



Robie Street Heritage Streetscape

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Robie Street Heritage Streetscape

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Robie Street Heritage Streetscape and Old West End Heritage Conservation District

Statement of Purpose

This application request is first about protecting the most at-risk area of the potential Old West End Heritage Conservation District which is the Robie Street Heritage Streetscape. The application is in two parts first the formation of the Robie Street Heritage Streetscape and second the request for the potential Old West End Heritage Conservation District. Robie Street Heritage Streetscape is the front face of the potential Old West End Heritage Conservation District. The application is to ensure the following aspects to the historic area are maintained and enhanced.

Edwardian Architecture:

1) Edwardian Architecture is considered being from the period between 1901 to 1914. This is the time period to which most of the Robie Street Heritage Streetscape homes were constructed. This period saw the embracement of technology into the home, a respect for nature and the emergence of the middle class. All these elements brought forth a desire for homes to have open space both inside and out. Edwardian homes were often surrounded by tree-lined avenues and greenspace. This was influenced by the Garden City movement which was a desire to improve urban living from the dark polluted conditions of the industrial Victorian era. Furthermore, the emerging middle class demanded homes to be of high-quality build and thus the homes within the Robie Street Heritage Streetscape and Old West End Heritage Conservation District are made to last. Edwardian homes were the first instance of urban planned areas containing many style types. The interior of Edwardian homes saw larger rooms and hallways to allow for more movement. As it has been seen throughout the COVID pandemic people are search in search for such designed homes.

2) The impact on the environment, social interaction and human health can all be positively affected by the retention and retrofitting of built heritage. The following quote from Calgary movement for Heritage Inspires City sums up these impacts and are applicable to this application and to Halifax.

“Neighborhoods with a mix of older, smaller buildings support higher levels of economic activity and social activity than areas dominated by newer, larger buildings. Walkable communities support small-scale Etsy-style retail. Studies show that neighbourhoods with a mix of smaller-scale old and new buildings host a significantly higher proportion of new businesses, as well as more women and minority-owned businesses, than areas with predominantly larger, newer buildings...Did you know that the Canadian demolition and construction industry creates four million tonnes of landfill waste annually? That’s like putting the equivalent of 80,000 homes per year into the dumpster.

The cost of demolishing and rebuilding a comparably sized home is 20% higher than renovating an existing home to the standard of a new build. Those renovation costs include major structural and mechanical upgrades like a new roof, foundation, wiring and plumbing. Rebuilding at a lower quality would of may be cheaper – many infills are built of lower quality materials – but this degrades the heritage integrity and character of the neighbourhood.” HERITAGE INSPIRES YYC, 2022, *Heritage Places/Econ/Enviro Benefits*, accessed April, 5/2022, <https://www.heritageinspiresyyc.org/>

Robie Street Heritage Streetscape and Old West End Heritage Conservation District

Statement of Purpose

3) Halifax recently adopted the Centre Plan with a focus on density, livability, and urban form. The Centre Plan also identified built heritage and numerous heritage conservation districts but neglected this current application area. The formation of Robie Street Heritage Streetscape and Old West End Heritage Conservation District though over looked in the Centre Plan does follow the goals of the Centre Plan and supports the climate change plan HalifACT2050. This impact is best stated by the following quote:

“Older warehouses, offices and commercial buildings offer opportunities for conversion to residential where it is most desired; close to the city center. Similarly, heritage homes may accommodate secondary suites and laneway houses. This "hidden density" means less urban sprawl, less commuting, and more effective use of existing infrastructure.

Buildings generate nearly 30 percent of all greenhouse gases. Studies have shown that it takes 10 to 80 years for the carbon savings from a new “green” building to offset the carbon impacts of its construction. By reusing existing buildings and retaining any mature trees on the site – a carbon sink remains intact and tremendous ecological disruption is avoided. New construction carries a much heavier carbon and environmental impact than preserving, adapting, and reusing heritage buildings. Reusing materials to build new buildings means that you’re saving money and resources. Some species of old-growth wood found in historic buildings are irreplaceable and can be restored and refinished multiple times. Many modern materials are made of vinyl and composite, are often shipped great distances, and are less likely to be retained in future renovations, all contributing to a higher carbon footprint.

Heritage neighbourhoods harbour valued green spaces, graceful boulevards and mature trees. Redevelopment often brings with it a larger footprint that reduces the landscaped area and mature trees. The city has an aggressive long-range target to double our urban tree canopy by 2060, but trees need space! Smaller homes on larger lots in older neighbourhoods contribute to a healthier, more sustainable city for everyone because urban trees: remove CO₂, improve air quality and filter urban pollutants; provide stormwater management, flood control and slope stabilization; support biodiversity by providing habitat and maintaining connectivity within the ecosystem; reduce home heating and cooling costs; increase property values; offer beautiful places to bike and stroll.”

In conclusion, Halifax needs Robie Street Heritage Streetscape and Old West End Heritage Conservation District to ensure are more prosperous, environmentally friendly city while maintaining our historic built heritage. A true disservice to Halifax would be done if this application was not moved forward.

Robie Street Heritage Streetscape

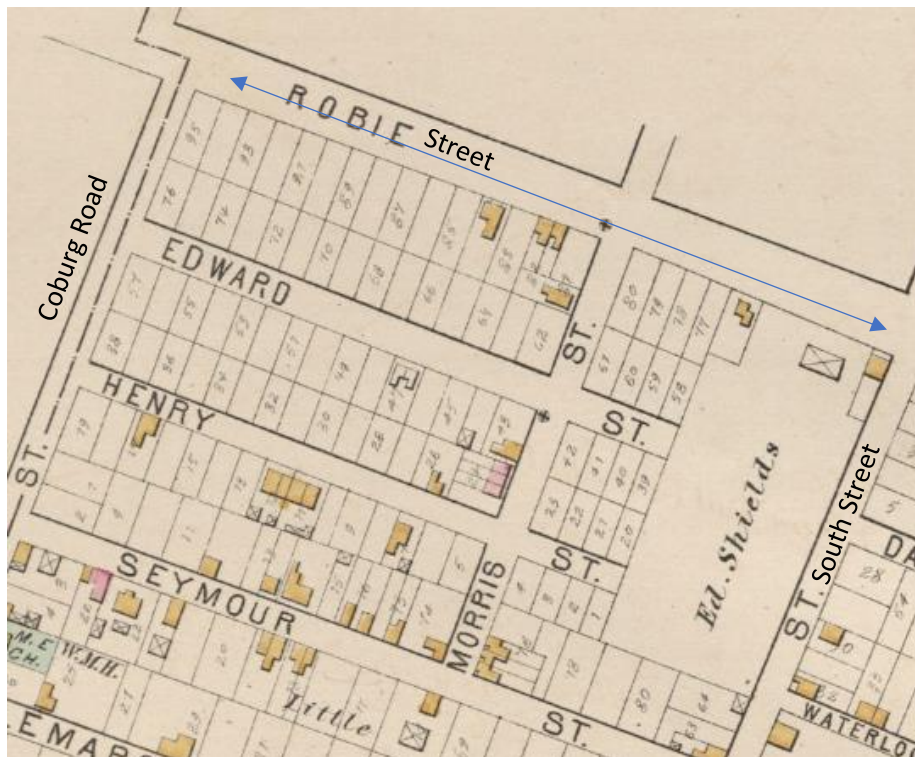
Historical Background: Evolution of the Robie Street Heritage Streetscape

The Robie Street Heritage Streetscape has a diverse and mixed-use history. It is from this history that today the street serves as a central artery on the Halifax peninsula. The portion of interest for this proposed heritage streetscape includes the properties on the west side of Robie Street between South Street and Shirley Street. This area is primarily residential with the addition of institutional and commercial use at the University Avenue and Coburg Road intersections. This portion of Robie Street truly remains a prime example of a late Victorian and Edwardian built urban landscape. In order to explain the evolution, the following summary of and commentary on each building within is provided.

Robie Street until the 1880s represented the western extent of Halifax on the peninsula. The Robie Street Heritage Streetscape is the where development began with the expansion of the city into the western portion of the Halifax Peninsula. The Robie Streetscape was originally comprised of fields belonging to the Samuel Kelly, Cummings and Bliss families. Robie Street is named after Simon Bradstreet Robie (1770–1858), who was a lawyer, judge and political figure in Nova Scotia. He was named Solicitor General in 1815 and Speaker for the House of Assembly from 1817 to 1824.

To better understand the development of the streetscape it is best to segmented into the following zones:

1. South Street to Coburg Road:

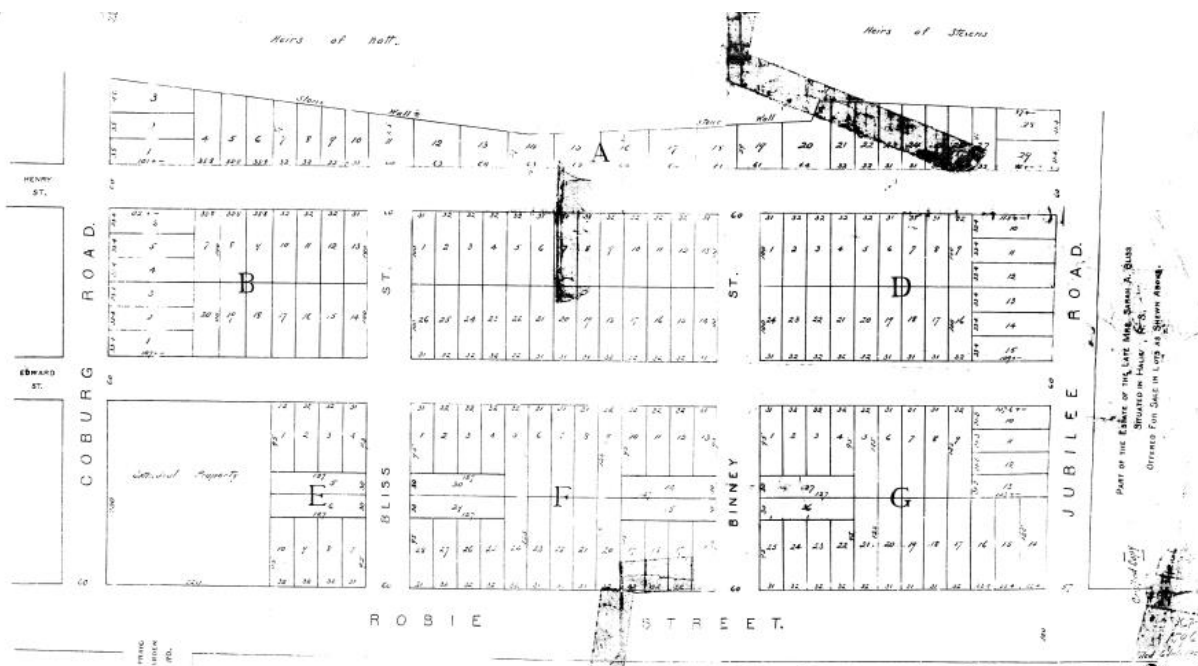


N.S. Archives, Library O/S G 1129 H3
H67 1878, Hopkins' City Atlas of Halifax,
1878 Plate N - Part of Ward 1. Blue line
shows Robie St. from South St. to Coburg
Rd.

