



P.O. Box 1749
Halifax, Nova Scotia
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Item No. 15.6.3
Halifax Regional Council
November 12, 2024

TO: Mayor Fillmore and Members of Halifax Regional Council

FROM: Brian MacDonald, Chair, Heritage Advisory Committee

DATE: October 8, 2024

SUBJECT: **Case HRTG-2023-01426: Substantial Alteration to the municipally registered heritage property at 86 Ochterloney Street, Dartmouth**

ORIGIN

October 8, 2024 meeting of Heritage Advisory Committee, Item 9.1.3.

RECOMMENDATION

The Heritage Advisory Committee recommends that Halifax Regional Council approve the proposed substantial alteration to 86 Ochterloney Street, Dartmouth, which includes the rehabilitation and conservation of the vernacular Gothic Revival style residence built circa 1863.

BACKGROUND

Heritage Advisory Committee received a staff recommendation report dated September 24, 2024 to consider substantial alteration to the municipal heritage property at 86 Ochterloney Street, Dartmouth.

For further information refer to the attached staff report dated September 24, 2024.

DISCUSSION

Heritage Advisory Committee considered the staff report dated September 24, 2024 and approved the recommendation to Halifax Regional Council as outlined in this report.

FINANCIAL IMPLICATIONS

Financial implications are outlined in the attached staff report dated September 24, 2024.

RISK CONSIDERATION

Risk consideration is outlined in the attached staff report dated September 24, 2024.

COMMUNITY ENGAGEMENT

The Heritage Advisory Committee is comprised of nine 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 September 24, 2024.

ENVIRONMENTAL IMPLICATIONS

Environmental implications are outlined in the staff report dated September 24, 2024.

ALTERNATIVES

Alternatives are outlined in the attached staff report dated September 24, 2024.

LEGISLATIVE AUTHORITY

Legislative Authority is outlined in the attached staff report dated September 24, 2024.

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.

Halifax Regional Municipality By-law H-200, *Respecting the Establishment of a Heritage Advisory Committee and a Civic Registry of Heritage Property:*

4. The Committee shall, within the time limits prescribed by Council or the 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 September 24, 2024.

Attachment 2 – Extract from the October 8, 2024 Heritage Advisory Committee Meeting Draft Minutes

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



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Halifax, Nova Scotia
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Attachment 1
Heritage Advisory Committee
October 8, 2024

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: Cathie O'Toole, Chief Administrative Officer

DATE: September 24, 2024

SUBJECT: **HRTG-2023-01426: Substantial Alteration to the municipally registered heritage property at 86 Ochterloney Street, Dartmouth**

ORIGIN

An application by Zzap, on behalf of the property owner, to substantially alter the municipally registered heritage property located at 86 Ochterloney Street, Dartmouth (PID 00109116), known as George Shiels House.

EXECUTIVE SUMMARY

- The subject property at 86 Ochterloney Street, Dartmouth, was registered as a municipal heritage property in 1982 and contains a circa 1863 vernacular Gothic Revival style residence known as 'George Shiels House'.
- Zzap, on behalf of the property owner, is proposing to rehabilitate 86 Ochterloney Street and the unregistered heritage property at 61 Queen Street (circa 1899 residence) and construct a 72.96-metre-high mixed-use building on the unregistered properties at 39 (vacant) and 43-45 Dundas Street (circa 1933 residence - to be demolished).
- Proposed substantial alterations include infill of unoriginal windows on the south and east elevations, with one new window opening at the east elevation; removal of a small addition on the south elevation; and construct a 72.96 metre high, mixed-use development.
- The proposed alterations to the registered heritage property at 86 Ochterloney Street are acceptable, based on staff's review of applicable regulations and policies. The character-defining elements of George Shiels House will be retained and rehabilitated, and later modifications will be removed.

RECOMMENDATION

It is recommended that the Heritage Advisory Committee recommend that Regional Council approve the proposed substantial alteration to 86 Ochterloney Street, Dartmouth, which includes the rehabilitation and conservation of the vernacular Gothic Revival style residence built circa 1863.

BACKGROUND

The subject property at 86 Ochterloney Street, Dartmouth (the 'subject property'), was added to the *Registry of Heritage Property for the Halifax Regional Municipality* in 1982. The registration recognized the heritage value of the circa 1863 vernacular Gothic Revival style building with Scottish dormers, built for George Shiels (1819-1901). Shiels was the son of Andrew Shiels (1793-1879), a well-known blacksmith, poet and magistrate.

Zzap, on behalf of the property owner, has applied to enter into a development agreement (PLANAPP-2023-00991) for the subject property. The applicant proposes to rehabilitate the registered heritage property at 86 Ochterloney Street as well as the unregistered building at 61 Queen Street and construct a 72.96 metre (15 storeys plus penthouse) mixed-use building at the current location of 39 and 43-45 Dundas Street (Attachment A). The alterations necessary to rehabilitate 86 Ochterloney Street and construct a mixed-use detached building are substantial and will require substantial alteration approval under the *Heritage Property Act*.

Existing Site Context

The subject property is located on the south side of Ochterloney Street, to the west of Dundas Street and east of Wentworth Street in Downtown Dartmouth. The subject property is 534 square metres (5,747 square feet) with approximately 21.6 metres (71 feet) of frontage along Ochterloney Street and 24.7 metres (81 feet) of frontage on Dundas Street. The primary heritage resource on the subject property is the vernacular Gothic Revival style building constructed circa 1863. The surrounding neighbourhood comprises of residential, commercial and mixed-use buildings of various heights and ages, predominately of wood-frame construction.

HRM PLANAPP-2023-00991

The applicant has applied to obtain a development agreement to redevelop the lands outlined on Map 1 in accordance with Policy CHR-7 of the Regional Centre Secondary Municipal Planning Strategy. The proposed development (see Attachments A through F) includes the following:

- Retention and rehabilitation of the circa 1863 registered heritage building, including accessibility upgrades to the main entrance;
- Rehabilitation of the unregistered property at 61 Queen Street; and,
- Demolition of 43-45 Dundas Street to construct a 72.96-metre-high mixed-use building (also includes the vacant lot at 39 Dundas Street).

The applicant's development agreement application requires a public information meeting (held January 15, 2024) and approval from Harbour East - Marine Drive Community Council. PLANAPP-2023-00991 and will return to the Heritage Advisory Committee ('HAC') later for recommendation before Harbour Drive – Marine East Community Council considers the development agreement application. If Community Council approves the development agreement application, the proposed development must meet the development agreement's conditions to receive a development permit.

Substantial Alteration Legislation

In accordance with Section 17 of the *Heritage Property Act* (HPA), a substantial alteration to a municipal heritage property requires Regional Council approval. The HPA defines a substantial alteration as "*any action that affects or alters the character-defining elements of a property*". The character-defining elements of a property are defined as "*the materials, forms, location, spatial configurations, uses and cultural*

associations or meanings that contribute to heritage value and that must be sustained in order to preserve heritage value.”

Heritage value is defined as “*the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations and embodied in character-defining materials, forms, locations, spatial configurations, uses and cultural associations or meanings.*” Therefore, a determination on the appropriateness of a substantial alteration lies in its effect on the subject property’s unique heritage value and character defining elements.

Heritage Value & Character-Defining Elements

To determine the appropriateness of a substantial alteration, a full understanding of the building’s heritage value and character defining elements is required. As a point of reference, staff have prepared a heritage building summary which outlines the heritage value and character defining elements of 86 Ochterloney Street (see Attachment C). This summary was created using the historic information contained in HRM’s heritage property files and the applicant’s heritage impact statement (see Attachment D). The heritage value of the subject property pertains to the one-and-a-half storey, vernacular Gothic Revival style residence. Character-defining elements include but are not limited to the steeply pitched gable with centre pointed window flanked by two Scottish dormers on the north elevation; partial above-ground rubblestone foundation; wood shingle cladding; six-over-six and four-over-four windows, and single leaf entrance with entablature with wood piers, multiple-light transom and sidelights.

The *Standards and Guidelines for Historic Places in Canada* (‘Standards and Guidelines’) are used to perform an analysis of the appropriateness of a substantial alteration’s impact on a property’s heritage value and character defining elements. The Standards and Guidelines help to ensure that careful consideration is given to how the proposed alteration may affect the heritage values and character defining elements of the building. The applicant has provided an evaluation of the proposal against the Standards and Guidelines, as well as HRM heritage staff (Attachments D and F).

Requested Substantial Alterations

The applicant is proposing to make minor alterations to 86 Ochterloney Street to rehabilitate architectural features, including infilling windows on the south and east elevations which are not original, and to the subject property to develop a mixed-use, 72.96 metre high (15 storeys plus penthouse) detached building to the rear. The rehabilitation portion of the substantial alteration includes the rehabilitation of character-defining elements (e.g., windows, brick chimneys, wood siding). An overview of the substantive alterations is contained in Attachment B, while a summary is provided below:

- Infill of unoriginal windows on the south and east elevations, with one new window opening at the east elevation to reintroduce symmetry;
- Removal of a small addition on the south elevation; and
- Construct a 72.96-metre-high mixed-use development.

The applicant’s conservation work will be guided by the *Standards and Guidelines*, and historical photographs. The heritage development agreement will provide further detail on the type of maintenance work that should take place over time to maximise the long-term protection of the subject property’s character-defining elements.

Non-Substantive Alterations

The applicant will undertake several non-substantive alterations that are subject to staff approval during the permitting process and are not subject to consideration by HAC or Regional Council. The proposed non-substantive amendments are summarized below:

- Repointing of the existing masonry chimneys;
- Replacement of existing siding with pre-finished wood shingles;

- Repair or replacement in-kind of existing windows with wood six-over-six windows;
- Replacement of the front porch and stair with accessibility ramp;
- Repair and replacement in-kind of existing wood trim as necessary; and,
- Repairs to the existing stone foundation.

In keeping with the Standards and Guidelines, the applicant intends to repair existing elements where possible and replace, when necessary. This work is necessary to stabilize and prepare the structure for a new active use.

DISCUSSION

The overarching term for protecting historic places in Canada is conservation, which is described by the *Standards and Guidelines for the Conservation of Historic Places in Canada* as “all actions or processes aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life”. Conservation may specifically involve preservation, rehabilitation, restoration, or a combination of these actions. Applying the Standards and Guidelines to the development proposal requires an understanding of the approach to the project, and the character defining elements and heritage values for the property.

Rehabilitation involves the sensitive adaptation of an historic place providing a continuing or compatible contemporary use, while protecting heritage value. Rehabilitation can include the replacement of elements or components of the building with an accurate replica or a new design compatible with the style, era and character of the historic place. Rehabilitation projects can revitalize historical relationships and settings. Rehabilitation projects are evaluated using general Standards 1 through 9, and three additional Standards 10 through 12 which relate specifically to rehabilitation.

Restoration involves accurately revealing, recovering, or representing the state of an historic place or individual component as it appeared at a select period in its history, while protecting its heritage value. Restoration may include removing features which are not character-defining from other periods in its history and recreating missing features from the restoration period. Restoration must be based on clear evidence and detailed knowledge of the earlier forms and materials being recovered. In addition to the nine general Standards, two additional Standards (13 and 14) relate to restoration.

In this case, the proposed conservation uses mostly a rehabilitation approach with some restoration efforts. The applicant has completed an evaluation of the proposal using the *Standards and Guidelines*, which is summarized in Attachment D. Staff have also completed an evaluation which is summarized in Attachment F.

Substantial Alterations

The proposed substantial alterations are necessary to prepare the subject property for active use and complete significant rehabilitation efforts (as per PLANAPP-2023-00991).

George Shiels House

The subject property’s heritage value is intrinsically linked to George Shiels House. The one-and-a-half storey, vernacular Gothic Revival building was constructed in 1863. The house has a high level of integrity with modest changes since its construction, including a small addition and additional window openings on the south elevation. These changes are proposed to be reversed through the substantial alteration application.

Based on a review of regulations and policies, the proposed removal of the small addition on the south elevation, and infill of windows on the south and east elevations, are acceptable. The addition and the identified windows are not considered character-defining elements, and the removal will reintroduce symmetry to the south elevation. One new window is being created to also reintroduce symmetry to the

east elevation. All character-defining elements of the George Shiels House, such as the wood shingle cladding, six-over-six wood windows, rubblestone foundation, moulded trim and steeply pitched roofline will be rehabilitated and preserved (see Attachment C). This is consistent with Standard 10, which indicates that character-defining elements should be repaired rather than replaced, unless too severely deteriorated. In this case, replacement in-kind is acceptable.

Standard 11 notes that any new work should be physically and visually compatible with, subordinate to, and distinguishable from the historic place. The materials and massing have been designed to complement yet provide contrast to the historic structure. Non-combustible clapboard siding and corner board trim has been implemented on the podium to complement the surrounding area, which is predominately wood-framed residences. The podium is three bays with tall six-over-six windows, to reference the rhythm and fenestration on the registered heritage property. The height of the podium has also been designed to be closely aligned with the cornice of the heritage building. Masonry on the first storey of the podium relates to the rubblestone foundation of the registered heritage property. The podium also implements historic shopfront design with recessed entrance. The mid-rise portion of the building implements modern materials such as metal and cladding accent wall in a neutral colour to ensure that the heritage building remains prominent within the streetscape, especially at the pedestrian level. Staff advise that the proposal meets the requirements noted in Standard 11.

A minimal intervention approach has been undertaken through the proposal. The heritage building and new construction will be detached with hardscape and softscape separating the two structures for pedestrian access. This meets Standard 12, which notes that any new construction must be designed so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future. The implementation of landscaping surrounding the heritage building soften the development, provide shade for pedestrians engaging with the streetscape, and continues the long tradition of greened streetscapes in Downtown Dartmouth. Mature street trees which contribute to the heritage character of the subject property will be protected during construction (Attachment E).

Conclusion

The proposed alterations to the registered heritage property at 86 Ochterloney Street are acceptable. The character-defining elements of George Shiels House will be retained and rehabilitated, and incompatible modifications will be removed. The new construction has been designed to ensure minimal impacts to the registered heritage property through its connection and setbacks.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing HRTG-2024-01426 can be accommodated within the approved 2024/25 operating budget for Cost Centre C340 – Culture, Heritage and Planning Information Services. HRM is not responsible for construction and renovation costs.

RISK CONSIDERATION

No risk considerations were identified.

COMMUNITY ENGAGEMENT

The community engagement process for a heritage registration is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing achieved through public access to the required Heritage Advisory Committee meeting.

ENVIRONMENTAL IMPLICATIONS

No environmental implications were identified.

ALTERNATIVES

1. The Heritage Advisory Committee may recommend that Council approve the proposed substantial alteration with conditions and in so doing should provide reasons for the conditions based on applicable HRM Conservation Standards.
2. The Heritage Advisory Committee may recommend that Regional Council refuse the proposed substantial alteration to 86 Ochterloney Street, Dartmouth. The *Heritage Property Act* does not include appeal provisions for decisions of Council regarding substantial alterations, however, if the substantial alteration application is refused, section 18(3) of the *Heritage Property Act* provides that the owners would be permitted to proceed with their proposal three years from the date of the application. This is not recommended as staff advise that the proposed substantial alteration be approved for reasons outlined in this report.

LEGISLATIVE AUTHORITY

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

- 17 (1) Municipal heritage property shall not be substantially altered in exterior or public-building interior appearance or demolished without the approval of the municipality.
 - (2) An application for permission to substantially alter the exterior or public-building interior appearance of or demolish municipal heritage property shall be made in writing to the municipality.
 - (3) Upon receipt of the application, the municipality shall refer the application to the heritage advisory committee for its recommendation.
 - (4) Within thirty days after the application is referred by the municipality, the heritage advisory committee shall submit a written report and recommendation to the municipality respecting the municipal heritage property.
 - (5) The municipality may grant the application either with or without conditions or may refuse it.
 - (6) The municipality shall advise the applicant of its determination.

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

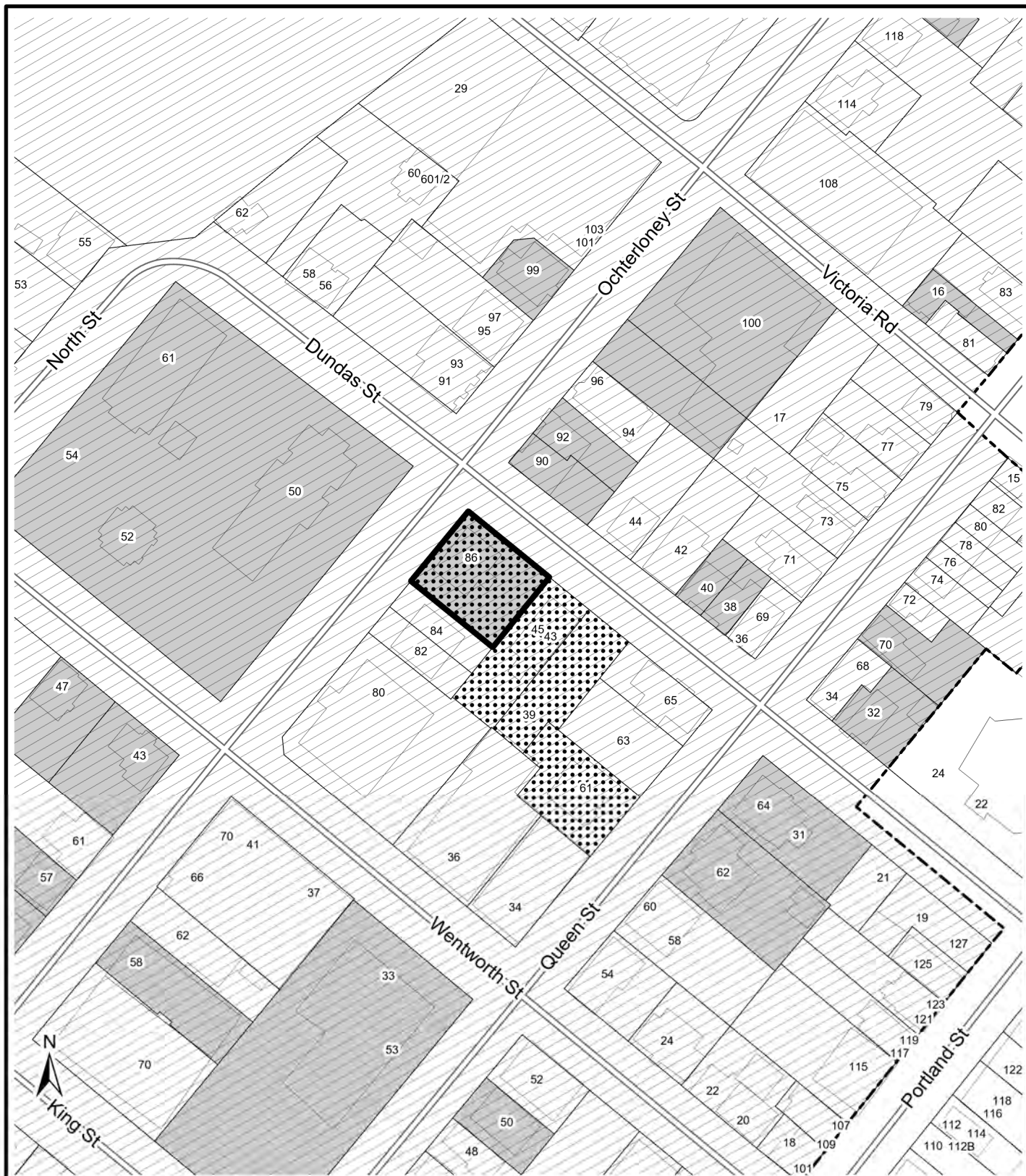
4. The Committee shall, within the time limits prescribed by Council or the Act, advise the Region respecting:
 - (c) applications to substantially alter the external appearance of or demolish a municipal heritage property.
12. Applications for alteration of a registered heritage property shall be evaluated in accordance with the Standards for the Conservation of Historic Places in Canada, 2nd Edition as set forth in Schedule 'B-1'. The Guidelines for the Conservation of Historic Places in Canada, 2nd Edition shall be used to interpret and apply the Standards.

