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**Item No. 15.3.1**  
**Halifax Regional Council**  
**April 14, 2026**

**TO:** Mayor Fillmore and Members of Halifax Regional Council

**FROM:** Tyler Brothers, Chair, Heritage Advisory Committee

**DATE:** March 25, 2026

**SUBJECT:** **HRTG-2025-02438: Request to Include 2636 Windsor Street, Halifax in the Registry of Heritage Properties for the Halifax Regional Municipality**

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**ORIGIN**

March 25, 2026 meeting of the Heritage Advisory Committee, Item 9.1.1.

**RECOMMENDATION**

It is recommended that Halifax Regional Council:

1. Set a date for a heritage hearing to consider the inclusion of the subject property in the Registry of Heritage Property for the Halifax Regional Municipality; and
2. Approve the request to include 2636 Windsor Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1 of the staff report dated February 23, 2026, as a municipal heritage property under the Heritage Property Act.

**BACKGROUND**

At the March 25, 2026 meeting of the Heritage Advisory Committee, the Committee received a staff recommendation report dated February 23, 2026 and received a staff presentation on 2636 Windsor Street, Halifax. Staff noted that should the Committee award the property a total score of fifty (50) points or more for the identified property, out of a possible one hundred (100), then the staff recommendation is that the Committee recommend the property for registration by Halifax Regional Council.

For additional background information on this item, refer to the staff report dated February 23, 2026 (Attachment 1).

## **DISCUSSION**

At the March 25, 2026 meeting, following the presentation from staff, the Committee evaluated the proposed heritage property using the Evaluation Criteria for Registration of Heritage Buildings in HRM.

The Committee applied the heritage building criteria to 2636 Windsor Street, Halifax in performing the heritage evaluation and provided the following scoring:

<b>Criterion</b>	<b>Score</b>
1. Age	13
2A. Relationship to Important Occasions, Institutions, Personages or Groups	15
3. Significance of Architect/Builder	1
4A. Architectural Merit: Construction Type	6
4B. Architectural Merit: Style	6
5. Architectural Integrity	10
6. Relationship to Surrounding Area	10
<b>Total</b>	<b>61</b>

Based on this evaluation, the Committee approved a motion recommending that Halifax Regional Council schedule a heritage hearing for the matter, and to approve the registration of 2636 Windsor Street, Halifax to Registry of Heritage Property for the Halifax Regional Municipality.

For further discussion on the heritage registration evaluation criteria as it relates to this application, refer to the staff report dated February 23, 2026 (Attachment 1) and the Scoring Summary for Heritage Buildings (Attachment 2).

## **FINANCIAL IMPLICATIONS**

Financial implications are outlined in the attached staff report dated February 23, 2026.

## **RISK CONSIDERATION**

Risk consideration is outlined in the attached staff report dated February 23, 2026.

## **COMMUNITY ENGAGEMENT**

The Heritage Advisory Committee is comprised of ten citizen members and two Councillors. Meetings are live webcast on Halifax.ca. The agenda, reports, video, and minutes of the Committee are posted on Halifax.ca.

For further information on Community Engagement refer to the attached staff report dated February 23, 2026.

## **ENVIRONMENTAL IMPLICATIONS**

Environmental implications are outlined in the attached staff report dated February 23, 2026.

## **ALTERNATIVES**

Alternatives are outlined in the attached staff report dated February 23, 2026.

## **LEGISLATIVE AUTHORITY**

### *Heritage Property Act*

s. 14(1) A heritage advisory committee may recommend to the municipality that a building, public building interior, streetscape, cultural landscape or area be registered as a municipal heritage property in the municipal registry of heritage property.

### *HRM By-law No. H-200 - Heritage Property By-law*

4. The [Heritage Advisory] Committee shall, within the time limits prescribed by Council or the [Heritage Property] Act, advise the Region respecting:
  - (a) the inclusion of buildings, public building interiors, streetscapes, cultural landscapes or areas in the Registry.

## **ATTACHMENTS**

Attachment 1 – Staff Recommendation Report dated February 23, 2026

Attachment 2 – Scoring Summary for Heritage Buildings.

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Report Prepared by: Simon Ross-Siegel, Legislative Assistant, Municipal Clerk's Office 902.292.3962

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P.O. Box 1749  
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**Item No. 9.1.1**  
**Heritage Advisory Committee**  
**March 25, 2026**

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

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

**DATE:** February 23, 2026

**SUBJECT:** **Case HRTG-2025-02438: Request to Include 2636 Windsor Street, Halifax in the Registry of Heritage Properties for the Halifax Regional Municipality**

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**ORIGIN**

Application for heritage registration by the property owner.

**EXECUTIVE SUMMARY**

- This is a property owner-initiated heritage registration application.
- 2636 Windsor Street, Halifax (the “subject property”) was constructed in 1899 as part of a late-19<sup>th</sup> century speculative residential subdivision developed by Robert S. Rosborough and Walter M. Thomas.
- The property has historical associations with Charles Rosborough, a local carpenter, and Mary Walsh, a pioneering female chartered accountant.
- The building is a two-and-a-half-storey balloon-framed residential dwelling designed in the Queen Anne Revival style, characterized by an irregular plan, prominent bay windows, cross gables, decorative wooden trim, and wood shingle cladding.
- The building maintains moderate architectural integrity and contributes to the heritage character of the surrounding area.
- There are no financial implications identified.

**RECOMMENDATION**

Should 2636 Windsor Street, Halifax score 50 or more points on evaluation as a heritage property under the HRM Heritage Property Program, the Heritage Advisory Committee (HAC) recommends that Regional Council:

1. Set a date for a heritage hearing to consider the inclusion of the subject property in the Registry of Heritage Property for the Halifax Regional Municipality; and

2. Approve the request to include 2636 Windsor Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1, as a municipal heritage property under the *Heritage Property Act*.

## **BACKGROUND**

The property owner has applied to include the subject property located at 2636 Windsor Street, Halifax (Map 1) in the Registry of Heritage Property for the Halifax Regional Municipality. The subject property is situated on the west side of Windsor Street, on the block bound by North and Seaforth Streets in Halifax. The subject property contains a two-and-a-half-storey Queen Ann Revival Style residence, which was constructed in 1898.



Figure 1: 2636 Windsor Street

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

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

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

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

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

Should the HAC score a property with 50 points or more on evaluation as a heritage property, a positive recommendation will be forwarded to the Regional Council.

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

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

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

Sections 14(2) and 15(1) under the *Heritage Property Act* require that notice of recommendation is given to the property owner at least thirty (30) days prior to any Council decision to include the property in the Registry of Heritage Property for the Halifax Regional Municipality. The property owner is also given an opportunity to address Council before they make a decision on the registration request. Should a positive

recommendation be forwarded to Council, heritage staff will ensure the required notices are sent to the owners and deposited at the Registry of Deeds.

## **DISCUSSION**

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

### **1. Age**

The subject property, located at 2636 Windsor Street and 6216 Seaforth Street, was formerly known as 126 Windsor Street prior to 1958. In 1896, two businessmen, Robert S. Rosborough and Walter M. Thomas, purchased a large parcel which included the subject property. They subdivided the large parcel and started building homes in this subdivision. In the winter of 1898, the Evening Mail interviewed Robert Rosborough about this construction - he indicated that at least 20 houses would be built in the following summer. 126 Windsor Street was listed as an unoccupied house in the 1898-1899 City Directory for the first time. Therefore, based on the research, it is reasonable to conclude that the house was constructed in 1899.

Given the 1899 construction date, staff recommend a score of 13.

### **2. Historical Importance**

The property is associated with two individuals.

Charles Rosborough (1867-1936) was a carpenter who owned and lived at the property from 1906 to 1918. Charles was born in Halifax to James Rosborough, a carpenter working for Samuel Brookfield. Charles also became a carpenter and participated in Halifax Carpenters' Union. References to Charles in connection with the union stop after 1902, when he started his own contracting business with George C. Brown. Three years later, Charles had continued the business on his own and by 1910, he employed at least three carpenters. Charles Rosborough was an active participant in the St. John's United Church and participated in multiple minstrel shows for fundraising. Blackface minstrelsy is a well-documented phenomenon in Canadian history and well recognized to have caused, and continues to cause, harm to Black Canadians through its enforcement of harmful stereotypes of Black people and a nostalgia for slavery and anti-black violence.

Mary Walsh (1892-unknown) was a female pioneering accountant in an industry that was, at the time, dominated by men. She began her career in Halifax in 1908 as a stenographer with Robert Carter's prominent accounting firm, and transitioned to an accountant role by 1921. The 1931 Census lists her as a chartered accountant, indicating she completed the required examinations sometime in the 1920s when very few women held such credentials in Canada. Walsh worked on significant municipal and institutional accounts across Atlantic Canada, travelling extensively to conduct audits and support a firm that held major public responsibilities, including trusteeship under the Bankruptcy Act. After Carter's death in 1932, Walsh relocated to Loggieville, New Brunswick, where she became an accountant for A. & R. Loggie Company, one of the largest canning and exporting firms in eastern Canada. Later, she became a shareholder in the company. Mary Walsh may have been the first female chartered accountant in New Brunswick; regardless, she was an early and significant female pioneer in the Canadian accounting profession.

Charles Rosborough had a problematic background and as such, he is not factored into staff's scoring recommendation, nor will the subject property be named after him if it is successfully registered by Regional

Council. Mary Walsh's achievements and connection to the property are provincially significant; staff recommend a score between 11 and 15.

### 3. Significance of Architect or Builder

Robert S. Rosborough and Walter M. Thomas were responsible for commissioning the subject property and much of the surrounding development on the adjacent block; however, the property's architect and builder are unknown. Rosborough and Thomas' partnership emerged from their shared employment at C. H. Robertson & Co., a Halifax crockeryware firm. In 1898, Thomas replaced Rosborough's former partner, and the business was renamed Rosborough & Thomas. Shortly thereafter, the firm undertook the speculative development of Windsor, North, and Almon streets, commissioning a series of modest residential buildings. It appears that this was Rosborough & Thomas's only residential project.

Staff did not identify the dwelling's architect or builder; staff recommend a score of 0.