The above Plate N, 1878, Hopkins' City Atlas of Halifax depicts the portion of Robie Street between South Street and Coburg Road. As indicated on the deeds for the properties, this portion of the streetscape began as pasture fields/ These fields belonged to Edward Shield as marked on the Hopkins Atlas and Samuel Kelly who owned Robie's Field.

As stated by the record of deed for 1380 Robie Street Robie's Field was subdivided in 1867, however the majority of houses were not constructed until the 1890s. Further research would need to be conducted in order to determine the exact proportions of Robie's Field. It certainly covered at least the area from south of Coburg Road to current day University Ave. (then Morris Street) and from Robie Street to Henry Street. The schedule A for the deed of 1308 Robie Street indicated the field was created by a Samuel Kelly.

2. Coburg Road to Jubilee Road:



HRM Archives, 1904 Plan of Blowers Field, ref#K-7-1596

The Sarah Bliss Estate's land was also referred to as Blower's Field which was bounded by Coburg Road, Robie Street, to Jubilee Road and Henry Street. The estate was divided amongst the heirs in 1885 and auctioned off beginning in 1892. In 1904 a formal subdivision plan was created for the estate. The Bliss/Binney/Blower family were the prominent family of Nova Scotia in the 19th century serving as merchants, statesmen and religious figures and community leaders. Sarah Bliss was the wife of William Blowers Bliss

“barrister and judge; b. 24 Aug. 1795 at Saint John, N.B., son of Massachusetts loyalists Jonathan Bliss*, attorney general of New Brunswick, 1785–1809, chief justice, 1809–22,

and Mary Worthington; brother of Henry; d. 16 March 1874 at his residence, Fort Massey, Halifax, N.S.

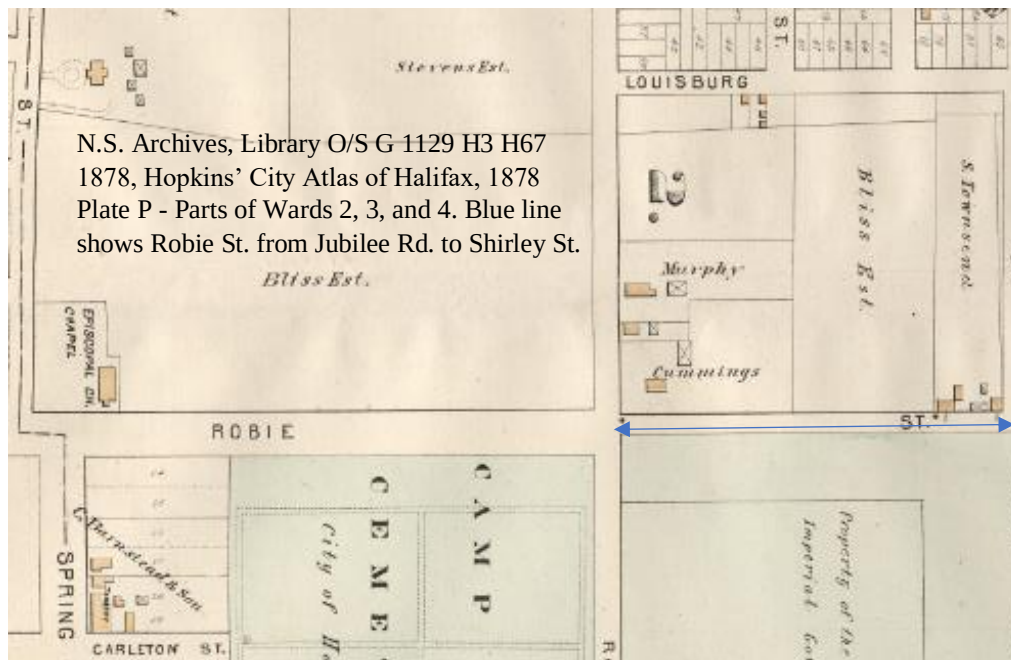
As a loyalist William Blowers Bliss was part of the group which ruled the colony of Nova Scotia and had tremendous social prestige. After graduating from King's Collegiate School, he received a B.A. in 1813 and an M.A. in 1816, both from King's College where he was recognized as a classical scholar and poet. Thomas Chandler Haliburton*, creator of "Sam Slick," was among his classmates. Bliss was admitted to the bar of Nova Scotia on 9 April 1818, then went to England where he spent several years at Westminster Hall and at the Inner Temple under Sir William Wightman, afterwards an eminent English judge. On 24 Aug. 1823 at St Paul's Church, Halifax, he married Sarah Ann Anderson, adopted daughter of Sampson Salter Blowers*, a Harvard classmate of Jonathan Bliss and chief justice of Nova Scotia from 1797 to 1833. Bliss had seven children; his three sons moved to England and three of his daughters married eminent men of the Atlantic provinces: the eldest, Elizabeth Ann, was married to William Odell* of New Brunswick, Mary to Bishop Hibbert Binney*, and Louisa to Bishop James B. Kelly* of Newfoundland.

When Judge Bliss died in 1874, he left an estate valued at \$536,725. Authors have assumed that he inherited Judge Blowers' fortune, but it was left to Bliss' wife, Sarah. It is known that Bliss inherited about \$20,000 in 1818 from his American grandfather, Colonel John Worthington; he also received a bequest from his father. Bliss seems to have been shrewd enough to invest his capital in bank and railway stocks rather than in shipping. Certainly, his position on the board of the Bank of Nova Scotia and his social contacts with the Halifax business élite provided him with useful financial information which enabled him to make astute and lucrative investments." Phyllis R. Blakeley, "BLISS, WILLIAM BLOWERS," in *Dictionary of Canadian Biography*, vol. 10, University of Toronto/Université Laval, 2003—, accessed March 31, 2022, http://www.biographi.ca/en/bio/bliss_william_blowers_10E.html.

William Blowers Bliss had a keen sense for investment leaving his widow Sarah a vast fortune along with her own wealth from her side of the family. The family's considerable wealth led them to own large parts of Halifax. Sarah Bliss passed away shortly after her husband and in 1885 the heirs of her estate received lots in Blower's Field.

William Blowers Bliss' children all married wealthy or influential persons. Daughter Mary Bliss married the Anglican Bishop Hibbert Binney. This marriage is the reason part of Blower's Field located at the intersection of is the clear reason why the Coburg Road at Robie Street was reserved for a future Anglican cathedral. The cathedral never materialized, however a small chapel called St. Stephen's was located in the same location. St. Stephen's was demolished around 1912 after the opening of All Saints Cathedral. A large portion of this cathedral lot was purchased by the city in 1908 to better improve traffic flow through the intersection at Spring Garden Road, Robie Street and Coburg Road. This is noted in Annual Report of the Several Departments of the Civic Government of Halifax, Nova Scotia, For the Civic Year 1907-08.

3. Jubilee Road to Shirley Street:



The estate of Sarah Bliss also owned the land from the north side of Cedar to Cherry Streets and from Vernon Street (formerly Louisburg St) to Robie Street as marked on the 1878 Hopkins Atlas of Halifax. This portion of the Bliss estate seemed to have been developed in the earlier 1880s, a few years earlier than Blower's Field. This development is marked on the 1890s Bird's Eye view of Halifax.

Another landholder on this section of Robie Street was the Cummings Estate of Caldwell-Hill House at 1714 Robie Street. The Caldwell-Hill House property remained unsubdivided until the early to mid 20th century.

The house is named for Henry G. Hill and William Caldwell. Hill was the architect of the house who also designed the old Garrison Church (no longer extant). He had David Calder build the dwelling in 1840 for William Caldwell. Caldwell was the first elected mayor of Halifax in 1851. Caldwell-Hill House has also been referred to as "The Century House" because of its age, as well as "The Robie Street Palace" because of its original estate size. Canada's Historic Places, Caldwell-Hill House, accessed April 1/22, <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=5326>

The Silas Townsend property located at the corner of Shirley Street and Robie Street as marked on the above Hopkins Atlas remained unsubdivided until the mid-20th century. According to the McAlpine's City Directory for Halifax of 1878, Silas Townsend was a junk dealer. His shop was located at 96 Pleasant Street, Halifax currently the southern end of Barrington Street. Silas' wife Margaret Townsend lived on the property until her death sometime after 1918. The Townsend

home as seen on the Hopkins Atlas above was demolished to build 6008 Shirley Street after 1950.

In conclusion, the Robie Street Heritage Streetscape is one of Halifax's finest examples of a largely Edwardian Era streetscape. The streetscape's preservation will ensure Haligonians and visitors can live, work and play amongst the rich built heritage Halifax can offer. HRM needs to act now to conserve the area as demolition has already occurred on the Bliss to Binney Streets block of Robie Street. Included below for further supporting evidence for the potential heritage streetscape and heritage conservation district is a risk statement and fact sheet description on each property.

Robie Street Heritage Streetscape

Statement of Risk

The area defined by the west side of Robie Street is a special blend of residential, institutional, and commercial uses. The area of focus are the properties spanning from South Street to Shirley Street. The area was developed during a period spanning from 1880 to 1918. Today the properties from Coburg Road to Shirley Street face the most immediate threat of demolition. In fact, 1548 to 1574 Robie Street are demolished. Neighbours are concerned about the impact to their own properties as a result of the demolition of these historic homes. The following looks at four categories of risk and why the Robie Street Streetscape needs to be designated/registered and protected as a registered heritage streetscape.

Uncontrolled demolition and block consolidation- The Centre Plan has labeled the west side of Robie Street from Jubilee Road northward to Shirley Street as being a corridor with a maximum as of right height of 20m. This has placed a high risk of demolition to these historic homes. In reviewing the deeds for these properties, it is noted that developers are land banking and continuing to purchase properties in this historic neighbourhood. This includes the Caldwell-Hill House which is a Municipal Heritage Registered property and should have not been included in a 20m corridor zone.

In the blocks from Jubilee to Coburg Road the Centre Plan has designated the properties fronting on Robie Street blocks as corridor with a height limit of 11m. Yet one developer has purchased 1548 to 1574 Robie Street and demolished all these houses. The two blocks from Jubilee Road to Bliss Street are of particular interest as Camp Hill Cemetery is opposite to them on Robie Street. This forms a unique geographical form in the centre of Halifax where a Victorian streetscape marking the early 20th century growth of the Halifax meets the sacred greenspace a heritage registered cemetery of Camp Hill. This relationship is now being destroyed by demolition and unchecked block consolidation by a developer.

