outbreaks of disease, a population unaccustomed to North America, and Indigenous resistance to encroachment. The initial population of British settlers was soon supplemented by settlers from New England who were more accustomed to life in North America (Raddall 1948: 41). The start of the Seven Years War in 1756 provided an important stimulus to the economy of Halifax as its role as an important naval base. As a result, the population of the settlement reached about 6,000 (Fingard et al 1999: 17). In 1758, Louisburg was captured by the British military and all of present-day Nova Scotia became a British colony (Fingard et al 1999: 18).

Peace along the Atlantic seaboard did not last long, and the American Revolution caused considerable disruption in Halifax. Much of the population was originally from New England and the community heavily traded with Boston. However, despite some resentment towards British policies, Nova Scotia and Halifax remained under British control throughout the conflict. Following the war, many United Empire Loyalists and enslaved and formerly enslaved Africans settled in Nova Scotia and Halifax (Raddall 1948: 82, 112). For the remainder of the 18th century and much of the first half of the 19th century, the economic prosperity of Halifax was linked to the British military (Fingard et al 1999: 5; Raddall 1948: vii).

Dalhousie University was founded in 1819 by George Ramsay, 9th Earl of Dalhousie, during his tenure as Lieutenant Governor of Nova Scotia. Seed money for the university consisted of £11,000 raised from customs duties collected by British soldiers in Maine during the War of 1812. The first university building was located on the Grand Parade. The university was founded as a non-denominational institution like the University of Edinburgh, where the Earl of Dalhousie was an alumnus. Following the departure of Ramsay from Nova Scotia in 1820, the university remained mostly inactive and underfunded as education was typically linked to religious institutions (Payzant 1985: 194; Raddall 1948: 197).



By the mid-19th century, Halifax developed into an important trading port and specialized in the transport of local products, imported goods, and as an entry port for trade throughout British North America (Fingard et al 1999: 69-70). This resulted in the development of a prosperous middle class and sustained growth in Halifax (Fingard et al 1999: 72). Between 1851 and 1881, the population of Halifax and Dartmouth doubled from 19,165 to 39,859 (Fingard et al 1999: 7). During the late 19th century and early 20th century, industry also became an important component of Halifax's economy. As a result, by the early 20th century Halifax was an important port, industrial centre, and military stronghold (Fingard et al 1999: 119-120).

As Halifax prospered in the second half of the 19th century, concerted efforts were made to revitalize Dalhousie University. In 1886, the university relocated from the Grand Parade to a new parcel of land along Morris Street between Carleton Street and Robie Street. By this time, the area between Morris Street (present-day University Avenue) and South Street was already home to other civic and institutional structures, including the city's hospital and asylums (Payzant 1985: 195; Raddall 1948: 211). In 1911, the university purchased the present-day Studley Campus and began expanding to the west of its location between Robie Street and Carleton Street (Fingard et al 1999: 122). The property at 6220 University Avenue is historically located on Morris Street immediately east of the original boundary of the Studley Campus.

Between the growth of Dalhousie University in the late 19th and early 20th century and the continued presence of Victoria Hospital and Halifax's asylums, Morris Street had begun to take on an increasingly civic character. In 1906, the Civic Improvement League was founded in Halifax to advocate for the beautification of the city (Fingard et al 1999: 122). One goal of the Civic Improvement League was to create a ceremonial boulevard which terminated at the new Studley Campus. Following the purchase of the Studley Campus, city planners and the Civic Improvement League began a nearly half century long effort to transform Morris Street into this envisioned thoroughfare. This culminated in 1950 when the Arts and Administration Building was nearly completed, which forms the western terminating vista for the boulevard. In recognition of Dalhousie's role in shaping the character of the boulevard, Morris Street was renamed University Avenue that year (Mackenzie and Robson 2002: 157-159). The former residence at 6220 University Avenue is located at the western terminus of University Avenue.



3 Age

The property at 6220 University Avenue is located at the western terminus of University Avenue (historically Morris Street) and borders the original east boundary of the Studley Campus. Prior to 1916, Morris Street terminated one block to the east at Seymour Street. The street would need to be extended one block west if the goal of creating a ceremonial boulevard to the Studley Campus was to be realized. In 1914, the legislature of Nova Scotia passed an act authorizing the City of Halifax to borrow money to acquire property to extend Morris Street (City of Halifax 1916). In July 1916, the city borrowed \$6,000 to complete the acquisition. The extension of the street to Dalhousie's campus was completed by 1917 based on city directories (City of Halifax 1916; McAlpine 1917: 111).

The residence at 6220 University Avenue was likely built between 1916 and 1917 based on a review of fire insurance mapping, city directories, and the timing of the Morris Street extension. Fire insurance mapping from 1914 does not indicate the presence of structures on Le Marchant Street south of the Science Building and Macdonald Memorial Library nor the presence of structures at the approximate location of present-day University Avenue west of Le Marchant Street. The mapping does show a dashed line just west of Le Marchant Street, likely indicating that the present-day location of 6220 University Avenue was not part of the original Studley Campus (Plate 1). The fire insurance mapping is supported by city directories, which show Morris Street terminating at Seymour Street through 1916 to 1917 (McAlpine 1916: 109).

The city directory of 1917 to 1918 is the first to indicate that Morris Street had been extended to the Studley Campus. This directory noted a house was under construction at 360 Morris Street (present-day 6206 University Avenue) and that 366-368 Morris Street (present-day 6220 University Avenue) was already occupied (McAlpine 1917: 111). Based on the above discussion, the residence at present-day 6220 University Avenue was likely built concurrently with, or immediately after, the extension of Morris Street to the Studley Campus. The residence was completed and occupied by the time the city directory of 1917 to 1918 was published.



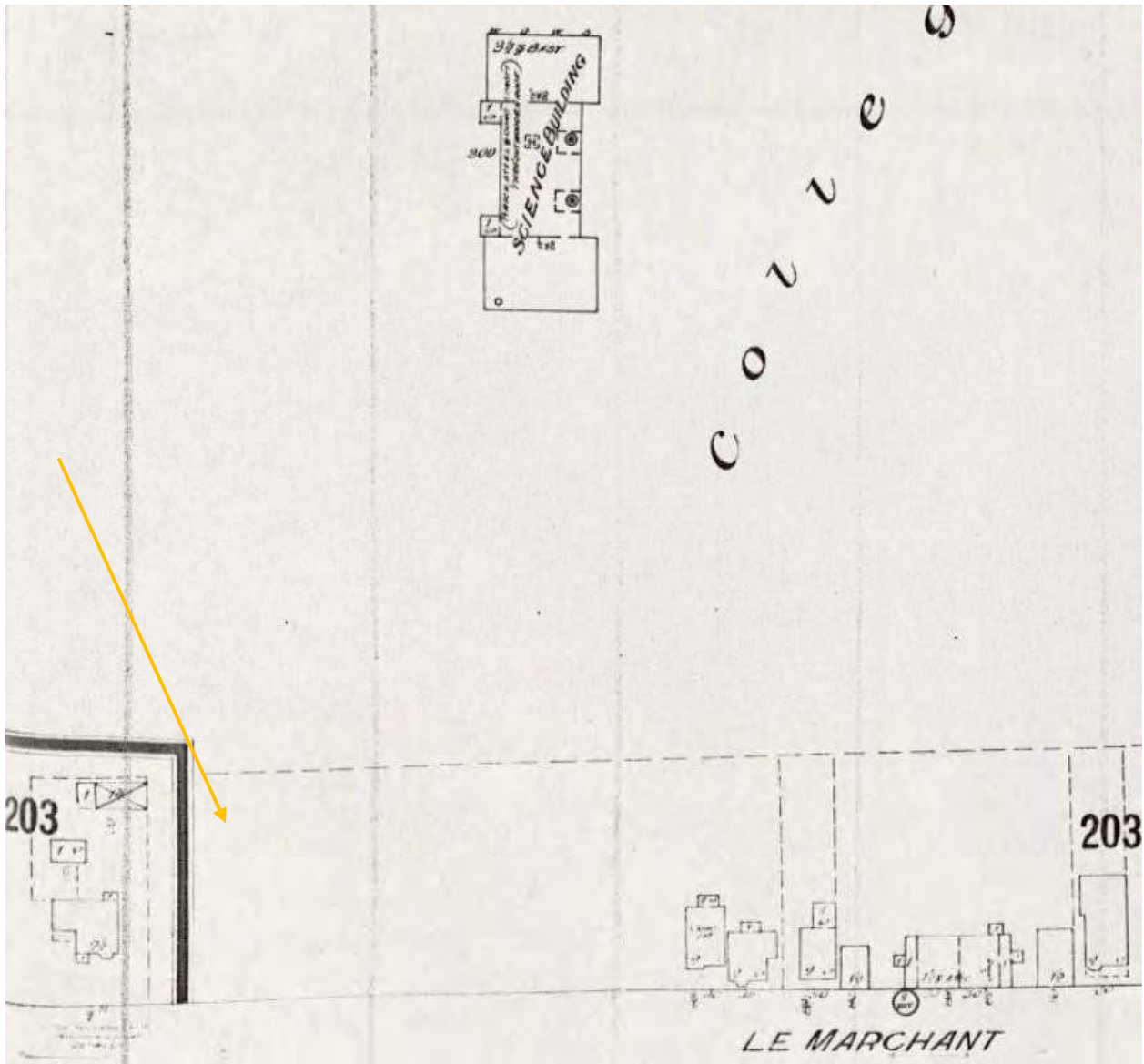


Plate 1: Fire Insurance Mapping from 1914 showing that the approximate location of present-day 6220 University Avenue remained undeveloped (denoted by arrow). The inset at the bottom left corner depicts a structure further south near the intersection of South Street and Le Marchant Street (Goad 1914).



4 Historical or Architectural Importance

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

The former residence at 6220 University Avenue was originally built as a duplex and was assigned the municipal address 366 and 368 Morris Street and later 198 and 200 University Avenue. The original owner of the residence was Howard Bronson, a Dalhousie University professor, who resided at 368 Morris Street. The historical significance of Professor Bronson is discussed further in Section **Error! Reference source not found.**

The unit at 366 Morris Street was rented to tenants. The first tenant of 368 Morris Street was Captain Neil Hall. City directory research indicates that Hall was the port warden at the Pickford and Black's Wharf (McAlpine 1917: 278). By 1926, Hall had departed 366 Morris Street and the unit was then occupied by Harold F. Lawrence (McAlpine 1926: 83). Lawrence was an inspector at the department of highways and resided at 366 Morris Street into the mid-1930s (Might 1935: 354). By 1942, both Lawrence and Bronson no longer resided at 366 and 368 Morris Street. However, based on land registry records, Bronson retained ownership until at least 1944 (Property Online 1944).

Following Bronson's departure, the building became a rental property owned by "University Flats" until its acquisition by Dalhousie University *circa* 1964 (Dalhousie University Archives No Date [n.d.]; Dalhousie University Archives 1964). The property's ownership as part of Dalhousie University is further discussed in Section 4.1.2.

4.1.1 Howard Bronson

The property at 6220 University Avenue is historically associated with Howard Bronson. City directories and land registry records indicate that 6220 University Avenue was occupied by Howard Bronson between its construction *circa* 1916 to 1917 to at least the mid-1930s. Bronson continued to own the property until at least 1944.

Howard Logan Bronson was born in 1878 in Washington, Connecticut. He was educated at Yale University and graduated with a Ph.D. in physics in 1904 (Archibald n.d.). Following graduation, he moved to Montreal for a position at McGill University to work alongside the noted physicist Ernest Rutherford. Under Rutherford, Bronson worked on studying the nucleus, including research on its half lives and decay. In 1910, he accepted an offer to serve as the head of Dalhousie's physics department. He would remain at Dalhousie University until his retirement in 1946. He is said to have selected Dalhousie based on the quality of its students.

At Dalhousie, Bronson and his students published papers on the electrical properties of ice, x-rays, radioactivity, and the heat of metals. Bronson was present in Dalhousie's Science Building when the Halifax Explosion took place and was one of the first people to calculate the approximate power of the explosion. Bronson was also a capable teacher and was well regarded by his students (Waite 1998;



Archibald n.d.). He is credited with “...shaping the curriculum and impacting the lives of literally thousands of students” (Dal News 2013).

Aside from his research and teaching at Dalhousie University, Bronson was a fellow in the Royal Society of Canada, including serving as its president between 1918 and 1920. In 1946, Bronson retired from Dalhousie University. After retirement, he was awarded an honorary degree in recognition of his dedicated service (Archibald n.d.). Bronson died in 1968 and today a residence that is part of Howe Hall is named Bronson House in his honour (Dal News 2013).

4.1.2 Dalhousie University

Beginning in the 1960s, under the leadership of university president Henry Hicks, Dalhousie University began a campaign of expansion which included the purchase of neighbouring residences. These residences would either be converted for use by the university or demolished to accommodate new construction. Hicks is widely credited with turning Dalhousie from “a small ‘college by the sea’ to a national university” (Dalhousie University 2023a).

Hicks and university administrators focussed particular attention on acquiring the properties fronting the west part of Le Marchant Street between South Street and Coburg Road and the properties along University Avenue west of Le Marchant Street. In an undated report prepared by A.F. Chisholm, Assistant University Engineer, these properties were divided into six groups. The residence at 6220 University Avenue was part of Group 4, which included present-day 6206, 6214, and 6220 University Avenue. The document noted that 6220 University Avenue was assessed at \$8,900, making it the most valuable of these three residences (Dalhousie University Archives N.D.). University internal correspondence indicated that 6220 University Avenue was acquired by Dalhousie University in 1964.

Following its acquisition by the university, the residence was initially referred to as “Bronson House” and allocated to the Department of Economics and Sociology. It is unclear from the letter if this refers to a single department or two separate departments (Dalhousie University Archives 1964). Halifax’s 1969 city directory indicates that 6220 University Avenue was occupied by the Department of Economics (Might Directories 1969). The property at 6220 University Avenue and the adjacent properties at 6206 and 6214 University Avenue continue to be occupied by the Department of Economics into the present-day (Dalhousie University 2023b).



4.2 Important/Unique Architectural Style or Highly Representative of an Era

The former residence at 6220 University Avenue is an example of a vernacular structure with Queen Anne design influence. The Queen Anne design style was popular in Nova Scotia between about 1880 and 1915 (Penney 1989: 84). This style of architecture was popularized during the 19th century in England and borrows from Medieval designs of the Elizabethan and Jacobean periods of English history. In North America, the Queen Anne style became the dominant architectural form in the last decades of the 19th century. While the Queen Anne style is well known for its level of embellishment and decorative details, examples in the Northeastern United States and Nova Scotia are typically more restrained (Penney 1989: 84; McAlester 2013: 350). Queen Anne design elements of the former residence at 6220 University Avenue include its general form, wood brackets, asymmetrical front façade, bay window, and full-width porch.



5 Significance of Architect or Builder

The architect or builder of 6220 University Avenue is unknown. Historical research, including a review of building permits and land registry records, did not indicate an architect or builder.



6 Architectural Merit

6.1 Construction Type/Building Technology

Based on a visual inspection and materials, the former residence at 6220 University Avenue is a two- and one-half storey frame structure with wood shingle cladding and a concrete foundation. Frame houses are among the most common types of residences and consist of vertical wood members which are then clad with a material such as siding or brick veneer (McAlester 2013: 35). The former residence at 6220 University Avenue is clad in wood shingles, a type of material that is almost exclusively used as cladding for frame houses (McAlester 2013: 42). Concrete foundations became increasingly widespread in North America in the last decades of the 19th century and had largely supplanted other types of building foundations such as stone and brick by the mid-20th century (McAlester 2013: 36).

6.2 Style

The former residence at 6220 University Avenue is an example of a vernacular structure with Queen Anne design influence. While the Queen Anne style is well known for its level of embellishment and decorative details, examples in the Northeastern United States and Nova Scotia are typically more restrained. The former residence at 6220 University Avenue, built between 1916 and 1917, is a late example of this style.

Potential Character Defining Elements

The potential character defining elements of 6220 University Avenue include, but are not limited to:

- Two- and one-half storey structure (Photo 1)
- Medium pitched front facing gable roof with wood fascia and soffits (Photo 2)
- Two gable dormers on east façade and one gable dormer on west façade (Photo 3)
- Wood shingle exterior cladding (Photo 4)
- Asymmetrical front (north) façade (Photo 1)
- Decorative low-pitched wood pediment supported by wood brackets between second and second and one half storey (Photo 5)
- Second storey bay window (Photo 5)
- Rectangular window openings with wood sash and vinyl sash windows and wood surrounds (Photo 6)
- Partially enclosed full width front porch with wood sash windows, wood and glass door, and wood porch supports (Photo 7 and Photo 8)
- Shallow full height projecting bay at northwest corner of west façade (Photo 9)





Photo 1: General view of residence showing height and plan of front façade, looking south



Photo 2: Soffit and fascia details, looking south



Photo 3: Representative dormer, looking west



Photo 4: Wood shingle exterior, looking east



Photo 5: Bay window and low-pitched pediment with brackets, looking south





Photo 6: Representative window opening, looking east



Photo 7: Enclosed part of front porch, looking south (HRM 2023b)



Photo 8: Open part of front porch, looking south



Photo 9: Full height bay, looking east



7 Integrity

The former residence at 6220 University Avenue retains an overall high degree of heritage integrity. The residence retains its original massing and many original window sashes. Sometime after its acquisition by Dalhousie University, the residence was attached to the adjacent 6214 University Avenue by a small addition located at the rear of both residences. While this is not an original element of the residence, the addition has been sympathetically placed at the rear of the residence and is only one storey in height.



8 Relationship to Surrounding Area

The former residence at 6220 University Avenue is located on the south side of University Avenue and is bounded on the west by the Studley Gymnasium, the north by a landscaped boulevard, the east by 6214 University Avenue, and the south by 1252 Le Marchant Street. The overall character of this area is institutional and heavily influenced by Dalhousie University. The former residence at 6220 University Avenue is one of four early 20th century residences near the southwest corner of Le Marchant Street and University Avenue that were acquired by Dalhousie University. Today, three of these former residences, 6220, 6214, and 6206 University Avenue are attached to each other by additions and occupied by the Department of Economics. Together, these four residences form a remnant landscape that reflects the former residential character of the south side of University Avenue west of Le Marchant Street and Le Marchant Street between South Street and University Avenue (Photo 10). While most of this area was acquired by Dalhousie University in the mid-20th century, it retained much of its original late 19th century to early 20th century residential character until the early 21st century. Based on a review of aerial photography, many of the remaining residences on Le Marchant Street were demolished between 2003 and 2012 to allow for the construction of Le Marchant Place and Risley Hall.

Based on the above discussion, the former residence at 6220 University Avenue is physically linked to 6214 University Avenue by their shared addition. The former residence at 6220 University Avenue is visually linked to 6206 and 6214 University Avenue and 1252 Le Marchant Street, through their early 20th century residential design and similar massing and setback which constitutes a remnant landscape. The former residence at 6220 University Avenue is historically linked to the 6206 and 6214 University Avenue and 1252 Le Marchant Street as they were all acquired as part of Dalhousie's property acquisition program started by President Hicks in the mid-20th century. In addition, the former residence at 6220 University Avenue shares a historical link with 6214 and 6206 University Avenue through their shared use by Dalhousie's economics department for over half a century.

The former residence at 6220 University Avenue is not located in close proximity to any registered heritage properties. There are no registered heritage properties on Le Marchant Street between Coburg Road and South Street and no registered heritage properties on University Avenue between the western terminus of the road and Edward Street.





Photo 10: Streetscape of south side of University Avenue west of Le Marchant Street, looking east (HRM 2023b)



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**Research Report—6414 and
6420 Coburg Road, Halifax**

FINAL REPORT

June 2024

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Regional Municipality of Halifax
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Limitations and Sign-off

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Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality
NSASW	Nova Scotia Association of Social Workers



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within Halifax's downtown/south area. This report will inform the evaluation of these properties, which will be completed by municipal staff. This report includes the property at 6414 Coburg Road 6420 Coburg Road. These properties were historically known as 150 Coburg Road and 154 Coburg Road. The properties are currently owned by Dalhousie University and 6414 Coburg Road is occupied by International Ocean Institute and 6420 Coburg Road is occupied by research programs undertaken by various university departments.

A site assessment was undertaken between July 24, 2023, and July 27, 2023, by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels and also digitally provided to Stantec by HRM heritage planning staff.

To understand the history of 6414 Coburg Road and 6420 Coburg Road and place the properties into a wider historical context, a program of historical research was undertaken between July 24, 2023, and July 26, 2023. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the properties was informed by the *Canadian Inventory of Heritage Buildings* (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiipuktuk, which means “Great Harbour” (HRM 2023; Gallant 2022).

Beginning in the 17th century, present-day Nova Scotia became part of the transatlantic rivalry between Great Britain and France. Following the end of the War of the Spanish Succession in 1713, the *Treaty of Utrecht* was signed, and France ceded to Great Britain all of present-day Nova Scotia south of Cape Breton Island. However, the French retained their strategic stronghold at Louisburg, which posed a threat to Britain's claims in the region. In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9).

The fledgling settlement of Halifax struggled with outbreaks of disease, a population unaccustomed to North America, and Indigenous resistance to encroachment. The initial population of British settlers was soon supplemented by settlers from New England who were more accustomed to life in North America (Raddall 1948: 41). The start of the Seven Years War in 1756 provided an important stimulus to the economy of Halifax as its role as an important naval base. As a result, the population of the settlement reached about 6,000 (Fingard et al 1999: 17). In 1758, Louisburg was captured by the British military and all of present-day Nova Scotia became a British colony (Fingard et al 1999: 18).

Peace along the Atlantic seaboard did not last long, and the American Revolution caused considerable disruption in Halifax. Much of the population was originally from New England and the community heavily traded with Boston. However, despite some resentment towards British policies, Nova Scotia and Halifax remained under British control throughout the conflict. Following the war, many United Empire Loyalists and enslaved and formerly enslaved Africans settled in Nova Scotia and Halifax (Raddall 1948: 82, 112). For the remainder of the 18th century and much of the first half of the 19th century, the economic prosperity of Halifax was linked to the British military (Fingard et al 1999: 5; Raddall 1948: vii).

Dalhousie University was founded in 1819 by George Ramsay, 9th Earl of Dalhousie, during his tenure as Lieutenant Governor of Nova Scotia. Seed money for the university consisted of £11,000 raised from customs duties collected by British soldiers in Maine during the War of 1812. The first university building was located on the Grand Parade. The university was founded as a non-denominational institution like the University of Edinburgh, where the Earl of Dalhousie was an alumnus. Following the departure of Ramsay from Nova Scotia in 1820, the university remained mostly inactive and underfunded as education was typically linked to religious institutions (Payzant 1985: 194; Raddall 1948: 197).



By the mid-19th century, Halifax developed into an important trading port and specialized in the transport of local products, imported goods, and as an entry port for trade throughout British North America (Fingard et al 1999: 69-70). This resulted in the development of a prosperous middle class and sustained growth in Halifax (Fingard et al 1999: 72). Between 1851 and 1881, the population of Halifax and Dartmouth doubled from 19,165 to 39,859 (Fingard et al 1999: 7). During the late 19th century and early 20th century, industry also became an important component of Halifax's economy. As a result, by the turn of the 20th century, Halifax was an important port, industrial centre, and military stronghold (Fingard et al 1999: 119-120).

This economic boom subsided after the First World War as military spending declined and the City grappled with the destruction wrought by the Halifax Explosion. Many of Halifax's factories were destroyed in the Halifax Explosion and not rebuilt. This loss in industrial capacity was coupled with a series of corporate mergers, freight rate changes, and tariff policies which made Halifax less competitive with other parts of Canada and the United States. As a result, half of the City's manufacturing jobs were lost by 1930. The decline in industrial and military jobs also negatively impacted Halifax's construction industry, housing industry, wholesale trades, and retail businesses as demands for services and goods decreased. While conditions marginally improved by the end of the 1920s and some new residential construction began, the situation was soon compounded by the start of the Great Depression in 1929 (Fingard et al 1999: 140-141). Despite this economic hardship, both 6414 Coburg Road and 6420 Coburg Road were built during this period in Halifax's history.



3 Age

By the mid-19th century, most of Halifax's population lived east of The Citadel. As the City prospered during this time, affluent Haligonians began to establish estates in the surrounding area. This included the area near the Northwest Arm, which is located just over 350 metres west of 6414 Coburg Road and 6420 Coburg Road (Fingard et al 1999: 87-88). Historical mapping from 1866 shows that both present-day 6414 Coburg Road and 6420 Coburg Road were part of land owned by William Pryor. The mapping shows the area presently containing both structures to be forested. The mapping also demonstrates the affluent nature of the surrounding area as surrounding occupants included several doctors and an archbishop (Plate 1). Beginning in 1866, the prominent merchant Levi Hart began to purchase lands from the Pryor family and built a residence named "Oakville" just south of Oxford Street and Coburg Road (present-day 1460 Oxford Street) (Beaupre-McPhee 2022: 3). Historical mapping from 1878 shows the area containing present-day 6414 Coburg Road and 6420 Coburg Road as part of Hart's "Oakville" estate and no structures are present in the approximate location of the present-day residences (Plate 2). Hart died in 1907 and the residence at "Oakville" was purchased by Dalhousie University in 1925 (Beaupre-McPhee 2022: 8).

Survey mapping and land registry documents indicate that the land containing present-day 6414 Coburg Road and 6420 Coburg Road was acquired by Araminta Frances Collishaw or her husband Ellison Collishaw. The Collishaws subdivided their property and severed present-day 6414 Coburg Road as Lot 1 and present-day 6420 Coburg Road as Lot 2 (Property Online 1952; Property Online 1970) (Plate 3). City directory records indicate Ellison Collishaw moved into the nearby residence at 168 Coburg Road (present-day 6446 Coburg Road) in 1925 (McAlpine 1925: 50). Since the Collishaw family moved to 168 Coburg Road the same year Dalhousie University purchased "Oakville", it is likely the Collishaw family acquired the undeveloped land containing present-day 6414 Coburg Road and 6420 Coburg Road around the same time.

Available digitized city directories dating between 1925 and 1927 list no structures present along Coburg Road between Oxford Street and the Collishaw's residence at 168 Coburg Road. The city directory for 1932 indicates that 150 Coburg Road (present-day 6414 Coburg Road) and 154 Coburg Road (present-day 6420 Coburg Road) were both built (Might Directories 1932: 280). It is likely that both residences were constructed between 1928 and 1929. This period of time corresponds to a rebound in Halifax's economy in the late 1920s. This resulted in a brief construction boom prior to the return of economic malaise during the Great Depression (Fingard et al 1999: 142).





Plate 1: Historical Mapping from 1866 showing the location of present-day 6414 Coburg Road and 6420 Coburg Road, denoted by orange arrow (Nova Scotia Archives 1866)



Plate 2: Historical Mapping from 1878 depicting the location of present-day residences at 6414 Coburg Road and 6420 Coburg Road (denoted by orange arrow) as part of Hart's "Oakville" estate (Hopkins 1878).



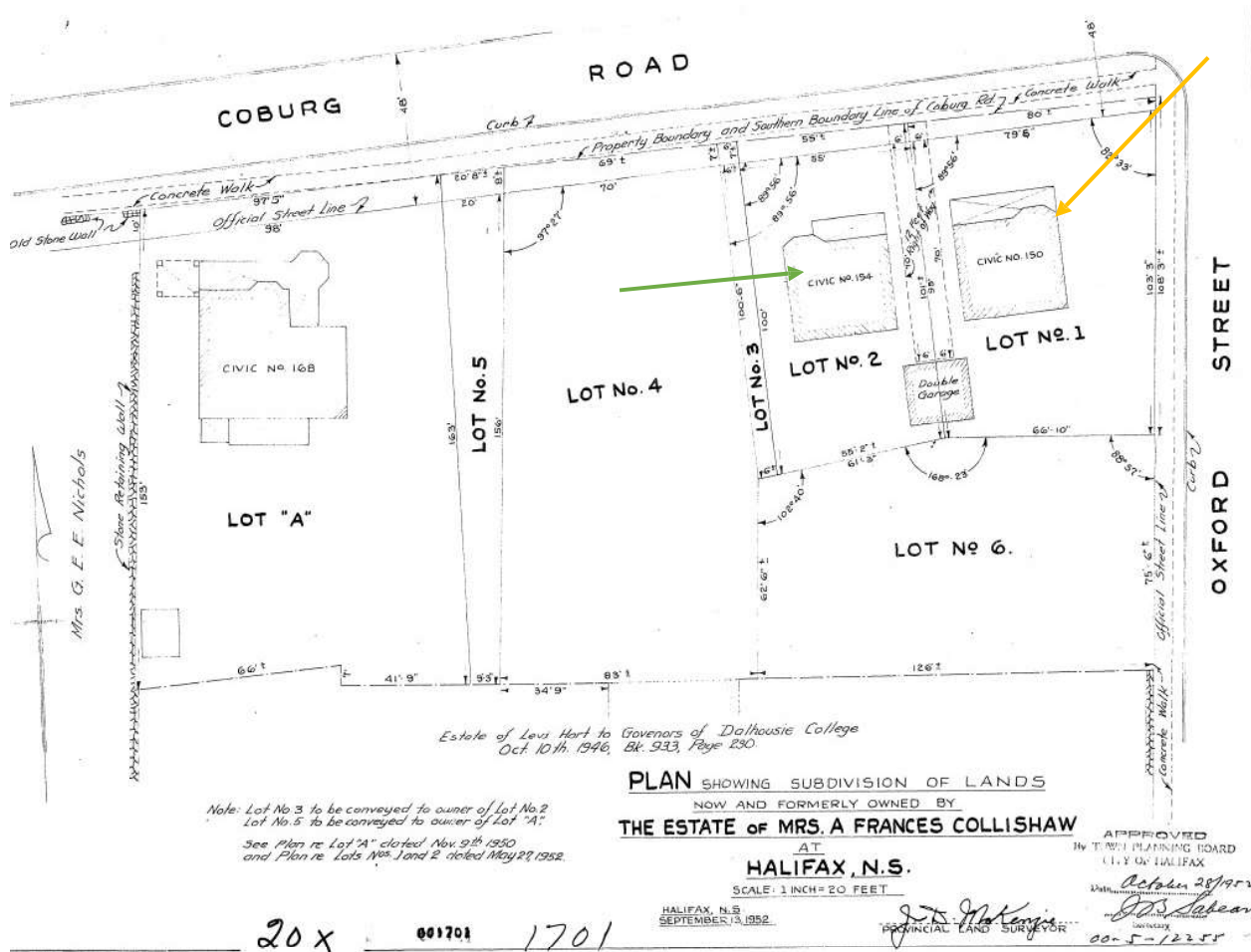


Plate 3: Survey mapping from 1952 indicating that both present-day 6414 Coburg Road (orange arrow) and 6420 Coburg Road (green arrow) were formerly part of land owned by the Collishaw family (Property Online 1952)



4 Historical or Architectural Importance

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

4.1.1 6414 Coburg Road

Residential Occupants

In 1932, the residence at 6414 Coburg Road was recorded as being occupied by Robert Currie and his wife Ella (Might Directories 1932: 280). The Census of 1931 listed Robert Currie as a 68-year-old with no occupation who resided at 150 Coburg Road with his wife Ella, age 52. Together, they had one daughter named Gwenn, age 18 (Library and Archives Canada 1931). By 1935, the Currie family had vacated 6414 Coburg Road, and the residence was occupied by R. Henry Graham and his wife Maude (also spelled Maud) until at least 1945 (Might Directories 1935: 320; Might Directories 1945: 28). Robert Henry Graham was a Nova Scotia Supreme Court Judge. The Census of 1931 listed him as a 57-year-old who lived with his wife Maud, age 62; daughter Jane Maud, age 24; and the servant Mary Walter (Library and Archives Canada 1931). As a Supreme Court Judge, Graham was one of the judges who ruled against Viola Desmond's appeal to overturn her racially motivated conviction for violating Nova Scotia's amusement tax (Backhouse 1999). He died in 1956 and is buried at Camp Hill Cemetery (Find-A-Grave 2023).

Maritime School of Social Work

In about 1958, the residence at 6414 Coburg Road was purchased by the Maritime School of Social Work (Nova Scotia Association of Social Workers [NSASW] 2011: 36; MacNeill 1958). The origin of the Maritime School of Social Work began in 1931 when a branch of the Canadian Association of Social Workers was established in Halifax (NSASW 2011: 18). The nascent social work profession of Nova Scotia needed trained professionals and no training or educational programs were located within the province. As a result, prospective social workers sought education outside of Nova Scotia and in many cases did not return to the province after graduation (NSASW 2011: 20). To address this issue, the Nova Scotia Legislature passed a bill in April 1941 to incorporate the Maritime School of Social Work. The first class of the school graduated in 1943 (NSASW 2011: 21). In 1949, the Maritime School of Social Work was allocated space within King's College (Dalhousie University Archives 2023). This arrangement concluded in 1956 when King's College informed the Maritime School of Social Work that they required a return of the space (NSASW 2011: 36). As a result, the Maritime School of Social Work purchased the residence at 6414 Coburg Road to house the institution (NSASW 2011: 36; MacNeill 1958).

By the 1960s, the Maritime School of Social Work was facing accreditation issues because it was not associated with a university. The school considered incorporation with King's College, St. Mary's University, or Dalhousie University. While there was considerable debate concerning the best affiliate for the Maritime School of Social Work, the school's board voted to amalgamate with Dalhousie University. This amalgamation came into effect on September 1, 1969 (Waite 1998). In 1984, the school was incorporated into the Faculty of Health Professions, which it remains part of into the present-day as the



School of Social Work (Dalhousie University 2023; Dalhousie University Archives 2023). The school continued to use 6414 Coburg Road as an administrative office until 2011 when it moved to 1495 Le Marchant Street (NSASW 2011: 36). The former residence at 6414 Coburg Road is currently occupied by the International Ocean Institute.

4.1.2 6420 Coburg Road

Gordon Ross, Bonita, and Gordon Ross Junior Hennigar

In 1932, the residence at 6414 Coburg Road was recorded as being occupied by Gordon Ross Hennigar (also spelled Hennigan) and his wife Bonita (also referred to as Beatrice) (Might Directories 1932: 280). The Census of 1931 listed Gordon Hennigar as a 43-year-old dentist with his own private practice. Bonita Hennigar was enumerated as “Beatrice” and was a 38-year-old homemaker. Together they lived with their son Gordon Ross Junior, age 11, and the servant Mary Brewer, age 25 (Library and Archives Canada 1931). Their son Gordon attended Dalhousie University and graduated with a degree in medicine in 1945. After graduation, he served with the Royal Canadian Medical Corps and then served as an assistant in pathology at Dalhousie University and the Banting Institute. He moved to the United States in 1947 and worked at the Union Memorial Hospital and later Johns Hopkins School of Medicine. He later worked for the Kings County Hospital in Brooklyn, New York and as chair of the Pathology Department at the Medical College of South Carolina (Medical University of South Carolina 2014). Gordon Ross Senior died in 1944 and Bonita died in 1973. Both are buried in Lunenburg County, Nova Scotia (Find-A-Grave 2011). Gordon Ross Junior died in 1998 (Medical University of South Carolina 2014). Based on city directories and obituaries, it is likely that Bonita Hennigar moved out of 6420 Coburg Road shortly after her husband’s death in 1944 and Gordon Junior’s graduation from Dalhousie University in 1945.

Araminta Frances Collishaw

Following the departure of the Hennigar family in the mid-1940s, the residence at 6420 Coburg Road was occupied by Araminta Frances Collishaw according to her obituary (Find-A-Grave 2021). Collishaw had previously resided at the nearby 6446 Coburg Road. Compared to 6420 Coburg Road, the residence at 6446 Coburg Road was a larger residence and it is possible that Collishaw wished to downsize during the final years of her life. Her husband Ellison had died in 1931. The Census of 1931 listed Ellison Collishaw as a 61-year-old finance manager born in Nova Scotia. He lived with his wife Araminta, age 48; his sister-in-law Jennie Puddington, age 50; and lodger George Edwards (Library and Archives Canada 1931). Collishaw died in 1952 at the age of 81 (Find-A-Grave 2021).

LeRoy and Rita Otto

Following the death of Collishaw, the residence at 6420 Coburg Road was occupied by LeRoy and Rita Otto (Might Directories 1963: 29; Property Online 1970). City directory records and historical research indicate LeRoy Otto was employed at Moir’s Chocolates. He eventually became the director, vice president, and general manager of the business (McAlpine 1926: 426; Mulrooney 2012). Moirs Chocolate was a confectionary company located within Halifax. The company was most noted for selling Pot of Gold Chocolates, a nationally available brand. This brand was the first to offer an assortment of chocolates in one box. City directories indicate Otto worked at Moirs as early as the 1920s. In 1956, the company was



acquired from the Moir family and one of the new owners included Otto (Thiessen 2018). City directory records indicate that LeRoy and Rita continued to reside at 6420 Coburg Road until 1963 (Might Directories 1963: 29). City directory records indicate the residence was acquired by the Maritime School of Social Work in 1964 (Might Directories 1965). Today, the former residence houses research programs undertaken by various university departments.

4.2 Important/Unique Architectural Style or Highly Representative of an Era

The former residences at 6414 Coburg Road and 6420 Coburg Road are examples vernacular structures. In particular, the former residences are examples of a subtype of vernacular architecture in Nova Scotia referred to as Late Victorian Plain. This type of architecture was common in Nova Scotia between about 1880 and 1915 (Penney 1989: 92-93). The former residences at 6414 Coburg Road and 6420 Coburg Road were built between 1928 and 1929 and are late examples of this type of architecture. Late Victorian Plain residences contain regional and individual style variations and are noted for their relatively simple design when compared to more ornate design styles such as Italianate, Second Empire, and Queen Anne. Elements common to the style aside from a relatively simple form include porches parallel to the street, bay windows, and inclusion of limited classically inspired embellishments. While many Late Victorian Plain residences contained flat or very low-pitched roofs, steeper pitches were also common (Penney 1989: 92-93).

Late Victorian Plain design elements of both 6414 Coburg Road and 6420 Coburg Road include the use of front porches parallel to the street, bay windows, and the conservative application of classically inspired embellishments evidenced in the porch support columns and pilasters of both residences. The general massing, bay windows, porch design, and gable peaks also incorporate Edwardian design elements, which was popular between about 1880 and 1930. Edwardian style residences were noted for their simple and formal massing with the use of classical embellishments (Blumenson 1990: 167). Based on this discussion, the residences at 6414 Coburg Road and 6420 Coburg Road are best classified as late examples of Late Victorian Plain residences with Edwardian design influences.



5 Significance of Architect or Builder

The architect or builder of 6414 Coburg Road and 6420 Coburg Road are unknown. Historical research, including a review of building permits and land registry records, did not indicate an architect or builder. However, based on their similar design style and date of construction, it was likely both these former residences were designed and completed by the same architect and builder.



6 Architectural Merit

6.1 Construction Type/Building Technology

Based on a visual inspection and materials, the former residences at 6414 Coburg Road and 6420 Coburg Road are two- and one-half storey frame structures with wood shingle cladding and concrete foundations. Frame houses are among the most common types of residences and consist of vertical wood members which are then clad with a material such as siding or brick veneer (McAlester 2013: 35). The former residences at 6414 Coburg Road and 6420 Coburg Road are clad in wood shingles, a type of material that is almost exclusively used as cladding for frame houses (McAlester 2013: 42). Concrete foundations became increasingly widespread in North America in the last decades of the 19th century and had largely supplanted other types of building foundations such as stone and brick by the mid-20th century (McAlester 2013: 36).

6.2 Style

The former residences at 6414 Coburg Road and 6420 Coburg Road are vernacular structures. In particular, they are late examples of Victorian Plain structures with Edwardian design influences. Late Victorian Plain design elements of both 6414 Coburg Road and 6420 Coburg Road include the use of front porches parallel to the street, bay windows, and the conservative application of classically inspired embellishments evidenced in the porch support columns and pilasters of both residences. The general massing, bay windows, porch design, and gable peaks also incorporate Edwardian design elements, which was popular between about 1880 and 1930. Edwardian style residences were noted for their simple and formal massing with the use of classical embellishments (Blumenson 1990: 167).

6.2.1 Potential Character Defining Elements

6.2.1.1 6414 Coburg Road

The potential character defining elements of 6414 Coburg Road include, but are not limited to:

- Two- and one-half storey structure (Photo 1)
- Medium pitched hip roof with wood soffits and fascia (Photo 2)
- Hip dormers on east, west, and south facades (Photo 3)
- Wood shingle exterior cladding (Photo 4)
- Rectangular window openings with mix of wood sash and vinyl sash windows (Photo 5)
- Asymmetrical front (north) façade (Photo 6)
- Projecting full-length gable bay on front façade with a wood sash pediment window within the gable and bay windows on the first and second storeys (Photo 6 and Photo 7)
- Projecting hip bay on the second storey of the front façade (Photo 8)



- Full-width porch consisting of pediment with decorative woodwork, classically inspired wood porch supports, wood pediments, and wood railing (Photo 6 and Photo 9)
- Main entrance with a wood and glass door with wood surround (Photo 10)
- Former brick chimney on east façade (Photo 11)
- Bay window on the second storey of the east façade with wood brackets (Photo 11 and Photo 12)



Photo 1: General view, showing height, looking south



Photo 2: Wood fascia and soffits, looking east



Photo 3: Representative hip dormer, looking west



Photo 4: Representative wood shingle siding, looking east





Photo 5: Representative window openings, looking east



Photo 6: Asymmetrical front façade, looking south



Photo 7: Pediment window within gable, looking south



Photo 8: Second storey hip bay, looking south



Photo 9: Porch columns, pilasters, and railing, looking east

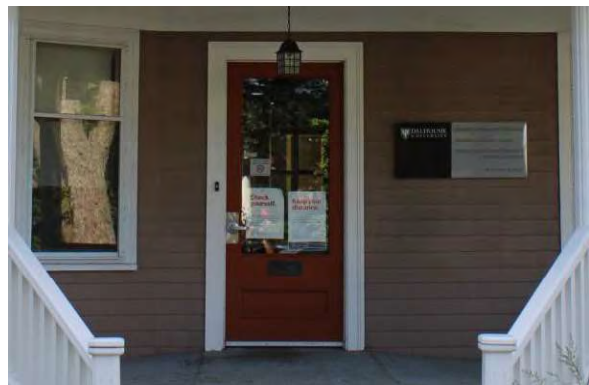


Photo 10: Main entrance, looking south





Photo 11: Bay window on second storey of east façade, looking southeast



Photo 12: Wood brackets on second storey bay window of east façade, looking west

6.2.1.2 6420 Coburg Road

The potential character defining elements of 6420 Coburg Road include, but are not limited to:

- Two- and one-half storey structure (Photo 13)
- Medium pitched hip roof with wood soffits and fascia (Photo 14)
- Hip dormers on east, west, and south facades (Photo 15)
- Wood shingle exterior cladding (Photo 16)
- Rectangular window openings with mix of wood sash and vinyl sash windows (Photo 17)
- Asymmetrical front (north) façade (Photo 18)
- Projecting full-length gable bay on northwest corner of front façade with bay windows on the first and second storeys (Photo 19)
- Projecting second storey gable bay on northeast corner of front façade with bay window (Photo 20)
- Partial-width porch consisting of pediment with decorative woodwork, classically inspired wood porch supports, wood pediments, and wood railing (Photo 21)
- Main entrance with wood and glass door, sidelights, and wood surround (Photo 22)
- Bay window on the second storey of the west façade with wood brackets (Photo 23)
- Former brick chimney on west façade (Photo 23)





Photo 13: General view showing height, looking south



Photo 14: Wood soffits and fascia, looking west



Photo 15: Representative hip dormer, looking north



Photo 16: Representative shingle cladding, looking northwest



Photo 17: Representative window opening, looking west



Photo 18: Front façade, looking south





Photo 19: Full length gable bay, denoted by arrow, looking southeast



Photo 20: Second storey gable bay, looking south



Photo 21: Porch, looking south



Photo 22: Main entrance, looking south



Photo 23: Bay window and former chimney, looking south



7 Integrity

7.1 6414 Coburg Road

The former residence at 6414 Coburg Road retains a high degree of visual integrity. The front façade retains its original massing and many original wood sashes. While an accessibility ramp has been connected to the porch of the front façade, it has been sympathetically paced near a corner and materials selected for the ramp are sympathetic in composition and colour. Based on survey mapping and the results of the field program, sometime after its acquisition by the Maritime School of Social Work or Dalhousie University, a rear addition was added to the structure. This addition generally matches the massing and balance of the original part of the former residence and is overall sympathetic in character.

7.2 6420 Coburg Road

The former residence at 6420 Coburg Road retains a high degree of visual integrity. The front façade retains its original massing and many original wood sashes. While an accessibility ramp has been connected to the porch of the front façade, it has been sympathetically paced near a corner and materials selected for the ramp are sympathetic in composition and colour.



8 Relationship to Surrounding Area

The former residences at 6414 Coburg Road and 6420 Coburg Road are located on the southside of Coburg Road, just west of the intersection of Oxford Street and Coburg Road. The overall character of this area is mixed. The King's College campus is located on the east side of Oxford Street, the Beth Israel Synagogue (1480 Oxford Street) is located on the west side of Oxford Street and is partially visible from both 6414 Coburg Road and 6420 Coburg Road, and the Ambrae Academy (6430 Coburg Road) is located on the south side of Coburg Road just west of 6420 Coburg Road. The Coburg Place Professional Centre (6389 Coburg Road) is located at the northeast corner of Coburg Road and Oxford Street. The remainder of the area, notably along the north side of Coburg Road west of Oxford Street, primarily consists of detached residences dating to the late 19th to early 20th century.

The former residences at 6414 Coburg Road and 6420 Coburg Road share a visual, functional, and historical link with each other. Both structures were built around the same time and share similar but not identical architectural design elements. Both structures have shared a functional purpose due to their shared relationship with the Maritime School of Social Work and Dalhousie University since the mid-20th century. The properties shared a historical link through their common land use history as part of estate properties built in the outskirts of Halifax beginning in the mid-19th century. The properties also share a historical link with the neighbouring residence at 6446 Coburg Road, which was the original residence occupied by the Collishaw family prior to the construction of 6414 Coburg Road and 6420 Coburg Road.

The former residences at 6414 Coburg Road and 6420 Coburg Road are not located adjacent to any heritage properties. However, the President's Residence at 1460 Coburg Road is located approximately 25 metres south of the properties at 6414 Coburg Road and 6420 Coburg Road. The President's Residence is a registered heritage property and formerly associated with the Oakville estate, which included the properties of present-day 6414 Coburg Road and 6420 Coburg Road. Like both 6414 Coburg Road and 6420 Coburg Road, the President's Residence is now part of Dalhousie University.



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**Research Report—6259 South Street:
Arts Building**

FINAL REPORT

June 2024

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Limitations and Sign-off

The conclusions in the Report titled Research Report—6259 South Street: Arts Building are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

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Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within Halifax's downtown/south area. This report will inform the evaluation of these properties, which will be completed by municipal staff. This report includes the property at 6259 South Street, known variously as the Arts Building, Arts (Temporary) Building, Law Building, and the University Club. For the purpose of this report, the building is referred to as the Arts Building.

A site assessment was undertaken between July 24, 2023, to July 27, 2023, by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels and also digitally provided to Stantec by HRM heritage planning staff.

To understand the history of the Arts Building and place the property into a wider historical context, a program of historical research was undertaken between July 24, 2023, to July 26, 2023. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the properties was informed by the *Canadian Inventory of Heritage Buildings* (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kji'puktuk, which means “Great Harbour” (HRM 2023a; Gallant 2022). In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9). The early growth of Halifax was sustained by the Seven Years War, American Revolution, and War of 1812.

Dalhousie University was founded in 1819 by George Ramsay, 9th Earl of Dalhousie, during his tenure as Lieutenant Governor of Nova Scotia. Seed money for the university consisted of £11,000 raised from customs duties collected by British soldiers in Maine during the War of 1812. The first university building was located on the Grand Parade. The university was founded as a non-denominational institution like the University of Edinburgh, where the Earl of Dalhousie was an alumnus. Following the departure of Ramsay from Nova Scotia in 1820, the university remained mostly inactive and underfunded as education was typically linked to religious institutions (Payzant 1985: 194; Raddall 1948: 197).

By the mid-19th century, Halifax had developed into an important trading port and specialized in the transport of local products, imported goods, and as an entry port for trade throughout British North America (Fingard et al 1999: 69-70). This resulted in the development of a prosperous middle class and sustained growth in Halifax (Fingard et al 1999: 72).

It was not until 1863 that significant efforts were made to revitalize Dalhousie University. That year, the school was re-organized as a provincial university (Raddall 1948: 211). By the 1880s, Dalhousie boasted a law school and faculties arts, medicine, and science. In 1886, the university moved to the Forrest Building, which remains part of the university into the present-day (Payzant 1985: 195). However, by the turn of the 20th century the Forrest Building and the area of land surrounding it had proved increasingly insufficient due to space constraints and increasing enrolment (Waite 1998).

In 1905, fundraising began to purchase new land to accommodate Dalhousie University's expansion. In 1911, 34-acres of land known as the Studley Estate was purchased by the university for \$50,000. The name Studley Campus is derived from the name of the property prior to its purchase by the university. The original name of the property was selected by Alexander Croke, a judge, politician, author, and colonial administrator in Nova Scotia around the turn of the 18th century (Janzen). Croke named the property after his family's country estate near Oxfordshire, England. The Studley Estate was located between Coburg Road, South Street, Oxford Street, and LeMarchant Street (Waite 1998).

The Science Building and Macdonald Memorial Library, constructed between 1913 and 1915, were the first buildings completed on the new Studley Campus. In 1919, construction began on the Studley Campus of Shirreff Hall, a dormitory for women. Following this, university officials aimed to bring the Faculty of Arts to the Studley Campus to alleviate overcrowding at the Forrest Building (Harvey et al 2015).



3 Age

By 1919, the Faculty of Arts was in urgent need of additional space. Due to space limitations, Arts Faculty members had no dedicated office space and shared a single small room. While Dalhousie’s administration recognized the need to rehome the Faculty of Arts in an enlarged space, they wished to delay building a permanent new Arts Building. Instead, the university proposed to construct a temporary Arts Building on the Studley Campus. While the building was intended to be a permanent component of the Studley Campus, the building would only house the Arts Faculty until a larger Arts Building could later be completed on campus (the future Henry Hicks Administration Building). Afterwards, Dalhousie planned to turn over the Arts Building to the Law School. As a result, the building was sometimes referred to as the Arts (Temporary) Building (Waite 1998; Harvey et al 2015).

The cornerstone for the Arts Building was laid by George S. Campbell, president of the Board of Governors, in April 1920 (Waite 1998; Harvey et al 2015). The building was completed rapidly and was ready for occupation in December 1921. The building was opened with little fanfare when students were assigned to sit for examinations in the Arts Building shortly before Christmas (Dalhousie Gazette 1922).

The Arts Building was well received by the student body and the Dalhousie Gazette noted, “The students are certainly proud of the building” (Dalhousie Gazette 1922). The Gazette also commended the interior finishes of the building, noting the high quality of the woodwork and plastering (Dalhousie Gazette 1922). Historical mapping from 1949 shows the location of the Arts Building relative to other structures on the Studley Campus (Plate 1).



Plate 1: Arts Building, denoted by orange arrow. Other structures include the Henry Hicks Administration Building (1), Macdonald Memorial Library (3), Men’s Residence (4), the Science Building (5), the Studley Gymnasium (6), and Shirreff Hall (9) (Nova Scotia Archives 1949).



4 Historical or Architectural Importance

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

4.1.1 Faculty of Arts

The Arts Building is historically associated with the Faculty of Arts, presently known as the Faculty of Arts and Social Sciences. This faculty has long been considered one of the core faculties of the university. The Faculty of Arts is among the oldest faculties at Dalhousie University and the Arts Building served as the home of the faculty from its opening in 1922 until the Henry Hicks Administration Building was completed in 1951 (Waite 1998).

When Dalhousie University was reorganized in 1863 as a provincial university, the leaders of the project called for the Faculty of Arts to have six professors. While today “the arts” is commonly thought of as humanities and social sciences, the Faculty of Arts in the mid-19th century taught courses in the classics, logic, metaphysics, mathematics, moral philosophy, natural philosophy (physics), chemistry, geology, and botany. By the academic year of 1874, the university had 87 arts students. By the early 20th century, the faculty was referred to as the Faculty of Arts and Science and through most of the 1920s contained about 500 students (Waite 1998).

The Second World War (1939-1945) curbed enrolment in the Faculty of Arts and Sciences. However, enrolment surged after the war and reached over 1,000 students in 1946. This drastic growth of the faculty quickly rendered the existing Arts Building insufficient. As a result, university administrators began construction of a new Arts and Administration Building (present-day Henry Hicks Administration Building). When the Arts and Administration Building was completed, Dalhousie’s Law School moved into the Arts Building (Waite 1998). In 1989, Arts and Sciences was divided into the Faculty of Arts and Social Sciences and Faculty of Science (Dalhousie University Libraries 2023a).

4.1.2 School of Law

The Arts Building is historically associated with the Dalhousie University School of Law (present-day Schulich School of Law) which occupied the building between 1952 and 1967 (Harvey et al 2015). Dalhousie’s Law School was established in 1883 and was the first law school to be founded in Canada within the parts of the Dominion under common-law jurisdiction (Dalhousie University Libraries 2023b). Initially, the law school faced daunting prospects. The United Kingdom and its legal institutions provided little guidance regarding the establishment of legal education in British Dominions and Dalhousie lacked the funding available to American law schools (Castles 1983).



Despite these obstacles, the Law School had a strong faculty and rigorous curriculum. Due to the limited nature of economic opportunities in Atlantic Canada, many of Dalhousie's law graduates migrated to other parts of Canada, especially western Canada. As a result, Dalhousie developed a reputation as a premier law school within Canada. By the 1930s, graduates of Dalhousie Law sat on the Supreme Courts of six of the nine provinces of Canada during that time. Dalhousie law graduates also include provincial Premiers and Prime Minister R.B. Bennett. By the 1950s, Dalhousie's Law School had influenced legal education in much of Canada (Castles 1983). In 1967, the Law School was moved to a newly completed building on campus (Harvey et al 2015).

4.1.3 University Club

The Arts Building is also historically associated with Dalhousie's University Club, an important gathering space on the campus. The University Club was founded on the main floor of the Arts Building in 1972; a space occupied by the club into the present-day. The club provides Dalhousie's faculty, alumni, and graduate students a place to congregate and socialize. Today, the Arts Building is mostly known as the University Club (Harvey et al 2015).

Initially confined to the main floor, the University Club soon expanded to encompass the entire building. By 1980, a Dining Room was located on the main floor, the Earl of Dalhousie Pub was opened in the basement, and the Great Hall was opened on the third floor. The University Club has grown into an important location on Dalhousie's campus and also serves the wider community in Halifax. Many social events accommodating over 200 people are held in the Great Hall. Historically, access to the University Club required a paid membership. In 2014, membership was expanded to automatically include all faculty, staff, alumni, and graduate students (Dal News 2014).

4.2 Important/Unique Architectural Style or Highly Representative of an Era

The Arts Building is an example of a Period Revival structure with Georgian Classicism design influence. As one of the early buildings on the Studley Campus, it shares design elements with the nearby Science Building, Macdonald Memorial Library, and Shirreff Hall. Georgian architecture was popular in Nova Scotia and Canada from the late 18th century into the 19th century (Humphreys and Sykes 1974). The architectural style and materials of these early structures on the Studley Campus were chosen to match existing public buildings in Halifax, such as Government House and Province House (Waite 1998).

The massing and balance, including the symmetrical front façade of the Arts Building, is distinctly Georgian in character while the embellishments of the building evoke the classical simplicity the Georgian style is known for. These embellishments include the timber and stone pediment supported by four stone columns projecting over the main entrance, bracketed cornices and pediments with return eaves, and arched window openings on the south, west, and east façades. A photograph from 1928 shows the Arts Building six years after its completion (Plate 2).





Plate 2: The Arts Building, July 1928 (Dalhousie Archives 1928)



5 Significance of Architect or Builder

Like the preceding Science Building and Macdonald Memorial Library, the Arts Building was designed by Frank Darling and Andrew Cobb. Darling was a Toronto based architect born in Scarborough, Ontario in 1850. He began his architectural apprenticeship in 1866. He trained in Toronto and London, England. This training laid the foundation for Darling's architectural style which blended English, American, and Canadian traditions. His most prolific work was the design of dozens of bank branches. Darling remains recognized into the present-day for his ability to blend the architectural styles of Canada, the United States, and Europe harmoniously with an attention to local considerations and traditions (Crossman 2005).

Andrew Cobb was a Halifax based architect who eventually became responsible for much of the design of the buildings on the Studley Campus built before the Second World War. During his career in Halifax, Cobb designed many institutional buildings and homes in Nova Scotia (Nova Scotia Museum 2023). His institutional buildings were firmly rooted in classical design. While some architectural critics note that Cobb's designs were not particularly inventive or unique, it is widely acknowledged that his buildings contain a high degree of craftsmanship (Globe and Mail 1990; Nova Scotia Museum 2023). The relatively conservative design of Cobb's structures is partially credited to the conservative nature of Halifax during the early 20th century. A 1990 *Globe and Mail* article discussing an exhibit of Cobb's work noted, "His clients, unfortunately, were conservative and cautious in taste, suspicious of display and tight with the dollar" (Globe and Mail 1990). Cobb's career was cut-short on June 2, 1943, when he was killed in a bus crash outside of Halifax. At the time of his death, he was noted as one of Nova Scotia's best-known architects (Globe and Mail 1943). Cobb remains widely recognized as one of Nova Scotia's most important architects (Globe and Mail 1990; Nova Scotia Museum 2023).

In about 1923, the university coat of arms was carved into the stone portion of the pediment on the front façade. This was completed by Neil Campbell of Pugwash, Nova Scotia. Campbell was instructed to complete the carving based on a full-scale drawing as a cast model of the coat of arms would have been prohibitively expensive (Dalhousie Archives 1923).



6 Architectural Merit

6.1 Construction Type/Building Technology

As the Arts Building was also designed by Darling and Cobb, it is likely a steel and concrete structure like the Science Building and Macdonald Memorial Library. The first reinforced poured concrete wall was patented in 1860, though its widespread use only began in the United States in the 1890s. The earliest reinforced concrete structures imitated the form of timber buildings: reinforced concrete columns supported concrete girders, which in turn supported reinforced concrete joists. In the early 1900s, reinforced concrete was adopted for industrial buildings of one or multiple stories because they could be built quickly, were fireproof, and could withstand vibrations better than other construction methods (Jester 1995: 94-96).