#### 4.a Architectural Merit: Construction

The existing dwelling is a two-and-a-half-storey wood building, finished with wood shingles. It stands on a foundation of brick and rubble stone. A visual assessment indicates that the house has a balloon frame, which utilizes dimensional lumber and manufactured nails - it is particularly notable for long, continuous studs that run from the foundation to the roof. Balloon frame construction became popular in North America in the late 19<sup>th</sup> century because the framing method made wood construction easier and it required fewer highly-skilled carpenters.

Balloon framing is a moderately rare construction; staff recommend a score between 4 and 6.

#### 4.b Architectural Merit: Style

The dwelling is a largely intact example of the Queen Ann Revival style, though its design was likely modified in the early 1900s to its present-day appearance. The structure displays many of the style's defining features, including an irregular L-shaped plan, a dynamic roofline with cross gables, a medium hipped roof, and two prominent two-storey bay windows. Decorative wooden trim, varied window forms, and special-shaped gable windows further reinforce the style.

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

- A two-and-a-half-storey dwelling designed in the Queen Ann Revival Style;
- A hipped gable roof with lower cross gables and projecting eaves;
- Two-and-a-half-storey east-facing bay with:
  - A large projecting gable decorated by cornice trims and dentils;
  - A half-round mould-trimmed window;
  - Brackets and dentils on the second floor;
  - Plain frieze boards on the first floor; and
  - Mould-trimmed window openings.
- Two-and-a-half-storey north-facing square bay with:
  - A slightly projecting gable decorated by cornice trims;
  - A centre-pointed window;
  - Dentils on the first-floor cornice; and
  - Mould-trimmed windows opening.
- Flat wooden double hung windows with plain surrounding trims on the east and north elevations;
- West-facing gabled dormer;
- The roof, shape, and trimmed cornice of the enclosed porch on the east elevation;

- The cornice line throughout the building, including dentiled cornice on the east elevation; and
- Wooden shingle siding.

The early evolution of the property's architectural style has produced a moderately rare example of the Queen Anne Revival style. Staff recommend a score between 4 and 6.

### **5. Architectural Integrity**

The existing dwelling has a modest level of architectural integrity. The building underwent early-1900s modifications that had converted the house's architectural style, which have become character-defining elements over time. Although it is difficult to trace all early modifications, the known changes include the roof style alteration and addition of north bay windows. The second entry door on the east elevation was added in the 1930s.

The house has also undergone some alterations that do not conform with the Queen Anne Revival style and compromise its architectural integrity. The most noticeable alteration is the closure of the front open porch, though it still has some original details. Other changes include the removal of the north-east corner chimney, an expanded rear addition, window sash replacement, the dormer window alteration, the addition of a skylight, and painted foundation. Overall, despite uncertainty regarding the original design and the presence of later modifications, the property retains a moderate level of architectural integrity.

Given the modest architectural integrity, the staff recommends a score between 6 and 10.

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

The dwelling is an important heritage asset due to its architectural integrity, age, and form. The north portion of Windsor Street was largely pastoral until the late 1890s. Rosborough & Thomas then purchased the block, and this is one of the first homes they commissioned. The area continued to develop into a late-Victorian neighborhood, which was defined by two-storey wood homes - most of which were in the Halifax Box style - with an industrial railcar works across the street. Over the 20<sup>th</sup> century, the neighborhood became primarily residential, with some commercial infill replacing industrial uses. Many original Rosborough & Thomas houses remain, though modified. As a slightly taller (2.5-storey) dwelling with a distinct architectural style (Queen Anne Revival) situated on a corner lot, the dwelling is a key aspect of the streetscape. It also exemplifies the area's early built heritage as a Victorian suburb (due to its proximity to four registered heritage properties and the proposed Woodill's Field Heritage Conservation District).

The subject property is an important architectural asset that contributes to the heritage character of the surrounding area. Staff recommend a score between 6 and 10.

### **FINANCIAL IMPLICATIONS**

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

### **RISK CONSIDERATION**

No risk considerations were identified.

### **COMMUNITY ENGAGEMENT**

The community engagement process for heritage registrations is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing achieved

through public access to the required Heritage Advisory Committee meeting. As a provision of the *Heritage Property Act*, no registration of a municipal heritage property shall take place until the Regional Council has given the owner of the property an opportunity to be heard.

### **ENVIRONMENTAL IMPLICATIONS**

No environmental implications were identified.

### **ALTERNATIVES**

The Heritage Advisory Committee may choose to refuse the application to include 2636 Windsor Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality if the property scores are less than 50 points based on the evaluation criteria. In doing so, the application will not proceed to the Regional Council for evaluation.

### **LEGISLATIVE AUTHORITY**

*The Heritage Property Act*

### **ATTACHMENTS**

Map 1: Location Map

Attachment A: Evaluation Criteria

Attachment B: Staff Research Report

Attachment C: Research Report by Applicant

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Report Prepared by: Shaoqiu Gong, Planner II - Heritage, 902.233.9826

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# **Attachment A**

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

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

**1. AGE**

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

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

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

**2. HISTORICAL OR ARCHITECTURAL IMPORTANCE**

A building can receive points for:

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

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

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

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

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

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

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

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

## 3. SIGNIFICANCE OF ARCHITECT/BUILDER

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

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

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

#### 4. ARCHITECTURAL MERIT

The assessment of architectural merit is based on two factors:

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

AND

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

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

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

#### 5. ARCHITECTURAL INTEGRITY

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

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

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

**6. RELATIONSHIP TO SURROUNDING AREA**

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

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



## Attachment B

# Research Report

2636 Windsor Street, Halifax

**Prepared by:**  
HRM Planning & Development

February 23, 2026



**HALIFAX**

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Figure 1: Image of 2636 Windsor taken from Windsor Street (Staff photo, October 16th, 2025)

## Age

The subject property (2636 Windsor Street and 6216 Seaforth Street) was formerly known as 126 Windsor Street prior to 1958. The subject property is situated on the west side of Windsor Street, on the block bound by North Street and Seaforth Street in Halifax.

The subject property was originally part of a large plot owned by John Murphy; John's widow, Sophia Murphay, sold the property to Robert S. Rosborough and Walter M. Thomas in 1896 (Book 316, page 608). Rosborough & Thomas then subdivided the lot in the same year shown on [Figure 2](#) (August, 1896). In 1897, the Halifax City Directory lists Windsor Street, between North and Seaforth, as being vacant (McAlpine Directory Co, 1897). In the winter of 1898, the Evening Mail interviewed Robert Rosborough about construction taking place on Windsor Street and North Street. In the article he stated 20 houses would be built by the end of the summer and lists multiple commissions (see [Figure 4](#)). 2636 Windsor Street (then 126 Windsor Street) appears in the 1898-1899 City Directory for the first time, described as unoccupied, and its neighbour, 124 Windsor Street occupied by its owner Edward Studds; the lots to the south of both properties are listed vacant at this time. In the 1899-1900 City Directory, the subject property was still listed as unoccupied but leased to Henry Moirs in the 1900-1901 directory. The same year, Rosborough and Thomas began advertising the other subdivided lots for sale and houses for lease along Windsor and North Streets as shown on [Figure 5](#) and [Figure 6](#) (To Let Flats, 1900). This evidence indicates that the dwelling at 2636 Windsor Street was built in

1899 by Rosborough and Thomas and it was one of the first homes built on this block of Windsor Street.

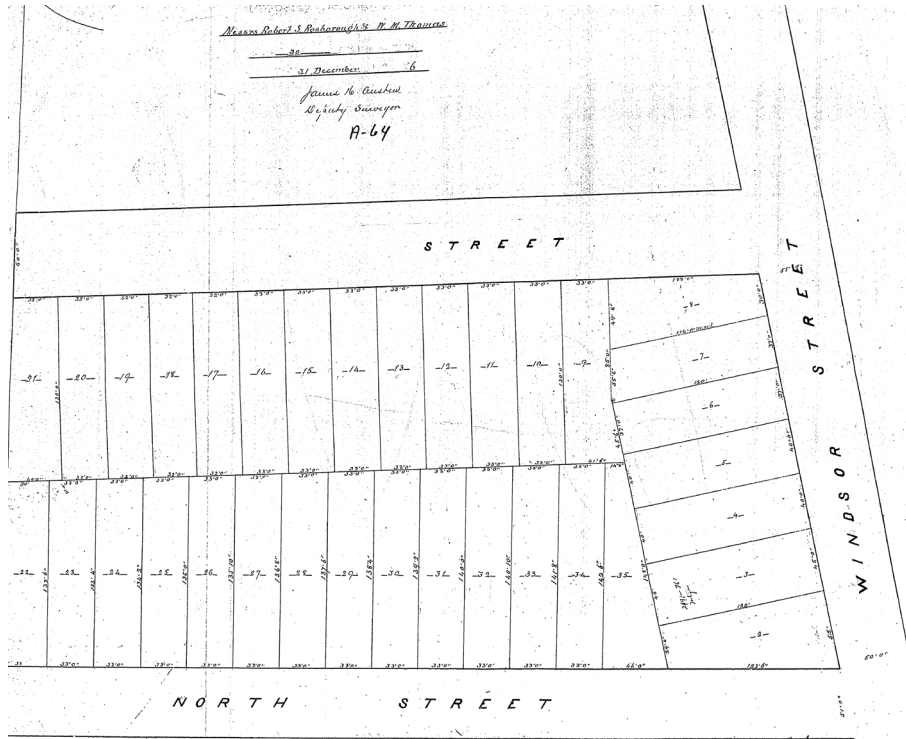


Figure 2: 1896 survey of Rosborough and Thomas's lands, previously John Murphy's Field (Austen, 1896).



Figure 3: 1911 revision to the 1877 Fire Insurance map shows the block with 2636 Windsor highlighted with the blue square (Goad, 1895 revised 1911)

The building boom has struck the north west of the city. Houses are rapidly going up on North and Windsor streets, in the vicinity of Willow Park. A Mail reporter visited the locality yesterday afternoon, and had a talk with Robert Rosborough, owner of a large tract of land in the vicinity. Mr. Rosborough stated that twenty houses at least would be erected during the summer. Work will be commenced as soon as the snow disappears.

Among the houses now in course of construction on North street, near Windsor street, is one for Mrs. Christina Longueil. This will have two separate residential flats.

Mrs. Mary Hunter is building a similar house in the same vicinity.