ATTACHMENTS

Map 1	Location Map
Attachment A	Elevations and Renderings
Attachment B	Design Rationale
Attachment C	Heritage Building Summary
Attachment D	Heritage Impact Statement
Attachment E	Preliminary Landscape Plan
Attachment F	Evaluation of Standards and Guidelines





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

Report Prepared by: Elizabeth Cushing, Planner II, Heritage, 902.478.2586

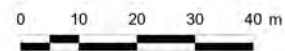


Map 1 - Location Map

86 Ochterloney Street,
Dartmouth

-  Proposed Downtown Dartmouth Heritage Conservation District Boundary
-  Subject Property
-  Properties Subject to Development Agreement
-  Registered Heritage Properties

HALIFAX



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

Attachment A - Elevations and Renderings

DUNDAS & OCHTERLONEY

DARTMOUTH, NS

September 2024



CONTENTS

- SITE LAYOUT / PLAN
- ELEVATIONS / FLOOR PLANS
- HERITAGE BUILDING ELEVATIONS

REVISED BUILDING



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86 OCHTERLONEY STREET

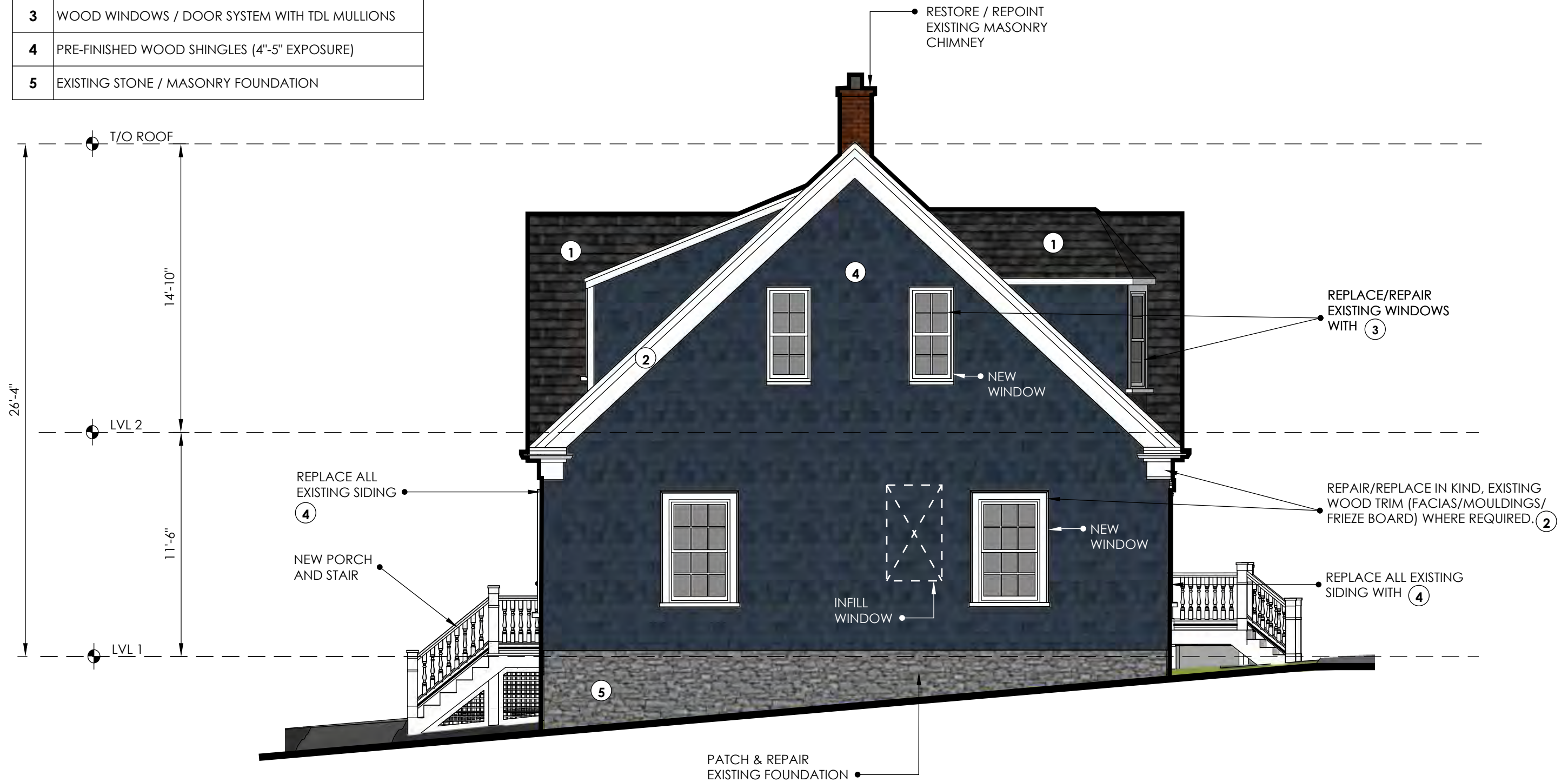
EXTERIOR MATERIALS LEGEND	
1	ASPHALT SHINGLES / MODIFIED BITUMEN ROOF
2	PRE-FINISHED WOOD TRIM / MOULDINGS
3	WOOD WINDOWS / DOOR SYSTEM WITH TDL MULLIONS
4	PRE-FINISHED WOOD SHINGLES (4"-5" EXPOSURE)
5	EXISTING STONE / MASONRY FOUNDATION



NORTH (FRONT) ELEVATION



EXTERIOR MATERIALS LEGEND	
1	ASPHALT SHINGLES / MODIFIED BITUMEN ROOF
2	PRE-FINISHED WOOD TRIM / MOULDINGS
3	WOOD WINDOWS / DOOR SYSTEM WITH TDL MULLIONS
4	PRE-FINISHED WOOD SHINGLES (4"-5" EXPOSURE)
5	EXISTING STONE / MASONRY FOUNDATION



EAST ELEVATION

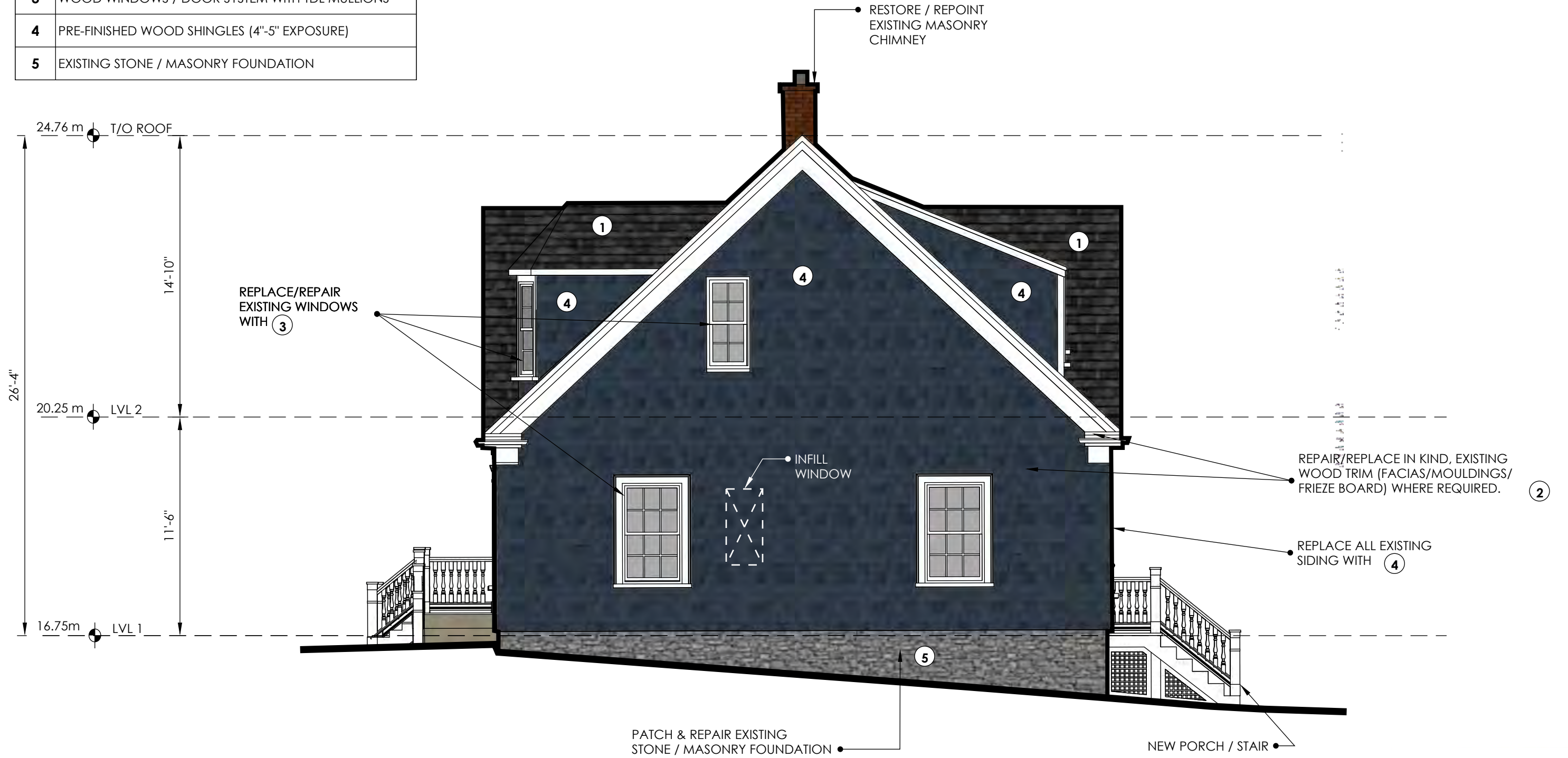


EXTERIOR MATERIALS LEGEND	
1	ASPHALT SHINGLES / MODIFIED BITUMEN ROOF
2	PRE-FINISHED WOOD TRIM / MOULDINGS
3	WOOD WINDOWS / DOOR SYSTEM WITH TDL MULLIONS
4	PRE-FINISHED WOOD SHINGLES (4"-5" EXPOSURE)
5	EXISTING STONE / MASONRY FOUNDATION



SOUTH (REAR) ELEVATION

EXTERIOR MATERIALS LEGEND	
1	ASPHALT SHINGLES / MODIFIED BITUMEN ROOF
2	PRE-FINISHED WOOD TRIM / MOULDINGS
3	WOOD WINDOWS / DOOR SYSTEM WITH TDL MULLIONS
4	PRE-FINISHED WOOD SHINGLES (4"-5" EXPOSURE)
5	EXISTING STONE / MASONRY FOUNDATION



WEST ELEVATION





SITE STATISTICS

PRIMARY BUILDING - 15 STOREYS (REVISED)

SITE AREA	1889.46 m2 / 20,338 ft2
PROPOSED FAR	4.86
PROPOSED GFA	9195.7 m2 / 98,982 ft2

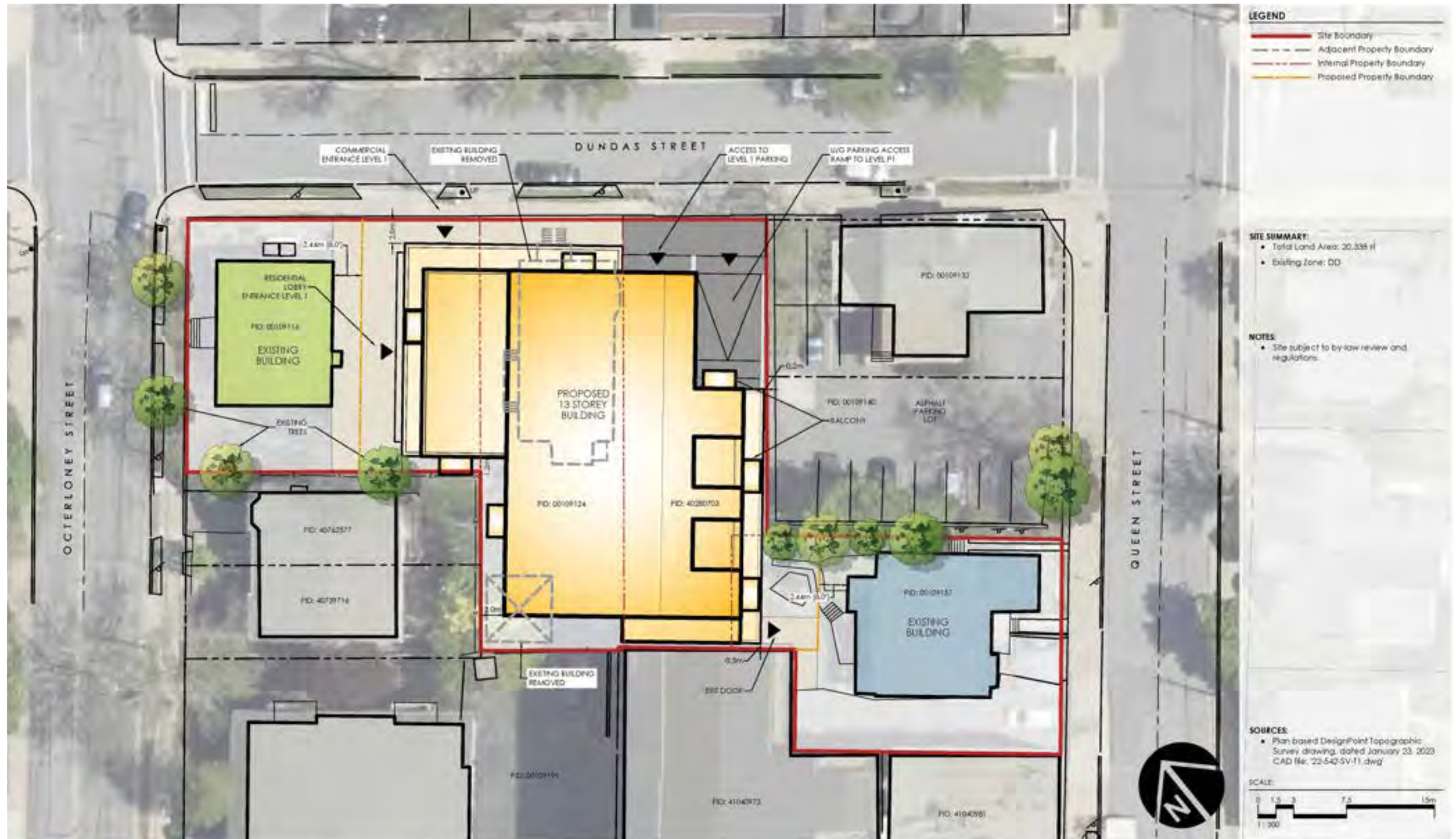
PRIMARY BUILDING - 13 STOREYS

SITE AREA	1889.46 m2 / 20,338 ft2
PROPOSED FAR	4.17
PROPOSED GFA	7879.1 m2 / 84,810 ft2

REVISED BUILDING



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SITE PLAN



NEW BUILDING

REVISED BUILDING



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DUNDAS ENTRANCE

REVISIED BUILDING





REVISED BUILDING

PARKADE ENTRANCE



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Elizabeth Cushing
Planner II
Heritage Application | Planning & Development
Halifax Regional Municipality

Re: Application for Substantive Alteration Approval

Elizabeth,

On behalf of our clients, 43 Dundas Developments Inc., zzap Consulting Inc. is pleased to submit this Development Agreement (DA) application for a substantive alteration of a registered heritage property at 86 Ochterloney Street, 61 Queen Street, & 43-45 Dundas Street, Dartmouth, NS (PIDs: 00109116, 00109124, 40280703, & 00109157).

The included Heritage Impact Statement and elevation drawings outline the proposed alterations in detail and illustrate the design of the new building.

The alterations are summarized below:

- Construction of new thirteen-storey building;
- Alterations to meet Building Code requirements.

The applicant is also proposing non-substantial alterations, including the general conservation of the heritage building by repairing and renovating the entire exterior of the heritage building including the cladding, roof, windows, and chimneys. In-keeping with the Standards and Guidelines, we intend to repair existing elements where possible and replace when necessary.

We trust that the enclosed materials satisfy the application requirements, and we look forward to working with Staff, Council and members of the public throughout the application process. Should you have any questions, clarifications, or comments regarding this application, please do not hesitate to contact the undersigned.

Sincerely,



Connor Wallace, MCIP, LPP
Principal
ZZap Consulting Inc.



Attachment C Heritage Building Summary

86 Ochterloney Street, Dartmouth



Character Defining Elements:

One-and-a-half storey, vernacular Gothic Revival style residence, including:

- Steeply pitched gable with centre pointed window flanked by two Scottish dormers on the north elevation;
- Steeply pitched gable with centre pointed window on the south elevation;
- Partial above-ground rubblestone foundation;
- Wood shingle cladding;
- Gable roof with wood returned eaves;
- Six-over-six windows with moulded trim;
- Single-leaf entrance surrounded by entablature with wood piers, multiple-light transom and sidelights;
- Two brick chimneys on the offset left and right.

Heritage Value:

The property at 86 Ochterloney Street was added to the *Registry of Heritage Properties for the Halifax Regional Municipality* in 1982 (then under the City of Dartmouth). 86 Ochterloney Street contains a one-and-a-half storey residence built for George Shiels. The residence was designed in the vernacular Gothic Revival style circa 1863. The building also contains an addition along Wentworth Street (constructed between late 1930s and 1960). George Shiels was a magistrate in Dartmouth, and the son of Andrew Shiels, blacksmith, poet and magistrate.

The vernacular Gothic Revival architectural style became popular in 1864 following an article promoting the style in the *Canada Farmer* newspaper. There are a few similar designed structures in Halifax; however, the design and roofline are not commonly found in the Dartmouth area. The George Shiels House serves as a landmark at a prominent corner location within the Downtown Dartmouth area.



Heritage Impact Statement

George and Mary Shiels Residence
86 Ochterloney Street, Dartmouth

Revised November 2023



MCLEAN HERITAGE

PLANNING & CONSULTING



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1. INTRODUCTION

Primary Address: 86 Ochterloney Street, Dartmouth
Secondary Addresses: 39-45 Dundas Street; 61 Queen Street
Neighbourhood: Downtown
Zoning: DD

86 Ochterloney Street

Type of Resource: Building; Residential; Commercial Office (5,747 sq.ft. parcel)
Historic Name: George and Mary Shiels Residence
Original Owner: George Shiels
Date of Construction: 1863 (Source: Halifax Regional Municipality)
Architect: Not known
Builder: Not known
Heritage Status: Registered heritage building; Situated in Historic Dartmouth Precinct

61 Queen Street

Type of Resource: Building; Residential; Two-unit Dwelling (5,325 sq.ft. parcel)
Historic Name: Alexander and Maude MacKay Residence
Original Owner: Arthur Johnston
Date of Construction: 1899 (Source: Nova Scotia Department of Culture, Recreation & Fitness; Tax Assessment Rolls)
Architect: Not known
Builder: E.C. Bauld
Heritage Status: None; Situated in Historic Dartmouth Precinct

39 Dundas Street

Type of Resource: Vacant lot (4,462 sq.ft. parcel)
Historic Name: Not known
Original Owner: Not known
Date of Construction: Not applicable
Architect: Not applicable
Builder: Not applicable
Heritage Status: None; Situated in Historic Dartmouth Precinct

43-45 Dundas Street

Type of Resource: Building; Residential; Duplex Dwelling (4,804 sq.ft. parcel)
Historic Name: Not known
Original Owner: Not known
Date of Construction: 1933 (Source: City Directories)
Architect: Not known
Builder: Not known
Heritage Status: None; Situated in Historic Dartmouth Precinct

The George and Mary Shiels Residence is located at 86 Ochterloney Street on the fringe of downtown Dartmouth (Figure 1). It is noted as a building of historical interest by the Halifax Regional Municipality, specifically a “contributing heritage resource”.



Figure 1: 86 Ochterloney Street in context to downtown Dartmouth and Halifax harbour

In addition to the George and Mary Shiels Residence, the subject site comprises two other buildings, addressed as 61 Queen Street and 43-45 Dundas Street. Neither of these two buildings is formally recognized. These are situated on four properties, one of which is a vacant lot that provides parking for the residences at 43-45 Dundas Street (Figure 2).

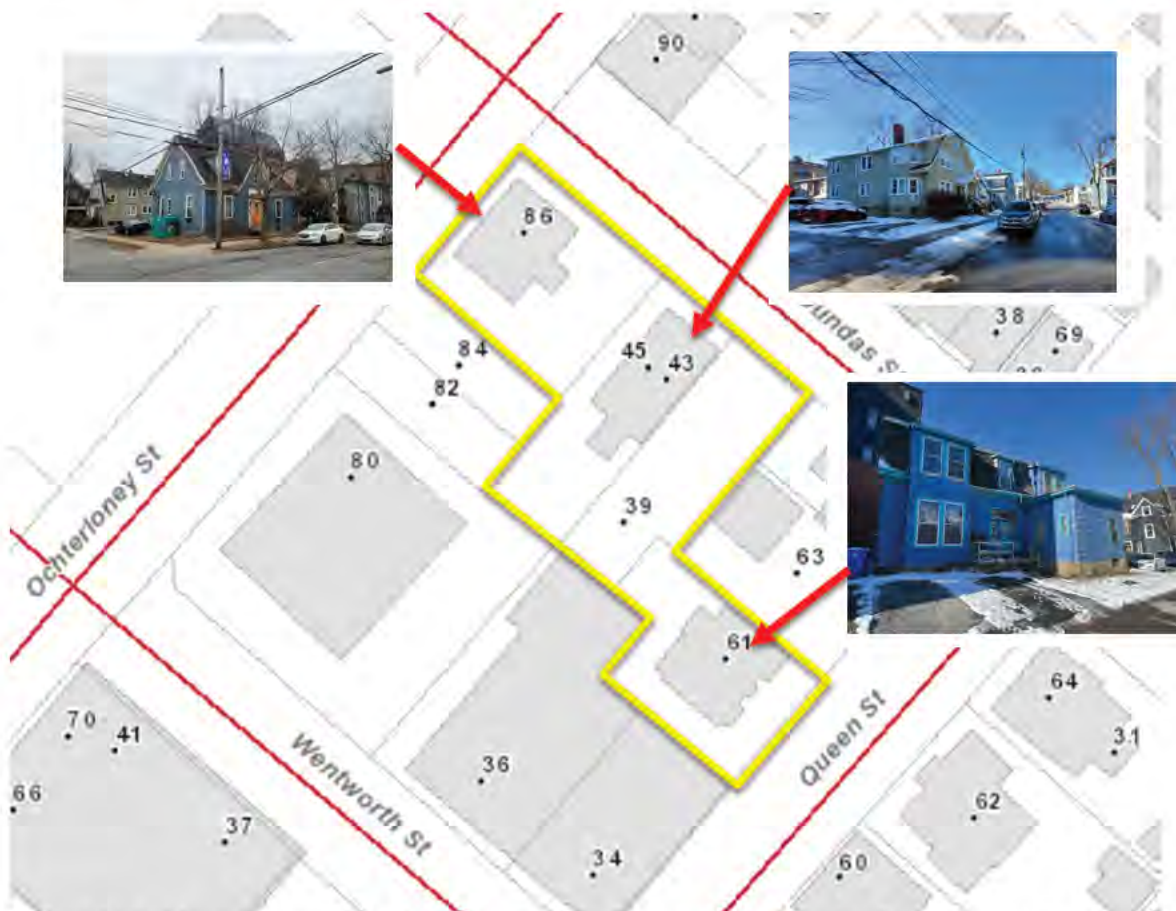


Figure 2: Subject site, outlined and comprising three buildings on four properties, from top left, clockwise: 86 Ochterloney Street, 43-45 Dundas Street, 39 Dundas Street and 61 Queen Street. Source: Nova Scotia Civic Address Finder

The George and Mary Shiels Residence is in the Downtown Dartmouth Plan Area. Planning proposals for this area are governed at the highest level by the 2006 Regional Plan (amended 2014). The Downtown Dartmouth Secondary Planning Strategy (SPS), approved in 2000, provided a starting point for more specific policy direction on how growth should be managed, including the treatment and management of heritage resources. In the SPS, early reference to a heritage conservation district was made (Policy HC-5), among other policies relevant to heritage. This was followed by the Secondary Municipal Planning Strategy (SMPS), approved in 2021, where Downtown Dartmouth is identified as a “Future Potential Heritage Conservation District” (see further detail in Section 2.3 of this report).

The George and Mary Shiels Residence dates to the Victorian Period, and it was constructed c. 1863 with subsequent alterations. The two other buildings on the site, 61 Queen Street and 39-45 Dundas Street, are later additions to the block, built in 1899 and 1933 respectively. The context of this Heritage Impact Statement is based on these three buildings and their subsequent additions and alterations. The site is zoned DD and is situated in the Historic Dartmouth Precinct (for further detail see Section 2.3).

This Heritage Impact Statement and the proposed conservation strategy is based on Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, in conjunction with enabling policies established by the Halifax Regional Municipality. It outlines the preservation, rehabilitation and restoration that will occur as part of the proposed development initiative.

2. OVERVIEW AND POLICY REVIEW – DOWNTOWN DARTMOUTH

The original Dartmouth town plot, laid out in 1750, consisted of 11 rectangular blocks, with standardized lot sizes of 50 by 100 feet. Unlike its current alignment, Ochterloney Street began at King Street, and the subject site, located at the southeast corner of Ochterloney and Dundas Streets, was situated at the far eastern boundary (Figure 3).

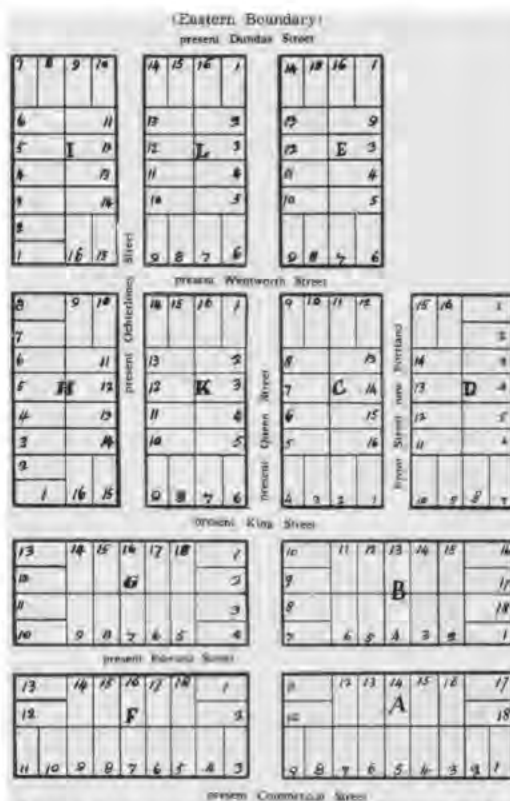


Figure 3: Dartmouth Town Plot, 1750.