The use of steel as a construction material began in the late 19th century when it was first used for the construction of bridges. Steel was then used to frame commercial buildings as a cost saving measure. Steel gave strength, allowed the creation of flexible open-plan interiors, and allowed high-rise steel-framed buildings to be constructed at great speed (Cruikshank 2016). As steel became the construction method of choice, load bearing masonry walls were no longer required, and the design of the building envelope was rethought. Masonry cladding, designed to imitate traditional materials such as brick or stone, were designed in such a way the loads of exterior wall assembly would be reduced and that additional floor space could be included in the building. Early masonry cladding was developed by specific masons and was not a uniform practice across the industry, however most masonry cladding was attached to steel or poured concrete construction using wall anchors (Ortega 2012).

6.2 Style

The Arts Building is an example of a Period Revival structure with Georgian Classicism design influence. As one of the early buildings on the Studley Campus, it shares design elements with the nearby Science Building, Macdonald Memorial Library, and Shirreff Hall. Georgian architecture was popular in Nova Scotia and Canada from the late 18th century into the 19th century.

Potential Character Defining Elements¹

The potential character defining elements of the Dentistry Building include, but are not limited to:

- Two storey structure with a side gable roof and projecting gable south bay (Photo 1)
- Timber bracketed cornice painted white (Photo 2)
- Timber bracketed pediments with return eaves painted white (Photo 2)
- Stone clad exterior (Photo 3)

¹ Much of the Arts Building was obscured by scaffolding during the field program and summer of 2023. As a result, not all potential character defining elements could be photographed.



- Symmetrical front façade (Photo 4)
- Projecting pediment over main entrance (Photo 5), consisting of:
 - Timber bracketed pediment painted white
 - Stone cladding with carved university coat of arms
 - Four stone Ionic columns
- Four stone pilasters located behind stone columns on front façade (Photo 6)
- Rectangular window openings with stone surrounds, stone voussoirs or lintels, stone keystones, and stone sills (Photo 7)
- Main entrance accessed from curved stone clad staircases with a metal railing and frontispiece with a stone surround with keystone and arched transom (Photo 8 and Photo 9)
- Stone beltcourse between basement level and first storey (Photo 10)
- Arched window openings with stone voussoirs on west, east, and south facades
- Projecting gable bay on south façade



Photo 1: Arts Building, showing general plan, looking southwest



Photo 2: Representative bracketed cornice and pediment, looking southeast



Photo 3: Stone clad exterior, looking south



Photo 4: Front façade, looking south



Photo 5: Projecting pediment over main entrance, looking south



Photo 6: Pilasters (denoted by arrow), looking south



Photo 7: Representative window openings, looking south

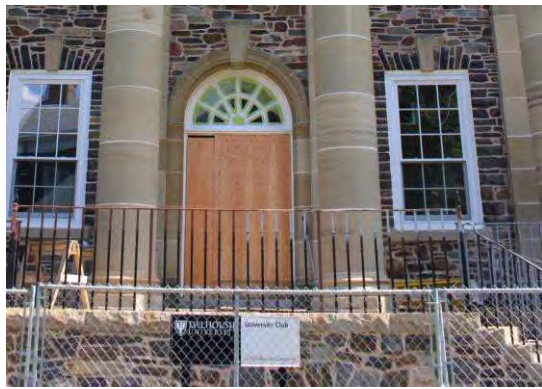


Photo 8: Main entrance, looking south





Photo 9: Curved staircase, looking southwest



Photo 10: Beltcourse (denoted by arrow), looking south

7 Integrity

While sections of the Art Building were obscured by scaffolding during the field program, the sections which remain visible contain a high degree of integrity. Aside from the replacement of original windows with sympathetic vinyl sash windows, no significant alterations or additions to the Arts Building were observed.



8 Relationship to Surrounding Area

The Arts Building is located on the Studley Campus of Dalhousie University. It forms one of the boundaries of the Studley Quad, the historic nucleus of the Studley Campus. Much of the campus layout was planned around the Studley Quad. This area consists of a lawn, ornamental plantings, and hardscaped circulation routes. The Studley Quad is bounded on the north by the Macdonald Memorial Library and Science Building, on the west by the Henry Hicks Administration Building, on the south by the Arts Building, Wickwire Pitch, and the Studley Gymnasium, and on the east by University Avenue. The Arts Building, Macdonald Memorial Library, Science Building, and Henry Hicks Administration Building share a similar Period Revival design style and stone cladding. While the Arts Building is relatively smaller than the Henry Hicks Administration Building, the Macdonald Memorial Library, and the Science Building, it remains a readily visible structure which clearly helps to demarcate the Studley Quad.

Based on the above discussion, the Arts Building is physically and visually linked to the adjacent Studley Quad, Macdonald Memorial Library, Science Building, and Henry Hicks Administration Building. The physical link to the adjacent buildings is based around a common architectural style, cladding, and role in supporting the character of the Studley Quad. The physical and visual link to the Study Quad is based on the Arts Building's role in helping to demarcate this important area on campus. The Arts Building is also historically linked to the adjacent Macdonald Memorial Library and Science Building, both of which were also designed by Andrew Cobb and Frank Darling and were among the earliest buildings completed on the Studley Campus.

The Arts Building is not located adjacent to any registered heritage properties. The closest registered heritage property is the Dalhousie President's Residence at 1460 Oxford Street (HRM 2023b). This heritage property is located approximately 330 metres northwest of the Arts Building.



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**Research Report—6316 Coburg
Road: Provincial Archives Building**

FINAL REPORT

June 2024

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Limitations and Sign-off

The conclusions in the Report titled Research Report—6316 Coburg Road: Provincial Archives Building are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

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Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality
PAB	Provincial Archives Building



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within Halifax’s downtown/south area. This report will inform the evaluation of these properties, which will be completed by municipal staff. This report includes the property at 6316 Coburg Road, the Provincial Archives Building. The building is also known as The Chase Building. For the purposes of this report, the building will be referred to as the Provincial Archives Building (PAB).

A site assessment was undertaken between July 24, 2023 to July 27, 2023 by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels and also digitally provided to Stantec by HRM heritage planning staff.

To understand the history of the PAB and place the property into a wider historical context, a program of historical research was undertaken between July 24, 2023, to July 26, 2023. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the PAB was informed by the *Canadian Inventory of Heritage Buildings* (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiipuktuk, which means “Great Harbour” (HRM 2023; Gallant 2022). In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9). The early growth of Halifax was sustained by the Seven Years War, American Revolution, and War of 1812.

The fledgling settlement of Halifax struggled with outbreaks of disease, a population unaccustomed to North America, and Indigenous resistance to encroachment. The initial population of British settlers was soon supplemented by settlers from New England who were more accustomed to life in North America (Raddall 1948: 41). The start of the Seven Years War in 1756 provided an important stimulus to the economy of Halifax as its role as an important naval base. As a result, the population of the settlement reached about 6,000 (Fingard et al 1999: 17). In 1758, Louisburg was captured by the British military and all of present-day Nova Scotia became a British colony (Fingard et al 1999: 18).

Peace along the Atlantic seaboard did not last long, and the American Revolution caused considerable disruption in Halifax. Much of the population was originally from New England and the community heavily traded with Boston. However, despite some resentment towards British policies, Nova Scotia and Halifax remained under British control throughout the conflict. Following the war, many United Empire Loyalists and enslaved and formerly enslaved Africans settled in Nova Scotia and Halifax (Raddall 1948: 82, 112). For the remainder of the 18th century and much of the first half of the 19th century, the economic prosperity of Halifax was linked to the British military (Fingard et al 1999: 5; Raddall 1948: vii).

By the mid-19th century, Halifax developed into an important trading port and specialized in the transport of local products, imported goods, and as an entry port for trade throughout British North America (Fingard et al 1999: 69-70). This resulted in the development of a prosperous middle class and sustained growth in Halifax (Fingard et al 1999: 72). Between 1851 and 1881, the population of Halifax and Dartmouth doubled from 19,165 to 39,859 (Fingard et al 1999: 7). During the late 19th century and early 20th century, industry also became an important component of Halifax's economy. As a result, by the early 20th century Halifax was an important port, industrial centre, and military stronghold (Fingard et al 1999: 119-120).

As Halifax was growing and developing, the professionalization of history was also occurring in Canada. In the early 20th century various archival institutions were established in Canada, the PAB is one of these institutions and land for the building was donated by Dalhousie University.



3 Age

Since 1857, the Commissioner of Public Records for the Province of Nova Scotia maintained a collection of historical records relating to the province. This was one of the earliest such collections maintained in Canada (Bates and McKay 2010: 98). As the study of history and historiography became increasingly professionalized in the early 20th century, archival institutions were founded throughout Canada. Examples include the Archives of Ontario (1903), Public Archives of Canada (1912), and the Archives of Quebec (1920) (Wilson 1982; Archives of Ontario 2023; National Archives of Quebec 2023). Edgar Nelson Rhodes, the Premier of Nova Scotia between 1925 to 1930, realized that Nova Scotia also required a formal archival institution.

In the summer of 1928, Rhodes was on a fishing trip with William Henry Chase, a noted businessman and member of Dalhousie's Board of Governors (Dalhousie Archives 1931a). Chase was from King's County, Nova Scotia and had amassed a considerable fortune from fruit growing and the shipping potatoes and apples (Parks Canada 1939). During the trip, Rhodes noted the pressing need for a provincial archive building. Chase later remarked, "...I became mentally resolved that I would undertake to provide for this need" (Dalhousie Archives 1931a).

A location for the PAB was donated by Dalhousie University and the university also agreed to provide heating for the archives (Dalhousie Archives no date [n.d.] a). The site was located on the Studley Campus nestled between the Macdonald Memorial Library and King's College (Dalhousie Archives 1986). The cornerstone for the PAB was laid in August 1929 by Premier Rhodes (Harvey et al 2015a; Dalhousie Archives 1986).

At his own behest, Chase remained an anonymous donor during the construction of the building. It was not until the building was completed in January 1931 that Chase agreed to recognition and gave a speech at the opening ceremony (Dalhousie Archives 1931a; 1986). At the opening ceremony Chase exclaimed "...I sincerely hope it [PAB] may prove a centre in which documents, art treasures, and many rare and valuable things associated with the early settlement of this province may find a home..." (Dalhousie Archives 1931a). Fire insurance mapping from 1949 shows the location of PAB relative to other buildings on the Studley Campus (Plate 1).

The PAB remained the province's archival institution until 1980 when the present-day archives was completed at 6016 University Avenue following a land swap agreement between the provincial government and Dalhousie University. Following the departure of the Nova Scotia Archives, the PAB was conveyed to Dalhousie University and used to house the university's Information Office, Development Office, the Ecology Action Centre, a faculty association, and some graduate students. In 1985, it was announced that the PAB would be renovated for the mathematics department (Dalhousie Archives 1985). In 1986, the building was rededicated by Dalhousie University and renamed the Chase Building in honour of William Henry Chase (Dalhousie Archives 1986).



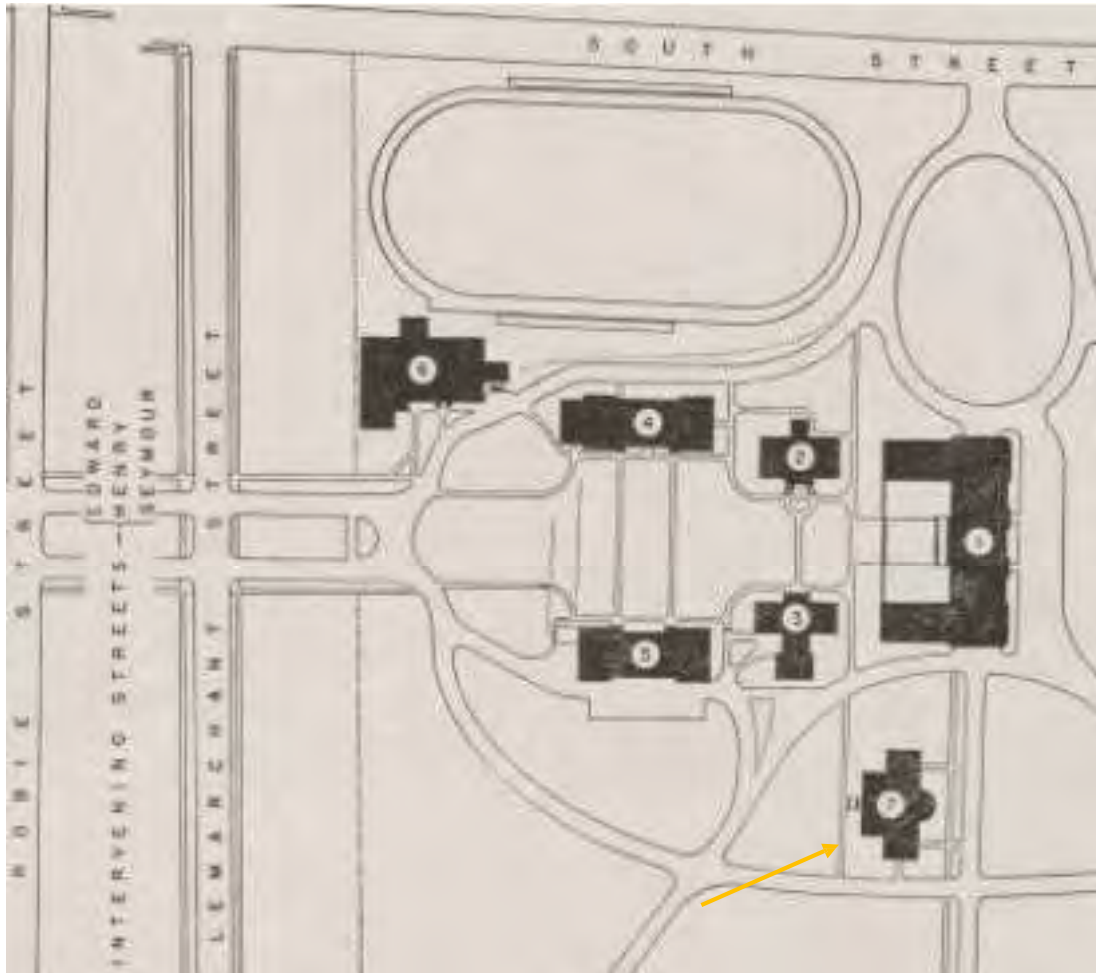


Plate 1: Location of the PAB in 1949 (orange arrow) and other buildings on campus, including the Henry Hicks Administration Building (1), the Arts Building (2), Macdonald Memorial Library (3), a dormitory (4), the Science Building (5), and the Studley Gymnasium (6) (Nova Scotia Archives 1949)



4 Historical or Architectural Importance

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

4.1.1 William Henry Chase

The PAB is historically associated with William Henry Chase, who donated \$200,000 for the construction of the building in 1929 (Dalhousie Archives 1986). Chase was born in 1851 in Port Williams, Nova Scotia. He was instrumental in the development of the Annapolis Valley's apple industry and became known as "The Apple King". He also became a land speculator, developer, and investor in railways and hydroelectric facilities (Parks Canada 1939; Nova Scotia Archives 1975).

Chase served on Dalhousie University's Board of Governors beginning in 1916 and was well known for his philanthropy, including funding Nova Scotia's universities and hospitals (Parks Canada 1939). Chase initially wanted his donation for the construction of the PAB to be anonymous. As a member of the Board of Governors he attended the laying of the cornerstone but maintained his anonymity (Waite 1998). Even the Board of Trustees of the Archives did not know Chase's involvement and during the cornerstone laying it was remarked, "Two things, however, are known about this gentleman [Chase]: The first is that he is a very generous man, and the second is that he is a gentleman of extreme modesty..." (Dalhousie Archives 1929). One newspaper headline concerning the completion of the PAB noted "speculation rife as to name of Nova Scotian who donated \$200,000" (Dalhousie Archives 1931b). In 1931, Chase relented to his identity being revealed and he agreed to give a speech to mark the formal opening of the archives (Dalhousie Archives 1931a).

4.1.2 Historiography of Nova Scotia and the Public Archives of Nova Scotia

The PAB is historically associated with the Nova Scotia Archives and the historiography, or study of historical writing, of Nova Scotia. The first significant book to document Nova Scotia's history was published in 1829 by Thomas Chandler Haliburton and was entitled *An Historical and Statistical Account of Nova Scotia*. While contemporary historians note that much of the book would be considered plagiarism today, it was a successful book at the time. The primary focus of Haliburton's book was Nova Scotia's British heritage. The first popular examination of French colonial rule in Nova Scotia was published in the multi-volume work *France and England in North America* by Francis Parkman published between 1865 and 1892. This book was considered well written and was popular with the growing middle class of the Victorian period (Bates and McKay 2010: 38).

The first organized attempts to collect and conserve the records of Nova Scotia began in 1857 when the Nova Scotia Assembly passed a resolution calling for the province's records to be "...examined, preserved, and arranged" (Bates and McKay 2010: 98). This is considered to be the earliest attempt at creating an archives in Canada (Bates and McKay 2010: 98). These records were kept and maintained by the Commissioner of Public Records and later became the foundation of the Public Archives of Nova Scotia (Bates and McKay 2010: 97-98).



Beginning in the 1920s, the study of history became increasingly professionalized in Canada. The foundation of the Public Archives of Nova Scotia in 1931 is linked to this movement. The early archivists were faced with the daunting task of recording and beginning to interpret the vast collection (Bates and McKay 2010: 41). New scholars placed an increased focus on historiography and professionalism and the Public Archives served as the focal point of historical inquiry in the province. The collections and documents housed at the PAB were used by numerous researchers to write nonfiction and fiction books about Nova Scotia and by the government to produce promotional materials highlighting the historical significance of the province (Bates and McKay 2010: 41,341).

4.1.3 Dalhousie University and the Mathematics Department

The land for which the PAB was built upon was donated by Dalhousie University and located on the Studley Campus. The PAB was operated by the government of Nova Scotia and was not affiliated with Dalhousie University. The Studley Campus was purchased in 1911 to accommodate the future growth of the university. By the 1911 to 1912 academic year, the university contained 411 students, an increase of 60% in 20 years (Waite 1998). The PAB is among the oldest remaining buildings on the Studley Campus. Only the Science Building (completed 1915), Macdonald Memorial Library (completed 1915), the Arts Building (completed 1921), and Shirreff Hall (completed 1923) are older (Harvey et al 2015b).

In 1980, the university and Province of Nova Scotia agreed to a land exchange which saw the university give land at the southwest corner of Robie Street and University Avenue, where the present-day Nova Scotia Archives are located, in exchange for the PAB. In 1985, the university announced a \$1,000,000 renovation of the PAB to create a new home for Dalhousie's mathematics and computer science department (Dalhousie Archives 1985; 1986). The history of mathematics at the university dates to 1863 when Charles Macdonald was appointed mathematics chair. For its first 100 years, the mathematics department operated under a liberal arts model and awarded both bachelors and masters degrees. In the 1960s, the department shifted to a research and development model and a doctoral program was introduced. In the 1970s, a computing science program was founded (Dalhousie Archives n.d.b.).

4.2 Important/Unique Architectural Style or Highly Representative of an Era

The PAB is an example of a civic structure with Beaux-Arts design influence. Andrew Cobb, the architect of the PAB, studied at the Ecole des Beaux-Arts in Paris and likely would have been familiar with the style from his time in Paris (Nova Scotia Museum 2023). The Beaux-Arts design style began in Paris and became popularized in North America by architects and designers like Cobb who studied in Paris (McAlester 2013: 478). Beaux-Arts design influences in the PAB include the roof-line balustrade, bracketed cornice, paired columns, and paired cornices. While many examples of the Beaux-Arts style are known for their particularly elaborate use of decorative detailing, the PAB is a more modest example. The selection of stone cladding and the generally modest north and south wings of the structure more closely reflects and compliments the Georgian inspired styling of the nearby Macdonald Memorial Library and Science Building. Photographs from the mid-20th century show the front and rear facades of the structure (Plate 2 and Plate 3).





Plate 2: PAB front façade, looking west (Nova Scotia Archives N.D.A.)



Plate 3: PAB rear façade, looking east (Nova Scotia Archives N.D.B.)



5 Significance of Architect or Builder

5.1 Architect

Andrew Randall Cobb was the architect for the PAB. Cobb was instrumental in the design of much of the Studley Campus of Dalhousie University. He was born in Brooklyn, New York, in 1876 and relocated with his mother to Nova Scotia at age 14. His education in architecture included studying at the Massachusetts Institute of Technology and the Ecole des Beaux-Arts in Paris. Cobb's first commissions at Dalhousie were the Science Building and the Macdonald Memorial Library, both completed in 1915.

Cobb's early work in Halifax was with Sidney Perry (S.P.) Dumaresq. The Dumaresq family was heavily involved in the architecture of Halifax and James Charles Philip (J.C.) Dumaresq was the architect for the Forrest Building, the first structure built after Dalhousie's relocation to the western part of Halifax (Nova Scotia Museum 2023). The Dumaresq family continues to have an architectural presence in Halifax into the modern day with SP Dumaresq Architect Ltd., a firm established by J.C.'s great-grandson Syd.

During his career in Halifax, Cobb designed many institutional buildings and homes in Nova Scotia (Nova Scotia Museum 2023). His institutional buildings were firmly rooted in classical design. While some architectural critics note that Cobb's designs were not particularly inventive or unique, it is widely acknowledged that his buildings contain a high degree of craftsmanship (Globe and Mail 1990; Nova Scotia Museum 2023). The relatively conservative design of Cobb's structures is partially credited to the conservative nature of Halifax during the early 20th century. A 1990 *Globe and Mail* article discussing an exhibit of Cobb's work noted, "His clients, unfortunately, were conservative and cautious in taste, suspicious of display and tight with the dollar" (Globe and Mail 1990).

In addition to the many institutional buildings at Dalhousie University, Cobb also designed nearly 100 residences in Halifax that remain highly sought after due to their woodwork, craftsmanship, built-in furniture, and overall comfort. He also designed the community of Corner Brook, Newfoundland, and managed to bring the hallmark comforts he was known for to a working-class community (Globe and Mail 1990). Cobb's career was cut-short on June 2, 1943, when he was killed in a bus crash outside of Halifax. At the time of his death, he was noted as one of Nova Scotia's best-known architects (Globe and Mail 1943). Cobb remains widely recognized as one of Nova Scotia's most important architects (Globe and Mail 1990; Nova Scotia Museum 2023).

5.2 Builder

The builder of the PAB was the McDonald Construction Company Limited of Halifax (Harvey et al 2015; Dalhousie Archives N.D.A.). The McDonald Construction Company was the builder of many of the structures erected on the campus during the early 20th century. The president of the company was A.A. McDonald who operated at Pickford and Black's Wharf (McAlpine 1926: 352).



6 Architectural Merit

6.1 Construction Type/Building Technology

While research did not indicate the type of structure the PAB is, it is likely a steel and concrete structure like similar early 20th century buildings on the Dalhousie campus. The first reinforced poured concrete wall was patented in 1860, though its widespread use only began in the United States in the 1890s. The earliest reinforced concrete structures imitated the form of timber buildings: reinforced concrete columns supported concrete girders, which in turn supported reinforced concrete joists. In the early 1900s, reinforced concrete was adopted for industrial buildings of one or multiple stories because they could be built quickly, were fireproof and could withstand vibrations better than other construction methods (Jester 1995: 94-96).

The use of steel as a construction material began in the late 19th century when it was first used for the construction of bridges. Steel was then used to frame commercial buildings as a cost saving measure. Steel gave strength, allowed the creation of flexible open-plan interiors and allowed high-rise steel-framed buildings to be constructed at great speed (Cruikshank 2016). As steel became the construction method of choice, load bearing masonry walls were no longer required, and the design of the building envelope was rethought. Masonry cladding, designed to imitate traditional materials such as brick or stone, were designed in such a way the loads of exterior wall assembly would be reduced and that additional floor space could be included in the building. Early masonry cladding was developed by specific masons and was not a uniform practice across the industry, however most masonry cladding was attached to steel or poured concrete construction using wall anchors (Ortega 2012).

As the PAB was built to house rare documents belonging to the province, it was built to be fireproof. Andrew Cobb was said to have remarked that the building was “absolutely unburnable.” The rooms within the PAB were well lit by natural light. While this was welcomed at the time, it eventually led to some documents being damaged by ultraviolet light (Harvey et al 2015a).

6.2 Style

The PAB is an example of a civic structure with limited Beaux-Arts design influence. This style of design was popular in civic structures during the first half of the 20th century. Beaux-Arts design influences in the PAB include the roof-line balustrade, bracketed cornice, paired columns, and paired cornices.

Potential Character Defining Elements

The potential character defining elements of the PAB include, but are not limited to:

- Three storey structure with flat roof, stone clad chimneys, and T-shaped plan (Photo 1 and Photo 2)
- Copper and stone roofline balustrade and four decorative urns situated above centre bay of front (east) façade (Photo 3)



- Stone exterior cladding (Photo 4)
- Stone cornice with stone brackets and stone frieze (Photo 5)
- Stone belt courses between first and second storeys (Photo 6)
- Recessed balcony on centre bay of front façade with triple arch with keystones, pair of Ionic columns, and stone balustrade (Photo 7)
- Frontispiece with stone cornice, dentils, frieze, entablature and two pairs of Doric columns (Photo 8)
- Rectangular window openings with mix of stone surrounds and stone voussoirs (Photo 9 and Photo 10)
- Rear façade with an apse with six bays delineated by pilasters and topped with six stone urns (Photo 11)
- Rear façade secondary entrances with arched openings and arched transoms (Photo 11)
- Cornerstone located at northeast corner of centre bay (Photo 12)
- Cut stone foundation cladding (Photo 13)



Photo 1: PAB, looking southwest



Photo 2: PAB, looking west



Photo 3: Balustrade and urns on front façade, looking west



Photo 4: Stone cladding, looking west



Photo 5: Frieze, brackets, and cornice, looking south



Photo 6: Beltcourses (denoted by arrow), looking southwest



Photo 7: Balcony, looking west



Photo 8: Frontispiece, looking west



Photo 9: Representative window opening with stone surround, looking west



Photo 10: Representative window opening with stone voussoir, looking west



Photo 11: Rear façade showing apse and arched secondary entrances, looking east





Photo 12: Cornerstone, looking west



Photo 13: Cut stone foundation cladding, looking west

7 Integrity

The overall integrity of the PAB is good. The building contains no additions or alterations aside from the replacement of the original windows with metal sash windows. While the exterior remains largely intact in visual appearance since its construction, the interior was heavily modified in the 1980s when the building was renovated to accommodate the mathematics department. The interior renovations included the addition of fire stairs, major electrical work, and the construction of an underground tunnel between the PAB and Life Sciences Centre (Harvey et al 2015a).



8 Relationship to Surrounding Area

While only formally part of Dalhousie University since 1980, the PAB is among the oldest buildings on the Studley Campus and was built to match the overall character of the existing buildings including the Macdonald Memorial Library, Science Building, and Arts Building. Located just north of the Studley Quad and just southeast of King's College, the PAB forms part of the historic core of the Studley Campus. Campus mapping from 1965 shows the location of the PAB relative to other early to mid-20th century structures located on Dalhousie's Studley Campus, including King's University.

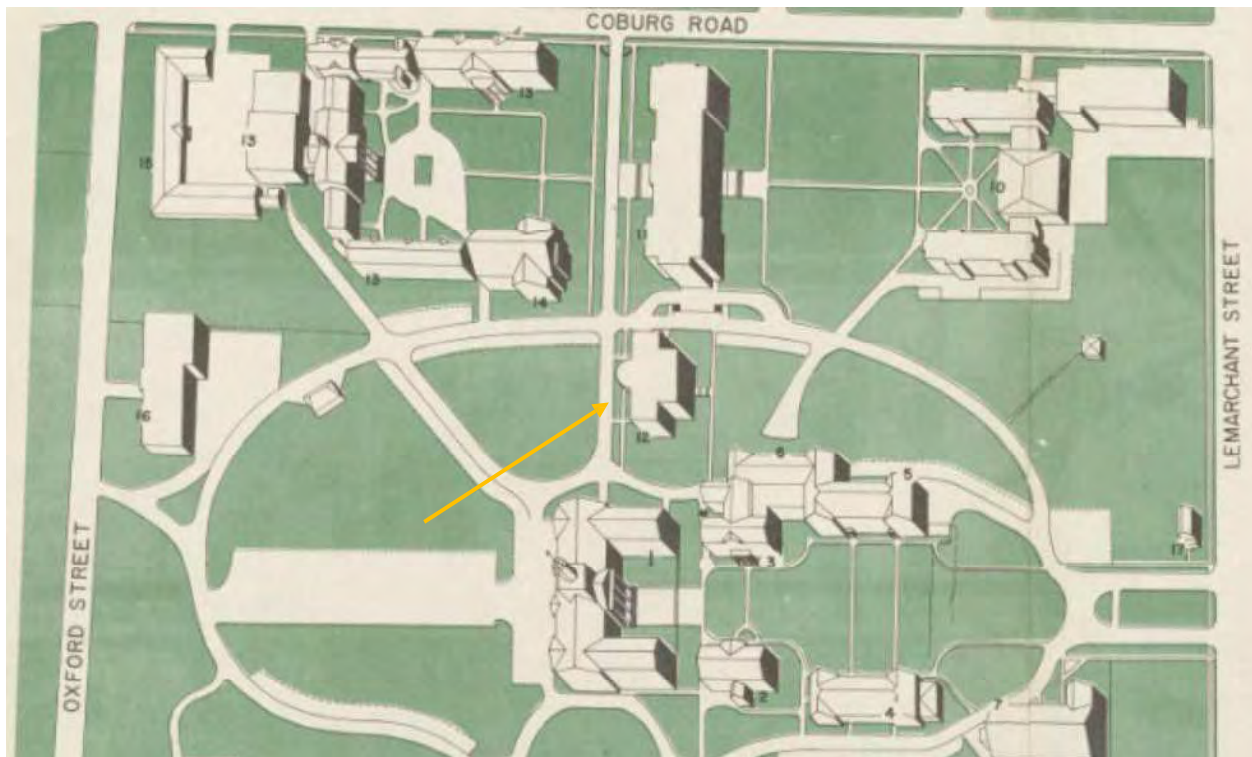


Plate 4: Location of PAB on Studley Campus, denoted by arrow (Nova Scotia Archives 1965)



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**Research Report—5849 University
Avenue: Public Health Clinic and
5968 University Avenue: Medical
Sciences Building**

FINAL REPORT

June 2024

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Limitations and Sign-off

The conclusions in the Report titled 5849 University Avenue: Public Health Clinic and 5968 University Avenue: Medical Sciences Building are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

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Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within Halifax’s downtown/south area. This report will inform the evaluation of these properties, which will be completed by municipal staff. This report includes the property at 5849 University Avenue, the Public Health Clinic, and the property at 5968 University Avenue, the Medical Sciences Building. The Public Health Centre building is also known as the Clinical Research Centre or Public Health Clinic. For the purposes of this report, the building will be referred to as the Public Health Clinic. The Medical Sciences Building is also known as the Medical Science Building or Burbidge Building. For the purposes of this report, the building will be referred to as the Medical Sciences Building.

A site assessment was undertaken between July 24, 2023 to July 27, 2023 by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels and also digitally provided to Stantec by HRM heritage planning staff.

To understand the history of the Public Health Clinic and place the property into a wider historical context, a program of historical research was undertaken between July 24, 2023, to July 26, 2023. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the Public Health Clinic was informed by the *Canadian Inventory of Heritage Buildings* (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiipuktuk, which means “Great Harbour” (HRM 2023; Gallant 2022). In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9). The early growth of Halifax was sustained by the Seven Years War, American Revolution, and War of 1812.

Dalhousie University was founded in 1819 by George Ramsay, 9th Earl of Dalhousie, during his tenure as Lieutenant Governor of Nova Scotia. Seed money for the university consisted of £11,000 raised from customs duties collected by British soldiers in Maine during the War of 1812. The first university building was located on the Grand Parade. The university was founded as a non-denominational institution like the University of Edinburgh, where the Earl of Dalhousie was an alumnus. Following the departure of Ramsay from Nova Scotia in 1820, the university remained mostly inactive and underfunded as education was typically linked to religious institutions (Payzant 1985: 194; Raddall 1948: 197).

By the mid-19th century, Halifax had developed into an important trading port and specialized in the transport of local products, imported goods, and as an entry port for trade throughout British North America (Fingard et al 1999: 69-70). This resulted in the development of a prosperous middle class and sustained growth in Halifax (Fingard et al 1999: 72)

It was not until 1863 that significant efforts were made to revitalize Dalhousie University. That year, the school was re-organized as a provincial university (Raddall 1948: 211). By the 1880s, Dalhousie boasted a law school and faculties of medicine and science. In 1886, the university moved to the Forrest Building, located just west of the future location of the Public Health Clinic (Payzant 1985: 195). In 1911, the university purchased the present-day Studley Campus and began expanding to the west. This expansion was linked to a wider municipal beautification movement and the new campus buildings were known for the stone exteriors designed by the local architect Andrew Cobb (Fingard et al 1999: 122; Dalhousie University Libraries 2023a). While much of the university's focus was on developing the Studley Campus, new buildings were also constructed near the Forrest Building, including the Medical Sciences Building and Public Health Clinic, the subjects of this report. This area became known as the Carleton Campus. By the end of the 20th century, Dalhousie University was the largest post-secondary institution in Halifax and contained more than 10,000 students and offered about 3,000 courses (Payzant 1985: 194).



3 Age

The importance of Dalhousie's Medical School was demonstrated during the challenges of the First World War and the Halifax Explosion. In the aftermath of this tumultuous period, it became evident that Dalhousie University's medical school had not kept pace with the rapid changes in medical technology and practice. The university also lacked the funding to endow additional chairs in medicine.

In 1918 and 1919, administrators at Dalhousie University traveled to New York City to meet with members of the philanthropic Carnegie Foundation. The Carnegie Foundation and Dalhousie had previously collaborated and enjoyed a cordial working relationship during the construction of the Science Building (Waite 1998). The Carnegie Foundation agreed to assist with funding Dalhousie's medical program providing that the university exercised a degree of control over the hospital in which students served their placements. The foundation also stipulated that outpatient accommodations be available, an arrangement which was non extant in Halifax. These changes were agreed to by the province and university. That same year, the Rockefeller Foundation announced the availability of \$50,000,000 in funding for the improvement of medical education in the United States and Canada. By 1920, money was raised from Carnegie and Rockefeller grants to fund the construction of a Public Health Clinic and Medical Science Building (Waite 1998).

The design for the Public Health Clinic was completed between 1921 and 1922 and the cornerstone for the Public Health Clinic was laid in the fall of 1922 by Premier George Murray (Waite 1998; Dalhousie Archives 1921). In line with the stipulations of the Carnegie Foundation, the Public Health Clinic was to be Halifax's first outpatient facility. This type of facility was to provide important training in the treatment of minor illnesses to medical students (Waite 1998; Harvey et. al. 2015). Construction of the Public Health Clinic was completed in August of 1924 and the facility treated its first patients in November 1924 (Harvey et. al. 2015a).

Like the Public Health Clinic, design for the Medical Science Building began in 1921. The cornerstone for the structure was laid in September 1922 by Dalhousie's Dean of Medicine, Dr. John Stewart. The building was completed in 1924 and housed Physiology, Biochemistry, Pharmacology, and Hygiene facilities (Harvey et al 2015b).

The Medical Science Building and the Public Health Clinic were the first new buildings erected on the Carleton Campus since the opening of the Forrest Building in 1886. Historical mapping from 1950 shows the location of the Public Health Clinic and Medical Science Building relative to other structures on Dalhousie's Carleton Campus (Plate 1).



Research Report—5849 University Avenue: Public Health Clinic and 5968 University Avenue: Medical Sciences Building

3 Age

June 2024



Plate 1: Public Health Clinic (denoted by orange arrow) and Medical Science Building (denoted by green arrow) relative to other structures on the Carleton Campus, 1950 (Nova Scotia Archives 1950).



4 Historical or Architectural Importance

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

The Public Health Clinic and Medical Sciences Building are historically associated with Dalhousie's Medical Program, an institution which has been important to healthcare in Halifax and Nova Scotia. One of the conditions of Dalhousie's re-organization in 1863 was that a medical faculty be established. As a result, the Faculty of Medicine was established in 1868 and began offering a full program in 1870. However, between 1873 and 1888, the faculty of medicine was closed, and the Halifax Medical College became responsible for training doctors. In 1889, the Faculty of Medicine was re-established although the Halifax Medical College remained the teaching body while Dalhousie served only to administer exams (Dalhousie University Libraries 2023a).

During this time, medical studies at Dalhousie and the Medical College remained underfunded and there were no full-time teachers and only one inadequate laboratory (Waite 1998). These inadequacies came to light in 1910 when the Flexner Report was published by the Carnegie Foundation for the Advancement of Teaching. In 1909, under the auspices of the foundation, Abraham Flexner and N.P. Colwell visited every medical school in the United States and Canada (Wright-Mendoza 2019). The findings of the report pointed to many deficiencies at Dalhousie University and the Halifax Medical College. The report also suggested that degrees were granted to undertrained students (Waite 1998). The findings of the Flexner Report were damning for many institutions and over 75% of medical schools in the United States closed in the years following the report (Wright-Mendoza 2019). Based on these findings, the Halifax Medical College was re-integrated into Dalhousie University and three full-time professors were hired (Dalhousie University Libraries 2023b; Waite 1998).

Dalhousie's medical faculty and students gained considerable skills in 1915 when the Dalhousie Stationary Hospital Number 7 was established during the First World War and was sent to England to provide treatment for Canadian soldiers. The field hospital later transferred to France and treated both Allied and German soldiers (Dalhousie University Libraries 2023a). Medical students who were not serving overseas were pressed into action along with much of the community following the Halifax Explosion. Many medical students worked without rest for over 24 hours to treat victims of the explosion (Waite 1998).

As discussed in Section 3, medical studies at Dalhousie received a significant boost when the Public Health Clinic and Medical Sciences Building were completed with assistance from the Carnegie Foundation and Rockefeller Foundation. The opening of the Public Health Clinic proved invaluable to the Halifax community, particularly Halifax's working class. As other outpatient services expanded in Halifax in the mid-20th century, the Public House Clinic was able to expand to specialize in children, dentistry, and mental health. Today, Dalhousie's medical students continue to be involved in the community through the numerous teaching hospitals located in Halifax and the wider Atlantic Canada region (Harvey et. al. 2015a).



4.2 Important/Unique Architectural Style or Highly Representative of an Era

The Public Health Clinic and Medical Sciences Building are both examples of vernacular architecture. In contrast to the ironstone buildings which dominate the character of Dalhousie's Studley Campus, the Public Health Clinic and Medical Sciences Building contain red brick clad exteriors, likely to match the appearance of the adjacent Forrest Building.

The Public Health Clinic also contains Edwardian design influences. The Edwardian style was popular in the British Isles, Canada, and the United States in the first decades of the 20th century and borrowed heavily from classically inspired designs while presenting a relatively simpler composition when compared to the preceding Gothic and Italianate styles (Blumenson 1990). Edwardian design elements of the Public Health Clinic include the copper cornice, stone pilasters, classically inspired frontispiece, brick voussoirs and stone keystones, and the relatively simple composition but formal composition of the facades. A photograph from 1924 shows the structure shortly after its completion (Plate 2).

While the Medical Sciences Building shares a similar composition to the Public Health Clinic, its design borrows more closely resembles a Period Revival Structure with Neoclassical influence. The use of a pediment over the centre bay of the front façade gives the structure a temple like design common to this style. The use of a pediment more closely follows the design of buildings on the Studley Campus such as the Arts Building and Macdonald Memorial Library. A photograph from the early 20th century shows the Medical Sciences Building several years after its completion (Plate 3).





Plate 2: Public Health Clinic, *circa* 1924 (Dalhousie Archives 1924)



Plate 3: Medical Sciences Building, *circa* 1930 (Dalhousie Archives 1930)



5 Significance of Architect or Builder

Andrew Randall Cobb was the architect for the Public Health Clinic and Medical Sciences Building. Cobb was instrumental in the design of much of the Studley Campus of Dalhousie University. He was born in Brooklyn, New York, in 1876 and relocated with his mother to Nova Scotia at age 14. His education in architecture included studying at the Massachusetts Institute of Technology and the Ecole des Beaux-Arts in Paris. Cobb's first commissions at Dalhousie were the Science Building and the Macdonald Memorial Library, both completed in 1915.

Cobb's early work in Halifax was with Sidney Perry (S.P.) Dumaresq. The Dumaresq family was heavily involved in the architecture of Halifax and James Charles Philip (J.C.) Dumaresq was the architect for the Forrest Building, the first structure built after Dalhousie's relocation to the western part of Halifax (Nova Scotia Museum 2023). The Dumaresq family continues to have an architectural presence in Halifax into the modern day with SP Dumaresq Architect Ltd., a firm established by J.C.'s great-grandson Syd.

During his career in Halifax, Cobb designed many institutional buildings and homes in Nova Scotia (Nova Scotia Museum 2023). His institutional buildings were firmly rooted in classical design. While some architectural critics note that Cobb's designs were not particularly inventive or unique, it is widely acknowledged that his buildings contain a high degree of craftsmanship (Globe and Mail 1990; Nova Scotia Museum 2023). The relatively conservative design of Cobb's structures is partially credited to the conservative nature of Halifax during the early 20th century. A 1990 *Globe and Mail* article discussing an exhibit of Cobb's work noted, "His clients, unfortunately, were conservative and cautious in taste, suspicious of display and tight with the dollar" (Globe and Mail 1990).

In addition to the many institutional buildings at Dalhousie University designed by Cobb, he also designed nearly 100 residences in Halifax that remain highly sought after due to their woodwork, craftsmanship, built-in furniture, and overall comfort. He also designed the community of Corner Brook, Newfoundland, and managed to bring the hallmark comforts he was known for to a working-class community (Globe and Mail 1990). Cobb's career was cut-short on June 2, 1943, when he was killed in a bus crash outside of Halifax. At the time of his death, he was noted as one of Nova Scotia's best-known architects (Globe and Mail 1943). Cobb remains widely recognized as one of Nova Scotia's most important architects (Globe and Mail 1990; Nova Scotia Museum 2023).

The Medical Sciences Building was built by the McDonald Construction Company Limited of Halifax (Harvey et al 2015b). The McDonald Construction Company was the builder of many of the structures erected on the campus during the early 20th century. The president of the company was A.A. McDonald who operated at Pickford and Black's Wharf (McAlpine 1926: 352). The Public Health Clinic was built directly by the university through the Dalhousie Construction Department and the university engineer H.R. Theakston (Harvey et. al. 2015a).



6 Architectural Merit

6.1 Construction Type/Building Technology

While research did not indicate the construction type of structures the Public Health Clinic and Medical Sciences Building are, they are likely steel and concrete structures like other early 20th century buildings on the Dalhousie campus. The first reinforced poured concrete wall was patented in 1860, though its widespread use only began in the United States in the 1890s. The earliest reinforced concrete structures imitated the form of timber buildings: reinforced concrete columns supported concrete girders, which in turn supported reinforced concrete joists. In the early 1900s, reinforced concrete was adopted for industrial buildings of one or multiple stories because they could be built quickly, were fireproof and could withstand vibrations better than other construction methods (Jester 1995: 94-96).

The use of steel as a construction material began in the late 19th century when it was first used for the construction of bridges. Steel was then used to frame commercial buildings as a cost saving measure. Steel gave strength, allowed the creation of flexible open-plan interiors, and allowed high-rise steel-framed buildings to be constructed at great speed (Cruikshank 2016). As steel became the construction method of choice, load bearing masonry walls were no longer required, and the design of the building envelope was rethought. Masonry cladding, designed to imitate traditional materials such as brick or stone, were designed in such a way the loads of exterior wall assembly would be reduced and that additional floor space could be included in the building. Early masonry cladding was developed by specific masons and was not a uniform practice across the industry, however most masonry cladding was attached to steel or poured concrete construction using wall anchors (Ortega 2012).

6.2 Style

The Public Health Clinic is an example of a vernacular structure with Edwardian design influence and the Medical Sciences Building is an example of a vernacular structure with Period Revival design elements that evoke Neoclassical styling. These design styles were popular in Nova Scotia and Canada during the late 18th century through the first half of the 20th century (Blumenson 1990; Humphreys and Sykes 1974).

6.2.1 Public Health Clinic

Potential Character Defining Elements

The potential character defining elements of the Public Health Clinic include, but are not limited to:

- Two storey structure with a full basement, flat roof, and I shaped plan (Photo 1)
- Copper cornice (Photo 2)
- Red brick clad exterior (Photo 3)
- Stone belt course between first and second storey and between basement and first storey (Photo 4)



- Projecting centre bay with stone pilasters and stone frieze with inscription “19 DALHOVSIE VNIVERSITY 23” (Photo 5 and Photo 6)
- Rectangular window openings with a mix of brick voussoirs, stone keystones, stone sills, and stone window surrounds (Photo 7)
- Two arched window openings with stone window surrounds (Photo 7)
- Frontispiece with stone surround, Dalhousie coat of arms and transom (Photo 8)
- Stone staircases to first storey main entrance with basement entrance below main entrance (Photo 9)
- East and west one storey sections framed by red brick pilasters capped with stone urns (**Error! Reference source not found.**)
- Cornerstone at southwest corner of west one storey section (Photo 11)



Photo 1: Public Health Clinic, looking north



Photo 2: Copper cornice, looking north



Photo 3: Representative red brick exterior



Photo 4: Belt courses (denoted by arrow), looking west





Photo 5: Frieze with inscription, looking north



Photo 6: Pilasters and frieze, looking north



Photo 7: Representative window openings, looking north





Photo 8: Frontispiece, looking north



Photo 9: Staircases and basement door, looking north



Photo 10: One storey section, representative photo, urn denoted by arrow, looking north



Photo 11: Cornerstone, looking north

6.2.2 Medical Sciences Building

Potential Character Defining Elements

The potential character defining elements of the Medical Sciences Building include, but are not limited to:

- Three storey structure with a rectangular plan and metal clad mansard roof (Photo 12 and Photo 13)
- Copper cornice with copper brackets (Photo 14)



- Red brick exterior (Photo 15)
- Stone belt course between first storey (front [north] façade only), second storey, and cornice (Photo 16)
- Stone rectangular panels below first storey windows on front façade and above second storey windows on south facade (Photo 17)
- Projecting centre bay on north façade containing pediment (Photo 18)
- Projecting centre bay on south façade containing pediment and stone pilasters (Photo 19)
- Frontispiece containing stone quoins, transom, and stone arch inscribed “MEDICAL SCIENCES” and the carving of a lion head between the words “medical” and “sciences” (Photo 20 and Photo 21)
- Arched window openings with stone surrounds and carvings of a lion head, quoins which flank the main entrance and match its overall appearance (Photo 22)
- Rectangular window openings with mix of stone surrounds and red brick voussoirs, most of which have stone keystones. Basement windows are topped by the belt course (Photo 23 and Photo 24)
- Stone staircase to main entrance (Photo 25)
- Cornerstone just west of the main entrance (Photo 26)



Photo 12: East half of building, looking south



Photo 13: West half of building, looking south





Photo 14: Copper cornice and brackets, looking west



Photo 15: Red brick exterior, looking south



Photo 16: Representative belt course sections, denoted by arrow, looking south



Photo 17: Stone panel, looking south



Photo 18: Projecting bay of front (north) façade, looking south



Photo 19: Projecting bay of south façade, looking north





Photo 20: Frontispiece, looking south



Photo 21: Frontispiece arch details, looking south



Photo 22: Arched window openings flanking frontispiece, looking south





Photo 23: Representative window opening with voussoir and keystone, looking east



Photo 24: Representative window with stone surround, looking south



Photo 25: Staircase, looking south



Photo 26: Cornerstone, looking south



7 Integrity

7.1 Public Health Clinic

The overall integrity of the Public Health Clinic is good. The front, west, and east façades contain only minor alterations. All the building's windows have been replaced with metal sash windows. The most significant alteration to the Public Health Clinic took place between 1965 and 1967 when the Sir Charles Tupper Building was constructed and attached to the rear façade of the Public Health Clinic (Dalhousie University Libraries 2023c).

7.2 Medical Sciences Building

The overall integrity of the Medical Sciences Building is good. The Medical Sciences Building has been renovated several times since construction. The first renovation was completed in 1970 and consisted mostly of interior renovations. In 1978, the metal clad third storey was added to the structure. While this addition stands in contrast to the first and second storeys, the building was designed by Cobb to accommodate a third storey addition. The third storey addition added 7,500 square feet of classroom space (Harvey et al. 2015b). The third storey addition has not significantly altered the character of the original first and second storeys, which retain their 20th century elements, with the exception of metal sash windows.



8 Relationship to Surrounding Area

The Public Health Clinic and Medical Sciences Building are both located on Dalhousie's Carleton Campus. The character of this campus is institutional and heavily influenced by the residential streetscapes along Robie Street and College Street. When compared to the adjacent Studley Campus, the Carleton Campus has a more urban character, and the various institutional buildings are more tightly clustered. In general, views and vistas on the Carleton Campus are dominated by the Forrest Building's tower and the 15-storey Sir Charles Tupper Medical Building. As a result, the Public Health Centre and Medical Sciences Building are relatively inconspicuous structures on the Carleton Campus (Photo 27 and Photo 28).



Photo 27: Medical Sciences Building with Forrest Building in the background



Photo 28: Public Health Clinic with Sir Charles Tupper Building in background

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**Research Report—5981 University
Avenue: Dentistry Building (Forrest
Building Annex or Dalhousie College
Annex)**

FINAL REPORT

June 2024

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Limitations and Sign-off

The conclusions in the Report titled 5981 University Avenue: Dentistry Building (Forrest Building Annex or Dalhousie College Annex) are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

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Abbreviations

CDA	Canadian Dental Association
CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality
NSDA	Nova Scotia Dental Association



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within Halifax’s downtown/south area. This report will inform the evaluation of these properties, which will be completed by municipal staff. This report includes the property at 5981 University Avenue, known variously as the Dentistry Building, Forrest Building Annex, or Dalhousie College Annex. For the purposes of this report, the building will be referred to as the Dentistry Building.

A site assessment was undertaken between July 24, 2023 to July 27, 2023 by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels and also digitally provided to Stantec by HRM heritage planning staff.

To understand the history of the Public Health Clinic and place the property into a wider historical context, a program of historical research was undertaken between July 24, 2023, to July 26, 2023. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the Public Health Clinic was informed by the *Canadian Inventory of Heritage Buildings* (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiipuktuk, which means “Great Harbour” (HRM 2023; Gallant 2022). In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9). The early growth of Halifax was sustained by the Seven Years War, American Revolution, and War of 1812.

Dalhousie University was founded in 1819 by George Ramsay, 9th Earl of Dalhousie, during his tenure as Lieutenant Governor of Nova Scotia. Seed money for the university consisted of £11,000 raised from customs duties collected by British soldiers in Maine during the War of 1812. The first university building was located on the Grand Parade. The university was founded as a non-denominational institution like the University of Edinburgh, where the Earl of Dalhousie was an alumnus. Following the departure of Ramsay from Nova Scotia in 1820, the university remained mostly inactive and underfunded as education was typically linked to religious institutions (Payzant 1985: 194; Raddall 1948: 197).

By the mid-19th century, Halifax had developed into an important trading port and specialized in the transport of local products, imported goods, and as an entry port for trade throughout British North America (Fingard et al 1999: 69-70). This resulted in the development of a prosperous middle class and sustained growth in Halifax (Fingard et al 1999: 72).

It was not until 1863 that significant efforts were made to revitalize Dalhousie University. That year, the school was re-organized as a provincial university (Raddall 1948: 211). By the 1880s, Dalhousie boasted a law school and faculties of medicine and science. In 1886, the university moved to the Forrest Building, located just east of the present-day Dentistry Building (Payzant 1985: 195). However, by the turn of the 20th century the Forrest Building and the area of land surrounding it had proved increasingly insufficient due to space constraints and increasing enrolment (Waite 1998).

In 1911, the university purchased the present-day Studley Campus and began expanding to the west. This expansion was linked to a wider municipal beautification movement and the new campus buildings were known for the stone exteriors designed by the local architect Andrew Cobb (Fingard et al 1999: 122; Dalhousie University Libraries 2023a). While much of the university's focus was on developing the Studley Campus, new buildings were also constructed near the Forrest Building. Many of these buildings were associated with Dalhousie's medical departments, including the Medical Sciences Building (built 1922), Public Health Clinic (built 1921), and later the Dentistry Building (built 1958), the subject of this report. By the end of the 20th century, Dalhousie University was the largest post-secondary institution in Halifax and contained more than 10,000 students and offered about 3,000 courses (Payzant 1985: 194).



3 Age

In 1951, accreditors from the Canadian Dental Association (CDA) visited Dalhousie's Faculty of Dentistry, founded in 1908 as the Maritime Dental College. The accreditors found a faculty with no full-time staff aside from a dean and a cramped five rooms in the Forrest Building with obsolete equipment. At this time, the program contained about a dozen students (Waite 1998; Harvey et al 2015; 89). The faculty also had little dedicated space to work on patients, and procedures were carried out at the nearby Public Health Clinic (Sykora 1991: 86). The CDA found the faculty's program largely insufficient and recommended Dalhousie invest in the program or face possible de-accreditation (Waite 1998; Harvey et al 2015).

In July 1952, James D. McLean was recommended to be appointed the Dean of the Faculty of Dentistry. This decision was reached partially based on a recommendation from the CDA. McLean lobbied Dalhousie's Board of Governors for an improved location for the faculty. However, some members of Dalhousie's administration remained unconvinced that an improved space was the solution to the faculty's insufficiencies. In addition, the University Senate was skeptical that the estimated budget of \$500,000 for a new building was realistic due to the large cost overruns associated with the recently completed Administration Building (Henry Hicks Building) (Waite 1998; Harvey et al 2015).

McLean also stressed the importance of maintaining his skills as a dentist and did not wish to serve only as an administrator. To deter McLean from establishing a private practice in Halifax, the university noted that McLean could work on patients at a university dental clinic. However, the facilities and equipment at the Forrest Building were insufficient, compounding the need for a new building (Waite 1998; Harvey et al 2015).

Funding for the new building was secured through a variety of sources. This included the Province of Nova Scotia, the Province of Newfoundland, the Kellogg Foundation of Michigan, federal grants, and area dentists. Nevertheless, this amounted to less than half the sum required to construct a new building. In addition, the estimated cost of the new building had risen to one million dollars, which realized the initial concerns from university administrators over costs (Waite 1998; Harvey et al 2015). Despite funding issues, university president A.E. Kerr understood the importance of expanding the dental faculty and the university funded the remainder of the construction cost. In 1955, Kerr noted "we have been conscious for some time of the need to improve the physical facilities of the school" and he noted that Nova Scotia had one of the lowest dentists to population ratios in Canada (Chronicle Herald 1955).

The cornerstone for the Dentistry Building was laid in November 1956 by Alistair Fraser, Lieutenant Governor of Nova Scotia. Construction finished in 1958 and Edward Chester Plow, Lieutenant Governor of Nova Scotia, formally opened the building (Waite 1998; Harvey et al 2015; Dalhousie Archives 1958).



4 Historical or Architectural Importance

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

The Dentistry Building is historically associated with Dalhousie's Faculty of Dentistry, an institution which has been important to healthcare in Halifax and the wider Atlantic Canada region. Prior to the 20th century, the dental profession was lightly regulated in Nova Scotia (Dalhousie Archives 2023). In 1891, the Nova Scotia Dental Association (NSDA) was founded to regulate the profession.

Initially, the NSDA was comprised of 68 dentists. To be licensed in Nova Scotia, a prospective dentist required 36 months of study with a precept or equal attendance at a dental college (CDA 2002). As a result of these lax requirements, at the turn of the 20th century, 19 of Nova Scotia's 114 dentists had no degree. To remedy this situation, the Nova Scotia Legislature passed the *Dental Act* in 1907. The act authorized NSDA to found a College of Dentistry in Halifax (Dalhousie Archives 2023).

For several previous years, the NSDA and dentists in Atlantic Canada had been discussing the prospect of founding a Dental College connected with Dalhousie University and the Halifax Medical College (itself part of Dalhousie University). In 1908, the NSDA and Dalhousie completed negotiations and the Maritime Dental College was founded. The new college was given space in the Forrest Building and dental students would be able to take relevant classes at the Medical College and Nova Scotia Technical College. The inaugural class began instruction in the fall of 1908 and consisted of six students (Sykora 1991: 35-37). Soon after its founding, administrators of the Maritime Dental College lobbied for closer association with Dalhousie University with the eventual goal of the College formally becoming a department of the university (Sykora 1991: 55). During the 1911 to 1912 academic year, the Maritime Dental College was incorporated into Dalhousie University as the Faculty of Dentistry. This change was undertaken around the same time Halifax Medical College was incorporated into Dalhousie University (Sykora 1991: 61-62).

During the First World War, the dentistry and medical faculties maintained their enrolment and demand for medical services was so strong that the university continued instruction into summer. By the 1920s, the Faculty of Dentistry had developed a positive reputation and a 1922 report from the Carnegie Foundation gave the faculty high regards (Waite 1998). During most of the 1920s, the Faculty of Dentistry had an average graduating class size of about eight individuals (Sykora 1991: 246-247). During the Second World War, demand for dentists once again increased and an accelerated dental program was started in 1942 (Sykora 1991: 82).

While the state of dentistry at Dalhousie entered into a period of stagnation after the Second World War due to the poor facilities and limited faculty, this trend was reversed when the Dentistry Building was completed in 1958. The new building contained state of the art equipment and the additional space allowed the Faculty of Dentistry to double its enrolment and recruit more staff. During this time, efforts were made to recruit female students and a dental hygienist program was established (Sykora 1991: 94,



96). Today, the Faculty of Dentistry continues to play an important role in Halifax, Nova Scotia, and Atlantic Canada as it cares for over 10,000 patients annually (Dalhousie University 2023).

4.2 Important/Unique Architectural Style or Highly Representative of an Era

The Dentistry Building is a vernacular structure with Period Revival design influence (Plate 1). The design of the building was meant to closely match the existing Public Health Clinic and Medical Sciences Building, both completed in the early 1920s (Chronicle-Herald 1955). Like the other buildings on Dalhousie's Carleton Campus, it contains a red brick exterior, matching a design pattern set by the Forrest Building in the 1880s. Like the Public Health Clinic and Medical Sciences Building, the Dentistry Building contains neo-classical and Edwardian design elements such as a frieze, arched frontispiece, and balanced massing.

Architectural similarities to the Public Health Centre and Medical Sciences Building include the general massing, use of arched and rectangular window openings, and use of stone as an accent material, including along the first storey and as a belt course. While the Dentistry Building follows classical design styles, it is generally less architecturally embellished when compared to the Public Health Centre and Medical Sciences Building. The Dentistry Building contains none of the particularly ornate components of the frontispieces and window surrounds of the Public Health Clinic and Medical Sciences Building, including keystones, quoins, voussoirs, and pilasters. Instead, the stone accent work of the Dentistry Building is generally simpler and more rectilinear, reflective of its more modest post-war era construction.