Houses are also in course of erection for Thomas Davis, Mary Evans and John A. Rose.

Two houses have been completed for William T. Dowden and George W. Dowden.

Two houses are being erected for Edward Shand and Mrs. Alfred Gunning on Windsor street, near North street. All of the houses, excepting the one for Mrs. Gunning, will contain double residential flats, fitted with modern improvements. The houses have to be erected twenty-five feet from the street, and must not cost less than a certain sum to be fixed by the persons from whom the land is purchased.

Figure 4: Newspaper clipping from The Evening Mail in 1898 that describes construction on Windsor and North Streets ('North', 1898).

TO LET — FLATS. — TWO NEW flats on North and Windsor streets, all modern conveniences, price \$10 and \$12 per month. Apply to R. S. Rosborough, 326½ Gottingen street, or to Rosborough and Thomas, 174 Granville street. 2047 m July 29

Figure 5: Advertisement for apartments for lease by Rosborough and Thomas in the Evening Mail in 1900 ('to let', 1900).



Figure 6: Advertisement by Rosborough and Thomas in the Evening Mail in 1900 of lots for sale along North, Windsor and Almon Streets ('For sale', 1900).

Name	Purchase Date	Sell Date	Occupation	Deed (Book, Page)
Sophia Murphy	--	1896	Widow	
Robert S. Rosborough & Walter M. Thomas	1896	1906	Merchants	(316, 608)
Charles R. & Rose A. Rosborough	1906	1918	Carpenter	(377, 278)
Herbert Hemming	1918	1920	Carpenter and contractor	(476, 853)
Mary A. Walsh	1920	1939	Accountant	(517, 25)
Berta M. Anderson	1939	1968	--	(797, 941)
Ralph Hayter, George Brunt & Ray Varner	1968	--	--	(2219, 30)

Table 1: Property ownership from 1896 spanning the early 20<sup>th</sup> century.

# Historical or Architectural Importance

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

### Charles Rosborough (1867-1936)

Charles Rosborough was a carpenter and an active member of the Carpenters' Union who owned and lived at the property from 1906 to 1918. Charles was the brother to Robert Rosborough, who co-owned the firm *Rosborough & Thomas* that built the house (see Significance of Architect or Builder). Charles purchased the subject property from Robert in 1906 (Book 377, Page 278). Charles requests two permits for repairs to the house during his ownership, once in 1907 for \$25 and once in 1914 for \$150 (Fathom, 2025). Both times, Charles lists himself as the builder.

Charles Rosborough (and his brother Robert Rosborough) was born to James Rosborough, a carpenter and foreman for a well-known Halifax contractor, Samuel Brookfield (Roper, 2005). Charles started as a carpenter in 1884 and worked at least some of the time with his father at Brookfield's, as he's listed as a timekeeper there in 1895 (McAlpine, 1895). Early in his career, Charles became involved in the Halifax Carpenters' Union, holding positions in the union starting in 1889 and speaking for the union at public events (see Figure 8) ('The workman', 1897; 'The Carpenters', 1889). References to Charles in connection with the union stop after 1902 when he started his own contracting business with fellow carpenter George C. Brown, named Rosborough & Brown. Three years later, Charles had continued the business on his own and he employed at least three carpenters by 1910, including Herbert Hemming, who later purchased the subject property in 1918 (McAlpine's, 1910; Book 476, Page 853). Charles then became the Deputy Assessor for the City of Halifax in 1918, three months after the Halifax Explosion (Deputy Assessor, 1918).

Charles was also an active participant in the St. John's United Church and listed as a singer at several fundraising church events ('Minstrel Show', 1928; 'again', 1928; 'minstrel program', 1928). Several of these events were minstrel shows, and Charles and his family are listed in newspaper articles as members of the St. John's United Church minstrel troupe ('again', 1928). Blackface minstrelsy is a well-documented phenomenon in Canadian history and well recognized to have caused - and continues to cause - harm to Black Canadians through its enforcement of harmful stereotypes of Black people and a nostalgia for slavery and anti-black violence (Howard, 2017; Thompson, 2021). It was not unusual for minstrel shows to be used as fundraisers for community groups such as schools or churches well into the 20<sup>th</sup> century in Canada (Howard, 2017). Part of Charles's legacy and significance to Halifax is both how he harmed and helped different members of his community. He advocated for working-class union workers in Halifax through his union efforts and his Presbyterian community through his fundraising efforts. He harmed Haligonians by actively participating in negative stereotyping and normalizing anti-black racism (Reynolds, 2016).

## CARPENTERS' UNION.

The Question of "Outsiders" Considered  
at the Meeting Held Thursday

Evening.

There was a meeting Thursday evening of members of the Carpenters' Union in Mechanics hall,<sup>6</sup> Barrington street. Charles Rosborough acted as chairman. Before the meeting was called several members of the press put in an appearance, but their presence was objected to by a number of the members, who claimed that the meeting should be private. Others were in favor of the reporters remaining. The chairman was consulted and he considered it advisable to have the newspaper men retire.

For some time non-union carpenters, who belong principally to outside districts, have been offering their services at wages below the standard set by the union. The members of the union find it necessary to take immediate steps towards meeting the trouble, and last evening a meeting was called for that purpose. The number of outsiders coming to the city is growing. Many have obtained employment. The union have no objection to outsiders obtaining work in the city providing they become members of the organization. There is another class of carpenters in the city which the union have to contend<sup>N</sup> with. These men are natives and have learned the trade in the city. They are working for less money than the union men will work for. This class of men, together with what are termed outsiders, seem to get plenty of employment to the disadvantage of the members of the Carpenter's Union. It is likely the matter will be placed before the bosses. Possibly an effort will be made to enroll those not connected with the association. The matter has reached

Figure 7: Newspaper clipping from The Halifax Herald, 1899 which mentions Charles Rosborough as Chairman of union meeting ('Carpenters' union', 1899).

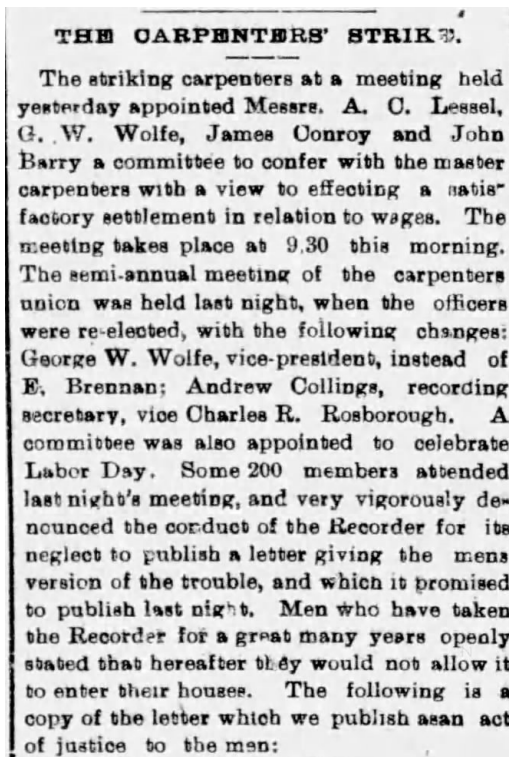


Figure 8: Newspaper clipping from The Halifax Herald in 1889 which mentions Charles Rosborough as Vice Secretary ('The Carpenters' Strike', 1889).

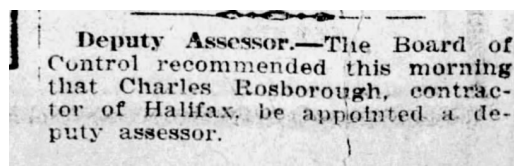


Figure 9: Newspaper clipping from the Evening Mail announcing Charles Rosborough's appointment to deputy Assessor for the City of Halifax (Deputy Assessor, 1918).

### Mary Walsh (1892-unknown)

Mary Walsh, accountant, lived at the property, with her family, from 1920 to 1932. While her father is listed as head of the household for many years and she is the only name listed on the deed. Though Mary left the home in 1932, her father and stepmother continued to live here until 1935. Mary sold the property in 1939, but not before a second unit was added along Seaforth Street (now 6216 Seaforth, Halifax).

Mary Walsh began her career under well known accountant Robert Carter in 1908 as a stenographer, and by 1921 had transitioned to an accountant position (McAlpine, 1908). No historical records could be located of the Nova Scotia Chartered Accountants 1920s membership records, but Mary Walsh is listed as a chartered accountant in the 1931 Census (Dominion Bureau of Statistics-Population, 1931). Robert Carter's firm had a large presence in Atlantic Canada; they held multiple municipal accounts, including Moncton, NB and Sydney, NS, and had been commissioned to make recommendations to the Nova Scotia Union of Municipalities ('City of Sydney', 1923). The firm was also appointed trustee under Bankruptcy Act for Nova Scotia in 1920 (Canadian Press, 1920). Newspaper accounts mention Mary's

involvement with these accounts, and she frequently travelled with Robert Carter to audit their clients (Audit Starts, 1928; Social and Personal, 1929).

After the death of Robert Carter in 1932, Mary moved to Loggieville, New Brunswick, where she continued her accounting work at A & R. Loggie Company Corporation (Miss Mary Walsh, 1945). Loggie Co. was one of the largest packers, canners and exporters in eastern Canada (Hamilton, 2013). At their height in the early 1900s they operated 17 canning plants across two provinces and two states (Hamilton, 2013). Mary is mentioned as the company's accountant starting in 1933, and the same year she was listed as a stockholder of the A & R. Loggie Company Corporation, see Figure 12. It is possible that Mary was the first female-chartered accountant to work in New Brunswick, even though records suggest that Carol Loughrey was the first recorded female to pass the chartered accountant exam in New Brunswick (1972) (11 Pass CA Exams, 1972; UNB Libraries, 2025).

The Canadian Institute of Chartered Accountants only began accepting women members in the 1920s (Canadian Press Despatch, 1922). The accounting profession had significant barriers to women's entry and advancement at the time - women comprised only 3% of the field in Canada (in the 1920s Mary would have been one of the 36 females in accounting in Canada) (McKeen & Richardson, 1998). Women in the industry reported difficulty finding work and gaining important assignments well into the late-20<sup>th</sup> century (Allen & Conrad, 1990). News reports in from the 1930s often misstate Mary Walsh's title, describing her as an assistant, confidential secretary or Chartered Assistant Accountant (Dominion Bureau of Statistics-Population, 1931; 'New companies', 1933). However, she is often noted as auditing major accounts and she is listed as an accountant consistently in city directories, in the 1931 census, and in the incorporation of A. & R. Loggie Company.