Source: *The Story of Dartmouth*, page 80.

2.1. HISTORIC CONTEXT AND HERITAGE VALUES

The development of Dartmouth's historic downtown core through the 1800s began as a result of Halifax's development as the primary commercial and industrial centre of the province and its well-protected port. Dartmouth began as a sparsely populated village, with a map from 1759 showing some of the earliest evidence of settlement on the shore opposite to Halifax. By the early 1800s the area comprising

that original town plot and some additional blocks on either side had begun to be developed with a small number of buildings (Figure 4).



Figure 4: Peninsula and Harbour of Halifax, John G. Toler, 1808 – Rendition of the Dartmouth Shore (in part).

<https://cityofdartmouth.ca/peninsula-and-harbour-of-halifax/>

The town was centred around the ferry, situated at the bottom of Ochterloney Street, as that was the connection to Halifax – bridges were not constructed until 1950s and 1970s. Hotels, businesses and other services clustered around this node, and Dartmouth continued to grow as a “suburb” of Halifax. Its earliest role was a provider of farm produce to Halifax. Ochterloney Street served as one of the primary streets, running from the ferry terminal, northeast to Sullivan’s Pond. Through the early to mid-1800s, the northeastern fringe was defined by Dundas Street, beyond which lay a row of early houses and the tannery, and the northwestern fringe by Dartmouth Common (Figure 5). An apt description of the extent of the settlement is found in the book, “The Story of Dartmouth” by John P. Martin.

“By the 1830s the “fields and woods” on the upper side of Ochterloney Street were undoubtedly developed. In 1831 James W. Johnston subdivided 2½ acres between the present Victoria Road and Crichton Avenue, and extending back to Thomas Boggs’ boundary, which was about on a line with Wheby Terrace. Mr. Johnston divided the land into lots having a 66-foot frontage on Ochterloney Street. Timothy Murphy purchased lot no. 1 for 20 pounds, and by 1834 had erected and was offering for sale a three-storey double house “At the Sign of the Golden Boot” already mentioned. Some other purchasers in order of numbers, were David A. Vaughan, A. Spriggs, Alex

Farquharson, Richard McCabe, Michael Dormady, Mrs. Simpson and James Stanford, the tanner, not Robert. The site of McCabe's is at the present 137 Ochterloney. Ponnady's foundation and vacant lot adjoins on the east, Simpson's was the half-stone house opposite Greenvale Apartments, recently demolished. All this section is thought to have comprised part of Canal Town or Irish Town."

<https://cityofdartmouth.ca/1839/>



Figure 5: Map of Dartmouth and Surroundings, c. 1864

Source: Topographical Township Map of Halifax County, Nova Scotia. Henry Francis Walling, 1864. A.F. Church & Co., publishers

<http://collections.lib.uwm.edu/digital/collection/agdm/id/14725/rec/1>

By the late 1870s, further growth was occurring to the northwest (Figure 6).



Figure 6: 1878 Map of Town of Dartmouth, showing the divisions of its three wards. Nova Scotia Archives

<https://archives.novascotia.ca/maps/archives/?ID=1005>

(also cityofdartmouth.ca/an-act-to-incorporate-the-town-of-dartmouth-1873-c17)

Its incorporation as a town occurred during this time, in 1873; in 1961 it became a city after annexing several suburban areas.



Figure 7: Map of Town of Dartmouth, 1878. 86 Ochterloney Street circled, left.

Source: Nova Scotia Archives

archives.novascotia.ca/maps/archives/?ID=1000&page=201402082

Covering the area east of the Dartmouth Common, there are a variety of 18th and 19th century buildings, which collectively illustrate the evolution of the area. The George and Mary Shiels Residence is one of those that contributes to this story. Initially researched back in 1981, it was added to the municipal register in 1982. The earliest photographs, from 1982 and 1986, show that it has changed little since that time (Figures 8 and 9).



Figure 8: George and Mary Shiels Residence, seen from Dundas Street
Source: Municipal Research File, 1982



Figure 9: George and Mary Shiels Residence, seen from Ochterloney Street
Source: Nova Scotia Department of Culture, Recreation and Fitness, Inventory Site Form, 1986

Through the latter half of the 1800s, Ochterloney Street and the streets immediately surrounding it were developed with houses that were generally modest in size and unadorned when it came to detailing (Figure 10). This is less common for the Victorian era – a time when many highly decorative residences were built for the middle and upper class used expansive porches, gingerbread, shingles, posts and other elements.



Figure 10: Victoria at Ochterloney – a house featuring the same Scottish dormers as the George and Mary Shiels Residence

Source: City of Dartmouth, January 22, 2021

<https://cityofdartmouth.ca/victoria-at-ochterloney/?highlight=ochterloney>

The fact the Dartmouth was a predominantly working-class “suburb” of Halifax explains much of this. Those who were wealthy and could afford the luxury of ornate design and less common or more labour-intensive building materials (i.e. stone, brick) were more often located in Halifax, while the buildings tended to be simpler. These include the George and Mary Shiels Residence and other similarly-aged buildings including Christ Church, were fairly plain and used wood as the primary material – it was readily available and easy to work with and allowed for quick and inexpensive assembly. Despite the small scale and lack of ornamental detailing, the George and Mary Shiels Residence remains a prominent and historic house on Ochterloney Street.

As noted in the Regional Centre SMPS, the Downtown Dartmouth area is “one of the oldest settled areas of the Municipality, and has retained much of its character, with a traditional street pattern and many historically-significant properties.” These include buildings and cultural landscapes. The precinct within which the subject site is located is the Historic Dartmouth (HD) Precinct.

The area is valued for being the historic and commercial heart of Downtown Dartmouth that includes a variety of commercial uses and many historic buildings (see Section 2.2 of this report). The SMPS also identifies this as a potential Heritage Conservation District. The objective of any development here should be to carefully and respectfully integrate new development within the historic fabric, so as to retain the historic character.

Policies tied to the recognition and preservation of historic properties are reviewed in Section 2.3 of this report.

2.2. SURROUNDING CONTEXT

There are many sites in proximity to the subject site that are listed as Municipally Registered Heritage Properties (Figure 11). Notably, some of the oldest resources listed in Dartmouth are located nearby, such as the Quaker Whaler House at 57-59 Ochterloney Street, dating to 1786, the Thomas Hyde Residence at 90-92 Ochterloney Street, built in 1794, and Christ Church at 50 Wentworth Street, an adjacent landmark built in 1817.

This illustrates the historical significance of the surrounding area. All of the buildings noted in Figure 11, with the exception of the two churches, retain their residential form, and most appear to also have retained their residential use. Some, such as the Dartmouth Methodist Church Manse at 58 Ochterloney Street, have been converted to commercial use reflecting the gradual commercial encroachment along this street. Nevertheless, this section of Ochterloney Street and the adjacent cross streets still retain much of their residential character, reflecting this as a neighbourhood that grew around the core commercial “high streets” of Portland Street (particularly that section south of Dundas Street) and Alderney Drive.

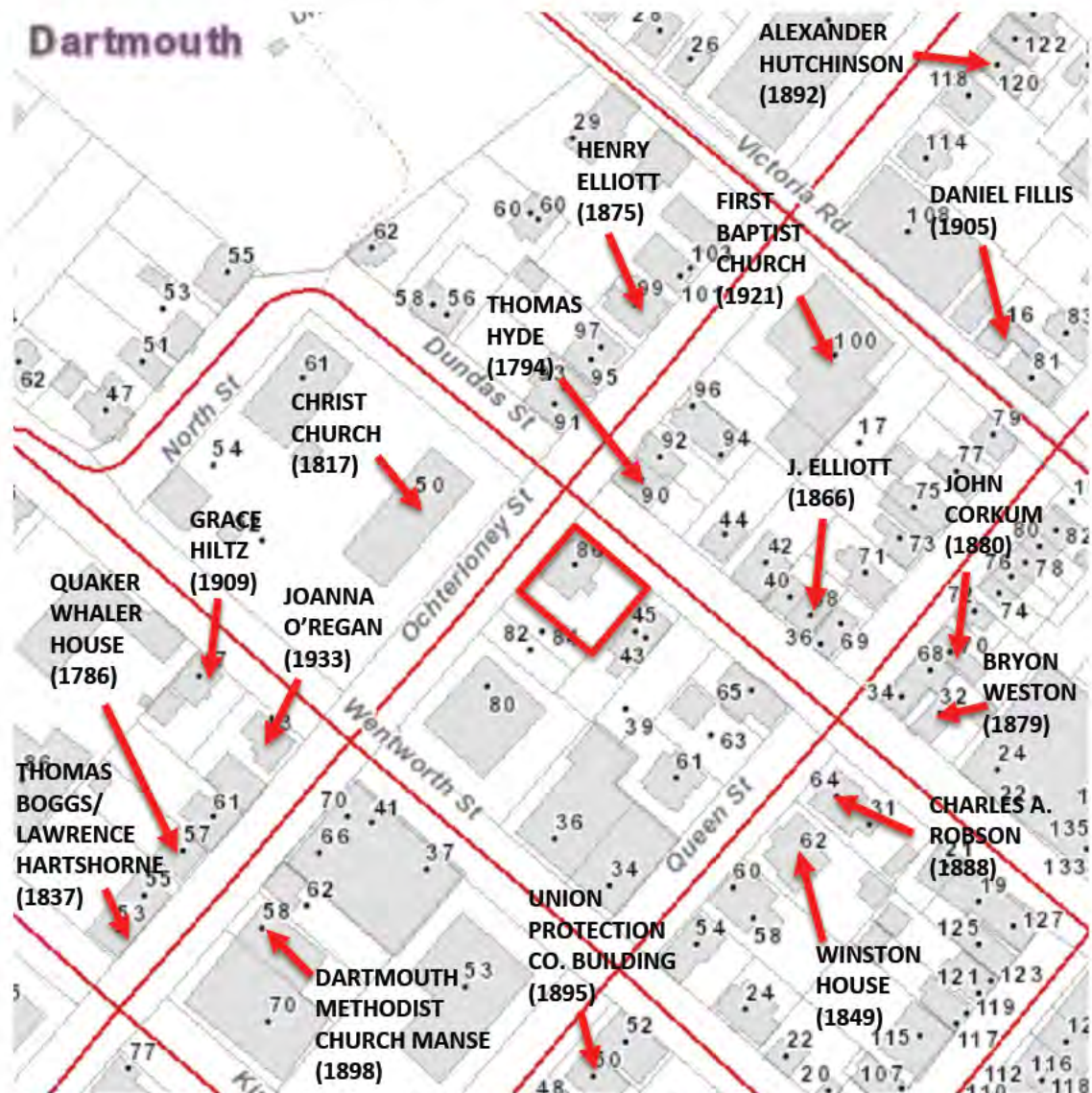


Figure 11: Recognized historic Sites in Proximity to George Shiels Residence

The block on which the subject site is located has the least number of listed heritage buildings. The entire west half of the block, fronting Wentworth Street, has been redeveloped in recent years with a low-rise apartment, a mid-rise mixed use (residential and commercial) building known as Tel Lofts and a commercial (telecommunications) building. The east half of the block is a contrast in form, use and design, comprising houses (or forms that illustrate historical use as residences) including one building that is formally listed, the George and Mary Shiels Residence.

Collectively and individually, these buildings and their sites contribute to the historic character of these blocks of Ochterloney Street, Queen Street, Victoria Road, Dundas Street and Wentworth Street in the area of Downtown Dartmouth.

2.3. PLANNING POLICY

The **Secondary Planning Strategy for Downtown Dartmouth** (amended to 2016) includes high-level policy provisions for heritage properties and streetscapes. The policies include encouraging retention, preservation and rehabilitation of historic resources. It also addresses the need to consider a Heritage Conservation District to protect and promote the downtown area. Urban design guidelines and controls are intended to be adopted in this plan and the Land Use By-law to encourage compatible and complementary development.

As part of the wider regional planning process, the most recent change to planning for Downtown Dartmouth is encompassed in the broader **Regional Centre Secondary Municipal Planning Strategy (SMPS)** which includes the Centre Plan Area. The Centre Plan was adopted in two phases, initially in September 2019 and subsequently in October 2021. This forms the core of the enabling Development Approval policy.

The **Regional Centre Secondary Municipal Planning Strategy (SMPS)**, approved in 2021, guides decisions on the location, type and form of future development and provides more specific policy direction on how growth should be managed, including supporting strategic growth, complete communities and human-scaled design including the treatment and management of heritage resources. In the SMPS, Downtown Dartmouth is identified as a “proposed Heritage Conservation District.”¹

Relevant sections of the SMPS include **Section 2.4.2.1** which recognizes the Historic Dartmouth (HD) Precinct, **Section 4.3** which addresses heritage properties and **Section 4.4** which addresses potential heritage conservation districts. These are outlined as follows.

Section 2.4.2.1:

This section provides the context to the Historic Dartmouth Precinct and addresses the regulations necessary to develop a form and character compatible with a historic downtown precinct and the specific policies [page 50].

Historic Dartmouth (HD) Precinct is identified as the “historic and commercial heart of Downtown Dartmouth that supports a revitalized shopping area with a wide range of shops, boutiques, cafes, restaurants and services.”² The area is centred along the north-south streets of Ochterloney, Queen, and Portland Street, extending as far north as Victoria Road and as far south as Alderney Drive

¹ Regional Centre Secondary Municipal Planning Strategy, 2021 – Part 2 Urban Structure, p. 50

² SMPS, 2021, p. 50

with a notable number, and concentration of, buildings and properties that contribute to the historical significance and character of the area (Figure 12).



Figure 12: Historic Dartmouth Precinct – Comprising blocks identified as “HD” Secondary Municipal Planning Strategy (SMPS), Map 2

The intent of this historic district, in response to its important character, is for much of it “to enable maximum FAR values and regulations that support low-rise buildings.”³ Maximum FAR values supporting mid-rise and high-rise buildings are generally limited to the perimeter of Historic Dartmouth, with the intent being to not adversely impact the varied and historically intact streetscapes.

³ SMPS, 2021, p. 50

The relevant Policy D-6 is as follows:

“The Land Use By-law shall establish maximum FAR values for the Historic Dartmouth (HD) Precinct between 1.75 to 4.0, and on a limited number of vacant or under-utilized sites within the Precinct, the maximum FAR value shall be 6.25, as shown on Map 3.”



Figure 13: Maximum Floor Area Ratio (FAR) Precincts
Secondary Municipal Planning Strategy (SMPS), Map 3

As it pertains to the subject site, this policy applies two levels of density, with a maximum 1.75 FAR for the property fronting Ochterloney, reflecting its historic status, and a maximum 2.25 FAR on the remainder of the site. However, this proposal includes additional provision for density of up to 5.2 FAR.

Policies associated with future Heritage Conservation Districts are found in Section 4 of the SMPS, particularly Sections 4.3 and 4.4.

Section 4.3 – Heritage Properties

This outlines the principles of formal recognition and management of heritage properties and buildings, that define various communities, provide a sense of identity, and illustrate that community’s evolution. This also explains the key components of heritage conservation through the expression of character defining elements (generally through a Statement of Significance) and

preserving, rehabilitating and restoring those elements. Furthermore, new construction should be compatible yet distinguishable from the heritage component(s). This is also consistent with *Standards and Guidelines for the Conservation of Historic Places in Canada* (elaborated on in Section 5.1 of this report).

As per this section, “outside of the DH Zone and approved Heritage Conservation Districts, Council may consider proposals for greater development opportunities for registered heritage properties by development agreement.”

This forms the foundation of enabling Development Agreement policies. The intent of this tool is to support the rehabilitation and adaptive re-use of registered heritage buildings – such as the George and Mary Shiels Residence – and encourage the registration and protection of potential heritage buildings including 61 Queen Street, by providing increased land use flexibility and development potential to property owners, provided the heritage value and context of the heritage building(s) and the surrounding neighbourhood is maintained.”⁴

The relevant **Policy CHR-4**, which applies specifically to the George and Mary Shiels Residence, is as follows:

“Excluding properties located in the Established Residential Designation, the Land Use By-law shall establish Heritage Conservation Design Requirements for all developments located on Municipally-registered heritage properties.....”

The relevant **Policy CHR-5**, which applies specifically to the remainder of properties on the subject site, is as follows:

“The Land Use By-law shall establish Heritage Conservation Design Requirements for properties that abut municipally and provincially registered heritage properties to ensure that new developments include complementary transitions to the registered heritage property. These design requirements shall apply to properties that abut registered heritage properties along the streetline....”

The relevant **Policy CHR-6**, which applies to the entire subject site, is as follows:

“To support development that is sensitive to the architectural character and value of registered heritage properties located outside of Heritage Conservation Districts, the Land Use By-law shall apply built form regulations for registered properties that do not exceed a maximum Floor Area Ratio of 2.25, within the DD Zone....”

⁴ SMPS, 2021, p. 142

The relevant Policy CHR-7, which applies specifically to the George and Mary Shiels Residence, and indirectly to the remainder of the subject site, in the context of adjacent properties, is as follows:

“On any lot containing a registered heritage building located outside of the DH Zone and any approved Heritage Conservation District, Council may consider a development agreement for any development or change in use not otherwise permitted by the Land Use By-law to support the integrity, conservation and adaptive re-use of registered heritage buildings. This includes development proposals that exceed the maximums floor area ratios or the maximum building heights on Map 3 and Map 4 of this Plan. In considering such development agreement proposals, Council shall consider that:

- a) the development proposal maintains the heritage value of any registered heritage property of which it is part, including a registered heritage streetscape, and does not propose to demolish any registered heritage buildings that exist on the lot;*
- b) the impact on adjacent uses, particularly residential uses, is minimized in terms of intensity of use, scale, height, traffic generation, noise, hours of operation, and such other land use impacts as may be required as part of a development;*
- c) any new construction, additions, or renovations facing a street substantially maintain the predominant streetwall height, setbacks, scale, and the rhythm of the surrounding properties, especially of registered heritage properties;*
- d) the development complies with Pedestrian Wind Impact and Shadow Impact Assessment Protocol and Performance Standards of the Land Use By-law;*
- e) the level of proposed investment in conservation measures on the property and through the required incentive or bonus zoning requirements is generally proportional with the additional development rights provided through the agreement, especially in cases of new construction;*
- f) any un-registered, historic buildings on the lot that contributes to neighbourhood character are preserved to retain the visual integrity of the lot;*
- g) the development complies with policies relating to protected public views and view terminus sites;*
- h) incentive or bonus zoning is provided consistent with the requirements of the Land Use Bylaw;*
- i) the development agreement requires a waiver under Section 18 of the Heritage Property Act to be registered on the property before a development permit is issued for any portion of the development; and*
- j) the general development agreement criteria set out in Policy IM-7 in Part 9 of this Plan.*

Section 4.4 – Heritage Conservation Districts

The Historic Dartmouth (HD) Precinct has been identified as a potential Heritage Conservation District in Part 4 of the SMPS.

While nearby Portland Street is the traditional “main street”, Ochterloney Street demonstrates some of the same characteristics, albeit less concentrated, that contribute to the historic downtown precinct. As such, the area situated from

Portland Street to Thistle Street, bordering Dartmouth Common, and Ochterloney Street, from Victoria Road to roughly King Street, is currently under consideration as a Heritage Conservation District (Figure 14). This is addressed under Section 4.4.1 of the SMPS including related policies. Ochterloney Street is one of the principal streets situated in the easterly section of the proposed HCD.

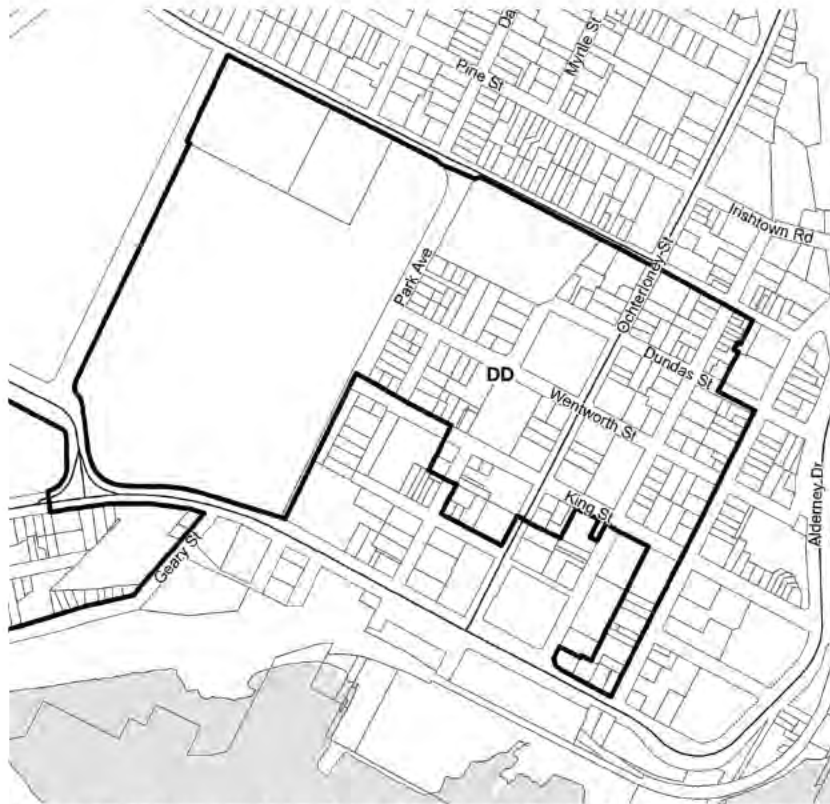


Figure 14: Proposed Heritage Conservation District Study Areas – Downtown Dartmouth (DD). Source: Secondary Municipal Planning Strategy (SMPS), 2021, Map 20

Downtown Dartmouth is one of three proposed Heritage Conservation District Study Areas within the city, defined as the area to the southeast of Dartmouth Common that contain a mix of 18th and 19th century residential and commercial buildings where the architecture “narrates the story of the community’s evolution.”⁵

While a Heritage Conservation District (HCD) for Historic Dartmouth has yet to be approved, given the intent expressed by the Halifax Regional Municipality to formally consider this at some point in the future, the “spirit” of policies that pertain to sites in approved HCDs should be followed here in conjunction with the proposed development, since the subject site is fully located in the Historic Dartmouth (HD) Precinct.

⁵ SMPS, 2021, Section 4.4.1, p. 146

3. RESEARCH AND ANALYSIS

Despite the fact that the block bounded by Ochterloney, Dundas, Queen and Wentworth Street has the fewest listed heritage buildings compared to the surrounding blocks (see Section 2.2), there are three buildings assessed as part of this Heritage Impact Statement, each of which requires further research and assessment.

Comparatively, the block exhibits less evidence of the early historical context of Dartmouth due to the entire south half of the block being occupied by the E. Hoyne Estate; the north half of the block was occupied by the Adams Residence, the Town Hall, and the George Shiels Residence; the single lots facing Dundas Street and Wentworth Street were undeveloped (Figure 15).