Plate 1: The Dentistry Building, *circa* 1958 (Sykora 1991)



5 Significance of Architect or Builder

The architect of the Dentistry Building was James Philip Dumaresq (Harvey et al 2015; Globe and Mail 2013) (Plate 2). He was the grandson of James Charles Philip Dumaresq, who designed the adjacent Forrest Building in the 1880s. Four generations of the Dumaresq family have been heavily involved in architectural design in Nova Scotia since the 1870s (Globe and Mail 2013). The Dentistry Building was built by Cameron Contracting (Harvey et al 2015).

James Philip Dumaresq was born in Halifax in 1916. After serving in the Second World War, Dumaresq attended the Massachusetts Institute of Technology and earned a degree in civil engineering. He also earned accreditations in architecture, surveying, and planning. Upon his return to Halifax, Dumaresq found employment as a planner and architect for the City of Halifax. He soon founded his own architectural firm known as J. Philip Dumaresq Associates and later known as Dumaresq and Byrne Limited. This firm eventually became one of the largest architectural firms in Nova Scotia. The firm became well known for its institutional buildings including Dalhousie's Dentistry Building, Charles Tupper Building, and Fenwick Place. When Fenwick Place opened in 1971 it was the tallest building east of Quebec. In addition, the firm designed fire stations, and over 100 school buildings throughout Nova Scotia. His son, Sydney Dumaresq also became an architect and joined the firm. James Philip Dumaresq remained involved in architecture into his 90s and died in 2013 (Globe and Mail 2013; J.A. Snow Funeral Home 2013).

Aside from his career in architecture, Dumaresq was a developer and prominent member of Halifax. His community service included serving on Halifax's Board of Trade, St. Paul's Church, the Canadian Diabetes Association, and the Design and Construction Institute (J.A. Snow Funeral Home 2013).



Plate 2: James Philip Dumaresq (Globe and Mail 2013)



6 Architectural Merit

6.1 Construction Type/Building Technology

While research did not indicate the construction materials of the Dentistry Building, it is likely a steel and concrete structure based on its age and the construction of similar buildings on campus. The first reinforced poured concrete wall was patented in 1860, though its widespread use only began in the United States in the 1890s. The earliest reinforced concrete structures imitated the form of timber buildings: reinforced concrete columns supported concrete girders, which in turn supported reinforced concrete joists. In the early 1900s, reinforced concrete was adopted for industrial buildings of one or multiple stories because they could be built quickly, were fireproof, and could withstand vibrations better than other construction methods (Jester 1995: 94-96).

The use of steel as a construction material began in the late 19th century when it was first used for the construction of bridges. Steel was then used to frame commercial buildings as a cost saving measure. Steel gave strength, allowed the creation of flexible open-plan interiors, and allowed high-rise steel-framed buildings to be constructed at great speed (Cruikshank 2016). As steel became the construction method of choice, load bearing masonry walls were no longer required, and the design of the building envelope was rethought. Masonry cladding, designed to imitate traditional materials such as brick or stone, were designed in such a way the loads of exterior wall assembly would be reduced and that additional floor space could be included in the building. Early masonry cladding was developed by specific masons and was not a uniform practice across the industry, however most masonry cladding was attached to steel or poured concrete construction using wall anchors (Ortega 2012).

6.2 Style

The Dentistry Building is a vernacular structure with Period Revival design influences. The design of the building was meant to closely match the existing Public Health Clinic and Medical Sciences Building, both completed in the early 1920s. Like the other buildings on Dalhousie's Carleton Campus, it contains a red brick exterior, matching a design pattern set by the Forrest Building in the 1880s.

Potential Character Defining Elements

The potential character defining elements of the Dentistry Building include, but are not limited to:

- Three storey structure with metal clad mansard roof and full basement (Photo 1)
- Stone frieze between second and third storey (Photo 2)
- Red brick exterior (Photo 3)
- Decorative stone rectangles between first and second storeys of front (south) façade, east façade, and part of west façade, and between beltcourse and frieze on west façade north of entrance (Photo 4)



- Stone beltcourse in line with second storey window lintels on west façade north of entrance (Photo 5)
- Rectangular window openings with mix of stone lintels, no lintels (Photo 6)
- Inset window openings flanking main entrance with brick voussoirs and stone squares (Photo 7)
- Principal entrance and frontispiece on front façade with stone surround, stone keystone and stone medallions, arched window with metal sashes, stone coat of arms, and wood and glass doors with wood sash transom flanked by two light fixtures (Photo 8 and Photo 9)
- Secondary entrance on west façade with stone surround, stone keystone, arched window with metal sashes, plaque inscribed with “Dental Clinic”, and wood and glass doors flanked by two light fixtures (Photo 10).
- Stone cladding along basement level (Photo 11)
- Cornerstone at southwest corner (Photo 12)



Photo 1: Dentistry Building, looking north



Photo 2: Frieze, looking west

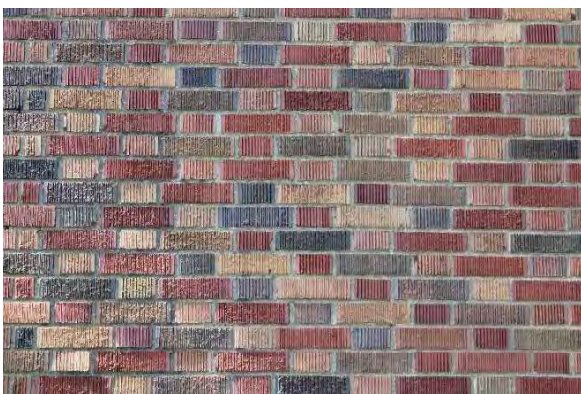


Photo 3: Brick exterior, looking north



Photo 4: Stone rectangle, looking north

Research Report—5981 University Avenue: Dentistry Building (Forrest Building Annex or Dalhousie College Annex)

6 Architectural Merit

June 2024



Photo 5: Beltcourse, denoted by arrow, looking south



Photo 6: Window openings, looking north

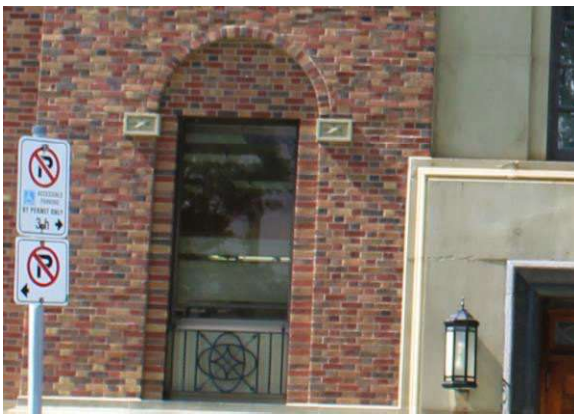


Photo 7: Inset window opening, looking north



Photo 8: Stone surround and arched window, looking north





Photo 9: Principal entrance, looking north



Photo 10: Secondary entrance, looking east



Photo 11: Stone cladding, looking north



Photo 12: Cornerstone, looking north

7 Integrity

Between 1978 and 1980 the Dentistry Building was modified when the north addition was constructed. The metal clad third storey was also added around this time. The addition includes underground tunnels which connect to the Charles Tupper, Forrest, and Medical Sciences Building (Harvey et al 2015). While the north addition is simpler in overall design when compared to the original sections of the Dentistry Building, it is overall a sympathetic addition and uses red brick cladding, similar sized window openings to match the design of the original Dentistry Building. The metal clad third storey is visually distinct from the original massing but does not compromise the heritage integrity of the first and second storeys. In addition, the metal clad third storey closely matches the addition completed around the same time to the Medical Sciences Building. As a result, these two buildings continue to share a common design style.



8 Relationship to Surrounding Area

The Public Health Clinic and Medical Sciences Building are both located on Dalhousie's Carleton Campus. The character of this campus is institutional and heavily influenced by the residential streetscapes along Robie Street and College Street. When compared to the adjacent Studley Campus, the Carleton Campus has a more urban character, and the various institutional buildings are more tightly clustered. In general, views and vistas on the Carleton Campus are dominated by the Forrest Building's tower and the 15-storey Sir Charles Tupper Medical Building. The Dentistry Building is connected to other structures on the Carleton Campus through tunnels that were built in the early 1980s. Located at the northeast corner of University Avenue and Robie Street, the Dentistry Building is readily visible from the public realm.

Based on this discussion, the Dentistry Building is physically linked to the adjacent Forrest Building, Charles Tupper Building, and Medical Sciences Building through an underground tunnel network that was completed in the early 1980s. The Dentistry Building is visually linked to the Public Health Centre and Medical Sciences Building through their shared design style. To a lesser extent, the Dentistry Building is also visually linked to the adjacent Forrest Building, as both structures use red brick cladding. The Dentistry Building shares historical links to Dalhousie University's Carleton Campus, which contains medicine related faculties. The Dentistry Building is located adjacent to four registered heritage properties:

- Smith-Rankin House (1342 Robie Street)
- Louis Kaye House (1328 Robie Street)
- McAlpine House (1322 Robie Street)
- Morris Street Engine House (5988 University Avenue)

The Smith-Rankin House, Louis Kaye House, and McAlpine House are residences located west of the Dentistry Building on the other side of Robie Street. The Morris Street Engine House is a firehall located across from the Dentistry Building on the other side of University Avenue.



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**Research Report—5869 University
Avenue: Dalhousie College (Forrest
Building)**

Final Report

June 2024

Prepared for:
Regional Municipality of Halifax
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Limitations and Sign-off

The conclusions in the Report titled 5869 University Avenue: Dalhousie College (Forrest Building) are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

Stantec has assumed all information received from Halifax Regional Municipality (the “Client”) and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec’s contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec’s discretion.

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Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within Halifax’s downtown/south area. This report will inform the evaluation of these properties, which will be completed by municipal staff. The property at 5869 University Avenue contains Dalhousie College Building, also known as the Forrest Building, which is part of Dalhousie’s Carlton and Studley Campuses. For the purpose of this report and to avoid confusion with the university itself, the building is referred to as the Forrest Building.

A site assessment was undertaken between July 24, 2023 to July 27, 2023 by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels and also digitally provided to Stantec by HRM heritage planning staff.

To understand the history of the Forrest Building and place the property into a wider historical context, a program of historical research was undertaken between July 24, 2023 to July 26, 2023. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the properties was informed by the *Canadian Inventory of Heritage Buildings* (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiipuktuk, which means “Great Harbour” (HRM 2023; Gallant 2022). In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9). The early growth of Halifax was sustained by the Seven Years War, American Revolution, and War of 1812.

Dalhousie University was founded in 1819 by George Ramsay, 9th Earl of Dalhousie, during his tenure as Lieutenant Governor of Nova Scotia. Seed money for the university consisted of £11,000 raised from customs duties collected by British soldiers in Maine during the War of 1812. The first university building was located on the Grand Parade. The university was founded as a non-denominational institution like the University of Edinburgh, where the Earl of Dalhousie was an alumnus. Following the departure of Ramsay from Nova Scotia in 1820, the university remained mostly inactive and underfunded as education was typically linked to religious institutions (Payzant 1985: 194; Raddall 1948: 197).

By the mid-19th century, Halifax had developed into an important trading port and specialized in the transport of local products, imported goods, and as an entry port for trade throughout British North America (Fingard et al 1999: 69-70). This resulted in the development of a prosperous middle class and sustained growth in Halifax (Fingard et al 1999: 72)

It was not until 1863 that significant efforts were made to revitalize Dalhousie University. That year, the school was re-organized as a provincial university (Raddall 1948: 211). By the 1880s, Dalhousie boasted a law school and faculties of medicine and science. In 1886, the university moved to the Forrest Building, the subject of this research report, which remains part of the university into the present-day (Payzant 1985: 195). In 1911, the university purchased the present-day Studley Campus and began expanding to the west. This expansion was linked to a wider municipal beautification movement and the new campus buildings were known for the stone exteriors designed by the local architect Andrew Cobb (Fingard et al 1999: 122; Dalhousie University 2023). By the end of the 20th century, Dalhousie University was the largest post-secondary institution in Halifax and contained more than 10,000 students and offered about 3,000 courses (Payzant 1985: 194).



3 Age

In 1848, Sir William Young was appointed Chairman of Dalhousie's Board of Governors. Young worked hard to revive the moribund university and also personally gifted \$68,000 to the university in the 1860s. While Young's grant improved the fortunes of Dalhousie, the university entered a new chapter in 1879 when the Reverend John Forrest convinced his brother-in-law George Munro to donate money to the institution. Munro was a wealthy publisher in New York City and donated over \$350,000 to the university by the 1880s. His gifts also inspired additional donations, including a \$65,000 donation by Alexander Macleod of Halifax in 1882. As a result of these large monetary grants, the university sought a new site for an expanded campus to replace their increasingly insufficient building at the Grand Parade (Raddall 1948: 239).

In 1886, Dalhousie University exchanged its building on the Grand Parade for \$25,000 and a new site on Carleton Street on the west end of the City (Raddall 1948: 239). This site provided ample room for future expansion, athletic activities, and remained relatively close to the downtown. The cornerstone for the Forrest Building was laid by William Young on April 27, 1887. The cost of construction was \$50,000 and the building was completed in September 1887 (Harvey et al 2015). The building was also located nearby other civic structures including the Poor Asylum and Victoria General Hospital (Plate 1).

The building remained the sole building on campus until the construction of the buildings on the Studley Campus beginning in 1913. Fire insurance mapping from 1914 shows the location of the structure along Carleton and Morris Streets, just east of the Poor Asylum (Plate 2). In 1919, the building, which was previously simply called "Dalhousie College" or "New Dalhousie College" was renamed the Forrest Building in honour of Reverend John Forrest's contributions to Dalhousie University. Forrest served as the third university president and was instrumental to securing Munro's generous donation (Raddall 1948: 239; Harvey et al 2015).





Plate 1: Location of Forrest Building as denoted by arrow in fire insurance mapping from 1895 (Goad 1895)

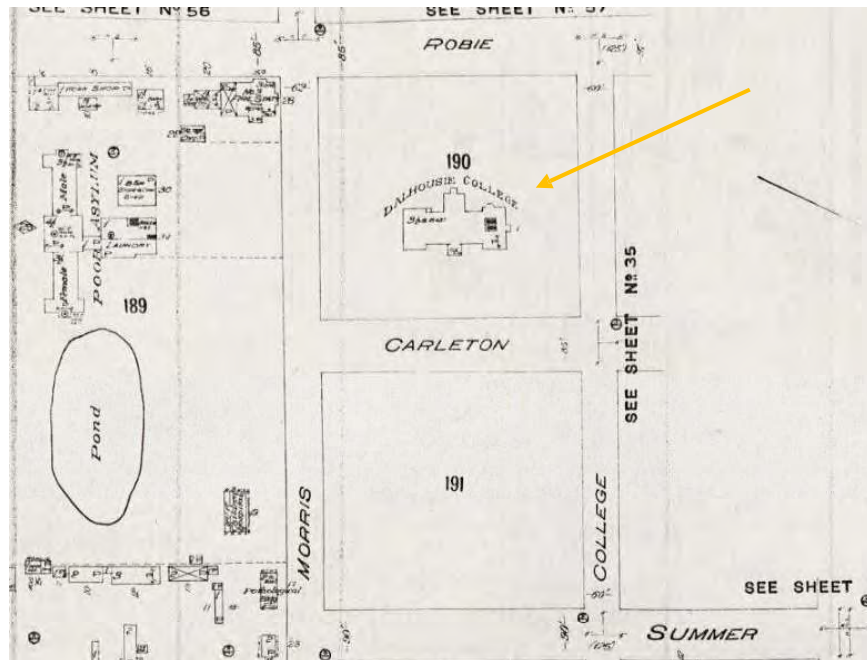


Plate 2: The Forrest Building denoted by arrow in fire insurance mapping from 1914 (Goad 1914)



4 Historical or Architectural Importance

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

The Forrest Building was purpose-built for use by Dalhousie University and was the sole campus building between its completion in 1887 and the opening of the Studley Campus in 1914. As a result, the early history of the building is intimately associated with the history of the entire university and the development of Halifax and Nova Scotia during the late 19th and early 20th centuries. During the last decades of the 19th century, Halifax's cultural development flourished and many civic and public projects were undertaken for the benefit of the City. This included construction of an Academy of Music, a School of Art and Design, the bandstand and statues at the Halifax Public Gardens, and the construction of the Forrest Building (Raddall 1948: 238-239). The Forrest Building was one of the most noticeable achievements during this time and at 145-feet (44 metres) in height was readily visible to shipping traffic at Halifax Harbour. Around the time of its construction, Dalhousie University retained ten full-time professors and about 200 students, most of which were earning degrees in arts and law (Waite 1998a).

The planning and opening of the new Forrest Building is associated with the tenure of Reverend John Forrest as university president. Forrest was born in 1842 in New Glasgow, Nova Scotia and was educated in Halifax. He was ordained a Presbyterian minister in 1866 and was the minister of St. John's Church in Halifax. Forrest proved to be a popular minister and in 1878 was invited to represent the Presbyterian Church on the university's board of governors. As discussed in Section 3, it was through Forrest's behest that George Munro donated a significant sum of money to the university that proved instrumental to its expansion.

During the 1880s, Forrest retired from his pastorate and became the chair of history and political economy at the university and in 1885 became the university's third president. As president, Forrest advocated for the continued expansion of Dalhousie and began a law school in 1883, a medical school in 1887, a short-lived engineering department in 1905, and a dental college in 1908. During his presidency, the university purchased the Studley Campus from Eastern Trust which provided ample room for continued expansion and growth. Forrest served as president until 1911 and remained heavily involved with the university until his death in 1920 (Waite 1998b).

As the university expanded into additional buildings on the Studley Campus, the Forrest Building became the home to the dentistry, medicine, and law departments. Since 1985, the Forrest Building has been used by the nursing, physiotherapy, and occupational therapy programs (Harvey et al 2015).



4.2 Important/Unique Architectural Style or Highly Representative of an Era

Upon completion, the architecture and design of the Forrest Building was considered utilitarian if not outright mundane. The *Presbyterian Witness* remarked "...it is not an imposing structure, but it impresses the spectator with the conviction that use rather than ornament has been the controlling idea" (Waite 1998a). Other accounts were less tactful, with one student remarking "After a dismal walk through the rain and fog you arrived at a bleak building of red brick, which reared itself out of the mist, tall and lank wearing the look of a child who has grown too fast" (Waite 1998a). The newly completed building was intended to be the first half of a building that would eventually grow to be double in size. While Forrest was proud of the building's appearance, he admitted the university did not have the budget or provincial funding to build structures as costly or adorned as the University of Toronto. While students and the public were mixed on the outward design of the new building, the interior was generally appreciated (Waite 1998a).

A photograph from 1890 shows the building shortly after completion. Upon completion, the property had no landscaping and the yard in front of the school frequently became riddled with mud (Waite 1998a) (Plate 3). Photography from 1910 shows that efforts to landscape the yard with trees and a lawn were undertaken to ameliorate the muddy conditions (Plate 4).

Stylistically, the Forrest Building is a vernacular example of Romanesque Revival (also called Richardsonian Romanesque) architecture. This style of architecture was popular in Canada and the United States in the second half of the 19th century. The Romanesque Revival style typically consists of a hip roof with gable bays, a masonry exterior which contains at least some ashlar stonework, the use of two or more colours, decorative patterns using stone or brick, an emphasis on arched windows and openings, and a tower. The style was pioneered by Henry Hobson Richardson, a Boston architect trained at the Ecole des Beaux-Arts in Paris. Romanesque Revival style was often used for public and commercial buildings (McAlester 2019: 387-388). In Canada, one of the earliest examples of the style was used at University College for the University of Toronto (Blumenson 1990: 78). As Forrest specifically compared the new building's design to structures at the University of Toronto, it is likely the design choice was at least partially inspired by the style's use in Toronto.

The Forrest Building contains many common design elements of the Romanesque Revival design style. This includes the use of a hip and gable roof with a tower, ashlar stone foundation, the use of brick corbels and stone belt courses to create decorative patterns, arched dormer windows, arched drip moulds, and arched voussoirs above rectangular window openings on the second storey. Vernacular elements of the structure include the predominant use of red brick and the predominant use of rectangular window openings.





Plate 3: The Forrest Building, 1890 (Nova Scotia Archives 1890)

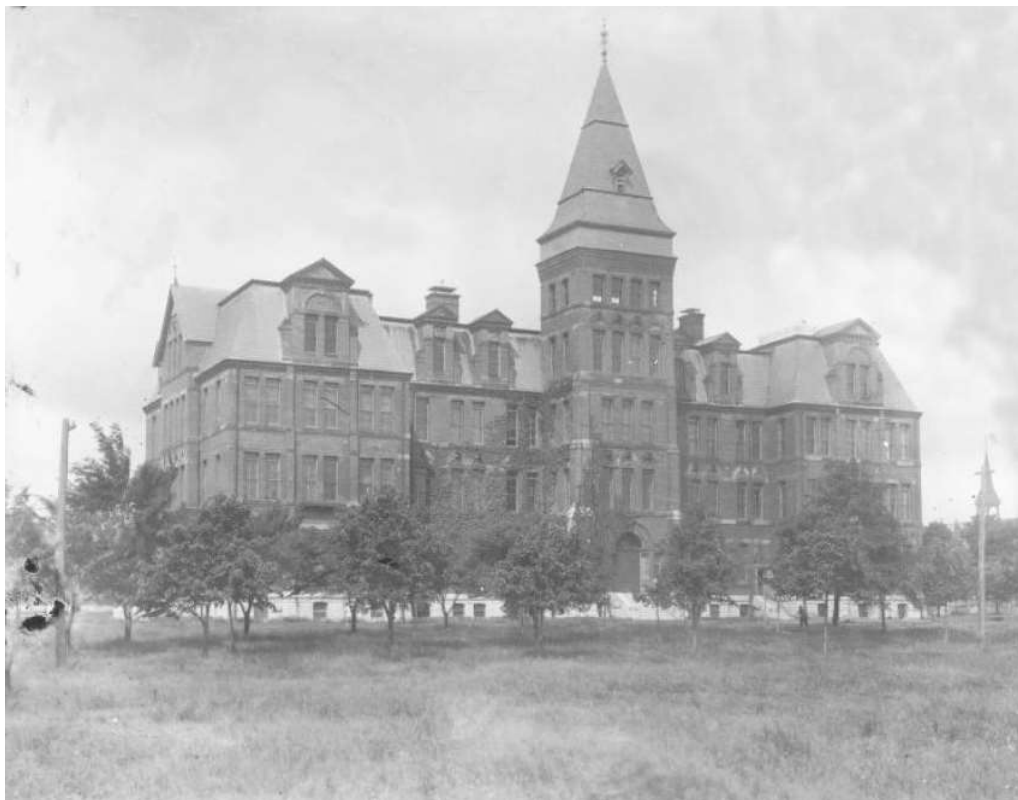


Plate 4: The Forrest Building, 1910 (Nova Scotia Archives 1910)



5 Significance of Architect or Builder

The Forrest Building was designed by the architect James Charles Phillip Dumaresq. He was born in 1844 in Sydney, Nova Scotia. Dumaresq received his early education in Sydney and at the Horton Academy in Wolfville, Nova Scotia. While the extent and nature of his architectural training is unknown, he was trained as a carpenter and likely apprenticed under an architect. He began his own practice in Halifax in the 1870s. Dumaresq quickly established himself as a talented and capable architect and was often the senior partner in even his earliest partnerships. By the end of the 1870s he had designed numerous buildings including the Bank of Nova Scotia Building in Halifax and the Acadia College Building in Wolfville. His work in Wolfville marked the beginning of a career of designing educational structures (Young 1994).

J.C Dumaresq submitted his design for the Forrest Building in June of 1886. It is unknown how many other architects submitted designs for the building. A \$150 prize was awarded to Dumaresq for his winning design and he donated one percent of his commission back to Dalhousie University (Waite 1998a). Other educational buildings designed by Dumaresq include Mount Allison College in Sackville, New Brunswick, and the library at Presbyterian College in Halifax. In 1899, he was joined by his son J.C. Dumaresq, who continued the family practice after J.P.'s death in 1906 (Young 1994). The Dumaresq family would remain active in Halifax's architectural community into the 21st century, including partnering with Andrew Cobb, who was responsible for much of the design of the Studley Campus (Globe and Mail 2013).

The Forrest Building was constructed by the contractors E.A. Milliken of Moncton, New Brunswick. This company was awarded the work because they provided the lowest tender, which was \$53,846. E.A. Milliken also constructed the new city hall at Halifax's Grand Parade because they also provided the lowest tender for that project (Waite 1998a).



6 Architectural Merit

6.1 Construction Type/Building Technology

The Forrest Building is a brick masonry structure with a stone foundation. In general, the use of brick construction in Halifax began in the 1820s as the city expanded. During this time and into the 20th century, brick and stone were the most important building materials in the city, especially for civic and military structures. As a result, this type of construction and building technology remains common in the area (Renwick 2010).

6.2 Style

The Forrest Building is a vernacular example of Romanesque Revival (also called Richardsonian Romanesque) architecture. This style of architecture was popular in Canada and the United States in the second half of the 19th century. The Forrest Building contains many of the common design elements of the Romanesque Revival design style. This includes the use of a hip and gable roof with a tower, ashlar stone foundation, the use of red brick corbels and stone belt courses to create decorative patterns, arched dormer windows, arched drip moulds and arched voussoirs above rectangular window openings on the second storey. Vernacular elements of the structure include the predominant use of red brick and the predominant use of rectangular window openings.

Potential Character Defining Elements

- Three- and one-half storey structure with hip roof and projecting gable and hip bays (Photo 1)
- Tower projecting from front (east) façade (Photo 2)
- Gable dormers (Photo 3)
- Flat roof dormers with arched window openings (Photo 4)
- Red brick exterior with red brick corbels below roofline, decorative brick arches, and stone belt courses (Photo 5 and Photo 6)
- Rectangular window openings with mix of stone lintels and stone drip moulds with keystones (Photo 7)
- Main entrance with classically inspired frontispiece consisting of a stone arch and two columns, arched transom, double wood doors, and stone staircase (Photo 8)
- Corner stones commemorating erection of the structure (north of main entrance) and re-dedication (south of main entrance) (Photo 9 and Photo 10)
- Ashlar stone foundation with segmental arch window openings (Photo 11)





Photo 1: Forrest Building showing three-and one-half storey structure and projecting bays, looking west



Photo 2: Tower, looking west



Photo 3: Representative dormer, looking west



Photo 4: Flat roof dormers, looking north



Photo 5: Brick exterior and decorative brick arch, looking west

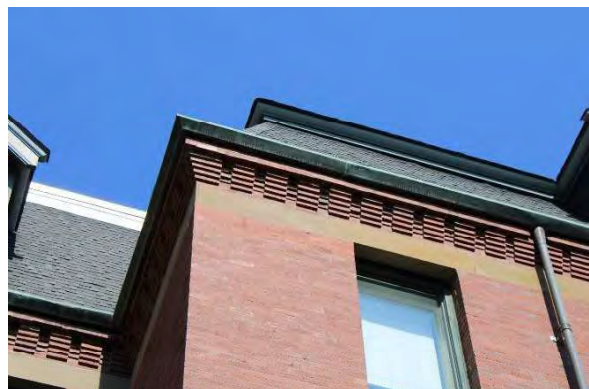


Photo 6: Red brick corbels, looking west



7 Integrity

The overall integrity of the Forrest Building is high. Aside from the small and unintrusive mid to late 20th century addition connecting the Forrest Building with the Forrest Building Annex, the original exterior design remains intact. While the original windows appear to have been replaced based on historic photographs, the current windows contain wood sash frames and are relatively sympathetic and period appropriate to the Forrest Building.



8 Relationship to Surrounding Area

The Forrest Building is part of Dalhousie University's Carlton Campus. The building contains significant visual links with the adjacent Dalhousie Medicine Building and the large glass curtain wall and courtyard that is a significant design element of that building provides views of the Forrest Building. The Forrest Building is also visually and physically linked to the Forrest Building Annex. Although its tower is now overshadowed by the Sir Charles Tupper Medical Building, it remains a distinct landmark on campus.



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**Research Report –
G.H. Murray Building**

FINAL REPORT

June 2024

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160940999

Limitations and Sign-off

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Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
DalTech	Dalhousie Polytechnic of Nova Scotia
HRM	Halifax Regional Municipality
MIT	Massachusetts Institute of Technology
NSTC	Nova Scotia Technical College
TUNS	Technical University of Nova Scotia



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within Halifax's downtown/south area. This report will inform the evaluation of these properties, which will be completed by municipal staff. This report includes the G.H. Murray Building. The property's civic address is currently 5291 Dacosta Row, but the property has historically been known at different points as 1360 Barrington Street and 340 Barrington Street. It is also known as the "G Building" but will be referred to as the G.H. Murray Building throughout this report for clarity. The building is presently occupied by Dalhousie University's Mineral Engineering Centre.

A site assessment was undertaken between July 24, 2023, and July 27, 2023, by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels and also digitally provided to Stantec by HRM heritage planning staff.

To understand the history of the G.H. Murray Building and place the property into a wider historical context, a program of historical research was undertaken between July 24, 2023, to July 26, 2023. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the properties was informed by the *Canadian Inventory of Heritage Buildings* (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiptuk, which means “Great Harbour” (HRM 2023a; Gallant 2022). In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9). The early growth of Halifax was sustained by the Seven Years War, American Revolution, and War of 1812.

Despite the vast abundance of natural resources available to feed the province's growth, by the late 19th and early 20th centuries development throughout Nova Scotia was severely hindered by industrial inefficiencies and regional depopulation (Macleod 1986: 54). This led to various social and political movements advocating for some form of practical technical education. By the late 1800s, reforms had been made in agricultural education including the passing of *An Act to Encourage Agricultural Education in 1885*. By the mid-1890s, the idea of technical education was beginning to gain industry support, including support from the newly formed Mining Society of Nova Scotia which was actively campaigning for government-funded technical education (Macleod 1986: 54 and 61).

As the push for technical education continued to grow, the *Industrial Advocate*, a regional periodical produced in Halifax, began to publish regular articles about technical education in 1900. Not long after, in 1904, Frederick H. Sexton, then a recent graduate from the Massachusetts Institute of Technology (MIT) and a research chemist and metallurgist for General Electric's industrial laboratories, joined the staff at Dalhousie (Macleod 1986: 73). Sexton became one of the most dedicated advocates of technical education.

In an attempt to meet the growing demand, four of Nova Scotia's colleges tried to establish engineering schools. These included construction for St. Francis Xavier University's school of engineering and mining in Antigonish which started in 1900, Dalhousie University's School of Mining and Metallurgy which was opened in 1902, King's College's attempt at establishing a mining and engineering school in Cape Breton in 1904, and Acadia College which reached an agreement in 1904 with McGill University for students to complete the first two years of an engineering program in Wolfville before completing their degree in Montreal (Macleod 1986: 80-84). None of these institutions had adequate funds to create complete, well-established departments and they were competing with each other for external funding and student enrollment. The Mining Society began to advocate for a compromise that would allow existing colleges to retain involvement in technical education by offering the first two years of a four-year program that would be completed at a proposed, centralized, government-funded school (Macleod 1986: 85).

After a brief disagreement about where to establish the centralized school, the provincial government of Nova Scotia passed *An Act Relating to Technical Education* with nearly unanimous support for the importance of technical education in April of 1907, establishing Canada's first general program for university-level engineering education (Macleod 1986: 53). The legislation established a new office for the “Director of Technical Education” within the Department of Education for which Frederick Sexton was hired (MacLeod 1986: 86). The act also founded the Nova Scotia Technical College (NSTC), which was



opened in Halifax in 1909 with 28 students enrolled in the college's courses in civil, mechanical, electrical, and mining engineering (Macleod 1986: 86, Dalhousie University Libraries n.d.a). In addition to his role as Director of Technical Education, Sexton was also appointed the college's first principal (Dalhousie University Libraries n.d.a).

A new building at present-day 5410 Spring Garden Road, now also known as the H Building of Dalhousie's Sexton Campus, was constructed to house the school. The land for the NSTC campus was formerly occupied by a drill shed belonging to the British Army and was obtained from the federal government in exchange for an agreement to include military instruction in the college's curriculum (Waite 1994 and Dalhousie University Libraries n.d.a). Military instruction remained a compulsory part of the school's curriculum until 1945.

The NSTC's course offerings were expanded to include chemical and metallurgical engineering in 1947, geological engineering in 1964, and industrial engineering in 1965 (University of Dalhousie Libraries n.d.a). Master of Engineering degrees were introduced in the 1950s and the college established a PhD program in 1962. The college remained a provincially funded institution until 1963 when the School's Board of Governors assumed responsibility for the college's finances (Dalhousie University Libraries n.d.a).

The college's name was changed to the Technical University of Nova Scotia (TUNS) in 1978 (Dalhousie University Libraries n.d.a). In April 1997, the *Dalhousie-Technical University Amalgamation Act* was passed after successful provincial lobbying to merge the two institutions. TUNS was renamed the Dalhousie Polytechnic of Nova Scotia (DalTech) and remained a constituent college of Dalhousie University until approximately 2000 when the former TUNS buildings were named the Sexton Campus.



3 Age

The G.H. Murray Building is located on the north side of Dacosta Row where it intersects with Norma Eddy Lane. While it is currently part of Dalhousie University's Sexton Campus, G.H. Murray Building was built as part of the NSTC. The property is located on the former military land that was acquired from the federal government for the college's campus. The original G.H. Murray building, which was designed by architect W.M. Brown with assistance from the staff and students of NSTC's Mining Department, was constructed by F.A. Ronnan & Co. of Halifax between 1911 and 1912 (Harvey et al 2015). The original structure was one storey in height on the south half and two stories on the north half (Plate 1). It was constructed from brick and concrete using a simple, classic design, in keeping with the NSTC Main Building, and the cornerstone was laid by the building's namesake the Hon. George H. Murray (Harvey et al 2015). Plate 2 illustrates the location of the G.H. Murray Building, south of the main NSTC building at 5410 Spring Garden Road (which is labeled Nova Scotia Technical College on the map), and its surroundings in 1914.



Plate 1: Original G.H. Murray building, unknown date between 1911 and 1932 (Dalhousie University Archives 2023a)



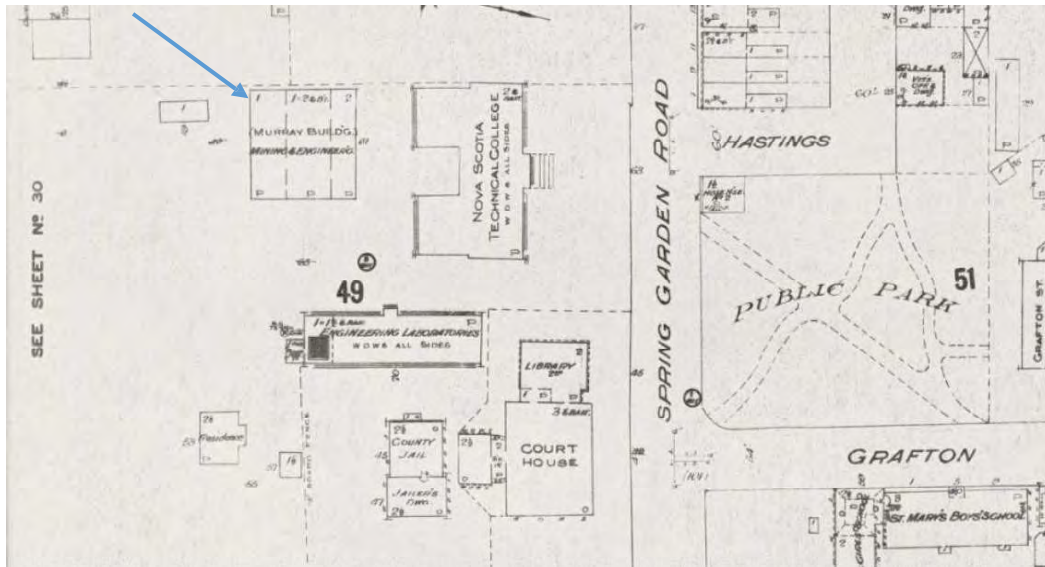


Plate 2: Fire Insurance Mapping from 1914 showing the location of the G.H. Murray Building (denoted by an arrow) south of the NSTC’s main building (labeled Nova Scotia Technical College) (Goad 1914)

The original building was destroyed in a fire in March of 1932 and was rebuilt using “fireproof construction” methods in 1933 (Harvey et al 2015). The new building retained the same footprint as the previous one, but with an additional story (Plate 3). It was designed by C.A. Fowler, an alumnus of the NSTC, and was constructed by Brookfield Construction Co. of Halifax. The fireproof construction included a steel and concrete structure, cement floors, tile walls, and a flat roof made from gypsum, tar, and gravel. The use of wood was limited to doors and window sashes. The new building housed a variety of facilities including classrooms, offices, drafting rooms, test laboratories and a mine ventilation gallery. The building also had a three storey mill plant at the rear (Harvey et al 2015).





Plate 3: The reconstructed G.H. Murray Building, unknown date after 1932 (Dalhousie University Archives 2023b)

The street name ‘Dacosta Row’ was unveiled in September 2019 along with Norma Eddy Lane to identify two of the previously unnamed streets on the Sexton Campus (McNutt 2019). Prior to this, much of the Sexton Campus used a common civic address, but construction of additional buildings on the campus was making it difficult for students, visitors, and emergency services to locate individual buildings. Dacosta Row was selected to honour Matthieu Dacosta, who is considered the first named African in Canada. Dacosta traveled to Nova Scotia in 1605 to act as an interpreter for French settlers during the province’s pre-Loyalist period. Norma Eddy Lane was selected to honour Norma Ann Marion Eddy, who graduated from the NSTC with a Chemical Engineering degree in 1958 becoming the college’s first female graduate (McNutt 2019). When the new street names were unveiled, the address of the G.H. Building was updated to 5291 Dacosta Row. It had previously been included in the civic address 1360 Barrington Street, which was identified as 340 Barrington Street before the municipality of Halifax adopted a grid-based, 4-digit civic numbering system between 1958 and 1965 (HRM 2023b).



4 Historical or Architectural Importance

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

4.1.1 The Honourable George H. Murray

The G.H. Murray Building was named for the Honourable George Henry Murray who served as Premier of Nova Scotia for 27 years from 1896 to 1923, earning the record for the longest consecutive service of a chief executive in the British Empire (Plate 4) (Harvey et al 2015). Murray was born in Grand Narrows, Nova Scotia in 1861 and spent portions of his childhood living in Sydney Mines and North Sydney (Fingard 2024). After a brief period working as a schoolteacher, Murray moved to Halifax to study law. He was admitted to the bar of Nova Scotia in 1883 and opened a practice with Dannel Duncan McKenzie (Fingard 2024). After three unsuccessful attempts to win a seat in the House of Commons, Murray replaced his mentor William Stevens Fielding as Premier of Nova Scotia in 1896 after Fielding joined the cabinet of Wilfrid Laurier. Murray was also elected to the House of Assembly for Victoria County in 1896 and remained the constituency's representative for his entire 27-year term as Premier (Harvey et al 2015).



Plate 4: The Honourable George H. Murray photographed by the Notman Studio in Halifax, Nova Scotia, unknown date (Nova Scotia Archives 2024)

Murray's government is credited with substantial contributions to the province in several areas including transportation and communications, practical education, economic development, and social policy. During the first decade of his premiership, Murray championed railway construction across the province with track mileage more than tripling under his direction (Fingard 2024). The province's rail system provided vital transportation for people and goods before motor vehicles and public highways became the dominant mode of transportation. Although it received less attention than railway development, Murray's



government encouraged construction and modernization of roads, bridges, culverts, and other infrastructure. Murray also sought to extend the province's newly emerging telephone system to all rural communities.

In support of technical education, which his contemporaries recognized as one of his major contributions to the province, Murray introduced the legislation that established the Nova Scotia Agricultural College in Truro and the Nova Scotia Technical College in Halifax in 1899 and 1907 respectively (Fingard 2024). Murray's support of technical education also included adult education in the form of evening schools across the province that allowed Nova Scotians to upgrade their technical, engineering and mining skills, complete clerical and homemaking courses, take classes in automobile maintenance, or study navigation.

His educational initiatives were intended to improve processing of the province's natural resources and to aid industrialization, but some of his well-intentioned economic development policies hampered the province's potential growth. Murray and his government supported capitalists in a period when industry was dominated by exploitation of workers and abuse of industry influence to promote corporate interests. His policies resulted in mismanagement of the province's resources, especially its coal, the hampering of industrialization, and neglect of public interest. While Murray's government inaugurated lien laws, instituted the Workmen's Compensation Act, revived relief societies, and prohibited payment of wages in goods instead of in cash, it also took the stance that an eight-hour day would be injurious to industry and instead legislated a work week of no more than 60 hours in 1910 (Fingard 2024). Murray also rejected demands for unemployment insurance in 1922.

Murray supported legislation for the creation of a sanatorium in Kentville to address the great scourge of tuberculosis in 1900, appointed health officers, and established county health clinics (Fingard 2024, Harvey et al 2015). His other social policies included passing of the Nova Scotia Temperance Act in 1910, creation of a superintendency to protect children's interests along with establishment of a juvenile court in 1912, and the passing of the bill granting female suffrage in 1918 (though he had opposed earlier attempts). Despite earlier attempts to allow hydroelectricity to be developed by private corporations, Murray's government also established the Nova Scotia Power Commission in 1919.

Post-war agitation from emerging interest groups and Murray's declining health led him to call an early election in 1920 and to begin planning for his retirement despite winning the election (Fingard 2024). He resigned the premiership in January 1923. Murray died of pneumonia in 1929. Throughout his career, Murray's conviviality was legendary and after accepting honorary Doctorate of Law degrees from St. Francis Xavier College in 1905 and Dalhousie University in 1908, he refused offers of knighthood twice and declined an offer to join the federal cabinet of Sir Wilfred Laurier (Fingard 2024, Harvey et al 2015). He received awards from France and Belgium for his overseas relief work during WWI and was honoured with an illuminated copy of a unanimous resolution of appreciation from the House of Commons in 1921.

4.1.2 NSTC

The G.H. Murray Building was purpose-built in 1933 for use by NSTC to replace the original building which housed the Mining and Engineering Departments after it was destroyed by a fire. With the passing of *An Act Relating to Technical Education* in 1907, the NSTC was the first institution focused specifically on technical education established in Nova Scotia and it was created in response to social, political, and industry lobbying for technical education reforms. NSTC was an early leader in education focussed on



civil, electrical, mechanical, and mining engineering. By the late 20th century, after the school had been rebranded as TUNS, the university's mission was to contribute to the development of Nova Scotia using excellence in education, research, and community and industry collaboration in the fields of architecture, computer science, and engineering (Dalhousie University Libraries n.d.).

The NSTC's Departments of Chemical and Metallurgical Engineering were established in 1947 and both were housed in the G.H. Murray Building (Harvey et al 2015). In 1966 the Chemical Engineering Department was relocated to the F Building. During the 1974-1975 academic year, part of the Department of Mining and Metallurgical Engineering was moved from the G.H. Murray Building to the A.E. Cameron Building (also known as the P Building). The vacated space was given to the Atlantic Industrial Research Institute and the Committee for the Laboratory Investigation of Minerals. During the 1986-1987 academic year the building was upgraded for the new Minerals Engineering Centre, which the building continues to house. The Minerals Engineering Centre was established by TUNS in 1986 to supersede the Committee for the Laboratory Investigation of Minerals that was established by the provincial government in 1965 and the centre is currently part of Dalhousie's Faculty of Engineering (Dalhousie University n.d.a). The centre provides analytical, research, and advisory services to universities, industries, and government bodies across Canada and internationally. The building is also associated more broadly with the history of industrial development and technical education in Nova Scotia.

4.2 Important/Unique Architectural Style or Highly Representative of an Era

The G.H. Murray Building is an example of a Modernist building. Modernist design originated in Europe during the interwar period and was based around the principal of rejecting historical or classical design elements. It embraced minimalism over the intricate ornamentation common to the design styles from the late 19th and very early 20th centuries and emphasized an analytical approach to design based on the intended function of a building (Royal Institute of British Architects 2024). The style is characterized by an emphasis on volume, vertical and horizontal lines, neutral or primary colour palettes, and functional designs with asymmetrical compositions that use geometric forms, often with flat roofs and projecting cantilevers. Modernist designs incorporated advancements in engineering and newly developed materials like reinforced concrete, steel frames, curtain walls, and ribbon windows (J. Paul Getty Trust n.d., Royal Institute of Architects 2024). Advancements in engineering techniques and building materials enabled the creation of structures that were no longer dependent on thick, load-bearing walls, allowing them to be taller with larger interior floor plans and larger glass surfaces (J. Paul Getty Trust n.d.). Modernist architecture commonly contains generous use of windows, mixed materials including textured materials, and shallow arches and slopes (Blumenson 1990).

Modernism was a popular style for post-war reconstruction in Europe and it achieved mainstream popularity in Canada and the United States as part of the population and building boom that followed the Second World War. The style's focus on functional designs and use of new mass production techniques made it an ideal choice for quickly producing relatively inexpensive buildings to accommodate booming urban populations (J. Paul Getty Trust n.d.). Modernist design elements of the G.H. Murray building include its box-like shape, flat roof, ribbon windows, lack of ornamentation, and "fireproof construction" using modern building materials. It also uses pilasters, contrasting materials, and window placement to create a strong vertical and horizontal emphasis.



5 Significance of Architect or Builder

W.M Brown was the architect of the original G.H. Murray Building, with construction carried out by F.A. Ronnan & Co. of Halifax (Harvey et al 2015). The steel roof trusses were designed by civil engineering students and the staff and students of the NSTC's Mining Department also assisted with designs for the building and its equipment. The replacement building constructed after the fire in 1932 was designed by the architectural and engineering firm C.A. Fowler, with construction carried out by the Brookfield Construction Co. of Halifax and the structural steel supplied by W.H. Noonan (Harvey et al 2015).

Charles Allison DeWitt Fowler was a prominent architect in Halifax from 1920 to 1950 with a body of work located throughout Nova Scotia, New Brunswick, and Prince Edward Island (Hill 2022). Fowler was born in Amherst, Nova Scotia in 1891 and attended Mount Allison University before studying engineering at the NSTC. After graduating in 1914, he spent a short period working as a waterpower and railway engineer in Newfoundland before establishing his own firm, C.A. Fowler & Co. Architects and Engineers. The firm was one of the first in the Maritimes to offer the combined services of architectural design and structural engineering and it hired several young, promising architects like Frederick M. Burton, David F. Saxton, and Carmen L. Langille. After 1930, Fowler's work was characterized by a progressive, modernist aesthetic. His work in Halifax included several schools, churches, and hospitals and in addition to numerous projects across the maritime provinces, he was also the Resident Architect at Mount Allison University in Sackville, New Brunswick. He was a highly respected member of the Nova Scotia Association of Architects and was elected as the association's president for three separate terms. Fowler died unexpectedly in 1950 at the age of 60 and his son Charles. A.E. Fowler Jr. took over the firm, which was later renamed Fowler Bauld & Mitchell Architects (Hill 2022).

Brookfield Construction Company was owned by John Brookfield, his son Samuel M. Brookfield, and grandson John Waite. The Brookfields were instrumental in establishing general contracting as an industry in Atlantic Canada and in organizing trade associations (Construction Association of Nova Scotia 2013). Originally from England, John Brookfield was a civil engineer who spent several years working as a railway contractor in New Brunswick before he moved to Nova Scotia and settled in Halifax in 1860. He was one of the first "master builders" to create a building firm that incorporated a variety of diverse craftsmen allowing the firm to contract for whole project, a model that was soon adopted by other firms. He organized the Halifax Builder's Society circa 1862 to discuss issues in the local building trades like wages and working hours. In addition to projects for the construction of an engine house, several wharves, railways, and the new Provincial Building, the Brookfield Construction Company was awarded the contract from the government for the fortification of Halifax and its harbour, which was one of the largest military building projects undertaken in the British Empire (Construction Association of Nova Scotia 2013).

Samuel Brookfield took over the company when his father died in 1870 and Samuel remained president of the firm for 54 years (Construction Association of Nova Scotia 2013). Under Samuel's direction, the Brookfield Construction Company built many of Halifax's local landmarks including the Academy of Music (later renamed the Majestic Theatre), the post office, the Herald Building, the Y.M.C.A, the Masonic Hall, and all but one of the city's banks that existed during that period in addition to a long list of other, less well known projects that included factories, religious structures, educational facilities, a memorial, the Halifax



Graving Dock, and projects outside of the province. Like his father, Samuel was also active in organizing multiple iterations of an association of builders. In addition, Samuel Brookfield was a prominent figure in Halifax who contributed his time, leadership skills, and financial support to a prolific list of local businesses, educational and medical institutions, and a variety of societies (Construction Association of Nova Scotia 2013).

When Samuel Brookfield died in 1924, his son John Waite became president of Brookfield Construction (Construction Association of Nova Scotia 2013). The company continued to be extremely successful with projects including a major extension of the Victoria General Hospital and construction of the All Saints Cathedral and St. Andrew's Church. Completed in 1910, the All Saints Cathedral is often considered one of the finest examples of gothic architecture in North America. John Waite maintained the Brookfield family tradition of achieving an impressive list of associations with local charities and groups while serving as a member of the Halifax Board of Trade and president of the Halifax Construction Association. Brookfield Construction built all of the wartime housing in Halifax and Dartmouth with John being awarded the Order of the British Empire in the King's Dominion Day honours in 1946 for his contributions. He died in 1947 and was the last member of the Brookfield family to wield such a significant influence on Halifax's construction industry and community (Construction Association of Nova Scotia 2013).

Regarding the supply of the structural steel, William H. Noonan was a local civil engineer with an office at 435 Barrington Street in Halifax (McAlpine 1926). Little else is known about Noonan or his business.



6 Architectural Merit

6.1 Construction Type/Building Technology

Based on a visual inspection, materials and secondary sources, the G.H. Murray Building is a three storey, steel frame structure with brick cladding and concrete foundation. The first reinforced poured concrete wall was patented in 1860, though its widespread use only began in the United States in the 1890s. The earliest reinforced concrete structures imitated the form of timber buildings: reinforced concrete columns supported concrete girders, which in turn supported reinforced concrete joists. In the early 1900s, reinforced concrete was adopted for industrial buildings of one or multiple stories because they could be built quickly, were fireproof and could withstand vibrations better than other construction methods (Jester 1995: 94-96).

The use of steel as a construction material began in the late 19th century when it was first used for the construction of bridges. Steel was then used to frame commercial buildings as a cost saving measure. Steel gave strength, allowed the creation of flexible open-plan interiors, and allowed high-rise steel-framed buildings to be constructed at great speed (Cruikshank 2016). As steel became the construction method of choice, load bearing masonry walls were no longer required, and the design of the building envelope was rethought. Masonry cladding, designed to imitate traditional materials such as brick or stone, were designed in such a way the loads of exterior wall assembly would be reduced and that additional floor space could be included in the building. Early masonry cladding was developed by specific masons and was not a uniform practice across the industry, however most masonry cladding was attached to steel or poured concrete construction using wall anchors (Ortega 2012).

6.2 Style

The G.H. Murray Building is an example of Modernist architecture. The Modernist design elements of the G.H. Murray Building include its box-like shape, flat roof, ribbon windows, lack of ornamentation, and “fireproof construction” using modern building materials. It also uses pilasters, contrasting materials, and window placement to create a strong vertical and horizontal emphasis.

Character Defining Elements

The potential character defining elements of the G.H. Murray Building include, but are not limited to:

- Three storey structure with box-like shape (Photo 1)
- Flat roof with pebble dash cornice (Photo 2)
- Red brick cladding over steel frame construction (Photo 3)
- Use of pilasters, stucco panels, and window placement to create linear horizontal and vertical emphasis (Photo 4 and Photo 5)
- Ribbon window in the second storey on the rear (west) façade of the structure (Photo 6 and Photo 7)
- Concrete foundation (Photo 8)





Photo 1: General view showing height and box-like shape, looking southwest



Photo 2: Flat roof and pebble dash cornice, looking south

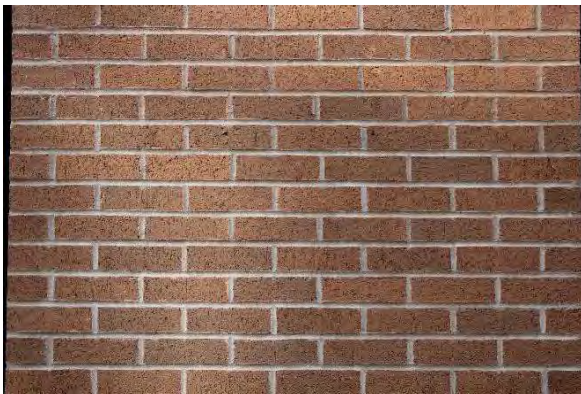


Photo 3: Red brick cladding on east façade, looking south



Photo 4: Horizontal and vertical emphasis created by pilasters, stucco panels, and window placement on the front (east) and north façades, looking southwest





Photo 5: Vertical emphasis created by pilasters and window placement on the north façade, looking south



Photo 6: Ribbon window on the south façade, looking north



Photo 7: Ribbon window on the south façade, looking north



Photo 8: Concrete foundation on the east façade, looking northeast



7 Integrity

The present-day G.H. Murray Building retains a moderate degree of heritage integrity. Around 1949, laboratories were added for organic chemistry and geology and mineralogy (Harvey et al 2015). The G.H. Murray Building was refaced in the summer of 1966 (likely captured by the image in Plate 5) and internal and external renovations were undertaken in 1967. Additional renovations of the building's interior were undertaken several times throughout the 1980s.



Plate 5: G.H. Murray Building in the 1960s (Dalhousie University Archives 2023c)

The refacing undertaken in 1966 used similar materials to those from the 1930s reconstruction of the building and much of the general form and massing of the structure was retained, along with the linear emphasis and lack of ornamentation. The chimney from the structure's mill appears to have been removed by 1966, leaving the concrete base which remains on the structure's south façade. By 1966, a second storey had been added to the building's west wing and the window bays in that wing had been modified. The ribbon window on the south façade appears to have been replaced between 2019 and 2023, and some of the other windows may have been replaced or repainted around the same time. The addition on the structure's west façade was expanded between 2019 and 2023. Architects and designers



of Modernist structures were using new building materials and construction techniques experimentally, especially during the early years of the style's popularity. There was a limited understanding of how these materials and structures would perform over time, so deterioration necessitating repairs is not uncommon for early modernist structures (J. Paul Getty Trust n.d.). Despite the repairs and alterations, the G.H. Murray Building is still recognizable as an early to mid-20th century Modernist structure.



8 Relationship to Surrounding Area

The G.H. Murray Building is located on Dalhousie’s Sexton Campus, on the north side of Dacosta Row, where it intersects with Norma Eddy Lane. The overall character of this area is institutional and heavily influenced by the NSTC and Dalhousie University (Photo 9 to Photo 12). The property parcel containing the G.H. Murray Building also contains four buildings that are listed on the HRM *Registry of Heritage Properties*, all of which have also been incorporated into the Sexton Campus including: the Jairus Hart House (1340 Barrington Street, constructed 1864) located approximately 180 metres southeast of the G.H. Murray Building, the Sarah Moren House (1334 Barrington Street, constructed 1864) located approximately 193 metres southeast of the G.H. Murray Building, the Morroy Apartments (5277-5283 Morris Street, no construction date listed), located approximately 158 metres south of the G.H. Murray Building, and the Grey House (5257 Moris Street, constructed 1875) which was replaced with Dalhousie’s Richard Murray Design Building in 2017-2018 (HRM 2023c, Google 2023).

The G.H. Murray Building has a physical connection to other NSTC and Sexton Campus buildings and is located within the main block of the Sexton Campus bordered by Spring Garden Road, Barrington Street, Morris Street, and Queen Street (Plate 6). Although not listed, the Medjuck Architecture Building (5410 Spring Garden Road, the first home of the NSTC constructed in 1908-1909) is located immediately north of the G.H. Murray Building and the Sexton House (5263 Dacosta Row, constructed in 1913) is located approximately 56 metres to the east. The G.H. Murray Building shares similar style, massing, and materials to some of the other 20th century NSTC structures on the Sexton Campus.

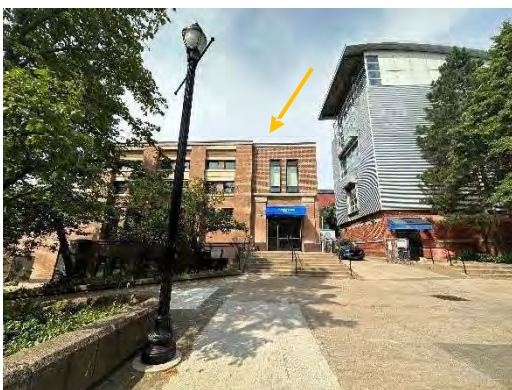


Photo 9: View of the auditorium entrance of the Medjuck Architecture building next to the G.H. Murray Building (denoted by arrow), looking west (HRM 2023d)



Photo 10: View looking south from near the rear of the Medjuck Architecture Building towards Dacosta Row featuring the G.H. Murray Building (denoted by an arrow) and the Chemical Engineering Building (HRM 2023d)





Photo 11: View standing west of the G.H. Murray Building (denoted by an arrow) looking south picturing part of the Halifax Central Library along with library and university parking lots (HRM 2023d)



Photo 12: View looking east along Dacosta Row including the G.H. Murray Building (denoted by arrow), the N Building, Sexton House, and the Chemical Engineering Building (HRM 2023d)

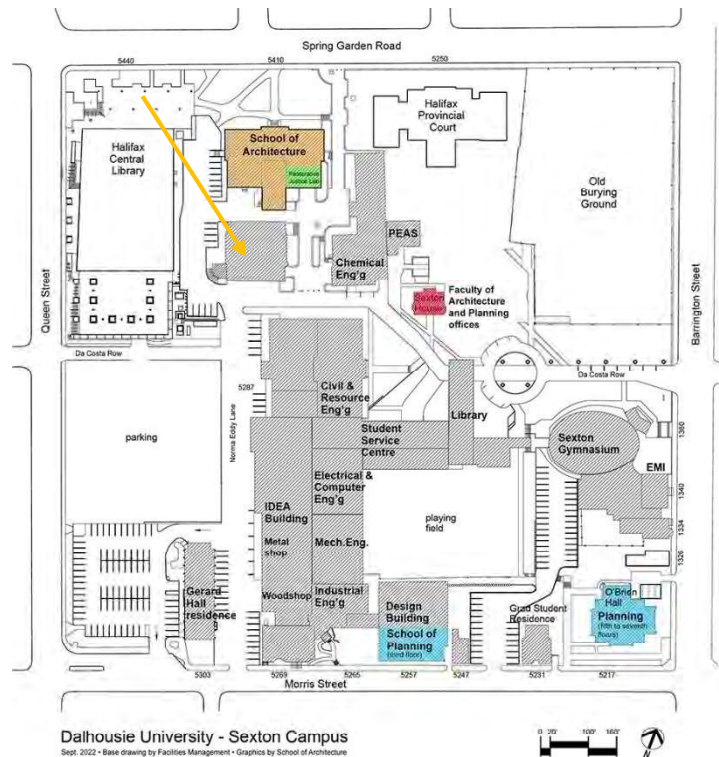


Plate 6: Location of 5273 Dacosta Row within the Sexton Campus denoted by an arrow (Dalhousie University n.d.b)



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June 2024

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**Research Report—6226 University
Avenue: Studley Gymnasium**

FINAL REPORT

June 2024

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Limitations and Sign-off

The conclusions in the Report titled Research Report—6226 University Avenue: Studley Gymnasium are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

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Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within the downtown/south area of Halifax. This report will inform the evaluation of these properties, which will be completed by municipal staff. This report includes the property at 6226 University Avenue which contains the Studley Gymnasium.