Nova Scotia was an early leader for women in the accounting industry, as it was the home to multiple firsts: Christena Ross, the first female-chartered accountant in North America, was from Cape Breton; and Nova Scotia's Institute of Chartered Accountants was the first in Canada to accept a female member (F. Eulaile Herkins) in 1922 (Canadian Press Despatch, 1922).

Based on available historical records, Mary Walsh appears to have been an early and successful female practitioner in the accounting profession during a period when women's participation in the field was exceptionally limited. Her ownership and residence at the subject property coincide with her early career and the broader emergence of women within the accounting profession in Atlantic Canada.

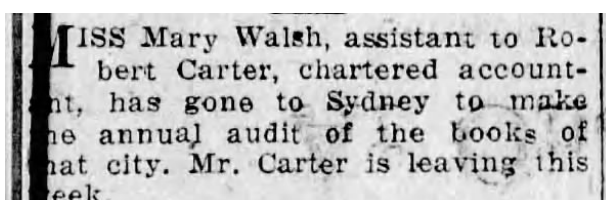


Figure 10: Newspaper Clipping from the Evening Mail, 1929 announcing Mary Walsh involved in the Sydney audit ("Social and Personal", 1929).

**AUDIT STARTS**

**S**YDNEY, Sept. 14.—The annual audit of the city books was begun on Thursday morning by R. A. Carter, C. A. of Halifax. He will be assisted in the work by Miss Mary Walsh.

Figure 11: Newspaper clipping from 1928 Evening Mail announcing Mary Walsh assisting on the audit of the city of Sydney ('Audit', 1928)

**NEW COMPANIES**

The Provincial Gazette says letters of incorporation have been given Roscoe H. Allen, barrister; Lloyd Keating, student, and Norma West, stenographer, all of Moncton, as the Maritime Radio Corporation, Ltd., with capital stock of 900 shares of \$10 each, head office at Moncton.

Also Ruby R. Loggie, married woman; Mary A. Walsh, accountant, and Francis P. Loggie, wholesale merchant, all of Loggieville, Northumberland County, as F. P. Loggie, Ltd., with a capital stock of \$25,000, divided into 250 shares of \$100 each, and head office at Loggieville.

Figure 12: Newspaper clipping from The Times-Transcript, 1933, announcing incorporation of A & R. Loggie and Mary Walsh as one of the holders of the incorporation ('New companies', 1933).

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

The dwelling at 2636 Windsor Street is a Queen Anne Revival style building of wooden construction (see [Style](#)). Queen Anne Revival style was first developed in England in the 1860s, named and popularized by a group of English architects led by Richard Norman Shaw. Though named Queen Anne Revival style, the design incorporated multiple different styles across eras including medieval, Tudor, Elizabethan and Paladin (Maitland, 1990). It quickly became popular with the English middle class as a domestic style and was established in Canada in the 1880s (Archibald & Stevnson, 2003; Maitland, 1990; Penney 1989). As it became popular in Canada, regional differences developed in how the style was expressed. In Nova Scotia, Queen Anne Revival buildings are almost always wood construction, and houses often have a more constrained plan than other parts of Canada (Archibald & Stevnson, 2003; Maitland, 1990; Penney, 1989). Queen Anne Revival was a popular style in Nova Scotia from 1880 to 1915, so the subject dwelling is not an early representation of the style (Archibald & Stevnson, 2003; Maitland, 1990). It is, however, a strong representation of the Queen Anne Revival as it has consistent detailing around all four elevations.

## Significance of Architect or Builder

The architect and builder of the subject property are unknown.

### Robert S. Rosborough (1866-1936) & Walter M. Thomas

The firm of *Rosborough & Thomas* commissioned the subject property and most of the rest of its neighbours on Windsor Street and the adjacent block of North Street. The two worked together at C H Robertson & Co (a crockeryware company), where Rosborough was a partner with Charles Bell starting in 1891, and Thomas was a long-time employee of the firm (see Figure 14). The two men are both listed as grantees on the 1896 deed sold by Sophia Murphy and on the subdivision plan Figure 2 (Book 316, Page 608). In 1898, Thomas replaced Bell at the crockeryware firm, and it was renamed Rosborough & Thomas. The development of Windsor, North and Almon streets seems to be the only housing venture by the firm.

Rosborough was the son of a carpenter and foreman James Rosborough (James Rosborough, 1909). Unlike most of his brothers, Robert did not follow his father's profession but became a clerk (McAlpine, 1888). He started work for Robertson & Co in 1891 as a partner with Charles Bell (see Figure 13). Less is documented about Walter Thomas, but he was born in Dartmouth to W.G. & Margaret Thomas (Walter, 1902). His father was originally a miner but later became a hatter with a store in Dartmouth (Thomas, 1881). Walter Thomas, like Rosborough, started as a clerk, first in Dartmouth, then moved to Halifax by 1888 (McAlpine, 1888).

Based on advertisements and newspaper coverage, the company sold some lots, others they built on and sold, such as 291 North Street and 124 Windsor Street (likely 6241 North Street and 2632 Windsor Street today) or rented, such as the subject property (To Let Flats, 1900; For Sale-Building Lots, 1900). In 1903, the firm dissolved, selling off their stock at auction (Shand, 1903). Thomas and Rosborough do not appear together on any deeds or advertisements for real estate after that, and Thomas disappears from the Halifax city directory, indicating he relocated (McAlpine's, 1904). Robert Rosborough appears in the city directories the next year as a broker for E. E. Beck & Co. and continues to buy and sell properties in Halifax until the 1920s (Book 426, Page 250; Book 423, Page 172; McAlpine's, 1904).

The subdivision of Murphy's lot (Figure 2) in 1896 seems to be the firm's main venture into real estate. Advertisements, deed sales and tax assessment records indicate the houses were generally of the same design, built quickly on speculation, generally favouring a Halifax Box House Style (Figure 32). Although Robert S. Rosborough may have gone on to commission other buildings in his brokerage business after 1903, these properties are the only known works of *Rosborough and Thomas*.

**NOTICE OF DISSOLUTION.**

HALIFAX, N. S., Dec. 30th, 1891.

**T**HE partnership hitherto existing between CHARLES BELL and CHARLES H. ROBERTSON, under the style of C. H. ROBERTSON & CO., having been dissolved by the death of Mr. ROBERTSON, the business will be continued under the same name and at the old stand, 174 GRANVILLE STREET, by CHARLES BELL and ROBT. S. ROSBOROUGH.

The immediate management will be in the hands of R. S. ROSBOROUGH, assisted by MR. W. THOMAS, whose long experience with the old firm will insure satisfaction to customers.

The aim of the firm will be to supply the wants of wholesale and retail buyers, with everything in CHINA, GLASS, EARTHENWARE, LAMPS, ETC.

A full stock of these lines will be kept constantly on hand.

Visitors are invited to inspect stocks at all times.

**CHARLES BELL.      R. S. ROSBOROUGH.**

Figure 13: Newspaper clipping from The Halifax Herald in 1892 announcing the change in management at C.H. Robertson & Co. (Notice of Dissolution, 1892).

C. H. Robertson & Co., crockery-ware, etc., have dissolved, and are succeeded by Rosborough & Thomas—Robt. Rosborough and Wm. M. Thomas, the latter the well known traveller for the late firm. Both young men are active and experienced.

Figure 14: Newspaper clipping from the Halifax Herald, 1898 announcing the renaming and change in management at the crockery store (A Day in the Metropolis, 1898).

## Architectural Merit

### Construction Type or Building Technology

2636 Windsor Street contains a two-and-a-half-storey single detached house primarily of wood construction. It stands on a foundation of coursed rubble and brick. The foundation has been partially parged with concrete or painted. The exterior wall is finished with wood shingle siding. Images from the basement indicate that the dwelling has a balloon frame.

Balloon framing used dimensional lumber and manufactured nails for the frame of the dwelling, and is particularly notable for the long, continuous studs cut from tall, old-growth trees, which run from the foundation to the roof. By the late 19<sup>th</sup> century balloon framing was the standard as the method allowed for buildings to be raised with less labour, time and skill which made them a more economical option (Rempel, J.I. , 1967). They also allowed for new architectural styles as they made it easier to add storeys and additions, allowing for complex plans (Archibald & Stevenson, 2003). Balloon framing was replaced by platform framing from the 1930s onwards and is growing increasingly less common (Clayton, 1990).

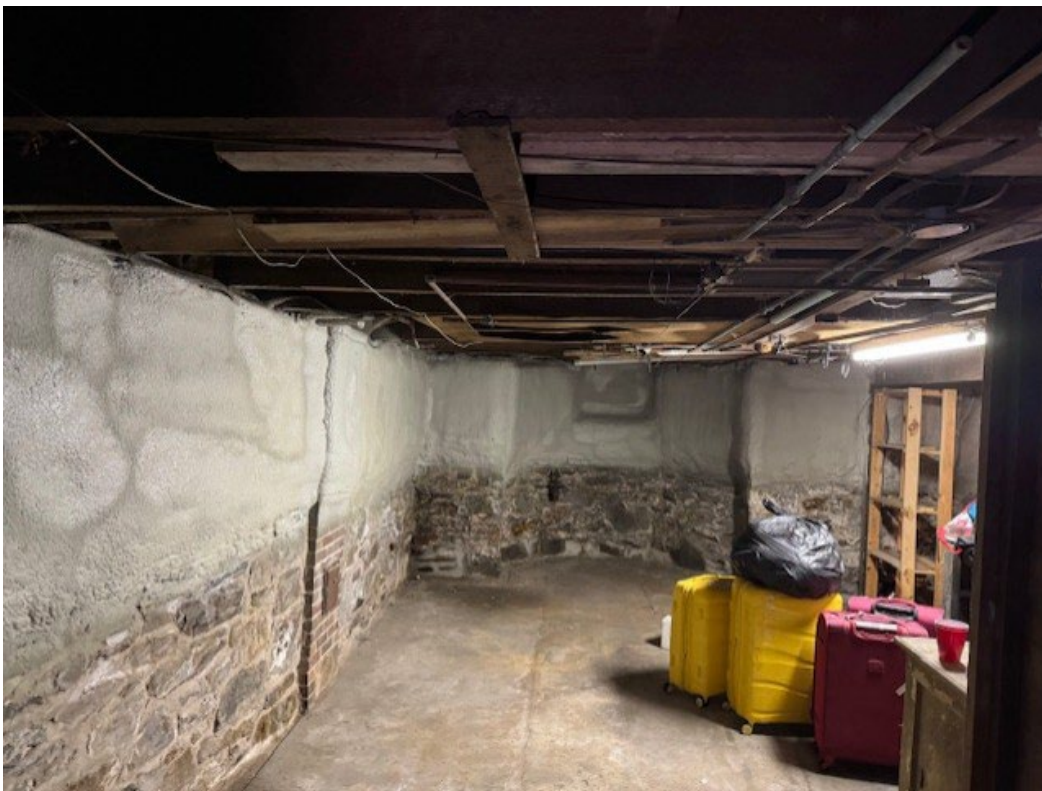


Figure 15: Photograph of the basement of subject property showing foundation and framing (Provided by applicant).