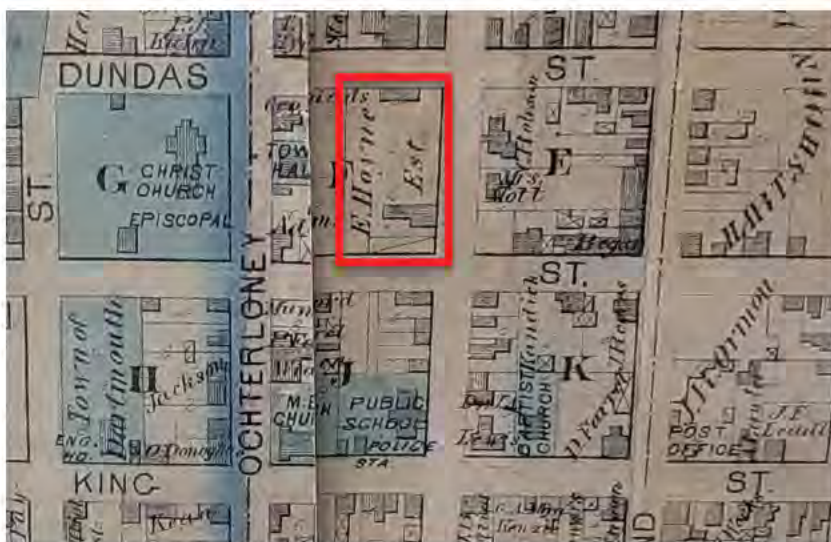


Figure 15: Fire Insurance Map 1878 (part) – subject site, Block “F”.
Note the extent of the E. Hoyne Estate, outlined, covering the south half of the block. (North is diagonally to the left.)

The Hoyne Estate was tied to the well-known family of that name, Edward Hoyne Sr., who kept the Hoyne Hotel on Quarrell (now Queen) Street.⁶ Upon the death of Edward Hoyne’s son (also named Edward) in Truro in April 1898, the block evidently underwent development – sold off to various parties – and construction on Wentworth, and to the east along Queen would have taken place not long after, including the Alexander and Maude MacKay Residence (see Section 3.2). It is on this basis, and tax assessment rolls, that places the year of construction as 1899.

⁶ *The Evening Mail*, April 30, 1898, p.7.

3.1. GEORGE AND MARY SHIELS RESIDENCE, 86 OCHTERLONEY STREET

3.1.1. HISTORICAL AND CULTURAL CONTEXT

The property on which the George and Mary Shiels Residence is located, at 86 Ochterloney Street, was part of the original town plot, and owned by John Skerry, to serve as his fields, presumably as part of an adjacent farm or pasture. George Shiels, the son of Ellen Shiels and Andrew Shiels, also known as the “Bard of Ellenvale” (Figure 16), purchased this lot in 1863.

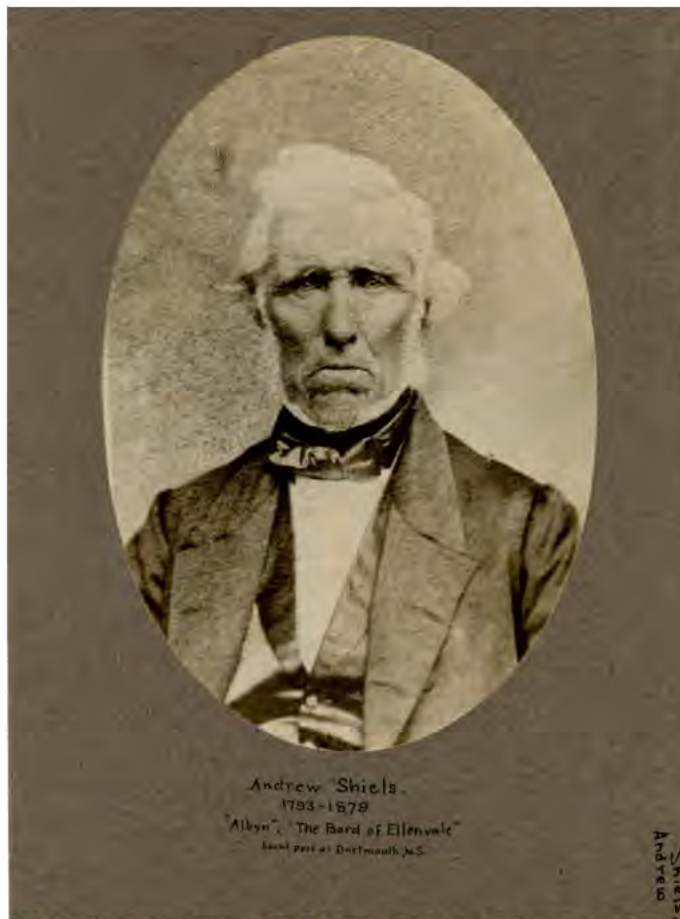


Figure 16: Andrew Shiels, 1793-1879 – Father of George Shiels.
Source: Nova Scotia Archives N-4987.

Shortly after purchasing the lot, he had this house built on the corner, facing Ochterloney Street. The boundaries of the parcel are those that exist today. The house is a 1½ storey Vernacular Gothic Revival Style residence of the early Victorian era. Typical of this style, it features a central-set dormer on both the front and rear, with the main entry set immediately below the front gable (Figure 17).



Figure 17: George and Mary Shiels Residence, 86 Ochterloney Street

The development pattern illustrated by this house is noteworthy. It reflects the early growth of this neighbourhood as primarily a residential area housing those who worked in the local area, and later, as transportation improvements were completed, further afield in the region including Halifax.

The house is important for its association with long-term owners, George and Mary Shiels, who, together, lived here for over 55 years. George Shiels married Charlotte Turnbull in May 1841. At the age of 50, in January 1869, he married 27-year-old Mary Jane Pierce. Marriage records indicate that George was a widower (Figure 18), indicating that Charlotte Shiels died sometime before that, although there are no records indicating when or by what cause.

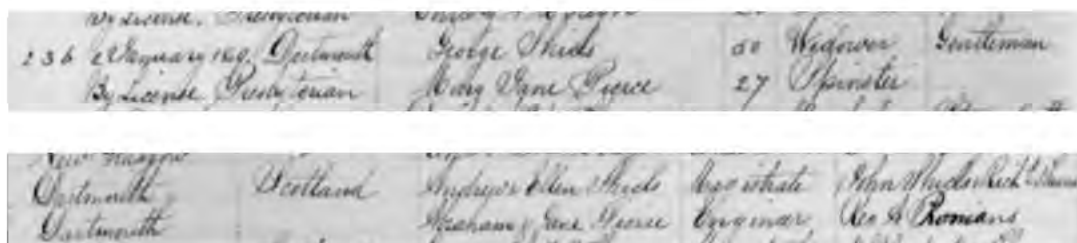


Figure 18: Record of Marriage between George Shiels and Mary Jane Pierce, January 1869. Nova Scotia Archives – Births, Marriages and Deaths

An item of “Personal Interest” was posted in the *Halifax Herald* in 1897 noting the age and prominence of George Shiels in the Dartmouth community (Figure 19).

George Shiels, who is 81 years of age, is probably Dartmouth's oldest inhabitant. He has been residing there since he was 14 years old, having moved there from Halifax with his parents when he was that age.

Figure 19: “A Day in the Metropolis” – Listings of Personal Interest *The Halifax Herald*, December 30, 1897

George Shiels died in Dartmouth in 1900 or 1901, and his widow Mary remained at the residence for many years, until her death in 1918 (Figure 20).

MARY JANE SHIELDS

DARTMOUTH, August 21.—The death occurred at her home on Ochterloney street, yesterday afternoon of Mary Jane, aged 78 years, widow of George Shields. The deceased had been in failing health for the past five months. She was born in Cornwall, England, but lived in Dartmouth nearly all her life. Wm. Pearce, sr., residing on Water street, Dartmouth, who is a brother, is the only surviving member of the family.

Figure 20: Obituary for Mary Shiels⁷ *The Evening Mail*, August 21, 1918

⁷ The surname is presented in almost all cases as Shiels although in this case, as Shields, possibly a transcribing error when the obituary was printed by the *Evening Mail*

Through the following decades of the 19th century and well into the 20th century, the building served as a residence. Following the death of Mary Shiels in 1918, there were a number of occupants, beginning with Elma Rockwell, another widow. By 1923, it appears to have been rented out to multiple tenants, including a nurse, stenographer and bank inspector. The house remained residential, occupied by various tenants through much of the 20th century, until around 1980, when it was purchased by the Big Brothers / Big Sisters of Greater Halifax. For just over 40 years, it was used as an office space for the organization's administration. In 2021, a decision was made to downsize their offices, and in mid-2022 the property was sold.

McAlpine's Halifax City Directories for 86 Ochterloney Street

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1864-1865	No street listings for Dartmouth	George Shiels, Ochterlony [sic] cor Dundas
1893-1994	No street listings for Dartmouth	George Shiels, h Ochterloney
1895-1896	No street listings for Dartmouth	No alpha listing for Shiels
1897-1898	174 Ochterloney George Shields [sic]	George Shields [sic], h 174 Ochterlaney [sic]
1898-1899	174 Ochterloney George Shiels	George Shiels, h 174 Ochterloney
1899-1900	No street listings for Dartmouth	George Shiels, h 174 Ochterloney
1900-1901	No street listings for Dartmouth	Geo Shields, h 170 Ochterloney
1901-1902	No street listings for Dartmouth	Mary J Shiels, wid Geo, h 174 Ochter
1902-1903	No street listings for Dartmouth	Mary Jane Shields [sic], wid George, h Ochtrlny
1903-1904	No street listings for Dartmouth	Mrs Mary Shields [sic], wid Geo, h Ochterloney
1904-1905	No street listings for Dartmouth	No listing for Mary Shiels
1905-1906	No street listings for Dartmouth	Pages covering "S" names are missing
1906-1907	Directory not available	
1907-1908	No street listings for Dartmouth	Mary Jane Shields [sic], wid George, h 174 Ochterloney
1908-1909	No street listings for Dartmouth	Mary J Shiels (wid Geo), h Ochterloney

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1909-1910	No street listings for Dartmouth	Mary J Shields [sic] (wid Geo), h 174 Ochterloney
1910-1911	No street listings for Dartmouth	Mary J Shields [sic] (wid Geo), h 174 Ochterlony
1911-1912	No street listings for Dartmouth	Mary J Shiels (widow Geo), h 174 Ochterloney
1912-1913	No street listings for Dartmouth	Mary J Shiels (widow Geo), h 174 Ochterloney
1913-1914	No street listings for Dartmouth	Mary J Shiels (widow George), h 174 Ochterloney
1914-1915	No street listings for Dartmouth	Wm L Osborne, mercantile lawyer, h 174 Ochterloney [No listing for Shiels]
1915-1916	No street listings for Dartmouth	Mrs George Shiels, h Ochterloney
1916-1917	No street listings for Dartmouth	Mrs George Shiels (wid), h 174 Ochterloney
1917-1918	No street listings for Dartmouth	Doris Shiels b 174 Ochterloney Mary Shiels (wid George) h 174 Ochterloney
1918-1919	No street listings for Dartmouth	Mary Shields [sic] (wid George), h Ochterloney
1919-1920	No street listings for Dartmouth	No names found for 174 Ochterloney
1920-1921	No street listings for Dartmouth	Alma [sic] Rockwell (wid Lee) h 174 Ochterloney
1921-1922	No street listings for Dartmouth	Elma B Rockwell (wid Lee) 179 Ochterloney <i>(It is presumed this is an incorrect address and should be 174)</i>
1922-1923	No street listings for Dartmouth	Elma B Rockwell (wid Lee) 86 Ochterloney
1923-1924	No street listings for Dartmouth	[Halifax Listing] Miss Alice N Wilson steno C G M M b 86 Ochertoney Dartmouth Gladys B Frederick b 86 Ochterloney Miss Alice Wilson steno Marine & Fisheries b 86 Ochterloney Edward Wilson bank inspector b 86 Ochterloney
1924-1925	No street listings for Dartmouth	Peter W Arnold ins agt 86 Ochterloney E L Langille b 86 Ochterloney Miss M B Martin nurse b 86 Ochterloney
1925-1926	No street listings for Dartmouth	Wilfred B Armsworthy emp Hedley O'Brien h 86 Ochterloney James Ealer emp C N R b 86 Ochterloney
1926-1927	No street listings for Dartmouth	[No Dartmouth-specific listings in this directory, unless they worked in Halifax] James H Henley emp I [Imperial] Oil h 86 Ochterloney Dart

3.1.2. ARCHITECTURAL ASSESSMENT

The George and Mary Shiels Residence remains a good example of housing built in the mid-1800s in this part of Dartmouth. It is a Vernacular Gothic Revival residence of the early Victorian era.

It has almost no setback from the street, with more ample room at the rear, a narrow west side yard, along with turn-of-the-century (and older) housing located to the east, and Christ Church to the north (Figure 21).



Figure 21a: Context of 86 Ochterloney Street (front, looking northeast along Ochterloney Street)



Figure 21b: Context of 86 Ochterloney Street (front, looking southwest along Ochterloney Street) – neighbouring Christ Church on the far right



Figure 21c: Context of 86 Ochterloney Street (rear, looking northwest along Dundas Street)

Its side-gabled form is common to the Vernacular Gothic Revival style, with a steep-pitched central-set gable on both the front and rear and a small hipped roof dormer on either side of the front with narrow windows set at an angle, creating a “bay” – a design trait shared by other houses in the area of that vintage (see Section 2.1) – these are locally known as Scottish dormers.

The front door is set directly below that gable, further contributing to the overall symmetry of the house. There is a shed dormer at the rear, deviating from the original form but expressing the evolution of the house over time (see section 3.1.3).

The other elements that contribute to the overall character and significance of this building are:

- Continuous residential use and subsequent small administrative office use that have allowed for its integrity to be well preserved;
- Single front door with clear-glazed multi-pane sidelights and a multi-pane transom;
- “Gothic” framed single-hung window with multi-pane upper sash set within the front peaked gable;
- “Gothic” framed window opening set in the rear peaked gable;
- Simple double-hung windows set as singles with multi-pane clear glazing in both the upper and lower sashes;
- Single hipped-roof Scottish dormers on the front with multi-pane double hung windows and angled bay windows;
- Paired windows in the rear shed dormer;
- Shingle cladding;
- Trim including wide door surround with capitals and coved inset under the roof overhang and wide trim in the side gables;
- Simple red brick chimney.

These elements are illustrated in Figure 22.



Figure 22a: George and Mary Shiels Residence, 86 Ochterloney Street – front



Figure 22b: George and Mary Shiels Residence, 86 Ochterloney Street – front and east side



Figure 22c: George and Mary Shiels Residence, 86 Ochterloney Street – east and west sides



Figure 22d: George and Mary Shiels Residence, 86 Ochterloney Street – rear



Figure 22d: George and Mary Shiels Residence, 86 Ochterloney Street – Front detail including entry, sidelights and transom, and central-set gable; upper window detail – Scottish dormers

3.1.3. INTEGRITY, REPRESENTATION OF STYLE AND DESIGN

Overall, the integrity of the George and Mary Shiels Residence is good and reasonably intact. The large shingle cladding on the front and sides appears to be a newer layer, on the front and both sides (but not at the rear or on the front dormers). It likely covers earlier cladding, possibly smaller shingles (similar to those at the rear), although further investigation is necessary. The shingles at the rear are notably weathered, whereas those on the other front and two sides are in reasonably good condition, as are those on the front dormers.

The front door and sidelights are original. The double-hung front windows on the main floor, and the upper dormers, are original, with multi-panes in both the upper and lower sashes. The decorative fixed window in the central-set gable is original and features a multi-pane arrangement typical of this era. On the west and east sides, main floor, the larger openings have been replaced with vinyl windows with imitation muntins in between the panes. There are several other smaller openings with wood sash windows; these may be later additions or original. On those sides, upper floor, there are smaller-set window openings that are likely original, with vinyl replacement windows.

At the rear, the entry door and the two larger window openings on either side of the door appear older or may be original to the house, while the smaller windows are likely alterations. All windows on the rear are vinyl replacements.

The shed dormer straddling the central gable appears to be a later addition based on the form and the paired window pattern, which contrasts with most of the large single-set windows elsewhere on the house. Fire Insurance Plans also show a small enclosure at the rear, which has been removed. The window set in the rear gable has been removed, although the opening remains intact. It was likely the same design as that on the front but is now a single pane with an inset slider. The condition of the window sashes is good, but many sills and trim are in fair to poor condition and will likely require repair or replacement.

3.2. ALEXANDER AND MAUDE MACKAY RESIDENCE, 61 QUEEN STREET

3.2.1. HISTORICAL AND CULTURAL CONTEXT

The construction of the Alexander and Maude MacKay Residence at 61 Queen Street in 1899⁸ reflects the delayed development pattern of this block, where much of the surrounding blocks had already undergone development and been largely filled in. This is reflected in the 1927 Fire Insurance Plan (Figure 23).



Figure 23: 1927 Fire Insurance Plan

⁸ Tax Assessment Rolls reveal that in 1899 Arthur Johnston is listed as owning a property on “Quarl” with the description “lot – in Hoyne’s field”. By 1900 Johnston is again listed, this time with the site described as “home”.

Again, this was in large part due to the expansive Hoyne Estate which occupied the east half of the block. The block opened up for development at the turn of the century, with the subdivision of several new properties on the east half following the death of Edward Hoyne Jr. in April 1898. Early mixed uses on the Wentworth Street side appeared in the early 1900s – the Nova Scotia Telephone Building – along with newer houses, one of which was the house at the corner of Dundas and Queen Street (65 Queen Street).

Further changes are reflected in the conversion of the Hoyne Residence only a few years later, in the midst of the Depression, when large houses became impractical to maintain and were often converted to rooming houses or apartments (see **Figure 30: 1934 Fire Insurance Plan**).

The house was built by E.C. Bauld for then-owner Arthur Johnston, an accountant who became the first secretary of the Dartmouth Board of Trade in 1896. In 1900, Arthur Johnston was listed as an accountant with the Government Savings Bank, and living in Dartmouth. However, there is no documentation that he lived at 61 Queen Street at any time. In 1900, records indicate that Amy Johnston took ownership until 1908, and it is clear that the house was rented out for that time period.

The more significant historical association is with a subsequent owner, Dr. Alexander H. MacKay, and who acquired the property in 1908 (**Figure 24**), along with his wife, Maude Augusta (nee Johnston).



Figure 24: Alexander Howard MacKay, Superintendent of Education, Nova Scotia (1848-1929)

Source: Dictionary of Canadian Biography, Vol. XV (1921-1930)

Dr. Alexander H. MacKay was a Superintendent of Education for Nova Scotia, based at 201 Hollis Street in Halifax, until 1926, though he maintained this Dartmouth house as his primary residence until his death in 1929.

He grew up in rural Pictou County, and began his teaching career in the late 1860s. Returning to Dalhousie University, he obtained his degree in mathematics and physics (honours) in 1873 and subsequently, a degree in biology from the University of Halifax in 1880. He married Maude Augusta Johnston in 1882.

In 1891, Alexander MacKay was appointed Superintendent of Education for the province. He was a strong advocate for reforming the educational curriculum and for hiring teachers that had undergone full training. Despite his efforts to require teachers to have a suitable education and training, when he retired in 1926, fewer than 10 percent of teachers in Nova Scotia had completed high school and one year of Normal School.

Alexander MacKay was notably more successful in re-shaping the educational curriculum, advocating for improved science programs and manual training over the earlier classical curriculum. With rural depopulation evident even in the late 1800s, he developed science programs in rural areas to encourage children's scientific interest in nature, that would result in a comprehensive collection of phenological reports that is today held at the Nova Scotia Museum of Natural History. Hoping for a modern industrial future in the province, he pressed for schools to train industrial workers that ultimately resulted in the Technical Education Act of 1907 and, with input of other like-minded advocates, the creation of Nova Scotia Technical College (which merged with Dalhousie in 1997). By 1894 he had published more than 30 scientific articles and other educational works, and he served as a director of, or board member on, various educational institutions including Dalhousie University.

Following MacKay's death in 1929, Fire Insurance Plans show that by 1934 the house had been converted to a doctor's office for Ernest Ireson Glenister. He was born in Halifax in 1901, graduated with a BA from St. Mary's College, followed by medical studies at Dalhousie, where he obtained his doctorate in 1925 (Figure 25).



Figure 25: Portrait of Ernest Ireson Glenister, Class of 1925
Source: Dalhousie University Photograph Collection, Dalhousie Archives

The change in ownership, and use of the building, is reflected in a half-width one-storey addition at the front (see Section 3.2.3 for more detail). Dr. Glenister purchased the property in 1929, after having partnered with Dr. Arthur Morrison Hebb at 186 Portland Street, immediately after graduating from medical school.

Notes from Dalhousie University Archives indicate that Ernest Glenister partnered with Peter Hebb, but Peter Hebb would have been too young to have obtained a medical doctorate by the mid-1920s – he was born in 1909 – so it is presumed that a partnership was under the auspices of Dr. Arthur Morrison Hebb. It is not clear exactly what Peter Hebb's credentials were at that time. However, he was later noted as having a BA and LLB and work as a physician (Figure 26).



Fig 1. Hebb and his siblings. Hebb's family all received degrees from Dalhousie University and went on to distinguished careers. From Gordon Hebb.

Figure 26: Family of Dr. Arthur Morrison Hebb and Mary Clara Olding, as contained in an article about the accomplishments of Donald O. Hebb. Richard E. Brown, Department of Psychology, Dalhousie University, 2007.

Source: Dalhousie University Libraries Journal

<https://ojs.library.dal.ca/nsis/article/viewFile/nsis44-1brown/3549>

Dr. Ernest Glenister remained in Dalhousie until 1943. Records indicate that by 1945 he sold the Queen Street property following his move to Toronto to undertake a specialization. He was active in many professional organizations following his return to Nova Scotia as a specialist and was first secretary of the Nova Scotia Society of Ophthalmologists. He died November 27, 1987.⁹ He married Mary Glenister and she died October 31, 1999, aged 97. They had three sons, John Michael, Paul and Peter.

That addition remains to this day (see Section 3.2.2).

More recent ownership includes R. Spears (1945 to at least 1986).