A site assessment was undertaken between July 24, 2023, to July 27, 2023, by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels and also digitally provided to Stantec by HRM heritage planning staff.

To understand the history of the Studley Gymnasium and place the property into a wider historical context, a program of historical research was undertaken between July 24, 2023, to July 26, 2023. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the properties was informed by the *Canadian Inventory of Heritage Buildings* (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiipuktuk, which means “Great Harbour” (HRM 2023; Gallant 2022). In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9). The early growth of Halifax was sustained by the Seven Years War, American Revolution, and War of 1812.

Dalhousie University was founded in 1818 by George Ramsay, 9th Earl of Dalhousie, during his tenure as Lieutenant Governor of Nova Scotia. Seed money for the university consisted of £11,000 raised from customs duties collected by British soldiers in Maine during the War of 1812. The first university building was located on the Grand Parade. The University was founded as a non-denominational institution like the University of Edinburgh, where the Earl of Dalhousie was an alumnus. Following the departure of Ramsay from Nova Scotia in 1820, the university remained mostly inactive and underfunded as education was typically linked to religious institutions (Payzant 1985: 194; Raddall 1948: 197).

By the mid-19th century, Halifax had developed into an important trading port and specialized in the transport of local products, imported goods, and as an entry port for trade throughout British North America (Fingard et al 1999: 69-70). This resulted in the development of a prosperous middle class and sustained growth in Halifax (Fingard et al 1999: 72).

It was not until 1863 that significant efforts were made to revitalize Dalhousie University. That year, the school was re-organized as a provincial university (Raddall 1948: 211). By the 1880s, Dalhousie boasted a law school and faculties of medicine and science. In 1886, the university moved to the Forrest Building, which remains part of the university into the present-day (Payzant 1985: 195). However, by the turn of the 20th century the Forrest Building and the area of land surrounding it had proved increasingly insufficient due to space constraints and increasing enrolment (Waite 1998).

In 1905, fundraising began to purchase new land to accommodate Dalhousie University's expansion. In 1911, 34-acres of land known as the Studley Estate were purchased by the university for \$50,000. The name Studley Campus is derived from the name of the property prior to its purchase by the university. This name was selected by Alexander Croke, who named the property after a property in Oxfordshire, England (Waite 1998). This expansion was linked to a wider municipal beautification movement and the new campus buildings were known for the stone exteriors designed by the local architect Andrew Cobb (Fingard et al 1999: 122; Dalhousie University 2023). The Studley Gymnasium is one of many structures designed by Andrew Cobb that were erected at Dalhousie between 1914 and 1932. By the end of the 20th century, Dalhousie University was the largest post-secondary institution in Halifax with more than 10,000 students and about 3,000 courses (Payzant 1985: 194).



3 Age

On May 7, 1930, the previous gymnasium at Dalhousie University, a wooden structure, was destroyed by fire. The Board of Governors of Dalhousie University decided to build a new gymnasium along the lines of other recently completed stone clad structures on the Studley Campus (Dalhousie University 1932a). Tenders for the new structure were accepted in September 1931 and construction began that same year (Dalhousie University 1931a). The cornerstone for the new gymnasium was laid on November 10, 1931 (Dalhousie University 1932b).

The building was constructed in the early years of the Great Depression. Due to the low demand for construction due to the financial constraints of the period, the cost of gymnasium was lower than anticipated. In February 1932, an open house was held at the newly completed gymnasium (Dalhousie University 1932c). The building was located to the south of the existing Macdonald Memorial Library (built 1914-1915), Arts Buildings (built 1921-1922), and Science Building (built 1912-1915) (Plate 1).

By the 1970s, the Studley Gymnasium was considered obsolete and insufficient in size to meet the growing needs of the university (Harvey et al 2015a). In 1976, construction of a new gymnasium known as the Dalplex began. The Dalplex was completed in 1979. The Studley Gymnasium remains in use as a secondary facility for practices, intramural sports, and athletic clubs (Harvey et al 2015 a;b).



Plate 1: Location of the Studley Gymnasium (denoted by arrow) in 1949 relative to other buildings (Nova Scotia Archives 1949), building 4 was a dormitory, building 2 is the Arts Building, building 1 is the Hicks Administration Building, building 3 is the Macdonald Memorial Library, and building 5 is the Science Building



4 Historical or Architectural Importance

4.1 Relationship to Occasions, Institutions, Personages, or Groups

The Studley Gymnasium was purpose built by Dalhousie University as an athletic and assembly space (Dalhousie University 1932a). At the cornerstone laying ceremony for the Studley Gymnasium, Hector McInnes, a member of the Board of Governors, commented on the requirement for Dalhousie to educate a “...well rounded man or woman” (Dalhousie University 1931b). To most early 20th century educators, this included athletics. The role of athletics in Canadian universities began at the end of the 19th century when students began to organize sporting events such as hockey games, football games, and basketball games. As the role of sports increased in universities, athletic associations were founded on campuses (Metras Museum 2023; McGill University 2012).

By the time the previous gymnasium was destroyed by fire in 1931, athletics were heavily entrenched at Dalhousie University. Following the destruction of the previous gym, one university faculty member remarked, “I assume that a new gymnasium will be built immediately, since it would be obviously calamitous for the University to be compelled to operate without one” (Dalhousie University 1931c). As a result, university administrators acted quickly to build a new gymnasium that improved upon the previous facility and could serve a variety of purposes (Dalhousie University 1931d).

Built in less than a year, the Studley Gymnasium opened in 1932. By the 1934 to 1935 academic year, students at Dalhousie were participating in badminton, gymnastics, wrestling, fencing, boxing, and basketball on campus (Dalhousie University 1935). Non-athletic uses for the gymnasium in the 1930s and 1940s included convocation, examinations, dances, glee club performances, debates, lectures, community concerts, Canadian Officer Training Corps., and a book club. Some of these events were unrelated to Dalhousie University as the gymnasium was available for rent to organizations outside the university (Dalhousie University No Date [n.d.]). The role of the gymnasium as a primary gathering space on campus would have diminished as enrolment increased and new buildings were constructed in the years following the Second World War. By the 1950s, enrolment in Dalhousie University was 50% higher than the 1930s (Waite 2018).



4.2 Important/Unique Architectural Style or Highly Representative of an Era

The Studley Gymnasium is an example of an early 20th century vernacular institutional building with Period Revival and Modernist design influences. The use of stone cladding, arched window openings, return eaves, and the pitch of the gable roof are all classical design traditions commonly seen in Period Revival structures with Neoclassical design influences built during the early 20th century. The ample use of concrete and stucco on the exterior is a Modernist design element that is rarely used in other structures built on the Dalhousie campus before the 1960s. While the division of the facades into bays delineated by pilasters is not exclusive to Modernist design, the relatively simple design forms and lines of the pilasters and general exterior are hallmarks of Modernist design (Victoria and Albert Museum 2023) (Plate 2). As a result, the Studley Gymnasium is one of the more Modernist structures built on the Studley Campus between 1913 and 1950.



Plate 2: The Studley Gymnasium shortly after its completion (Nova Scotia Archives 1932)



5 Significance of Architect or Builder

5.1 Architect

Andrew Randall Cobb was the architect for the Studley Gymnasium. Cobb was instrumental in the design of much of the Studley Campus of Dalhousie University. He was born in Brooklyn, New York, in 1876 and relocated with his mother to Nova Scotia at age 14. His education in architecture included studying at the Massachusetts Institute of Technology and the Ecole des Beaux-Arts in Paris (Nova Scotia Museum 2023). Cobb's first commissions at Dalhousie were the Science Building and the Macdonald Memorial Library, both completed in 1915.

Cobb's early work in Halifax was with Sidney Perry (S.P.) Dumaresq. The Dumaresq family was heavily involved in the architecture of Halifax and James Charles Philip (J.C.) Dumaresq was the architect for the Forrest Building, the first structure built after Dalhousie's relocation to the western part of Halifax (Nova Scotia Museum 2023). The Dumaresq family continues to have an architectural presence in Halifax into the modern day with SP Dumaresq Architect Ltd., a firm established by J.C.'s great-grandson, Syd.

During his career in Halifax, Cobb designed many institutional buildings and homes in Nova Scotia. His institutional buildings were firmly rooted in classical design. While some architectural critics note that Cobb's designs were not particularly inventive or unique, it is widely acknowledged that his buildings contain a high degree of craftsmanship (Globe and Mail 1990; Nova Scotia Museum 2023). The relatively conservative design of Cobb's structures is partially credited to the conservative nature of Halifax during the early 20th century. A 1990 *Globe and Mail* article discussing an exhibit of Cobb's work noted, "His clients, unfortunately, were conservative and cautious in taste, suspicious of display and tight with the dollar" (Globe and Mail 1990).

Aside from the many institutional buildings at Dalhousie University designed by Cobb, he designed nearly 100 residences in Halifax that remain highly sought after due to their woodwork, craftsmanship, built-in furniture, and overall comfort. He also designed the community of Corner Brook, Newfoundland, and managed to bring the hallmark comforts he was known for to a working-class community (Globe and Mail 1990). Cobb's career was cut-short on June 2, 1943, when he was killed in a bus crash outside of Halifax. At the time of his death, he was noted as one of Nova Scotia's best-known architects (Globe and Mail 1943). Cobb remains widely recognized as one of Nova Scotia's most important architects (Globe and Mail 1990; Nova Scotia Museum 2023).

5.2 Builder

The builder of the Studley Gymnasium was the McDonald Construction Company Limited of Halifax (Dalhousie University 1932d). The McDonald Construction Company was the builder of many of the structures erected on the campus during the early 20th century. The president of the company was A.A. McDonald who operated at Pickford and Black's Wharf (McAlpine 1926: 352). The general contract for the construction of the gymnasium was \$110,557.76 and the grand total for the construction of the building including furnishings and architect's fees was \$151, 582.86 (Dalhousie University 1932a).



6 Architectural Merit

6.1 Construction Type/Building Technology

The Studley Gymnasium is a concrete structure. The exterior of the building is finished with stucco and stone pilasters. In the early 1900s, reinforced concrete was adopted for largescale buildings because concrete structures could be built quickly, were fireproof, and could withstand vibrations better than other construction methods (Jester 1995: 94-96). Many of the structures built at Dalhousie University in the early 20th century were fireproof structures with concrete backing and stone cladding.

6.2 Style

The Studley Gymnasium is an example of an early 20th century vernacular institutional building with Period Revival and Modernist design influences. The use of stone cladding, arched window openings, return eaves, and the pitch of the gable roof are all classical design traditions commonly seen in Neoclassical Period Revival structures built during the early 20th century. The extensive use of concrete and stucco on the exterior is a Modernist design element. While the division of the facades into bays delineated by pilasters is not exclusive to Modernist design, the relatively simple design forms and lines of the pilasters and general exterior are of Modernist design influence.

Potential Character Defining Elements

The potential character defining elements of the Studley Gymnasium include, but are not limited to:

- One- and one-half storey structure with a medium-pitched cross gable roof (Photo 1 and Photo 2)
- L-shaped plan (Photo 2)
- Copper return eaves, fascia, soffits, gutters, and downspouts (Photo 3)
- Exterior clad in concrete and stucco and bays delineated by stone pilasters (Photo 4 and Photo 5)
- Arched, square, and rectangular window openings with metal sash windows (Photo 6 and Photo 7)
- Cornerstone at southeast corner (Photo 8)
- Double wood principal entrance doors accessed via concrete staircase (Photo 9)
- Concrete foundation with metal sash square window openings (Photo 10)





Photo 1: Showing roof and height, looking north



Photo 2: L-shaped plan, looking south (HRM 2023b)



Photo 3: Representative copper eaves, soffits, and fascia, looking east



Photo 4: Representative exterior details, looking east



Photo 5: Representative cladding, looking west



Photo 6: Representative arched window, looking west





Photo 7: Representative square opening metal sash window, looking east



Photo 8: Cornerstone, looking south



Photo 9: Principal entrance, looking south



Photo 10: Representative foundation and basement window section, looking south



7 Integrity

The overall heritage integrity of the Studley Gymnasium is high. The building contains no additions and Cobb's original exterior design remains intact. While some window openings have been replaced with contemporary metal sash windows, most original windows remain, including all the arched windows. Where replacement has occurred, period appropriate metal sash windows have been used. While some of the secondary entrance doors have been replaced with contemporary glass and metal doors, this does not detract from the overall appearance of the structure.



8 Relationship to Surrounding Area

The Studley Gymnasium is part of Dalhousie University's Studley Campus. The gymnasium is located adjacent to the large quad that visually links the Henry Hicks Administration Building, Macdonald Memorial Library, Chemistry Building, and the Arts Building to each other. As one of the many stone clad and classically inspired structures within the Studley Campus, the Studley Gymnasium supports the early 20th century character of the area and the broader academic campus on which it is located (Photo 11). The gymnasium is not located adjacent to registered heritage properties.

The location of the Studley Gymnasium was selected to take advantage of a small depression that was present near the fence along LeMarchant Street, just north of an existing athletic field. This location was selected to allow the athletic field to be expanded. Its placement was also selected with consideration to Cobb's original vision for the Dalhousie campus consisting of a central quad and surrounding buildings (Dalhousie University 1931d).



Photo 11: Surrounding context showing Studley Gymnasium (left) and the quad and adjacent buildings, looking west (HRM 2023b)



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**Research Report—6299 South Street:
Arts and Administration Building**

FINAL REPORT

June 2024

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Limitations and Sign-off

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Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within Halifax’s downtown/south area. This report will inform the evaluation of these properties, which will be completed by municipal staff. The property at 6299 South Street contains an institutional building, known variously as the Arts and Administration Building and the Henry Hicks Administration Building. For the purpose of this report, the building will be referred to as the Arts and Administration Building.

A site assessment was undertaken between July 24, 2023, to July 27, 2023, by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels and also digitally provided to Stantec by HRM heritage planning staff.

To understand the history of the Arts and Administration Building and place the property into a wider historical context, a program of historical research was undertaken between July 24, 2023, to July 26, 2023. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the properties was informed by the *Canadian Inventory of Heritage Buildings* (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiipuktuk, which means “Great Harbour” (HRM 2023a; Gallant 2022). In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9). The early growth of Halifax was sustained by the Seven Years War, American Revolution, and War of 1812.

Dalhousie University was founded in 1819 by George Ramsay, 9th Earl of Dalhousie, during his tenure as Lieutenant Governor of Nova Scotia. Seed money for the university consisted of £11,000 raised from customs duties collected by British soldiers in Maine during the War of 1812. The first university building was located on the Grand Parade. The university was founded as a non-denominational institution like the University of Edinburgh, where the Earl of Dalhousie was an alumnus. Following the departure of Ramsay from Nova Scotia in 1820, the university remained mostly inactive and underfunded as education was typically linked to religious institutions (Payzant 1985: 194; Raddall 1948: 197).

By the mid-19th century, Halifax had developed into an important trading port and specialized in the transport of local products, imported goods, and as an entry port for trade throughout British North America (Fingard et al 1999: 69-70). This resulted in the development of a prosperous middle class and sustained growth in Halifax (Fingard et al 1999: 72)

It was not until 1863 that significant efforts were made to revitalize Dalhousie University. That year, the school was re-organized as a provincial university (Raddall 1948: 211). By the 1880s, Dalhousie boasted a law school and faculties of arts, medicine, and science. In 1886, the university moved to the Forrest Building, which remains part of the university into the present-day (Payzant 1985: 195). However, by the turn of the 20th century the Forrest Building and the area of land surrounding it had proved increasingly insufficient due to space constraints and increasing enrolment (Waite 1998).

In 1905, fundraising began to purchase new land to accommodate Dalhousie University's expansion. In 1911, 34-acres of land known as the Studley Estate were purchased by the university for \$50,000. The name Studley Campus is derived from the name of the property prior to its purchase by the university. This name was selected by Alexander Croke, who named the property after a property in Oxfordshire, England. The Studley Estate was located between Coburg Road, South Street, Oxford Street, and LeMarchant Street. The Science Building and Macdonald Memorial Library, constructed between 1913 and 1915, were the first buildings completed on the new Studley Campus (Waite 1998).

Following the completion of the Studley Gymnasium in 1932, construction was halted on the Studley Campus until the end of the Second World War. This pause in the university's building program was likely due to the effects of the Great Depression and Second World War. After the end of the war and a surge in enrollment, university administrators launched an expansion campaign for the university. The building of a new Arts and Administration Building on the Studley Campus was one of the first goals of the campaign (Waite 1998).



3 Age

Since the founding of the Studley Campus in 1911, the university and its architectural team intended to construct a large and impressive Arts Building at the western edge of the Studley Quad. However, during the 1920s, the Faculty of Arts did not require an especially large building and instead a temporary Arts Building (present-day University Club) was completed in 1922. The Great Depression and Second World War curtailed building construction at Dalhousie University. By the 1940s the Faculty of Arts had outgrown their quarters in the temporary Arts Building (Waite 1998; Harvey et al 2015).

During the war, university administrators likely anticipated a surge of enrollment in the postwar period as veterans who delayed their education returned home to complete their studies. While the war still raged in Europe and the Pacific, Dalhousie's Building Committee met in April 1944 to proceed with "preliminary plans for the proposed new Arts Building" (Dalhousie University Archives 1944). Enrollment in the Faculty of Arts and Sciences during the final year of the Second World War was 294. This number increased drastically after the war, and by 1946 over 1,000 students were enrolled in the faculty (Waite 1998).

In 1947, Dalhousie launched an expansion campaign to support new construction on campus. The completion of a new Arts and Administration Building was the first goal of the campaign (Waite 1998; Harvey et al 2015). Formal planning began by the fall of 1947 and a design of the structure was completed by the fall of 1948 (Dalhousie University Archives 1947; 1948a). As plans were nearing completion, one university administrator noted, "The Arts and Administration Building is to be the dominating building on the campus, and as such it must be one of particular distinction" (Dalhousie University Archives 1948b). Construction contracts for the Arts and Administration Building went to tender in June 1949 and a bid was accepted that same month (Dalhousie University Archives 1949a).

The cornerstone for the Arts and Administration Building was laid on November 15, 1949 (Dalhousie University Archives 1949b). The cornerstone was laid by J. MacGregor Stewart of Dalhousie's Board of Governors. During the ceremony, Stewart noted, "The faculty of Arts is the home of the university and the oldest and most important faculty. It is here that the intellectual and moral talents of the young men and women of tomorrow will be tested. In their hands is the fate of Dalhousie's reputation and tradition" (Dalhousie University Archives 1949c). The ceremony was attended by over 200 people and included the placement of a time capsule within the cornerstone (Dalhousie University Archives 1949c; 1949d). University mapping from 1949 shows the location of the under-construction Arts and Administration Building relative to other buildings on the Studley Quad. The map also shows the large size and scale of the building relative to the other structures adjacent to the Studley Quad (Plate 1).

The opening of the Arts and Administration Building was originally scheduled for October 1951. However, delays in the procurement of cut stone pushed the estimated completion date to December 1951 (Dalhousie University Archives 1951a; 1951b). The Arts and Administration Building was formally opened on December 1, 1951, by Lewis Williams Douglas, former American Ambassador to the United Kingdom. Douglas also had family ties in Canada and had served as Principal and Vice-Chancellor at McGill University in Montreal (Dalhousie University Archives 1951b).



Opinion on the newly completed Arts and Administration Building varied. While the interior was universally praised, opinion on the cupola and clock tower was decidedly mixed. Many observers noted that the tower appeared either too long or too short (Waite 1998; Harvey et al 2015). Despite this criticism, Milson S. Osborne, the head of the Department of Architecture at Penn State University, remarked during a visit to Dalhousie in 1952 that, “The new Arts and Administration Building is one of the finest university buildings I have visited...the architecture is impressive and serves to express the traditions of a school such as Dalhousie. There is no doubt about its dominance as an architectural centre for the campus” (Mail-Star 1952).

In 2002, the Arts and Administration Building was renamed in honour of Henry Hicks. He served as university president from 1963 to 1980 and contributed extensively to Dalhousie’s expansion during the mid-20th century. However, Hicks did not play a role in the construction of the Arts and Administration Building (Dalhousie University 2023).



Plate 1: The Studley Quad and surrounding area, showing the Arts and Administration Building (denoted by arrow), the temporary Arts Building (2), Macdonald Memorial Library (3), Science Building (5), a now demolished dormitory (4), the Studley Gymnasium (6), and the Provincial Archives Building (7) (Nova Scotia Archives 1949)



4 Historical or Architectural Importance

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

4.1.1 Development of the Studley Campus

The Arts and Administration Building is historically associated with the development of the Studley Campus during the mid-20th century. The completion of the Arts and Administration Building in 1951 marked the completion of the envisioned Studley Quad, which formed the heart of Dalhousie's Studley Campus. This vision for the Studley Campus was first laid out by the architect Frank Darling in 1911.

Darling and Dalhousie's administrators envisioned the site of the Arts and Administration Building to be a focal point on the campus. However, during the early 20th century, the university did not require a structure of the magnitude envisioned for the site. Instead, the west end of the quad was left vacant and smaller structures were built south of the quad (the Science Building and Macdonald Memorial Library) and north of the quad (the temporary Arts Building). After the Second World War, the economic and social constraints which limited Dalhousie's expansion eased, and the university was able to proceed with its planned centerpiece building. Based on the above discussion, the Arts and Administration Building played a significant role in contributing to and completing the layout and original vision of the Studley Quad and more broadly the Studley Campus.

4.1.2 Faculty of Arts and Sciences

The Arts and Administration Building is historically associated with Dalhousie's Faculty of Arts and Sciences. This faculty has long been considered one of the core faculties of the university. The important role of Arts and Sciences on campus is reflected by their placement inside the focal point building of the Studley Campus.

When Dalhousie University was reorganized as a provincial university in 1863, the leaders of the project called for the Faculty of Arts to have six professors. While today "the arts" is commonly thought of as humanities and social sciences, the Faculty of Arts in the mid-19th century taught courses in the classics, logic, metaphysics, mathematics, moral philosophy, natural philosophy (physics), chemistry, geology, and botany. By the academic year of 1874 to 1874, the university had 87 arts students. By the early 20th century, the faculty was referred to as the Faculty of Arts and Science and through most of the 1920s contained about 500 students (Waite 1998). Beginning in 1922, the Faculty of Arts and Sciences was housed in the temporary Arts Building. By the 1940s, the faculty had outgrown this space and the university had both the resources and required enrollment to proceed with construction of the new Arts and Administration Building.



4.2 Important/Unique Architectural Style or Highly Representative of an Era

The Arts and Administration Building is an example of a Beaux-Arts style structure with Colonial Revival design influence (Plate 2). The Beaux-Arts design style began in Paris and became popularized in North America from about 1900 to the end of the Second World War. The style was brought to North America by architects and designers who studied in Paris (McAlester 2013: 478; Blumenson 1990: 14). The Colonial Revival design style became popular in Canada and the United States around 1900. While the design style is firmly rooted in European classicism, the Colonial Revival design style draws most of its inspiration from the colonial architecture of New England and the mid-Atlantic. This style of architecture was popularized around the turn of the 20th century and remained popular into the mid-20th century (Blumenson 1990: 142; McAlester 2013: 409).

Beaux-Arts style buildings were often built on a monumental scale to serve as landmark structures. The Arts and Administration Building serves this role on Dalhousie's Studley Campus. A photograph from 1957 shows the scale of the building relative to other structures on the Studley Campus (Plate 3). Beaux-Arts architecture also uses classical design language, particularly from Roman and Greek architecture. Beaux-Arts design elements in the Arts and Administration Building, aside from its monumental scale, include the use of stone panels with swags within the pediment, the four Ionic columns topped by urns, stone escutcheons above the main doorways, and the strong stone belt course between the second and third storeys (McAlester 2013: 479).

While there is an overlap between the design language of Beaux-Arts and Colonial Revival design, the Colonial Revival elements of the Arts and Administration Building borrow from Halifax's traditional building styles and materials. This includes a sense of balance in the fenestration which evokes Georgian design, a tower and cupola with Neo-classical elements and a clock tower reminiscent of Halifax's Town Clock, and use of iron stone as an exterior cladding.

While broadly similar to the adjacent Macdonald Memorial Library, Science Building, and Arts Building, the Arts and Administration Building is distinctly more Beaux-Arts in character based on its scale and less strict adherence to a typical Georgian or Neoclassical derived Period Revival structure. The Arts and Administration Building does not contain the prominent timber cornices, return eaves, and relatively restrained design which are found on the aforementioned Period Revival structures.





Plate 2: The Arts and Administration Building, *circa 1979* (Dalhousie University Archives n.d.)

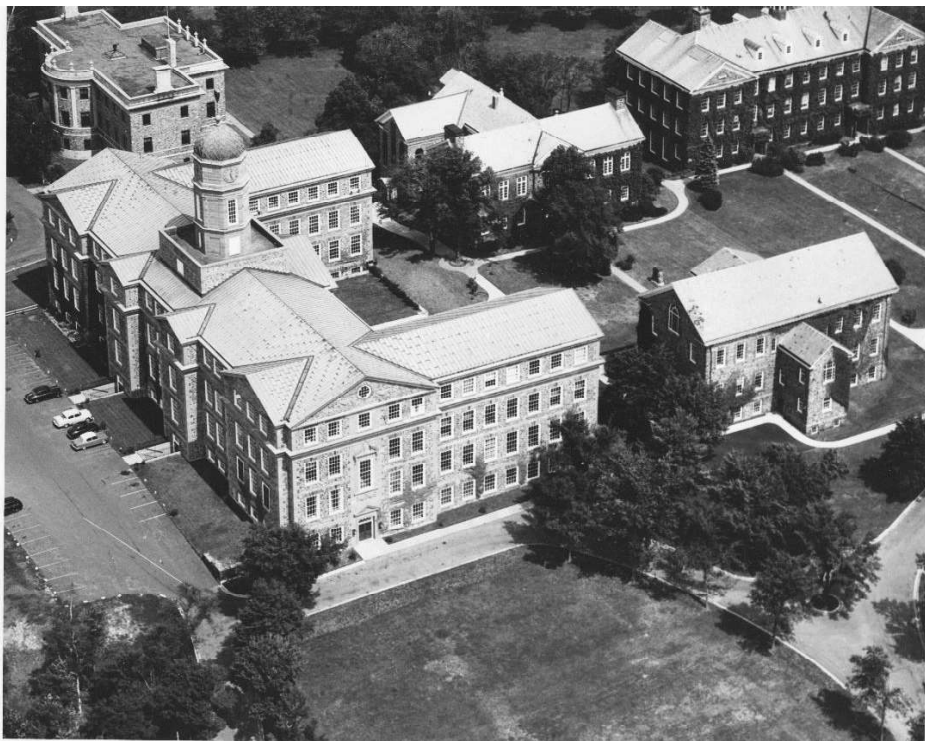


Plate 3: Photograph of the Arts and Administration Building in 1957, showing the scale of the building relative to other structures (Dalhousie University Archives 1957)



5 Significance of Architect or Builder

While Andrew Cobb was responsible for much of the design of the Studley Campus, he died in an accident in 1943 (*Globe and Mail* 1943). Cobb's untimely death left Halifax and Dalhousie without its most prominent architect. While Dalhousie's Building Committee considered local architects, the Arts and Administration Building was ultimately designed by Eric W. Haldenby of the Toronto based architectural firm Mathers and Haldenby. Leslie Fair of Halifax served as Associate Architect (Dalhousie University Archives 1944; 1947).

Eric W. Haldenby was born in 1893 in Toronto, Ontario. Haldenby commenced his architectural studies at the University of Toronto's School of Architecture. However, his studies were paused to serve in the First World War. During the war, Haldenby rose to the rank of Adjutant and fought in several important battles, including Vimy Ridge (48th Highlanders of Canada Museum). He completed his studies after the war and in 1921 founded the architectural firm Mathers and Haldenby with his partner Alvan S. Mathers (Ontario Association of Architects n.d.).

The firm found early success in 1923 when they designed the memorial for the 48th Highlanders in Queen's Park, Toronto. By the 1930s, the firm was designing civic and institutional structures throughout Toronto, including at the University of Toronto and Royal Ontario Museum. These structures were built in the Beaux-Arts design style and were well regarded for their layout and relatively conservative design (Ontario Association of Architects n.d.).

While the firm mostly designed buildings in Toronto, they also worked on projects in Kingston, Calgary, Waterloo, Quebec City, Ottawa, Australia, and the Caribbean (University of Toronto Archives 2022). It is likely that Mathers and Haldenby attracted the attention of Dalhousie's administrators due to their reputation for planning largescale structures which remained rooted in a conservative design. This approach aligned with the existing buildings on the Studley Campus. Mathers died in 1965 and Haldenby died in 1971. They were succeeded by their sons, who continued the firm until 1991 (University of Toronto Archives 2022).

Dalhousie's building committee were somewhat wary of entrusting the Arts and Administration Building project to a distant architectural firm due to logistical difficulties (Dalhousie University Archives 1944). To alleviate these concerns, local architect Leslie Fair was selected as associate architect. Fair was born in Waterville, Nova Scotia in 1875. Fair attended Acadia University and also studied architecture in Boston. He began practicing architecture in Nova Scotia in 1904 and remained active in the province until his death in 1971 (Acadia University Archives 2010). Fair's career included design of many institutional buildings in the Maritimes, including schools, courthouses, town halls, and hospitals (Biographical Dictionary of Architects in Canada 2023).

The builder of the Arts and Administration Building was E.G.M. Cape and Company of Montreal. This builder was one of six bidders for the tender to build the Arts and Administration Building. The company is perhaps best known for building the National War Memorial in Ottawa. They were likely selected to construct the Arts and Administration Building as they provided the lowest bid of \$1,459,667 (Dalhousie University Archives 1949a; Government of Canada 2022).



6 Architectural Merit

6.1 Construction Type/Building Technology

The Arts and Administration Building is a steel frame and hollow tile structure (Dalhousie University Archives N.D.). Hollow tile, also known as hollow clay tile, is a building material made of terra cotta. This building material was developed in the mid-19th century and was considered a significant technological development. The material was especially valued for its relative fire retardance compared to other available building materials. It was widely used from the late 19th to mid-20th century. After the 1950s, the use of hollow clay tile ended as the continually decreasing price and widespread availability of concrete rendered the material obsolete (Wells 2007).

The use of steel as a construction material began in the late 19th century when it was first used for the construction of bridges. Steel was then used to frame commercial buildings as a cost saving measure. Steel gave strength, allowed the creation of flexible open-plan interiors, and allowed high-rise steel-framed buildings to be constructed at great speed (Cruikshank 2016). As steel became the construction method of choice, load bearing masonry walls were no longer required, and the design of the building envelope was rethought. Masonry cladding, designed to imitate traditional materials such as brick or stone, were designed in such a way the loads of exterior wall assembly would be reduced and that additional floor space could be included in the building. Early masonry cladding was developed by specific masons and was not a uniform practice across the industry, however most masonry cladding was attached to steel or poured concrete construction using wall anchors (Ortega 2012).

The cladding of the Arts and Administration Building is stone. The cut stone used in the quoins, sills, and doorways of the Arts and Administration Building is called “Wallacetown Stone”. This stone was sourced from a quarry in Wallacetown, Nova Scotia and was then sent to Quebec for finishing. The rubble stone exterior is ironstone and was mined near the North West Arm of Nova Scotia. Ironstone was extensively used as a building material and cladding in Halifax, including as cladding at Dalhousie University (Dalhousie University Archives 1951a).

6.2 Style

Potential Character Defining Elements

The Arts and Administration Building is an example of a Beaux-Arts style structure with Colonial Revival design influence. Beaux-Arts style buildings were often built on a monumental scale to serve as landmark structures and the Arts and Administration Building serves this role on Dalhousie’s Studley Campus. While broadly similar to the adjacent Macdonald Memorial Library, Science Building, and Arts Building, the Arts and Administration Building is distinctly more Beaux-Arts in character based on its scale and less strict adherence to typical Period Revival or Colonial Revival influences.



Potential Character Defining Elements:

The potential character defining elements of the Arts and Administration Building include, but are not limited to:

- Three storey building with a full basement, U-shaped plan, and intersecting gable roof (Photo 1)
- Cupola with clock tower topped with Dalhousie eagle (Photo 2)
- Ironstone exterior (Photo 3)
- Wallacetown Stone cornices (Photo 4)
- Wallacetown Stone belt courses between storeys (Photo 5)
- Wallacetown Stone quoins (Photo 6)
- Rectangular window openings with stone soldier courses, keystones, and sills (Photo 7)
- Beaux-Arts frontispiece, including:
 - Circular window with stone surround in pediment (Photo 8)
 - Stone swags flanking circular window in pediment (Photo 8)
 - Four stone Ionic columns topped with urns (Photo 9)
 - Three principal entrances with wood and glass doors, transoms, and stone escutcheons (Photo 10 and Photo 11)
- Secondary entrance bays on north and south facades embellished with circular window in pediment at third storey flanked by stone swag, rectangular window opening with stone surround at second storey, and first storey classically inspired entrance flanked by columns and topped with pediment (Photo 12)
- Granite cornerstone at southeast corner of north projecting bay (Photo 13)
- Landmark position on Dalhousie's Studley Campus (Photo 14)
- View of the Arts and Administration Building from the west terminus of University Avenue (Photo 15)





Photo 1: Front façade, showing height and U-shape, looking west



Photo 2: Cupola, looking west



Photo 3: Ironstone exterior, representative photo



Photo 4: Representative cornice, denoted by arrow



Photo 5: Belt courses, denoted by arrows, looking north



Photo 6: Representative quoins, looking north





Photo 7: Representative window openings and fenestration, looking north



Photo 8: Circular window flanked by swag, looking west



Photo 9: Stone columns topped with urns, looking west



Photo 10: Entrance doors, looking west



Photo 11: Escutcheon, looking west



Photo 12: Secondary entrance bay, looking north





Photo 13: Cornerstone, looking north



Photo 14: View of Arts and Administration Building from Studley Quad, the Macdonald Memorial Library is located at right, looking west



Photo 15: Views from just east of the Arts and Administration Building to University Avenue, looking east



7 Integrity

The Arts and Administration Building retains a high degree of heritage integrity. The building retains its original massing and design. It has not been subject to notable additions or exterior modifications. In addition, the absence of modern buildings adjacent to the Arts and Administration Building has retained its relationship as a landmark structure within the Studley Quad.

Rehabilitations to the Arts and Administration Building over the years include repairs to window sashes and mortar in the early 1990s. During this process, ivy which covered much of the building's exterior was removed. Interior renovations completed in the early 2000s included updated lighting and other interior elements (Harvey et al 2015).



8 Relationship to Surrounding Area

The Arts and Administration Building is located on the Studley Campus of Dalhousie University. It forms the western boundary of the Studley Quad which is the historic heart of the Studley Campus. Much of the campus layout was planned around the Studley Quad and the Arts and Administration Building was included in these original plans for the Studley Campus. It was intended to be a significant and dominating structure on the campus. Given its intended prominence, the site remained undeveloped until a building of such scale was required by the university in the late 1940s. The Studley Quad consists of a lawn, ornamental plantings including trees, and hardscaped circulation routes. The Studley Quad is bounded on the north by the MacDonald Memorial Library and Science Building, on the west by the Henry Hicks Administration Building, on the south by the Arts Building, Wickwire Pitch, and the Studley Gymnasium, and on the east by University Avenue.

Due to its size and location, the Arts and Administration Building remains a prominent landmark on campus. It is visible from the western terminus of University Avenue, the primary thoroughfare through Dalhousie's campuses. The building shares a classically inspired design and exterior cladding with the adjacent Macdonald Memorial Library, Science Building, and Arts Building, all of which also serve to frame the Studley Quad. Mapping from 1965 shows the layout of the Studley Campus and the visual relationship between University Avenue, the Studley Quad and adjacent buildings, and the Arts and Administration Building.

Based on the above discussion, the Arts and Administration Building is visually linked to the adjacent Studley Quad including the Macdonald Memorial Library, Arts Building, and Science Building. The building shares a physical link with the Macdonald Memorial Library, Arts Building, and Science Building based around their common architectural style. The physical and visual link to the Study Quad is based on the Arts and Administration Building's role in helping to demarcate this important area on campus.

The Arts and Administration Building is not located adjacent to any registered heritage properties. The closest registered heritage property is the Dalhousie President's Residence at 1460 Oxford Street (HRM 2023b). This heritage property is located approximately 250 metres northwest of the Arts and Administration Building.



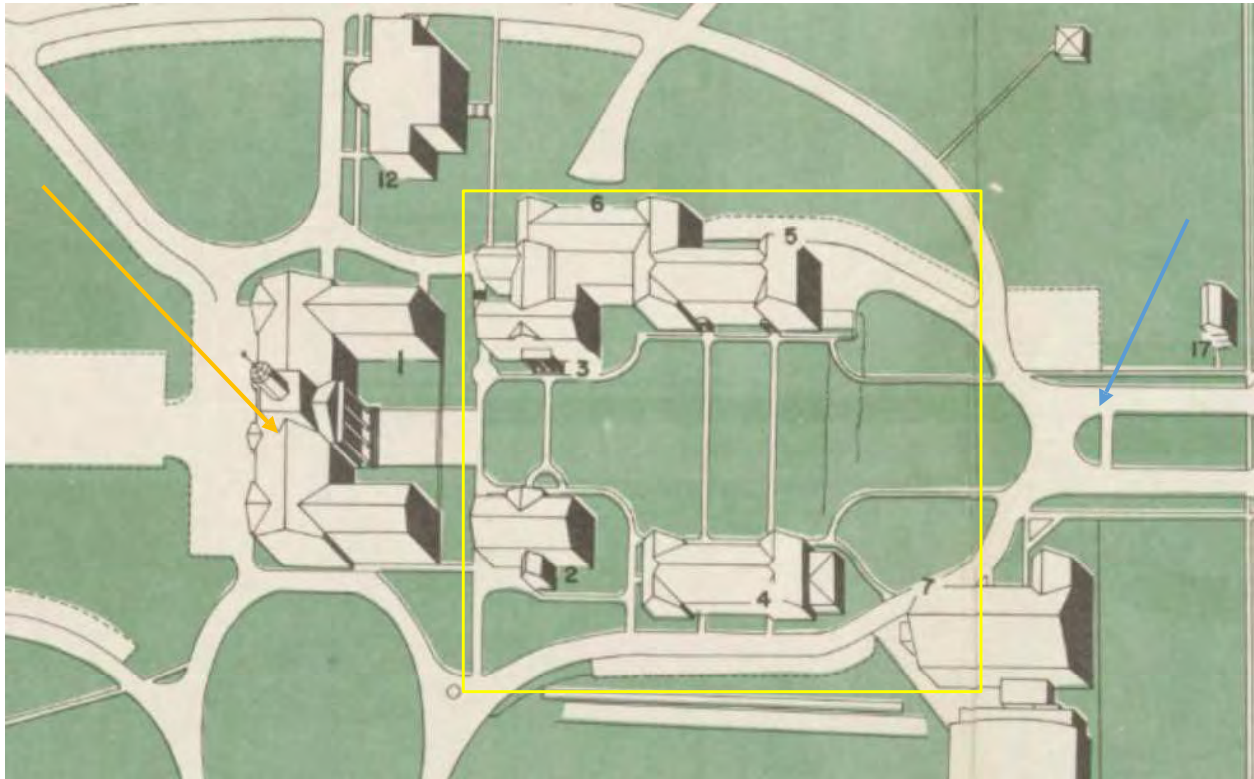


Plate 4: Map of the Studley Campus showing the Arts and Administration Building (orange arrow), the Studley Quad and adjacent buildings (yellow square), and University Avenue (blue arrow) (Nova Scotia Archives 1965)

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**Research Report—6350 to 6360
Coburg Road: King's College Arts
and Administration Building,
President's Lodge, Chapel, and The
Bays**

FINAL REPORT

June 2024

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Limitations and Sign-off

The conclusions in the Report titled Research Report—6350 to 6360 Coburg Road: King’s College Arts and Administration Building, President’s Lodge, Chapel, and The Bays are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

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Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within Halifax’s downtown/south area. This report will inform the evaluation of these properties, which will be completed by municipal staff. This report includes the following components of the King’s College Campus at 6350 to 6360 Coburg Road¹:

- Arts Administration Building
- President’s Lodge
- The Chapel
- The Bays (also known as The Dormitory or Men’s Residence)

A site assessment was undertaken between July 24, 2023 to July 27, 2023 by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels and also digitally provided to Stantec by HRM heritage planning staff.

To understand the history of King’s College and place the properties into a wider historical context, a program of historical research was undertaken between July 24, 2023, to July 26, 2023. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. The description of the properties was informed by the *Canadian Inventory of Heritage Buildings* (CIHB) (Parks Canada 1980).

¹ The buildings are located on PID 40877367 which includes the municipal addresses 6350 and 6360 Coburg Road. All four buildings that are considered in this report share this municipal property parcel. While this parcel includes other buildings associated with King’s College, these properties were beyond the scope of this report.



2 Historical Context

2.1 King’s College, New York City

While King’s College is presently located in Halifax, the early history of King’s College is linked to its founding in New York City and move to Windsor, Nova Scotia after the American Revolution. King’s College was established in 1754 by a Royal Charter granted by King George II. Upon its founding, it was the first university established in the Province of New York (present-day New York State) and is the fifth oldest university in the present-day United States. The university was affiliated with the Church of England (Anglican Church) and was intended to serve as a counterweight to the Presbyterian affiliated College of New Jersey (present-day Princeton University) and the Congregationalist (Puritan) dominated institutions of Harvard and Yale (McHale 2023; Columbia University 2023).

A sizable number of American colonists, especially in New England and the Mid-Atlantic, had immigrated to the Thirteen Colonies in search of religious liberty. Therefore, many colonists were inherently suspicious of any attempt by the Church of England to exert authority in the colonies (McHale 2023; Library of Congress 2023). To address the religious diversity of the Thirteen Colonies, King’s College welcomed students of any Protestant denomination. Despite this tolerance, the college suffered from low enrollment and consistently lagged behind Harvard and Yale in attendance (McHale 2023; Columbia University 2023).

After the Seven Years War concluded in 1763, tensions began to rise between the American colonists and British government. At this time, King’s College was administered by an ardent royalist, leading to a politically charged atmosphere on campus. Despite these myriad difficulties, in 1767 King’s College was the first school to grant a medical degree in the Thirteen Colonies. While not as important or large as Harvard or Yale, students at King’s College included numerous men who played an important role in the American Revolution and early American republic. This includes Alexander Hamilton, the first Secretary of Treasury; John Jay, the first Chief Justice of the Supreme Court; Robert Livingston, a drafter of the Declaration of Independence and the first Secretary of Foreign Affairs; and Gouverneur Morris, a drafter of the constitution and author of its preamble (McHale 2023; Columbia University 2023).

When the American Revolution broke out into open conflict, King’s College was the only university in the colonies to retain loyalty to the British Crown. In the spring of 1776, the school was shuttered by American troops and converted into a military hospital. Although the British regained control of New York City by the end of the year, it remained closed. In 1783, the British government recognized American independence and withdrew their forces from New York City. The next year, the college was re-established at a new location in New York City as Columbia College, present-day Columbia University (McHale 2023; Columbia University 2023).



2.2 King's College, Windsor, Nova Scotia

Historians continue to debate the total number of Loyalists in the Thirteen Colonies and the number of Loyalists who left the United States for Great Britain and other British colonies, including Canada (Ranlet 2014). Regardless, the development of Nova Scotia in the late 18th and early 19th centuries was influenced by a migration of Loyalists. The loss of the Thirteen Colonies meant there was no longer an institution of higher learning in British North America. Aspirant college attendants had to choose between receiving their education in the fledgling United States or crossing the ocean to Great Britain (Parks Canada 1927). Charles Inglis, the founder of the new King's College, feared that "...the youth of Nova Scotia will be sent for their education to the Revolted Colonies [United States]—the inevitable consequence would be, a corruption of their religious and political principles" (Roper 2013: 2). In 1789, Anglican loyalists established King's College in Windsor, Nova Scotia to address this concern. The founders of this new iteration of King's College selected Windsor as it was distant from the vices and distractions associated with cities and important colonial officials also owned land in the surrounding area (Parks Canada 1927; Roper 2013: 2). The University of New Brunswick was founded several years earlier in 1785 to also address this issue (University of New Brunswick 2023).

The cornerstone for the first building on the Windsor campus was laid by John Parr, Governor of Nova Scotia, on August 4, 1791. University officials planned for a stone building. However, no stone masons were available, and the first storey of the building was built by amateur masons. The rest of the structure was built with wood. The building was completed in 1795 and consisted of five bays with its own entrance. This system of bays, including some naming conventions, is continued today at King's Halifax Campus (King's College 2008: 1-2). In 1802, King's College received a royal charter from King George III (Parks Canada 1927). The early curriculum of King's College was based on Oxford University and placed a heavy emphasis on the classics. Unlike the King's College of New York, the institution was relatively intolerant of other religious groups, and students were required to attend daily Anglican prayers (Roper 2013: 2-3). In 1817, the Earl of Dalhousie noted that the school was attended by just 14 students and believed that its strict religious policies deterred growth in a colony with the diversity of Nova Scotia. In 1824, he founded Dalhousie College and King's College narrowly avoided amalgamation with Dalhousie (Roper 2013: 4). While the strict religious policies of King's College were relaxed in 1828, the college continued to suffer from low enrollment. The number of students at King's never exceeded 30 between 1807 and 1836. By the end of the 19th century, King's attempted to end this stagnation by offering new courses in science, engineering, and language as well as permitting the enrollment of women (Roper 2013: 5).

By the turn of the 20th century, King's College was experiencing modest growth and three new buildings were completed between 1912 and 1914. These new successes proved short lived as the main building on campus burned down in February 1920. While the destruction of the main building was a serious setback, all the other buildings on campus remained intact and college administrators vowed to rebuild. In May 1921, the cornerstone was laid for a new building on the Windsor campus in a ceremony attended by Nova Scotia's Lieutenant Governor and Nicholas Murray Butler, president of Columbia University. However, due to financial pressure, the building was never completed. The Carnegie Corporation of New York offered King's College the money to rebuild on the condition they move to Halifax and amalgamate with Dalhousie University. This agreement was finalized in November 1923 (King's College 2008: 3-4).



3 Age

Following amalgamation, King’s College was offered a five-acre site at the northwest corner of the Studley Campus, near the intersection of Oxford Street and Coburg Road. This new location would take full advantage of the terms of King’s amalgamation with Dalhousie. As per the agreement, students at King’s College would be able to study at Dalhousie and would have access to all of Dalhousie’s facilities and amenities. With the exception of the School of Divinity, the academic programs of King’s were merged into the College of Arts and Sciences at Dalhousie University. In addition, King’s College was responsible for the salary of several of Dalhousie’s professors. These professors would also be expected to assist with the running of King’s College (King’s College 2022).

Planning for the King’s buildings on the Studley Campus began in 1924 and plans showed the college’s buildings fronting Coburg Road (Dalhousie University Archives 1924). By June 1928, blueprints were drawn for the new Arts Administration Building, Chapel, President’s Lodge, and The Bays, and the locations of the buildings were finalized (Dalhousie University Archives 1928a; 1928b). As per the terms of King’s amalgamation with Dalhousie, the design for the campus’s new building would need to match the Studley Campus’s existing style and be subject to approval by Dalhousie’s consulting architect (Waite 1998). Although considered separate buildings on campus, the Arts Administration Building, Chapel, and President’s Lodge were designed as attached structures (King’s College 2008: 4-5). Fundraising efforts continued while planning for the new buildings was underway. Although the Carnegie Corporation had promised \$600,000, the college still required an additional \$400,000 to fund the construction program. While this money was still being raised from the Anglican community of Nova Scotia, construction began by the end of December 1928 (King’s College 2008: 4-5).

College administrators initially hoped to have the new buildings completed by September 1929. However, meeting this timeline was contingent upon building through the winter, an expensive prospect. Therefore, to save costs, construction was idled through the winter and the anticipated opening was pushed back to December 1929. Continued delays resulted in only the President’s Lodge being completed by December 1929. The Arts Administration Building, Chapel, and men’s dormitory (The Bays) were completed in August 1930. The new campus was formally opened on October 2, 1930, when the Chapel was consecrated by Archbishop Lamb Worrell (King’s College 2008: 5-6).

Historical mapping from 1949 shows the location of King’s College relative to other buildings on the Studley Campus (Plate 1). The King’s College campus was expanded in the 1960s when a gymnasium, Prince Hall (a dining space), and Alexandra Hall (a women’s residence) were constructed (Harvey et al 2015).



Research Report—6350 to 6360 Coburg Road: King’s College Arts and Administration Building, President’s Lodge, Chapel, and The Bays

3 Age

June 2024

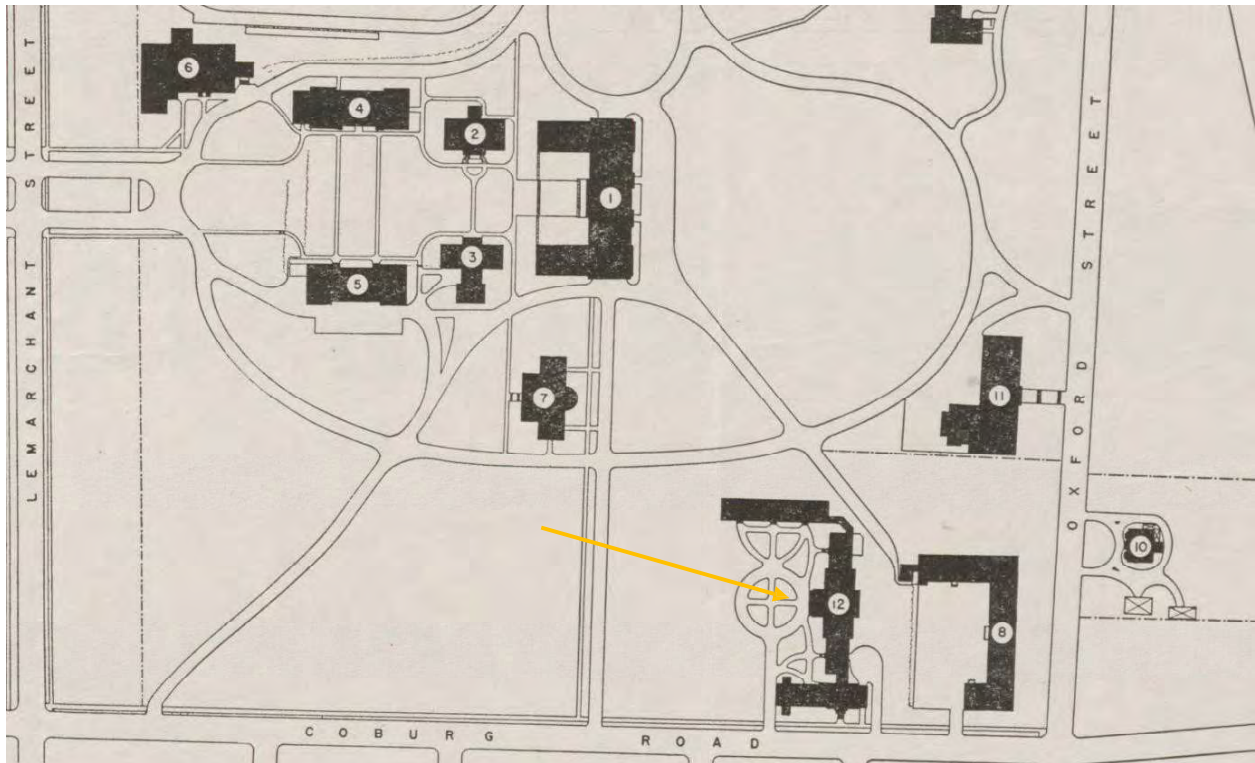


Plate 1: Historical Mapping from 1949 showing the location of King’s College, denoted by arrow. Other buildings depicted on the Studley Campus include the Arts and Administration Building (1), Arts Building (2), Macdonald Memorial Library (3), a men’s dormitory (4), the Science Building (5), the Studley Gymnasium (6), an engineering building (8), the National Research Council Labs (11), and the President’s Residence (10) (Nova Scotia Archives 1949).



4 Historical or Architectural Importance

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

The Arts and Administration Building, President’s Lodge, Chapel, and The Bays are historically associated with King’s College and Dalhousie University; institutions which have been significant to the development of higher education in Nova Scotia.

As discussed in Section 2, King’s College is the oldest institution of higher learning in Nova Scotia and directly traces its origins to King’s College (present-day Columbia University) of New York City, the oldest university in New York State and the fifth oldest university in the United States. Upon its relocation to Windsor, Nova Scotia, the college played a role in education of the province’s Anglican population. The college’s early exclusionary policies towards other religious denominations contributed to the founding of other religiously affiliated colleges in Nova Scotia, including the Presbyterian affiliated Pictou Academy, the Baptist affiliated Acadia, the Methodist affiliated Mount Allison, and the Catholic affiliated St. Mary’s and St. Francis Xavier. The fragmentation of higher education which King’s College contributed to meant that the province’s colleges and universities remained small, and each school rarely surpassed a student body of 50 into the 1880s (Roper 2013: 5).

This religious divide in education attributed to King’s early policies continued into the early 20th century. During the 1922 to 1923 academic year, Mount Allison, Acadia, King’s, and St Francis Xavier all contained student bodies that were predominantly a single Christian denomination. The most religiously diverse school was Dalhousie University, which was founded as a secular institution in 1818 (Waite 1998).

Following its relocation to Halifax in the 1920s, King’s College became affiliated with Dalhousie University, beginning an association which continues into the present-day. The relationship between Dalhousie and King’s was strained at times by the strict terms of the amalgamation agreement, which gave Dalhousie considerable say in King’s hiring, construction program, and curriculum. In addition, enrollment at Dalhousie was approximately 12 times higher than King’s, which only had a total enrollment of 51 at the time of amalgamation (Waite 1998).

During the Second World War, the college was turned over to the Royal Canadian Navy, which christened the buildings HMCS Kings. The buildings were used to train naval officers and King’s students carried on their studies at Dalhousie and Pine Hill Divinity Hall. By the early 1960s, King’s College contained an enrollment of about 110 students and also contained small number of divinity students. In 1971, the faculty of divinity became the new Atlantic School of Theology (King’s College 2023; Roper 2013: 5-6). To differentiate itself from other universities, King’s College developed the Foundation Year Program in 1972 and in 1978 established Atlantic Canada’s only degree granting journalism program (King’s College 2023).



4.2 Important/Unique Architectural Style or Highly Representative of an Era

The King’s College Arts and Administration Building, the President’s Lodge, the Chapel, and The Bays are examples of Period Revival structures with Georgian and Neoclassical design influence. The design style of these structures closely matched the design of existing buildings on the Studley Campus, including the Science Building, Macdonald Memorial Library, Arts Building, and Shirreff Hall. Georgian and Neoclassical architecture was popular in Nova Scotia and Canada from the late 18th century into the 19th century (Humphreys and Sykes 1974).

Within Canada, this type of architecture was often inherently conservative and blended Georgian design with Greek and Roman traditions. One of the most common manifestations of this blended design included the use of a Neoclassical Greek or Roman central portico or pediment with the traditional balance of Georgian design (Kalman 1994: 305). The architectural style and materials of these structures on the Studley Campus were chosen to match existing public buildings in Halifax, such as Government House and Province House, which are inherently Georgian structures with Neoclassical influence.

In general, the Arts and Administration Building most closely follows the design of Georgian structures with a strong Neoclassical design influence. This building contains the symmetry and balance of the Georgian style with the use of an imposing central pediment evoking classical Greek and Roman temple design, common in Neoclassical architecture. A photograph from the mid-20th century shows the Arts and Administration Building, including its imposing central pediment (Plate 2). The President’s Lodge, Chapel, and The Bays are more vernacular in design and contain much of the balance and symmetry of Georgian design with more limited and conservative Neoclassical design influences such as wood cornices with return eaves and classically derived frontispieces. A photograph from the mid-20th century shows an aerial view of these structures and shows their relatively smaller size and lack of strong Neoclassical influence when compared to the Arts and Administration Building (Plate 3).





Plate 2: King's College looking west, showing front (east) façade of Arts and Administration Building, north and east facades of The Bays, and east façade of the Chapel, *circa* 1940 (Nova Scotia Archives no date [n.d.]

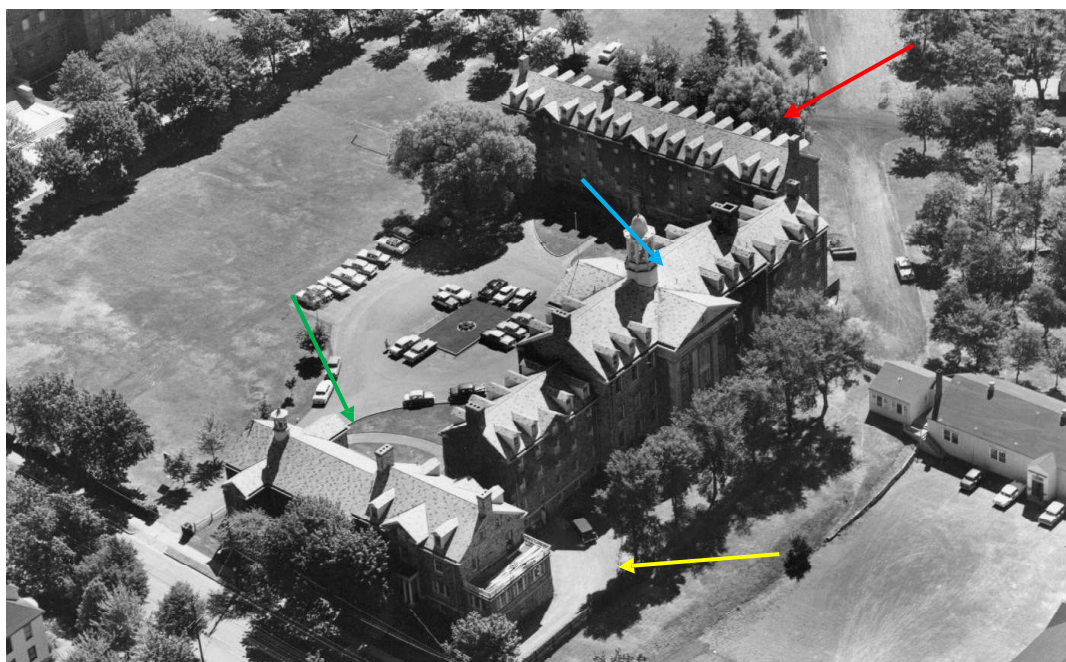


Plate 3: King's College campus *circa* 1960, showing Arts and Administration (blue arrow), The Bays (red arrow), President's Lodge (yellow arrow), and Chapel (green arrow) (Dalhousie University Archives n.d.)