The development pressure continues along the streetscape below Coburg Road, Dalhousie University continues to purchase properties on the neighbouring streets of Edward and Henry. Its properties at 1308-1322 Robie Street have institutional zoning, including 1328 Robie Street which is a registered heritage property. Along this area of Robie on the east side will be the Carlton block development. This involves the construction of four near 30 storey towers. These structures will completely over-shadow a residential zone of the streetscape.

Robie Street Heritage Streetscape

Statement of Risk

Demolition in general has a clear negative impact on the environment as noted in the below quote from the Government of Manitoba:

“A Toronto study indicated that 16% of all landfill waste was from the construction industry and a good portion of that was due to demolition. Demolishing a typical brick house produces an average of 60-100 tons of waste. Due to the large amount of waste, the tipping fee at landfills has risen substantially in most urban centres. For example, in Toronto it rose 600% over a seven-year period.”

<https://www.gov.mb.ca/chc/hrb/benefits.html#:~:text=Economic%20Benefits&text=The%20growth%20in%20employment%20in,often%20cheaper%20than%20new%20construction> accessed

March 19/22, Government of Manitoba Heritage Resources.

Fracturing of the built form- The west side of Robie through the Centre Plan has been fragmented into multiple zones as stated above. The geographical reality is a contiguous urban form that should have been labeled under the Centre Plan as residential from South Street to Shirley with the intersection of Coburg being recognised for its institutional and commercial use of St. Andrew’s Church and the Bank of Nova Scotia. This fracturing is causing the streetscape to experience the loss of its urban rhythm which it has maintained since its creation in the 1880s. This also breaks the beautification movement that represents on the streets around the Halifax Common which is a late 19th century and early 20th century concept of wide greened streets with grand homes.

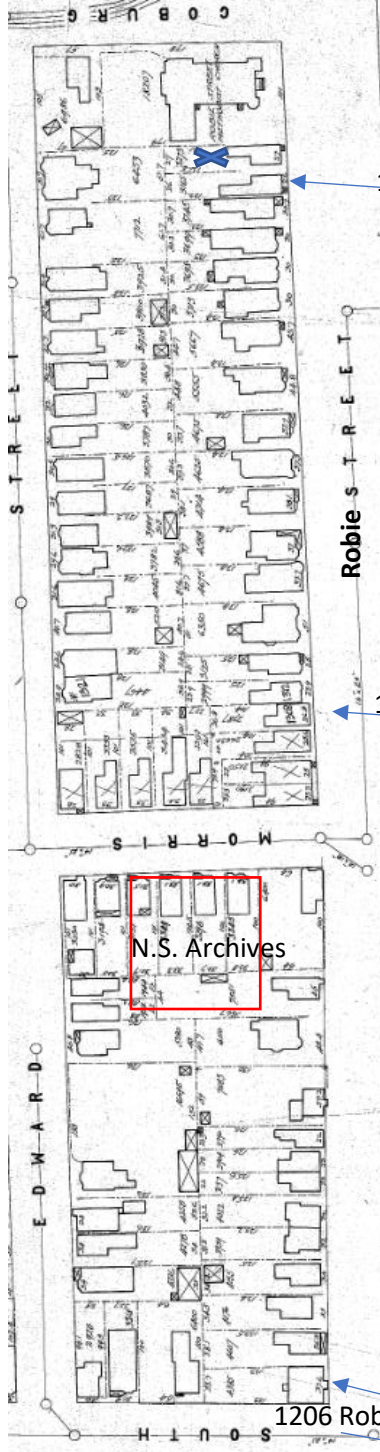
Loss of community and place- The Robie Street Heritage Streetscape has traditionally been a family orientated part of Halifax. It is now faced with the demolition of the historic homes which have provided affordable dwellings for middle class families for the past century. This loss carries with it an erosion of the sense of belonging and place, as it transitions to a post-secondary transient population. Halifax needs to retain family areas on the peninsula and establishing a streetscape will aid with this effort. This is all part of a definition of heritage and benefits the cohesion of Halifax.

Loss of built heritage assets- In a 2019 HRM heritage staff report on downtown heritage resources it was noted the ever-increasing loss of contributing heritage structures and currently registered buildings. This simply can not continue as retention of built heritage has positive benefits for society, the economy, health and the environment. Halifax can see businesses benefit from locating in heritage buildings and areas. The growth in employment in the restoration industry in construction trades, professionals and product manufacturing, enhanced municipal tax base through restored individual buildings and areas, increased tourism, less waste in landfills equates reduced captured carbon being released and restoration is often cheaper than new construction.

Property Fact Sheet for The Robie Street Heritage Streetscape

South Street to Coburg Road

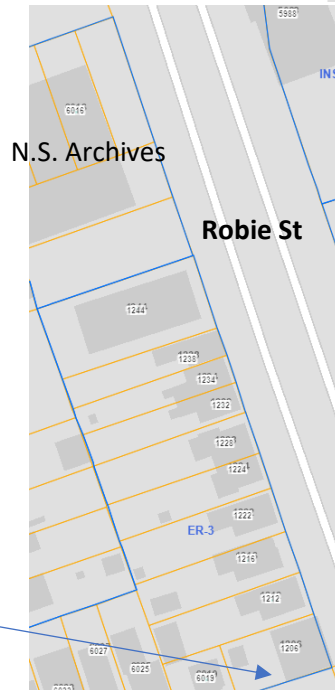
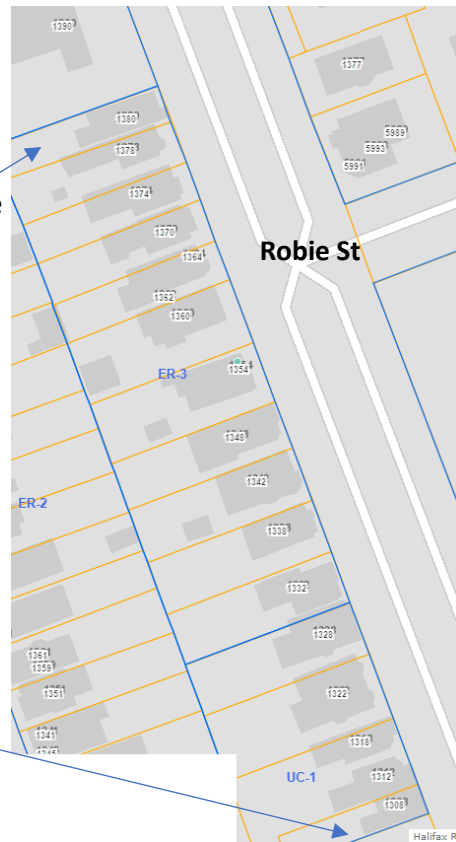
Sheet 22, 1918 Tax Assessment Map



1380 Robie

1308 Robie

1206 Robie





Yahoo Finance Article: *What a \$1 million home looks like: Halifax, NS*, accessed March 27/22, Photos from <https://ca.finance.yahoo.com/photos/1-million-home-looks-canada-175132952/>

PID: 00055731

Civic Address: 1206 Robie Street

Old Civic Address: 132 Robie St (pre1909 #2)

Present Owner(s): Elizabeth Anne Dooher & Douglas A. D. Murray, since Feb 2020

Present Use: residential use

Construction Date: ca. 1870s

Architectural Comments: The dwelling is a neoclassical vernacular style cottage. Symmetrical design, with open gable roof, hipped dormers flanking the central gabled dormer with its Palladian window. The Main entrance is the traditional storm porch also referred to as a “Halifax Porch”. The interior porch door is Greek revival decorative door surrounded with the sidelights and transom add to the simple cottage design. The building has wooden shingles on the exterior. The foundation is stone with brick.

Historical Comments: The House is shown on the 1878 Hopkins Atlas, Plate N. The property does not appear on the 1866 Metropolitan Map of Halifax. The deed indicates the property was once owned by James Hall, Sheriff of the County of Halifax in 1920. A near identical house to 1206 Robie St. can be found at 1317 Dresden Row which is part of the Schmitville Heritage District.

Contextual Comments: The dwelling is the second oldest dwelling in the streetscape. The home exhibits a blend of architectural features. It is possible the porch was a later addition to the house. The architecture fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. The home is in excellent intact original state.



PID: 00055749

Civic Address: 1212 Robie St

Old Civic Address: 136 Robie St

Present Owner(s): Chandrashakhar Gosine and Lystra Roma Gosine, since January 2017

Present Use: residential use

Construction Date: ca. 1896

Architectural Comments: This dwelling is a detached two storey late Victorian era “Halifax Box House”. A box-style house that was common in Halifax in the Victorian and Edwardian eras, locally called a "Halifax Box." The Halifax Box House typically has two-storeys, a nearly flat roof and minimal ornamentation suitable for tradespeople and the working classes, with whom the style was popular. It is two-storey, two bay wide side hall building with a symmetrical façade and raised main entrance. The windows are single hung units with two paned sash and surrounded by wood moulding and top mantel. Front stairs with metal railings lead to the front door which is framed by sidelights and a transom window.

Historical Comments: The City Directory sees a first occupant as a Joseph Holloway/ Eliakin Bentley at 4 Robie Street. As indicated on the 1878 Hopkins Atlas of Halifax the lot was originally part the land of Edward Shields’ estate. The deed also mentions Charles Wentworth Wallace is associated with the property he was the son of Michael Wallace. Michael Wallace was a merchant, politician, judge, office holder, and colonial administrator. Charles W. Wallace was known for his extravagant spending.

Contextual Comments: The architecture fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. Further to note is the buildings landscaping and slight inset from the sidewalk. By reviewing the insurance maps and deeds it appears that the addresses from 1212 Robie Street to 1238 Robie Street were all subdivided from the Edward Shield’s property, “Shield’s Field”.



PID: PID 00055756

Civic Address: 1216 Robie St

Old Civic Address: 138 Robie St

Present Owner(s): Douglas Shaver Pezzack & Leslie Pezzack, since June 1995

Present Use: residential use

Construction Date: ca. 1907

Architectural Comments: This is a 2.5 detached Edwardian era dwelling. The main architectural features to note are the front porch, two-storey three-sided bay window with a top pedimented gable roof, a main hipped roof and ornamental trims around parts of the building.

Historical Comments: The property first appear on the 1911 fire insurance map. The city directory lists Allen Davidson as the buildings first occupant. Thus, the age of the building was determined on a best effort basis.

Contextual Comments: The architecture fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. Grand scale of the property exemplifies the nature of the era to which it was built where scale and ornate form of a home showed social status. The property remains intact and has retained much of its original character. By reviewing the insurance maps and deeds it appears that the addresses from 1212 Robie Street to 1238 Robie Street were all subdivided from the Edward Shield's property, "Shield's Field".