### Style

The original 1898 design of 2636 Windsor Street is difficult to discern without architectural

drawings or historic photographs. Based on a visual inspection of the property, tax records, and reviewing other buildings commissioned by Rosborough and Thomas, the original construction may have resembled the Halifax Box style with a nearly flat roof. Today, the home is an example of the Queen Anne Revival style.

Fire Insurance Plans from 1911 and 1914 show that the building had a L-shaped plan and was two-storeys tall, which is consistent with neighbouring properties commissioned by the same firm. A building permit issued to Charles Rosborough in 1907 lists the subject building as being 2.5-storeys tall, which suggests that the irregular roofline and cross gambles can be dated to this timeframe. Given that these features are key characteristics of the Queen Anne Revival Style, the style was likely established by this date, as well.

The dwelling reflects the Queen Anne Revival style, as many of the style's key features are present, including its dynamic roofline, asymmetric shape, prominent two-storey bay windows with pediment gable roofs (see [Figure 18](#)) (Parks Canada, 2025; Maitland, 1990; Archibald, S. & Stevenson, 2003). One to two-storey bay windows are a common feature, generally, as they help keep the wall lines dynamic (Archibald & Stevenson, 2003; McAlester, 2023). The east-facing bay also features a project gable (with lower cross gables), projecting verges, special-shaped windows, and wooden decorative trim.

Quite a few different window types / designs are associated with Queen Anne Style, and it's also common to have more than one type represented in a single structure (Archibald & Stevenson, 2003; McAlester, 2023; Penney, 1989). The subject property features two special-shaped windows that serve as focal points: a half-round window in the bay gable on the east-facing elevation and the pointed window in the bay gable on the north-facing elevation (see [Figure 20](#)). Both contribute to the style by providing a variety of window shapes and styles (Maitland, 1990). Flat double hung windows along the second and first storeys feature on all elevations of the property. The west-facing dormer introduces irregularity to the rooflines (see [Figure 21](#)).

The modification of the porch from open to closed (see [Figure 17](#)) is not in keeping with Queen Anne and so does detract a key feature of the style. However, the wood detailing of the original open porch has been retained, as shown on [Figure 18](#) and so remains an important character-defining element of the property. The wood trim is consistent along all sides of the house, as shown on [Figure 22](#) and [Figure 23](#).

### Character Defining Elements

The character-defining elements of 2636 Windsor Street include, but are not limited to:

- A two-and-a-half-storey dwelling designed in the Queen Ann Revival style;
- A hipped gable roof with lower cross gables and projecting eaves
- Two-and-a-half-storey east-facing bay with:
  - A large projecting gable decorated by cornice trims and dentils;
  - A half-round mould-trimmed window;
  - Brackets and dentils on the second floor;
  - Plain frieze boards on the first floor; and
  - Mould-trimmed window openings.

- Two-and-a-half-storey north-facing square bay with:
  - A slightly projecting gable decorated by cornice trims;
  - A centre-pointed window;
  - Dentils on the first-floor cornice; and
  - Mould-trimmed windows opening.
- Flat wooden double hung windows with plain surrounding trims on the east and north elevations;
- West-facing gabled dormer;
- The roof, shape, and trimmed cornice of the enclosed porch on the east elevation;
- The cornice line throughout the building, including dentiled cornice on the east elevation; and
- Wooden shingle siding.

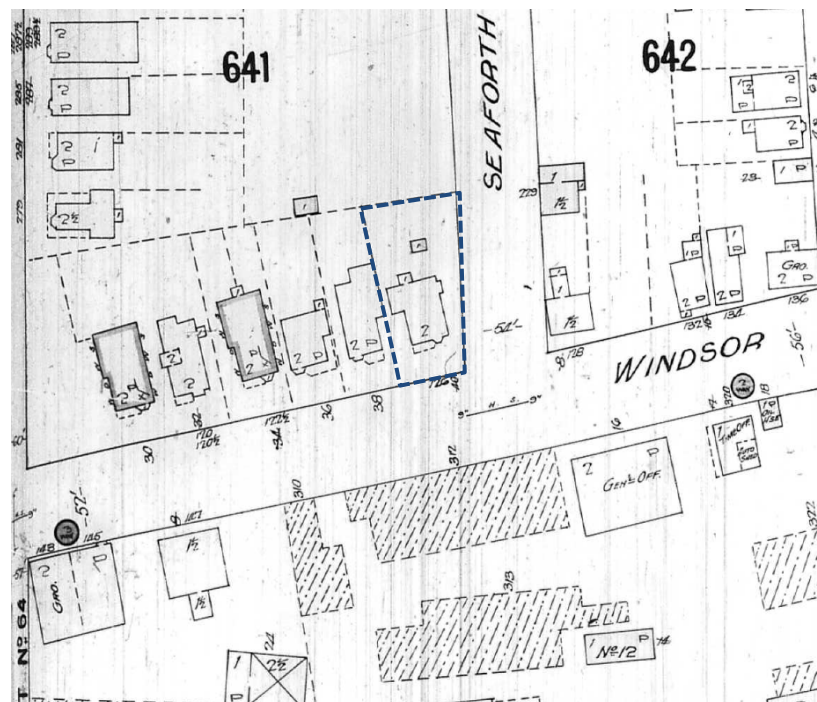


Figure 16: 1914 Fire Insurance map shows the character defining porch, north and east facing bay windows and dynamic footprint are present (Goad, 1914)



Figure 17: Historic photograph of Windsor Street from Seaforth looking south and showing front of the subject property in 1967 (Robertson, 1967).



Figure 18: Photograph of subject property from Windsor Street showing east facing facade (Staff photo, October 16th, 2025).



Figure 19: Subject property from Seaforth Street, showing north facing facade (Staff photo, October 16th, 2025).



Figure 20: Photograph of north facing box bay windows (Staff photo, October 16th, 2025)



Figure 21: Photograph of the rear of the subject property showing rear deck and addition (Staff photo, October 16th, 2025).

## Architectural Integrity

The dwelling at 2636 Windsor Street exhibits a moderate level of architectural integrity. Although it is difficult to trace all early modifications, building permits and fire insurance plans indicate that some early alterations converted the house to the Queen Anne Revival style. These changes have since become character-defining elements that contribute to the property's heritage value. Other alterations, however, are modern interventions that have diminished its architectural integrity.

The 1907 building permit by Charles Rosborough lists the house as already 2 ½ stories, so if the roof was not hipped originally, it almost certainly was by 1907. The east-facing bay window foundation extends to the basement and matches the rest of the foundation, indicating it was there from the beginning. The north-facing, two-storey box bay window, however, was added between 1911 and 1914 (likely 1914 based on building permits), as well as a small one storey rear addition, see [Figure 16](#). The bay window adds to the irregularity of the plan and support Queen Anne Revival Style. The pediment gable roof of the box bay adds a cross gable to the house, further supporting the style, as does the addition of the second specially shaped window (shown on [Figure 20](#), [Figure 24](#) and [Figure 26](#)). Another historic addition was the Seaforth Street entrance to a second unit, likely added in the 1930s, given that is the first indication of a second unit in the city directories (Might, 1933). Some minor historical modifications may have also taken place in the early 1900s, as evidenced by the building permits for the house granted in 1907, 1914 and 1937 for general repairs, sometimes paired with additions (Fathom Studio, 2025).

However, the house has also undergone some alterations that do not conform Queen Anne Revival style and compromise the architectural integrity. The most substantial changes to the original design are the enclosure of the entrance porch, the removal of the northwest chimney and extension of the rear addition. From the historic photograph the enclosure of the porch can only be dated to post-1967 with its frame and wood detailing retained, as seen on [Figure 22](#) and [Figure 23](#) below. Much of the original wooden structure and its features such as the wood decoration, roof and raised platform remain, though the enclosure of the porch did cover one of the first-floor bay windows. Another notable modification is the removal of the northeast chimney, shown on [Figure 24](#). Lastly, fire insurance plans show the rear expansion from 1914 had been replaced with a larger addition by 1965 (Goad, 1914; Canadian Underwriters Association, 1952). It's possible the back deck and stairs were added at this time though it is difficult to be sure.

Additional minor changes can be traced through comparison with late twentieth-century historic photographs, which document window replacements (although most window openings and trim remain intact) as well as the addition of skylights. Both the 1967 and 1996 photographs show alterations to the windows: the first-storey bay windows on the east elevation were originally two-over-two double-hung sash windows but have since been replaced with single-hung windows without divided lights; and the west-facing dormer window was replaced after 1998, as illustrated (see [Figure 24](#) and [Figure 25](#)). A skylight has been added to the north elevation of the roof. The foundation has been paved or painted.



Figure 22: Photograph of first storey bay window and porch in 1967 with wood trim highlighted (Robertson, 1967).



Figure 23: Photograph of first storey bay windows and enclosed porch, current day with wood trim highlighted (Staff photo, October 16th, 2025).