5 Significance of Architect or Builder

5.1 Architect

Andrew Randall Cobb was the architect of the Arts and Administration Building, President’s Lodge, Chapel, and The Bays. Although he served as Dalhousie’s consulting architect and was responsible for the design of much of the Studley Campus, his relationship with King’s College predates their move to Halifax. Cobb had initially been hired by King’s College in September 1920 to design a new building to replace the one that burned down in Windsor. While construction of this building was halted early on, the current Arts and Administration Building shares design similarities with this proposed structure (King’s College 2008: 3).

Cobb was born in Brooklyn, New York, in 1876 and relocated with his mother to Nova Scotia at age 14. His education in architecture included studying at the Massachusetts Institute of Technology and the Ecole des Beaux-Arts in Paris. Cobb’s first commissions at Dalhousie were the Science Building and the Macdonald Memorial Library, both completed in 1915 (Nova Scotia Museum 2023).

Cobb’s early work in Halifax was with Sidney Perry (S.P.) Dumaresq. The Dumaresq family was heavily involved in the architecture of Halifax and James Charles Philip (J.C.) Dumaresq was the architect for the Forrest Building, the first structure built after Dalhousie’s relocation to the western part of Halifax. The Dumaresq family continues to have an architectural presence in Halifax into the modern day with SP Dumaresq Architect Ltd., a firm established by J.C.’s great-grandson Syd (Nova Scotia Museum 2023)..

During his career in Halifax, Cobb designed many institutional buildings and homes in Nova Scotia (Nova Scotia Museum 2023). His institutional buildings were firmly rooted in classical design. While some architectural critics note that Cobb’s designs were not particularly inventive or unique, it is widely acknowledged that his buildings contain a high degree of craftsmanship (Globe and Mail 1990; Nova Scotia Museum 2023). The relatively conservative design of Cobb’s structures is partially credited to the conservative nature of Halifax during the early 20th century. A 1990 *Globe and Mail* article discussing an exhibit of Cobb’s work noted, “His clients, unfortunately, were conservative and cautious in taste, suspicious of display and tight with the dollar” (Globe and Mail 1990).

In addition to the many institutional buildings at Dalhousie University, Cobb also designed nearly 100 residences in Halifax that remain highly sought after due to their woodwork, craftsmanship, built-in furniture, and overall comfort. He also designed the community of Corner Brook, Newfoundland, and managed to bring the hallmark comforts he was known for to a working-class community (Globe and Mail 1990). Cobb’s career was cut-short on June 2, 1943, when he was killed in a bus crash outside of Halifax. At the time of his death, he was noted as one of Nova Scotia’s best-known architects (Globe and Mail 1943). Cobb remains widely recognized as one of Nova Scotia’s most important architects (Globe and Mail 1990; Nova Scotia Museum 2023).



5.2 Builder

The builder of the Arts and Administration Building, President’s Lodge, Chapel, and The Bays was Rhodes and Curry Limited of Amherst, Nova Scotia (King’s College 2008: 4). Rhodes and Curry was founded in 1876 by Nelson Rhodes and Nathaniel Curry. Rhodes was a trained carpenter who also had experience working in Boston with architects and contractors. Curry was trained in Nevada in the manufacture of rail cars. While Rhodes and Curry initially manufactured doors and sashes, this venture was destroyed by fire. After the fire, they entered the construction and rail car business. The company bought stands of timber, sawmills, lime deposits, and brickyards to facilitate their construction business and secure ready access to materials. The firm continued into at least the 1950s before closing and is credited with building thousands of structures throughout Atlantic Canada (Goodwin 2018).



6 Architectural Merit

6.1 Construction Type/Building Technology

As the Arts and Administration Building, President’s Lodge, Chapel, and The Bays were designed by Andrew Cobb, it is likely a steel and concrete structure like the Science Building and Macdonald Memorial Library. The first reinforced poured concrete wall was patented in 1860, though its widespread use only began in the United States in the 1890s. The earliest reinforced concrete structures imitated the form of timber buildings: reinforced concrete columns supported concrete girders, which in turn supported reinforced concrete joists. In the early 1900s, reinforced concrete was adopted for industrial buildings of one or multiple stories because they could be built quickly, were fireproof and could withstand vibrations better than other construction methods (Jester 1995: 94-96).

The use of steel as a construction material began in the late 19th century when it was first used for the construction of bridges. Steel was then used to frame commercial buildings as a cost saving measure. Steel gave strength, allowed the creation of flexible open-plan interiors, and allowed high-rise steel-framed buildings to be constructed at great speed (Cruikshank 2016). As steel became the construction method of choice, load bearing masonry walls were no longer required, and the design of the building envelope was rethought. Masonry cladding, designed to imitate traditional materials such as brick or stone, were designed in such a way the loads of exterior wall assembly would be reduced and that additional floor space could be included in the building. Early masonry cladding was developed by specific masons and was not a uniform practice across the industry, however most masonry cladding was attached to steel or poured concrete construction using wall anchors (Ortega 2012). The source of the stone cladding for the Arts and Administration Building, President’s Lodge, Chapel, and The Bays was not determined. However, based on other buildings designed by Cobb on the Studley Campus, it is likely a locally sourced ironstone or a quartzite type stone sourced from King’s County.

6.2 Style

The King’s College Arts and Administration Building, the President’s Lodge, the Chapel, and The Bays are examples of Period Revival structures with Georgian and Neoclassical design influence. The design style of these structures closely matched the design of existing buildings on the Studley Campus, including the Science Building, Macdonald Memorial Library, Arts Building, and Shirreff Hall. Georgian and Neoclassical architecture was popular in Nova Scotia and Canada from the late 18th century into the 19th century.



6.3 Potential Character Defining Elements

6.3.1 Arts and Administration Building

The potential character defining elements of the Arts and Administration Building include, but are not limited to:

- Three- and one-half storey structure with full basement (Photo 1)
- Symmetrical front façade (Photo 1)
- Side gable roof with stone clad chimneys and gable dormers on the front (east) and west façades (Photo 2)
- Cupola with arched windows topped with urns and weathervane (Photo 3)
- Wood cornices painted white with return eaves (Photo 4)
- Stone clad exterior (Photo 5)
- Rectangular window openings with mix of stone voussoirs, arched stone surrounds, stone keystones and stone sills (Photo 6)
- Stone pediment with bracketed wood cornice, octagonal window, and stone entablature inscribed “University of King’s College” (Photo 7)
- Four stone Ionic columns supporting pediment (Photo 8 and Photo 9)
- Two stone Doric pilasters behind northern most and southernmost columns (Photo 10)
- Stone frontispiece with dentils, entablature inscribed “Founded A.D. 1789”, wood sash transom, and wood and glass double doors (Photo 11)
- Secondary entrances with stone classically inspired frontispieces, wood sash transoms, and wood and glass doors (Photo 12)
- Stone belt course between basement level and first storey (Photo 13)
- Rear (west) façade with stone pediment including bracketed cornice, octagonal window, stone entablature, and four stone pilasters (Photo 14)
- Physical link to Prince Hall and President’s Lodge





Photo 1: Arts and Administration Building, general plan, looking west (HRM 2023b)



Photo 2: Representative view of roof, chimney, and dormers, looking west



Photo 3: Cupola, looking west



Photo 4: Cornice and return eaves, looking north (HRM 2023b)



Photo 5: Representative exterior cladding, looking west



Photo 6: Representative rectangular window opening, looking west





Photo 7: Pediment, looking west



Photo 8: Representative column details, looking west (HRM 2023b)



Photo 9: Columns, looking northwest



Photo 10: Pillaster, denoted by arrow, looking south (HRM 2023b)

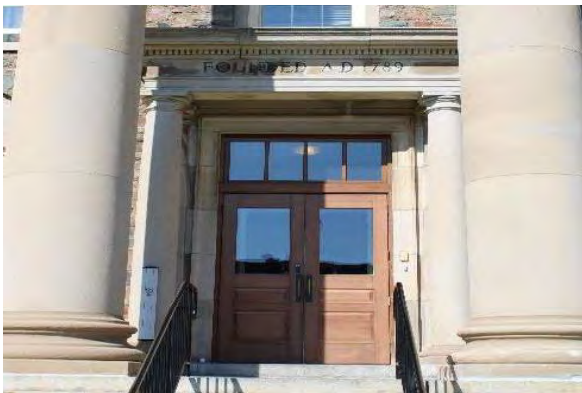


Photo 11: Frontispiece, looking west



Photo 12: Secondary entrance, looking west





Photo 13: Belt course, looking north



Photo 14: Rear façade pediment, looking south (HRM 2023b)

6.3.2 President’s Lodge

The potential character defining elements of the President’s Lodge include, but are not limited to:

- Two and one half storey structure with full basement (Photo 15)
- Symmetrical front façade (Photo 15)
- Side gable roof with book end stone clad chimneys and gable dormers on the front (north) and south facades (Photo 16)
- Painted wood cornice with return eaves (Photo 17)
- Stone clad exterior (Photo 18)
- Projecting centre bay on front façade with pediment, cornice, return eaves, and recessed arched window opening and rectangular window opening with stone surrounds and sills (Photo 19)
- Wood portico with denticulated cornice, two pairs of Doric columns comprised of wood and stone, and two pairs of wood pilasters (Photo 20)
- Frontispiece with stone surround, arched transom, and wood entrance door (Photo 20)
- Rectangular and square window openings with stone voussoirs and stone sills (Photo 21)
- Stone belt course between basement and first storey (Photo 22)
- One car garage attached to west façade with balcony (Photo 23 and Photo 24)
- Physical link to Arts and Administration Building and Chapel





Photo 15: General view of President’s Lodge, looking south (HRM 2023b)



Photo 16: Side gable roof, dormers, and chimneys, looking south (HRM 2023b)



Photo 17: Cornice and return eaves, denoted by arrow, looking east



Photo 18: Stone exterior, looking east



Photo 19: Centre bay, looking south (HRM 2023b)



Photo 20: Portico, looking south (HRM 2023b)





Photo 21: Representative window opening, looking south



Photo 22: Belt course, looking south



Photo 23: Garage, looking south (HRM 2023b)



Photo 24: Balcony, looking north

6.3.3 Chapel

The potential character defining elements of the Chapel include, but are not limited to:

- One storey structure with full basement (Photo 25)
- Side gable roof with cupola and cross (Photo 26)
- Painted wood cornice with return eaves (Photo 27)
- Stone clad exterior (Photo 28)
- Projecting north and south bays with painted wood cornices with return eaves (Photo 29)
- Arched and rectangular window openings with stone surrounds and stone sills (Photo 30)
- Frontispiece with stone Doric columns, stone entablature, wood sash transom, and wood door (Photo 31)
- Stone belt course between basement and first storey (Photo 32)



Research Report—6350 to 6360 Coburg Road: King’s College Arts and Administration Building, President’s Lodge, Chapel, and The Bays

6 Architectural Merit

June 2024

- Square window openings along basement level with stone sills (Photo 32)
- Palladian stained glass windows on east façade with stone surrounds (Photo 33)
- Physical link to President’s Lodge





Photo 25: General view of Chapel, looking southwest (HRM 2023b)



Photo 26: Cupola, looking north



Photo 27: Cornice and return eaves, looking southwest (HRM 2023b)



Photo 28: Stone cladding, looking north



Photo 29: Representative photo of projecting bay, looking north (HRM 2023b)



Photo 30: Representative window openings, looking north





Photo 31: Frontispiece and main entrance, looking north



Photo 32: Belt course and representative basement window opening, looking north



Photo 33: Palladian window, looking west (HRM 2023b)

6.3.4 The Bays

The potential character defining elements of The Bays include, but are not limited to:

- Three- and one-half storey structure with full basement (Photo 34)
- Side gable roof with stone clad chimneys and gable dormers on the front (north) and south facades (Photo 35)
- Painted wood cornice with return eaves (Photo 35)
- Stone-clad exterior (Photo 36)



- Symmetrical front and rear facades divided into three clearly delineated bays by gable peaks (Photo 37)
- Rectangular window openings with stone voussoirs and stone sills and stone surrounds (Photo 38)
- One main entrance for each bay with frontispieces consisting of a stone Doric columns and pilasters and stone entablature (Photo 39)
- Wood and glass entrance doors with wood sash transoms (Photo 39)
- Stone belt course between basement and first storey (Photo 39)
- Niche with statue of Aeneas fleeing Troy above centre bay (Photo 40)





Photo 34: General view of The Bays, looking south (HRM 2023b)



Photo 35: Cornice, return eaves, and dormers, looking east (HRM 2023b)



Photo 36: Stone cladding, looking east (HRM 2023b)



Photo 37: Representative bay, looking south (HRM 2023b)



Photo 38: Representative window openings, looking south (HRM 2023b)





Photo 39: Representative frontispiece, looking south (HRM 2023b)



Photo 40: Statue, looking south (HRM 2023b)

7 Integrity

7.1 Arts and Administration Building

The heritage integrity of the Arts and Administration Building remains high. The building maintains its original massing and architectural details. The most significant change to the Arts and Administration Building since its construction is the construction of Prince Hall which is partially attached to the west façade of the Arts and Administration Building. Much of Prince Hall is located less than 10 metres from the west façade of the Arts and Administration Building, which partially obscures views of the west façade, especially from Oxford Street. Although Prince Hall partially obscures views from the surrounding area, most of the west façade remains intact and is visible from the area between Prince Hall and the west façade of the Arts and Administration Building.

7.2 President’s Lodge and Chapel

The heritage integrity of the President’s Lodge and Chapel remain high. Aside from the replacement of the garage doors on the President’s Lodge, no evidence of significant visual changes to the façades of either building are evident. Before the construction of the adjacent Alexandra Hall to the east of the Chapel, the Chapel was likely more visually prominent along Coburg Road when traveling west. Nevertheless, both the President’s Lodge and Chapel remain readily visible from Coburg Road.

7.3 The Bays

The heritage integrity of The Bays remains high. The building retains its original massing and architectural details. The most significant visual change to The Bays was the construction of the King’s College Gymnasium in 1962. While this is not attached to The Bays, it is located less than five metres from the east façade of the structure. This partially obscures views of the east façade of The Bays from Castine Way.



8 Relationship to Surrounding Area

The Arts and Administration Building, President’s Lodge, Chapel, and The Bays share a relationship with each other, the wider King’s College Campus, and the Studley Campus of Dalhousie University. The Arts and Administration Building, President’s Lodge, Chapel, and The Bays share a relationship as the first set of buildings constructed when King’s College relocated to Dalhousie’s Studley Campus in the 1920s. The buildings are also linked to the broader King’s College Campus, which is nestled within the northwest corner of Dalhousie’s Studley Campus. The location of these buildings in a quad as well as the physical connection between many of these structures gives King’s College a distinct sense of place on the Studley Campus. The use of shared building materials and Georgian and Neoclassical design like other early 20th century structures on the Studley Campus provides a sense visual continuity between King’s College and Dalhousie University.

Based on the above discussion, the Arts and Administration Building is physically linked to Prince Hall and the President’s Lodge through their direct physical connections and the President’s Lodge and Chapel are physically linked through their direct physical connection. All the buildings on the King’s College Campus are visually linked to each other through their location around a quad at the northwest corner of Dalhousie’s Studley Campus. The Arts and Administration Building, President’s Lodge, Chapel, and The Bays are historically and visually linked to each other through their common date of construction, design style, architect, and role as the first buildings on the King’s Campus following its relocation to Halifax.

The King’s College Campus is located adjacent to one registered heritage property. The Dalhousie President’s Residence (1460 Oxford Street) is located to the west of King’s College, on the west side of Oxford Street, approximately 75 metres south of the intersection of Coburg Road and Oxford Street.



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**Research Report—923 Robie Street,
McNally Building, St. Mary's
University**

FINAL REPORT

June 2024

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Regional Municipality of Halifax
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Project Number:
160940999

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Research Report—923 Robie Street, McNally Building, St. Mary’s University

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June 2024

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Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality
SMU	Saint Mary’s University



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within Halifax's downtown/south area. This report will inform the evaluation of these properties, which will be completed by municipal staff. This report includes the property at 923 Robie Street, known as the McNally Building. The building is part of the campus of St. Mary's University (SMU).

A site assessment was undertaken between July 24, 2023, to July 27, 2023, by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels and also digitally provided to Stantec by HRM heritage planning staff.

To understand the history of the McNally Building and place the property into a wider historical context, a program of historical research was undertaken between July 24, 2023, to July 26, 2023. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the properties was informed by the *Canadian Inventory of Heritage Buildings* (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiipuktuk, which means "Great Harbour" (HRM 2023a; Gallant 2022).

Beginning in the 17th century, present-day Nova Scotia became part of the transatlantic rivalry between Great Britain and France. Following the end of the War of the Spanish Succession in 1713, the *Treaty of Utrecht* was signed, and France ceded to Great Britain all of present-day Nova Scotia south of Cape Breton Island. However, the French retained their strategic stronghold at Louisburg, which posed a threat to Britain's claims in the region. In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9).

The fledgling settlement of Halifax struggled with outbreaks of disease, a population unaccustomed to North America, and Indigenous resistance to encroachment. The initial population of British settlers was soon supplemented by settlers from New England who were more accustomed to life in North America (Raddall 1948: 41). The start of the Seven Years War in 1756 provided an important stimulus to the economy of Halifax as its role as an important naval base. As a result, the population of the settlement reached about 6,000 (Fingard et al 1999: 17). In 1758, Louisburg was captured by the British military and all of present-day Nova Scotia became a British colony (Fingard et al 1999: 18). While most of Halifax's earliest settlers were Protestants, a small community of Irish Catholics also settled in the community.

These Catholic settlers faced considerable discrimination. In 1758, legislation was passed that restricted their ability to receive land grants and banned Catholic priests. The outbreak of the American Revolution resulted in further British efforts to exert social control in its colonies. In 1776, Nova Scotia passed legislation which banned Catholic education in the colony. Violators would be subject to three months imprisonment and a fine (Murphy 1980: 29; Kenney 1933: 448). Despite these hardships, many of Halifax's Irish Catholics became successful middle-class merchants (Murphy 1984: 30). Beginning in the 1780s, they petitioned the Lieutenant Governor of Nova Scotia to repeal the discriminatory legislation. At their behest, these laws were repealed between 1783 and 1786 (Murphy 1980: 31; Kenney 1933: 455).

Another factor in the repeal of these laws was the changing demographics of Nova Scotia. In the aftermath of the American Revolution, Catholic Loyalists and disbanded Catholic veterans were settled in Nova Scotia. Around the same time, immigration to the colony from Great Britain and Ireland accelerated. Halifax's Catholic congregation doubled in size between 1801 and 1814. By 1816, Nova Scotia's Catholic population was about 8,500 (Murphy 1984: 31-32). The Church's growth during this period was overseen by Edmund Burke, who arrived in Nova Scotia in 1801 as Vicar-general. In 1817, Burke was successful in separating Nova Scotia from the Diocese of Quebec as a Vicariate-apostolic (MacLean 1983).

The origins of SMU date to this period of the Catholic Church's development in Halifax and Nova Scotia. Burke was keenly interested in Catholic education. In 1802, he recruited final-year seminarians from Ireland and Quebec to come to Halifax. Burke oversaw their instruction and used these new priests to establish what later became St. Mary's Boys' and Girls' Schools. In 1820, these schools received the



support of the provincial government and became the foundation for the province's Catholic schools (McGuigan 2012: 3).

However, the province still lacked a Catholic college or university and students wishing to continue their Catholic education lacked nearby options (McGuigan 2012: 4). Prominent Catholics in Halifax began a fundraising effort in the late 1830s to establish a school of higher education. In response, St. Mary's College received degree granting powers from the provincial legislature in 1841 (McGuigan 2012: 4; SMU 2024). In 1868, the college moved to the north end of Halifax and was commonly known as Belle Air College. This name was derived from the former name of the residence in which the school first operated. However, during this time the college was a collegiate school and had not granted degrees since the early 1850s. In the 1870s, the Belle Air campus was closed, and St. Mary's College relocated to Barrington Street. In 1883, following a brief attempt at amalgamation with Acadia, Dalhousie, King's, Mount Allison, and St. Francis Xavier, St. Mary's College was closed when the provincial government ended its support (McGuigan 2012: 5; SMU 2024).

During the 1890s, efforts were made to reestablish St. Mary's College by Archbishop Cornelius O'Brien. In 1903, St. Mary's College was reopened as a collegiate school at the corner of Quinpool Road and Windsor Street. The school opened with an enrollment of 24 students and two professors (McGuigan 2012: 11-12). During the 1910s, the school was expanded when it received a substantial contribution from the will of the Halifax businessman Patrick Power. To improve the school, the Irish Christian Brothers were recruited to teach and manage the school. Under the brothers, the degree granting powers of the school were revived in 1916 (McGuigan 2012: 27; SMU 2024). Despite these successes, a 1922 report from the Carnegie Foundation on Atlantic Canada's school system considered St. Mary's College as a "boy's college of junior grade" (McGuigan 2012: 33).

In 1937, John T. McNally was appointed the Archbishop of Halifax. He had previously served as a bishop in Calgary and Hamilton. In Hamilton, he oversaw the construction of the Cathedral of Christ the King and the expansion of the Catholic school system. The completion of the cathedral, coupled with his expansion of the school system, gave McNally considerable experience in overseeing both construction and educational projects (McGuigan 2012: 46, 50, 52). Once in Halifax, McNally developed ambitious plans for St. Mary's College (McGuigan 2012: 53).

McNally wished to have more direct control over the school. To achieve this, in 1940 he removed the Christian Brothers from the college. He replaced them with the Society of Jesus, better known as the Jesuits (McGuigan 2012: 56-57). Once in power, the Jesuits reorganized St. Mary's College into four faculties including arts, commerce, engineering, and science. The school offered diplomas in journalism and commerce, and two-year diplomas in business and social services. Among the conditions placed by the Jesuits upon the assumption of duties at St. Mary's was the promise that the college would be relocated to a new site no later than 1949 (McGuigan 2012: 58-59).



3 Age

In June 1943, Archbishop McNally instructed the Arch Diocese to purchase 20 acres of land between Inglis Street and Gorsebrook Avenue. This land was part of the Collins Estate, which encompassed over 50 acres of land between South Street and Gorsebrook Avenue. The estate was established in 1824 by Enos Collins, a wealthy Halifax banker and reportedly the richest man in Atlantic Canada. Beginning in 1896, Collins' heirs leased the property to the Gorsebrook Golf Club and moved to England. The golf club became a popular 18-hole golf course frequented by Halifax's upper middle class. In 1941, the will of Cartaret Fitzgerald Collins instructed that the property be sold (McGuigan 2012: 69-78).

This land was purchased to provide St. Mary's College the new location promised to the Jesuits. This new location was three times larger than the existing campus along Windsor Street (McGuigan 2012: 79). Fundraising efforts for the new St. Mary's campus began in 1944. While McNally had hoped to raise one million dollars to support the new campus, near the end of the year just over \$625,000 had been raised. While McNally planned to borrow the rest of the money, efforts to adequately fund the new campus were undermined by labor shortages, material shortages, and rapid inflation following the end of the Second World War (McGuigan 2012: 83; 89). As a result, little work was done on the new property in 1947 and 1948 (McGuigan 2012: 92-93).

In June 1949, the sod turning ceremony for the present-day McNally Building, which was called "St. Mary's College at Gorsebrook" was held (McGuigan 2012; St. Mary's Journal 1949). Land clearing and excavation activity continued throughout the summer of 1949 and the work on the foundation began in in the fall. During 1950, foundation work was completed, and the construction crew began to erect the steel frame of the structure (McGuigan 2012: 104). A photograph from 1950 shows the steel framing (Plate 1). Construction had advanced enough during 1950 to lay the cornerstone for the structure and a photograph shows the building around this time (Memory Nova Scotia 2024) (Plate 2). By 1951, the building program had run severely over budget and construction was only able to continue following a \$250,000 line of credit granted by Norman Stanbury, a local financier (McGuigan 2012: 109). This injection of capital still proved insufficient, and the Arch Diocese was forced to mortgage nearly all their properties to cover the cost over runs associated with the project (McGuigan 2012: 111).

In March 1951 it was announced that the new campus would be ready for occupation at the start of the fall term (St. Mary's Journal 1951). Despite these assurances, significant work remained on the building. The gymnasium, priests' residence, church, canteen, and smoking rooms remained incomplete. A photograph from 1951 shows that much of the exterior work was nearing completion (Plate 4). Occupation of the newly completed building began at the end of October 1951, a little over a month behind schedule (Plate 4). Work on the laboratories continued into 1952 (McGuigan 2012: 112). Upon completion, the new building was among the largest college buildings in Atlantic Canada (St. Mary's Journal 1949; McGuigan 2012: 104).





Plate 1: Steel frame of McNally Building, 1950 (SMU Archives 1950a)



Plate 2: Construction progress in the spring of 1950 showing envelopment of steel frame (SMU Archives 1950b)





Plate 3: Construction nearly completed in 1951 (SMU Archives 1951)



Plate 4: St. Mary's University shortly after completion, *circa* 1951 (SMU Archives no date [n.d.]



4 Historical or Architectural Importance

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

4.1.1 St. Mary's College/University

The McNally Building is historically associated with SMU, an institution of higher learning that was important to Halifax's Catholic community beginning in the 19th century and continuing until it became a secular institution in 1970. Historically, higher education in Nova Scotia was closely tied to religious institutions. The first institution of higher learning founded in Nova Scotia was the Anglican affiliated King's College. The college's early exclusionary policies towards other religious denominations contributed to the founding of other religiously affiliated colleges in Nova Scotia, including the Presbyterian affiliated Pictou Academy, the Baptist affiliated Acadia, the Methodist affiliated Mount Allison, and the Catholic affiliated SMU and St. Francis Xavier. This fragmentation of higher education meant that the province's colleges and universities remained small, and each school rarely surpassed a student body of 50 into the 1880s (Roper 2013: 5). Historically, SMU was mostly a collegiate school for boys and sometimes exercised degree granting powers (McGuigan 2012: 5;11). By the 1920s, the school began to consistently grant degrees beyond the collegiate level and students could also finish their studies at Nova Scotia Technical College after three years at St. Mary's (McGuigan 2012: 27; 43).

When the McNally Building was completed, the school had a capacity of just over 800. The initial class in the McNally Building consisted of 222 day-students and 43 students requiring room and board. In addition, the high school also moved to the new campus and contained about 100 students (McGuigan 2012: 113). In 1952, reflecting the new importance of St. Mary's, the provincial legislature granted St. Mary's university status (SMU 2024). As bus service increased access to the south end of Halifax and during the 1950s the number of students enrolled gradually increased (McGuigan 2012: 114).

The 1960s brought several changes to SMU. The first women were admitted to the school in the 1960s and the high school shuttered in 1963 (McGuigan 2012: 117; SMU 2024). As social norms shifted in the 1960s, traditions like holding mass at the start of the day and other Catholic events seemed increasingly out of place on a university campus. In addition, the school remained saddled with the heavy debt amassed during its construction (McGuigan 2012: 121). In 1970, the *St. Mary's University Act* was passed which reorganized the university. A new board of governors was created which was autonomous from the Archdiocese. As a result, the Jesuit administration of SMU concluded, and the school became a secular institution (SMU 2024). The McNally Building remains the focal point of SMU's campus into the present-day.



4.1.2 Archbishop John T. McNally

The McNally Building is historically associated with Archbishop John T. McNally (Plate 5). He led the campaign to move St. Mary's to the Gorsebrook Campus and oversaw the construction of his namesake building. John McNally was born on Prince Edward Island in 1871. He was educated at Prince of Wales College in Charlottetown, the University of Ottawa, and attended a Vatican Theological School in Rome (Globe and Mail 1952; McGuigan 2012: 44). McNally was ordained in 1896 and that same year earned two doctorates in theology (McGuigan 2012: 44). Following his ordination, he served in Ottawa and later Portland, Oregon. Following this, he completed further studies in Rome and became a lifelong friend of the future Pope Pius XII (Globe and Mail 1952; McGuigan 2012: 45-46). In 1913, he was made the bishop of the recently created Diocese of Calgary (McGuigan 2012: 46-47; Globe and Mail 1952). McNally's future commitment to Catholic education manifested itself in Calgary when he chastised parents who sent their children to public schools instead of Catholic schools (McGuigan 2012: 49).

In 1924, he was appointed the Bishop of Hamilton (Globe and Mail 1952). In Hamilton, McNally was closely involved with negotiations to expand Hamilton's separate school system. He also personally reviewed the moral and intellectual content of textbooks assigned to students. During the height of the Great Depression, McNally oversaw the construction of the Cathedral of Christ the King. McNally believed his successes in Hamilton would pave the way for his appointment as Canada's first anglophone Cardinal (McGuigan 2012: 50-51). Instead, he was appointed as Archbishop of Halifax in 1937 (Globe and Mail 1952).

In Halifax, McNally combined his interest in education with his recently gained experience in largescale building projects to improve St Mary's. McNally had the Archdiocese purchase the Gorsebrook Campus and eagerly began fundraising efforts for a new building. His fundraising efforts proved insufficient for the formidable building he envisioned. As a result, in 1949, he forced parishes part of the Archdiocese to make financial contributions (McGuigan 2012: 105). Despite this, McNally could not raise enough money to fund construction. Unlike his work in Hamilton, the construction was taking place during a time of high inflation and labor costs, causing spiraling cost overruns (McGuigan 2012: 105-107). To secure the funding required, McNally violated direction from the Vatican and negotiated an unauthorized loan to cover the remaining expenses. McNally achieved this by only partially revealing the contents of a letter from the Vatican. This loan was secured by mortgaging nearly all the properties of the Archdiocese (McGuigan 2012: 110-111).

McNally died on November 18, 1952, shortly after the elevation of St. Mary's to university status and one year after the completion of the new building at Gorsebrook. His obituary in the *Globe and Mail* noted his accomplishments in Hamilton and Halifax. It remarked, "His most notable monument is the recently completed new building of St. Mary's University" (Globe and Mail 1952). After his death, the main building on SMU's campus was named in his honour.





Plate 5: **Archbishop McNally (centre) at the construction site of St. Mary's at Gorsebrook, 1950 (SMU Archives 1950c)**

4.2 Important/Unique Architectural Style or Highly Representative of an Era

The McNally Building is an example of Neo-Gothic Architecture and modernist architecture. The term Neo-Gothic is broadly used to describe the use of Gothic architectural forms and elements in the second half of the 19th century and into the 20th century (Harris 1977: 372). In particular, the term Neo-Gothic typically refers to large institutional structures incorporating Gothic elements. When applied to academic settings, the style is also referred to as Collegiate Gothic. Neo-Gothic and Collegiate Gothic architecture were popular in the United States and Canada during the first half of the 20th century and gradually declined in use during the mid-20th century (Blumenson 1990: 134; Olin 2013). Neo-Gothic architecture was used by university administrators to add a sense of historicism to new academic buildings by evoking the architecture of longstanding educational institutions in Europe (Ziolkowski 2013).



In general, this type of architecture is known for its large size, uniform use of materials which typically included stone, division into bays by faux-buttresses, low-pitched roof which may not extend above a parapet, large window openings with Gothic elements such as tracery and sculptures, and a short tower or turret which extends above the roofline (Blumenson 1990: 134). The McNally Building contains many of these design elements, including its roof pitch, uniform stone and glazed brick cladding, large Gothic window opening, short tower, and division into bays by faux buttresses.

Modernist design elements of the McNally Building are limited to the chapel. The chapel combines the form and massing typical to Gothic Revival and Neo-Gothic churches with modern materials and lack of architectural embellishment. The result is a distinctly modernist structure which evokes typical church design. The architect of the McNally Building was known to design religious structures which blended modernism with Gothic design. The architect is discussed further in Section 5.



5 Significance of Architect or Builder

5.1 Architect

The architect for the McNally Building was Franco Consiglio (SMU 1951; McGuigan 2012: 100). Franco Consiglio was born in 1902. He was a Montreal based architect and registered with Quebec's Association of Architects in 1929. Consiglio specialized in religious architecture and much of his career was spent designing structures for Montreal's English-speaking Catholic community. His design style was known to blend modernism with Gothic design elements (Biographical Dictionary of Architects in Canada no date [n.d.]; Repertoire du Patrimoine culturel du Quebec 2013). Aside from his work at SMU, Consiglio's work in Atlantic Canada includes a Catholic church in Rothesbay, New Brunswick, and a Catholic church in Sydney, Nova Scotia (Biographical Dictionary of Architects in Canada n.d.).

Consiglio personally attended the 1949 sod turning marking the start of the construction of the McNally Building and was pictured alongside Archbishop McNally (Plate 6). When the building was completed, Consiglio wrote the following in SMU's yearbook, "I wish to express my deepest appreciation for having been given the honour of assisting in the building and design of this wonderful undertaking" (SMU 1951). Consiglio died in 1970 (Biographical Dictionary of Architects in Canada n.d.). The architectural firm Downie, Baker, and Ahern of Halifax were the local architects of the McNally Building (McGuigan 2012: 102; Saint Mary's Journal 1949). Downie and Baker were members of the Nova Scotia Association of Architects, and their firm was located on Barrington Street (RAIC Journal 1955).



Plate 6: Franco Consiglio (left) at the sod turning, 1949 (SMU Archives 1949)



5.2 Builder

The McDonald Construction Company was the builder of the McNally Building (SMU 1951; McGuigan 2012: 108). This company worked on many civic and institutional projects in Halifax including at Dalhousie University, the Capitol Theatre, and Halifax Infirmary (McGuigan 2012: 108; Harvey et al 2015). At the time of the construction of the McNally Building, the president of the company was B.A. O'Leary, E.C. O'Leary was vice president, and A.G. MacKay was the chief engineer. The company also employed many engineers, draftsmen, masons, and carpenters to complete the project (SMU 1951).

Upon completion of the McNally Building, the McDonald Construction Company remarked the following in SMU's yearbook, "We are proud to have been chosen as the builders. We are proud, too, of those men of our staff whose integrity, training, and skill have made the structure the best that modern science can provide. May it long remain as a citadel of Christian education; and a monument to those who conceived and promoted it" (SMU 1951).



6 Architectural Merit

6.1 Construction Type/Building Technology

Construction photographs and SMU’s 1951 yearbook indicate that the McNally Building is a steel and concrete structure (Plate 1 and Plate 2). The first reinforced poured concrete wall was patented in 1860, though its widespread use began in the United States during the 1890s. The earliest reinforced concrete structures imitated the form of timber buildings: reinforced concrete columns supported concrete girders, which in turn supported reinforced concrete joists. In the early 1900s, reinforced concrete was adopted for industrial buildings of one or multiple storeys because they could be built quickly, were fireproof and could withstand vibrations better than other construction methods (Jester 1995: 94-96).

The use of steel as a construction material began in the late 19th century when it was first used for the construction of bridges. Steel was then used to frame commercial buildings as a cost saving measure. Steel gave strength, allowed the creation of flexible open-plan interiors, and allowed high-rise steel-framed buildings to be constructed at great speed (Cruikshank 2016). As steel became the construction method of choice, load bearing masonry walls were no longer required, and the design of the building envelope was rethought. Masonry cladding, designed to imitate traditional materials such as brick or stone, were designed in such a way the loads of exterior wall assembly would be reduced and that additional floor space could be included in the building (Ortega 2012).

The facades of the McNally Building facing Inglis Street and Robie Street are clad in granite stone while the remaining facades are clad in glazed brick and pebbledash. The granite for the McNally Building was repurposed from the Nova Scotia Penitentiary and Wellington Barracks. The barracks had been destroyed in the Halifax Explosion and the prison was demolished in 1948 (McGuigan 2012: 90-91). In addition, many other companies were contracted to work on or provide materials for the McNally Building. A summary of available information is contained in Table 1.

Table 1: Companies Supplying Materials (SMU 1951)

Name of Company and Location	Material(s) Supplied
Ernest Gillis Co. Ltd., Halifax	Glazed brick and tile
W.H. Noonan, Civil Engineer, Halifax	Reinforcing steel over chapel
L.E. Shaw Limited	35,000 units of “thermocrete”, used in conjunction with backing brick and partition tile.
George Coupar, Coupar’s Nursery, Truro	Landscaping
Stanstead Granite Quarries Co., Ltd., Graniteville, Quebec	Granite for courses, sills, lintels, and pilasters
Maritime Steel and Foundries Limited, New Glasgow	Structural steel
Barrett and O’Regan, Halifax	Plumbing
R.R. Power, Halifax	Elevators (manufactured by Turnbull), steel stairs, and steel toilet partitions
T.B. Lusby, Halifax	Heating and ventilation



Name of Company and Location	Material(s) Supplied
James Donohue Limited, Halifax	Roofing and sheet metal
Ralph H. Connor, Halifax	Flooring

6.2 Style

The McNally Building is an example of Neo-Gothic Architecture and modernist architecture. The term Neo-Gothic is broadly used to describe the use of Gothic architectural forms and elements in the second half of the 19th century and into the 20th century (Harris 1977: 372). When applied to academic settings, the style is also referred to as Collegiate Gothic. Neo-Gothic and Collegiate Gothic architecture were popular in the United States and Canada during the first half of the 20th century and gradually declined in use during the mid-20th century (Blumenson 1990: 134; Olin 2013). Neo-Gothic design elements of the McNally Building include its roof pitch, uniform stone and glazed brick cladding, large Gothic window opening, short tower, and division into bays by faux buttresses. Modernist design elements of the McNally Building are limited to the chapel. The chapel combines the form and massing typical to Gothic Revival and Neo-Gothic churches with modern materials and lack of architectural embellishment. The result is a distinctly modernist structure which evokes typical church design.

Potential Character Defining Elements

The potential character defining elements of the McNally Building include, but are not limited to:

- Three storey structure with a full basement (Photo 1)
- Irregular plan consisting of centre wing on a north-south axis, north and south wings on an east-west axis, and chapel (east wing) on an east-west axis (Photo 1)
- Centre wing, including:
 - Flat roof with parapet
 - Dressed stone exterior cladding (Photo 2)
 - Division into bays delineated by stone pilasters evoking traditional Gothic buttresses on façade facing Robie Street (west) (Photo 3)
 - Stone belt-courses between basement level, first storey, and parapet on façade fronting Robie Street (west) (Photo 4)
 - Glazed brick exterior cladding on east façade (Photo 5)
 - Square window openings with granite window surrounds, lintels, and sills (Photo 6)
 - Projecting centre bay with short tower, including:
 - Stone cross (Photo 7)
 - Frontispiece with arched stonework and tracery (Photo 8)
 - Segmental arch door opening with stone tracery, wood transom, wood sidelights, and double wood and glass doors (Photo 9 and Photo 10)



- Stone staircase to main entrance (Photo 11)
- Plaque dedicated to former use as high school just south of main entrance doors (Photo 12)
- North wing, including:
 - Flat roof with parapet
 - Dressed stone exterior cladding (Photo 13)
 - Stone cross and stone tracery located above third storey of façade fronting Robie Street (west) (Photo 14)
 - Division into bays delineated by stone pilasters evoking traditional Gothic buttresses (Photo 15)
 - Stone belt-courses between basement level, first storey, and parapet (Photo 15)
 - Rectangular window openings with granite window surrounds, lintels, and sills (Photo 16)
 - Secondary entrances with arched opening and double wood and glass doors (Photo 17)
- South wing, including:
 - Flat roof with parapet
 - Dressed stone exterior cladding on façade fronting Robie Street (west and north) (Photo 18)
 - Glazed brick exterior cladding on south and east facades (Photo 19)
 - Stone cross and stone tracery located above third storey of façade facing Robie Street (west) (Photo 20)
 - Division into bays delineated by stone pilasters evoking traditional Gothic buttresses on facades fronting Robie Street (Photo 18)
 - Dressed stone belt-courses between basement level, first storey, and parapet on facades fronting Robie Street (Photo 18)
 - Dressed stone belt-course on south façade between basement level and first storey (Photo 21)
 - Rectangular window openings with granite window surrounds, lintels, and sills (Photo 22)
 - Secondary entrances with arched opening and double wood and glass doors (Photo 23)
- Chapel (east wing)
 - Low pitched gable roof with tower (Photo 24)
 - Pebbledash clad exterior (Photo 25)
 - Mix of lancet window openings and rectangular window openings (Photo 26 and Photo 27)
 - Balcony with metal railing and canopy with metal supports (Photo 28)
 - Entrance to chapel with arched opening (Photo 29)





Photo 1: General view showing three storey structure and wings, looking east



Photo 2: Stone exterior, representative photo



Photo 3: Representative pilaster, denoted by arrow, looking east (HRM 2023)



Photo 4: Representative belt course, denoted by arrow, looking east (HRM 2023b)



Photo 5: Glazed brick on centre façade, looking west





Photo 6: Square window openings, looking east (HRM 2023b)



Photo 7: Stone cross, looking east



Photo 8: Arched stonework, looking east



Photo 9: Representative tracery details, looking east



Photo 10: Main entrance, looking east



Photo 11: Stone staircase details, looking northeast





Photo 12: Plaque, looking east



Photo 13: Dressed stone cladding, looking south



Photo 14: Stone cross and tracery, looking east



Photo 15: Representative pilaster and belt-course details, looking south



Photo 16: Representative window opening, looking south



Photo 17: Secondary entrance, looking east





Photo 18: Stone clad section of south wing, looking south (HRM 2023b)



Photo 19: Glazed brick section of south wing, looking northeast

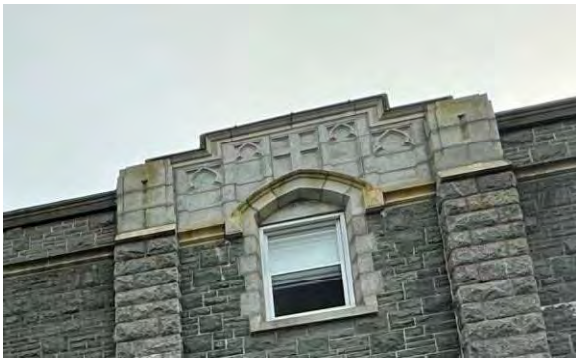


Photo 20: Cross and tracery, looking east (HRM 2023b)



Photo 21: Belt-course, looking north



Photo 22: Rectangular window openings, looking north



Photo 23: Secondary entrance, looking east





Photo 24: General view showing roof pitch and tower, looking southwest



Photo 25: Pebbledash exterior, representative view



Photo 26: Lancet windows, representative view



Photo 27: Rectangular windows, representative view



Photo 28: Balcony, looking west



Photo 29: Main entrance, looking west



7 Integrity

The McNally Building retains a high degree of heritage integrity. The building retains its original massing and design and has not been subject to significant additions or exterior modifications. Modifications to the building include the connection of the northeast corner of the north wing to the Patrick Power Library and Science Building. The physical connection to these buildings is limited to a small part of the north wing and does not significantly alter the appearance of the wing. The south wing of the building is connected by a curtain wall addition and elevated walkway to the adjacent Loyola Academic Complex. Like the addition on the north wing, this south wing addition does not significantly alter the appearance of the wing and is limited to the southeast corner.



8 Relationship to Surrounding Area

The McNally Building is located on the campus of SMU and was the first building completed on the Gorsebrook Campus. Situated on Robie Street, the McNally Building and SMU campus is in a mixed streetscape. The east side of Robie Street between Gorsebrook Avenue and Inglis Street is dominated by SMU while the west side consists of detached residential structures from the early to mid-20th century. The visual relationship between SMU and these residences is somewhat obscured by the tree lined boulevard located on this part of Robie Street. Due to its size and prominent location along Robie Street, the McNally Building is a prominent landmark along Robie Street and the focal point of the SMU campus. The building shares a physical connection through additions connecting it to the Science Building, Patrick Power Library, and Loyola Academic Complex.

The McNally Building is not located adjacent to any registered heritage properties. The closest registered heritage property is “The Oaks”, located at 5920 Rogers Drive, approximately 135 metres south of the McNally Building.



Photo 30: Looking north on Robie Street showing tree lined boulevard, residences, and part of the McNally Building to the right (HRM 2023b)



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**Research Report—5273 Dacosta
Row, Halifax**

FINAL REPORT

June 2024

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Limitations and Sign-off

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Abbreviations

CES	Centre for Energy Studies
CIHB	Canadian Inventory of Heritage Buildings
DalTech	Dalhousie Polytechnic of Nova Scotia
HRM	Halifax Regional Municipality
MIT	Massachusetts Institute of Technology
NSTC	Nova Scotia Technical College
RAIC	Royal Architectural Institute of Canada
TUNS	Technical University of Nova Scotia



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within the downtown/south area of Halifax. This report will inform the evaluation of these properties, which will be completed by municipal staff. This report includes the property at 5273 Dacosta Row which contains the Mechanical Engineering Building.

A site assessment was undertaken July 24, 2023, to July 27, 2023, by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels. Additional photographs were also provided by HRM heritage planning staff.

To understand the history of 5273 Dacosta Row and place the property into a wider historical context, a program of historical research was undertaken alongside the site assessment. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. The description of the properties was informed by the Canadian Inventory of Heritage Buildings (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kji'puktuk, which means “Great Harbour” (HRM 2023a; Gallant 2022). In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9). The early growth of Halifax was sustained by the Seven Years War, American Revolution, and War of 1812.

Despite the vast abundance of natural resources available to feed the province's growth, by the late 19th and early 20th centuries development throughout Nova Scotia was severely hindered by industrial inefficiencies and regional depopulation (Macleod 1986: 54). This led to various social and political movements advocating for some form of practical technical education. By the late 1800s, reforms had been made in agricultural education including the passing of *An Act to Encourage Agricultural Education in 1885*. By the mid-1890s, the idea of technical education was beginning to gain industry support, including support from the newly formed Mining Society of Nova Scotia which was actively campaigning for government-funded technical education (Macleod 1986: 54 and 61).

As the push for technical education continued to grow, the *Industrial Advocate*, a regional periodical produced in Halifax, began to publish regular articles about technical education in 1900. Not long after, in 1904, Frederick H. Sexton, then a recent graduate from the Massachusetts Institute of Technology (MIT) and a research chemist and metallurgist for General Electric's industrial laboratories, joined the staff at Dalhousie (Macleod 1986: 73). Sexton became one of the most dedicated advocates of technical education.

In an attempt to meet the growing demand, four of Nova Scotia's colleges tried to establish engineering schools. These included construction for St. Francis Xavier University's school of engineering and mining in Antigonish which started in 1900, Dalhousie University's School of Mining and Metallurgy which was opened in 1902, King's College's attempt at establishing a mining and engineering school in Cape Breton in 1904, and Acadia College which reached an agreement in 1904 with McGill University for students to complete the first two years of an engineering program in Wolfville before completing their degree in Montreal (Macleod 1986: 80-84). None of these institutions had adequate funds to create complete, well-established departments and they were competing with each other for external funding and student enrollment. The Mining Society began to advocate for a compromise that would allow existing colleges to retain involvement in technical education by offering the first two years of a four-year program that would be completed at a proposed, centralized, government-funded school (Macleod 1986: 85).

After a brief disagreement about where to establish the centralized school, the provincial government of Nova Scotia passed *An Act Relating to Technical Education* with nearly unanimous support for the importance of technical education in April of 1907, establishing Canada's first general program for university-level engineering education (Macleod 1986: 53). The legislation established a new office for the “Director of Technical Education” within the Department of Education for which Frederick Sexton was



hired (MacLeod 1986: 86). The act also founded the Nova Scotia Technical College (NSTC), which was opened in Halifax in 1909 with 28 students enrolled in the college's courses in civil, mechanical, electrical, and mining engineering (Macleod 1986: 86, Dalhousie University Libraries n.d.). In addition to his role as Director of Technical Education, Sexton was also appointed the college's first principal (Dalhousie University Libraries n.d.).

A new building at present-day 5410 Spring Garden Road, now also known as the H Building of Dalhousie's Sexton Campus, was constructed to house the school. The land for the NSTC campus was formerly occupied by a drill shed belonging to the British Army and was obtained from the federal government in exchange for an agreement to include military instruction in the college's curriculum (Waite 1994 and Dalhousie University Libraries n.d.). Military instruction remained a compulsory part of the school's curriculum until 1945.

The NSTC's course offerings were expanded to include chemical and metallurgical engineering in 1947, geological engineering in 1964, and industrial engineering in 1965 (Dalhousie University Libraries n.d.). Master of Engineering degrees were introduced in the 1950s and the college established a PhD program in 1962. The college remained a provincially funded institution until 1963 when the School's Board of Governors assumed responsibility for the college's finances (Dalhousie University Libraries n.d.).

The college's name was changed to the Technical University of Nova Scotia (TUNS) in 1978 (Dalhousie University Libraries n.d.). In April 1997, the *Dalhousie-Technical University Amalgamation Act* was passed after successful provincial lobbying to merge the two institutions. TUNS was renamed the Dalhousie Polytechnic of Nova Scotia (DalTech) and remained a constituent college of Dalhousie University until approximately 2000 when the former TUNS buildings were named the Sexton Campus.



3 Age

While it is currently part of Dalhousie University's Sexton Campus, the property at 5273 Dacosta Row (which is also referred to as F Building) was built as part of the NSTC. The property is located on the former military land that was acquired from the federal government for the college's campus. Construction on the original portion of the building at present-day 5273 Dacosta Row started in 1909 and was completed in 1910 (Harvey et al 2015). The building at 5273 Dacosta Row was a one storey brick structure designed by architect Herbert E. Gates to house NSTC's Mechanical Engineering department, a power plant, and laboratories. Plate 1 illustrates the location of 5273 Dacosta Row east of the main NSTC building at 5410 Spring Garden Road (which is labeled Nova Scotia Technical College on the map).

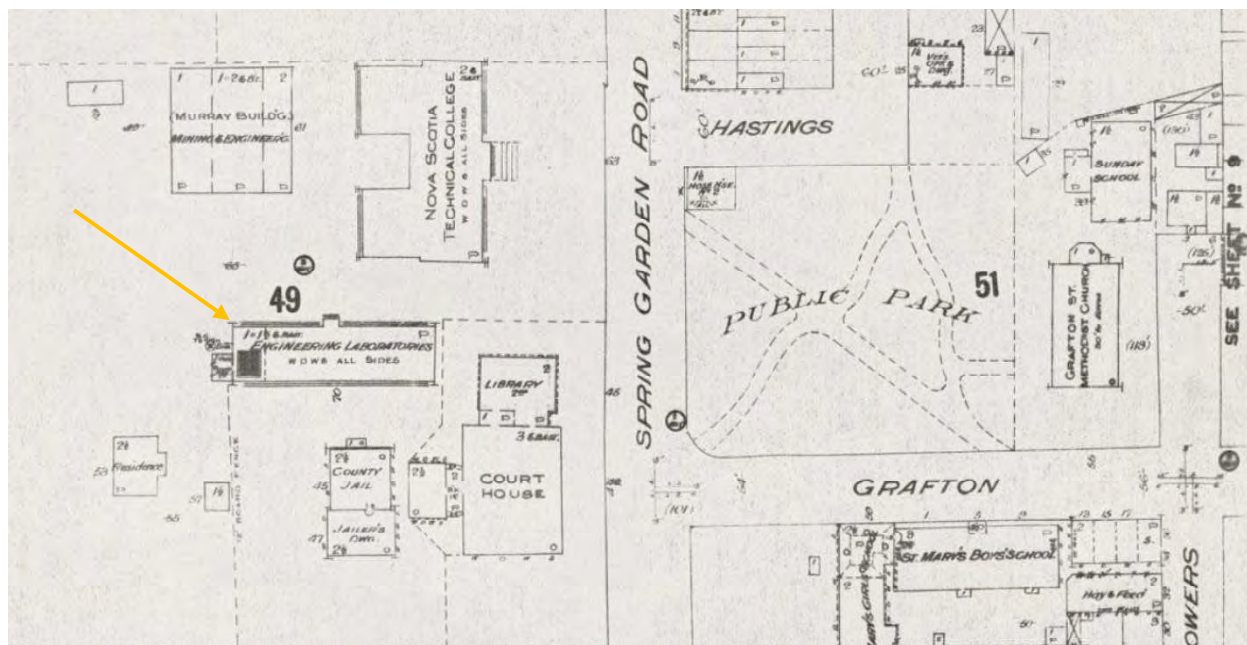


Plate 1: Extent of the original construction at present-day 5273 Dacosta Row denoted by an arrow on 1914 fire insurance mapping (Goad 1914)

The street name 'Dacosta Row' was unveiled in September 2019 along with Norma Eddy Lane to identify two of the previously unnamed streets on the Sexton Campus (McNutt 2019). Prior to this, much of the Sexton Campus used a common civic address, but construction of additional buildings on the campus was making it difficult for students, visitors, and emergency services to locate individual buildings. Dacosta Row was selected to honour Matthieu Dacosta, who is considered the first named African in Canada. He traveled to Nova Scotia in 1605 to act as an interpreter for French settlers during the province's pre-Loyalist period. Norma Eddy Lane was selected to honour Norma Ann Marion Eddy, who graduated from the NSTC with a Chemical Engineering degree in 1958 becoming the college's first female graduate (McNutt 2019). When the new street names were unveiled, the address of the F Building was updated to 5273 Dacosta Row. It had previously been included in the civic address 1360 Barrington



Street, which was identified as 340 Barrington Street before the municipality of Halifax adopted a grid-based, 4-digit civic numbering system between 1958 and 1965 (HRM 2023b).

According to the *Buildings of Dalhousie: An Illustrated History* (Harvey et al 2015), the original one storey brick building completed in 1910 was expanded and renovated several times as the NSTC developed. Early 20th century changes included:

- 1919: Half of the building was converted into a machine shop for training WWI veterans and within a few years machine tools operation was offered as a regular course in the Mechanical and Electrical Engineering Departments
- 1921: A second storey was added to the building to accommodate staff offices, four large lecture rooms, and two drafting rooms costing \$30,000
- 1924: A one and one half storey brick wing was added to house a new boiler system by the Keefe Construction Company. The boilers were installed in 1926
- 1926-1927 academic year: The space that had formerly held the boilers in the power and heating plant was divided into two floors with the addition of a steel frame and reinforced concrete floor; most of the work was completed by the College's regular staff and the new upper storey space was used to house a hydraulics laboratory with the ground floor used for materials testing machinery and machine tools

Mid to late 20th century and early 21st century additions and renovations are discussed below in Section 7.



4 Historical or Architectural Importance

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

The structure at 5273 Dacosta Row was purpose-built in 1909-1910 for use by NSTC to house the college's Mechanical Engineering Department. With the passing of *An Act Relating to Technical Education* in 1907, the NSTC was the first institution focused specifically on technical education established in Nova Scotia and it was created in response to social, political, and industry lobbying for technical education reforms. NSTC was an early leader in education focussed on civil, electrical, mechanical, and mining engineering. By the late 20th century, after the school had been rebranded as TUNS, the university's mission was to contribute to the development of Nova Scotia using excellence in education, research, and community and industry collaboration in the fields of architecture, computer science, and engineering (Dalhousie University Libraries n.d.).

Over the course of the 20th century, the building was also home to the Civil Engineering Department drafting rooms, the Chemical Engineering Department, and the Centre for Energy Studies. The building currently houses Dalhousie's Chemical Engineering Department and the Department of Process Engineering and Applied Science. The Department of Process Engineering and Applied Science was formed in 2005 when the Faculty of Engineering was restructured (Dalhousie University n.d.a). The building is also associated more broadly with the history of industrial development and technical education in Nova Scotia.

4.2 Important/Unique Architectural Style or Highly Representative of an Era

The early 20th century portions of the structure at 5273 Dacosta Row that remain visible were designed in the Edwardian Classicism style. This architectural style was popular *circa* 1900-1930 and marked a departure from the architectural styles of the 19th century (Blumenson 1990: 166). In contrast to the generally colourful, complicated, intricate, and eclectic 19th century styles, Edwardian Classicism focussed on simplified and balanced designs and offered a contemporary alternative to the period revivals that were also popular during the early 20th century. The style made selective use of classical elements like columns, keystones, voussoirs, and heavy door enframements which were often stylized or exaggerated. Elements of the building at 5273 Dacosta Row common to Edwardian Classicism include plain stone lintels and sills, brick arches with stone keystones, brick pilasters and quoins, and corbelling (Photo 1 and Photo 2).





Photo 1: 5273 Dacosta Row, looking northeast



Photo 2: Example of Edwardian Classicism details including quoins, a brick arch, and stone keystone, looking northeast

5 Significance of Architect or Builder

The property at 5273 Dacosta Row was designed by Herbert E. Gates, a well-known and prolific Halifax Architect. Herbert Elliot Gates was the son of Dartmouth builder Archibald G. Gates (Rosinski 1994: 241). He trained under Edward Elliot becoming an assistant architect in 1892 and opening his own Halifax-based office in 1898 having gained previous experience in England, America, and Canada. He taught at the Victorian School of Art and Design from 1899-1903 and had a steady stream of commissions before World War I, including designs for the Nova Scotia Telephone Company, the Nova Scotia Department of Education, provincial hospitals, and the Nova Scotia and Canadian Exhibitions.

During the war, Gates served as a major in the Royal Canadian Artillery and he returned to architecture following the war. He was an early member of the Royal Architectural Institute of Canada (RAIC), which was formed in 1907 to advocate for, educate, and celebrate Canadian Architects (Rosinski 1994:241, RAIC 2016). Gates was elected a fellow of the RAIC in 1931 and he maintained his membership until 1941. He served as vice-president of the Nova Scotia Association of Architects in 1933 and as the president in 1934 (Rosinski 1944L 242). He moved from Halifax to Hubbards, Nova Scotia, in 1939 and he died there in 1944 at the age of 70.

In addition to numerous residences and commercial buildings, his other notable works in Halifax include several buildings at the Provincial Exhibition Grounds in 1905, a major addition to the Halifax County Court House in 1907, the Casino Theatre in 1914, a major addition and two new buildings designed with Stevens and Lee for the Victoria General Hospital between 1920 and 1922, the Infectious Diseases Hospital in 1927-1928, and a new nurse's residence for the Children's Hospital in 1928 (Hill 2022). Gates also designed residences and commercial buildings in Dartmouth along with the St. James Presbyterian Church in 1894, the ferry terminal at Water Street and Portland Street in 1902, a boathouse and ballroom for the Banook Canoe Club in 1903, the Union Bank of Halifax in 1904, the Freemason's Masonic Hall in 1909, and the Nova Scotia Hospital in 1911. In addition to his work in Halifax and Dartmouth, Herbert Gates designed multiple buildings across Nova Scotia including Nova Scotia Telephone Company offices in Truro, Amherst, Pictou and Yarmouth, the College of Agriculture in Truro, and the Dominion Atlantic Railway Station in Wolfville (Hill 2022).