⁹ Ernest Ireson Glenister Fonds, Dalhousie University

McAlpine's Halifax City Directories for 61 Queen Street

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1897-1898	No listing for 163 Quarrell – only address listing on this block is 149 J B McLean	No listing for 163 Quarrell
1898-1899	No listing for 163 Quarrell – only address listing on this block is 149 John B. McLean	No listing for 163 Quarrell
1899-1900	No street listings for Dartmouth	No listing for 163 Quarrell
1900-1901	No street listings for Dartmouth	No listing for 163 Quarrell
1901-1902	No street listings for Dartmouth	No listing for 163 Quarrell
1902-1903	No street listings for Dartmouth	Frederic A Hamilton, engineer, bds Quarrell Miss Mary Hamilton, teacher, bds Quarrell
1903-1904	No street listings for Dartmouth	F A Hamilton, cable elec M-B, bds Quarrell M A Hamilton, teacher, bds Quarrell
1904-1905	No street listings for Dartmouth	F A Hamilton, cable engineer, h Quarrell
1905-1906	No street listings for Dartmouth	F A Hamilton, electrician, h 163 Quarrell
1906-1907	Directory not available	
1907-1908	No street listings for Dartmouth	Frederick Hamilton, dentist, h 163 Quarrell
1908-1909	No street listings for Dartmouth	[Halifax Listing] A H MACKAY , LL D, supt of education, h Dartmouth A H MacKAY , superintendent of education h 163 Quarrell
1909-1910	No street listings for Dartmouth	[Halifax Listing] A H MACKAY, LL D , Supt of Education, 201 Hollis, h Dartmouth DR A H MACKAY , Superintendent of Education, h 163 Quarrell
1910-1911	No street listings for Dartmouth	[Halifax Listing] A H MACKAY, LL D, Supt of Education, 201 Hollis, h Dartmouth DR A H MACKAY, Supt of Education, h 163 Quarrell
1911-1912	No street listings for Dartmouth	[Halifax Listing] A H MACKAY, LL D, Supt of Education, 201 Hollis, h Dartmouth DR A H MACKAY, Supt Education, h 163 Quarrell

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1912-1913	No street listings for Dartmouth	DR A H McKAY, Superintendent Education, h Quarrell
1913-1914	No street listings for Dartmouth	DR A H McKAY, Supt Education, h 163 Quarrell
1914-1915	No street listings for Dartmouth	[Halifax Listing] ALEXANDER H MacKAY, LL D, supt of Education, 201 Hollis, h Dartmouth A H MacKAY, LL D, supt Education for Nova Scotia, h 163 Quarrell
1915-1916	No street listings for Dartmouth	[Halifax Listing] ALEXANDER H MacKAY LLD, supt of Education, 201 Hollis, h Dartmouth A H MacKAY LL D, Supt of Education, h 163 Quarrell
1916-1917	No street listings for Dartmouth	[Halifax Listing] ALEXANDER H MacKAY LL D, supt of Education, 201 Hollis, h Dartmouth A H MacKAY, LL D supt of Education, h 163 Queen
1917-1918	No street listings for Dartmouth	A H MacKAY, LL D supt of Education h 163 Queen
1918-1919	No street listings for Dartmouth	DR A H MacKAY, superintendent of education h 163 Queen
1919-1920	No street listings for Dartmouth	DR ALEXANDER H MacKAY supt Education Halifax h 163 Queen
1920-1921	No street listings for Dartmouth	[Halifax Listing] ALEXANDER H MacKAY LL D Supt of Education Cheapside h Dartmouth DR ALEXANDER H MacKAY supt of Education b 103 Queen It is presumed that 103 is an addressing error
1921-1922	No street listings for Dartmouth	DR ALEXANDER H MACKAY Supt of Education h Queen
1922-1923	No street listings for Dartmouth	[Halifax Listing] ALEXANDER H MacKAY LL D supt of education Cheapside h 61 Queen Dartmouth Dr Alexandra [sic] H MacKay supt of education h 61 Queen
1923-1924	No street listings for Dartmouth	[Halifax Listing] ALEXANDER H MACKAY LLD Supt of Education Cheapside h 61 Queen Dartmouth Alex H MacKay superintendent Education h 61 Queen
1924-1925	No street listings for Dartmouth	Alexander H MacKay Supt Education h 61 Queen

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1925-1926	No street listings for Dartmouth	Dr A H MacKay Supt of Education h 61 Queen Dr. A M Hebb phys & surg 186 Portland h do Under PHYSICIANS AND SURGEONS A M Hebb 186 Portland Dart
1926-1927	No street listings for Dartmouth	[No Dartmouth-specific listings in this directory, search under Halifax instead] Dr A H MacKay h 61 Queen Dart Ernest I Glenister phys & surg 186 Portland Dart b 108 Ochterloney do Dr A M Hebb Phys & Surg 186 Portland Dart h do 10 Peter Hebb b 186 Portland Dart Under PHYSICIANS AND SURGEONS E I Glenister 186 Portland Dart A O Hebb 186 Portland Dart

Source: <https://archives.novascotia.ca/directories/list/>

[For clarification on addressing, listings prior to 1922 gave the address of 163 Queen, and by 1922 the site was re-addressed as 61. To confirm this, the address of Byron Bishop, grocer, which was 61 Queen, was changed to 21 Queen in 1922. As such, that verifies that Byron Bishop was never at the building now addressed as 61 Queen, despite his addressing (prior to 1922) shown as 61 Queen.]

3.2.2. ARCHITECTURAL ASSESSMENT

The Alexander and Maude MacKay Residence is a simple wood frame house that bears elements of the Second Empire Style, which was a dominant style in the latter half of the 19th century, both in Europe and eastern North America.

Similar to the George and Mary Shiels Residence, it has minimal setback from the street, with more ample room at the rear, a narrow south side yard, along with turn-of-the-century housing located to the north (Figure 27) with generous spacing between, and a communications building located to the south with a much narrower side yard.

¹⁰ It is presumed that Dr. A.M. Hebb is the father of Peter Hebb. In all likelihood, Ernest Glenister and Peter Hebb started off working under Dr. A.M. Hebb on Portland Street before Ernest Glenister moved to Queen St.



Figure 27a: Context of the Alexander and Maude MacKay Residence, looking northeast along Queen Street



Figure 27b: A neighbouring residence to the Alexander and Maude MacKay Residence, looking east

Its form is defined by its low-slope side-gable roof which slopes dramatically on the front face, in the Mansard form, and its symmetrical placement of the entry and flanking double-height protruding square bays on the front, which all speak to a simplified version of the Second Empire. However, it is simplified in that it does not have heavily bracketed cornices, quoins or balustrades typical of that style, and the Mansard roof form is missing at the rear.

There is a small flat-roof addition at the front (see Section 3.2.3 for further detail).

In addition to its siting on the property, close to the street, the other overall aspects and specific elements that contribute to the character and significance of the Alexander and Maude MacKay Residence are its:

- Continuous residential use with an accessory commercial use;
- Main floor set slightly above grade;
- Wood-frame construction;
- Craftsmanship as evidenced in its design and finishes;
- Materials that are considered, in today's context, to be uncommon or more challenging and costly to source and represent significant embodied energy, and for which the retention is in line with principles of sustainability, in this case its old growth lumber, both structural and decorative;
- Balanced proportions and window setting comprising a squared by wall dormer on each side, set proud of the main wall face (part of the right side is obscured by the front addition);
- Fenestration including:
 - Single front door with multi-pane inset glazing, framed by clear-glazed sidelights and a transom;
 - Paired double-hung windows set in the wall dormers and a single-set double-hung dormer window centrally set above the entry;
- Decorative brackets set within the soffit defining the main floor from the upper floor;
- Shingle cladding.

These elements are illustrated in Figures 28a to 28d.



Figure 28a: Alexander and Maude MacKay Residence, 61 Queen Street – front, with later office extension shown on the right



Figure 28b: Alexander and Maude MacKay Residence, 61 Queen Street – east



Figure 28c: Alexander and Maude MacKay Residence, 61 Queen Street – rear



Figure 28d: Alexander and Maude MacKay Residence, 61 Queen Street – west

3.2.3. INTEGRITY, REPRESENTATION OF STYLE AND DESIGN

The single-storey front office accommodating the office of Dr. Ernest Glenister, added c. 1930, is the most notable alteration on this building. This takes away from the symmetry of the Second Empire Style, and covers up much of the right side including the lower half of the double-height squared bay. The purpose of this addition was purely functional, as Dr. Glenister required an office that would be easily accessible for the public without having to pass through his home. The privacy of his home was retained but the overall integrity of the building was compromised significantly. Further alterations since that addition include the filling in of the office entry with shingles to match those of the rest of the house; however, the section where the entry door was situated is still noticeable. The front porch has been replaced – the form and function of any original porch is not known, but the existing uncovered porch similarly detracts from the overall design of the house (Figure 29a).



Figure 29a: Alexander and Maude MacKay Residence, 61 Queen Street – front extension and porch

In addition the rear porch has been enclosed and a further open porch extension has been added. The original windows set on the rear wall face, with sills and trim, are visible within that rear enclosure (Figure 29b).



Figure 29b: Alexander and Maude MacKay Residence, rear porch enclosure

3.3. 39-45 DUNDAS STREET

This site includes the vacant lot addressed as 39 Dundas Street and a multi-unit residential building addressed as 43-45 Dundas Street.

3.3.1. HISTORICAL AND CULTURAL CONTEXT

By the mid-1930s, the block bounded by Ochterloney, Dundas and Queen Street had again undergone change, with construction of the house at 43-45 Dundas Street. It was built c. 1933, based on its first appearance in the 1934 City Directory, and on the 1934 Fire Insurance Plan. The addressing of 43 and 43½ Dundas Street implies that it was purpose-built as a duplex (Figure 30).



Figure 30: 1934 Fire Insurance Plan, 43-45 Dundas Street, circled

It is situated immediately to the east of the George and Mary Shiels Residence and the vacant lot is immediately to the east of the residential building (Figure 31).



Figure 31a: 43-45 Dundas Street (left), looking northwest



Figure 31b: Vacant lot at 39 Dundas Street (far left)

The house is somewhat unusual for this area, where most lots were developed by the early 1900s. As noted with 61 Queen Street, the delayed development of this block allowed a few vacant lots to be available well into the first few decades of the 20th century. The configuration of the original lots, and the fact that only one of the two empty lots fronting Dundas Street were developed (presumably only one was available for sale in the early 1930s) dictated the siting of the building as an elongated duplex (see further notes in Section 3.3.2).

The historical association in the 1930s was Arthur J. and Ethel Harris occupied one of the two units. John Arthur Wyatt Harris married Mary Ethel Stanford in Dartmouth in 1923. J. Arthur Harris was president of Harris and Roome, a wholesale merchant based at Upper Water Street at Duke Street in Halifax. The firm was set up in 1920 and sold guns, canoes and electrical supplies. Over time the company expanded to a broad-based wholesale electronic distributor. Harris and Roome merged with other Canadian firms to become Graybar Canada in 2000 (Figure 32).

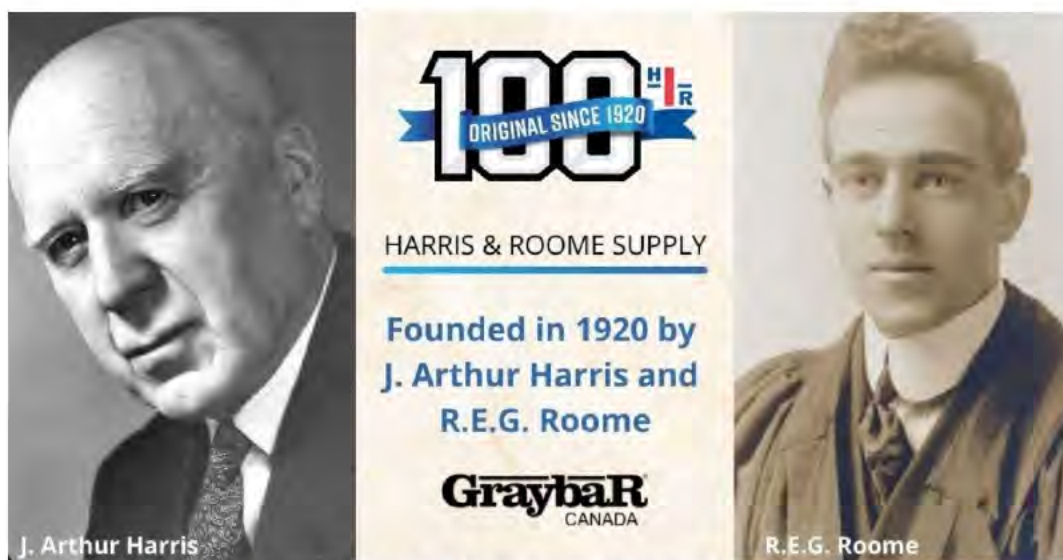


Figure 32: J. Arthur Harris and R.E.G. Roome, founders of the company that would become Graybar Canada. Harris lived at one of the two units of 39-45 Dundas Street in the 1930s. Source: Graybar Canada Twitter feed.

The second unit was occupied by William P. and Elizabeth Morrison. William Morrison worked at Morrison and Parker, as a Civil Engineer.

3.3.2. ARCHITECTURAL ASSESSMENT

Presented in the Dutch Colonial Revival Style, 43-45 Dundas Street stands out among its surroundings as a much more modern style popular in the inter-war period (Figures 33a to 33d). The two entry doors on the west side added as part of its conversion to a multi-unit building is the most noticeable alteration.



Figure 33a: 43-45 Dundas Street, front



Figure 33b: 43-45 Dundas Street, north



Figure 33c: 43-45 Dundas Street, rear

It is defined by its steep pitched front-gable roof which creates the illusion of a “barn” form roof that is characteristic of the Dutch Colonial Revival style. It has a two-storey form, with a double-height bay window on the south side, paired double-hung windows on the north side and a paired entry with an arched overhang porch cover.



Figure 33d: 43-45 Dundas Street, south

The house follows some of the traditional symmetrical form of this style, set near ground level with its double-pitched gambrel “barn” roof. However, it deviates from this style’s common orientation: its barn gable is on the front instead of the side. These kinds of houses are typically set length-wise (on a wider lot) with the gable set the sides. Due to this orientation, the entry, normally set centrally on the long side, is set at the end, and is off-set to the right. Finally, another characteristic of the Dutch Colonial Revival Style is that a soffit extends the full frontage, above which is set either a series of shed dormers, or a single shed dormer inset notably from the side gable wall and softens the massing, and essentially gives it a 1½ storey form. 43-45 Dundas Street again deviates from the norm: it has no soffit along the long sides, and expansive dormers that extend fully to the gable wall and minimize the distinctive double-pitched gambrel roof, and effectively create a two-storey massing. Finally, this style normally exhibits at least one (usually two) sets of expansive windows (generally a tripartite arrangement) flanking the central-set main entry. While the double-

hung windows on 43-45 Dundas Street are of interest, they are limited to pairs and singles, and there is no window arrangement on either side that allow for a “pictorial” showcase window (as would be the case with a tripartite arrangement).

43-45 Dundas Street lacks the overall symmetry and massing found in most Dutch Colonial Revival houses of this era. This is certainly attributable to its placement on a narrower lot that did not allow the long side to be exposed to the street and which furthermore placed its entry on the narrower face; this removed the opportunity for a wider expanse of ground floor windows facing the street.

When compared to 43-45 Dundas Street, they are better examples of this style, through their more cohesive and consistent display of overall form and with prominent windows and balanced (or off-set) entries, and strong horizontal division by way of soffits. Other examples of Dutch Colonial Revival houses found in the local area which are better representations include 1 Dahlia Street and 25 Dahlia Street, 4 Slayter Street and 9 Slayter Street, 1 Thistle Street and 55 Pine Street (Figure 34).



Figure 34a: 1 Dahlia Street and 25 Dahlia Street, Dartmouth



Figure 34b: 4 Slayter Street and 9 Slayter Street, Dartmouth



Figure 34c: 1 Thistle Street and 55 Pine Street, Dartmouth

A good example of this style outside the local area is at 3593 Oxford Street, Vancouver (Figure 35).



Figure 35: 3593 Oxford Street, Vancouver, which exhibits many of the traditional form and design characteristics of the Dutch Colonial Revival Style. Source: Author's Personal Collection, 2016

Its wood shingle cladding, porch design and window type (double-hung) are a good representation of the Dutch Colonial Revival Style. However, as a broader representation of this style, its form and lack of symmetry, along with some its other elements, such as the lack of a continuous soffit, do not showcase or soften the massing and fail to provide a distinctive appearance between the first and second floor. These points are illustrated in Figure 35.

3.3.3. INTEGRITY, REPRESENTATION OF STYLE AND DESIGN

The house at 43-45 Dundas Street appears to be in very good condition and it retains its exterior integrity, including its dual entry – reflecting that it was purpose-built as a duplex – along with its windows, cladding and decorative covered entry porch, with an arched ceiling and squared posts. Its most significant change has been the addition of two entry doors on the north side as a result of its multi-unit conversion. However, despite the overall integrity, and as noted in Section 3.3.2, it is not a particularly good representation of the Dutch Colonial Revival Style. The basis for this conclusion is illustrated in Figure 36.



Figure 36a: Front components of 43-45 Dundas Street that detract from the style and overall design of a Dutch Colonial Revival house.



Figure 36b: Side components of 43-45 Dundas Street that detract from the style and overall design of a Dutch Colonial Revival house.



Figure 36c: Front and rear components of 43-45 Dundas Street that detract from the style and overall design of a Dutch Colonial Revival house.

3.4. SUMMARY

The historical significance of the George and Mary Shiels Residence, built c. 1863, is a notable value. This Vernacular Gothic Revival residence of the early Victorian era served as a residence for nearly 120 years, making it a testament to some of the earliest housing development of the neighbourhood that surrounded, and ultimately became part of, downtown Dartmouth. It exemplifies the evolution of the neighbourhood, with single-family owner-occupied houses becoming rental for tenants, and finally further evolution of commercial and other business uses. The changeover in use, and its long-term office location reflects the desirability of the area for community organizations looking for an affordable central location compared to the office district of Dartmouth or even farther afield in places such as downtown Halifax. While some locations, particularly along Ochterloney Street, have been redeveloped for commercial use, much of the street in the area around the George and Mary Shiels Residence remains a single-family form.

The location of this house, immediately across from a landmark church, adjacent to the early Town Hall (since demolished) and an early estate on the south half of the block, all combined to draw people of importance. This included people such as George Shiels, Magistrate, and his wife Mary, and who lived here for nearly 55 years. This illustrates the early stability of the neighbourhood and the value of the house.

Its final value is its design. Its form and most details, remain intact and span a period of nearly 160 years. The minor alterations such as removal of the rear enclosure and the addition of the shed dormers do not detract from the overall

heritage character. The critical elements of this house are intact, including its form, original window openings, frames and sashes, and dormers.

It is this combination of tangible and intangible values – some of the earliest housing in the region and association with a family of early local importance, the pattern of socio-economic transition of the neighbourhood, inextricably tied to the form and design detail of the building, **that express its heritage value** (see Section 4, **Statement of Significance**). For these reasons (and given that it is on the Registry of Historic Properties) its retention and restoration is fully justified.

The Alexander and Maude MacKay Residence, built in 1899, is significant for its association with a prominent member of the Dartmouth community in the late 1800s and early 1900s, Dr. Alexander MacKay. It is furthermore significant for its association with a subsequent owner from the 1930s and 1940s, Dr. Ernest Glenister. He had the front extension added c. 1930, as a notable alteration of the building to serve as his medical office.

The house is a simple wood frame structure set close to the street, designed in the Second Empire Style, defined by its low-slope side-gable roof, with the front in the Mansard form, and its symmetrical placement of the entry and flanking double-height protruding square bays on the front, and windows. Similar to the George and Mary Shiels Residence, it has ample historic, cultural and architectural character to warrant its retention, and its addition as a *contributing heritage resource*.

The house at 43-45 Dundas Street is a dwelling built in 1933 as part of the inter-war era redevelopment of the neighbourhood, on one of the few lots that would have been available in the immediate area at that time. Its most significant trait is how it illustrates the development pattern of the immediate area. It was purpose-built as a duplex which reflects the neighbourhood shifting from owner-occupied single-family to rentals and apartments. However, the other intangible value – its association with persons, events or organizations of importance to the local area and beyond – is quite limited. Unlike 86 Ochterloney Street or 61 Queen Street, those who lived at 43-45 Dundas Street do not illustrate a strong historical association. While the integrity of 43-45 Dundas Street is high, it does not exhibit many of the critical design components that good examples of Dutch Colonial Revival Style houses commonly have. The points that work against it having tangible heritage significance that have implications for the proposed development are:

- Orientation of house to the street – narrow gable end rather than prominent wide front;
- Symmetry of windows, entry;
- Horizontal division of main and upper floor by way of a continuous soffit
- Lack of “barn” form at rear;

- Lack of prominent picture windows at front (typically balanced on either side of entry);
- Minimal ornamental fenestration;
- Minimal historical association;
- Development pattern representing a much later phase of infill growth in downtown.

Therefore, based on the architectural significance, historical association and historical pattern, the house at 43-45 Dundas Street is not considered to have enough heritage value – both tangible and intangible – to warrant its retention when compared against other buildings in the immediate area, whether formally registered or not.

4. STATEMENT OF SIGNIFICANCE

DESCRIPTION OF HISTORIC PLACE

The George and Mary Shiels Residence is a 1½ storey, plus basement, wood frame Vernacular Gothic Revival Style residence of the early Victorian era dwelling situated on the southeast corner of Ochterloney Street and Dundas Street, in the downtown neighbourhood of Dartmouth, Nova Scotia. This modest building is notable for its symmetry and central set steep pitch gables with a “Gothic” window inset.

HERITAGE VALUE

Built c. 1863, the George and Mary Shiels Residence is valued as an example of the pattern of early single-family form of residential redevelopment occurring in the latter half of the 19th century in Dartmouth and the subsequent evolution of the area; for its association with its earliest owners and more recent owners; and for its Victorian style and design.

The George and Mary Shiels Residence is significant as a testament to some of the earliest residential development in the neighbourhood, that in the latter half of the 19th century, surrounded the small commercial area along the waterfront and extending along Portland Street. The desirability of the block on which the house is located is reflected in the original Town Hall, located immediately to the south, and the east half which was originally an estate of a prominent owner. The immediate area slowly transitioned through the first half of the 20th century, as Dartmouth expanded outwards in conjunction with transportation improvements, such as a bridge to Halifax, and the commercial area slowly encompassed more of the properties. Despite these changes the George and Mary Shiels Residence remained a residence with various working-class tenants until 1980, although it illustrated the on-going transition of the community as it evolved from an owner-occupied residence to a rental house, and then to an administrative office.

The George and Mary Shiels Residence is valued for its association with its first owners, who lived here for 55 years. George Shiels was a Magistrate in Dartmouth, a prominent and long-term member of the community. He held this position of a civil officer for much of his adult life, which was important in what was then a relatively small town. The George and Mary Shiels Residence is additionally valued for its association with its more recent owner, Big Brothers and Big Sisters of Greater Halifax, who maintained an office here from around 1980 until 2022.

It is furthermore valued as an excellent example of the Vernacular Gothic Revival Style, common to Dartmouth in the mid to late-1800s. This includes a central-set gable with a decorative “Gothic” window inset, Scottish dormers with angled bay windows, a modest entry door with sidelights and dormer, flanked by single-set multi-pane windows.