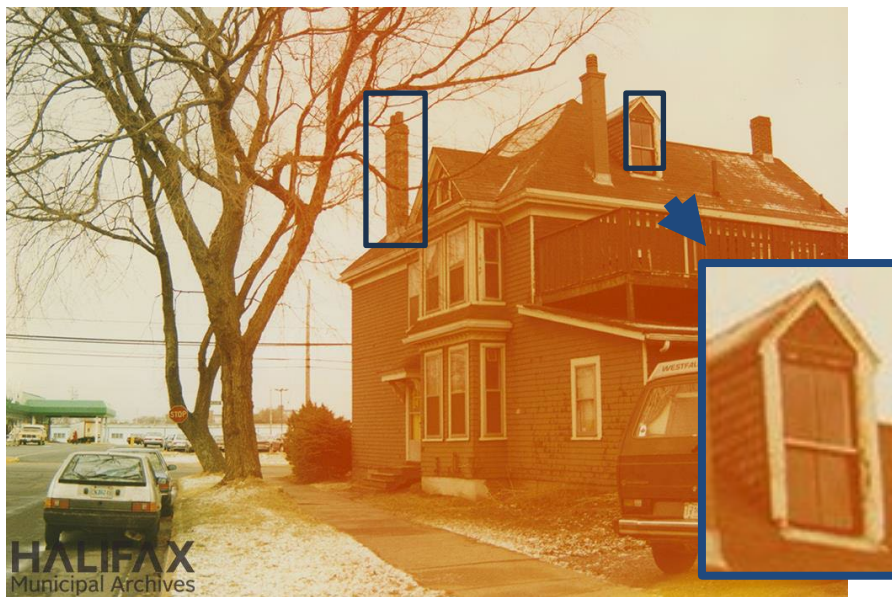


Figure 24: Historic photograph of the subject property facing east from Seaforth Street and showing the previous rear dormer window and northeast chimney, both now gone (Dickey, 1996).



Figure 25: Photograph of the rear of the subject property facing west, showing the rear additions and modified dormer window highlighted (Staff photo, October 16th, 2025).



Figure 26: Photograph of subject property's north facing elevation from Seaforth Street, with area where former north east chimney stood highlighted (Staff photo, October 16th, 2025).

## Relationship to Surrounding Area

The existing dwelling is a distinct architectural asset that contributes to the heritage character of its surrounding area due to its architectural integrity, age and form. The subject property contains one of the first homes that Rosborough & Thomas's built along Windsor Street and North Street at the turn of the 20<sup>th</sup> century. The late Victorian neighbourhood was largely residential, 2-storey wooden houses, almost all built in the style of a decorative Halifax Box style, functioning essentially as a suburb until the post-war period. In the early 20<sup>th</sup> century, a railcar works was built directly across Windsor Street from the subject property, adding some industrial use to the area (Goad, 1914). As a slightly taller (2.5-storey) dwelling with a distinct architectural style, along with its corner lot location, the dwellings is a key aspect of the streetscape (see [Figure 30](#)).

As the 20<sup>th</sup> century progressed the north portion of Windsor Street became largely residential, made up largely of single detached homes. The car works was closed and replaced by some commercial uses. Many of the properties on Windsor that were part of Thomas and Rosborough's original development remain but have been modified, and at least one converted to commercial use, as shown on [Figure 32](#) and [Figure 33](#). The subject property, as a corner lot remains architecturally distinct now due to its integrity and evidence of the 1890s suburban residential block.

As [Figure 34](#) shows, the subject property is located near four registered heritage properties - Jeremiah Gray House (built in 1910), the Maritime Conservatory Building (Built in 1910), the Halifax Forum (built in 1926) and the Hamilton Hronsky House (built in 1872). It is also situated two blocks away from the boundary of the proposed Woodill's Field Heritage Conservation District. The subject property is a strong representation of the neighbourhood's early built heritage as a Victorian suburb.



Figure 27: Photograph of subject property from corner of Windsor and Seaforth streets (Fathom, 2025)



Figure 28: 1996 Photograph showing properties south of the subject property along Windsor Street, all originally part of Rosborough & Thomas's development project (Dickey, 1996).



Figure 29: 2025 Photograph showing properties south of the subject property along Windsor Street, all originally part of Rosborough & Thomas's development project (Staff photo, October 16th, 2025)



Figure 30: 2025 Photograph showing properties south of the subject property along Windsor Street, all originally part of Rosborough & Thomas's development project (Staff photo, October 16th, 2025)



Figure 31: Photograph of Seaforth Street west of the subject property (Staff photo, October 16th, 2025).



Figure 32: Photograph of the north side of North Street between Windsor and Almon Streets, originally built and sold by Rosborough & Thomas (Staff photo, October 16th, 2025).



Figure 33: Properties along the south side of North Street directly opposite Rosborough and Thomas's development, builder unknown but very similar in style to the subject property (Staff photo, October 16th, 2025).

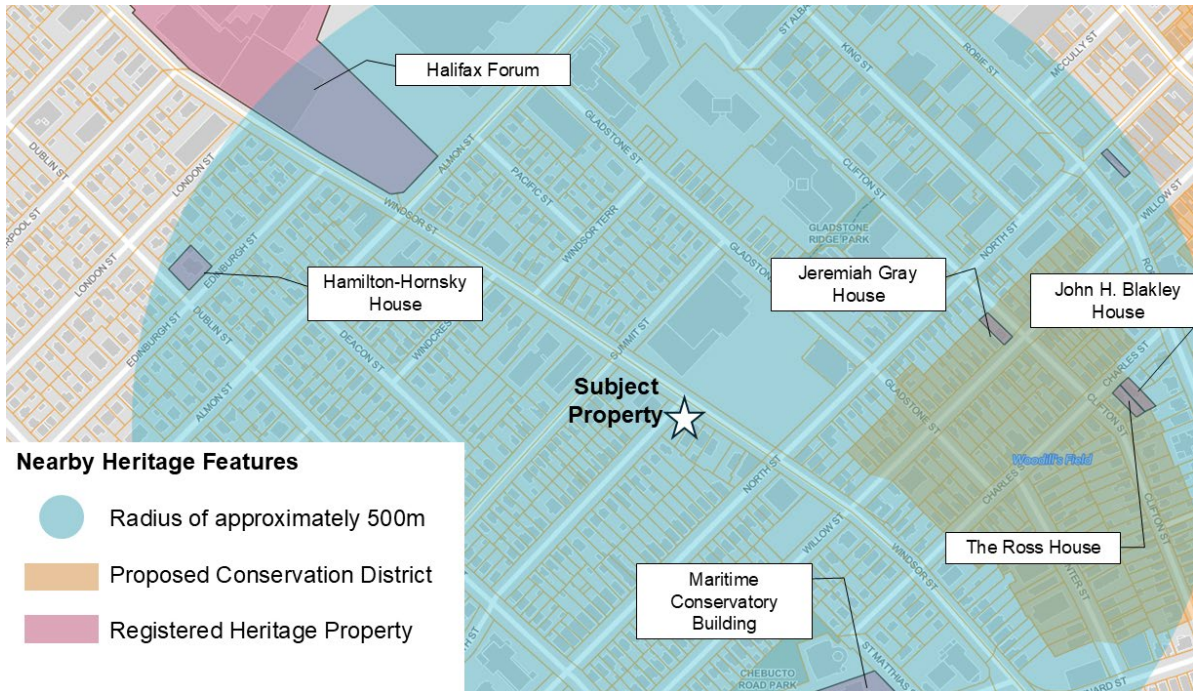


Figure 34: Map of subject property and nearest heritage properties and features within half a km distance (Work of author).

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2636 Windsor St./6216 Seaforth St.

Heritage Research Report

August 28, 2025

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Fathom

### Parcel Description

ALL that lot, piece and parcel of land situate, lying and being in the north suburbs of the City of Halifax, being Lot Number Eight (8) as laid out on plan of property belonging to one Robert S. Rosborough and one Walter H. Thomas, made by James H. Austen, dated the 31st day of December 1896, and on file in the office of the Registry of Deeds for the County of Halifax, which said lot is more particularly described as follows, that is to say:

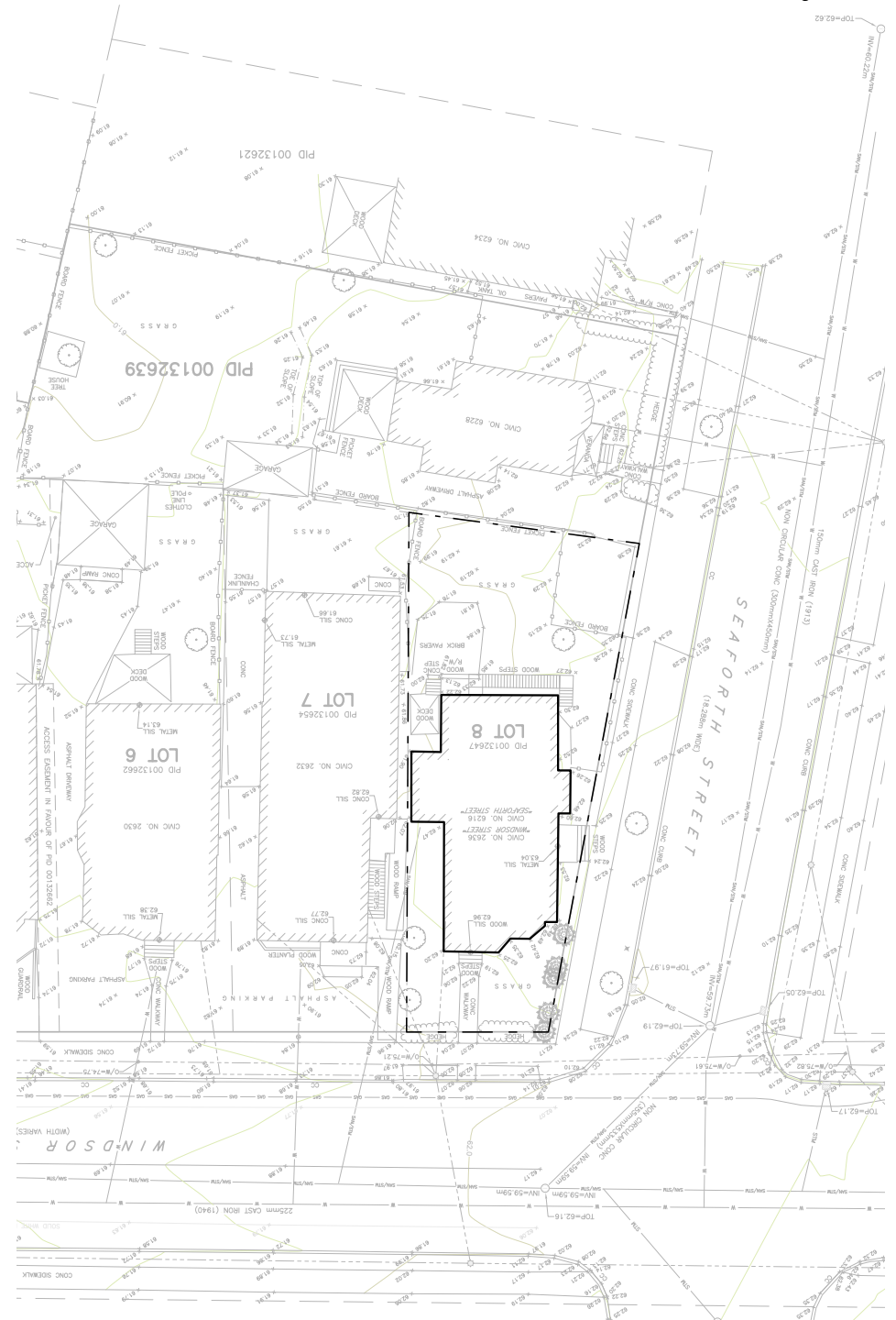
BEGINNING at a point on the west side of Windsor Street at the northeast corner of Lot Number Seven (7) on said plan;