PID: 00055764

Civic Address: 1222 Robie St

Old Civic Address: 140 Robie St

Present Owner(s): Jessi C. Gillis, since April 2019

Present Use: residential use

Construction Date: ca.1896

Architectural Comments: This dwelling is a detached two storey late Victorian era “Halifax Box House”. A box-style house that was common in Halifax in the Victorian and Edwardian eras, locally called a "Halifax Box." The Halifax Box House typically has two-storeys, a nearly flat roof and minimal ornamentation suitable for tradespeople and the working classes, with whom the style was popular. It is two-storey, two bay wide side hall building with a symmetrical façade and raised main entrance. The front entrance has simple framed trim surrounding it with a transom window.

Historical Comments: The city directory indicates the first occupant at this address as, Charles Bowman in 1896. The home was not on the 1890s Bird’s Eye view of Halifax but does appear on the 1911 insurance map.

Contextual Comments: The architecture fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. The building is near identical to 1212 Robie Street two doors down. By reviewing the insurance maps and deeds it appears that the addresses from 1212 Robie Street to 1238 Robie Street were all subdivided from the Edward Shield’s property, “Shield’s Field”.



PID: PID 00055772

Civic Address: 1224 Robie St

Old Civic Address: 142 Robie St

Present Owner(s): Patrick H. Masterson & Jennifer R.M. Power, since December 2021

Present Use: residential use

Construction Date: ca. 1896-1897

Architectural Comments: This is a late Victorian semi-detached dwelling. The properties of 1224 and 1228 Robie Street appear to be mirror image homes. The roof is near flat. The building seems to have a modern addition to the rear that is in keeping with the original structure and neighbouring properties. The building retains its ornate trims and entry way surrounding sidelights and transom.

Historical Comments: The deed describes the property as lot seventeen of Edward Shields property. A subdivision plan 112 was filed with the registry of deeds in November of 1897. Edward Shields property is shown on the 1878 Hopkins Atlas of Halifax. The first occupant of the home is listed in the 1896/97 city directory as a James Berry. According to the same directory James Berry had an interesting occupation as a tea tester.

Contextual Comments: The architecture fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. The building on this block of Robie Street is part of a series of Halifax Box House style homes popular in the late Victorian era in Halifax. By reviewing the insurance maps and deeds it appears that the addresses from 1212 Robie Street to 1238 Robie Street were all subdivided from the Edward Shield's property, "Shield's Field".



PID: PID 00055780

Civic Address: 1228 Robie St

Old Civic Address: 144 Robie St

Present Owner(s): Anita Vohra, since March 2018

Present Use: residential use

Construction Date: ca. 1896-1897

Architectural Comments: This is a late Victorian semi-detached dwelling. The properties of 1224 and 1228 Robie Street appear to be mirror image homes. The roof is near flat. The building seems to have a modern addition to the rear that is in keeping with the original structure and neighbouring properties. The building retains its ornate trims and entry way surrounding sidelights and transom.

Historical Comments: The deed for the attached building 1224 Robie Street describes the property as a lot of Edward Shields property. A subdivision plan 112 was filed with the registry of deeds in November of 1897. Edward Shields' property is shown on the 1878 Hopkins Atlas of Halifax. The first occupant of the home is listed in the 1896/97 city directory as a John MacDougall who was a barrister.

Contextual Comments: The architecture fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. The building retains much of its character but has had its wood shingles covered by vinyl siding. By reviewing the insurance maps and deeds it appears that the addresses from 1212 Robie Street to 1238 Robie Street were all subdivided from the Edward Shield's property, "Shield's Field".



PID: PID 00055798

Civic Address: 1232 Robie St

Old Civic Address: 148 Robie St

Present Owner(s): Arti Vohra, since March 2018

Present Use: residential use

Construction Date: ca.1896-1897

Architectural Comments: This is a late Victorian semi-detached dwelling. The neighbouring properties of 1234 and 1228 Robie Street appear to be mirror image homes. The roof is near flat. The building seems to have a modern addition to the rear that is in keeping with the original structure and neighbouring properties. The building retains its ornate trims and entry way surrounding sidelights and transom.

Historical Comments: The 1896/1897 city directory is first time an occupant is list at this address a William Macdonald who was a com traveller meaning a traveling salesman. The deed describes the property as a lot of Edward Shields' property, "Shield's Field". A subdivision plan 112 was filed with the registry of deeds in November of 1897. Edward Shields property is shown on the 1878 Hopkins Atlas of Halifax.

Contextual Comments: The architecture fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. By reviewing the insurance maps and deeds it appears that the addresses from 1212 Robie Street to 1238 Robie Street were all subdivided from the Edward Shield's property, "Shield's Field".



PID: PID 00055806

Civic Address: 1234 Robie St

Old Civic Address: 150 Robie St

Present Owner(s): Anjali Vohra, since April 1998

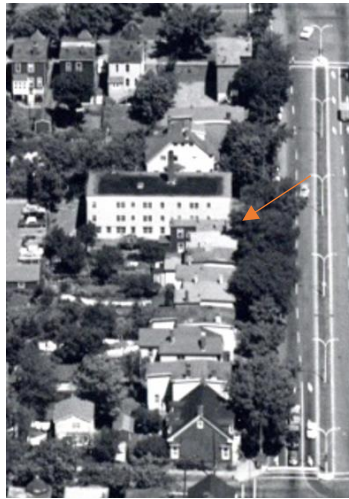
Present Use: residential use

Construction Date: ca.

Architectural Comments: This is a late Victorian semi-detached dwelling. The neighbouring properties of 1234 and 1228 Robie Street appear to be mirror image homes. The roof is near flat. The building seems to have a modern addition to the rear that is in keeping with the original structure and neighbouring properties. The building retains its ornate trims and entry way surrounding sidelights and transom.

Historical Comments: The first occupant listed in the city directory was in 1896 a William Hensman who is listed as the 2nd officer on the Mackay-Bennett. The Mackay-Bennett was used to laying intercontinental cables for telegraphs and was one of the ships involved in the recovery of bodies from the sinking of the Titanic in 1912.

Contextual Comments: The architecture fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. By reviewing the insurance maps and deeds it appears that the addresses from 1212 Robie Street to 1238 Robie Street were all subdivided from the Edward Shield's property, "Shield's Field".



Dalhousie University Archives, Reference code PC1, Box 14, Folder 6, Item 5, Date: ca. 1966], (Creation) Creator Wamboldt-Waterfield Photography Limited, accessed March 30/22, <https://findingaids.library.dal.ca/aerial-photograph-of-dalhousie-university-and-halifax-2>

PID: PID 00055814

Civic Address: 1238 Robie St

Old Civic Address: 152 Robie St

Present Owner(s): Haoren Tian, since August 2018

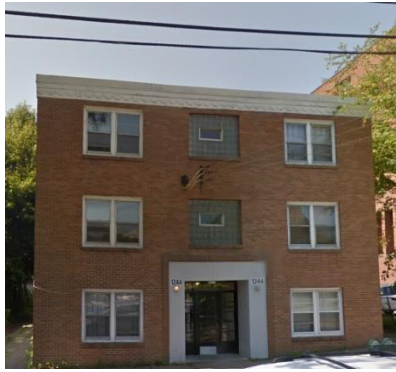
Present Use: residential use

Construction Date: ca. 1896-1897

Architectural Comments: Reviewing of the insurance maps this appears to be the original building but very altered to a modern design. The front door has been moved the north wall. The front first floor windows have been altered to a modern square appearance. The cornices on the eaves still remain.

Historical Comments: The city directory of 1896/1897 is the first noted listing as an occupant at this address as a Thomas Holloway who was a provincial government clerk. The alterations to the structure seem to have occurred in the 1990s.

Contextual Comments: The architecture fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. By reviewing the insurance maps and deeds it appears that the addresses from 1212 Robie Street to 1238 Robie Street were all subdivided from the Edward Shield's property, "Shield's Field".



1921 aerial photo of Halifax, see the former house on the site of now 1244 Robie St.

PID: PID 00055822

Civic Address: 1244 Robie St

Old Civic Address: 154 Robie St

Present Owner(s): 1244 Rampro Inc, since 2010

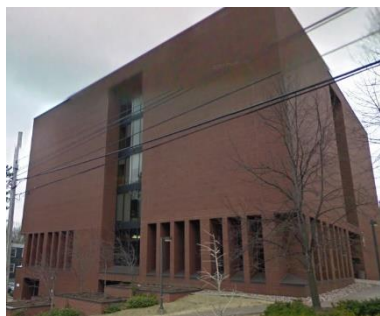
Present Use: residential use

Construction Date: ca. 1960s

Architectural Comments: This is a small-scale mid-20th century three storey apartment building. The building is made of brick. The front entrance is recessed into the building. The architecture has masculine stoic ambience to its form.

Historical Comments: As seen in the 1921 aerial photo of Halifax there was a previously small Victorian home which the brick apartment now replaces. The previous house can be seen on the 1878 Hopkins Atlas of Halifax. This house was known as 22 Robie Street on the Hopkins Atlas and city directory. The city directory lists in 1880 a James Dow residing at this address and he was an engineer at the poor house. The poor house was across the street now the site of the IWK Children's Hospital. The 1880 directory also lists a James Luther, occupation an expressman and the 1889 directory lists an A. J. Cooney, who was a carpenter.

Contextual Comments: The architecture fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. The building provides a good example of mid-20th century architecture which in the residential context of the street is respectful to the surrounding historic buildings.



Dalhousie University Archives, Date(s) [ca. 1977], Item is a photograph of a department house at Dalhousie University, on the corner of Robie Street and University Avenue.
<https://findingaids.library.dal.ca/photograph-of-a-department-house-at-dalhousie-university>

PID: PID 00055830/ PID 40069304

Civic Address: 6016 University Ave

Old Civic Address: numerous addresses on University Ave and Robie St

Present Owner(s): The Board of Trustees of Public Archives of N.S., since June 1980

Present Use: residential use

Construction Date: ca. 1980

Architectural Comments: The building is representative of the 20th century brutalist architecture often used in large scale and institutional structures.