CHARACTER DEFINING ELEMENTS

The elements that define the heritage character of the George and Mary Shiels Residence are its:

- Location at the corner of Ochterloney Street and Dundas Street in the Downtown Neighbourhood of Dartmouth;
- Continuous residential use until 1980 with subsequent small-scale office use that have allowed for its integrity to be well preserved;
- Main floor set slightly above grade;
- Wood-frame construction set on a concrete-finished stone foundation;
- Side-gabled form common to the Vernacular Gothic Revival style, with a steep-pitched central-set gable on both the front and rear;
- Craftsmanship as evidenced in its design and finishes;
- Materials that are considered, in today’s context, to be uncommon or more challenging and costly to source and represent significant embodied energy, and for which the retention is in line with principles of sustainability, in this case its old growth lumber, both structural and decorative;
- Fenestration including:
 - Single front door with clear-glazed multi-pane sidelights and a multi-pane transom;
 - “Gothic” framed single-hung window with multi-pane upper sash set within the front peaked gable;
 - “Gothic” framed window opening set in the rear peaked gable;
 - Simple double-hung windows set as singles with multi-pane clear glazing in both the upper and lower sashes;
 - Single hipped-roof Scottish dormers on the front with multi-pane double hung windows and angled bay windows;
 - Paired double-hung windows in the rear shed dormer;
- Shingle cladding;

- Trim including wide door surround with capitals and coved inset under the roof overhang and wide trim in the side gables;
- Simple red brick chimney

5. CONSERVATION STANDARDS

This Heritage Impact Study is to determine the appropriateness of the proposed interventions to, and degree of conservation for, the George and Mary Shiels Residence at 86 Ochterloney Street and the Alexander and Maude MacKay Residence at 61 Queen Street, in the context of the proposed development of the larger site and using locally and nationally-approved standards for conservation. It also provides the rationale for the removal of the multi-unit residence at 43-45 Dundas Street.

The proposed work entails the preservation, restoration and rehabilitation of the George and Mary Shiels Residence and the Alexander and Maude MacKay Residence. The *Standards and Guidelines for the Conservation of Historic Places in Canada*, by Parks Canada, is the most critical of conservation resources to be referenced when assessing the appropriate level of conservation and intervention here.

A series of Technical Preservation Briefs is also available through the *U.S National Park Service*. These include energy efficiency, roofing, abrasive cleaning and identification of visual aspects to aid in preserving character. While not outlined in this Heritage Impact Statement, these may serve as a helpful reference and supplement the two primary sources noted above.

5.1. STANDARDS AND GUIDELINES – PARKS CANADA

The George and Mary Shiels Residence is a *contributing heritage resource* located in the Historic Dartmouth precinct encompassing much of the downtown area of the City of Dartmouth. While the neighbouring Alexander and Maude MacKay Residence is in that same precinct, it does not have any formal recognition by the Halifax Regional Municipality. Nevertheless, this area is under consideration by the Halifax Regional Municipality as a Heritage Conservation District.

Under Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, the work proposed for both buildings include aspects of preservation, restoration and rehabilitation.

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form and integrity of a historic place or of an individual component, while protecting its heritage value.

Restoration: the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it

appeared at a particular period in its history, while protecting its heritage value.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

Interventions to the historic buildings should be based upon these Standards, which are conservation principles of best practice. The following General Standards should be followed when carrying out any work to a historic property.

STANDARDS

Standards Relating to All Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an on-going basis. Repair character-defining elements by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

5.2. DESIGN CRITERIA – HALIFAX REGIONAL MUNICIPALITY

The proposed development is further guided by the **Secondary Municipal Planning Strategy (SMPS)** as outlined in **Section 2.3** of this report, and as elaborated on in **Section 7** of this report as it pertains to meeting the goals of those policies, regulations and incentives.

As the subject site includes a formally listed historic resource, and is in an area under consideration as a Heritage Conservation District, conservation policy and related regulations and incentives, particularly those found in Section 4 of the **Secondary Municipal Planning Strategy (SMPS)**, are the basis by which further evaluation of the conservation standards are applied to the proposal to retain two of the three buildings on site and integrate a new mixed-use development. This includes direction on:

- Setbacks and the relationship of the new building to the heritage buildings;
- Application of massing and materials;
- Façade articulation through use of materials, rhythm and order; and
- Proposed conservation approaches to 86 Ochterloney Street and 61 Queen Street and the rationale for removal of 43-45 Dundas Street.

6. PROPOSED DEVELOPMENT

The development proposal, as outlined in more detail below, applies to four connected parcels: 86 Ochterloney Street – on which is situated a *contributing heritage resource*: George and Mary Shiels Residence; it also includes 39 Dundas Street (vacant parcel), 43-45 Dundas Street and 61 Queen Street on which the Alexander and Maude MacKay Residence is situated. The four properties comprise a total area of 20,338 sq.ft..

The development proposal retains the early George and Mary Shiels Residence, dating from c. 1863, in its entirety and in its existing location along Ochterloney Street, with similar retention of the 1899 Alexander and Maude MacKay Residence along Queen Street, in its existing location.

A new multi-use building is proposed for the centre of the block fronting Dundas Street, comprising a 13-storey tower with 103 residential units, and a three-storey podium extension towards the front that includes one ground-floor commercial retail unit, with an overall FAR proposed at 5.2.

This development will require removal of the 1933 multi-unit residence at 43-45 Dundas Street, while the George and Mary Shiels Residence is, at the time of preparing this report, being considered for residential (its historic use) while the Alexander and Maude MacKay Residence will remain multi-unit residential (Figures 37 and 38).



Figure 37: Proposed Site Development

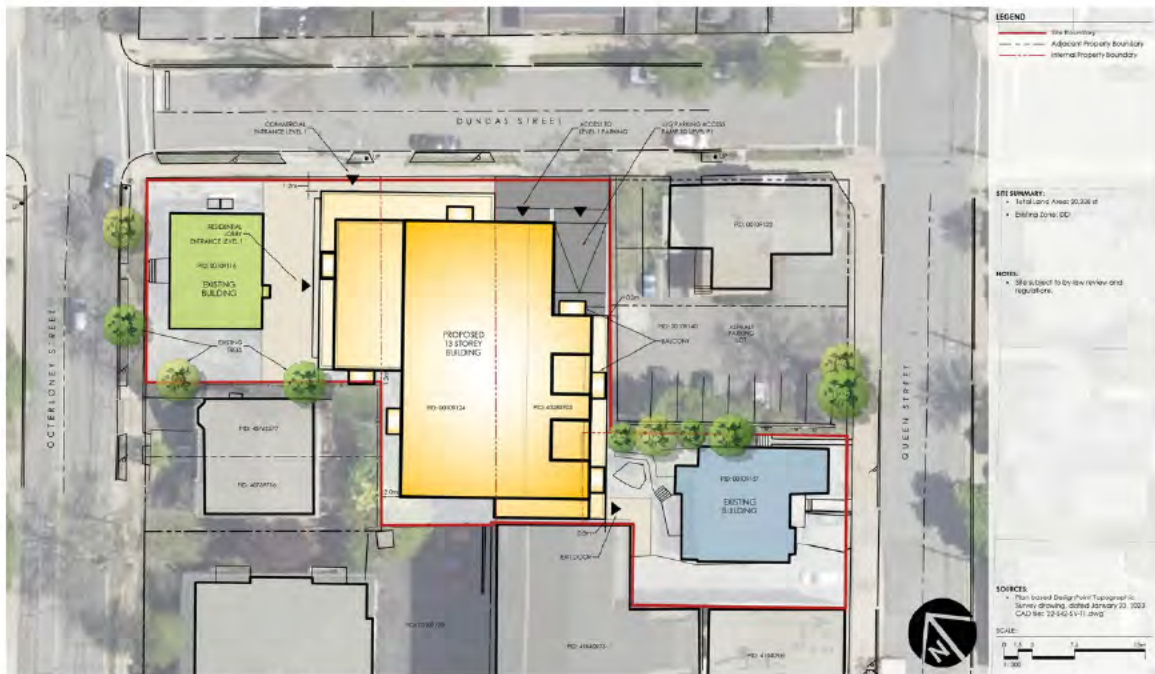


Figure 38: Proposed Site Plan

6.1. RATIONALE AND PURPOSE

The rationale for the rehabilitation of the George and Mary Shiels Residence and the Alexander and Maude MacKay Residence is as part of an *integrated development* on the site which includes parcel consolidation and the development of a larger building detached from, and distinct from, the heritage buildings on the west and east sides, complementing the surrounding area.

The purpose of the development is fourfold:

- to achieve the zoning potential for the site through an integrated development;
- to achieve a high quality of urban design that is both compatible with, and distinguishable from, the conserved and contributing heritage resources and respects their context, placement and tangible and intangible character-defining elements;
- to preserve, restore and rehabilitate the existing on-site historic resources while respecting the abutting heritage resources along Ochterloney, Dundas and Queen Streets; and
- to consider and complement the design of the other recently-developed building on this block, immediately to the south, known as Tel Lofts.

6.2. PROPOSED WORKS – DESIGN CONCEPTS (GRAPHIC LAYOUT)

The proposed development integrates two historic resources with a multi-use building added to the centre of the block. The key principles that will achieve a high quality of urban design are to distinguish from, and complement, the new multi-use building from the two historic resources on site, though the use of height, setbacks, material and colour. The goal is to minimize the visual impact of the new development on both the on-site historic resources and those immediately surrounding the site, to recognize the historic streetscapes of Ochterloney, Queen and Dundas Streets. This includes those notable resources such as Christ Church and its grounds that comprise a cultural landscape, and other contributing historic resources around the subject site such as the Thomas Hyde House at 90 Ochterloney Street, the J. Elliott House at 38 Dundas Street, the Winston House at 62 Queen Street and the Charles A. Robson House at 64 Queen Street.

Having the new development pulled in toward the centre of the site mitigates any impacts on the above-noted streetscapes and the contributing historic resources that are located there. However, in order to achieve this, the density that would otherwise be realized on this site, spread over all four properties, is instead concentrated in the middle: this allows for minimal density (i.e. retain existing, with no additions) on the perimeter that includes both the George and Mary Shiels

Residence and the Alexander and Maude MacKay Residence. These two buildings will remain intact and restored, where necessary, to their historic appearance (see Sections 6.2.1 and 6.2.2. and further details in Sections 7.3.1 and 7.3.2). For 43-45 Dundas Street, the mitigative measures differ due to the proposed demolition (see Section 7.3.3).

Primary access to the new development – both pedestrian and vehicular – will be from Dundas Street. The ground floor commercial retail unit will be accessed from both Dundas Street and the west side, adjacent the George and Mary Shiels Residence. A generous west side yard setback will provide the necessary open space that distinguishes the new development from the heritage building and allows for that access. The residential units will be similarly accessed from the west side. Underground parking will be accessed from Dundas Street, and a certain number of required parking spaces is proposed to be provided for through a connection to the Tel Lofts building fronting Wentworth Street. As Tel Lofts is situated on a separate property, a right-of-way will be required to allow for the shared parking and access.

These design concepts are illustrated on Figures 39 to 41.



Figure 39: Proposed North Elevation (seen from Dundas Street)



DUNDAS ENTRANCE

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Figure 40: Proposed Dundas Entrance and relationship to the George and Mary Shiels Residence



PARKADE ENTRANCE

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Figure 41: Proposed Parking Entrance (seen from Dundas Street)

The overall conservation of each of the two historic buildings on site, along with the rationale for the removal of the third building, is outlined below.

6.2.1. GEORGE AND MARY SHIELS RESIDENCE

The George and Mary Shiels Residence will remain intact and, where necessary, restored to its historic appearance. This requires a combination of preservation, rehabilitation and restoration. The foundation and chimney will be preserved and repaired where necessary. The cladding will be restored on all sides to its original (wood shingles). All front windows, and the door and sidelights, original to the house, will be retained and rehabilitated, although the option to replicate remains if, upon further examination, the condition warrants. All wood trim – fascia, mouldings, frieze board – will be repaired or replaced in kind (Figure 42).



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Figure 42: North (Front) Elevation – George and Mary Shiels Residence (Restored)

On the east (Dundas Street) elevation, on the main floor, a window that was not original to the house will be removed and the opening will be patched with cladding to match existing. The two larger main floor window openings will be preserved, and the windows restored to match those on the front – wood sash and true divided lights. The upper floor window openings will be preserved, and the windows rehabilitated with necessary repairs and reinstatement (Figure 43).

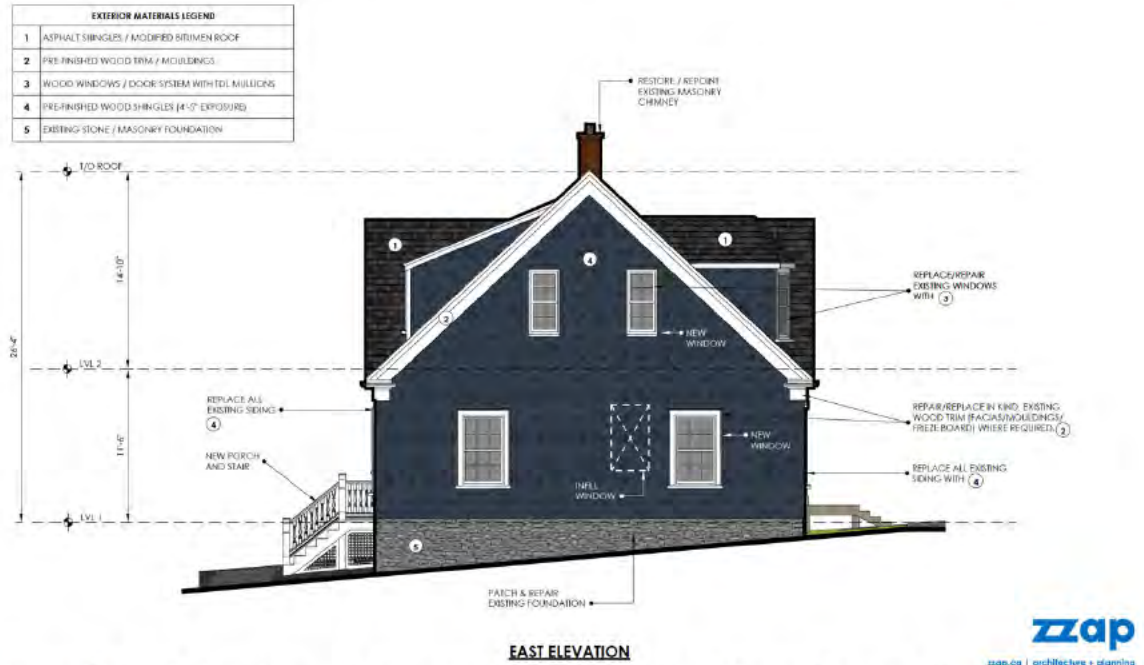


Figure 43: East Elevation – George and Mary Shields Residence (Restored)

On the west (inside) elevation, on the main floor, the large window opening on the left side will be preserved and its window restored to match the front, with wood sash and true divided lights, while a second window opening will be re-established to create a balanced pairing on that wall, also with wood sash and true divided lights. A later window opening will be removed, and patched with cladding to match existing. The upper floor window opening will be preserved, and the window rehabilitated, with necessary repairs and reinstatement (Figure 44).

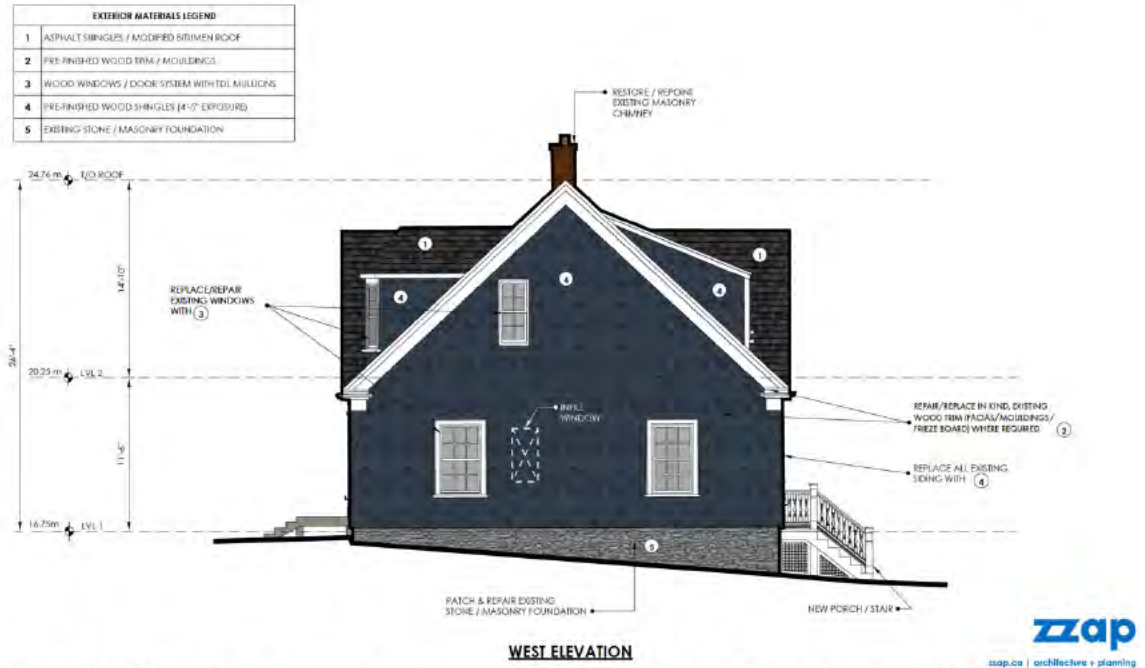


Figure 44: West Elevation – George and Mary Shiels Residence (Restored)

On the south elevation (rear), the main floor window openings will be preserved and the windows restored to match those on the front – wood sash and true divided lights. The central-set fixed window in the gable will be restored to match the one on the front. The bump-out will be removed, and the rear door will be shifted over slightly to the right. Two small windows on either side of the door will be removed and patched with matching cladding. A new rear entry porch and stairs will be added. The upper floor windows, a later addition as part of the shed dormers, will be rehabilitated (Figure 45).



Figure 45: South (Rear) Elevation – George and Mary Shiels Residence (Restored)

Further details are elaborated on in Section 7.3.1 – Mitigative Measures.

6.2.2. ALEXANDER AND MAUDE MACKAY RESIDENCE

The Alexander and Maude MacKay Residence will remain intact and restored to its historic appearance, particularly on the front. This requires a combination of preservation, rehabilitation and restoration. The foundation and chimney will be preserved. The cladding will be rehabilitated on all sides, repairing the original (wood shingles), although the option to replicate remains if, upon further examination, the condition warrants. Similarly, the windows will be retained and rehabilitated, although the option to replicate remains if, upon further examination, the condition warrants. All wood trim – facia, mouldings, brackets – will be repaired or replaced in kind.

The front addition made in the 1930s will be removed and the wall face behind will be restored with cladding, windows and trim to match that of the intact left side (Figure 46).



Figure 46: Front Elevation – Alexander and Maude MacKay Residence (Restored)

On the west elevation, the windows and side entry door will be rehabilitated, and on the east elevation the windows will be rehabilitated (Figures 47 and 48, respectively).

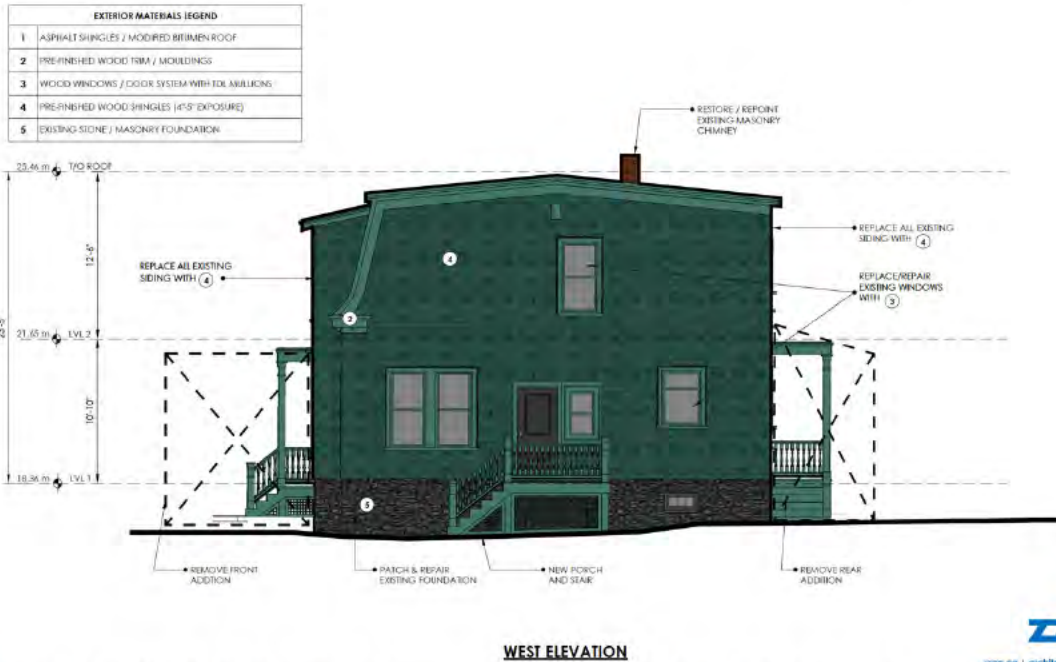


Figure 47: West Elevation – Alexander and Maude MacKay Residence (Restored)

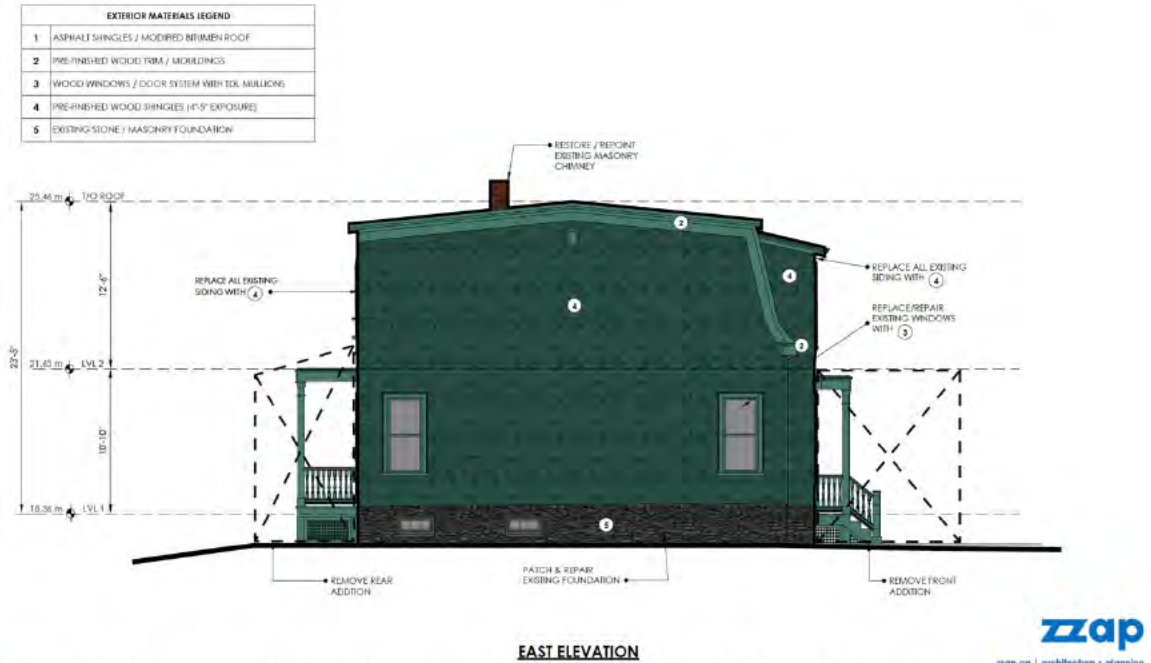


Figure 48: East Elevation – Alexander and Maude MacKay Residence (Restored)

On the south elevation, the porch enclosure and the rear extension to the left of the porch will be removed, with restoration of the rear wall comprising cladding, trim, windows and doors. The remainder of windows on the main and upper floors will be rehabilitated, with any necessary repair of deteriorated material (Figure 49).