THENCE running in a westerly direction along the northern boundary of said Lot Number Seven (7) one hundred and fourteen feet (114') more or less, until it comes to the eastern boundary line of Lot Number Nine (9) as laid out on said plan;

THENCE running in a northerly direction forty-nine feet, six inches (49'6") more or less, until it comes to the southern boundary line of a proposed street as laid out on the said plan;

THENCE along the southern boundary line of said proposed street in an easterly direction one hundred and eight feet (108") to Windsor Street aforesaid;

THENCE southerly along Windsor Street thirty feet (30') to the place of beginning.






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**VIEWED FROM WINDSOR ST.**

The house is in very good repair and has relatively high integrity. It is prominently sited and addresses its two streets (literally with two addresses) two entrances, and two prominent facades.

Source: Fathom Studio




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**DETAIL OF BAY WINDOW WITH GREEK REVIVAL ELEMENTS AND WOOD DETAILING**

Exemplary of Victorian Eclectic style, the building exhibits several sets of otherwise dissimilar architectural elements.

Source: Fathom Studio

**Age**

The subject property was among some of the first houses built on the block bound by Windsor, North, Seaforth, and Dublin streets as the area was first subdivided and made available for development.

In 1896, Sophia Murphy, daughter of John Murphy, sold the block to Robert S. Rosborough and Walter Thomas, who subdivided the property into 35 lots, marking the inclusion of the block in the nascent streetcar suburbs of the West End. These lots remain intact today, including for the subject property.

The building first appears in the 1899 Fire Insurance Plane, with the first listed resident, Harry S. Moir of prominent baking and confectionery family Moir, Son & Co., appearing in the 1900-01 City Directory. Moir lived here until 1902.

Beginning in 1904, several members of the Rosborough family, including Robert S. Rosborough (who owned Rosborough & Thomas Wholesale and Retail with Walter Thomas and who together subdivided the subject property) and Charles R. Rosborough, local builder and contractor, lived here for the following 15 years.

**Historical or architectural importance**

The building was built c.1899 and has historical associations with Moir, Son & Co., and the Rosborough family, most importantly Robert Rosborough and Charles Rosborough, who lived there from 1904-1919.

As one of the first houses built on this block along a streetcar line at the beginning of the electrified streetcar era and the acceleration of the streetcar suburb era of development, the builders and first

inhabitants represent early adopters of an urban system that had not yet hit its stride. As such it is a noteworthy early example of this development pattern and its relationship to the nascent middle class of Halifax.

### Significance of architect/builder

Although no information has yet been found on the original builder, it is worth noting that the Rosborough family may have played a part in the building's genesis as both the original developers of the land and some of its first inhabitants. With a business as builders and contractors, the family would have had the resources and capabilities to construct and modify the house. Specifically Charles R. Rosborough is listed as the owner and builder on several building permit records from 1907 and 1914.

### Architectural merit

The building is a good example of the Late Victorian Eclectic style of architecture. It exhibits several architectural elements and references to previously popular styles that may not otherwise be found together, such as classical revivalism and Queen Anne elements, and with a relatively shallow hipped roof combined with steep angled gables. Multiple shapes to dormer windows are also present. The building exemplifies the melange typical of eclecticism clearly despite its relatively modest size.

The building is intricately detailed in several locations including with dentils within a pediment dormer, and with roof and belt cornices. The current paint scheme enhances the appearance of this detailing.

The presence of a secondary entrance with a separate address on a separate street further reinforces the mix-and-match style of eclecticism, in addition to

being noteworthy on its own.

Based on its estimated time of construction, c.1899, the building is likely a mid-to-late example of balloon framing in Halifax. This style of wood construction emerged in the mid-1800s, facilitating more efficient and affordable building construction, and was used until the early-1900s.

### Architectural integrity

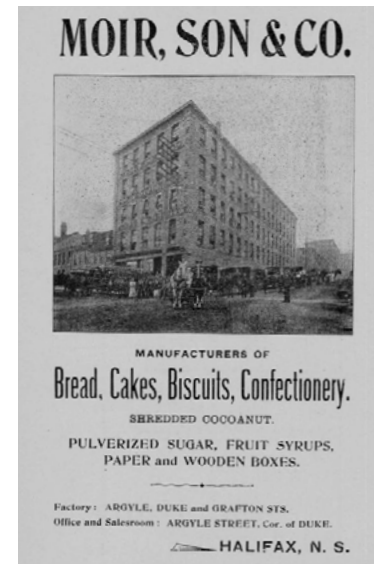
The building exhibits high architectural integrity and is largely intact.

The building's exterior including its facade, roof, and wood detailing are in very good condition and are well-maintained on all sides, creating an attractive and handsome appearance. The current paint scheme highlights the intricate wood detailing that exemplifies its style.

A one-storey addition topped with a wood deck is not original, as evidenced by fire insurance maps from the year of likely construction.

The enclosed front entrance porch is also not original. The porch is not present on early map evidence and exhibits a non-character-defining door with sidelight windows, as well as a non-character-defining window on the side. This porch partially obscures the front bay window.

Windows throughout the building are not representative of the original style. Based on the age and style of the rest of the building, it may be assumed windows were wooden two-over-two single- or double-hung units. The half-round window in the front pediment dormer is also likely not original as it is a single piece of glass and contains no chords.





#### VIEW OF ROSBOROUGH HOUSE FROM SEAFORTH ST.

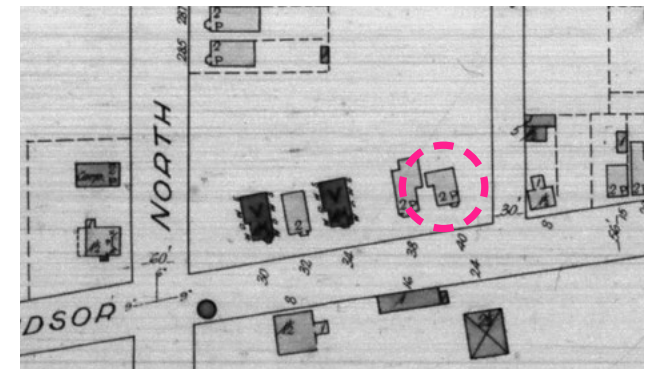
With the exception of the rear addition, added at some point between 1918 and 1951, and associated deck, the original form and character-defining elements are largely unaltered.

Source: Halifax Municipal Archives

#### Relationship to surrounding area

As one of the first houses built on the block that saw relatively slow development around the turn of the 20th century, the building marks the beginning of Halifax's growth into the West End. At the time of construction, the neighbourhood was on the fringes of a denser Halifax downtown, and although appearing distinctly urban with its relatively small setbacks on a small lot, stood as one of few buildings for several years before the block filled in with development. The building remains the most highly intact among the entire block facing Windsor Street from this era.

The building is also noteworthy in its stylistic relationship to the surrounding area. Some of the styles referenced in this example of Victorian Eclectic include classical revivalism, which is present throughout the surrounding area in numerous examples such as in the large residential buildings along North street, and in nearby institutional buildings such as the Maritime Conservatory (Chebucto Rd. School).



#### 1899 FIRE INSURANCE PLAN

Source: Nova Scotia Archives

Criterion	Highest Possible Score	Score Awarded
Age	25	13
Historical or Architectural Importance	20	11-15
Significance of Architect or Builder	10	0-3
Architectural Merit: Construction Type	10	1-3
Architectural Merit: Style	10	4-6
Architectural Integrity	15	13-15
Relationship to Surrounding Area	10	6-10
<b>TOTAL</b>	<b>100</b>	<b>48-65</b>