6 Architectural Merit

6.1 Construction Type/Building Technology

While interior access to 5273 Dacosta Row was not available, secondary documents and visual observation indicate that the portions of the building constructed in the early 20th century were constructed with brick in a common bond and that the foundation has been parged with concrete (Photo 3 and Photo 4). This type of construction is common for early 20th century structures across the province. The stretcher pattern of the brick on the 2018 addition indicates that the addition was frame construction with brick cladding rather than a solid brick construction like the earlier parts of the building.

Secondary sources also indicate that some unusual building technology was incorporated into 5273 Dacosta Row in the 1960s to support the building's function as a space for cutting edge engineering research and study. In 1965, the addition built to house the Unit Operations Laboratory for the Chemical Engineering Department included four floor levels that could be set at adjustable heights and steel grid floor sections that made movable machinery platforms. Additional details regarding the construction of this addition are contained in Section 7. Given the lack of interior access along with the continuous addition to, and renovation of, 5273 Dacosta Row over time, it is unclear if any parts of this addition or these technologies remain extant.



Photo 3: Close up showing common bond construction and parged foundation, looking west

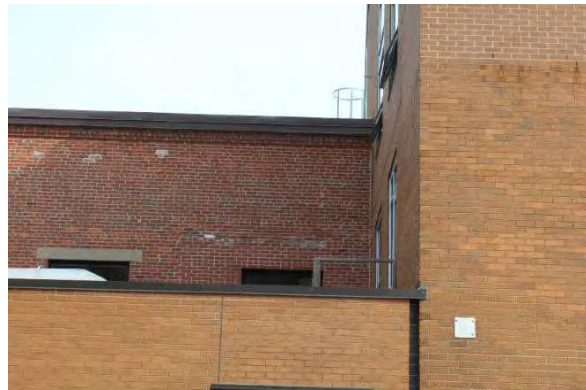


Photo 4: Early 20th century red brick in a common bond contrasted with lighter, modern brick in a stretcher pattern from the 2018 addition, looking north

6.2 Style

The early 20th century portions of the structure at 5273 Dacosta Row were designed in the Edwardian Classicism style. Edwardian Classicism was popular *circa* 1900-1930 and the style's simplified and



balanced designs were a departure from the intricately embellished architectural styles popular during the 19th century. The structure at 5273 Dacosta Row contains some of the common design elements of the Edwardian Classicism style. This includes the structure's simplified massing and flat roof along with the sparingly used classical design elements including corbels, pilasters, quoins and arches. The structure also uses predominately red brick and incorporates limited amounts of concrete and cast stone detailing for the lintels and keystones. The early 20th century portions of the structure are one to two stories in height and are constructed from brick in a common bond with a parged concrete foundation. This massing and these materials are common in early 20th century architecture within Halifax.

Potential Character Defining Elements

The potential character defining elements of 5273 Dacosta Row include, but are not limited to:

- One to two storey structure with a flat roof (Photo 5)
- Common bond brick construction (Photo 6)
- Corbelling (Photo 7)
- Pilasters (Photo 8 and Photo 9)
- Brick quoins (Photo 10)
- Concrete lintels (Photo 11)
- Brick arches with cast stone keystones (Photo 12)





Photo 5: 5273 Dacosta Row, looking southeast



Photo 6: Common bond brick construction, looking west



Photo 7: Corbelling, looking southeast



Photo 8: Pilasters, looking east



Photo 9: Pilasters, looking east

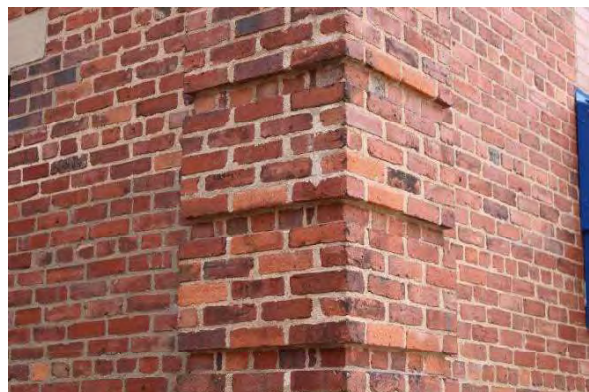


Photo 10: Quoins, looking southeast





Photo 11: Concrete lintels and sills, looking northeast



Photo 12: Brick arches with cast stone keystones, looking east

7 Integrity

The structure at 5273 Dacosta Row has been heavily modified over time due to the continually evolving nature of engineering, technology, and research. The early 20th century additions and changes to the building shortly after it was constructed occurred while the same architectural styles, construction methods, and materials were still prevalent. Additional changes were made from the mid to late 20th century that began to depart from the original style, construction methods, and materials. These included:

- 1953 – The Civil Engineering Department’s drafting rooms were relocated to the A.L. Macdonald Building, allowing the Mechanical Engineering Department to take over the entire second floor at 5273 Dacosta Row and a heat-engine laboratory was set up
- 1961 – All of the Mechanical Engineering Department’s facilities except for the heat engine lab were relocated to the A and B administrative buildings and 5273 Dacosta Row was renovated to create offices and a new laboratory space for the Department of Chemical Engineering; the renovations were completed by the provincial Department of Public Works and Nova Scotia Premier R.L. Stanfield performed the official opening
- 1964 – The ground floor of the building was renovated to provide more space for the Chemical Engineering Department, including new organic and organic process laboratories and facilities for graduate students
- 1965 – An addition was built to house a four-storey Unit Operations Laboratory for the Chemical Engineering Department with the department’s Dr. I.J. Harris designing and overseeing the project; the new laboratory space was 40 feet (approximately 12.2 metres) high with four floor levels that could be set at adjustable heights and steel grid floor sections that made moveable platforms for required machinery to allow the building to be able to change and adapt to the rapid technological advancements occurring in engineering education; the addition was constructed primarily of glass, plastics, stainless steel, and copper to make it resistant to corrosion and decay
- 1968-1969 – New classrooms were constructed on the building’s mezzanine floor
- 1974-1975 academic year – Four new offices for graduate students were constructed in the building and one laboratory was renovated and outfitted with new equipment
- 1979 – An office space and 2,500 square foot (approximately 232.2 square metre) solid fuel Combustion Test Laboratory was built on the site of the former heating plant for the newly formed Centre for Energy Studies (CES) using funds from a federal-provincial energy information program along with a 1,000 square foot (approximately 92.9 square metre) mezzanine floor that was built with support from the Nova Scotia Department of Mine and Energy; the laboratory was the only one of its kind in Eastern Canada at the time and was intended to provide efficiency and emissions ratings on non-liquid fuels for both government agencies and private companies
- 1980-1981 academic year – A space is constructed for the Chemical Engineering Department’s Coal Research Laboratory
- 1981-1982 academic year – A one storey addition is built to house a flame tunnel for CES research and renovations were completed to expand the CES office space



- 1982-1983 academic year – The CES needed additional space and relocated the solid fuel Combustion Test Laboratory to a facility on Kempt Road in Halifax

(Harvey et al. 2015)

In addition to these 20th century additions and alterations, a major renovation and construction project was undertaken at 5273 Dacosta Row by Pomerleau in 2018 (Pomerleau 2023). The project involved renovation of 5273 Dacosta Row and the A.E. Cameron buildings as well as construction of an atrium to connect the two buildings (Photo 13). The renovated space was 2,800 square metres (approximately 30,138 square feet) and the new construction was 440 square metres (approximately 4,736 square feet).



Photo 13: 5273 Dacosta Row in 2023 with completed renovations, looking north

Despite the extensive history of changes to 5273 Dacosta Row, the early 20th century sections of the structure that remain visible still retain a relatively high degree of heritage integrity. These portions of the structure retain the massing and Edwardian Classicism details noted in Section 6.2 and contain historically sympathetic windows with mullions. Small changes to these portions of the building such as the closing of select window openings and arches or repairs to the brick façade have not significantly diminished the integrity of the structure and it remains readily identifiable as an early 20th century Edwardian Classicism structure (Photo 14 to Photo 16).





Photo 14: Bricked in window opening, looking south



Photo 15: Bricked in arch, looking northeast



Photo 16: Bricked in window openings and repairs evidenced by different brick and mortar colours, looking southeast



8 Relationship to Surrounding Area

The property parcel containing 5273 Dacosta Row contains four buildings that are listed on the HRM *Registry of Heritage Properties*, all of which have also been incorporated into the Sexton Campus including: the Jairus Hart House (1340 Barrington Street, constructed 1864) located approximately 140 metres southeast of 5273 Dacosta Row, the Sarah Moren House (1334 Barrington Street, constructed 1864) located approximately 155 metres south east of 5273 Dacosta Row, the Morroy Apartments (5277-5283 Morris Street, no construction date listed), located approximately 155 metres south of 5273 Dacosta Row, and the Grey House (5257 Moris Street, constructed 1875) which was replaced with Dalhousie's Richard Murray Design Building in 2017-2018 (HRM 2023c, Google 2023). The structure at 5273 Dacosta Row has a physical connection to other NSTC and Sexton Campus buildings and is located within the main block of the Sexton Campus bordered by Spring Garden Road, Barrington Street, Morris Street, and Queen Street (Plate 2). Although not listed, the Medjuck Architecture Building (5410 Spring Garden Road, the first home of the NSTC constructed in 1908-1909) is located approximately 13 metres west of 5273 Dacosta Row and the Sexton House (5263 Dacosta Row, constructed in 1913) is located approximately 10 metres southeast of 5273 Dacosta Row. The building at 5273 Dacosta Row shares similar a style, massing, and materials to the other early 20th century NSTC structures on the Sexton Campus.

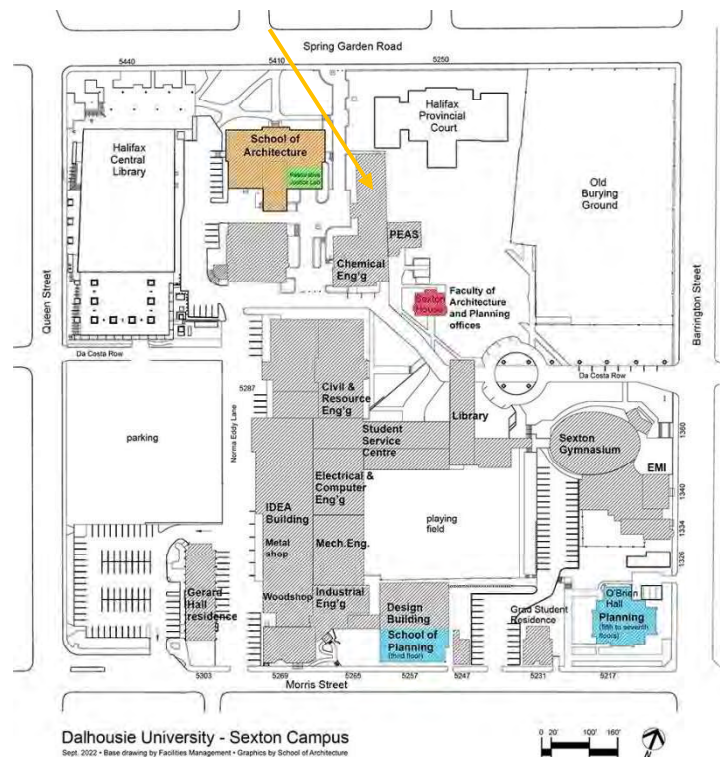


Plate 2: Location of 5273 Dacosta Row within the Sexton Campus denoted by an arrow (Dalhousie University n.d.b)



More generally, the structure at 5273 Dacosta Row is located near the southern end of Halifax's historic downtown (Plate 3). Outside of the Sexton Campus, the closest properties from the *Registry of Heritage Properties* are the Old Courthouse (5250 Spring Garden Road, constructed 1861) which is approximately 12 metres northeast of the 5273 Dacosta Row and St. Paul's Cemetery (also known as the Old Burying Ground, established 1749) which is approximately 39-57 metres east of 5273 Dacosta Row. Many of the other listed buildings in the downtown area are from the 19th century, but several buildings scattered throughout the area date to the early 20th century like 5273 Dacosta Row.



Plate 3: Approximate location of 5273 Dacosta Row denoted by an arrow on the HRM Heritage properties map where darker blue appears to indicate multiple heritage structures on one parcel (HRM 2023c)



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**Research Report—6274 Coburg
Road: Science Building and 6300
Coburg Road: Macdonald Memorial
Library**

FINAL REPORT

June 2024

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Limitations and Sign-off

The conclusions in the Report titled Research Report—6274 Coburg Road: Science Building and 6300 Coburg Road: Macdonald Memorial Library are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

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Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within Halifax’s downtown/south area. This report will inform the evaluation of these properties, which will be completed by municipal staff. This report includes the properties at 6274 Coburg Road (the Science Building) and 6300 Coburg Road (the Macdonald Memorial Library). While the Science Building is also referred to as the Chemistry Building and the Macdonald Memorial Library is also referred to as the Macdonald Building, for the purpose of this report they are referred to as the Science Building and Macdonald Memorial Library. These two buildings are included as one report as they share a similar history and design.

A site assessment was undertaken between July 24, 2023 to July 27, 2023 by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels and also digitally provided to Stantec by HRM heritage planning staff.

To understand the history of the Science Building and Macdonald Memorial Library and place the properties into a wider historical context, a program of historical research was undertaken between July 24, 2023, to July 26, 2023. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the properties was informed by the *Canadian Inventory of Heritage Buildings* (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiipuktuk, which means “Great Harbour” (HRM 2023; Gallant 2022). In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9). The early growth of Halifax was sustained by the Seven Years War, American Revolution, and War of 1812.

Dalhousie University was founded in 1819 by George Ramsay, 9th Earl of Dalhousie, during his tenure as Lieutenant Governor of Nova Scotia. Seed money for the university consisted of £11,000 raised from customs duties collected by British soldiers in Maine during the War of 1812. The first university building was located on the Grand Parade. The university was founded as a non-denominational institution like the University of Edinburgh, where the Earl of Dalhousie was an alumnus. Following the departure of Ramsay from Nova Scotia in 1820, the university remained mostly inactive and underfunded as education was typically linked to religious institutions (Payzant 1985: 194; Raddall 1948: 197).

By the mid-19th century, Halifax had developed into an important trading port and specialized in the transport of local products, imported goods, and as an entry port for trade throughout British North America (Fingard et al 1999: 69-70). This resulted in the development of a prosperous middle class and sustained growth in Halifax (Fingard et al 1999: 72)

It was not until 1863 that significant efforts were made to revitalize Dalhousie University. That year, the school was re-organized as a provincial university (Raddall 1948: 211). By the 1880s, Dalhousie boasted a law school and faculties of medicine and science. In 1886, the university moved to the Forrest Building, which remains part of the university into the present-day (Payzant 1985: 195). However, by the turn of the 20th century the Forrest Building and the area of land surrounding it had proved increasingly insufficient due to space constraints and increasing enrolment (Waite 1998).

In 1905, fundraising began to purchase new land to accommodate Dalhousie University's expansion. In 1911, 34-acres of land known as the Studley Estate were purchased by the university for \$50,000. The name Studley Campus is derived from the name of the property prior to its purchase by the university. This name was selected by Alexander Croke, who named the property after a property in Oxfordshire, England. The Studley Estate was located between Coburg Road, South Street, Oxford Street, and LeMarchant Street (Waite 1998).

This expansion was linked to a wider municipal beautification movement in Halifax (Fingard et al 1999: 122; Dalhousie University 2023). The Science Building and Macdonald Memorial Library, constructed between 1913 and 1915, were the first buildings completed on the new Studley Campus (Waite 1998). By the end of the 20th century, Dalhousie University was the largest post-secondary institution in Halifax and contained more than 10,000 students and offered about 3,000 courses (Payzant 1985: 194).



3 Age

3.1 Science Building

The Science Building was intended to house the chemistry and physics departments, which required a new and modern space that the Forrest Building could not accommodate (Waite 1998). Planning for the Science Building began in June 1912. The start of construction was scheduled around the visit of the Duke of Connaught to Halifax. University officials noted that the Duke had agreed to lay the cornerstone of the new structure during his visit, adding a sense of urgency to drafting the plans and beginning construction (Dalhousie Archives 1912). The cornerstone was laid on August 15, 1912. Fire insurance mapping from 1914 indicates the building remained under construction (Plate 1). The Science Building was completed in the spring of 1915 around the same time as the adjacent Macdonald Memorial Library (Harvey et al 2015; Dalhousie Archives 1915). The Science Building served as a nucleus for the Studley Campus and, along with the library, formed the north border of the Studley Campus quad. Mapping from 1949 shows the location of the structure relative to other buildings on campus (Plate 2).

3.2 Macdonald Memorial Library

The need for a library at the Dalhousie Campus had been an increasingly pressing concern since the university's founding. During much of the 19th century, Dalhousie students had to make do with accessing the British military garrison library (also founded by Lord Dalhousie), the legislative library, the law court library, and the Mechanics Institute Library. The Mechanics Institute Library was originally housed at Dalhousie College and in 1868 the university acquired this space and began to operate the first iteration of the university's library (Waite 1998). The Dalhousie University library of the late 19th century was a haphazard operation and books frequently went missing, were poorly organized, and sometimes the library was only open one day per week. In addition, the library was staffed by a single professor. Concerted efforts were made to improve the library following a university senate resolution passed in 1897 (Waite 1998).

In 1901, the estate of Charles Macdonald, a professor of mathematics, bequeathed \$2,000 to the university to help fund the establishment of a new library. To support this endeavor, the MacDonald Memorial Library Fund was started, and the Board of Governors of the university pledged additional financial support. However, efforts to build a new library were delayed by the lack of space in the Forrest Building and the small property parcel owned by the university at the time. When the Studley Estate was purchased by the university, construction of a new library was a top priority for university administrators (Waite 1998; Dalhousie Archives 2023).

The Macdonald Memorial Library was the second building constructed at the Studley Campus. Construction began in early 1914 and by April 1914 the foundation was laid and construction on the exterior walls was in progress (Dalhousie Archives 1914a). On April 29, 1914, the cornerstone for the Macdonald Memorial Library was laid by the Reverend Dr. Pollok, a longtime friend of Professor Macdonald (Dalhousie Archives 1914b). Fire insurance mapping from 1914 indicates the Macdonald Memorial Library and adjacent Science Building as under construction (Plate 1). Construction of the



Macdonald Memorial Library was completed in the fall of 1915, around the same time as the completion of the adjacent Science Building (Waite 1998; Dalhousie Archives 2023). Mapping from 1949 shows the location of the library relative to other buildings on campus (Plate 2).

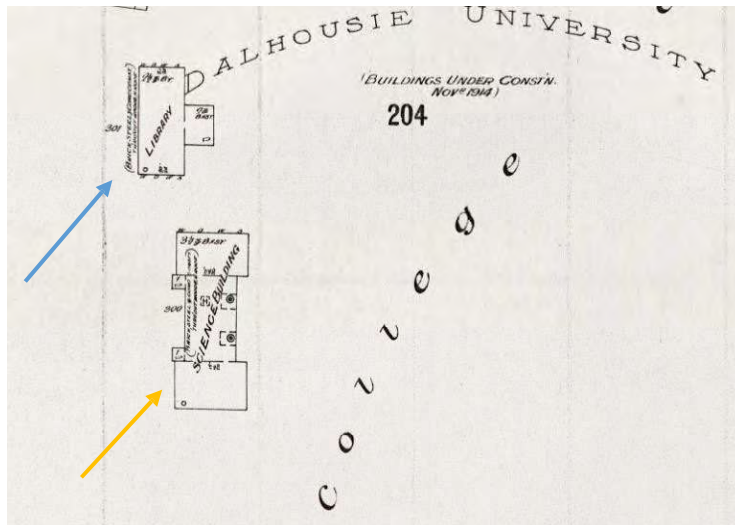


Plate 1: Fire Insurance Mapping from 1914 showing the Science Building (orange arrow) and Macdonald Memorial Library (blue arrow) under construction (Goad 1914)



Plate 2: Location of Science Building in 1949 (orange arrow) and Macdonald Memorial Library (blue arrow) and other buildings on campus, including the Henry Hicks Administration Building (1), the Arts Building (2), a dormitory (4), the Science Building (5), and the Studley Gymnasium (6) (Nova Scotia Archives 1949)



4 Historical or Architectural Importance

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

4.1.1 Studley Campus

The construction of the Science Building and Macdonald Memorial Library is historically associated with the founding of the Studley Campus and the expansion of the university in the early 20th century. By 1905, the Board of Governors of Dalhousie University began the search in earnest for new space to expand the university. The school was quickly outgrowing the Forrest Building and there was no room available on their four-acre plot to accommodate new construction. The purchase of the Studley Campus in 1911 gave the university significant room for growth.

The initial plan for the Studley Campus was to build the Science Building and the Macdonald Memorial Library. The Forrest Building would be used for the medicine and dentistry faculties. By the 1911 to 1912 academic year, the university contained 411 students, an increase of 60% in 20 years (Waite 1998). Funding for the acquisition of the Studley Campus and construction of the buildings was partially funded by a fundraising program known as the “Dalhousie Forward Movement” (Waite 1998). The Macdonald Memorial Library and Science Building formed the nucleus in which the campus would be subsequently expanded around.

4.1.2 Science at Dalhousie University

The Science Building is historically associated with the university’s Faculty of Science, especially the Department of Chemistry. Construction of the Science Building was funded by a grant of \$50,000 from the Carnegie Corporation (Harvey et al 2015). While the structure was initially occupied by the chemistry, physics, geology, and engineering departments, most of these departments moved to new buildings as the university expanded during the mid-20th century. By the late 1950s only the physics and chemistry departments remained. In 1960, the physics department moved, leaving only the chemistry department in the building. As a result, the Science Building became commonly referred to as the Chemistry Building. The Chemistry Department continues to be located in the Science Building into the present-day (Dalhousie University Faculty of Science 2012).

4.1.3 Charles Macdonald

The Macdonald Memorial Library is named in honour of Charles Macdonald. He was born in 1828 in Aberdeen, Scotland and attended King’s College in Aberdeen. During his studies, he distinguished himself as a capable scholar of both mathematics and the classics. At King’s College he earned a master’s degree and studied divinity to become a licentiate in the Church of Scotland. However, Macdonald remained in education and taught at the Aberdeen Grammar School until 1863 when he was selected as the Mathematics Department Chair at Dalhousie University (Waite 1994).



At Dalhousie, Macdonald was considered “easily the most popular professor on the faculty” (Waite 1994). He also served as a broader public face for the university and was a prominent member of Halifax’s community and frequent public speaker. He died in 1901 and was buried at Camp Hill Cemetery. His posthumous donation of \$2,000 for the university library was intended to fund the purchase of English literature books. His donation and his popularity with students and alumni helped to drive fundraising efforts that led to the purchase of the Studley Campus and the construction of the library, which was named in Macdonald’s honour (Waite 1994).

4.1.4 Dalhousie University Libraries

The Macdonald Memorial Library served as Dalhousie’s principal library between its opening in 1915 and the completion of the Killam Memorial Library in 1970. As the holdings of the library grew, so did the Macdonald Memorial Library. Demand for library space was so strong that a rear addition to the building that could accommodate 125,000 more books was added in 1921 (Dalhousie Archives 2023). Between 1931 and 1945, over 41,000 books were added to the university library collection, including collections of rare books, manuscripts, pictures, and maps. The library not only served the academic needs of students, but provided reading materials for alumni, the public, and military personnel during the Second World War (Dalhousie Archives 1945).

4.2 Important/Unique Architectural Style or Highly Representative of an Era

The Science Building and Macdonald Memorial Library are examples of Period Revival structures with Georgian Classicism design influence. While the Science Building and Macdonald Memorial Library were built between 1912 and 1915, from a design perspective they draw influence from the Georgian design style that was popular in Nova Scotia and Canada during the late 18th century and first half of the 19th century. The architectural style and materials of the Science Building and Macdonald Memorial Library were chosen to match existing public buildings in Halifax, such as Government House and Province House. From the start, the Science Building and the Macdonald Memorial Library were designed to contrast with the red brick Forrest Building, which was described by the student newspaper as “grim, gaunt, puritan Dalhousie” (Waite 1998). The use of ironstone was selected for building cladding to match the character of many of Halifax’s existing building stock (Waite 1998).

The massing and balance of the exterior of each structure is distinctly Georgian and the architectural embellishments of the Science Building and Macdonald Memorial Library resemble the classical simplicity the Georgian style is known for (Weir 1990). These embellishments on the Science Building include projecting pediments, the cornice, pilasters, arched window openings, cupola, and frontispieces. The embellishments on the Macdonald Memorial Library include the pediment, cornice, projecting centre bay, and frontispiece with stone balustrade and stone columns. The design style of the Science Building and Macdonald Memorial Library served as the template for subsequent construction on the campus into the 1940s. Photographs from the early 20th century show the Science Building and Macdonald Memorial Library (Plate 3 and Plate 4).





Plate 3: The Science Building in the early 20th century (Waite 1998)



Plate 4: Macdonald Memorial Library, 1935 (Nova Scotia Archives 1935)



5 Significance of Architect or Builder

Initial planning for the Studley Campus was directed by the Toronto based architect Frank Darling (Waite 1998). Darling was born in Scarborough, Ontario in 1850 and began his architectural apprenticeship in 1866. He trained in Toronto and London, England. This training laid the foundation for Darling's architectural style which blended English, American, and Canadian traditions. His most prolific work was the design of dozens of bank branches. Darling remains recognized into the present-day for his ability to blend architectural styles in Canada, the United States, and Europe harmoniously with an attention to local considerations and traditions (Crossman 2005).

In January 1911, Darling surveyed the new campus location and recommended that a landscape architect provide additional input. In November 1911, the landscape architect Thomas Mawson surveyed the future Studley Campus and stated it was one of the finest sites for a college that he had visited (Waite 1998). Mawson was born in 1861 in Lancashire, England and was apprenticed with a local builder from the age of 12. His landscape design and architectural education was self-taught and he also established a nursery with his father that provided plants to local gardens. His book "The Art and Craft of Garden Making" went through five printings and made him an influential spokesman for the City Beautiful Movement of the early 20th century. His career in Canada began when he was invited to lecture at the University of Toronto in 1911. Aside from his work at Dalhousie, in Canada Darling also received commissions for work in Ontario, Alberta, British Columbia, and Saskatchewan (Biographical Dictionary of Architects in Canada 2023). Darling drafted proposals for the layout of the Studley Campus along with the input of Mawson (Waite 1998). It was Darling who suggested the use of stone cladding, white painted wood trim, and the adherence to Georgian styling for the campus buildings.

To design the buildings, the Board of Governors turned to Andrew Cobb, who was already a distinguished architect in Halifax. Cobb was eventually instrumental in the design of much of the Studley Campus of Dalhousie University. He was born in Brooklyn, New York in 1876 and relocated with his mother to Nova Scotia at age 14. His education in architecture included studying at the Massachusetts Institute of Technology and the Ecole des Beaux-Arts in Paris. His early work in Halifax was with S.P. Dumaresq. The Dumaresq family was heavily involved in the architecture of Halifax and J.C. Dumaresq was the architect for the Forrest Building, the first structure built after Dalhousie's relocation to the western part of Halifax (Nova Scotia Museum 2023). Cobb and Darling would work closely together, and Darling had final approval for Cobb's designs (Waite 1998). Cobb and Darling also worked closely with Professors McKay and Bronson to design an interior that suited the needs of the physics and chemistry departments (Dalhousie University Archives 1912).

The builder of the Science Building and Macdonald Memorial Library was Falconer and McDonald of Halifax. The firm advertised stone buildings as a specialty of the firm. Falconer and McDonald entered into a contract with Cobb and Dalhousie University to erect the Science Building for just over \$143,000 (Dalhousie University Archives 1913). The total cost of the smaller Macdonald Memorial Library was \$90,000 (Dalhousie University Archives no date [n.d.]). In the early 1920s, Falconer and McDonald was reorganized into the McDonald Construction Company Limited and the firm continued to serve Dalhousie University (McAlpine 1921: 392).



6 Architectural Merit

6.1 Construction Type/Building Technology

The Science Building and Macdonald Memorial Library are steel and concrete structures (Goad 1914). The first reinforced poured concrete wall was patented in 1860, though its widespread use only began in the United States in the 1890s. The earliest reinforced concrete structures imitated the form of timber buildings: reinforced concrete columns supported concrete girders, which in turn supported reinforced concrete joists. In the early 1900s, reinforced concrete was adopted for industrial buildings of one or multiple stories because they could be built quickly, were fireproof and could withstand vibrations better than other construction methods (Jester 1995: 94-96).

The use of steel as a construction material began in the late 19th century when it was first used for the construction of bridges. Steel was then used to frame commercial buildings as a cost saving measure. Steel gave strength, allowed the creation of flexible open-plan interiors and allowed high-rise steel-framed buildings to be constructed at great speed (Cruikshank 2016). As steel became the construction method of choice, load bearing masonry walls were no longer required, and the design of the building envelope was rethought. Masonry cladding, designed to imitate traditional materials such as brick or stone, were designed in such a way the loads of exterior wall assembly would be reduced and that additional floor space could be included in the building. Early masonry cladding was developed by specific masons and was not a uniform practice across the industry, however most masonry cladding was attached to steel or poured concrete construction using wall anchors (Ortega 2012).

The exterior cladding of the Science Building and Macdonald Memorial Library is ironstone. This ironstone was mined at the Queen's Quarry at Purcell's Cove (Waite 1998). The construction of a modern building clad in ironstone was evidently controversial from a building integrity perspective. In June 1913, Falconer and McDonald noted that the use of ironstone would result in leaks which would "...injure our reputation [Falconer and McDonald] and be a lasting annoyance to all concerned" (Dalhousie University Archives 1913). This impression was based on the use of a local mortar. Cobb backed the use of Portland cement, which alleviated the concerns (Waite 1998).

6.2 Style

The Science Building and Macdonald Memorial Library are examples of Period Revival structures with Georgian Classicism design influence. While built between 1912 and 1915, from a design perspective both structures draw influence from the Georgian style that was popular in Nova Scotia and Canada during the late 18th century and first half of the 19th century (Humphreys and Sykes 1974).



6.2.1 Science Building

Potential Character Defining Elements

The potential character defining elements of the Science Building include, but are not limited to:

- Three- and one-half storey structure with I-shaped plan and projecting gable east and west bays (Photo 1)
- Arched dormers and cupola on centre bay (Photo 2)
- Ironstone exterior cladding (Photo 3)
- Timber painted cornice and pediments with brackets and dentils (Photo 4)
- Stone pilasters on centre bay (Photo 5)
- Stone belt course between first and second storeys on centre and projecting bays (Photo 6)
- Rectangular window openings with first and third storeys containing stone soldier courses and second storey containing stone voussoirs (Photo 7)
- Classically inspired frontispieces (Photo 8)
- Cornerstone at southwest corner of the building (Photo 9)



Photo 1: Science Building showing general plan, looking north



Photo 2: Representative photo of dormers and view of cupola, looking north



Photo 3: Stone exterior, looking north



Photo 4: Representative pediment and cornice details, looking west



Photo 5: Stone pilasters, denoted by arrow, looking north



Photo 6: Belt course, denoted by arrow, looking west



Photo 7: Representative window openings, looking north



Photo 8: Representative frontispiece, looking north





Photo 9: Cornerstone, looking north

6.2.2 Macdonald Memorial Library

Potential Character Defining Elements

The potential character defining elements of the Science Building include, but are not limited to:

- Two storey structure with side gable roof and bookend stone chimneys (Photo 10 and Photo 11)
- Timber painted cornice and pediments with brackets and dentils (Photo 12)
- Ironstone exterior cladding (Photo 13)
- Classically inspired stone frontispiece on projecting centre bay consisting of balustrade, columns, entablature carved with “A.D. MACDONALD MEMORIAL LIBRARY 1914”, and wood and glass main door with arched transom (Photo 14)
- Second storey window above frontispiece with stone keystone, surrounds, and arched wood sash window (Photo 15)
- Rectangular window openings with stone voussoirs, stone surrounds, stone sills, and remaining wood sash windows (Photo 16)
- Stone belt course between basement and first storey (Photo 17)
- Copper downspouts with the year “1914” (Photo 18)
- Cornerstone at southeast corner of the building (Photo 19)





Photo 10: Macdonald Memorial Library, looking northeast



Photo 11: Macdonald Memorial Library, looking north



Photo 12: Cornice and pediment details, looking north



Photo 13: Ironstone exterior, looking west



Photo 14: Frontispiece, looking north



Photo 15: Second storey windows, looking north





Photo 16: Window opening, looking north



Photo 17: Belt course (denoted by arrow), looking north



Photo 18: Copper downspout, looking north



Photo 19: Cornerstone, looking north

7 Integrity

7.1 Science Building

The overall integrity of the Science Building is good. The front (south) and east façades contain minimal alterations, aside from the replacement of original windows with sympathetic vinyl sash windows. Much of the original doors, windows, and roofing was replaced in 1917 following the Halifax Explosion. In 1965, the west façade of the Science Building was significantly modified when the building was connected to the adjacent MacDonald Memorial Library with a 40,000 square foot connecting addition. The front (south) façade of the connecting addition is also clad in ironstone and contains a massing, materials, balancing, and overall form that closely matches the Science Building. In 1991, the north façade of the original structure was modified when a 23,000 square foot addition was completed (Harvey et al 2015). This addition is modern in design and uses concrete and contrasts with the early 20th century appearance of the Science Building. However, this addition is not visible from the Studley Quad, where the Science Building forms an important part of the overall landscape.

7.2 Macdonald Memorial Library

The overall integrity of the Macdonald Memorial Library is good. The front (south) façade contains minimal alterations, except for the partial replacement of original windows with sympathetic vinyl sash windows. Like the Science Building, the library was damaged by the Halifax Explosion and many windows were broken and interior lighting fixtures were also damaged (Waite 1998). In 1921, a \$57,000 addition to the rear of the building was completed which added book stacks for 125,000 books (Dalhousie Archives n.d.). In 1956, a sympathetic addition was added to the west façade of the structure. As previously discussed, in 1965 the Macdonald Memorial Library was joined to the Science Building.



8 Relationship to Surrounding Area

The Science Building and Macdonald Memorial Library are part of the Studley Campus and are a core part of the Studley Quad. This area is the historic nucleus of the Studley Campus and much of the campus layout was planned around this open space. The Studley Quad consists of a lawn, ornamental plantings including trees, and hardscaped circulation routes. The Studley Quad is bounded on the north by the MacDonald Memorial Library and Science Building, on the west by the Henry Hicks Administration Building, on the south by the Arts Building, Wickwire Pitch, and the Studley Gymnasium, and on the east by University Avenue.

The Science Building and Macdonald Memorial Library maintain a strong contextual relationship. Both structures were planned around the same time, although the Science Building was completed first. The relationship between both these buildings was further strengthened in the 1960s when an addition connected the two structures. Campus mapping from 1965 shows the Studley Quad and its relationship with the now connected Macdonald Memorial Library and Science Building (Plate 5).

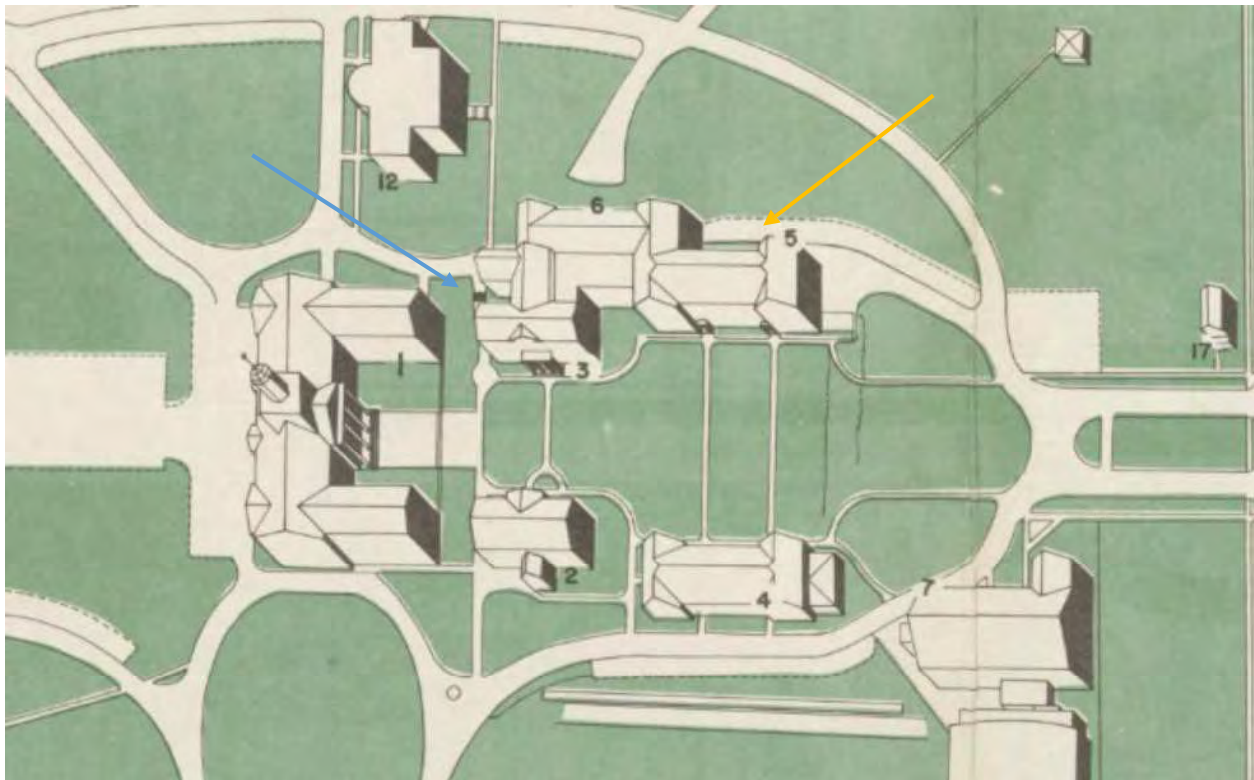


Plate 5: Map of campus showing relationship between quad, Science Building (orange arrow), and Macdonald Memorial Library (blue arrow) (Nova Scotia Archives 1965)



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**Research Report— 5263 Dacosta
Row: Dalhousie College (Sexton
House)**

FINAL REPORT

June 2024

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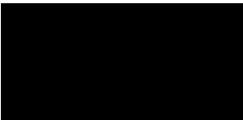
Project Number:
160940999

Limitations and Sign-off

The conclusions in the Report titled 5263 Dacosta Row: Dalhousie College (Sexton House) are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

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Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality
MIT	Massachusetts Institute of Technology
NSTC	Nova Scotia Technical College
TUNS	Technical University of Nova Scotia



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within Halifax’s downtown/south area. This report will inform the evaluation of these properties, which will be completed by municipal staff. The property at 5263 Dacosta Row contains the Dalhousie College Building, also known as the Sexton House, which is part of Dalhousie’s Sexton Campus. For the purpose of this report and to avoid confusion with the university itself, the building is referred to as the Sexton House.

A site assessment was undertaken between July 24, 2023 to July 27, 2023 by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels and also digitally provided to Stantec by HRM heritage planning staff.

To understand the history of the Sexton House and place the property into a wider historical context, a program of historical research was undertaken between July 24, 2023 to July 26, 2023. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the properties was informed by the *Canadian Inventory of Heritage Buildings* (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiptuk, which means “Great Harbour” (HRM 2023; Gallant 2022). In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9). The early growth of Halifax was sustained by the Seven Years War, American Revolution, and War of 1812.

Despite the vast abundance of natural resources available to feed the province's growth, by the late 19th and early 20th centuries development throughout Nova Scotia was severely hindered by industrial inefficiencies and regional depopulation (Macleod 1986: 54). This led to various social and political movements advocating for some form of practical technical education. By the late 1800s, reforms had been made in agricultural education including the passing of *An Act to Encourage Agricultural Education in 1885*. By the mid-1890s, the idea of technical education was beginning to gain industry support, including support from the newly formed Mining Society of Nova Scotia which was actively campaigning for government-funded technical education (Macleod 1986: 54 and 61).

As the push for technical education continued to grow, the *Industrial Advocate*, a regional periodical produced in Halifax, began to publish regular articles about technical education in 1900. Not long after, in 1904, Frederick H. Sexton, then a recent graduate from the Massachusetts Institute of Technology (MIT) and a research chemist and metallurgist for General Electric's industrial laboratories, joined the staff at Dalhousie (Macleod 1986: 73). Sexton became one of the most dedicated advocates of technical education.

In an attempt to meet the growing demand, four of Nova Scotia's colleges tried to establish engineering schools. These included construction for St. Francis Xavier University's school of engineering and mining in Antigonish which started in 1900, Dalhousie University's School of Mining and Metallurgy which was opened in 1902, King's College's attempt at establishing a mining and engineering school in Cape Breton in 1904, and Acadia College which reached an agreement in 1904 with McGill University for students to complete the first two years of an engineering program in Wolfville before completing their degree in Montreal (Macleod 1986: 80-84). None of these institutions had adequate funds to create complete, well-established departments and they were competing with each other for external funding and student enrollment. The Mining Society began to advocate for a compromise that would allow existing colleges to retain involvement in technical education by offering the first two years of a four-year program that would be completed at a proposed, centralized, government-funded school (Macleod 1986: 85).

After a brief disagreement about where to establish the centralized school, the provincial government of Nova Scotia passed *An Act Relating to Technical Education* with nearly unanimous support for the importance of technical education in April of 1907, establishing Canada's first general program for university-level engineering education (Macleod 1986: 53). The legislation established a new office for the “Director of Technical Education” within the Department of Education for which Frederick Sexton was



hired (MacLeod 1986: 86). The act also founded the Nova Scotia Technical College (NSTC), which was opened in Halifax in 1909 with 28 students enrolled in the college's courses in civil, mechanical, electrical, and mining engineering (MacLeod 1986: 86, Dalhousie University Libraries n.d.a). In addition to his role as Director of Technical Education, Sexton was also appointed the college's first principal (Dalhousie University Libraries n.d.a).

A new building at present-day 5410 Spring Garden Road, now also known as the H Building of Dalhousie's Sexton Campus, was constructed to house the school. The land for the NSTC campus was formerly occupied by a drill shed belonging to the British Army and was obtained from the federal government in exchange for an agreement to include military instruction in the college's curriculum (Waite 1994 and Dalhousie University Libraries n.d.a). Military instruction remained a compulsory part of the school's curriculum until 1945.

The NSTC's course offerings were expanded to include chemical and metallurgical engineering in 1947, geological engineering in 1964, and industrial engineering in 1965 (University of Dalhousie Libraries n.d.a). Meng degrees were introduced in the 1950s and the college established a PhD program in 1962. The college remained a provincially funded institution until 1963 when the School's Board of Governors assumed responsibility for the college's finances (Dalhousie University Libraries n.d.a).

The college's name was changed to the Technical University of Nova Scotia (TUNS) in 1978 (Dalhousie University Libraries n.d.a). In April 1997, the *Dalhousie-Technical University Amalgamation Act* was passed after successful provincial lobbying to merge the two institutions. TUNS was renamed the Dalhousie Polytechnic of Nova Scotia (DalTech) and remained a constituent college of Dalhousie University until approximately 2000 when the former TUNS buildings were named the Sexton Campus.



3 Age

While the Sexton House is currently part of Dalhousie University's Sexton Campus, the building was originally constructed as part of the NSTC. Former military land was acquired from the federal government for the college's campus and the cornerstone of the main building, now 5410 Spring Garden Road, was laid in August 1908 (Waite 1994). In lieu of an increase in salary, a residence was constructed at 1360 Barrington Street for Frederick Sexton, who was then serving as Principal of the NSTC and Director of Technical education for the Nova Scotia government (Harvey et al 2015). Construction on the residence was completed in the summer of 1913 and Frederick Sexton resided there until his retirement in 1947 (Plate 1).

Following Sexton's retirement, the residence was repurposed multiple times. In 1952 it was converted into the Sexton Administration Building for the Offices of College's President, Registrar, and Bursar and it functioned as administrative offices until 1961 (Harvey et al 2015). Between 1961 and 1971, the building was converted back into a residence for NSTC's new President, Dr. George W. Holbrook. The building was then used to house the Faculty Club, which was previously located in the MacNab Building to the southeast of Sexton House across Dacosta Row, until the early 1990s. In 1997, DalTech students, staff, and faculty petitioned Jack Flemming, the Chairman of Dalhousie University's Building Committee, to have the Sexton House preserved for its "integral part of the heritage of the Nova Scotia Technical College and its successors, Technical University of Nova Scotia and DalTech" (Harvey et al 2015). The building currently houses Dalhousie University's Dean's Office and Faculty of Architecture and Planning.



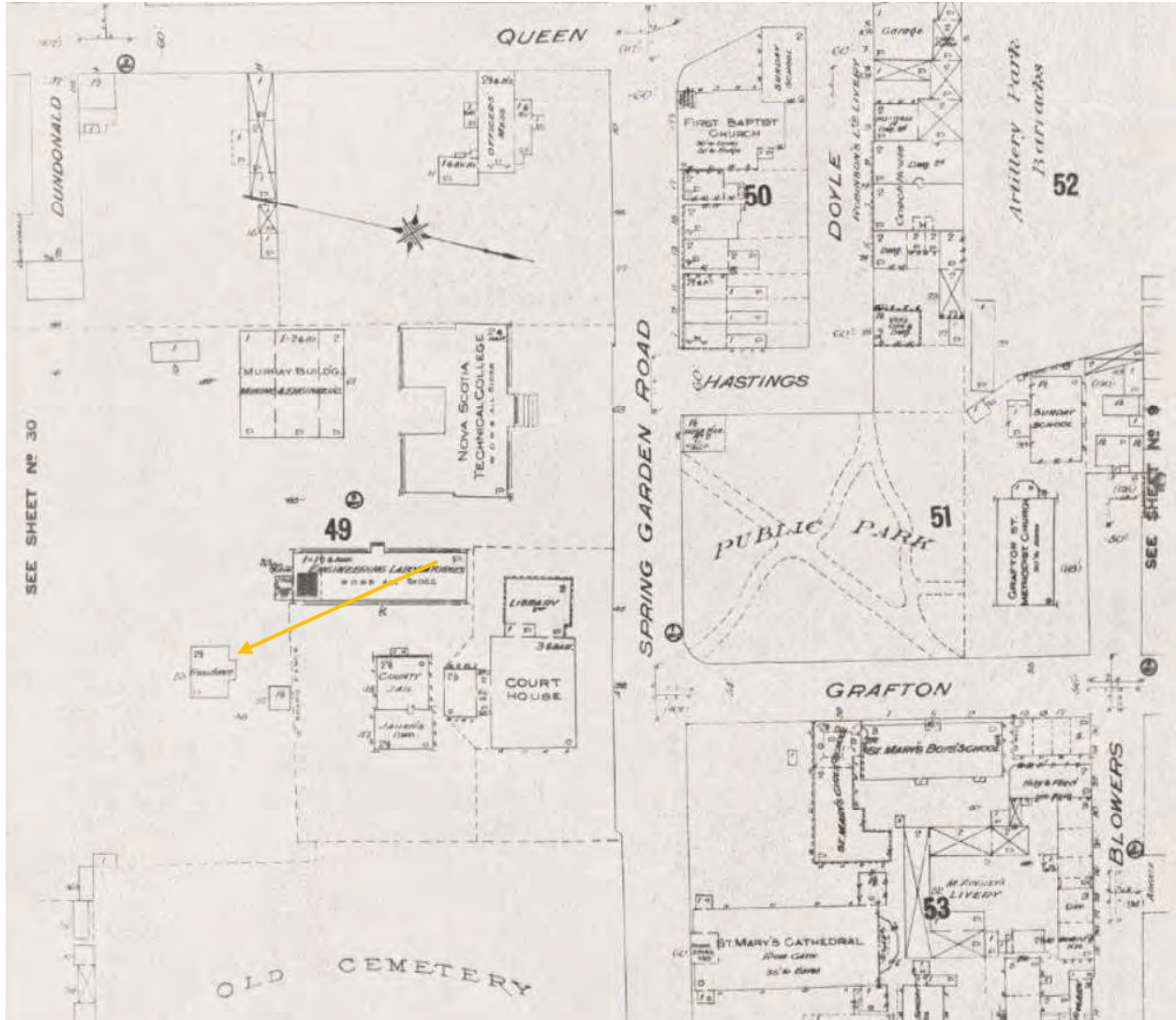


Plate 1: The Sexton House denoted by arrow in fire insurance mapping from 1914 (Goad 1914)





Plate 2: Photo of Sexton House from the 1972 NSTC yearbook when the residence was being used as the college's Faculty Club (Dalhousie University Reference Collection 2023)



4 Historical or Architectural Importance

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

Sexton House was purpose-built for use by NSTC and served as the residence of the college's first president, Frederick Sexton, from its construction in 1913 until his retirement in 1947. As a result, the early history of the building is intimately associated with the history of the NSTC and industrial development in Halifax and Nova Scotia during the late 19th and early 20th centuries. Nineteenth century industry in Nova Scotia included fishing, lumbering, shipbuilding, mining, and manufacturing (Beck 2009, Nova Scotia Museum n.d.). The province has one of the world's largest, ice-free, deep water, natural harbours, which made it an important hub for merchants and shipping. Nova Scotia's coal and iron resources led to the province becoming the birthplace of the Canadian steel industry with the Nova Scotia Steel company beginning sustained production in 1883 (Nova Scotia Museum n.d.).

Despite initial promise, Nova Scotia's industries began to stall and become less profitable around 1900. Reasons for the downshift in industrial growth are still debated but include the province's small and scattered population, migration out of the province, the expensive investment required to mine the province's varied mineral resources, high rail freight rates, and potentially deliberate underdevelopment of the province by the federal government. The downturn in industrial development and industrial inefficiencies were part of what spurred advocates like Frederick Sexton to lobby for technical education reforms. With the passing of *An Act Relating to Technical Education* in 1907, the NSTC was the first institution focused specifically on technical education established in Nova Scotia and it was created in response to social, political, and industry lobbying for technical education reforms.

The construction and use of Sexton House is associated with the tenure of Fredrick Henry Sexton as NSTC's president. Sexton was born on June 9, 1879, in New Boston, New Hampshire. He received a Bachelor of Science degree from the MIT in 1901 and after a brief stint as an assistant metallurgist at MIT and a research chemist and metallurgist at General Electric's industrial laboratories, he moved to Halifax in 1904 to accept a position as an Assistant Professor of Mining Engineering at Dalhousie University (Harvey et al 2015, MacLeod 1986: 73, and Dalhousie University n.d.).

Sexton had been a vocal advocate of technical education in Nova Scotia. When *An Act Relating to Technical Education* was passed in 1907, the government of Nova Scotia appointed Sexton as both President of the newly formed NSTC and the province's first Director of Technical Education. Soon after the act was passed, Sexton undertook a tour of the province with James Carruthers, a clergyman who played an active roll in founding evening classes and Dalhousie and King's universities, to collect input from workmen and employers about organization and curriculum for local technical schools (MacLeod 1986:86-87). When he returned to Halifax, Sexton implemented improvements including full-time teachers for mining schools, admission standards for mining classes, and special instruction to prepare miners to take Manager's certificate exams. Even after the technical education act was passed, Sexton continued to advocate for introduction of technical education programs to be run parallel to general classes in high



schools since many young boys at the time left school as early as possible instead of going on to attend college (Macleod 1986: 89).

During the early years of Sexton's career as the principal of the NSTC he was instrumental in developing the first nation-wide system of technical education while also being an influential figure in Nova Scotia's rapidly growing industrial sector during the first half of the 20th century. In 1919, he was awarded honorary doctorate degrees in Law from Dalhousie University and in science from Acadia University (Harvey et al 2015). During WWII, Sexton was chosen to organize technical training programs in Nova Scotia for military service and civilian work (Harvey et al 2015). When the war ended, he implemented what was then Nova Scotia's the largest vocational education program to train and rehabilitate discharged soldiers and service personnel. Sexton was appointed Commander of the Most Excellent Order of the British Empire by King George VI of England for his wartime work (Dalhousie University n.d). In 1947 he received an honorary doctorate degree in Civil Law from Mount Allison University (Harvey et al 2015). He retired from his position at the NSTC in 1947 and he died in Wolfville, Nova Scotia on January 12, 1955.

Sexton's former residence was incorporated into DalTech when NSTC merged with Dalhousie University in 1997 and was eventually incorporated into Dalhousie's Sexton Campus as Sexton House (E Building), which currently houses the Dean's Office and the Faculty of Architecture and Planning.

4.2 Important/Unique Architectural Style or Highly Representative of an Era

Stylistically, the Sexton house is a vernacular residence with arts and crafts or craftsman style influences. While the broader arts and crafts movement began in the British Isles around 1880, craftsman inspired residences appeared across the Canada and the United States during a shorter period when they were the dominant style used for smaller homes from approximately 1905 until the early 1920s (McAlester 2019). The style was popularized by popular magazines and pattern books, but it fell out of fashion quickly after the mid-1920s and relatively few examples were built after 1930.

In general, the Arts and Crafts movement rejected industrial society, new materials, and luxurious decoration, opting instead to use natural materials and preindustrial motifs (Webb 2017). In an architectural context, craftsman style residences were typically one or one-and-one half storey structures with gable roofs, though some examples feature hip roofs instead (McAlester 2019). Other architectural features include the use of dormers, exposed rafters, decorative beams or braces, and partial or full-width porches supported by tapered square columns. Construction materials included stone, brick, concrete block, stucco, wood clapboard, and wood shingles. While Andrew Cobb's work tends to avoid making stylistic statements and has been described as lacking individuality, the quality and solid construction of his buildings was notable (Globe and Mail 1990). Cobb's designs often featured steeply pitched roofs and broad verandahs with comfortable interiors that displayed craftsmanship in exposed beams, recessed loveseats and windows, and built-in furniture.

The Sexton House contains some common design elements of the craftsman design style. This includes the use of a hip roof with dormers, exposed rafter tails, stained glass windows, and a brick belt course.



Vernacular elements of the structure include the predominant use of red brick, the predominant use of rectangular window openings, and the lack of a porch or verandah.



Plate 3: Photo of Sexton House taken in the 1960s (Dalhousie University Libraries n.d.b.)





Plate 4: Colourized photo of Sexton House taken in the 1960s, looking northwest (Dalhousie University Libraries n.d.c.)



5 Significance of Architect or Builder

Andrew Randall Cobb was the architect for the Sexton House. Cobb was instrumental in the design of several buildings at the NSTC and Dalhousie University. He was born in Brooklyn, New York, in 1876 and relocated with his mother to Nova Scotia at age 14. His education in architecture included studying at MIT and the Ecole des Beaux-Arts in Paris. Cobb's first commissions at Dalhousie were the Science Building and the Macdonald Memorial Library, both completed in 1915.

Cobb's early work in Halifax was with Sidney Perry (S.P.) Dumaresq. The Dumaresq family was heavily involved in the architecture of Halifax and James Charles Philip (J.C.) Dumaresq was the architect for the Forrest Building, the first structure built after Dalhousie's relocation to the western part of Halifax (Nova Scotia Museum 2023). The Dumaresq family continues to have an architectural presence in Halifax into the modern day with SP Dumaresq Architect Ltd., a firm established by J.C.'s great-grandson Syd.

During his career in Halifax, Cobb designed many institutional buildings and homes in Nova Scotia (Nova Scotia Museum 2023). His institutional buildings were firmly rooted in classical design. While some architectural critics note that Cobb's designs were not particularly inventive or unique, it is widely acknowledged that his buildings contain a high degree of craftsmanship (Globe and Mail 1990; Nova Scotia Museum 2023). The relatively conservative design of Cobb's structures is partially credited to the conservative nature of Halifax during the early 20th century. A 1990 *Globe and Mail* article discussing an exhibit of Cobb's work noted, "His clients, unfortunately, were conservative and cautious in taste, suspicious of display and tight with the dollar" (Globe and Mail 1990).

In addition to the many institutional buildings at Dalhousie University designed by Cobb, he designed nearly 100 residences in Halifax that remain highly sought after due to their woodwork, craftsmanship, built-in furniture, and overall comfort. He also designed the community of Corner Brook, Newfoundland, and managed to bring the hallmark comforts he was known for to a working-class community (Globe and Mail 1990). Cobb's career was cut-short on June 2, 1943, when he was killed in a bus crash outside of Halifax. At the time of his death, he was noted as one of Nova Scotia's best-known architects (Globe and Mail 1943). Cobb remains widely recognized as one of Nova Scotia's most important architects (Globe and Mail 1990; Nova Scotia Museum 2023).



6 Architectural Merit

6.1 Construction Type/Building Technology

The Sexton House is a brick masonry structure with a parged concrete foundation. In general, the use of brick construction in Halifax began in the 1820s as the city expanded. During this time and into the 20th century, brick and stone were the most important building materials in the city, especially for civic and military structures. As a result, this type of construction and building technology remains common (Renwick 2010).

6.2 Style

The Sexton House is a vernacular structure with arts and crafts or craftsman style influences. This style of architecture was extremely popular in Canada and the United States between 1905 and the mid-1920s. The Sexton House contains some of the common design elements of the craftsman design style. This includes the use of a hip roof with dormers, exposed rafter tails, stained glass windows, and a brick belt course. Vernacular elements of the structure include the predominant use of red brick, the predominant use of rectangular window openings, and the lack of a porch or verandah.

Potential Character Defining Elements

- Two- and one-half storey structure with hip roof (Photo 1)
- Hip dormers with exposed rafter tails and wood shingling (Photo 2)
- Wide roof overhang with exposed rafter tails (Photo 3)
- Red brick exterior with common bond and brick belt course (Photo 4 and Photo 5)
- Rectangular window openings with brick soldier courses and concrete sills (Photo 6)
- Projecting bay on the north façade (Photo 7)
- Bay window on the west façade (Photo 8)
- Stained glass window in segmental arch opening with red brick voussoir and concrete sill in projecting bay on the east façade (Photo 9)
- Plaque commemorating erection of the structure (located west of main entrance) (Photo 10)





Photo 1: Sexton House showing two- and one-half storey structure, looking north



Photo 2: Hip dormers with exposed rafter tails and wood shingle cladding, looking northeast



Photo 3: Wide roof overhang with exposed rafter ends

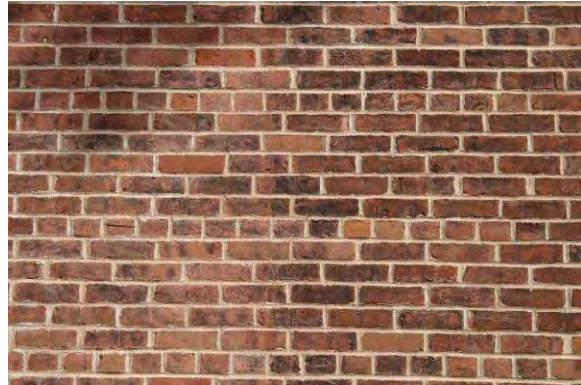


Photo 4: Common bond, red brick exterior, looking north

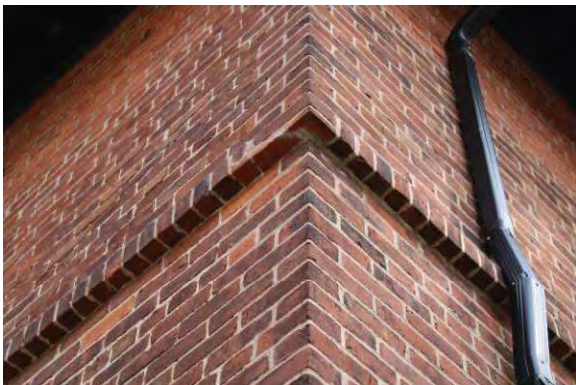


Photo 5: Brick belt course, looking northeast



Photo 6: Representative example of window opening, looking east





Photo 7: Projecting bay on the north façade, looking south



Photo 8: Bay window on the west façade, looking east



Photo 9: Leaded glass window in segmental arch opening in projecting bay on the east façade, looking west



Photo 10: Plaque located west of the main entrance, looking north



7 Integrity

The overall integrity of the Sexton House is high. The original exterior design remains intact. Based on historic photography, the structure's main entrance with a wooden door and sidelights has been replaced but the other metal sash windows remain the same. The concrete steps leading to the main entrance appear to match those in historic photography, though handrails have been added. It also appears that some of the rectangular basement window openings have been bricked up. Ivy that once covered the building has been removed. The present-day roundabout east of Sexton House on Dacosta Row does not appear in historic photography and additional trees and shrubs have been added to the landscape.