Figure 49: South (Rear) Elevation – Alexander and Maude MacKay Residence (Restored)

Further details are elaborated on in Section 7.3.2 – Mitigative Measures.

6.2.3. 43-45 DUNDAS STREET

The proposed demolition of the multi-unit residence at 43-45 Dundas Street is to accommodate the new development in the centre of the block. As part of arriving at this conclusion, the following was assessed:

- a) alternate options which include the possibility of integrating the building into the redevelopment;
- b) its tangible and intangible values – those architectural and historical/cultural qualities – which are assessed against the other historic resources on site and against other local examples; and
- c) other mitigative and conservation measures (outlined in Section 7.3.3).

6.2.3.1. OPTIONS FOR RETENTION

The options that have been considered for the retention of 43-45 Dundas Street include remaining in situ, partial retention and relocation on the property or to a site that is not part of the proposed development.

1. Relocation of 43-45 Dundas Street

There is minimal area on the site to accommodate the relocation of 43-45 Dundas Street and a new residential building. The structure is too large to be placed so that it fronts either Ochterloney or Queen Street (see Options A and C in Figure 50).

It is possible to move the building further west on Dundas Street. However, due to separation distances required between combustible structures in the National Building Code (NBC), an approximate 30-foot separation from 86 Ochterloney Street would be required (see Option B in Figure 50).

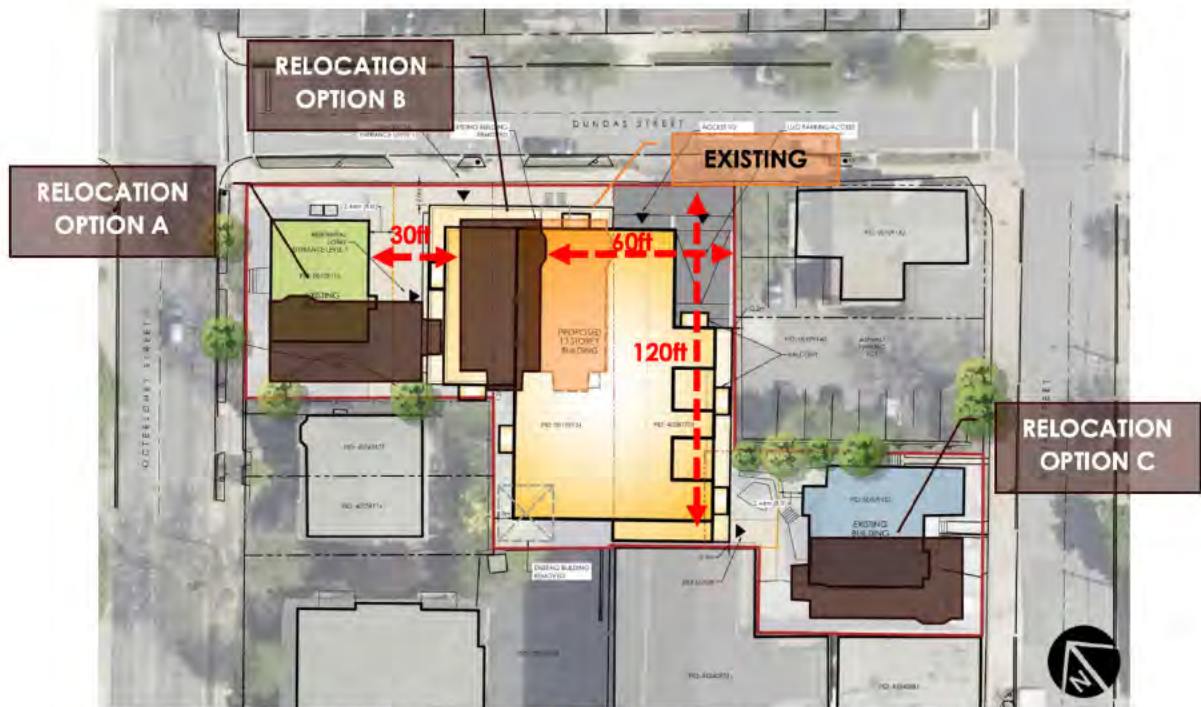


Figure 50: Relocation Options for 43-45 Dundas Street

If the relocation of the building were to follow Option B, the dimensions of the remaining space would be approximately 60 feet along Dundas Street and 120 feet from the front to rear property line. These dimensions would not allow for a feasible multi-unit residential form that requires underground parking; in addition, the building's properties do not lend themselves well to conversion to multi-unit residential use, and its relocation in this case would not provide adequate spatial separation to meet NBC standards, particularly at the rear yard as the building would closely abut the side lot line of 84 Ochterloney Street.

On that last point, the separation distances created by Option B for 84 Ochterloney Street to the south and 86 Ochterloney Street to the west create a fire separation non-compliance crowding the structure. Retrofitting the building to comply with current stringent NBC fire safety standards would impose extensive modifications to 43-45 Dundas Street: these would be both impractical and costly and notably alter its appearance. Furthermore, NBC fire safety standards would most likely impose the same demands on the rear of 86 Ochterloney Street: this would require substantial replacement of combustable building elements with non-combustible material that may not be visually consistent with the rest of the building and compromise a *contributing heritage resource*.

Based on the lack of suitable relocation options, this is not considered feasible.

2. Integration of 43-45 Dundas Street

Another approach would be to integrate the existing building at 43-45 Dundas Street. However, due to NBC and NSCBC code requirements, a new multi-unit residential building on the site is required to be designed with non-combustible cladding and construction. The building at 43-45 Dundas Street is of combustible wood materials, making it susceptible to fire hazard. Integration of the existing combustible building within the footprint of a new non-combustible structure is not feasible due to fire protection and exiting non-compliance.

Retrofitting the building to comply with modern stringent fire safety standards to support its integration into a new development will require extensive modifications and complex alternative compliance measures. These measures will need to be accepted by the Authority Having Jurisdiction and due to their complexity, it cannot be assumed that a design solution would be accepted.

3. Demolition of 43-45 Dundas Street

The demolition of the small-scale, multi-unit structure at 43-45 Dundas Street is considered the practical and safe option. Removal of this building enables a new development that meets contemporary safety and livability standards and addresses a community need for housing in a downtown area targeted for significant growth. Retaining the new development as presented, offsets the proportional costs of the proposed heritage rehabilitation of 86 Ochterloney Street, a *contributing heritage resource*, and 61 Queen Street, and furthermore allows these two resources to be showcased, restored back to their earlier appearance and contribute to the strengthening of the surrounding area as part of its potential as a heritage conservation district. Demolishing 43-45 Dundas Street provides an opportunity to design an efficient and well-organized new addition, including parking, that complements the abutting heritage buildings and integrates the block into the surrounding downtown neighbourhood.

6.2.3.2. TANGIBLE AND INTANGIBLE VALUES

Along with the options for relocation of 43-45 Dundas Street as described in the previous section, which are to be considered as part of any redevelopment, the architectural qualities and other intangible values must be carefully assessed to arrive at a conclusion for supporting or not supporting the conservation of this building.

The limited heritage value of 43-45 Dundas Street is outlined in detail in Sections 3.3 and 3.4.

In general, although 43-45 Dundas Street does express the evolution of the block as a much later addition (i.e., early 1930s), it is not a pattern that is common to any of the other blocks in the immediate area and therefore cannot be considered a neighbourhood (or broader area) development pattern. Furthermore, while it has a good degree of integrity, it is neither a good example of the Dutch Colonial Revival style that was popular in the inter-war era, nor does it have exemplary design traits.

Unlike the other two buildings on the site, 43-45 Dundas Street does not have a particularly strong historical association with persons, events or other activities, or the longevity of their residency. It does not have a strong association with persons or other activities that may be important to the history of Downtown Dartmouth. The most notable of those who lived there were wholesale merchants and a civil engineer, but these do not exemplify that association in a coherent manner.

Finally, the building at 43-45 Dundas Street does not have strong tangible values as a good example of the Dutch Colonial Revival style. As illustrated in Section 3.3.2, other examples in the neighbourhood illustrate this style more cohesively and consistently.

6.3. DEVELOPMENT TIED TO PLANNING OBJECTIVES

The proposed development of the site, including the conservation, rehabilitation and restoration of the two historic buildings, is guided by the following:

- *Regional Centre Secondary Municipal Planning Strategy (SMPS) (2021)*
- *Regional Centre Urban Design Manual – Appendix 2 as part of SMPS*

The proposed development is consistent with policies laid out under the Regional Centre Secondary Municipal Planning Strategy (SMPS) pertaining particularly to Heritage Properties (Section 4.3) and specifically Policies CHR 4, CHR-5, CHR-6 and CHR-7 which stipulates that:

- Heritage Conservation Design Requirements be established for registered heritage properties (i.e. George and Mary Shiels Residence)
- Heritage Conservation Design Requirements be established for properties that abut registered heritage properties to ensure a complementary transition (i.e. Alexander and Maude MacKay Residence)
- Support development that is sensitive to the architectural character and value of registered heritage properties with built form regulations that do not exceed FAR 2.25
- For development containing a registered heritage building, Council may consider a development agreement for any development or change in use

not otherwise permitted by the Land Use By-law to support the integrity, conservation and adaptive re-use of registered heritage buildings.

The high level of conservation of the George and Mary Shiels Residence, and by going one step further with similar conservation of the non-registered Alexander and Maude MacKay Residence, proposed as part of this development supports these policies and provides the basis for seeking FAR beyond 2.25, with FAR 5.2 as proposed. While this is more than permitted as-of-right, it is in line with FAR achieved through historic preservation within the Downtown Dartmouth zone. Incentive or bonus zoning is proposed in this case to be consistent with the Land Use By-law.

The new construction minimizes the impact on adjacent uses vis a vis scale, height, traffic and parking by way of its placement at the centre of the block and being adjacent to the Tel Lofts development, while the historic characteristics of the streetscapes along Ochterloney and Queen Streets are respected and maintained. The new construction, extending northward to Dundas Street, presents a historic, low rise form that maintains the rhythm of the neighbouring historic properties and allows for light to access the ample space and thereby brightens the areas between the heritage buildings.

The heritage buildings remain the focal point of the site, framing the perimeter with prominent frontages along Ochterloney and Queen Street, and are distinguished from the new development through spatial separation, with all sides of the buildings visible and conserved, not just those sides that face the street.

7. HERITAGE IMPACT

The development proposal, as described above, retains a *contributing heritage resource*, the George and Mary Shiels Residence, dating from 1863, in its entirety, and restores another historic building, the Alexander and Maude MacKay Residence, to its original appearance, while integrating a new and detached multi-use building within the centre of the block.

7.1. OVERALL DEVELOPMENT AND SITE ALTERATION

The addition of a 13-storey mixed use development, situated fronting Dundas Street and set in the centre of the block, is proposed to remain detached from the two conserved heritage buildings that are situated on the perimeter of the block. This is proposed in the most appropriate manner and within the context of zoning and guidelines for this historic area to minimize the impact on both heritage buildings. The new development is a contemporary design that maximizes spatial separation

and transparency of the restored heritage buildings and ensures that all sides of those buildings remain fully visible and accessible.

Concentrating the density in the centre of the block, with a step-down three storey podium face along Dundas Street that turns the internal corner, will create an active and visually interesting addition and connection to the streetscape and provide additional ground floor retail space, along with the principal access to the residential tower. The retention of the heritage buildings as residential respects the historic uses and historical associations of these buildings. The generous separation of the tower from the George and Mary Shiels Residence, along the interfacing west side, achieves a visual connection to the heritage building from the “high street”, while the Ochterloney and Queen Street streetscapes remain intact, with the latter restored to its original appearance. Additionally, it highlights the restored rear faces of both heritage buildings and ensures that the heritage buildings remain the focal point of the development. It also provides public spaces, with outdoor patio use, and further appreciation of the heritage buildings.

7.2. COMPLIANCE WITH STANDARDS AND GUIDELINES

The George and Mary Shiels Residence at 86 Ochterloney Street is a *contributing heritage resource* (i.e. formally listed), while the Alexander and Maude MacKay Residence at 61 Queen Street is not listed but is noted as a building worthy of retention; as such, both should be subject to conservation criteria specified under Parks Canada’s *Standards and Guidelines for the Conservation of Historic Places in Canada* (“*Standards and Guidelines*”).

The work proposed for the George and Mary Shiels Residence and the Alexander and Maude MacKay Residence includes aspects of preservation, restoration and rehabilitation. This is drawn from the *Standards and Guidelines*, and notwithstanding the removal of the 1930s addition on the Alexander and Maude MacKay Residence, each standard is being met as outlined in the following table.

General Standards for Preservation, Rehabilitation and Restoration

Standard	Description
1	<p>Its intact and repairable character-defining elements are not to be substantially altered, removed or replaced.</p> <p><i>Comment: All elements will be carefully examined for condition and are to be replaced only where it is demonstrated that it is beyond repair.</i></p> <p>Location, as one of its character-defining elements, is to be retained.</p> <p><i>Comment: The buildings will keep their orientation facing Ochterloney Street and Queen Street and will not be moved.</i></p>

2	<p>Minimal changes have occurred over time, and where they have become Character-Defining Elements, will be retained.</p> <p><i>Comment: None of the changes that have occurred over time, to either heritage building, has become Character-Defining Elements.</i></p>
3	<p>Adopt an approach calling for minimal intervention.</p> <p><i>Comment: This is the overall standard expected of this development. Only where materials have reached a point beyond repair shall they be restored through replication vis a vis appearance, profile and material. Where materials are in good condition, removal (and reinstatement) should only be done where cleaning, repair or other measures necessitate removal from the building.</i></p>
4	<p>Recognize a resource as a physical record of its time, place and use and do not create a false sense of history by adding other elements.</p> <p><i>Comment: The physical records of the original 1862 and 1899 buildings are to be retained, no other elements from other historic places are to be incorporated, and no features from this property that previously did not co-exist are to be combined.</i></p>
5	<p>Find a use requiring minimal or no change.</p> <p><i>Comment: The historic residential use, a Character-Defining Element of each building, is proposed to be retained or reinstated. Any minor changes (i.e. interior reconfiguration or other improvements) will not affect the exterior.</i></p>
6	<p>Protect and stabilize if necessary.</p> <p><i>Comment: The buildings will be protected for the duration of the work. As new foundations are not necessary for either building, stabilization will not be necessary as it pertains to foundations.</i></p>
7	<p>Evaluate the condition of Character-Defining Elements to determine level of intervention required.</p> <p><i>Comment: As part of the proposed development, the condition of each Character-Defining Element is to be inventoried and assessed, with priority placed on repair, and replacement only if deteriorated.</i></p>
8	<p>Maintain Character-Defining Elements on an on-going basis.</p> <p><i>Comment: The conservation and rehabilitation consisting of both repair and restoration will ensure that Character-Defining Elements are retained and maintained under approved standards.</i></p>
9	<p>Make any intervention to preserve Character-Defining Elements physically and visually compatible with the existing. Document all interventions.</p> <p><i>Comment: Any intervention should comprise material to match while achieving a certain degree of subtle distinguishability, through design details. Documentation of the entire project shall be a key part of the works for future reference and on-going maintenance (see Section 7.5 of this Impact Statement).</i></p>

Additional Standards Relating to Rehabilitation

Standard	Description
10	<p>Repair rather than replace Character-Defining Elements.</p> <p><i>Comment: All elements will be carefully examined for condition and where repair is not possible due to the condition, identical elements on the building will be used as a means to replicate to achieve an exact match.</i></p>
11	<p>Conserve heritage value and Character-Defining Elements when making any new additions, with the addition physically and visually compatible with, subordinate to and distinguishable from the historic place.</p> <p><i>Comment: No additions are proposed to either heritage building and the new building, while larger than the heritage buildings, will be compatible and distinguishable by way of its placement and separation and materials that complement the surrounding historic area while remaining highly distinguishable through colour, texture, and pattern of solid to transparent.</i></p>
12	<p>Create any new additions so that the form/integrity of an historic place is not impaired if the new work is removed later.</p> <p><i>Comment: No additions are proposed to either heritage building. However, pertaining to the removal of the rear enclosure of the Alexander and Maude MacKay Residence, any aspects of the original rear wall that are to be exposed shall be restored and where new material, or other elements such as windows or doors, are necessary, these shall be compatible yet distinguishable to respect the character of this building.</i></p> <p>NOTE: FURTHER ELABORATION ON THE DESIGN ASPECTS OF THIS DEVELOPMENT AS THEY PERTAIN TO STANDARD 11 ARE OUTLINED IN SECTION 7.2.1 OF THIS HERITAGE IMPACT STATEMENT.</p>

As previously noted, the heritage character of this site comprises the two buildings that represent the earliest development of the neighbourhood, those at 86 Ochterloney Street (1862) and 61 Queen Street (1899). The later building at 43-45 Dundas Street (1933) contributes to an understanding of the later evolution of the block but it does not exemplify any strong heritage values, either tangible or intangible, as explained in Section 6.2.3. Therefore, despite the removal of this building, **Section 11** is being met: the heritage values and character-defining elements of the site, both tangible and intangible, comprising the 1863 George and Mary Shiels Residence, in its entirety, and the 1899 Alexander and Maude MacKay Residence, also in its entirety with inappropriate alterations removed, are being conserved in the context of the new development. Furthermore, the new development ensures the continued use of two historic places.

The planning objectives of the proposed development meet the general objectives for Preservation, Rehabilitation and Restoration as outlined in the *Standards and Guidelines*.

7.2.1. STANDARD 11 – COMPLIANCE

Among the many requirements to be met, integrating this new development into the retention scheme for the heritage resources is covered by **Standard 11** of the *Standards and Guidelines for the Conservation of Historic Places in Canada*. This is the one of the most critical standards. It is elaborated on in this section due to the overall proposal which seeks to combine new development with retention and rehabilitation. Standard 11 references new additions or new construction: in this case, although no “additions” are being made to either heritage building – the new multi-use tower will not be physically connected to either – the new development must still successfully integrate into the retained heritage resources by being respectful and be visually compatible with, subordinate to, and complementary, yet distinguishable, from the heritage resource.

For the following components, a corresponding note is provided on each of the elevation drawings below

Form

The tall and slender form of the new building, with a sloped roof and off-set gable peak facing north and south, draws from both the Tel Lofts immediately to the south, as well as the side gable form of the George and Mary Shiels Residence. It allows for substantial open space to be provided for the heritage buildings to stand distinctively separate, complement them, while being clearly distinguishable.



SOUTH (REAR) ELEVATION

EXTERIOR MATERIALS LEGEND	
1	PRE-FINISHED METAL CLADDING - 1
2	PRE-FINISHED METAL CLADDING - 2
3	PRE-FINISHED METAL CLADDING - 3
4	CLADDING ACCENT
5	PRE-FINISHED CLADDING - WOOD GRAIN
6	STOREFRONT
7	MASONRY CLADDING
8	ALUMINUM CURTAIN WALL
9	METAL PICKET RAILING
10	PVC/ALUMINUM WINDOW/DOOR



zzap.ca | architecture + planning

Reference: South Elevation.

Conclusion: Complementary yet distinguishable.

Materials

The materials used on the tower portion of the new development, consisting of corrugated metal cladding and pre-finished wood-grain panels, with masonry on the lower portion fronting Dundas Street: these contrast with and complement the wood cladding of both the George Mary Shiels Residence and the Alexander and Maude MacKay Residence.



Reference: North Elevation.

Conclusion: Complementary yet distinguishable.

Window Arrangement

The single-set windows on the new development, in both the tower and in the lower section, complement those on the George Mary Shields Residence, which also features most of its windows as single-set. In addition, those on the lower section of the new development, along Dundas Street and on the west side facing the rear of the George Mary Shields Residence, have a multi-pane pattern that is similar to that of the heritage building. The window pattern defined by vertical sections (i.e. those on the “brown” wall faces are narrower) provides an interesting variation in design, compatible to the heritage buildings.

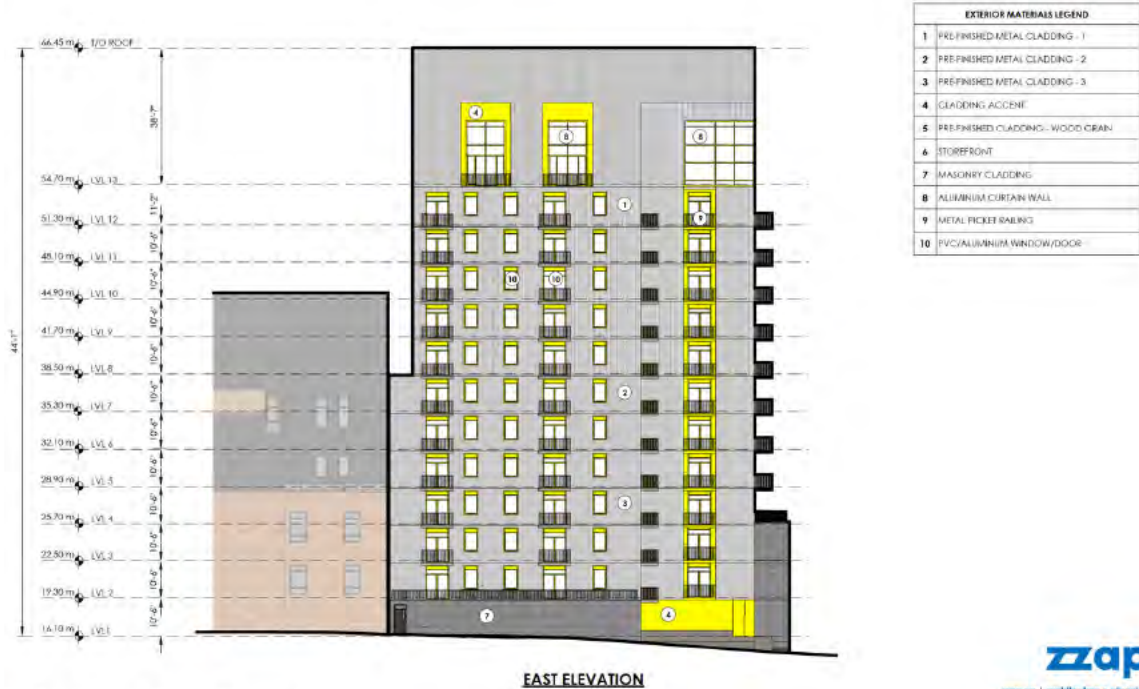


Reference: West Elevation.

Conclusion: Visually compatible, subordinate and distinguishable.

Cornice Lines

The cornice line that distinguishes the lower section of the new building, brought forward to align with the front of the property on the north side, is distinguishable from the upper sections that are set back, and is closely aligned with peak of the heritage buildings – the definitive gable form, one of its key character-defining elements.



zap
zap.ca | architecture + planning

Reference: East Elevation.

Conclusion: Visually compatible, subordinate and distinguishable.

Colour

The application of warm colours on sections of the new development – brown and yellow – contrasts with the two heritage buildings, and with the brown in particular providing a vertical continuation of the natural material proposed for the lower section fronting Dundas Street.