“Brutalist architecture is an architectural style which emerged during the 1950s in the United Kingdom, among the reconstruction projects of the post-war era. Brutalist buildings are characterised by minimalist constructions that showcase the bare building materials and structural elements over decorative design. The style commonly makes use of exposed, unpainted concrete or brick, angular geometric shapes and a predominantly monochrome colour palette; other materials, such as steel, timber, and glass, are also featured. In the United Kingdom, Brutalism was featured in the design of utilitarian, low-cost social housing influenced by socialist principles and soon spread to other regions around the world... Brutalist designs became most commonly used in the design of institutional buildings, such as universities, libraries, courts and city halls. The popularity of the movement began to decline in the late 1970s, with some associating the style with urban decay and totalitarianism.” Wikipedia, Brutalist Architecture, accessed Mar, 27/22, https://en.wikipedia.org/wiki/Brutalist_architecture

Historical Comments:

“The building of Nova Scotia Archives and Records Management (NSARM), formerly the Public Archives of Nova Scotia, was the second home of the institution. Since its founding in 1931 the Archives had been located in what is now called the Chase Building on the Dalhousie campus. By the 1970s, however, the conditions there were not up to standard. The building had become too small to house the archives' holdings, with records being stored in closets and off-site warehouses. The many windows had exposed records to harmful UV light and they were suffering from inappropriate storage and preservation. In 1977 the Nova Scotia government made a trade with Dalhousie, acquiring the university's property on the corner of Robie Street and University Avenue in exchange for relinquishing the old building.” Dalhousie Archives, *The Buildings of Dalhousie University - Nova Scotia Archives & Records Management Building - Building History*, accessed Mar 27/22, <http://www.library.dal.ca/duasc/buildings/NSARM.html>

Civic Address: 6016 University Ave.....continued

Historical Comments, continued:

“The new archive was designed by architectural firm Keith, Graham, Napier & Associates. It cost about \$4 million and was specially designed with few windows in the reading areas and spacious vault areas that were less than one-half full and would allow for significant expansion. The building includes a conservation lab, a photography lab and an exhibition room, and was equipped for a future solar heating system.

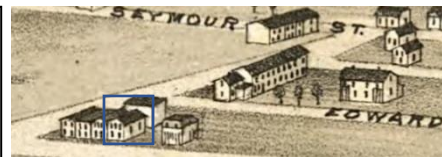
The construction of the new Archives aroused some controversy because it was to be built where the Carleton House student lounge then stood. Health Professions students had fought for four years to get a social space that would serve the Carleton campus as the Student Union Building served Studley. The Dalhousie Student Union invested several thousand dollars renovating the house, which opened in the spring of 1977. When it emerged, that Carleton House would be demolished to make way for the archives, some students protested, however Carleton House was ultimately used so little that it was closed by 1978 anyway. Construction began on the archives in May 1978 and it opened in The Buildings of Dalhousie University - Nova Scotia Archives & Records Management Building - Building History April 1980. Today NSARM, in addition to providing reference services to researchers, acquires, manages and preserves historical and government records of importance to the province of Nova Scotia.” Dalhousie Archives, *The Buildings of Dalhousie University - Nova Scotia Archives & Records Management Building - Building History*, accessed Mar 27/22,

<http://www.library.dal.ca/duasc/buildings/NSARM.html>

Contextual Comments: The Archives of Nova Scotia contributes to the institutional uses of the neighbourhood along with IWK Children’s Hospital and Dalhousie University. The buildings presence outlines the institutional pressures that exist on the Robie Street Heritage Streetscape and Old West End historic neighbourhood. The Archives of Nova Scotia encompasses thirteen lots along University Ave, Edward Street and Robie Street.



1308 Robie St as seen on Library of Congress, panoramic view of the city of Halifax, Nova Scotia 1879, accessed Mar 30/22, Permalink: <https://lccn.loc.gov/73693337>



PID: PID 00134510

Civic Address: 1308 Robie St

Old Civic Address: 178 Robie St

Present Owner(s): Dalhousie University, since Sept. 1978

Present Use: residential use

Construction Date: ca. pre-1878

Architectural Comments: This is a Victorian semi detached two-storey dwelling of 1308 Robie Street has similar dimensions to that of 1324 Robie Street. The house still retains some of its ornamental exterior trim. The windows on the south wall would have been added after the demolition in 1950 of the adjoining buildings.

Historical Comments: 1308 Robie Street was part of a row of Victorian houses as marked on the 1879 panoramic view of Halifax. Around 1950, the portion of Morris Street above South Park Street was expanded to its present length and named changed to University Ave. The street expansion and changes were at the request of Dalhousie University. As a result of the this change the road was widened and the three row houses pictured in the, 1879 panoramic view of Halifax to the south of 1308 Robie St. were demolished. Thus, 1308 Robie Street is one of the earliest houses in the streetscape. The deed describes this lot as a portion of a lot of Robie's Field created by Samuel Kelly.

Contextual Comments: The architecture fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. The *1978 City of Halifax Evaluation and Protection System for Heritage Resources in Halifax* identified the block fronting Robie Street between University Ave and Coburg Road worthy of protection and heritage streetscape designation. This however was not carried out and should be done now. The ownership by Dalhousie University places this historic home at risk and further illustrates the need for recognition of its historic value.



1312 Robie Street



1318 Robie Street

PID: PID 00134528

Civic Address: 1312/1318 Robie St

Old Civic Address: 180/182 Robie St

Present Owner(s): Dalhousie University, since August 1962

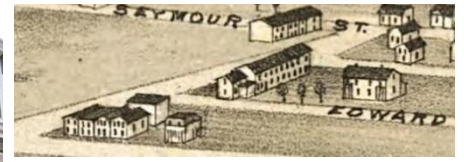
Present Use: residential use

Construction Date: ca.1895-1900

Architectural Comments: 1312 Robie Street and 1318 Robie Street have similar design features in the front two-storey three-sided bay window, front porch, and doors with sidelight/transom surrounding the front doors. 1318 Robie Street differs with a mansard roof and front dormer.

Historical Comments: Currently 1312 and 1318 Robie Street share the same PID under Dalhousie University's ownership. Dalhousie has owned the properties since 1962. City directories seem to indicate 1312 Robie Street was constructed first and is joined to 1308 Robie Street.

Contextual Comments: The architecture fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. The *1978 City of Halifax Evaluation and Protection System for Heritage Resources in Halifax* identified the block fronting Robie Street between University Ave and Coburg Road worthy of protection and heritage streetscape designation. This however was not carried out and should be done now. The ownership by Dalhousie University places this historic home at risk and further illustrates the need for recognition of its historic value.



Library of Congress, Panoramic view of the city of Halifax, Nova Scotia 1879, accessed Mar 30/22, Permalink: <https://lccn.loc.gov/73693337>

PID: PID 00134536

Civic Address: 1322 Robie St

Old Civic Address: 186 Robie St

Present Owner(s): Dalhousie University, since August 1974

Present Use: residential use

Construction Date: ca. pre-1878

Architectural Comments: This is a detached two-storey dwelling Victorian dwelling. The elaborate ornamental elements cover the entire building, with blended elements of chateau style, second empire style, mansard roof. The architecture of the home is truly stunning in its grand scale and symmetry.

Historical Comments: Dalhousie University currently owns the property which was bequeathed to the university by the estate of Dr. Gordon B. Wiswell. Dr. Wiswell was a noted paediatrician. The Wiswell family was very involvement in the medical field. Dr. Gordon Wiswell youngest daughter, Nancy Gorham Wiswell Norwood passed away in 2012 she was a noted musician and philanthropist.

Further noted persons connected to the address are noted from the city directory lists the George Maclean, Cashier for Merchant Bank, 1880, Rev. Thomas W. Smith, Methodist, 1891, Charles D McAlpine, 1905 possibly of the McAlpine City Directory.

The Annual Report of Several Departments of the Civic Government of Halifax, pg.135, 1913-14 lists a tax assessment appeal for Mrs. Eliza Palm for her three properties of 180, 182 186 Robie St. which today are 1312 Robie Street, 1318 Robie Street, and 1322 Robie Street. The assessed value of the property in 1913 was \$3800.00 and the appeal was successful in lowering the assessment to \$3000.00.

The deed indicates that this was lot 65 of Robie's Field which was created by a Samuel Kelly most likely around 1867.

Civic Address: 1322 Robie St..... continued

Contextual Comments: The architecture fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. The *1978 City of Halifax Evaluation and Protection System for Heritage Resources in Halifax* identified the block fronting Robie Street between University Ave and Coburg Road worthy of protection and heritage streetscape designation. This however was not carried out and should be done now. The ownership by Dalhousie University places this historic home at risk and further illustrates the need for recognition of its historic value.



PID: PID 00134544

Civic Address: 1328 Robie St

Old Civic Address: 190 Robie St

Present Owner(s): 3146051 N.S. Ltd. since, Dec. 2020

Present Use: residential use

Construction Date: ca. 1902

Registered Heritage Building: Municipal

Architectural Comments: This is a detached two and half storey Queen Anne style building with a gabled hipped roof. The building features unique characteristics to the streetscape. The central feature is the front turret with conical roof. The front porch is recessed into the building with a second-floor receded balcony. The porches are with arched entries. On the second-floor balcony is an arched opening and a portal. The roof of the second-floor balcony extends into a pedimented gable from the main building roof with a square dormer to the right of the balcony's roof peak. The foundation is of stone. The building has a castle like charm.

Historical Comments: A welcome visitor this summer was Dr. Bill Kaye and his daughter, Alison, from England, after whom Halifax's Kaye Street is named. Both men were born in Elland, a woollen mill town near Halifax in Yorkshire. Joseph, born in 1820, came to Halifax, N.S., as a young man by way of Boston, where he had gone to repair a carding machine. He prospered here selling smokeless lamp oil and was a success in business. He served for three years as a Halifax City Alderman. Kaye owned a distillery; a pottery works and a group of ten houses in his neighbourhood which became known as Kaye Grove. His own home was called "Elland Hall." None of his buildings survived the Halifax Explosion. The home of his son, Louis, however, at 1328 Robie Street, is now a medical fraternity house. Heritage Trust of Nova Scotia, the Griffin, Sept.2003, pg.8

For many years the house was home to Nu Sigma Phi Chi fraternity. This reflects the influence of Dalhousie University over the neighbourhood. The property was part of the Smith family according to the deed. The property is a municipally heritage registered.

Civic Address: 1328 Robie St, continued.....

Contextual Comments: The architecture fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. *The 1978 City of Halifax Evaluation and Protection System for Heritage Resources in Halifax* identified the block fronting Robie Street between University Ave and Coburg Road worthy of protection and heritage streetscape designation. This however was not carried out and should be done now. Though no longer used as a fraternity house for Dalhousie students the Centre Plan has still designated this property for Institutional Use.



PID: PID 00134551

Civic Address: 1332 Robie St

Old Civic Address: 194 Robie St

Present Owner(s): Edna M. Morrison & Gabrielle J Morrison, since Oct. 2018

Present Use: residential use

Construction Date: ca. 1900

Architectural Comments: This is a detached two storey dwelling with hipped/gabled roof. The roof has several dormers with pediment gable ends. The front three-sided two storey bay window is topped with a pediment roof jutting from the central roof. The front entry is overhanged by a boxed bay window which creates a front porch supported by two columns. The rear of the is slightly inset which reviewing the 1918 Tax Assessment Map is the original form of the building.

Historical Comments: The deed indicates the property was conveyed to Ellen Egan by Minnie Irving Burbidge and George Burbidge. The Burbidge family was greatly involved with the Robie Street Methodist Church at the end of the block. The first occupant according to the city directory was George Irving in 1900. The directory corresponds with the deed thus George Irving would have been the first owner of the house.