8 Relationship to Surrounding Area

Sexton House is part of Dalhousie University's Sexton Campus. The Sexton Campus is located in Halifax's downtown core, east of the Studley and Carleton Campuses. University Avenue which begins on the Studley Campus, Dalhousie's largest Halifax campus, travels east passing through the Carleton Campus and becomes Morris Street, which is the southern boundary of the Sexton Campus. The other buildings that historically formed the NSTC campus remain extant and are visually linked to the Sexton House and Campus. Sexton House is also located adjacent to a historic cemetery, which is a landmark in the neighbourhood.



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**Research Report—6385 South Street:
Shirreff Hall**

FINAL REPORT

June 2024

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Limitations and Sign-off

The conclusions in the Report titled Research Report--6385 South Street: Shirreff Hall are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

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Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within Halifax's downtown/south area. This report will inform the evaluation of these properties, which will be completed by municipal staff. This report includes the property at 6385 South Street, known as Shirreff Hall.

A site assessment was undertaken between July 24, 2023 to July 27, 2023 by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels and also digitally provided to Stantec by HRM heritage planning staff.

To understand the history of Shirreff Hall and place the property into a wider historical context, a program of historical research was undertaken between July 24, 2023, to July 26, 2023. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the properties was informed by the *Canadian Inventory of Heritage Buildings* (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiptuk, which means “Great Harbour” (HRM 2023; Gallant 2022). In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9). The early growth of Halifax was sustained by the Seven Years War, American Revolution, and War of 1812.

Dalhousie University was founded in 1819 by George Ramsay, 9th Earl of Dalhousie, during his tenure as Lieutenant Governor of Nova Scotia. Seed money for the university consisted of £11,000 raised from customs duties collected by British soldiers in Maine during the War of 1812. The first university building was located on the Grand Parade. The university was founded as a non-denominational institution like the University of Edinburgh, where the Earl of Dalhousie was an alumnus. Following the departure of Ramsay from Nova Scotia in 1820, the university remained mostly inactive and underfunded as education was typically linked to religious institutions (Payzant 1985: 194; Raddall 1948: 197).

By the mid-19th century, Halifax had developed into an important trading port and specialized in the transport of local products, imported goods, and as an entry port for trade throughout British North America (Fingard et al 1999: 69-70). This resulted in the development of a prosperous middle class and sustained growth in Halifax (Fingard et al 1999: 72)

It was not until 1863 that significant efforts were made to revitalize Dalhousie University. That year, the school was re-organized as a provincial university (Raddall 1948: 211). By the 1880s, Dalhousie boasted a law school and faculties of medicine and science. In 1886, the university moved to the Forrest Building, which remains part of the university into the present-day (Payzant 1985: 195). However, by the turn of the 20th century the Forrest Building and the area of land surrounding it had proved increasingly insufficient due to space constraints and increasing enrolment (Waite 1998).

In 1905, fundraising began to purchase new land to accommodate Dalhousie University's expansion. In 1911, 34-acres of land known as the Studley Estate were purchased by the university for \$50,000. The name Studley Campus is derived from the name of the property prior to its purchase by the university. This name was selected by Alexander Croke, who named the property after a property in Oxfordshire, England. The Studley Estate was located between Coburg Road, South Street, Oxford Street, and LeMarchant Street (Waite 1998). The Science Building and Macdonald Memorial Library, constructed between 1913 and 1915, were the first buildings completed on the new Studley Campus. The Studley Campus was founded during a time of increasing enrollment at Dalhousie. Between 1919 and 1923 enrollment increased from 622 to 753. During this time, women comprised between about one quarter to a third of total students. As a result, the university felt increasing pressure to provide adequate housing for women students, eventually leading to the construction of Shirreff Hall, which functioned as women's residence until 2005 (Waite 1998; Harvey et. al. 2015).



3 Age

Following the completion of the Macdonald Memorial Library and Science Building, new construction at the Studley Campus was curtailed by the effects of the First World War and Halifax Explosion. After the war, Dalhousie's Board of Governors turned their attention to building a women's dormitory on the Studley Campus. Except for a converted residence on South Street which housed between 11 and 20 women, the university contained no residences. Most of the student body was comprised of men, and Halifax's landlords generally preferred to rent to male students (Waite 1998; Harvey et. al. 2015; Pasolli 2019). In addition, it is likely that prevailing attitudes surrounding gender in the early 20th century led the university to adopt a more protective attitude towards women students, and a desire to house them nearby on campus rather than off campus.

To address the issue, university president Arthur Stanley Mackenzie began a fact-finding tour of American and Canadian universities to determine the best practices concerning female dormitories. Mackenzie reported his findings to Frank Darling, the principal architect of the Studley Campus alongside Andrew Cobb. Mackenzie noted that his findings indicated each woman should have a separate room, common areas should be spacious and contain room for dancing and contain smaller common spaces with alcoves to allow women to meet with suitors, and dining should not be barracks style (Waite 1998; Harvey et. al. 2015).

The location for the residence was selected at the southwest corner of the campus near the intersection of Oxford Street and South Street. The cornerstone for the building was laid in August 1919 by Edward, Prince of Wales, during a tour of Canada. While construction of the building was underway, university administrators anxiously searched for a donor to come forward to help cover the cost of construction (Pasolli 2019; Waite 1998). Richard B. Bennett, a university alumnus, lawyer, and future Prime Minister of Canada, connected Dalhousie with Jennie Shirreff Eddy, a widow and former nurse at Halifax's Victoria Hospital. She pledged \$300,000 to fund the construction of the building to support the education of women in the maritime provinces and as a memorial to her parents (Dalhousie Archives 1924; Pasolli 2019; Waite 1998).

Excavation work and the foundation was completed by the fall of 1920. Construction of the remainder of the structure continued between the fall of 1920 and the summer of 1923. However, enough of the building was evidently completed by December 1922 for the university to consider moving some students in (Dalhousie Archives 1922). In June of 1923, the building was opened to a tour of representatives from the Canadian press that was attended by members of Dalhousie's Board of Governors. The visitors were escorted through the building by the new residents (Dalhousie Archives 1923a). The newly completed building was well received and immediately popular with students and the public (Pasolli 2019). Shirreff Hall initially accommodated 86 women and women students were required to live there unless they had a parent or guardian present in Halifax (Dalhousie Archives 1924; Pasolli 2019). Historical mapping from 1949 shows the location of Shirreff Hall relative to other structures at the Studley Campus (Plate 1).





Plate 1: Location of Shirreff Hall (denoted by arrow) relative to other early to mid-20th century structures on the Studley Campus. Other structures include the Henry Hicks Administration Building (1), the Arts Building (2), Macdonald Memorial Library (3), Men’s Residence (4), the Science Building (5), and the Studley Gymnasium (6) (Nova Scotia Archives 1949)



4 Historical or Architectural Importance

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

4.1.1 Jennie Grahl Hunter Shirreff

Shirreff Hall is historically associated with Jennie Grahl Hunter Shirreff. In May 1920, Shirreff offered Dalhousie University \$300,000 to support the construction of the women's residence (Waite 1998). Shirreff was born in 1863 in New Brunswick and was the daughter of John and Henrietta (nee Grahl) Shirreff. Her mother was from Boston and in 1889 Shirreff moved to the suburbs of Boston to study nursing. In 1892, she began working in Halifax's Victoria General Hospital as a registered nurse. In 1894, she married Ezra Butler Eddy, a wealthy businessman and politician in the Ottawa Valley (Waite 2005).

Following her husband's death in 1906, Shirreff eventually became the majority shareholder in Eddy's business and worked closely with her lawyer Richard B. Bennett, a future Canadian Prime Minister. Bennett noticed that Shirreff was living a particularly frugal lifestyle for a person of her means and encouraged Shirreff to consider funding Dalhousie's new women's residence. Shirreff was familiar with Dalhousie through her work at the nearby Victoria Hospital and her donation of \$300,000 was one of the largest charitable donations by a woman in Canadian history at that time (Waite 2005).

Shirreff had several conditions attached to her donation. The building was to be named Shirreff Hall, it would not be religiously affiliated, and she would have final approval over the design. She personally traveled to Halifax to meet with Dalhousie's women students and noted she did not want Shirreff Hall to be spartan in appearance. Under her direction, fireplaces were added to public rooms, additional study space was added, and the library was built with more natural light. Shirreff died in 1921 before the residence was completed, and her estate was valued at nearly four million dollars (Waite 2005).

4.1.2 Women at Dalhousie University in the Early 20th Century

Shirreff Hall was a women's only residence until 2005 and through much of its history was closely associated with Dalhousie's female students. The first woman to graduate from Dalhousie was Margaret Florence Newcombe, who earned a Bachelor of Arts degree in 1885 (Pasolli 2019). Women were not excluded from admission to medical studies and in 1905 the graduating medicine class at Halifax Medical College contained four women (Waite 1998).

By the turn of the 20th century, the proportion of women students at Dalhousie reached about one quarter of the student population. Conventions of the time dictated that male students were not allowed to speak to women in the hallways. The Macdonald Memorial Library originally contained gender segregated reading rooms, and in many classes male and female students entered at separate times. Many of the women students during the early 20th century were already married and were typically drawn from Halifax's middle class. While some extracurricular activities excluded women, others such as the Dramatic Club and Glee Club contained many women students.



When completed in 1923, Shirreff Hall became the social centre for Dalhousie's women students and was closely monitored by a building warden (Waite 1998; Harvey et. al. 2015).

4.2 Important/Unique Architectural Style or Highly Representative of an Era

Shirreff Hall is an example of a Period Revival structure with Georgian Classicism design influence. As one of the early buildings on the Studley Campus, it shares design elements with the nearby Science Building, Macdonald Memorial Library, and Arts Building. Georgian architecture was popular in Nova Scotia and Canada from the late 18th century into the 19th century (Humphreys and Sykes 1974). The architectural style and materials of these early structures on the Studley Campus were chosen to match existing public buildings in Halifax, such as Government House and Province House.

The massing and balance of the exterior of Shirreff Hall is distinctly Georgian, particularly the symmetrical front façade. The architectural embellishments of the building evoke the classical simplicity the Georgian style is known for (Weir 1990). This includes the gable dormers, painted wood cornices with brackets and dentils, painted wood pediments, and the entablature over the main entrance supports by four stone Doric columns.

The structure was deliberately designed by Frank Darling with future expansion in mind (Dalhousie Archives 1923b). An early 20th century photograph shows Shirreff Hall as originally completed (Plate 2). In 1962, a new eastern wing was added to Shirreff Hall and in 1967 a new five storey addition was added to the west side of the building (Harvey et. al. 2015).





Plate 2: Shirreff Hall, *circa* 1924 (Dalhousie Archives 1924)



5 Significance of Architect or Builder

Like the preceding Science Building and Macdonald Memorial Library, Shirreff Hall was designed by Frank Darling and Andrew Cobb. Darling was a Toronto based architect born in Scarborough, Ontario in 1850. He began his architectural apprenticeship in 1866. He trained in Toronto and London, England. This training laid the foundation for Darling's architectural style which blended English, American, and Canadian traditions. His most prolific work was the design of dozens of bank branches. Darling remains recognized into the present-day for his ability to blend the architectural styles of Canada, the United States, and Europe harmoniously with an attention to local considerations and traditions (Crossman 2005). Compared to the Science Building and Macdonald Memorial Library, Darling appears to have taken a more direct role in its design and Shirreff Hall was his last major building design before he died in 1923 (Waite 1998; Crossman 2005).

Andrew Cobb is also credited as an architect of Shirreff Hall. Cobb was a Halifax based architect who eventually became responsible for much of the design of the buildings on the Studley Campus built before the Second World War. During his career in Halifax, Cobb designed many institutional buildings and homes in Nova Scotia (Nova Scotia Museum 2023). His institutional buildings were firmly rooted in classical design. While some architectural critics note that Cobb's designs were not particularly inventive or unique, it is widely acknowledged that his buildings contain a high degree of craftsmanship (Globe and Mail 1990; Nova Scotia Museum 2023). The relatively conservative design of Cobb's structures is partially credited to the conservative nature of Halifax during the early 20th century. A 1990 *Globe and Mail* article discussing an exhibit of Cobb's work noted, "His clients, unfortunately, were conservative and cautious in taste, suspicious of display and tight with the dollar" (Globe and Mail 1990). Cobb's career was cut-short on June 2, 1943, when he was killed in a bus crash outside of Halifax. At the time of his death, he was noted as one of Nova Scotia's best-known architects (Globe and Mail 1943). Cobb remains widely recognized as one of Nova Scotia's most important architects (Globe and Mail 1990; Nova Scotia Museum 2023).

The builders of Shirreff Hall were Hagen & Company Halifax Limited (Harvey et al. 2015; Pasolli 2019). This company mostly specialized in plumbing and plumbing supplies and was located at 89 Hollis Street in Halifax. The company was managed by George E. Hagen of 18 Coburg Road (McAlpine 1922: 280). Hagen was also a politician and served in the Nova Scotia House of Assembly (Nova Scotia Legislative Assembly 2017).



6 Architectural Merit

6.1 Construction Type/Building Technology

As Shirreff Hall was also designed by Darling and Cobb, it is likely a steel and concrete structure like the Science Building and Macdonald Memorial Library. The first reinforced poured concrete wall was patented in 1860, though its widespread use only began in the United States in the 1890s. The earliest reinforced concrete structures imitated the form of timber buildings: reinforced concrete columns supported concrete girders, which in turn supported reinforced concrete joists. In the early 1900s, reinforced concrete was adopted for industrial buildings of one or multiple stories because they could be built quickly, were fireproof and could withstand vibrations better than other construction methods (Jester 1995: 94-96).

The use of steel as a construction material began in the late 19th century when it was first used for the construction of bridges. Steel was then used to frame commercial buildings as a cost saving measure. Steel gave strength, allowed the creation of flexible open-plan interiors, and allowed high-rise steel-framed buildings to be constructed at great speed (Cruikshank 2016). As steel became the construction method of choice, load bearing masonry walls were no longer required, and the design of the building envelope was rethought. Masonry cladding, designed to imitate traditional materials such as brick or stone, were designed in such a way the loads of exterior wall assembly would be reduced and that additional floor space could be included in the building. Early masonry cladding was developed by specific masons and was not a uniform practice across the industry, however most masonry cladding was attached to steel or poured concrete construction using wall anchors (Ortega 2012).

The exterior of Shirreff Hall is clad in a quartzite type stone. The stone for the building was sourced from a quarry located near New Minas, King's County (Dalhousie Archives 1924). While the Science Building and Macdonald Building were clad in locally sources ironstone, it was becoming evident in Halifax that modern mortar had difficulty bonding with ironstone. The issue was first noticed at Halifax's Cathedral of All Saints, built in 1910 (Waite 1998; Nova Scotia Archives 2023). This problem was first raised during the construction of the Science Building by the building contractors Falconer and McDonald. Despite this, Cobb incorrectly believed that a Portland cement-based mortar would properly bond (Dalhousie University Archives 1913; Waite 1998). As a result, the university was reluctant to use ironstone and an engineering professor found early evidence of mortar bond problems at the Macdonald Memorial Library and Science Building. This led Darling and Dalhousie to select stone from near New Minas, which had been also used at Acadia College (Waite 1998; Harvey et. al. 2015).

6.2 Style

Shirreff Hall is an example of a Period Revival structure with Georgian Classicism design influence. As one of the early buildings on the Studley Campus, it shares design elements with the nearby Science Building, Macdonald Memorial Library, and Arts Building. Georgian architecture was popular in Nova Scotia and Canada from the late 18th century into the 19th century (Humphreys and Sykes 1974). The



architectural style and materials of these early structures on the Studley Campus were chosen to match existing public buildings in Halifax, such as Government House and Province House.

Potential Character Defining Elements:

The potential character defining elements of Shirreff Hall include, but are not limited to:

- Three and one half to five storey structure with an irregular plan, gable roof, mansard roof, and stone clad chimneys (Photo 1 and Photo 2)
- Mix of arched and gable dormers (Photo 3 and Photo 4)
- Wood painted pediments with wood brackets and wood dentils (Photo 5)
- Wood painted cornices with wood brackets and wood dentils (Photo 6)
- Quartzite stone clad exterior (Photo 7)
- Portico above main entrance with wood entablature with wood brackets, wood medallions, and four stone Doric columns (Photo 8)
- Mix of rectangular, arched, and segmental arch window openings with stone voussoirs, mix of wood sash and vinyl sash windows, and stone or concrete sills (Photo 9 to Photo 11)
- Wood main entrance door with stone and wood surround and “Shirreff Hall” carved above doorway (Photo 12)
- Cornerstone inscribed “This Stone Was Laid By H.R.H. The Prince of Wales Avgvst XVIII MCMXIX” to the west of the main entrance door (Photo 13)



Photo 1: Shirreff Hall original three and one half storey section built 1923, looking north



Photo 2: Shirreff Hall five storey section, built 1967, looking east





Photo 3: Arched dormers, looking north



Photo 4: Gable dormer, looking west



Photo 5: Pediment, looking north



Photo 6: Cornice, looking north



Photo 7: Stone clad exterior, looking east



Photo 8: Portico, looking north





Photo 9: Segmental arch window openings, looking east



Photo 10: Rectangular window openings on 1967 addition, looking east



Photo 11: Arched window openings, looking south



Photo 12: Main entrance door showing inscription, looking north

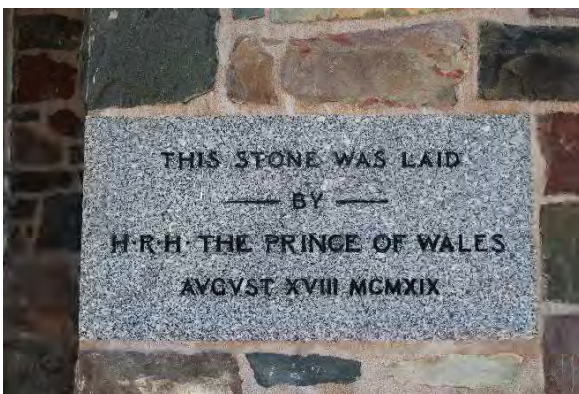


Photo 13: Cornerstone, looking north



7 Integrity

The overall integrity of Shirreff Hall is high. While it has been modified through east and west additions since its completion, the expansion of Shirreff Hall in the mid-20th century is in keeping with Darling's and Dalhousie's original vision for the structure (Dalhousie Archives 1923b). The east addition to the structure, referred to as "New Eddy" was completed in 1962 and closely matches the architectural design of the original part of Shirreff Hall. In 1967, the "Newcombe" wing was added to the west part of Shirreff Hall. The façade of Newcombe facing Oxford Street also closely matches the original design of Shirreff Hall, although rectangular window openings were substituted for segmental arch window openings. The west façade of Newcombe does contain modernist design elements such as horizontal rows of windows on the first and fifth storeys and a lack of classical detailing such as cornices and pediments. However, this does not significantly detract from the overall original design vision for Shirreff Hall, and these modernist elements have been located as to not visually interfere with the original design elements of Shirreff Hall. While some wood sash windows have been replaced, these replacement windows are largely sympathetic to the originals.



8 Relationship to Surrounding Area

Shirreff Hall is located near the southwest corner of South Street and Oxford Street, approximately 185 metres to the southwest of the Studley Quad. At the time of its construction, Shirreff Hall would have been located on a relatively quiet and undeveloped part of the Studley Campus, perhaps to offer its residents a more tranquil setting. The setback of Shirreff Hall from the street was chosen to preserve a stand of eastern white pine trees (Waite 1998). None of these trees remain present near Shirreff Hall and photography from the early to mid-20th century appear to show these pine trees already in a state of decline. Much of Shirreff Hall is surrounded by a dry stack stone wall, which is also present in photography from the early century and was likely built at the same time as Shirreff Hall (Plate 3). Today, this stone wall remains a distinctive landscape element connected with the residence (Photo 14).



Plate 3: Shirreff Hall, sometime before 1962, showing declining white pine trees and part of stone wall (denoted by arrow) (Nova Scotia Archives No Date [n.d.]





Photo 14: Dry stack stone wall and Shirreff Hall, looking north



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Research Report—6385 South Street: Shirreff Hall

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June 2024

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**Research Report—6230 South Street
(Stairs House)**

FINAL REPORT

June 2024

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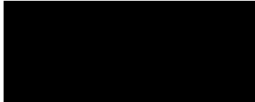
Project Number:
160940999

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Abbreviations

CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within the downtown/south area of Halifax. This report will inform the evaluation of these properties, which will be completed by municipal staff. This report includes the property at 6230 South Street. For the purposes of this report, the building is referred to as the Stairs House.

A site assessment was undertaken between July 24, 2023, and July 27, 2023, by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on a Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels. Additional photographs were also provided by HRM heritage planning staff.

To understand the history of the Stairs House and place the property into a wider historical context, a program of historical research was undertaken alongside the site assessment. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. The description of the properties was informed by the Canadian Inventory of Heritage Buildings (CIHB) (Parks Canada 1980).



2 Historical Context

Halifax is located on the ancestral and unceded territory of the Mi'kmaq People. The traditional territory of the Mi'kmaq includes the maritime provinces east of the Saint John River, parts of the Gaspé Peninsula, and parts of New England. The Mi'kmaq name for present-day Halifax is Kjiptuk, which means “Great Harbour” (HRM 2023a; Gallant 2022). In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9). The early growth of Halifax was sustained by the Seven Years War, American Revolution, and War of 1812.

Beginning in the 17th century, present-day Nova Scotia became part of the transatlantic rivalry between Great Britain and France. Following the end of the War of the Spanish Succession in 1713, the *Treaty of Utrecht* was signed, and France ceded to Great Britain all of present-day Nova Scotia south of Cape Breton Island. However, the French retained their strategic stronghold at Louisburg, which posed a threat to Britain's claims in the region. In 1749, the British government founded Halifax to serve as a counterweight to the French garrison at Louisburg (Raddall 1948: 20; Fingard et al 1999: 8-9).

The fledgling settlement of Halifax struggled with outbreaks of disease, a population unaccustomed to North America, and Indigenous resistance to encroachment. The initial population of British settlers was soon supplemented by settlers from New England who were more accustomed to life in North America (Raddall 1948: 41). The start of the Seven Years War in 1756 provided an important stimulus to the economy of Halifax as its role as an important naval base. As a result, the population of the settlement reached about 6,000 (Fingard et al 1999: 17). In 1758, Louisburg was captured by the British military and all of present-day Nova Scotia became a British colony (Fingard et al 1999: 18).

Peace along the Atlantic seaboard did not last long, and the American Revolution caused considerable disruption in Halifax. Much of the population was originally from New England and the community heavily traded with Boston. However, despite some resentment towards British policies, Nova Scotia and Halifax remained under British control throughout the conflict. Following the war, many United Empire Loyalists and enslaved and formerly enslaved Africans settled in Nova Scotia and Halifax (Raddall 1948: 82, 112). For the remainder of the 18th century and much of the first half of the 19th century, the economic prosperity of Halifax was linked to the British military (Fingard et al 1999: 5; Raddall 1948: vii).

By the mid-19th century, Halifax developed into an important trading port and specialized in the transport of local products, imported goods, and as an entry port for trade throughout British North America (Fingard et al 1999: 69-70). This resulted in the development of a prosperous middle class and sustained growth in Halifax (Fingard et al 1999: 72). Between 1851 and 1881, the population of Halifax and Dartmouth doubled from 19,165 to 39,859 (Fingard et al 1999: 7). During the late 19th century and early 20th century, industry also became an important component of Halifax's economy. As a result, by the early 20th century Halifax was an important port, industrial centre, and military stronghold (Fingard et al 1999: 119-120).



3 Age

The Stairs House is situated on the south side of South Street between Dalhousie Street and Studley Avenue. It is associated with the growth of Halifax in the second half of the 19th century.

Historically, Halifax's urban area was concentrated near the harbours on the peninsula's east side. The Stairs House was located outside of this urban area, to the west of the town. Historical mapping from 1870 illustrates the rural character of the west end of South Street and shows that while there were other residences scattered along the west side of the peninsula, the Stairs House had not yet been constructed (Plate 1).



Plate 1: Approximate location of the future Stairs House denoted by an arrow on mapping from 1870 (Nova Scotia Archives Maps Collection 1870)

The current Stairs House structure is visible on historical mapping from 1878, meaning that the residence was built some time between 1870 and 1878 (Plate 2). The 1878 map indicates that the residence was a frame structure. The map also notes that the residence was located in a block referred to as the “Clewley Lots” which relates directly to the stamping on the stone pillars on either sides of the driveway at 6230 South Street (Photo 18 to Photo 21). A search of census and burial records and secondary sources indicates that a man named John Clewley was among Halifax's early settlers. A list of families who were settled in Halifax by 1749 notes that John Clewley was one of the early settlers living in the town and that his household included ten people (Atkins 2012: 256). Mr. Clewley was a master carpenter who spent 48 years in His Majesty's service, including conducting inspections of still houses in Halifax, and he was buried in the Old Burying Ground when he died in 1783 (Atkins 2012: 41, Nova Scotia Museum n.d.). No direct connection could be made between John Clewley and the “Clewley Lots” or between the present-day Stairs House and John Clewley or his descendants using available sources.





Plate 2: The Stairs House denoted by an arrow on mapping from 1878 (Hopkins 1878).

The Stairs House first appears in city directories in 1890-1891. Julius G. Sievert, who was a tobacconist with a shop on Hollis Street, is listed as having a home on South Street (McAlpine 1891: 329). Later directories indicate that Mr. Sievert's home was at the west end of South Street on the south side of the road, consistent with the present-day location of the Stairs House, and that William E. Sievert also boarded there (McAlpine 1899: 467). In the 1900-1901 directory, the residence has an address assigned for the first time and is listed as 286 South Street (McAlpine 1901: 684). An address change occurred in 1912-1913, with 286 South Street being changed to 356 South Street (McAlpine 1913: 753).

Goad's 1914 Fire Insurance Plan shows the residence in greater detail and depicts outbuildings that had been added to the property (Plate 3). The residence has the same general T-shape seen on the 1878 mapping, but the 1914 map depicts the projecting central frontispiece and bay window in the front (north) façade, the verandah, and two small wings at the rear of the residence. The Sievert family resided at the Stairs House until 1923 (McAlpine 1923:131). The residence was vacant briefly, then Sir Charles Frederick Fraser resided there for a year with Lady Fraser staying the following year (McAlpine 1924: 128, 1925: 92). Beginning in 1926-1927, Cyril W. Stairs is listed as the residence's occupant (McAlpine 1926: 97). After the Stairs House was acquired by Dalhousie University in 1972, it was part of the Dalhousie Women's Residence and Registrar's Office until 1979 when Dalhousie's School of Health and Human Performance relocated to the Stairs House (Plate 4) (Dalhousie University Archives 1972, Dalhousie University n.d.a.).



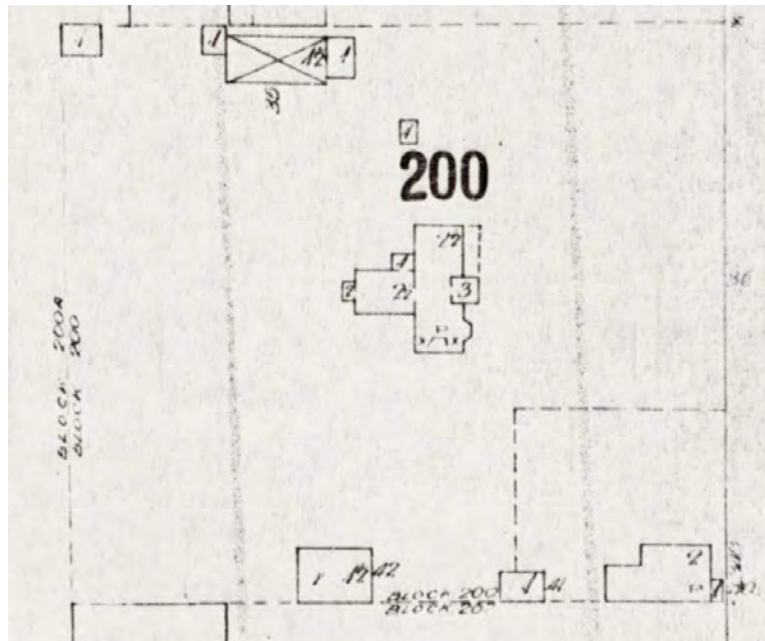


Plate 3: Stairs House on Goad's Fire Insurance Plan 1914 (Goad 1914)



Plate 4: The Stairs House in 1973 when it formed part of the Dalhousie Women's Residence and Registrar's Office (Dalhousie University Archives n.d.a)



4 Historical or Architectural Importance

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

Based on historical mapping, the Stairs House was constructed between 1870 and 1878. The first resident of the Stairs House recorded in the Halifax city directories was Julius G. Sievert (McAlpine 1891). Other residents included Sir Charles Frederick Fraser, Lady Jane C.R. Fraser, and Cyril W. Stairs.

Julius Godfrey Sievert was a Prussian tobacconist who opened his Halifax-based business in the early 1870s (Parks Canada n.d.). The city directories describe Sievert as a wholesale and retail tobacconist, seller of sporting goods, and a sales agent for Wagner Ziedler & Company show cases (McAlpine 1891). He is also noted as the manager of the Halifax Cigar Company (McAlpine 1899). The 1901 census indicates that Julius was born in 1843 and that his wife Sarah was Nova Scotia-born (Library and Archives Canada 1901). They had nine children between the ages of 1 and 19 in 1901 and their household also included a servant.

Julius passed away in 1914 and Mrs. Sarah Sievert is listed as the resident for the Stairs House from 1915 to 1923 (Find a Grave 2023a, McAlpine 1915). Julius's eldest son, Luckwald Edward Sievert, moved into 1573 Barrington Street as a tenant in 1907 and purchased the building in 1915 to make it the storefront for Sievert's Limited tobacco shop (Parks Canada n.d.). Luckwald married Grace Isabella Hopgood in 1920 (Find a Grave 2023b). The Barrington Street shop continued to operate as a family-owned business until 2020 when Julius' great-grandson Craig Sievert made the decision to close it (Davie 2020).

Sir Charles Frederick Fraser lived at the Stairs House in 1924 (McAlpine 1924). He was a businessman, editor, and educator who became superintendent of the Halifax Asylum for the Blind in 1873 (University of Toronto 2023). The school was a fledgling institution when he accepted the superintendent post and it had expanded significantly by the time he retired in 1923. Sir Fraser also championed education and medical care for the blind, established a provincial library of Braille books, introduced an extension program that would later be formalized as the Home Teaching Society for the Blind of the Maritime Provinces and Newfoundland, and supported multiple provincial and national associations for the blind. Sir Fraser married Ella Jane Hunter in 1891. Following Ella's death in 1909, he married Jane Catherine Roxby Stevens in 1910 and had one son. Sir Charles Frederick Fraser died in 1925 (University of Toronto 2023).

Beginning in 1926, Cyril W. Stairs is listed as the house's occupant (McAlpine 1926). The Stairs family were prominent merchants, bankers, and political figures in Halifax in the 19th and early 20th century. William Machin Stairs founded the Wm. Stairs, Son and Morrow hardware firm and was a cofounder of the Union Bank (Nova Scotia Archives n.d.). William's son, W.J. Stairs, became president of the firm and bank after his father's death in 1865. W.J. Stairs also served as an alderman on the Halifax City Council and spent a brief time on the Legislative Council. W.J.'s son, Edward, became president of the hardware



firm in 1906. Cyril W. Stairs, who was Edward's second son and one of nine children, succeeded his uncle Gavin L. Stairs as president of the firm in 1926.

Before becoming president of the firm, Cyril had worked as an apprentice (Dalhousie University Archives n.d.b). Cyril married Katherine Drysdale in 1915 and their son Arthur was born in 1919. Cyril also served as president of several other companies including Maritime Paper Products Ltd., A.M. Bell and Company, and C.P. Moore Ltd. Cyril was made an officer in the Order of the British Empire in 1946 for his wartime work (Nova Scotia Archives n.d.). When Cyril died in 1953 at the age of 61, he was director of the Royal Bank of Canada, Eastern Trust Company, Moir's Ltd., Halifax Insurance Company, Starr Manufacturing Company, and Consumer's Cordage Company (Dalhousie University Archives n.d.b). Cyril's son Arthur D. Stairs served overseas with the Royal Canadian Navy and became president of the family firm when his father died (Nova Scotia Archives n.d.).

The figurehead positioned over the doorway of the Stairs House is a copy of the figurehead from the famous British barque named the *Saladin* (Dalhousie University Archives 2008). Following two mutinies and several murders, the remaining crew from the *Saladin* were tried for piracy and murder in Halifax in 1844. It was the last piracy trial held in Nova Scotia and the crew members who were found guilty were the last people to be publicly hanged in Halifax. The *Saladin's* original figure head used to reside in the front office of the William Stairs, Son and Morrow office on Sackville Street in Halifax before it was moved to the Nova Scotia Maritime Museum of the Atlantic. The reproduction figurehead over the entrance to the Stairs House was allegedly "beheaded" by student pranksters who replaced the head with a pumpkin (Dalhousie University Archives 2008).

Beginning in the mid-1960s, under the leadership of university president Henry Hicks, Dalhousie University began a campaign of expansion which included the purchase of neighbouring residences. These residences would either be converted for use by the university or demolished to accommodate new construction. Hicks is widely credited with turning Dalhousie from "a small 'college by the sea' to a national university" (Dalhousie University 2023). The Stairs House and a second residence on South Street owned by Cyril Stairs were among these acquisitions. As shown in the plan attached to the property transfer paperwork, Dalhousie University already owned the property to the west of Cyril's, making acquisition of the Stairs House a logical expansion (Plate 5). In 1972 Arthur Stairs, acting as trustee of his father's will, granted Cyril's property on South Street to the Governors of Dalhousie College and University (Dalhousie University Archives 1972). Cyril had acquired part of the property from Lady Jane C.R. Fraser in 1925 after Sir Charles' death. He acquired the other portion of his property from Clyde D. Hopgood, who may have been a relative of Luckwald Sievert's wife Grace Isabella Hopgood, in 1946.



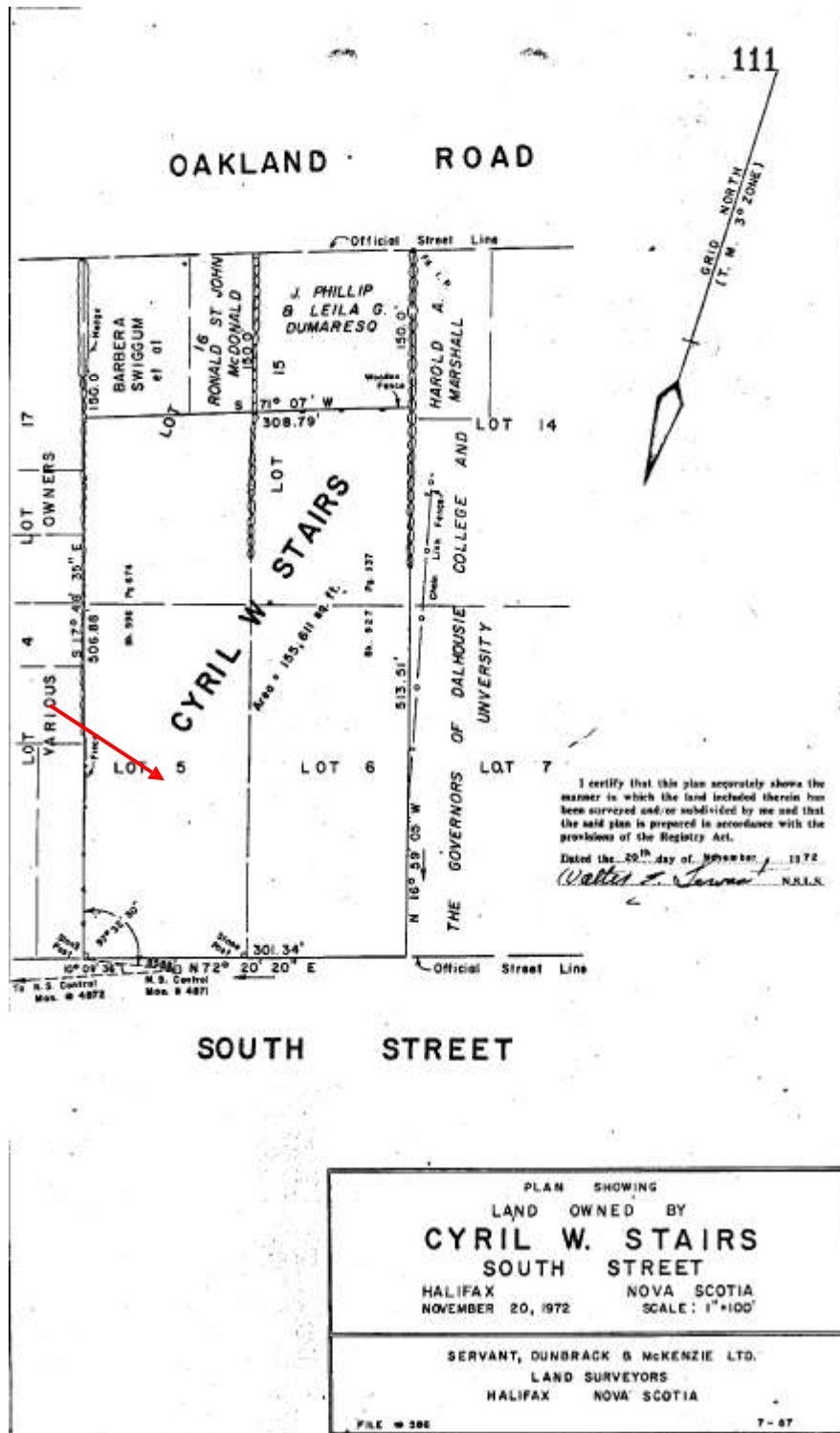


Plate 5: Legal plan showing the property owned by Cyril W. Stairs in 1972 with the approximate location of the Stairs House denoted by an arrow (Dalhousie Archives 1972)



4.2 Important/Unique Architectural Style or Highly Representative of an Era

The Stairs House can be described as a Second Empire residence. The Second Empire style, which was popular in Nova Scotia from 1860-1890, was derived from the architectural style popular in France and the French Colonies during the reign of Napoleon III (Nova Scotia Archives 2023, Blumenson 1990: 87). The style experienced a brief period of popularity for the design of large public and civic buildings in Canada and the United States and appeared in a subdued manor in the design of private homes and small commercial dwellings reflected in patterns books and trade journals (Blumenson 1990: 87). Key characteristics of the style include:

- Wood shingle or brick exteriors
- Two to three storey construction in an “L” or rectangular shape
- Straight, convex, or concave mansard roofs pierced with steeply pitched dormers that are covered in slate or shingles
- Decorative brackets beneath the eaves that are sometimes accompanied by decorative friezes
- Classical moldings and details around door and window openings
- Projecting central frontispieces or towers or projections at the ends or corners of the structure
- Rectangular transoms and sidelights
- Bay windows
- Large porches or wraparound verandahs similar to those used in the Queen Anne Style are sometimes added to less formal examples of Second Empire architecture

(Blumenson 1990: 87-88, Nova Scotia Archives 2023)

Second Empire structures with a similar design to the Stairs House can be found throughout Halifax, including registered properties at 1358 Queen Street (built 1890, Plate 6), the Hoyt-Morrison House (built 1871, Plate 7), and the Renner-Carney House (built 1891, Plate 8). This style is seen in other parts of the province as well, including residences like the Devine House in Shelburne, Nova Scotia (Plate 9). The Second Empire Style dominated housing design in the 1800s and the *Registry of Heritage Properties* for HRM also includes multiple older residences that were remodeled in the late 19th century to reflect the contemporary Second Empire style with the most consistent change being the addition of a mansard roof with dormers (HRM 2023b). The Stairs House illustrates several key characteristics of Second Empire style including its two storey construction, mansard roof, dormers, centered doorway and projecting frontispiece, rectangular transoms and sidelights, and bay windows.





Plate 6: Small town house from 1890 in Second Empire style at 1358 Queen Street, Halifax (Halifax Regional Municipality of 2023).



Plate 7: Hoyt-Morrison House, Halifax (Halifax Regional Municipality 2023)



Plate 8: Renner-Carney House in the Victorian Eclectic style with Second Empire Design influences (Halifax Regional Municipality 2023)



Plate 9: Devine House in Shelburne, Nova Scotia (Nova Scotia Archives n.d.)



5 Significance of Architect or Builder

There were no available building permits in the Halifax Archives to indicate who built the structure at 6230 South Street.



6 Architectural Merit

6.1 Construction Type/Building Technology

While interior access to the Stairs House was not available, fire insurance mapping indicates that the residence is a frame structure (Hopkins 1878). This type of construction was common in Halifax throughout the 19th and 20th centuries. Building permits indicate that a two storey 16 by 20 foot (approximately 4.8 by 6.1 metre) addition with a flat roof was added to the rear of the residence by Cyril W. Stairs *circa* 1930 (Dalhousie University Archives 1972). The opaque glass block windows and poured concrete foundation in the addition at the rear of the residence are consistent with popular building materials used in the early 20th century (Photo 1). Cyril Stairs also applied for a permit to have the fence at the back of the property repaired in 1930.



Photo 1: Glass block windows and poured concrete foundation in the Stairs House rear addition

6.2 Style

The Stairs House is a Second Empire Structure. Second Empire elements of the residence include the wood shingle exterior, mansard roof, gable dormers, classical details in the window surrounds, the projecting central frontispiece, brackets below the roofline, the bay window, the rectangular transom windows and sidelights around the front entrance, and the wraparound verandah. This style of architecture was common in late 19th century Halifax.



Potential Character Defining Elements

- Two storey structure with mansard roof (Photo 2 and Photo 3)
- Gable dormers (Photo 4)
- Projecting central frontispiece with copper pyramidal roof and finial, classically inspired pediment with wooden support brackets, and partial figurehead (Photo 5 to Photo 7)
- Classically inspired window surrounds, bay window, and fish scale shingle detailing on front façade (Photo 8 and Photo 9)
- Wood soffits, brackets, and corner pilasters on the front façade (Photo 10)
- Wood soffits, plain wood trim on the corners, and wood window frames and sills on the side and rear façades (Photo 11 and Photo 12)
- Projecting bays with windows and wooden support brackets on the side and rear façades (Photo 14)
- Wraparound verandah with brackets below roofline, wooden soffits and supports columns, low wall with wooden shingle cladding, and wooden railings (Photo 15)
- Three storey rear portion of the residence built into the hill and rear additions (Photo 16 and Photo 17)
- Stone fence and pillars along the front (north) edge of the property with “Clewley Cottage” inscription and former address (356 South Street) (Photo 18 to Photo 21)





Photo 2: Stairs House showing two storey construction at the front of the structure, looking south



Photo 3: Side view of mansard roof, looking southwest



Photo 4: Gable dormer, looking south



Photo 5: Copper roof, finial, and brackets on projecting central frontispiece, looking southwest



Photo 6: Classically inspired pediment with wooden support brackets and partial figurehead, looking south



Photo 7: Rectangular transom windows and sidelights with wooden door, looking south



Photo 8: Classically inspired window surround, looking south



Photo 9: Classically inspired window surround on upper storey and bay window with fish scale shingle detailing on lower storey, looking south





Photo 10: Wood soffits, brackets, and corner pilasters on the front façade, looking southeast



Photo 11: Wood soffits and plain wood trim on the corner of a side façade, looking northwest



Photo 12: Wood window surrounds and wood sills on a side façade, looking west



Photo 13: Wood shingle cladding and parged and poured concrete foundation, looking northeast





Photo 14: Projecting bay with windows and wooden brackets on the side façade, looking northeast



Photo 15: Wraparound verandah, looking southeast



Photo 16: Rear additions, looking northwest



Photo 17: Rear addition, looking north





Photo 18: Stone fence and pillar along front of property, looking southeast



Photo 19: Stone fence and pillar along front of property, looking southwest



Photo 20: Clewley Cottage inscription and former address, looking south



Photo 21: Clewley Cottage inscription and former address, looking south



7 Integrity

The Stairs House retains a relatively high degree of heritage integrity. The residence retains period appropriate wood shingle cladding with fish scale detailing, wood soffits, brackets, classically inspired window surrounds, wood frame transoms and side lights, the pediment above the front entrance with the partial figurehead, a period appropriate porch, and generally retains its original massing. While additions have been added to the rear of the residence and a portion of the porch appears to have been removed, this has not significantly diminished the integrity of the residence and it remains readily identifiable as a late 19th century Second Empire structure.



8 Relationship to Surrounding Area

The Stairs House has a physical link to Dalhousie University through its adjacency to the main block of the Studley Campus which is bordered by the north side of South Street (Plate 10). The Stairs House also has a physical link to the surrounding residential area as it supports the late 19th century residential character of the south side of South Street. The closest properties from the *Registry of Heritage Properties* for HRM are the Oakland Cottage (also called the George Low House, 1141 Cartaret Street) which is located approximately 225 metres southeast of the Stairs House and Acadia Cottage (6080 South Street) which is located approximately 325 metres northeast of the Stairs House. The Stairs House is also located adjacent to the main block of the Studley Campus, located between the north side of South Street and the south side of Coburg Street. The Dalplex athletic facility is located immediately west of the Stairs House.

The Stairs House has a historical and associative connection to Julius G. Sievert's Tobacco Building at 1573 Barrington Street which is located approximately 2.4 kilometres from the Stairs House in the Central Business District in Halifax. The shop is a municipally registered heritage property and is also listed on the *Canadian Register of Historic Places* (Parks Canada n.d).



Plate 10: Location of the Stairs House (denoted by an arrow) in relation to the Studley Campus (Dalhousie University n.d.b.)



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Research Report—6230 South Street (Stairs House)

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**Research Report—660 and
640 Francklyn Street: Theological
College/Pine Divinity Hall**

FINAL REPORT

June 2024

Prepared for:
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Limitations and Sign-off

The conclusions in the Report titled Research Report—660 and 640 Francklyn Street: Theological College/Pine Divinity Hall are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

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Abbreviations

AST	Atlantic School of Theology
CICIC	Canadian Information Centre for International Credentials
CIHB	Canadian Inventory of Heritage Buildings
HRM	Halifax Regional Municipality



1 Study Purpose and Methodology

Stantec Consulting Ltd. (Stantec) was retained by the Halifax Regional Municipality (HRM) to complete historical research for a series of properties within the downtown/south area of Halifax. This report will inform the evaluation of these properties, which will be completed by municipal staff. This report includes the properties at 660 and 640 Francklyn Street, which are part of the present-day Atlantic School of Theology (AST). The structure at 660 Francklyn Street was purpose built as a new residence for Pine Hill Divinity Hall and remains used for this. The structure at 640 Francklyn Street was built by Pine Divinity Hall as a library, classroom, and gymnasium space and appears to presently be vacant or under renovations and is presently referred to as the “1898 Building”. The AST was formed in 1971 through the amalgamation of three institutions, including the Pine Hill Divinity Hall, the Divinity Faculty at King’s College, and the Holy Heart Theological Seminary, which were themselves amalgamations of other former institutions. As a result, there are numerous other historical names and institutions historically associated with the AST which will be discussed in Section 2.

A site assessment was undertaken between July 24, 2023, and July 27, 2023, by Frank Smith and Christian Giansante, Cultural Heritage Specialists with Stantec. Weather conditions during the field program were sunny to partly cloudy and seasonably hot. Photographs were taken on Canon EOS Rebel T7 with a resolution of 6,000 by 4,000 pixels and also digitally provided to Stantec by HRM heritage planning staff.

To understand the history of 660 and 640 Francklyn Street within the Pine Hill Divinity Hall campus and place the property into a wider historical context, a program of historical research was undertaken between July 24, 2023, and July 26, 2023. Primary sources, including maps, correspondence, and property records were reviewed at archival institutions, including Dalhousie University Archives, the Archives of Nova Scotia, and the Municipal Archives of Halifax. In addition, secondary sources were consulted including electronic resources and printed books. The description of the properties was informed by the *Canadian Inventory of Heritage Buildings* (CIHB) (Parks Canada 1980).



2 Historical Context

2.1 Theological Education in Nova Scotia

The origins of the AST reflect the long and varied history of both theological education and higher education more generally in Nova Scotia. Prior to the establishment of Canada's early theological colleges, theological education and ministerial training was generally carried out through an apprenticeship system (Clifford 1989: 86). In Canada, Protestant church courts tended to appoint an existing minister as a theological professor or tutor. These theological professors were expected to maintain a personal library of relevant texts and to offer their students instruction and examinations in topics such as philosophy, literature, and divinity, often providing students with room and board in their homes and allowing students to gain practical experience by shadowing their tutors while they carried out their pastoral duties (Clifford 1989: 87-88). Institutions of higher education were generally linked to a particular denomination and during the 18th and 19th centuries various denominations across Canada struggled to establish theological colleges, often lacking adequate professors, enrollment, or funding (Clifford 1989: 91). This meant that many Protestant ministerial candidates were unable to complete a general degree before undertaking their theological studies, forcing them to rely on their theological instructors for general as well as religious instruction.

By the second half of the 19th century, additional universities had been established and there was an increasing shift towards ministerial candidates studying at theological colleges on university campuses. The apprenticeship system that had prepared early Protestant ministers to be ordained gradually became less common starting around 1850, roughly the same time that other disciplines like law and medicine were making a similar shift (Clifford 1989: 90). This shift away from apprenticeships may have been encouraged by changes in the social conception of ministry as industrialization encouraged professionalization and attempts were made to separate church and state.

Nova Scotia's first post-secondary institution was the University of King's College. Founded by United Empire Loyalists in 1789, the college originally sought to perpetuate values and traditions for British Anglicans (Canadian Information Centre for International Credentials (CICIC) 2023). In an attempt to counter King's College's religious restrictions, in 1818 Lieutenant Governor Lord Dalhousie founded the institution that would later become known as Dalhousie University, though Dalhousie didn't truly find its footing as a post-secondary institution until decades later. The Baptists established Acadia University in Wolfville in 1838, and the Roman Catholics founded Saint Mary's University in Halifax, St. Francis Xavier University in Antigonish, and Université Sainte-Anne in Pointe-de-l'Église in 1841, 1853, and 1890 respectively (CICIC 2023). The Sisters of Charity, a religious order with ties to Catholicism, founded Mount Saint Vincent in 1873. While it started as an academy to train novices and sisters as teachers, it quickly evolved into a female only post secondary institution that didn't shift to allowing male students until 1967. Despite the handful of post-secondary institutions that existed in Nova Scotia by the mid to late 19th century, many Protestant denominations including the Presbyterians still didn't have their own universities or colleges.



2.2 Presbyterian Theological Education, Pine Hill Divinity Hall, and the AST

The present-day AST was formed in 1971 through an amalgamation of the Divinity Faculty at King's College, the Holy Heart Theological Seminary, and Pine Hill Divinity Hall (Atlantic School of Theology n.d.). The AST campus is located on the former Pine Hill Divinity Hall campus. Because of the historical and physical link 660 and 640 Francklyn Street have with the former Pine Hill Divinity Hall, a detailed history of the Pine Hill Divinity Hall will be provided here with limited details about the other institutions connected to the AST's development.

As noted in Section 2.1, prior to the establishment of theological schools, ministers received informal tutoring and apprenticeship-like training and when Nova Scotia's early post-secondary institutions were formed, they had specific denominational associations. The history of Presbyterian theological education in Nova Scotia generally follows this narrative, beginning with early instruction provided by Reverend Thomas McCulloch and leading to several schools run by the Presbyterian Church of Nova Scotia, which eventually became part of the present-day United Church of Canada. McCulloch, a member of one of the two Presbyterian denominations of Scotland, travelled to Pictou, Nova Scotia in 1803 (Betts 1970: 5). His passage across the Atlantic Ocean had been stormy and longer than anticipated, leading him to overwinter in Pictou instead of travelling on to his intended destination of Prince Edward Island. By the spring, the residents of Pictou had invited McCulloch to stay and serve as their minister.

Having spent several years studying medicine and then divinity at Glasgow University and having a general inclination towards teaching, McCulloch quickly noted the area's dire lack of suitable schools, even at the elementary level. McCulloch began teaching classes in a log cabin near his home and by 1811 he had been appointed Master of one of the first grammar schools in the province and the predecessor of the Pictou Academy. In 1817, the two presbyterian branches in Scotland united to create the Synod of the Presbyterian Church of Nova Scotia (Goodine 1993: 104). In 1820 when McCulloch informed the Synod that he had several graduates of the Pictou Academy who were ready to commence studies in divinity, he was selected as the Professor of Divinity and the Presbyterian Church Divinity Hall was formed (Betts 1970: 6). Despite his new role as the Professor of Divinity, McCulloch continued to teach at the Pictou Academy which had such rigorous standards that when three of the academy's graduates immigrated to Scotland in 1824, they were granted M.A.s from the University of Glasgow without further requirements.

Initially, the Presbyterian Church Divinity Hall consisted of classes with a handful of students in spare rooms at the Pictou Academy taught entirely by McCulloch as he juggled his other teaching duties for the academy. He left Pictou in 1838 to become the first president of the renewed Dalhousie University and he took his teaching practice with him, holding classes in his new home (Betts 1970: 11). McCulloch continued to teach divinity classes until he passed away in 1843 and Reverend John Keir was chosen as his replacement for the Professor of Divinity (Betts 1970: 13, 14). In 1846, Reverend James Ross was appointed as Professor of Biblical Literature to assist Keir. Over the next few years the Divinity Hall had no fixed location and met irregularly. In an attempt to prepare more students for the Divinity Hall, the Synod established the West River Seminary in 1848. However, the seminary was still an interim measure at best, with a small number of students meeting in a room above an existing schoolhouse that was



shared with the Divinity Hall. The seminary and the hall continued to alternate sessions until 1855 when the Synod began planning for a permanent building (Betts 1970:16). A building to house both the seminary and Divinity Hall was opened in Truro in 1858. The move to Truro brought the Divinity Hall closer to the Free Church Divinity Hall located in Halifax. In 1860, these two churches united in Halifax and the halls were merged, also in Halifax (Betts 1970: 17). Three years later the hall relocated to Dalhousie University and becoming the Presbyterian College with Ross as its president. Funding for the hall was divided between Dalhousie and the Presbyterian Church (Waite 1998).

The 1860s and 1870s brought a drop in enrollment and financial difficulties for the fledgling college but by the late 1870s enrollment had returned and the college had a more established faculty. Attention was then turned to finding a more suitable property to house the Presbyterian College. An available building lot in Halifax on Robie Street known as the “Brookfield Lot” was acquired in 1877, but the college did not have sufficient budget to construct a building that would be able to house classes and provide living accommodations for students (Betts 1970: 22). In 1878, Edward Albro’s property known as Pine Hill on Halifax’s North West Arm became available for purchase (Betts 1970: 22, Goodine 1993: 105). This is part of the present-day AST property. With Edward Albro’s hardware business failing, the nine acre property was listed at a discounted price and it already contained a large, Italianate mansion (Plate 1 and Plate 2, for additional information on Edward Albro see Section 4.1.1). The Albro House was more than adequate for the College’s needs and the property was purchased, with the College unofficially adopting Pine Hill as its name.

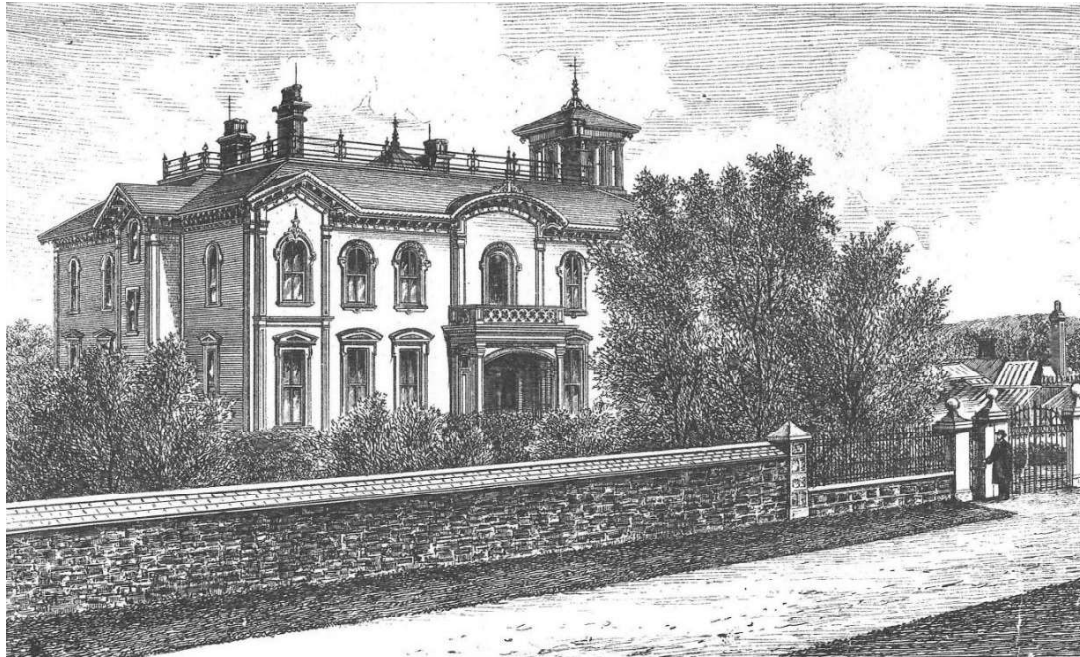
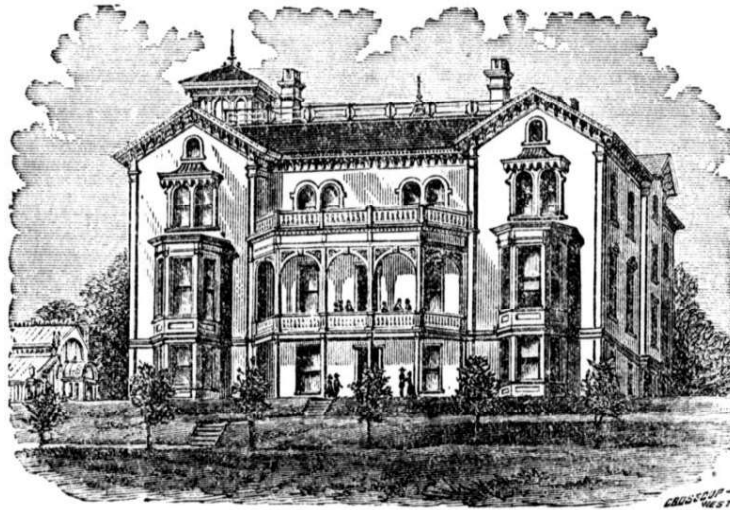


Plate 1: The Albro House in 1878, prior to renovations made by the Pine Hill Divinity Hall (Betts 1970)





REAR VIEW, FACING THE NORTH-WEST ARM.