The yellow is used as a highlight for select windows and balconies on the tower section, in much the same way that a bright contrasting colour is used to accent certain heritage building elements such as window sashes, trim or doors.

The blue and green of the heritage buildings makes them the focal points of the development.



86 OCHTERLONEY STREET

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61 QUEEN STREET

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zgap.ca | architecture • planning

Reference: Front elevations of both heritage buildings.

Conclusion: Visually dominant, distinguishable from, and the focal point of, the new development.

7.3. MITIGATIVE MEASURES

7.3.1. GEORGE AND MARY SHIELS RESIDENCE

The front of the George and Mary Shiels Residence requires the least restoration as it is the most intact face. The main entry will be rehabilitated, with the

original door and sidelights retained. The windows on the front will require rehabilitation, with removal, repair and reinstatement. Fenestration such as trim will require some repair and replication where it has deteriorated. The wide band of fascia trim under the soffit will be retained.

On the north elevation, the main floor windows will be restored to match those on the front, with wood sash and true divided lights. The upper floor windows will be rehabilitated, with necessary repairs and reinstatement. The wide band of fascia trim under the soffit will be retained. Similarly, on the south elevation the main floor window will be restored to match that on the front.

On the east elevation (rear), the main floor windows will be restored to match those on the front, with wood sash and true divided lights. The upper floor windows, a later addition as part of the shed dormers, will be rehabilitated, with necessary repairs and reinstatement. The central-set fixed window in the gable will be restored to match the one on the front, with muntins and true divided lights. The rear door will be shifted over slightly to the right. A new rear entry porch and stairs will be placed with the stairs aligned to the north.

7.3.2. ALEXANDER AND MAUDE MACKAY RESIDENCE

On the front of the Alexander and Maude MacKay Residence, most significant change will be the restoration of the ground floor wall (right side), with the removal of the front addition that was made in the 1930s as part of its historic conversion to a doctor's office. (This will reduce the density slightly on this part of the development site.) Wood windows, trim and cladding will be restored on that face along with any fascia and decorative trim, to match that on the left side. The main entry will be rehabilitated, with preservation of the front door, sidelights and transom, and any necessary repair of deteriorated material.

On the west (rear) elevation, the most significant alteration, comprising the porch enclosure and the rear extension to the left of the porch, will be removed, with restoration of the rear wall cladding, trim, windows and doors. The window on the main floor, far left, and the upper floor windows will be rehabilitated, with any necessary repair of deteriorated material.

7.3.3. 43-45 DUNDAS STREET

Based on the proposed demolition of 43-45 Dundas Street, the following mitigative measures are recommended to be considered:

1. Salvaging Building Materials

The materials on both the exterior of the building and the interior should be salvaged wherever possible. These include, but are not limited to, windows,

cladding, fenestration and porch elements. There may be an opportunity to integrate some of the material in the new construction or as part of repairs to any other buildings that remain to be rehabilitated, provided that the integration does not alter the character of the retained buildings or is incompatible in any way.

2. Deconstruction

This step is a way of meeting environmental goals of diverting the amount of material that would otherwise be destined for landfills. It involves the stripping and dismantling of a building to maximize salvage for reuse. There is the option of selling or donating salvaged materials. Older materials such as those in 43-45 Dundas Street may still have value, either in the existing project or used elsewhere.

3. Documentation of Exterior and Interior

Formal documentation of the exterior elements and any interior elements that are worthy of note can be done through photographs, and written material. This includes each elevation and details that are significant in expressing the history of the site. The documentation should be turned over to the Halifax Regional Municipality for its record-keeping.

4. Commemoration Plan

Working in tandem with documentation, a Commemoration Plan is an option for a building which has some historical merit that can be expressed graphically and with supporting written text and be installed somewhere close to the original location of the demolished building.

7.4. REPAIR AND REPLACEMENT OF COMPROMISED MATERIAL

Repair and replacement of material on the heritage buildings must conform with those established under the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The heritage buildings' character-defining elements, those characteristics that contribute to the tangible heritage value, such as materials, form and configuration, must be conserved. This draws from the following principles:

- Minimal intervention must be a goal, and any intervention must be the least intrusive and gentle means possible;
- Character-defining elements must be repaired, rather than replaced, wherever possible;
- Repair may involve anything from the removal and cleaning or simple refinishing to extracting extensively deteriorated, decayed or missing material and reinstalling the same but with in-kind material to match existing, and using recognized conservation methods;

- Repaired or replaced material must be physically and visually compatible with the historic place.

7.5. IMPLEMENTATION AND MONITORING

7.5.1. INSPECTIONS AND SCHEDULE

Inspections are a key element as part of the implementation of conservation measures, and should be carried out by a qualified person or firm, preferably with experience in both phases of construction and in the assessment of heritage buildings. Heritage buildings can “disguise” certain conditions which only become apparent early in, or sometimes well into, the rehabilitation exercise. From this inspection, a report should be compiled that will include notes, sketches, and observations and to mark areas of concern: for example, conditions that were not apparent at the time of permit issuance, and mitigative measures.

The report need not be overly complicated, but must be thorough, clear and concise and address the component(s) of work that are underway for that reporting period (see Section 7.5.2). Issues of concern, from the report, should be entered in a log book so that corrective action can be documented and tracked, and the heritage consultant in charge of the work must be duly informed and act upon any reports or recommendations.

7.5.2. REPORTING STRUCTURE

These inspections should be conducted on a regular and timely schedule, addressing all stages of the exterior and site rehabilitation. An appropriate schedule for regular inspections and reports during the rehabilitation process would be a weekly reporting period, with a separate summary report for each of the major phases of work:

1. Initial assessment.
2. Securing of heritage building.
3. Repair or replication of character-defining elements.
4. Reinstatement of all elements – repaired and replicated.

Inspections may also occur more frequently on an “as-need” basis should an issue arise that needs more immediate attention, so as to not inadvertently delay the broader rehabilitation work.

7.5.3. ONGOING MONITORING

The most potentially damaging element to heritage buildings is water, including frost, freezing and thawing, and rain water runoff including pipes and ground water. Animal infestation is a secondary concern.

The most vulnerable part of any building is the roof, where water can enter in without warning. Roof repair and renewal is one of the more cost-effective strategies. Any leak, however minor it might be, needs to be taken seriously and may be a sign that other areas are experiencing the same, or that a more significant leak or water entry is imminent

The following contains a range of potential problems specific to wood-frame and wood-clad structures such as the George and Mary Shiels Residence and the Alexander and Maude MacKay Residence: water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

Exterior Inspection

Site and Foundation

- Does water drain away from the foundation?
- Is there back-splash occurring?
- Is there movement or settlement of the foundation as illustrated by cracks or an uneven surface?
- Is there any evidence of rising damp?

Wooden Elements

- Are there moisture problems present?
- Is any wood in direct contact, or extremely close to, the ground?
- Is there any evidence of insect infestation?
- Is there any evidence of fungal spread or any other type of biological attack?
- Does any wood appear warped or cupped?
- Does any wood display splits or loose knots?
- Are nails visible, pulling loose or rusted?
- Do any wood elements show staining?

Exterior Painted Materials

- Is the paint blistering, peeling or wrinkling?
- Does the paint show any stains such as rust, mildew or bleeding through?

Windows

- Is any glass cracked or missing?
- Does the putty show any sign of brittleness or cracking, or has any fallen out?
- Does paint show damage by condensation or water?
- Do the sashes operate easily or if hinged do they swing freely?
- Does the frame exhibit any distortion?
- Do the sills show any deterioration?
- Is the flashing properly shedding water?
- Is the caulking connection between the frame and cladding in good shape?

Doors

- Are the hinges sprung or in need of lubrication?
- Are the latches and locks working freely?
- Is the sill in good shape?
- Is the caulking connection between the door frame and cladding in good shape?
- Is the glazing in good shape and held securely in place?
- Is the seal of the door in good shape?

Gutters and Downspouts

- Are any downspouts leaking or plugged?
- Do the gutters show signs of corrosion?
- Are there any missing sections of downspouts and are they securely connected to the gutters?
- Is the water being redirected away from the building to either in-ground drainage or rainwater catchment?

Roof

- Are there water blockage points?
- Is the leading edge of the roof wet?
- Is there any sign of fungus, moss, birds, vermin, insects, etc.?
- Are the shingles showing any advanced sign of weathering such as curling or exposure of sub-surface?
- Are any shingles loose or missing?
- Are the flashings well set?
- Are any metal joints or seams sound?
- Is there any water ponding present?

The owner(s) should retain an information file where inspection reports can be filed. This should also contain the Log Book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily

available to the owner(s), which will aid in determining appropriate interventions when needed. This information file should be passed along to any subsequent owner(s).

The file would include a list outlining the finishes and materials used. The building owner should keep on hand a stock of spare materials for minor repairs.

The maintenance Log Book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past, and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

A full record will help to plan for future repairs and provide valuable information in the overall maintenance of the building and will provide essential information for the longer-term and serve as a reminder to amend the maintenance and inspection activities on an as-needed basis.

7.6. SUMMARY STATEMENT AND CONSERVATION RECOMMENDATIONS

7.6.1. HERITAGE VALUE, CHARACTER-DEFINING ELEMENTS AND IMPACT

The heritage value of the George and Mary Shiels Residence is made up of intangibles such as illustrating some of the earliest pattern of development of housing constructed in the mid-Victorian era in downtown Dartmouth, and for its association with its earliest owners, George and Mary Shiels, who were prominent members of the community. It also exemplifies the evolution of the neighbourhood, as houses that were owner-occupied became rental units, and later converted to commercial use. Its tangible values are as an excellent example of the Vernacular Gothic Revival Style of the early Victorian era that was common to Dartmouth in the mid to late-1800s.

Its character-defining elements include its side-gable form, a central-set lower profile gable with a decorative “Gothic” window inset on the front, Scottish dormers with angled bay windows, a modest entry door with sidelights and transom, flanked by single-set multi-pane windows.

There is no direct impact from the proposed development on this building, which is formally listed as a *contributing heritage resource*.

7.6.2. CONSERVATION AND MITIGATIVE MEASURES

The conservation of the George and Mary Shiels Residence includes full retention of the building, which comprises all exterior character-defining elements, and is guided by *Standards and Guidelines for the Conservation of Historic Places in Canada*. The priority approach to conservation is:

1. Retain and repair where necessary, and reinstate all exterior materials.
2. Replication only where it is determined that the condition of any particular element has deteriorated to the point where it must be copied. Replication must use existing elements as copies to ensure that the measurements, profile, appearance and materials match what would have been original to the building.
3. Restore lost or previously obscured elements, using the existing elements where they can be referenced.

Mitigative measures include the slight relocation of the rear entry door to the north, in order for it to be directly set below the decorative “Gothic” window inset, which will restore its historical placement. The windows that have been replaced in more recent times with inappropriate materials and profile will be restored to match the original windows on the front. The rear central gable window will also be restored to match that on the front. The cladding may also need to be replicated depending on further investigation on its condition.

The conservation of the Alexander and Maude MacKay Residence includes full retention of the building, which comprises all exterior character-defining elements, similarly guided by *Standards and Guidelines for the Conservation of Historic Places in Canada*. The priority approach to conservation is the same as noted above.

Mitigative measures include the restoration of the front of the building, with removal of the office addition that obscures the right side of the main floor.



Courtenay Office:

6091 Ledingham Road, Courtenay, BC V9J 1M5

Vancouver Office:

57-3436 Terra Vita Place, Vancouver, BC V5K 5H6



Attachment E - Preliminary Landscape Plan

Exterior Class A Bicycle Parking Spaces	28
Exterior Class B Bicycle Parking Spaces	16
Off-street Surface Vehicle Parking Spaces	2
New Street Trees	6*

* Final count to be based on ratio for sidewalk replacement as per HRM Urban Design Guidelines

UPLAND

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PRELIMINARY
NOT FOR CONSTRUCTION

LEGEND

- ASPHALT OVERLAY
- HARD LANDSCAPING
- SOFT LANDSCAPING
- ACCESSIBLE RAMP AND LANDING
- PROPOSED PORCH AND STEPS
- PROPOSED TREE PLANTING
- EXISTING TREE WITH TREE PROTECTION ZONE
- BENCHES
- SERVICE ALLEY

STAMP



PROJECT
SIDEWALK RED
DUNDAS & OCHTERLONEY

DRAWING TITLE
PRELIMINARY
LANDSCAPE PLAN

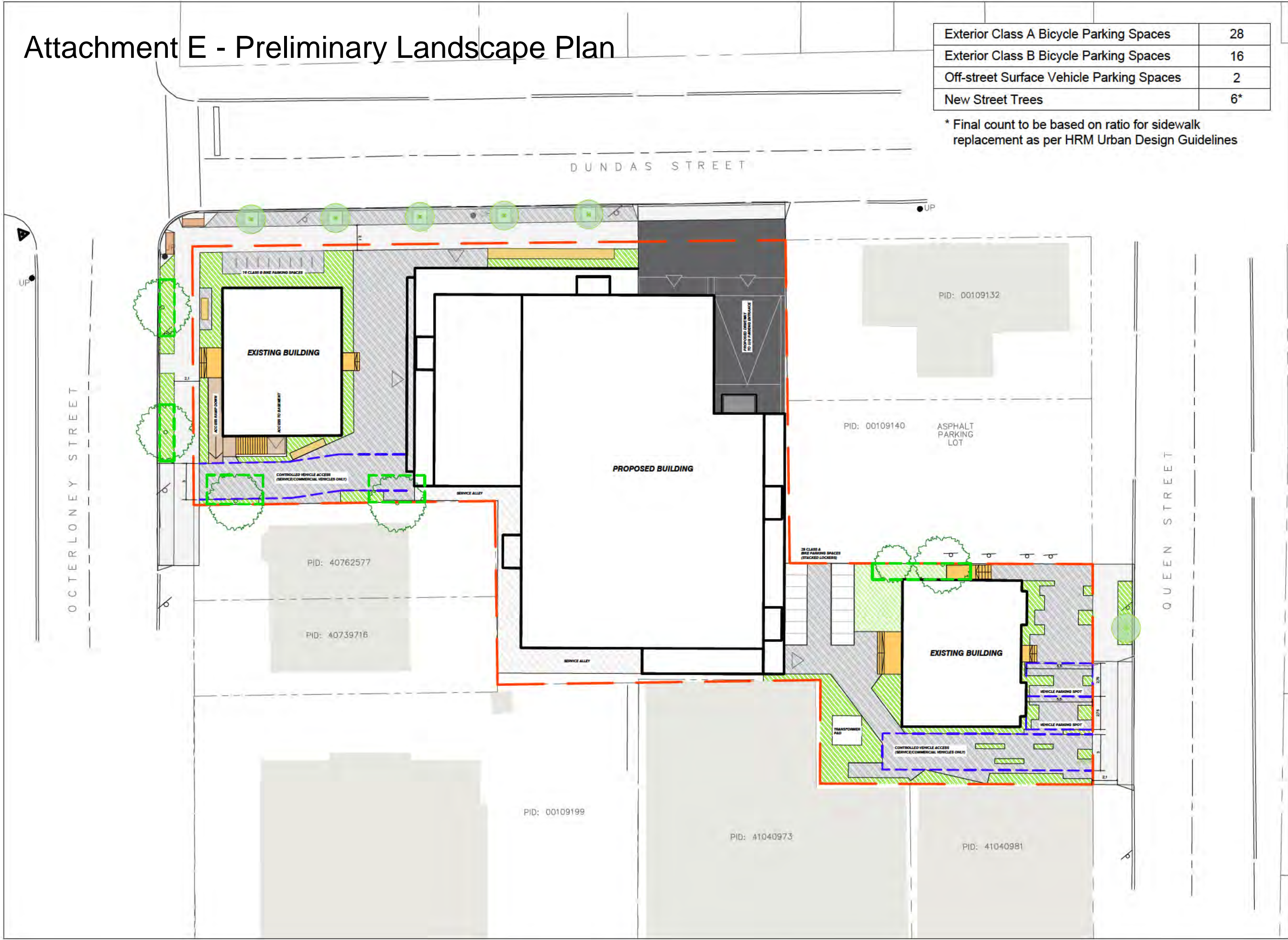
NORTH



SCALE

1:300 @ ANSI B

DRAWING #



ATTACHMENT F:
Evaluation of Standards and Guidelines
86 Ochterloney Street, Dartmouth

Conservation is the primary aim of the Standards and Guidelines and is defined as:

*‘All actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life. This may involve **Preservation, Rehabilitation, Restoration**, or a combination of these actions or processes.’*

Note: The Standards are structured to inform the type of project or approach being taken.

- Preservation projects apply Standards 1 through 9;
- Rehabilitation projects apply Standards 1 through 9, and Standards 10 through 12;
- Restoration projects apply Standards 1 through 9, Standards 10 through 12, and Standards 13 and 14.

The base Guidelines, like the Standards, apply to the approach being taken, and additional Guidelines may apply if the project includes rehabilitation and restoration. The Guidelines should be consulted only when the element to be intervened upon has been identified as a character defining element. The Guidelines should not be used in isolation. There may be heritage value in the relationships between cultural landscapes, archaeological sites, buildings, or engineering works. These values should not be compromised when undertaking a project on individual character defining elements of an historic place.

TREATMENT: PRESERVATION			
<i>Preservation is the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting the heritage value.</i>			
STANDARDS 1-10	Complies	N/A	Discussion
1. Conserve the <i>heritage value</i> of an <i>historic place</i> . Do not remove, replace or substantially alter its intact or repairable <i>character-defining elements</i> . Do not move a part of an historic place if its current location is a character-defining element.	Yes		All character-defining elements of the George Shiels House will be retained and rehabilitated through the proposed development. The applicant intends to repair existing elements where possible and replace in-kind, if required, with the aid of physical evidence. No relocation efforts are proposed.
2. Conserve changes to historic places that, over time, have become <i>character-defining elements</i> in their own right.	Yes		The second storey shed roof addition on the south elevation of George Shiels House is not considered a character-defining element of the structure; however, it is complementary in materials and will be distinguished as a newer addition to the structure through one-over-one windows. Its retention ensures the active continued use of the building. The small bump out on the south elevation is not considered a character-defining element and will be removed as part of rehabilitation efforts.
3. Conserve <i>heritage value</i> by adopting an approach calling for <i>minimal intervention</i> .	Yes		The character defining elements of George Shiels House will be retained and rehabilitated. Newer window openings will be infilled to assist in restoration of the structure. The house is not proposed to be

			relocated or lifted. All new construction is detached from the house and will be complemented by landscaping.
4. Recognize each <i>historic place</i> as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the property that never coexisted.	Yes		The conservation efforts for George Shiels House will be based on physical evidence and will follow the <i>Standards and Guidelines</i> . No elements from other historic places or other properties are proposed.
5. Find a use for an <i>historic place</i> that requires minimal or no change to its <i>character-defining elements</i> .	Yes		George Shiels House will be used for commercial purposes and rehabilitated, with all character-defining elements retained.
6. Protect and, if necessary, stabilize an <i>historic place</i> until any subsequent <i>intervention</i> is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.	Yes		Temporary closures will be added during the construction period to protect George Shiels House. A structural engineer will be required to be present during excavation for the new construction and associated underground parking. Archaeological resources will be addressed at the point of site intervention with permit applications. The provincial government will be notified of the site intervention and process any necessary applications in accordance with the <i>Special Places Protection Act</i> .
7. Evaluate the existing condition of <i>character-defining elements</i> to determine the appropriate <i>intervention</i> needed. Use the gentlest means possible for any intervention. Respect <i>heritage value</i> when undertaking an intervention.	Yes		All character defining elements will be rehabilitated and repaired, if necessary. When a character defining element is sufficiently deteriorated, it will be replaced in-kind, in a manner consistent with the historic place and based on documentary evidence.
8. Maintain <i>character-defining elements</i> on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving <i>prototypes</i> .	Yes		The building will be required to be maintained on a regular basis under the proposed development agreement (PLANAPP-2023-00991) if approved.
9. Make any <i>intervention</i> needed to preserve <i>character-defining elements</i> physically and visually compatible with the <i>historic place</i> and identifiable on close inspection. Document interventions for future reference.	Yes		All character defining elements will be preserved and rehabilitated. All interventions will be documented through this application and in documents required for permitting.
TREATMENT: RESTORATION			
<i>Rehabilitation is the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.</i>			

STANDARDS 10-12	Complies	N/A	Discussion
10. Repair rather than replace <i>character-defining elements</i> . Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the <i>historic place</i> .	Yes		Character defining elements will be repaired or replaced in-kind, if needed, matching the form, material and detailing of the original element (i.e., wood six-over-six windows, existing wood trim, wood shingles, brick chimneys). This will be largely informed by photographic and physical evidence.
11. Conserve <i>heritage values</i> and <i>character-defining elements</i> when creating new additions to an <i>historic place</i> or any related new construction. Make new work physically and visually compatible with, subordinate to and distinguishable from the historic place.	Yes		New construction will not displace character defining elements as it will be entirely detached from George Shiels House. The materials and massing have been designed to complement yet provide contrast to the historic structure. Non-combustible clapboard siding and corner board trim has been implemented on the podium to complement the surrounding area, which is predominately wood-framed residences. The podium is three bays with tall six-over-six windows, to reference the rhythm and fenestration on the registered heritage property. The height of the podium has also been designed to be closely aligned with the cornice of the heritage building. Masonry on the first storey of the podium relates to the rubblestone foundation of the registered heritage property. The podium also implements historic shopfront design with recessed entrance. The mid-rise portion of the building implements modern materials such as metal and cladding accent wall in a neutral colour to ensure that the heritage building remains prominent within the streetscape, especially at the pedestrian level.
12. Create any new additions or related new construction so that the essential form and integrity of an <i>historic place</i> will not be impaired if the new work is removed in the future.	Yes		The new construction could be removed in the future with minimal impact to George Shiels House as it is detached. The heritage building and new construction will be detached with hardscape and softscape separating the two structures for pedestrian access.
TREATMENT: RESTORATION			
<i>Restoration is the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.</i>			
STANDARDS 13-14	Complies	N/A	Discussion

<p>13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.</p>	<p>Yes</p>	<p>All character defining elements will be rehabilitated and replaced only if necessary.</p>
<p>14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.</p>	<p>Yes</p>	<p>No missing features have been identified. The removal of the rear addition will require some additional wood shingle cladding on the south elevation, which is consistent with the remainder of the heritage building.</p>

Extract of Heritage Advisory Committee Draft Minutes – October 8, 2024

9.1.3 Case HRTG-2023-01426: Substantial Alteration to the municipally registered heritage property at 86 Ochterloney Street, Dartmouth

The following was before the Committee:

- Staff report dated September 24, 2024
- Staff presentation dated October 8, 2024

Elizabeth Cushing, Heritage Planner II gave a presentation and responded to questions of clarification from the Committee.

MOVED by Tyler Brothers, seconded by Joann Rofihe

THAT the Heritage Advisory Committee recommend that Halifax Regional Council approve the proposed substantial alteration to 86 Ochterloney Street, Dartmouth, which includes the rehabilitation and conservation of the vernacular Gothic Revival style residence built circa 1863.

Some members expressed concerns that the massing of the structure was too large and detracted from the heritage assets.

MOTION PUT AND PASSED.