Contextual Comments: The architecture fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. *The 1978 City of Halifax Evaluation and Protection System for Heritage Resources in Halifax* identified the block fronting Robie Street between University Ave and Coburg Road worthy of protection and heritage streetscape designation. This however was not carried out and should be done now.



PID: PID 00134569

Civic Address: 1338 Robie St

Old Civic Address: 196 Robie St

Present Owner(s): 1338 Diane E. Birch, David C. Birch & Nicholas D Birch, since Aug. 2015

Present Use: residential use

Construction Date: ca. 1899

Architectural Comments: This is a late Victorian two-storey dwelling in a mixed style of Second Empire, Stick Style, and Queen Anne styles. The front entry has a transom window and to the right an accent window. There is no covered front porch but a jutting eave line over the front door. The front three-sided bay window is on the first level and transforms into a box bay window on the second floor the same feature as 1348 Robie Street and 1374 Robie Street. The box bay window has a pediment roof with square attic window. The main roof is in a modified style of a hipped roof.

Historical Comments: the property has a right-of-way for the benefit of 1342 Robie Street. The property was included into the Smith Family property and subdivided from the estate of Edward Smith in November of 1896. Previous to the Smith family the land was part of Robie's Field. The city directory lists Mary Moody, widow of William as the first occupant in 1899.

Contextual Comments: The architecture fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. *The 1978 City of Halifax Evaluation and Protection System for Heritage Resources in Halifax* identified the block fronting Robie Street between University Ave and Coburg Road worthy of protection and heritage streetscape designation. This however was not carried out and should be done now.



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

Photo's credit:

HRM Staff Report for
Heritage Registration of
1342 Robie Street,
August 18, 2020,
<https://cdn.halifax.ca/sites/default/files/documents/city-hall/regional-council/200929rc082.pdf>

PID: PID00134577

Civic Address: 1342 Robie St

Old Civic Address: 198 Robie St

Present Owner(s): James K. Rankin & Mia N. Rankin, since March 2018

Present Use: residential use

Registered Heritage Building: Municipal in 2020

Construction Date: ca.1907

Architectural Comments:

“The dwelling at 1342 Robie Street is a prime example of the Queen Anne Revival style, which was popular in Nova Scotia between 1880 and 1915. This eclectic architectural style originated during the latter portion of the Victorian Era (1837-1900), along with other styles that emphasized vibrant buildings with ornate detailing, blended with architectural elements from past eras. The Victorian Era gave way to the Edwardian Era (1900-1914) which is marked by simple and balanced buildings with modest detailing. While the dwelling at 1342 Robie Street was constructed during the Edwardian Era, its design clearly reflects Victorian principles. The dwelling exhibits notable Queen Anne traits, including an asymmetrical building mass, dynamic roof, wood shingles, ornate detailing, and eclectic use of architectural features. Three of the style's trademark defining architectural features - corner (round or polygonal) tower, prominent bay window, and front-facing gable - are clearly displayed on the subject dwelling. The dwelling at 1342 Robie Street is a highly representative example of the Victorian Era and Queen Anne Revival styles. The dwelling at 1342 Robie Street is a strong example of the Queen Anne Revival style (c.1880-1915), which is largely defined by the style's asymmetric appearance, intricate detailing, and wood shingle exterior. The dwelling possesses a steeply pitched roof with notable dormers. The roof, along with the prominent corner tower help create visual interest and contrast along the front façade. The front portion of the dwelling also exhibits an off-centered bay window, which terminates in a front-facing pedimented gable, front door with transom, and decorative veranda; all of which are trademarks of the style.” HRM Staff Report for Heritage Registration of 1342 Robie Street, August 18, 2020, <https://cdn.halifax.ca/sites/default/files/documents/city-hall/regional-council/200929rc082.pdf>

Civic Address: 1342 Robie St.....continued

Architectural Comments:

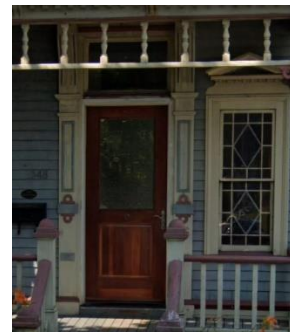
“The dwelling contains other Queen Anne elements, including intricate stained-glass window panes and an oriel window. The property’s character-defining elements include:

- Asymmetrical building mass and design;
- Wooden shingle cladding;
- Brick foundation;
- Steeply-pitched roof with hipped and gable dormers;
- Two-storey, semi-hexagonal bay window;
- Pediment gable with arched window, large overhangs, and brackets;
- Three-storey corner tower with moulded spandrels between floors, conical roof, ball-shaped finial, modest brackets, and 1:3 windows (with decorative window panes) on the first storey;
- Front entryway with leaded glass panes and transom window;
- Veranda with decorative posts, balusters, circular brackets, and saw-tooth detailing; and • Side oriel window with stained glass panes and scalloped shingles.” HRM Staff Report for Heritage Registration of 1342 Robie Street, August 18, 2020, <https://cdn.halifax.ca/sites/default/files/documents/city-hall/regional-council/200929rc082.pdf>

Historical Comments:

The date of the property’s construction using photographs, insurance maps and city directories corresponds with the development of the other properties within the streetscape. There is numerous associated person(s) one is Edmund Albert Smith was born in Gagetown, New Brunswick in 1865 and moved to Halifax at a young age. Edmund Albert Smith was the nephew of John Wesley Smith and Edmund George Smith, two brothers who started The Smith Brothers retail business in 1862. The business, located on Barrington Street, distributed British and foreign dry goods. Edmund Albert Smith worked for Smith Brothers until 1894. That same year he partnered with W. M. P. Webster and founded the Webster, Smith and Company, wholesale and retail dealers in crockery, earthenware, glassware located on Granville Street. He served as vice-president and treasurer of the company for 50 years. His business venture was very successful. Mr. Smith was well known for his philanthropic work in the community during his life. Even at his death several institutions were named in his will; the YMCA, YWCA, Halifax Children Hospital, The Home for Colored Children are some of the beneficiaries named in his will. Mr. Smith (along with his wife Figure 1: Image of 1342 Robie Street (Source: Mia Rankin) Research Report – 1342 Robie Street 4 and daughter) lived at 1342 Robie Street until his death in July 1944. His heirs subsequently sold the dwelling in 1946.” HRM Staff Report for Heritage Registration of 1342 Robie Street, August 18, 2020, <https://cdn.halifax.ca/sites/default/files/documents/city-hall/regional-council/200929rc082.pdf>

Contextual Comments: The architecture fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape as one of three heritage registered homes within the potential heritage streetscape. *The 1978 City of Halifax Evaluation and Protection System for Heritage Resources in Halifax* identified the block fronting Robie Street between University Ave and Coburg Road worthy of protection and heritage streetscape designation. This however was not carried out and should be done now.



PID: PID 00134585

Civic Address: 1348 Robie St

Old Civic Address: 200 Robie St

Present Owner(s): Ryan G. Stabile & Allegra Lywood, since March 2016

Present Use: residential use

Construction Date: ca. 1897

Architectural Comments: This is a late Victorian two-storey dwelling in a mixed style of Second Empire, Stick Style, and Queen Anne styles. The front porch is ornate and covered roof to the first floor. The front entry has a transom window and to the right an accent window with Romanesque trim. The front three-sided bay window is on the first level and transforms into a box bay window on the second floor the same feature as 1374 Robie Street. The box bay window has a pediment roof with arched attic window. The roof is hipped style. The building's rear has a small back porch.

Historical Comments: The city directory indicates the first occupant was, John Calder. John Calder purchased the property from the Smith family in 1897 according to the deed of 1354/1356 Robie Street. John Calder was a clerk at Black & Bros. & Co. which was a hardware and ship chandlery located on upper Water Street. In 2014 local Federal MP Andy Fillmore lived at 1348 Robie Street.

Contextual Comments: The architecture fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. *The 1978 City of Halifax Evaluation and Protection System for Heritage Resources in Halifax* identified the block fronting Robie Street between University Ave and Coburg Road worthy of protection and heritage streetscape designation. This however was not carried out and should be done now.



Google View
2009

PID: PID 00134593

Civic Address: 1354/1356 Robie St

Old Civic Address: 204 Robie St

Present Owner(s): Sandra E. Oxner, Nov 1970

Present Use: residential use

Construction Date: ca. 1899

Architectural Comments: This is a 2.5 storey detached dwelling. The front of the building features a two-storey three-sided bay window. The main roof is cantilevered over the two-storey three-sided bay window to form a pedimented gable end with ornamented attic window. The building has numerous chimneys. The front door has a transom window with an overhead canopied roof which transforms into a boxed bay window on the second floor. The rear of the building has multiple pedimented gable ends.

Historical Comments: The property was part of Robie's Fields. The original owners were Reverend T. Watson Smith and his wife Sarah. Reverend Smith was a Methodist Clergyman. The dwelling was most likely built for the Smith family and the city directory lists the Smith family as the first occupants in 1899. The 1917 city directory lists author and photographer, Mrs. Elizabeth M. Creighton as residing at this address.

Contextual Comments: The architecture fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. *The 1978 City of Halifax Evaluation and Protection System for Heritage Resources in Halifax* identified the block fronting Robie Street between University Ave and Coburg Road worthy of protection and heritage streetscape designation. This however was not carried out and should be done now.



PID: PID 00134601

Civic Address: 1360 Robie St

Old Civic Address: 208 Robie St

Present Owner(s): Garry LaJeunesse & Rita LaJeunesse, since October 1979

Present Use: residential use

Construction Date: ca. 1899

Architectural Comments: This is a two and half storey late Victorian dwelling in a medley of Gothic Revival and Queen Anne styles. The main entry has a large staircase with an ornate covered porch. The front door has an interior window with transom window. There is a small accent window to the right of the front door. The building has a two-storey three-sided bay window complete with ornamental trim. In the centre of the front pitch is a three-sided modified bow/bay window with a bracketed window hood. The window hood forms the base of a triangular pediment at the peak of the roof.

Historical Comments: The deed indicates the property was part of Robie's Fields. The deed of 1354/1356 Robie Street indicates 1360 Robie Street was conveyed to Elisabeth Conroy in 1896 by the original owners of 1354/1356 Robie Street, Reverend T. Watson Smith and his wife Sarah. The Conroy family therefore was the first owners of the property. The city directory lists Michael Conroy residing at the address in 1899. The 1899 record is the first appearance of a listed name at this address then 76 Robie Street. It is within reason to conclude the Conroy family commissioned the home to be built.

Contextual Comments: The architecture fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. *The 1978 City of Halifax Evaluation and Protection System for Heritage Resources in Halifax* identified the block fronting Robie Street between University Ave and Coburg Road worthy of protection and heritage streetscape designation. This however was not carried out and should be done now.