Plate 2: A sketch depicting the rear view of Albro House circa 1879 (Presbyterian College 1879)

Student enrollment increased in 1886 and by 1889 the growing student population had established the college's first regularly published journal called *The Theologue* (Betts 1970: 25). The Albro House became inadequate for the increasing number of students and renovations were undertaken in the summer of 1890. A new hot water system and a mansard roof were added, providing another floor for student rooms and bringing the building's capacity up to approximately 36 students (Plate 3 and **Error! Reference source not found.**). The college continued to grow during the last years of the 19th century. The college's Board of Governors commissioned the construction of three residences along Francklyn Street for rental by professors and in 1899 construction of a library building was undertaken (Betts 1970: 28).





Plate 3: Former Albro House, then the Pine Hill Divinity Hall residence building, after it was renovated, date unknown (Nova Scotia Archives 2024a)

During the First World War, the Presbyterian College saw a decline in its population as students and faculty enlisted or were drafted into military service (Betts 1970: 30). The Pine Hill Divinity Hall was converted to a military convalescent hospital in 1917, with classes moved temporarily to the Maritime Business College and students living in cubicles erected in the library until homes could be found for them throughout the city. The years following the war brought financial challenges as the cost of living rose, but the first females were admitted to the college as special students in 1922. Further changes came in 1925 when negotiations first commenced in 1902 finally resulted in the Presbyterian, Methodist, Congregational churches and the General Council of the Local Union Churches merging to form the United Church of Canada (United Church of Canada 2024, Goodine 1993: 106). As a result, the Mount Allison Department of Theology in New Brunswick (the theological school for the Methodist church) and the Presbyterian College were amalgamated in 1926 (Betts 1970: 38). In 1927, Pine Hill Divinity Hall was officially adopted as the name of the amalgamated institution. Class sizes continued to increase in the early 20th century but dipped once again during the Second World War. Summer sessions were held during 1943 and 1944 to help meet the increasing need for ministers and when King's College was requisitioned by the navy its students were temporarily transferred to the Pine Hill Divinity Hall to continue their studies and to board with the Pine Hill students (Betts 1970: 42, Goodine 1993: 109). The first woman to receive a diploma from Pine Hill Divinity Hall was Miss Hilda Johnson in 1944, who went on to work as a missionary in India.

In 1957 the Pine Hill Divinity Hall introduced a Master of Theology Degree and a Bachelor of Theology was added to the degree offerings in 1967 (Betts 1970: 42). Collaborations between the Pine Hill Divinity Hall, the University of King's College Divinity Hall (an Anglican theological school also associated with Dalhousie University), and Holy Heart Seminary (a Catholic theological school) also began to increase during this time, leading to a great selection of available courses and more comprehensive training. There was increasing expectation of the abilities of ministers who chose to work in the healthcare system as the government worked to establish a more formal health ministry (Goodine 1993: 111).



Along with philosophical changes, the mid to late 20th century brought physical changes to the Pine Hill Campus. The Board of Governors approved a central heating plant for the Pine Hill campus in 1947 and by the early 1950s planning was underway for a new, larger residence to replace Albro House. Student enrollment reached a new peak in 1959 and the St. Columbia Chapel and Teaching Centre were added to the campus in 1962 with a new house for the principal and one for a professor being added by 1970.

Despite the peak in enrollment in 1959, by the end of the 1960s enrollment at the Pine Hill Divinity Hall had begun to decrease and financial concerns were beginning to develop. Other theological schools were experiencing similar or even worse enrollment and financial crises, along with a shortage of faculty (Goodine 1993: 103). There was also a more general discussion underway across denominations about what modern theological education should include so it would be suited to the needs and the changing world of the 1960s. At the national level the United Church of Canada, which had always maintained a philosophy that unions were preferable to maintaining competing denominations, began considering options for the consolidation of resources to reduce operating costs, including amalgamation or closure of some of the United Church colleges.

The present-day AST was formed in 1971 through an amalgamation of the Divinity Faculty at King's College (historically associated with the Anglican Church of Canada), the Holy Heart Theological Seminary (historically associated with the Roman Catholic Episcopal Corporation of Halifax), and Pine Hill Divinity Hall (historically associated with Presbyterianism and subsequently the United Church of Canada) (Atlantic School of Theology n.d.). It was formally incorporated on June 28, 1974, by an act of the Nova Scotia Legislature (Dalhousie University Libraries 2024). The newly formed institution retained the Pine Hill location as its campus and as of the present-day, the school remains a tri-denominational institution. Since 2002, the AST has been affiliated with Saint Mary's University in Halifax and offers complimentary programming while maintaining independent operations and degrees (Atlantic School of Theology n.d.).



3 Age

3.1 660 Francklyn Street

The present-day structure at 660 Francklyn Street was built in 1955 to replace the Albro House, which historically served as the college's residence. By the early 1950's, after over 80 years as the school's residence, the Albro House was in poor condition, despite the additions and renovations it had received over the years (Betts 1970: 43). A campaign to raise the funds for a new residence was undertaken in 1952 and by 1954, the Albro House had been razed to make room for the new construction. The new residence, which used steel, brick, and concrete fireproof construction and cost over a half a million dollars, could accommodate 130 students and was opened on September 6, 1955 (Dal Gazette 1955). Betts 1970: 43, United Church of Canada 1966: 9). It was built on the same site as the former residence, north of the library building at 640 Francklyn Street, with a scenic view of Halifax's Northwest Arm (Plate 4 and Plate 5). By October 1955, there were 104 residents living in the building, with nearly three quarters of them being Dalhousie students (Dal Gazette 1955). The first floor of the residence included a lounge overlooking the Arm, a chapel, the matron's apartment, and student rooms. The second and third stories were dedicated to students' rooms. The residence also has a basement which housed a cafeteria, recreation room with billiards and ping-pong tables, and an "ultra-modern" kitchen with all the latest electrical appliances (Dal Gazette 1955).

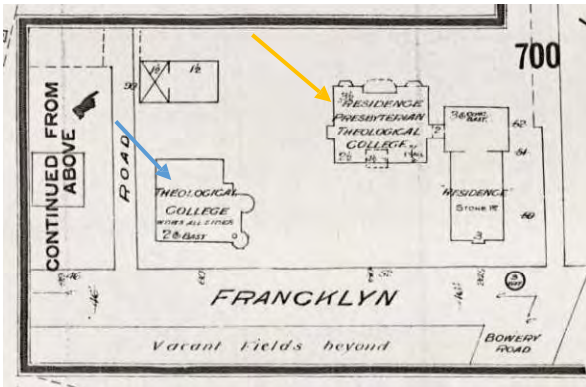


Plate 4: The former Pine Hill residence, as denoted by a yellow arrow, on a 1914 fire insurance plan with the library building denoted by a blue arrow (Goad 1914)

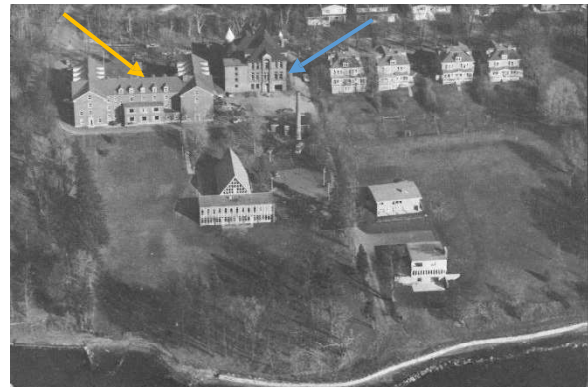


Plate 5: The Pine Hill Property circa 1970 with the new residence denoted by a yellow arrow. Looking northeast, other buildings pictured include the library (denoted by a blue arrow), four faculty houses, and the St. Columba Chapel and Teaching Centre (Betts 1970)



3.2 640 Francklyn Street

In 1898, Pine Divinity Hall hosted a design competition in search of the architect with the best plans for a brick and stone building that included library space, a storage vault for valuable articles and records, classrooms, and a gymnasium (Betts 1970: 28). A design by James Charles Philip Dumaresq was chosen and Rhodes, Curry & Co. was chosen as the contractor (Betts 1970: 28, Hill 2022). The total cost was approximately \$21,000 and the library was officially opened on April 27th, 1899. The former library has a date stone to the right of the main entrance with Principal Pollok, Dumaresq, and Rhodes, Curry & Co. all mentioned on it (Photo 1).

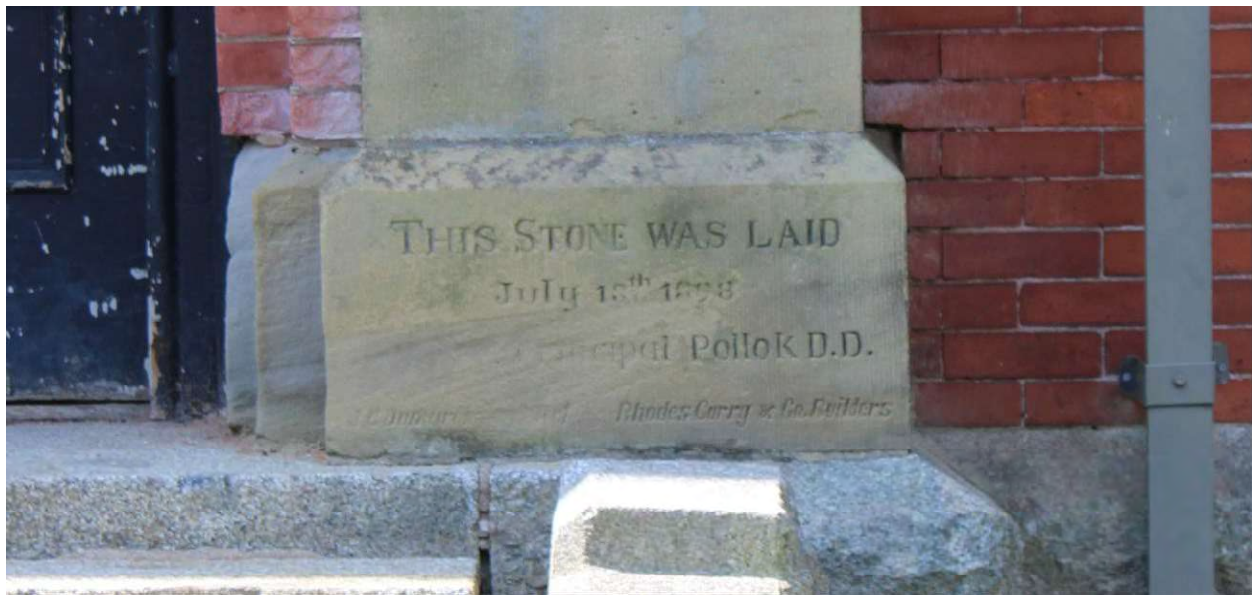


Photo 1: Date stone located to the right of the main entrance at 640 Francklyn Street, looking southwest

The weight of the library's book collection was problematic for the original building and a special wing was built to house the stacks in 1929 (Betts 1970: 40). A building permit from August 15th, 1929, which is included in Appendix A, confirms that an addition was purpose-built to house the library stacks and that the estimated cost of the project was \$1,500 (City of Halifax 1929). Moving the stacks to a new wing opened space in the library building for a reading room and in 1932 a chapel was also added to the space previously occupied by the stacks.



4 Historical or Architectural Importance

4.1 Relationship to Occasions, Institutions, Personages, or Groups

4.1.1 Edward Albro

Prior to its purchase for the Presbyterian College in 1878, the Pine Hill property belonged to Edward Albro. Albro was a prominent hardware merchant in Halifax, and he hired architect Henry Elliot to design a residence for him on the Northwest Arm (Follini 2015: 2). Henry Elliot, who was known for his Italianate and Picturesque inspired style, was the architect of many prominent commercial buildings, public buildings, and large private residences in Nova Scotia.

By the mid-1800s, Albro and his business partner Joseph Weir had an established hardware business operating under the name Edward Albro & Co. (de Boer 2017). They purchased a storefront and warehouse on Lower Water Street near Mitchell's Wharf in 1845 and 1846 respectively to expand their growing business. Despite multiple decades of success, Edward Albro & Co. eventually deteriorated. Albro and Weir's official partnership was dissolved around 1874 due to Weir's declining health, with later contracts describing Weir as "insane". This suggests that it was specifically Weir's declining mental health that led to the partnership being dissolved. By April of 1878 Albro had "failed in business". The hardware business' stock was sold and Albro was forced to sell his properties, including the Lower Water Street store and warehouse, and his Pine Hill residence (de Boer 2017).

4.1.2 Presbyterian College and Pine Hill Divinity Hall

Both present-day AST structures at 660 Francklyn Street and 640 Francklyn Street are historically associated with the Synod of the Presbyterian Church of Nova Scotia (later the United Church of Canada) and have a historical and physical connection to the Pine Hill Divinity Hall. The Synod, looking for a permanent location for their theological college with a limited budget, purchased the Pine Hill property after Edward Albro's business failed in 1878 (Plate 6). As discussed in Section 2.2, both existing buildings at 600 and 640 Francklyn Street were purpose-built for the Pine Hill Divinity Hall and remain part of the present-day AST campus. The structure at 660 Francklyn Street remains in use a college residence building. However, a new library building was constructed after the AST was formed in 1971 and the former library building at 640 Francklyn Street presently appears vacant or under renovation (Smith 2023).





Plate 6: The newly acquired Presbyterian College shown on City Atlas of Halifax plat maps in 1878 (Hopkins 1878)

4.2 Important/Unique Architectural Style or Highly Representative of an Era

4.2.1 660 Francklyn Street

The student residence building at 660 Francklyn Street is an example of a Colonial Revival structure. The Colonial Revival style was popular between the last decades of the 19th century into the post Second World War period, with contemporary neo-Colonial Revival structures occasionally being constructed. The term Colonial Revival refers to a renewed interest in early colonial architecture along the Atlantic seaboard (McAlester 2013; Blumenson 1990). In general, Colonial Revival residences do not replicate their predecessors but instead seek inspiration from colonial architecture and combine design elements from differing periods and geographical areas. Common sources of inspiration for the style included structures from the New England, North Atlantic, Dutch and Spanish colonial eras, occasionally with additional details borrowed from Georgian, Classical and Gothic architecture. While Colonial Revival structures emulate historic styles, they can generally be distinguished from their forerunners by the use of modern materials, a different scale or proportional system than Georgian or Neo Classical buildings, or a mixture of old and new elements (Blumenson 1990: 143).



The structure at 660 Francklyn Street is a gable roof, three and one half storey example of the Colonial Revival design style with brick veneer. Gable roof examples of the style were predominant after 1910, in contrast to earlier predominantly hipped roof examples, and brick veneers were introduced *circa* 1915 (McAlester 1013: 410-413). Only a small percentage of Colonial Revival structures had three storeys. Other elements of the Colonial Revival style visible in the structure at 660 Francklyn Street include the Georgian-inspired symmetry and massing, gable roof dormers, return eaves, wide soffits, decorative cornice with small brackets, brick quoins, pronounced keystones, and accentuated Georgian-influenced entrances.

4.2.2 640 Francklyn Street

The former library building at 640 Francklyn Street is an example of a Queen Anne Revival structure. The Queen Anne Revival architectural style, which was popular in Halifax from approximately 1880-1915, is a subtype of Victorian architecture (Penny 1989: 84, Nova Scotia Archives 2024e). In Nova Scotia, Queen Anne structures are sometimes also referred to as High Victorian Eclectic buildings.

The Queen Anne style was derived from the “Shavian Manorial style” that was developed by English architect Richard Norman Shaw during the second half of the 19th century (Blumenson 1990: 102). Shaw’s designs combined the asymmetry of Medieval architecture with the rambling massing of Elizabethan country homes and Classical decorative elements borrowed from the English Renaissance, making a wide array of decorative elements and varied forms key hallmarks of the style. The North American interpretation of the style is generally less embellished than European examples and typically used an irregular shape which incorporated towers, broad gables or pediments, projecting bays, and decorative chimneys, often with one dominant front-facing gable, along with complex multi-sloped and multi-shaped roofs (Blumenson 1990: 102, McAlester 2013: 345, Penney 1989: 84). It is common for these structures to be asymmetrical and to have patterned shingles on their roofs and walls and in gable peaks (Nova Scotia Archives 2024e). The exteriors of these structures often combine a variety of textures, shapes, and materials such as brick, wood, stucco, or stone and may have several open covered areas such as verandahs, balconies, and porches under gables or eaves (Blumenson 1990: 102, Nova Scotia Archives 2024e). Partial or full-width porches that are usually one storey high and extend along one or both side facades are common (McAlester 2013: 345). Other common elements include intricate trim, iron work, windows in a variety of shapes and sizes, transoms of coloured glass, and decorative window heads in contrasting materials (Blumenson 1990:102-103). According to McAlester, there are four principal shape subtypes associated with the Queen Anne Style:

- hipped roof with lower cross gables (most commonly seen as a steeply hipped or pyramidal roof with one front-facing and one side-facing gable)
- cross gabled (usually simple cross gabled roofs in an L-shape without a central hipped unit)
- front gabled (a full width front gable)
- town house (often full width front gables similar to the front gabled style, but are also constructed with other roof shapes like a mansard roof with false gables and they may be detached or row houses)



McAlester also notes four decorative detailing subtypes which overlap with the shape subtypes. These are spindlework, free classic, half timbered, and patterned masonry (2013: 346).

The structure at 640 Francklyn Street most closely resembles the hipped roof with lower cross gables subtype. The structure has a hipped roof with a ridge that runs front-to-back (parallel to the side of the structure), instead of the ridge being parallel to the front façade as it is for many other styles. This example of a Queen Anne Revival structure has a cross-hip roof instead of the more typical cross gable and has multiple dormers which is also common for this subtype of the Queen Anne Revival style. The structure also has a tower at its north corner on the front (northeast) façade, which is in keeping with the typical placement. The structure fits into the patterned masonry decorative detailing subtype. The structure features brick walls with decorative brickwork, stone detailing including stone decorative panels, and relatively little wood detailing. Other elements of the Queen Anne Revival style visible in the structure at 640 Francklyn Street include an asymmetrical design, the cantilevered extension on the structure's east corner and the second tower with a hexagonal roof on the structure's northwest façade.



5 Significance of Architect or Builder

5.1 660 Francklyn Street

The architect or builder of the present-day structure at 660 Francklyn Street is unknown. Historical research, including a review of build permits and multiple histories of the Pine Hill Divinity Hall, did not indicate an architect or builder.

5.2 640 Francklyn Street

J. C. Dumaresq was the architect of 640 Francklyn Street (Plate 7 and Plate 8). James Charles Philip Dumaresq was born in Sydney, Cape Breton in the early 1840s (Rosinski 1994: 155, Young 1994). Dumaresq received his early education in Sydney and at the Horton Academy in Wolfville before attending Acadia College in Wolfville. While the extent and nature of his architectural training is unknown, he was trained as a carpenter and likely apprenticed under an architect. He began his own architectural practice in Halifax in the 1870s then joined a firm with the more established architect John McVean. Dumaresq married his wife, Maudline Matilda McDonald, in 1873 and eventually they had two sons and four daughters together. Dumaresq and McVean, Architects, was dissolved in 1878 and later that year Dumaresq relocated to Saint John, New Brunswick to assist with rebuilding the city after the fire that had devastated the city in 1877. Dumaresq quickly established himself as a talented and capable architect and was often the senior partner in even his earliest partnerships. By the end of the 1870s he had designed numerous buildings including the Bank of Nova Scotia Building in Halifax and the Acadia College Building in Wolfville (Young 1994). He spent several long periods of his career working alone but was also a partner in several firms, some of which were short-lived partnerships of convenience.



Plate 7: James Charles Philip Dumaresq, date unknown (Nova Scotia Archives 2024c)



Plate 8: James Dumaresq and his family, date unknown (MyNewBrunswick 2017).



After leaving Halifax in 1878, he formed a new firm, Dumaresq & Wickenden, Architects and they continued to accept projects in Nova Scotia as well as New Brunswick. Dumaresq was chosen to design a replacement for the College Building at Acadia College in Wolfville after it was destroyed in a fire in 1877, which was his first major commission and the first of many collegiate or educational structures Dumaresq designed (Young 1994). In 1880, Dumaresq won a design competition for the Fredericton Parliament Building in New Brunswick, establishing his individual style for public and commercial buildings and marking a turning point in his career (Rosinski 1994: 155, Young 1994).

Dumaresq returned to Halifax in 1885 and continued to produce a remarkable quantity of high quality designs, sometimes in collaboration with architect H. H. Mott (Rosinski 1994: 155). Dumaresq's individual style was eclectic, in keeping with trends in late Victorian architecture, and his designs utilize a wide array of architectural styles. In 1900, Dumaresq established J. C. Dumaresq & Son with one of his sons Sydney Perry Dumaresq and they continued to produce a substantial amount of architectural work, including structures along the west side of Barrington Street in Halifax which are part of a streetscape largely designed by Dumaresq (Rosinski 1994: 156).

Dumaresq died somewhat suddenly in 1906 in his mid-sixties. His career included designs for a prolific list of buildings, primarily across Nova Scotia and New Brunswick. He designed structures for a variety of purposes including educational structures, residences, institutional buildings, commercial blocks, warehouses, banks, hotels, and churches (Hill 2022). Including his solo designs and collaborations there are more than 250 buildings attributed to Dumaresq from his career, which lasted more than three decades (MyNewBrunswick 2017). He had been a pillar in the Baptist Church and was considered to be Nova Scotia's premier architect of his time. Dumaresq's grandson also joined J. C. Dumaresq & Son and the Dumaresq family remained active in Halifax's architectural community into the 21st century including a partnership with Andrew Cobb, another of the maritime provinces' most renowned architects (Young 1994, Globe and Mail 2013).

Rhodes, Curry & Co. was the contractor chosen to build 640 Francklyn Street (Betts 1970: 28). Rhodes and Curry was founded in 1876 by Nelson Rhodes and Nathaniel Curry. Rhodes was a trained carpenter who also had experience working in Boston with architects and contractors. Curry was trained in Nevada in the manufacture of rail cars. While Rhodes and Curry initially manufactured doors and sashes, this venture was destroyed by fire. After the fire, they entered the construction and rail car business. The company bought stands of timber, sawmills, lime deposits, and brickyards to facilitate their construction business and secure ready access to materials. The firm continued into at least the 1950s before closing and is credited with building thousands of structures throughout Atlantic Canada (Goodwin 2018).



6 Architectural Merit

6.1 Construction Type/Building Technology

6.1.1 660 Francklyn Street

Based on a visual inspection, materials and age, the building at 660 Francklyn Street is a two and one half to three and one half storey structure with a brick exterior and stone or stone clad foundation. The structure is built into a slope, with two and one half storeys at the front transitioning to three and one half storeys at the rear. The brick on the exterior of the structure has a Flemish bond pattern, suggesting that the building may have masonry walls, though masonry construction would be somewhat unusual for a mid-20th century structure. While examples of brick bearing walls do exist throughout Canada, buildings are mostly constructed using a structural frame and cladding rather than traditional European methods of masonry bearing construction or in lieu of construction using a brick face supported by concrete blocks which became a popular method after the 1920s (Fram 2003: 116). By the end of the 19th century, frame construction had largely replaced masonry and other earlier building technologies. This was largely due to advances in building technologies and materials that allowed architectural designs to use larger and more complex forms and be more cost effective than full masonry construction (Fram 2003: 116 and 126). In Nova Scotia, the prevalence of framed structures is evident in the 1891 census, which reported that 99.4% of the province's residences were of wood frame construction (Nova Scotia Archives 2024). The foundation of the structure appears to be smooth, cut stone but given the size and age of the structure, it is also possible that the stone is cladding covering a more economical material like poured concrete.

6.1.2 640 Francklyn Street

Based on a visual inspection, materials, and age, the building at 640 Francklyn Street is a two to three storey frame structure with brick cladding and a rough-cut stone foundation with irregular courses. The structure is built into a slope, with two stories at the front of the structure transitioning to three at the rear. Frame structures and houses are among the most common types of buildings and consist of vertical wood members supporting the upper floors and roof which are then clad with a material such as siding or brick veneer (McAlester 2013: 35). The brick portions of the structure's exterior show only running (or stretcher) bonds. The structure has no apparent structural masonry bonding system, along with the lack of headers indicates that the building is most likely a wooden frame with a brick veneer (McAlester 2013: 40). The use of cut stone masonry for the foundation is typical of the structure's late 19th century construction, which occurred prior to the shift in construction technologies that made monolithic concrete walls poured in place and reinforced with steel rods the predominant type of foundation by the mid-20th century (McAlester 2013: 36).



6.2 Style

6.2.1 660 Francklyn Street

The structure at 660 Francklyn Street is an example of a Colonial Revival Structure. The Colonial revival style was widely popular between the last decades of the 19th century into the post Second World War period. The structure at 660 Francklyn Street is a three storey example, placing it in one of the less common subtypes of the style. The structure's 1955 construction date places it in the later half of the Colonial Revival style's popularity.

Potential Character Defining Elements

The potential character defining elements of 660 Francklyn Street include, but are not limited to:

- The two and one half to three and one half storey massing with gable roof and gable dormers (Photo 2 and Photo 3)
- Return eaves with wide wood soffits and a decorative cornice with small brackets (Photo 4)
- Red brick exterior with Flemish bond pattern (Photo 5)
- Red brick quoins (Photo 6)
- Double hung windows with balanced and mostly symmetrical placement (Photo 7 and Photo 8, see also Photo 2 and Photo 3)
- Red brick soldier courses with stone keystones and stone sills (Photo 9)
- Accentuated entrances with stone surround and triangular pediment (Photo 10 to Photo 12)
- Cut stone or stone clad foundation (Photo 13)





Photo 2: General view of the front (northeast) façade showing the two and one half storey massing and gable roof dormers, looking southwest



Photo 3: View of the side (northwest) façade showing the transition to three and one half storeys at the rear with additional gable roof dormers, looking southwest



Photo 4: Return eaves, wide soffits and cornice with small brackets, looking west



Photo 5: Sample of Flemish bond brick pattern from the north façade, looking southeast





Photo 6: Red brick quoin, looking southwest



Photo 7: Balanced and mostly symmetrical placement of windows on the rear (southwest) façade, looking north



Photo 8: Balanced and symmetrical placement of windows on the side (southeast) façade, looking northwest



Photo 9: Representative example of a window opening with a red brick soldier course, stone keystone, and stone sill, looking southwest



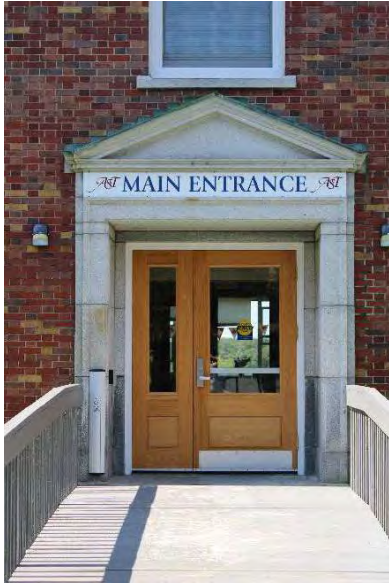


Photo 10: Main entrance of 660 Francklyn Street with decorative stone door surround and triangular pediment, looking northwest



Photo 11: Close up view of main entrance stone surround and pediment, looking northwest



Photo 12: Representative example of a secondary entrance, looking southwest



Photo 13: Cut stone or stone clad foundation, looking southeast



6.2.2 640 Francklyn Street

The former library at 640 Francklyn Street is an example of a Queen Anne Revival structure. The Queen Anne Revival style is a subtype of Victorian architecture that was popular in Halifax between approximately 1880-1915. The structure at 640 Francklyn Street most closely resembles the hipped roof with lower cross gables subtype and fits into the patterned masonry decorative detailing subtype.

Potential Character Defining Elements

The potential character defining elements of 640 Francklyn Street include, but are not limited to:

- Two-and-one-half storey construction that has a hipped roof with a ridge that runs front to back (Plate 9)
- Asymmetrical design with off centre entrance, a small, cantilevered extension on the east corner, and a tower on the north corner (Photo 14)
- Wall dormers in a variety of shapes (Photo 15 and Photo 16)
- Towers on the north corner (conical roof) and northwest façade (hexagonal roof) (Photo 17 to Photo 19)
- Cantilevered extension on the east corner with decorative stone and brick work and a decorative cornice (Photo 20)
- Decorative brick and stonework (Photo 21 to Photo 25)
- Fanlights (see Photo 14, Photo 15, Photo 21, Photo 23 and Photo 25)
- Cut stone foundation (Photo 26)





Plate 9: Aerial view of 640 Francklyn Street with front (northeast) façade denoted by an arrow and illustrating the front to back orientation of the roof ridge (Google Earth 2024)



Photo 14: General view of front (northeast) façade showing asymmetrical design, looking southwest



Photo 15: Eyebrow wall dormer on the front façade, looking southwest



Photo 16: Gable and hip wall dormers on the southeast façade, looking north



Photo 17: Towers on the north corner and northwest façade of 640 Francklyn Street, looking south



Photo 18: Conical roof of tower on north corner, looking northwest



Photo 19: Tower with hexagonal roof on northwest façade, looking southwest



Photo 20: Cantilevered extension on the east corner, looking west



Photo 21: Decorative brick columns and stone pediment above main entrance on the front façade, looking southwest



Photo 22: Close up view of brick columns, looking southwest



Photo 23: Stone arch and stone decorative panels on the front façade, looking southwest



Photo 24: Example on front façade of sawtooth brick work and stone belt courses seen in multiple locations on the structure, looking southwest





Photo 25: Decorative brick chimneys, brick arch and stone decorative panel on the southeast façade, looking northwest



Photo 26: Cut stone foundation, looking northwest

7 Integrity

7.1 660 Francklyn Street

The overall heritage integrity of 660 Francklyn Street is high. No mid to late 20th century photos were available for comparison, but there are no visible signs of modifications on the structure's exterior. Some minor mortar repairs are visible, and it is possible that the windows have been replaced, but these minor repairs do not affect the heritage integrity. The structure at 660 Francklyn Street appears to provide an almost unchanged example of a mid-20th century Colonial Revival structure.

7.2 640 Francklyn Street

The overall heritage integrity of 640 Francklyn Street is high. An addition was built on to the northwest façade of the structure to house the library stacks in 1929, approximately 30 years after the building's initial construction. While this is not an original element of the former library, the addition has been sympathetically designed and placed at the rear of the structure. Despite lacking some of the intricate decorative details included on the original structure, it appears that efforts were made to match the materials and general style of the original building. The exterior of the addition is clad in red brick with a cut stone foundation and two of the three stone belt courses have been extended onto the addition (Photo 27). Though the brick and cut stone used for the addition are not exact matches, they are historically sympathetic materials (Photo 28 to Photo 30).



Photo 27: View of the addition (left) and original building (right) on the structure's rear (southwest) façade, looking northeast



Photo 28: Close up view of the transition between the addition and the original structure showing a slight variation in brick colour, looking northeast





Photo 29: Cut stone foundation from the structure's addition, looking northeast



Photo 30: Cut stone foundation from the original structure, looking northwest

The original portion of the structure at 640 Francklyn Street also retains a high degree of heritage integrity. Based on historical imagery, a chimney was removed from between the towers on the structure's northwest façade and the roof has been reclad in asphalt shingles, removing a tile or metal roof with vertical segments from the conical tower (Plate 10 and Plate 11). The structure contains replacement metal sash windows, though the style is sympathetic to the windows included in historic imagery and the window openings, sills, and voussoirs appear unaltered. With the exception of one door at the rear, the structure retains wood doors. Despite the addition, replacement windows, and other minor changes, the structure at 640 Francklyn Street retains a high degree of integrity and is still easily recognizable as a late 19th century example of a Queen Anne Revival structure.



Plate 10: Sketch of 640 Francklyn Street *circa* 1900 (Presbyterian College 1900)



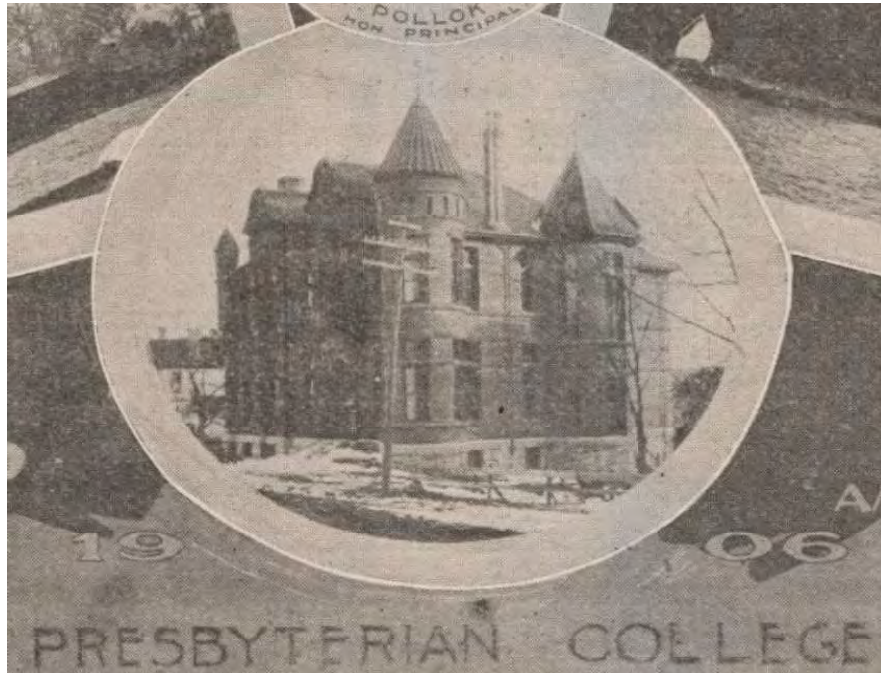


Plate 11: Former library building at 640 Francklyn Street *circa* 1906 from a newspaper page featuring the Presbyterian College's Faculty and Class (Nova Scotia Archives 2024f)

8 Relationship to Surrounding Area

The structures at 660 and 640 Francklyn Street are located on the AST campus. Both buildings were purpose built for the college. Situated on Francklyn Street, the campus is part of a predominately residential streetscape. The campus and former faculty residences are located on the west side of the street along with a combination of mansions on large properties that front onto the water and areas where properties have been divided and infilled to create subdivisions. The mansions and grand residences in the neighbourhood range in age from 19th to 21st century structures and the subdivisions include a wide variety of infill from the 20th and 21st centuries. The east side of Francklyn Street is the edge of a residential neighbourhood which continues north and also contains a mixture of 20th and 21st century residences. The structures at 660 and 640 Francklyn Street share a physical connection with the other buildings in the campus complex, including the St. Columba Chapel and the new library building. They also have a physical connection to the wider landscape, as both buildings make use of the properties gentle hill which slopes down to the waterfront and both provide scenic views of the water.

There is one property included on the Halifax Regional Municipality heritage register which is located adjacent to the AST (Halifax Regional Municipality 2024). Known as “Fernwood”, the property is also recognized as a National Historic Site of Canada (Parks Canada n.d.a). Similar to the AST’s origin as a grand 19th century waterfront residence, the Fernwood National Historic Site is a Gothic Revival villa built *circa* 1860. It’s located on a large property with landscaping and outbuildings situated on a hill that slopes down to the waterfront.

There are two additional registered properties located nearby. “The Oaks” property at 5920 Gorsebrook Avenue is approximately 106 metres north of the AST campus includes a large wooded property and a residence constructed *circa* 1860. The Bower Building, or simply “The Bower”, is located at 5918 Rogers Drive, approximately 145 metres northeast of the campus. The Bower Building, constructed *circa* 1790, is listed on the Canadian Register of Historic Places and is known as one of the oldest and most unique residences in Halifax (Parks Canada n.d.b). Both of these properties reflect the former historical character of the wider area as a neighbourhood of grand residences on large properties prior to its subdivision.



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Appendix A Building Permits



alterations

Franklyn

St. No.

APPLICATION FOR REPAIRS.

No. 16385

To the Inspector of Buildings

Halifax, N. S.,

15th day of

Aug

1929

Sir:-The undersigned hereby applies for a permit to repair a building according to the following specification.

Location Franklyn St. No. south side between Railway and St.

Owner Pine Hill College Address Builder Address

No. of stories Height above sidewalk Frontage Depth Material of Building

The work proposed to be done consists in

Addition to present bldg to be used as library stacks

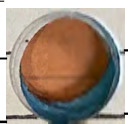
The estimated cost of repairs is \$ 5000

Permission is also applied for to enclose that portion of the street in front of the building extending into the street five ft. The undersigned hereby agrees that all work on the said building shall be done in strict accordance with the laws, and ordinances of the City of

Halifax, and also with the conditions printed on the back of the permit, which have been read by the applicant.

Every obstacle will be removed from the street on or before the day of 192

on which date this permit expires.



[Signature]

[Signature]

Applicant.



REPORT

Research Report

Ralph M. Medjuck Building, 5410 Spring Garden Road, Halifax, Nova Scotia

Submitted to:

Halifax Regional Municipality

Planning & Development
40 Alderney Drive, 1st Floor
Dartmouth, Nova Scotia
B2Y 2N5

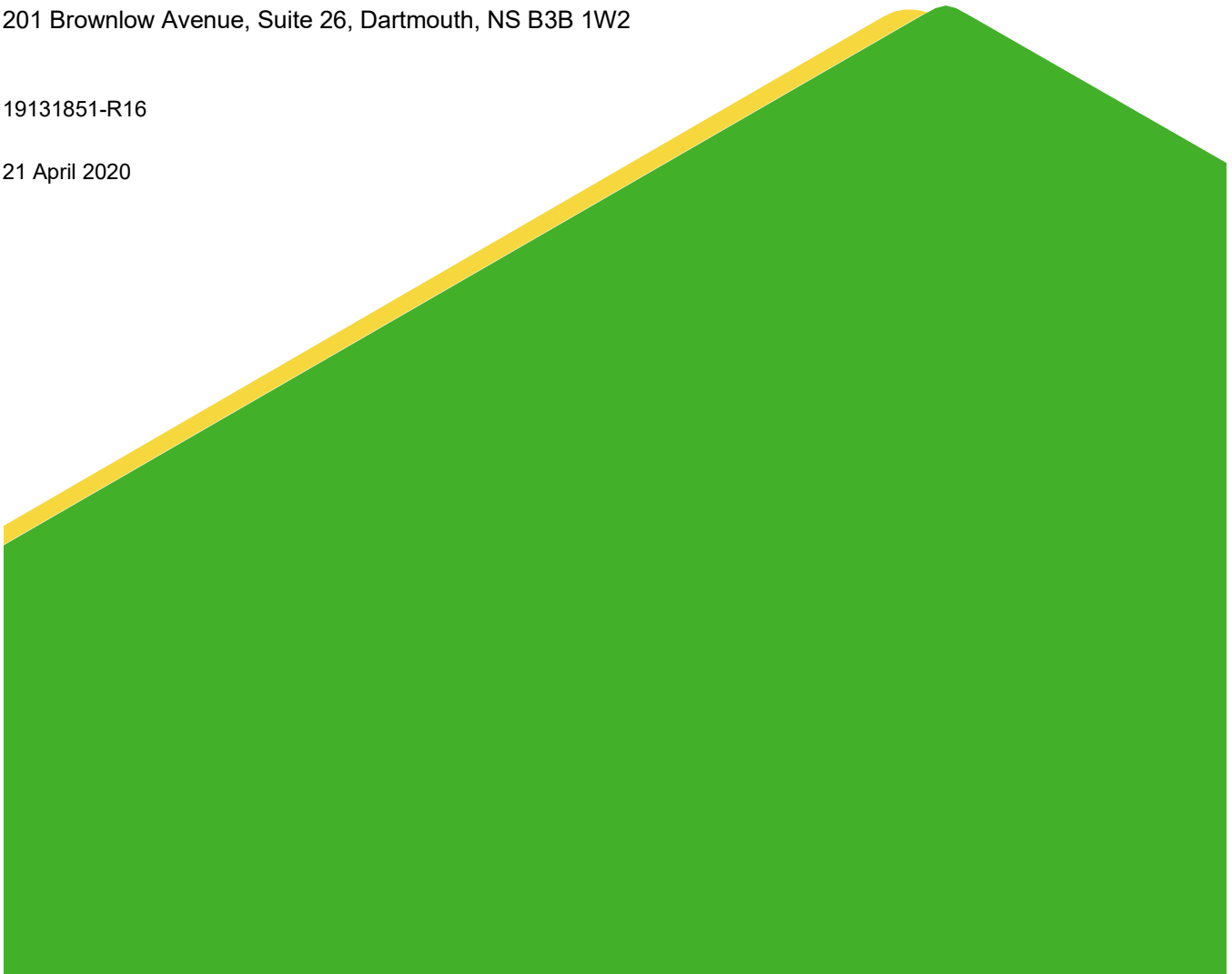
Submitted by:

Golder Associates Ltd.

201 Brownlow Avenue, Suite 26, Dartmouth, NS B3B 1W2

19131851-R16

21 April 2020



Distribution List

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1.0 INTRODUCTION

In December 2019, Golder Associates Ltd. (Golder) was retained by Halifax Regional Municipality (HRM; the 'Client') through Standing Offer #2090009399 to complete research reports for eighteen (18) separate properties within downtown Halifax, Nova Scotia. The purpose of each report is to: determine the age of each building and provide a site summary; identify historical importance and ownership history; and, provide a representative sample of available historic photographs of the building or associated people. The intent of the report is to inform HRM staff's heritage designation recommendation report on the properties to be submitted to Regional Council at a later date. This research report focuses on the property located at 5410 Spring Garden Road, known locally as the Ralph M. Medjuck Building (PID 40708422).

2.0 AGE

Civic Address: 5410 Spring Garden Road (formerly 6, 7 and 8 Spring Garden Road)

The property was formerly located on land owned by the Dominion of Canada for military purposes. Under conditions of the British North America Act, the land was transferred to the Dominion of Canada after confederation in 1867 (Nova Scotia Department of Mines and Energy 1989). In 1878-79, the property contained a drill shed and a military office fronting on Spring Garden Road (Figure 1 and Figure 2). The drill shed and military office are still visible in the 1895 Fire Insurance Plan; however, it is noted that the drill hall was to be removed (Figure 3). The drill shed was removed by 1903, and the property granted to the Nova Scotia government to construct the Technical College, with the condition that mandatory military instruction be included in the curriculum (Nova Scotia Department of Mines and Energy 1989).

The Nova Scotia Technical College was founded in 1907 and moved into the new building at 5410 Spring Garden Road in 1909 (Dalhousie University n.d.). This is corroborated by Goad's 1914 Insurance Plan of Halifax, which shows the two storey Nova Scotia Technical College on the property with the two-storey Murray Building (Mining & Engineering) to the west and one-storey Engineering Laboratory to the south (Figure 4). Following World War II, the college became solely university-level, offering both undergraduate and graduate degrees and additional buildings were constructed in the 1950s and 1960s. In 1961, the School of Architecture was established within the Nova Scotia Technical College, sharing the building with Nova Scotia Museum of Science until the museum moved out in 1970 (Dalhousie University n.d.). Six years later, the Faculty of Architecture was established and the main floor of the building renovated, including an addition of a mezzanine for faculty offices.

In 1980, the Nova Scotia Technical College became the Technical University of Nova Scotia (TUNS; Dalhousie University n.d.). That same year, the studio level and mezzanines were added. An international design competition was conducted in the early 1990s which resulted in the first phase of a new addition designed by Brian MacKay-Lyons in 1993, which included a rear courtyard and upper floor studios (Dalhousie University n.d.).

Dalhousie University currently owns the property, having retained ownership in 1967 from Her Majesty the Queen (Book 2205, page 506). Masonry restoration, window replacements and parapet reconstruction took place from 2004 to 2013 (DSRA Architecture n.d.). In 2011, the property was subdivided which gave the architecture building its own parcel (Plan number 104624227).

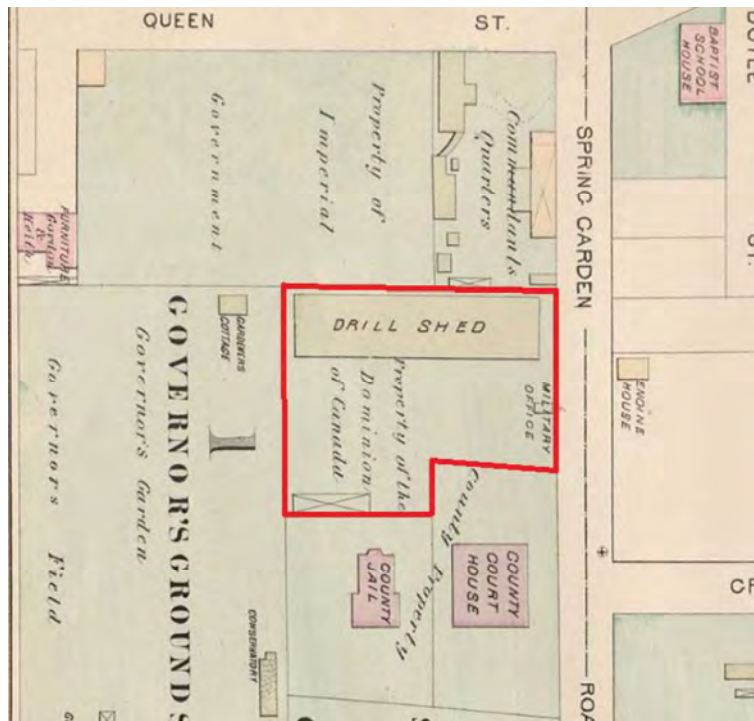


Figure 1: Hopkins 1878 City Atlas, with the subject property outlined in red



Figure 2: Ruger's 1879 Panoramic View of Halifax, with approximate location of subject property in red

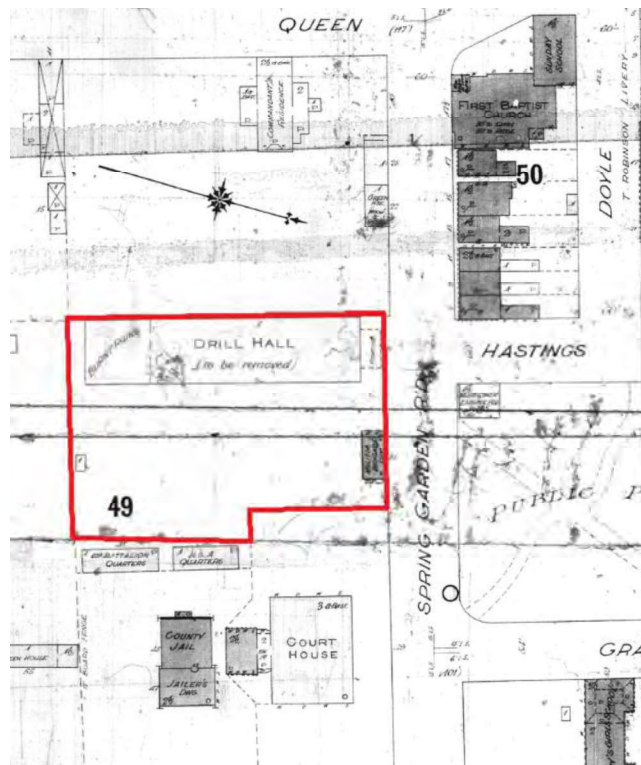


Figure 3: Goad's 1895 Fire Insurance Plan, with the subject property outlined in red

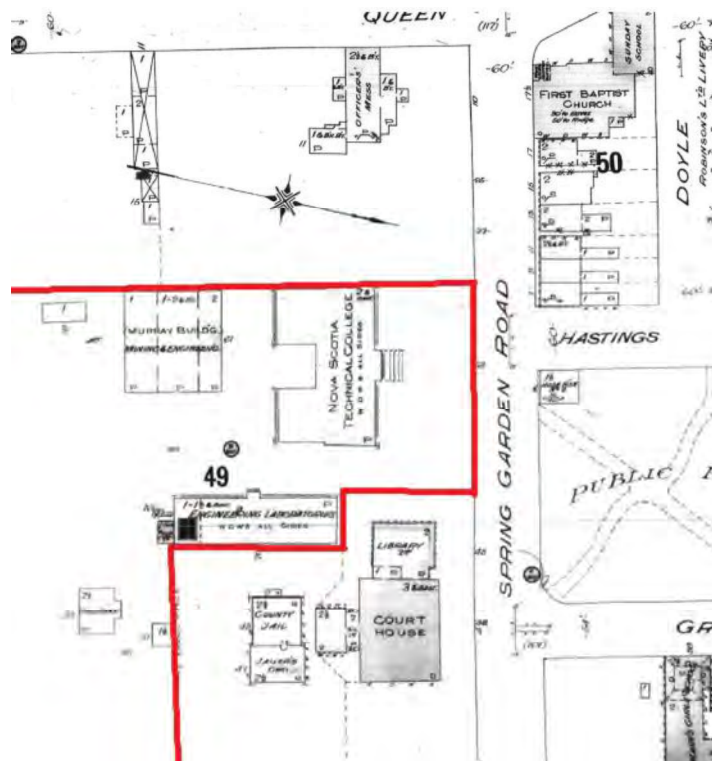


Figure 4: Goad's 1914 Insurance Plan of Halifax, with the approximate property location identified in red

3.0 HISTORICAL OR ARCHITECTURAL IMPORTANCE

3.1 Relationship to Important Occasions, Institutions, Personages or Groups

The Ralph M. Medjuck building has associations with Dalhousie University, Dr. Frederick Sexton and Ralph M. Medjuck.

Dalhousie University was founded in 1818 by George Ramsay, the ninth Earl of Dalhousie and Nova Scotia Lieutenant Governor, with the original building at today's Grand Parade (Dalhousie University, n.d.). After some financial and enrolment challenges, the first degree was awarded in 1866. That same year, the university moved to the Forrest Building. In April 1997, Dalhousie University merged with the Technical University of Nova Scotia (TUNS).

Dr. Frederick H. Sexton (1879-1955; Figure 5) was born in New Hampshire, United States (Waites 1997). In 1901, he graduated from the Massachusetts Institute of Technology with a Bachelor of Science in mining and metallurgy. Three years later, he moved to Nova Scotia to teach those topics at Dalhousie College, and shortly after in 1907, was appointed the first director of technical education for the province of Nova Scotia and the first principal of the Nova Scotia Technical College (Waites 1997). During his time at Dalhousie University, he advocated for technical education and played a pivotal role in the Government of Nova Scotia becoming responsible for the education of engineers. Sexton held the role of principal of the Nova Scotia Technical College until his retirement in 1947. In 1980, the college was renamed the Technical University of Nova Scotia (TUNS) and the campus where it is located is known as the Sexton campus.

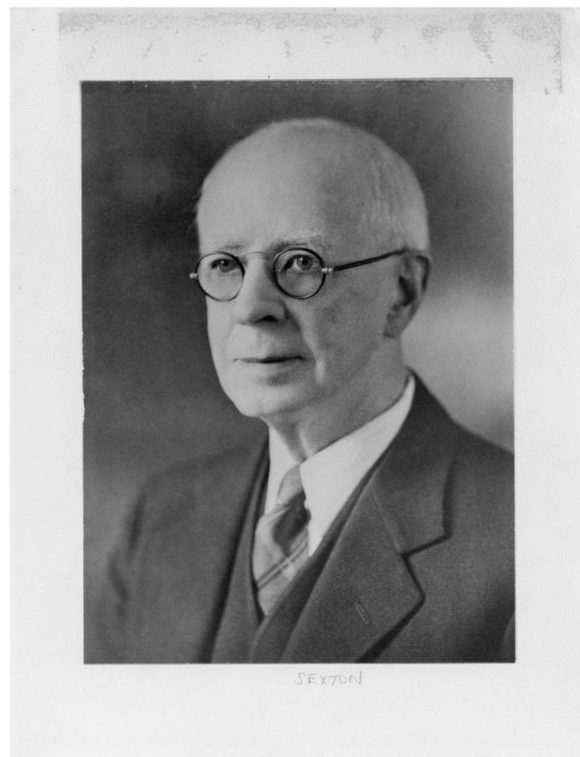


Figure 5: Dr. Frederick H. Sexton (Source: Waites 1997)

Ralph M. Medjuck was born in Halifax and received his Law degree in 1954 from Dalhousie University (Saint Mary's University 2019). He practiced at the firm Medjuck, Buchanan & Dickson and was honoured with a Doctor of Laws degree in 2006 from Dalhousie University. After practising law, Medjuck became the Chairman and CEO of The Centennial Group Limited, a real estate development company and contributed to several downtown buildings including the Lord Nelson Hotel, the Prince George Hotel and the Cambridge Suites Hotel (Saint Mary's University 2019).

3.2 Important/Unique Architectural Style or Highly Representative of an Era

Construction (Brick and stone)

The school was constructed in Nova Scotia brick while the trim, the main entrance and the columns were constructed of Wallace sandstone (Nova Scotia Department of Mines and Energy 1989).

Style (Neoclassical)

The building at 5410 Spring Garden Road was originally constructed in the Neoclassical style, characterized by Georgian-inspired symmetry and formality, a wide entrance framed by side lights and elliptical transom, large windows and porticos supported by coupled columns (Blumenson 1990:13-14).

4.0 SIGNIFICANCE OF ARCHITECT/BUILDER

The Nova Scotia Technical College building was designed by Herbert Elliot Gates (1874-1944; Figure 6) in 1908. The son of Dartmouth builder Archibald G. Gates, Herbert trained in Edward Elliot's office as an assistant architect in 1892 prior to opening his own office in Halifax in 1898 (Rosinski 1994: 241). He also worked as an architecture instructor at Victoria School of Art and Design. He moved to Halifax in 1904 and designed buildings throughout the province for the Nova Scotia Telephone Company, the Department of Education, provincial hospitals, the Nova Scotia Provincial Exhibition, Union Bank of Halifax and the Merchants' Bank of Halifax (Rosinski 1994: 241).

Herbert served in the Royal Canadian Artillery in World War I. Upon his return, he continued to work for the telephone company and provincial hospitals, and he collaborated with A.R. Cobb and S.P. Dumaresq on the Provincial Building across from Province House (Rosinski 1994: 241). He was an early member of the Royal Architectural Institute of Canada (RAIC) and served as director of the Provisional Council, playing a pivotal role in the establishment of Maritime Council (Rosinski 1994: 242). In 1931, he was elected a fellow of RAIC, served as vice-president of the Nova Scotia Association of Architects in 1933 and president in 1934, and served as alderman for Ward 2 (Rosinski 1994: 242). He passed away in 1944 at his home in Hubbards, Nova Scotia.



Figure 6: Herbert Elliot Gates, undated (Source: Nova Scotia Archives)

5.0 ARCHITECTURAL INTEGRITY

The Ralph M. Medjuck building retains a high level of integrity (Figure 7 and Figure 8). The single-detached building has a rectangular long façade and a flat roof. It is clad in red stretcher brick with sandstone, and sandstone quoin detailing at the bottom corners. The entablature has sandstone dentil detailing. Between the main floor and second-storey are inscription stones. The frontispiece also has inscription stones: at the top of the frontispiece is 'Nova Scotia Technical College' flanked by lion motifs. Brick piers with sandstone detailing separate each bay, with a sandstone string course along the top of the second storey. Two Doric style capitals flank the main entrance and are two-storeys in height. Windows are six-over-six with one pane windows along the basement level. The main entrance has a plain pediment detailing with a semi-circular, two-storey transom above with a keystone. The single-leaf, glazed entrance has sidelights. Stairs leading up to the entrance are granite.

Minimal alterations are evident and the alterations to the windows have been compatible with the historic character of the building, although they were originally two-over-two (Figure 9 to Figure 12). Lights at the base of the stairs have also been removed and the main door has been modernized (Figure 13 and Figure 14). 'Medjuck Architecture Building' has been inscribed along the cornice, and another inscription stone above the main entrance reading 'Erected A.D. 1908' has also either not been maintained or has been covered up. Entrances have been added to the west and east façades.



Figure 7: 5410 Spring Garden Road, north and east façades (January 2020)



Figure 8: Main entrance of 5410 Spring Garden Road (January 2020)



Figure 9: H.E. Gates Plans for Nova Scotia Technical College, Spring Garden Road elevation (Source: Halifax Municipal Archives)



Figure 10: Nova Scotia Technical College, undated (Source: Nova Scotia Archives)



Figure 11: Nova Scotia Technical College post-1909 (Source: Dalhousie University Archives)



Figure 12: Nova Scotia Technical College post-1909 (Source: Dalhousie University Archives)



Figure 13: Students in the Nova Scotia Technical College land surveying course circa 1927, showing detail of the lamp posts and main entrance (Source: Dalhousie University Archives)



**Figure 14: Nova Scotia Technical College circa 1950, with the Nova Scotia Science Museum sign out front
(Source: Nova Scotia Archives)**

6.0 RELATIONSHIP TO SURROUNDING AREA

As an early 20th century structure constructed of Nova Scotia brick, sandstone and granite, Ralph M. Medjuck building has contextual relationships with other historical institutional buildings nearby, including: 5250 Spring Garden Road (Halifax Provincial Court); 5381 Spring Garden Road (Halifax Memorial Library); 1521-1531 Grafton Street (St. Marys Boys and Girls Schools); and, 5221 Spring Garden Road (Saint Mary's Cathedral Basilica). It has an important visual and historical contextual relationship with the Halifax Provincial Court building, which was also designed by H.E. Gates.

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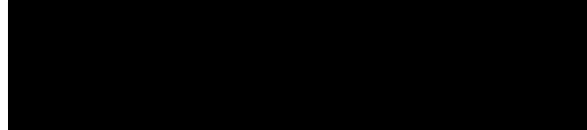
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Signature Page

Golder Associates Ltd.



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