Suggested evaluation criteria for registration of heritage buildings

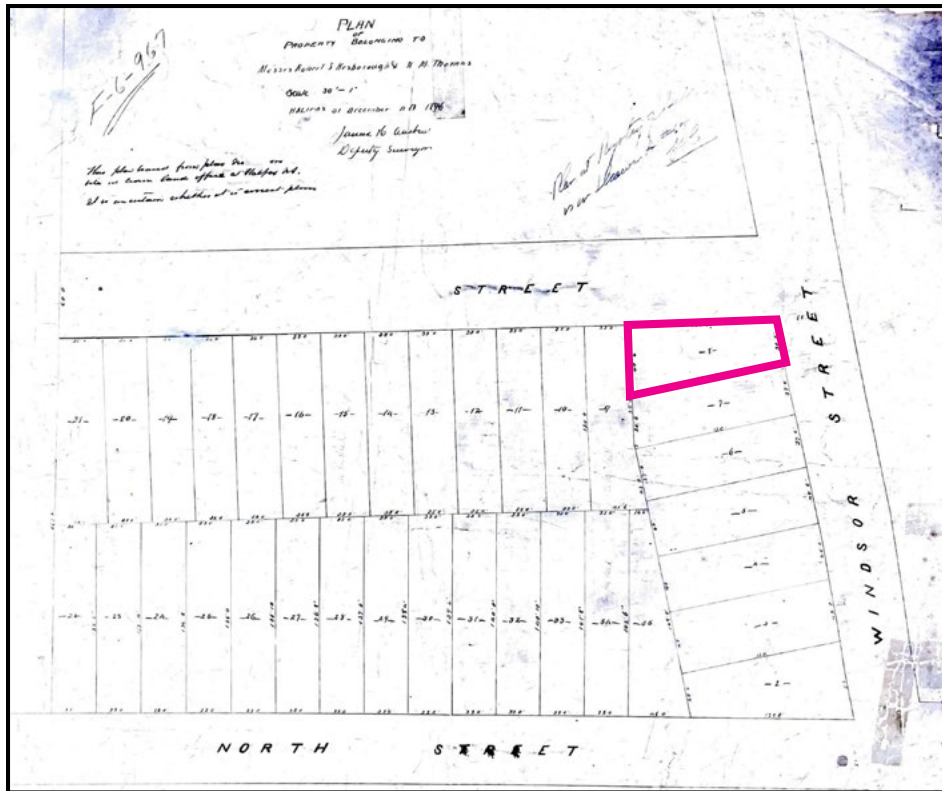
### Character-defining elements

- Original two-and-a-half storey Late Victorian Eclectic style;
- Corner siting with minimal setbacks and secondary entrance door, complete with overhanging porch with wood brackets on Seaforth street, and with bay windows that address both streets;
- Hipped roof with gabled side wing and gabled dormers;
- Narrow, single brick chimney;
- Wood shingle siding;
- Front bay topped with pediment gable with wood dentils;
- Side projecting square bay topped with pediment gable;
- Distinctive dormer windows: one half-round and one rectangular with curved raked head;
- Roof cornice on front facade including wood brackets and dentils;
- Side wing eave returns;
- Belt cornice on both bays, with wood dentils on square bay.

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# Supporting research

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1896 SUBDIVISION PLAN ROSBOROUGH & THOMAS

Source: Halifax Municipal Archives

Subject site



1878 HOPKIN'S ATLAS

Settlement on the subject site was part lands held by the Murphy family until 1896, when it was later subdivided and sold again, forming much of the urban fabric that remains today.

Source: Nova Scotia Archives



**This Indenture**, made this 25th day of August, 1917, between  
 Mrs. Maude Rosborough, wife of Robert S. Rosborough,  
 and the said R. S. Rosborough,  
 of the one part, and  
 Howard MacKenzie, Carpenter,  
 of the other part,  
 Witnesseth, that the said  
 Mrs. Maude Rosborough and R. S. Rosborough  
 for and in consideration of the sum of five dollars of lawful money  
 of the Dominion of Canada, in the sale  
 to the said Howard MacKenzie  
 in hand well and truly paid by the said  
 Howard MacKenzie  
 do and each of them doth grant  
 bargain, sell, convey, remise, release, and forever quit claim, unto the said  
 Howard MacKenzie  
 that certain lot piece or parcel of land  
 situate, lying and being in the City of Halifax,  
 being lot numbered three, as laid out on a plan  
 of a property belonging to Robert S. Rosborough  
 and Mr. Wm. Thomas, made by James H. Austin  
 Deputy Commissioner dated 31st December A.D. 1876,  
 and on file in the Office of the Registrar of Deeds  
 in the City and County of Halifax, said lot numbered  
 three being more particularly described as follows:  
 Beginning at a point on the south side of Seaforth  
 Street at the northwest corner of lot numbered 5  
 as laid out on said plan, thence beginning in a  
 southerly direction along the western line of lot  
 numbered 5 and 7, eighty five feet, thence about  
 easterly in continuation thereof along the western  
 line of lots 7, 6 and 5, forty five feet less inches more  
 or less or until it comes to the northern corner of  
 lot numbered 35 as laid out on said plan, thence  
 running westerly along the northern line of lots  
 35 and 36, forty one feet less inches more or less or  
 until it comes to the eastern line of lot numbered 36,  
 thence running northerly along the eastern line of  
 lot 36, one hundred and thirty feet more or less or  
 until it comes to Seaforth Street, thence running  
 easterly along Seaforth Street thirty three feet more  
 or less to the place of beginning.

DEED: ROSBOROUGH TO  
 MACKENZIE 1917 (469/913)  
 Source: Property Online

2619  
 situate lying and being in the City of Halifax,  
 being lot numbered three, as laid out on a plan  
 of a property belonging to Robert S. Rosborough  
 and Mr. Wm. Thomas, made by James H. Austin  
 Deputy Commissioner dated 31st December A.D. 1876,  
 and on file in the Office of the Registrar of Deeds  
 in the City and County of Halifax, said lot numbered  
 three being more particularly described as follows:  
 Beginning at a point on the south side of Seaforth  
 Street at the northwest corner of lot numbered 5  
 as laid out on said plan, thence beginning in a  
 southerly direction along the western line of lot  
 numbered 5 and 7, eighty five feet, thence about  
 easterly in continuation thereof along the western  
 line of lots 7, 6 and 5, forty five feet less inches more  
 or less or until it comes to the northern corner of  
 lot numbered 35 as laid out on said plan, thence  
 running westerly along the northern line of lots  
 35 and 36, forty one feet less inches more or less or  
 until it comes to the eastern line of lot numbered 36,  
 thence running northerly along the eastern line of  
 lot 36, one hundred and thirty feet more or less or  
 until it comes to Seaforth Street, thence running  
 easterly along Seaforth Street thirty three feet more  
 or less to the place of beginning.

Windsor St. No. 126 APPLICATION FOR REPAIRS. No. 763  
 To the Inspector of Buildings, Dec. 7/07

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

Location Windsor St. No. 126 West side between North and Summit St.  
 Owner R. R. Rosborough Address Builder Rosborough Address  
 No. of stories 2 1/2 Height above sidewalk Frontage 30 Depth 30 Material wood

The work proposed to be done, consists in  
 Small repairs

The estimated cost of the repairs is \$25<sup>00</sup>

Permission is also applied for, to enclose that portion of the street in front of the building extending into the street — ft. The undersigned hereby agrees that all work on the said building shall be done in strict accordance with the laws and ordinances relating to the erection of buildings within the City of Halifax, and with the conditions printed on the back of the permit. Every obstacle will be removed from the street on or before the — day of 1907 on which date this permit expires.

*C. R. Rosborough* Applicant.

Windsor St. No. 126 APPLICATION FOR REPAIRS. No. 3881  
 To the Inspector of Buildings, Halifax, N. S. 16 day of July 1914

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

Location Windsor St. No. 126 West side between North and Seaforth St.  
 Owner C. R. Rosborough Address Builder C. R. Rosborough Address  
 No. of stories Height above sidewalk Frontage Depth Material of building wood

The work proposed to be done consists in  
 General repairs

The estimated cost of repairs is \$ 150<sup>00</sup>

Permission is also applied for to enclose that portion of the street in front of the building extending into the street four ft. The undersigned hereby agrees that all work on the said building shall be done in strict accordance with 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. Every obstacle will be removed from the street on or before the — day of — 1914 on which date this permit expires.

*C. R. Rosborough* Applicant.

Windsor St. No. APPLICATION FOR REPAIRS. No. 20730  
 To the Inspector of Buildings Halifax, N. S., 27<sup>th</sup> day of July 1937

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

Location Windsor St. No. 126 side between Cor. Seaforth & Windsor St.  
 Owner Mary A. Walsh Address 126 Windsor Builder Address  
 No. of stories Height above sidewalk Frontage Depth Material of Building

The work proposed to be done consists in  
 General Repair Extension

The estimated cost of repairs is \$ 300<sup>00</sup>

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 1937 on which date this permit expires.

*Mary A. Walsh* Applicant.

**BUILDING PERMIT RECORDS, 126 WINDSOR ST.**

Various building permit records were filed for repair work to the subject property, formerly 126 Windsor St. Charles R. Rosborough is listed as the builder on the two earlier permits, dated 1907 and 1914.

Source: Halifax Municipal Archives

**2636 Windsor (h.126)****6216 Seaforth St (h.2)**

1899-00	house unoccupied	
1900-01	Harry S. Moir <i>(Moir, Son &amp; Co.)</i>	
1903-04	Robbie S. Davison, lumber merchant	
1904-05	Richard Rosborough, merchant Robert S. Rosborough	
1905-06	Robert S. Rosborough <i>(Rosborough &amp; Thomas )</i>	
1910-11	Charles R. Rosborough, contractor and builder	
1918-19	Charles R. Rosborough, city assessor Arthur Rosborough, emp Scotia Pure Milk Co. Sarah Rosborough (wid James S) Frank Rosborough, emp Geo E Boak & Son	Howard McKenzie, carp Dockyard J Ellsworth McKenzie
1920-21	Stephen Walsh	Howard McKenzie, messenger CNR J Ellsworth McKenzie Warren H McKenzie, clerk CNR
1925-26	Stephen Walsh Norman W Turner, carpenter Mark Walsh, emp CNR Miss Mary Walsh, accountant Mrs Mary Carroll	

**RESIDENT TIMELINE**

Using the city directories, provided by the Nova Scotia Archives, a timeline was put together outlining the building's occupants between 1899 and 1926. The Rosborough family were the longest residents, moving in shortly after it's construction in 1904 and selling the property to Howard MacKenzie in 1917.

Source: NS Archives

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# Building photographs

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East elevation



Northeast corner



North elevation



Northwest corner



West elevation



Southwest corner



**Bay window on front (North) facade**



**Bay window in side (West) facade**



Front elevation of the enclosed front porch



Side elevation of the enclosed front porch

## Attachment 2

### Scoring for HRTG-2025-02438: Request to Include 2636 Windsor Street, Halifax in the Registry of Heritage Properties for the Halifax Regional Municipality

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Criterion	Score Awarded
1. Age	13
2A. Relationship to Important Occasions, Institutions, Personages or Groups	15
3. Significance of Architect/Builder	1
4A. Architectural Merit: Construction Type	6
4B. Architectural Merit: Style	6
5. Architectural Integrity	10
6. Relationship to Surrounding Area	10
<b>Total</b>	<b>61</b>