Photo's credit: Remax sales ad, accessed march 27/22, <https://remaxparkplace.com/property-overview/201911731/1370-Robie-Street-South-End/>

PID: PID 00134619

Civic Address: 1362/1364 Robie St

Old Civic Address: 212 Robie St

Present Owner(s): Saltbox Investments Ltd. since Aug. 2000

Present Use: residential use

Construction Date: ca. 1896

Architectural Comments: This is a two-storey detached late Victorian home reflective of a second empire style. The front facade features scalloped wood shingles. The front is heavily ornamented. The main entrance has a long staircase to the front door. The front door has a stained glass window and with arched sidelights and transom window. The front door has an interior window. The entrance is sided with columns and a over hang pediment. The mansard roof has a pitched roof dormer above the main entry. The building features a two-storey three-sided bay window. The bay window is corniced with dentils and rosettes. There is an exit doorway on the southern wall and the rear of the building appears unaltered in comparison to the 1918 Tax Assessment Map.

Historical Comments: 1362/1364 Robie St seem to have been built at the same time as the properties from 1370 to 1378 Robie Street. The land lot was part of Robie's Field according to the neighbouring deeds. The first occupant of the home listed in the city directory was in 1896 a George Fluck. George Fluck according to the deed of 1360 Robie Street was the original owner of the property and a dentist. He resided at the address to at least 1918. The property seems to remain unaltered in comparison to the 1918 Tax Assessment Map.

Contextual Comments: The architecture fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. *The 1978 City of Halifax Evaluation and Protection System for Heritage Resources in Halifax* identified the block fronting Robie Street between University Ave and Coburg Road worthy of protection and heritage streetscape designation. This however was not carried out and should be done now.



PID: PID 00134627

Civic Address: 1370 Robie St

Old Civic Address: 214 Robie St

Present Owner(s): Jili Liu & Feng Liao, since April 2020

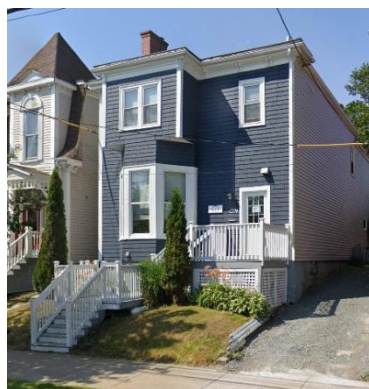
Present Use: residential use

Construction Date: ca. 1896

Architectural Comments: This is a two-storey detached late Victorian home reflective of a second empire style. The home features a unique two-storey bay window which is three-sided on the main floor then transforms into a box bay window on the second floor. The bay windows are enhanced by pediment trim and dentil edging. The main entrance features a long front staircase leading to a front door with a large transom window and sidelights. The front entrance is topped by a box bay window which features a pyramid capping out of the mansard roof. The rear of the building seems unchanged as it appears on the 1918 Tax Assessment Map.

Historical Comments: The deed as with the neighbouring properties indicates the lot was part of Robie's Field plan of which is on the first page book 159 of the record of deeds. The city directory lists a first occupant as a Mrs. Emma Jost widow of Joseph Jost. The deed for 1362/64 Robie Indicates the first owner of was Joseph Bennigar Jost in April of 1892. The Jost family were thus the first occupants of the home and matches the date for construction of the house.

Contextual Comments: The architecture fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. *The 1978 City of Halifax Evaluation and Protection System for Heritage Resources in Halifax* identified the block fronting Robie Street between University Ave and Coburg Road worthy of protection and heritage streetscape designation. This however was not carried out and should be done now.



PID: PID00134635

Civic Address: 1374 Robie St

Old Civic Address: 216 Robie St

Present Owner(s): Society for the Rehabilitation of Alcoholics, since Dec. 1985

Present Use: residential use

Construction Date: ca. 1896

Architectural Comments: This is a two-storey late Victorian dwelling. The home features a unique two-storey bay window which is three-sided on the main floor then transforms into a box bay window on the second floor. There is not front porch only a long front staircase. The front door is modern with no transom window or sidelights. The roof is flat and there is a stone foundation.

Historical Comments: The deed of the abutting 1378 Robie Street indicates that 1374 Robie Street was first conveyed to John Olive. John Olive is listed as the first occupant of the home in 1896 according the Halifax City Directory. Thus, the first owner of the property was John Olive.

Contextual Comments: The architecture fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. *The 1978 City of Halifax Evaluation and Protection System for Heritage Resources in Halifax* identified the block fronting Robie Street between University Ave and Coburg Road worthy of protection and heritage streetscape designation. This however was not carried out and should be done now.



PID: PID00134643

Civic Address: 1378 Robie St

Old Civic Address: 218 Robie St

Present Owner(s): H. Joahanne Soloman & Harvey Soloman, since July 2002

Present Use: residential use

Construction Date: ca. 1896

Architectural Comments: This is a two-storey detached late Victorian home reflective of a second empire style. The main entrance features and large front staircase to the front door. The front door has an ornate screen door window. The front door is solid wood with a large interior square window. The front entrance has sidelights and a transom window above which is a pediment supported by two turned posts giving the entrance a classical style portico. The front wall features a two-storey three-sided bay window with ornate trim and bracketed cornices. The bay window flows out of the mansard roof. Above the front entry is a boxed bay window.

Historical Comments: The deed indicates the lot was part of a Robie's Field. Further information on Robie's Field has yet come to light. The city directory indicates a Miss Annie Mackinlay was the first occupant of the property in 1896.

Contextual Comments: The architecture fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. *The 1978 City of Halifax Evaluation and Protection System for Heritage Resources in Halifax* identified the block fronting Robie Street between University Ave and Coburg Road worthy of protection and heritage streetscape designation. This however was not carried out and should be done now.



Photo's Credit: ReMax sales Ad,
accessed Mar 27/22,
<https://remaxparkplace.com/property-overview/201900379/1380-Robie-Street-Halifax/#lg=1&slide=0>

PID: PID00134650

Civic Address: 1380 Robie St

Old Civic Address: 220 Robie St

Present Owner(s): Eugene Calub Concepcion & Mildred Eden Concepcion, Dec. 2019

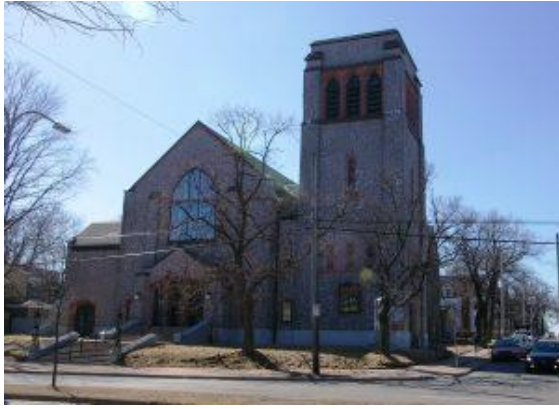
Present Use: residential use

Construction Date: ca. 1890

Architectural Comments: This is a two-storey late Victorian dwelling. The building features a front storm porch, “Halifax Porch”. The roof is mansard leading to a flat roof. As the house is built into a slope the front foundation wall is raised. The foundation is of flag stone as indicated in the latest sales advertisement for the property. It is unclear if the building originally had more ornate trim but based on the neighbouring homes it is most likely it did at some point.

Historical Comments: The age of the dwelling was determined by viewing the City Directories, 1890 Bird’s Eye View of Halifax and insurance maps. The 1889/1890 directory indicates a Caroline Donaldson live there. The property’s dimensions according the 1918 Tax Assessment Map are 27 ft street front by 121.5ft deep. The house is visible on the 1890 Bird’s Eye View of Halifax.

Contextual Comments: The architecture fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. *The 1978 City of Halifax Evaluation and Protection System for Heritage Resources in Halifax* identified the block fronting Robie Street between University Ave and Coburg Road worthy of protection and heritage streetscape designation. This however was not carried out and should be done now.



Alexander Frank Wickson

PID: PID 00134668

Civic Address: 6036 Coburg Road

Old Civic Address: 224-230 Robie St.

Present Owner(s): The Trustees of St. Andrew's Congregation of the United Church of Canada, since Sept. 1948

Present Use: institutional use **Construction Date:** ca. 1927

Architectural Comments: The church is constructed out of gray granite in an altered gothic style. The style is reflective of other churches designed by Wickson in Ontario such as the Timothy Eaton memorial Church featured in the postcard above right. The style reflects the stoic and conservative values of the church at time. The bell tower is square and has a symmetrical three archway design at the top. The Robie Street entrance features a large arched window which was reflective of the previous Methodist Church. The church hall was a later addition to the church.

Civic Address: 6036 Coburg Road.....continued

Historical Comments:

“The present site of St. Andrew’s Church was the former site of the Robie Street Methodist Church, (shown in the postcard above). The Methodist church was demolished along with the neighbouring house 222 Robie Street and a house abutting the church on Edward Street. “Saint Andrew’s United Church, Halifax, NS, was formed from Methodist and Presbyterian Churches at the time of the birth of the United Church of Canada in 1925. The present building, constructed of gray granite and built along modified gothic lines, was completed and dedicated in 1927... In 1890, Wickson formed a partnership with Norman Bethune Dick, another Toronto architect, as the firm of **Dick and Wickson**. Buildings designed by Dick and Wickson include the Hazelton Avenue Congregational Church and the original clubhouse for the [Royal Canadian Yacht Club](#). In 1893, Toronto’s branch of the [Independent Order of Odd Fellows](#) commissioned a new hall in response to an increase in membership. Dick and Wickson were responsible for the design of the new IOOF hall, which included the first electric elevator used by a society building in the city. Following his partner’s death in 1895 at the age of 35, Wickson continued practising by himself until 1904, when he formed a second partnership with Alfred Holden Gregg, as the firm of **Wickson and Gregg**.^[1]

Wickson was elected as President of the Ontario Association of Architects (OAA) in 1900. Starting in 1902, Wickson was a delegate of the Ontario Association of Architects to the [Canadian National Exhibition](#). He helped design the exhibition’s ground plan in cooperation with Edmund Burke and [Eden Smith](#).^[2] Wickson remained involved with the planning of the Canadian National Exhibition until the early 1930s.” Green Churches, accessed Mar, 27/22, <https://greenchurches.ca/explore-our-network/saint-andrews-united-church/>

“The architectural firm commissioned to build the church was: “Halifax, N.S. - Wickson & Gregg, architects, Toronto, have been retained in connection with the proposed new building for St. Andrew’s Church. Cost, between \$138,000 and \$155,000” *Canadian Engineer* Vol. 50 1926: pgh. 55

“The architect of the church was Alexander Frank Wickson (1861-1936): “Halifax, N.S.I, St. Andrew’s United Church, Cobourg (sic) Road at Robie Street, 1926-27 (Halifax Herald, 15 Oct. 1927, 15, illus. & description.; R.A.I.C. Journal VI, Feb. 1929, 40-44, illus. & description.)” Biographical Dictionary of Architects in Canada 1800-1950, accessed Mar 28/22, <http://dictionaryofarchitectsincanada.org/node/1278>

Contextual Comments: The architecture fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. *The 1978 City of Halifax Evaluation and Protection System for Heritage Resources in Halifax* identified the block fronting Robie Street between University Ave and Coburg Road worthy of protection and heritage streetscape designation. This however was not carried out and should be done now.



Balcom Square

Present Owner(s): HRM

Present Use: park and recreational

Architectural Comments: The square/park was created with the expansion of Coburg Road in 1908 to align with Spring Garden Road for better flow of traffic. Currently the square/park is labeled as additional road space but previous to the adoption of the Centre Plan the park was considered under zoning as a parklet.

Historical Comments: The Park is named after Samuel Rosborough Balcom who operated the local pharmacy in the lower floor of Coburg Apartments at the corner of Spring Garden Road and Robie Street. There is a plaque to Samuel Balcom pictured above.

“Balcom was born on 24 March 1888 in Port Dufferin, Nova Scotia. “He was educated at the Halifax Academy; studied arts and medicine at Dalhousie University (1907-1911); and attended the Maritime School of Pharmacy (1914-1915). In 1915 he married Elizabeth Vera Rankin.

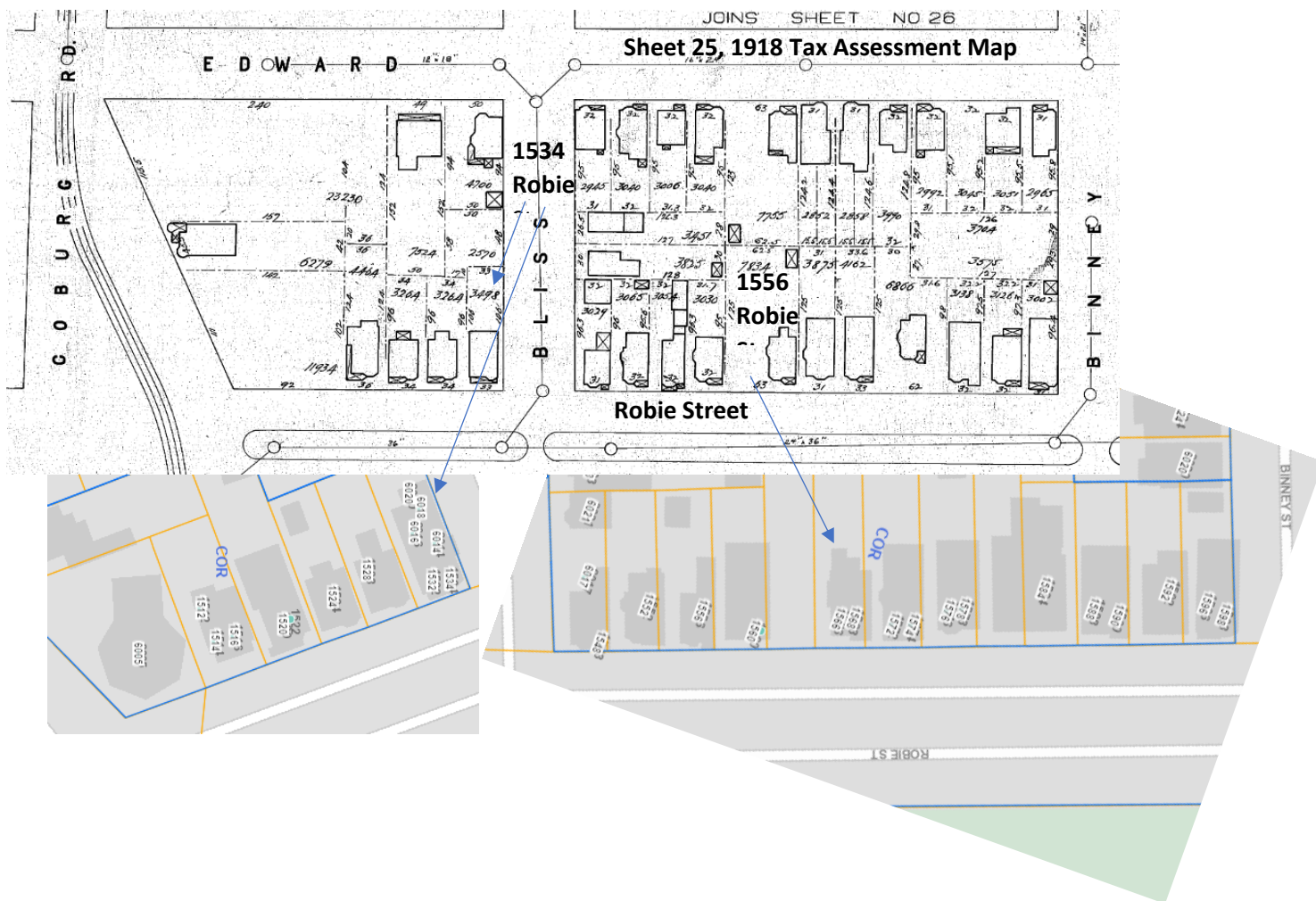
Balcom was a prominent Halifax businessman and politician. He founded the retail and wholesale drug business, MacLeod Balcom Ltd. in Halifax, which later became Balcom-Chittick Ltd. He was also active on the city's Board of Trade, serving as president from 1949-1951. Balcom served in both World Wars. He was overseas with the Dalhousie University Medical Unit in World War I and was Officer Commanding, Medical Stores (1942-1943) and Chief Medical Stores Inspection Officer (1944-1945) during World War II. Balcom was highly involved with local organisations. He served on the board of directors for many causes, and played an active role in the community. In 1950 Balcom entered federal politics when he won a local by-election and became Liberal MP for Halifax, a position he held until his defeat in 1957. Balcom also had a close relationship with Dalhousie University. He was a member of the Board of Governors for more than thirty years and was awarded an Honorary Doctorate of Laws in 1969. He died in 1981 at the age of 93.”

Dalhousie University Archive record description, accessed March, 28/22, <https://memoryns.ca/samuel-r-balcom-fonds>

Contextual Comments: The architecture fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The Balcom Park contributes to the streetscape by providing for much needed greenspace. As Coburg Road is wide at this point the square/park serves to maintain the continuity of the streetscape.

Property Fact Sheet for The Robie Street Heritage Streetscape

Coburg Road to Binney Road





Original
branch, left

Present day,
right



Source above photo: Canada247,
accessed Apr. 5/22,
https://canada247.info/explore/nova-scotia/halifax_regional_municipality/halifax/south_end/scotiabank.html

PID: PID 00136598

Civic Address: 6005 Coburg Rd

Old Civic Address: 1 Coburg Rd (232 Robie St)

Present Owner(s): Bank of Nova Scotia

Present Use: commercial use as a bank

Construction Date: ca. 1965

Architectural Comments: This building is a stand-alone, red brick masonry structure in a one storey heptagonal form. Its truncated hipped roof is surmounted by a cupola with a bell cast rood and a tall weather vane; and the main roof eaves are accentuated by a well-defined dentiled cornice. On the front elevation facing the intersection of Robie Street and Coburg Road, the recessed main entrance has a simple, neo-classical pedimented surround. The building originally has wooden 12-over-12 sliding sash windows but these were replaced at some point by the present day multi-paned 9(fifteen light) fixed wooden sashes. The window openings are accented with flat brick arch lintels and projecting stone sills. The exterior walls are finished with a brick base plinth extending all around the building. As the back, there is a smaller scale, rectangular, low-pitched-roofed utility wing finished in the same materials the main part of the building. The whole building is in excellent condition and, aside from its window alterations, has a high level of architectural integrity with the retention of many original features.

Historical Comments: The property was site of Stephen's Chapel until around 1912 when the Chapel was demolished. The property remained vacant until circa 1922 when the Bank of Nova Scotia built its first branch on the site. The branch was rebuilt in its present form around 1965. The land was set a side by the Bliss family member Archbishop Binney for the purpose of the future site of an Anglican Cathedral which was later moved to the now All Saints Cathedral location.

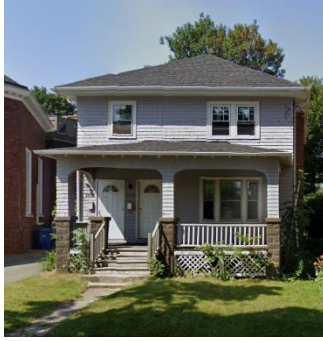
Civic Address: 6005 Coburg Rd

Historical Comments:

In 1908 part of the Cathedral lot marked on the Sarah Bliss Estate Plan was used to widen Coburg Road.

“Within the past few months, it was decided to purchase from the Church of England authorities a parcel of land at the corner of Coburg Road and Robie Streets for the purpose of widening this important thoroughfare. When the work has been finished the result will be a great improvement and much better facilities will be provided for traffic. This road throughout its length, and more particularly between LeMarchant Street and Oxford Street, is entirely too narrow and it would seem to me to be very desirable before the land on the south side is built upon that a part thereof should be acquired for the widening of this thoroughfare. I interviewed persons interested in the land on three occasions, but up to the present have heard nothing definite from them.” *Annual Report of the Several Departments of the Civic Government of Halifax, Nova Scotia, For the Civic Year 1907-08* (Halifax NS: Holloway Bros., Printer, 69 Granville St., 1908): pg. 25.

Contextual Comments: The architectural style is modern but respects the late Victorian and Edwardian architecture of the neighbourhood. The sympathetic design of the building to the streetscape allows its commercial use to blend well in this primarily residential streetscape.



PID: PID 40516320

Civic Address: 1512/1514/1516 Robie St

Old Civic Address: 240 Robie St

Present Owner(s): Frederick Tibbet & Salem Tibbet, since May 2000

Present Use: residential use

Construction Date: ca. 1920s

Architectural Comments: The house is reflective of the Arts and Craft movement. The two-storey structure has a large front porch area. The house is now multi unit with two main entrances. The structure is wooden with wood shingles. And masonry foundation. Windows are simplistic with three small windows on the second storey and one large window on the main floor.

Historical Comments: The property was the site of Stephen's Chapel until around 1912 when the Chapel was demolished. The land was part of Blower's Field and then donated by the Bliss family to the Anglican church with a frontage of 220ft along Robie Street. This would include all the present properties from 6005 Coburg Road to 1512 Robie Street.

Contextual Comments: The architectural style is reflecting the style of homes found within the streetscape primarily in styles derived from the Edwardian period to mid-20th century architectural styles. The age of the building is derived from reviewing fire insurance maps and city directories.



PID: PID 00136580

Civic Address: 1518/1520/1522 Robie St

Old Civic Address: 242 Robie St

Present Owner(s): YX Fixed Asset Investment Ltd, since Sept 14/2021

Present Use: residential use

Construction Date: ca. 1909

Architectural Comments: The building is characteristic of the Edwardian period. Key elements are the large front porch, the two-storey three-sided bay window, and long slender windows. The rear L seems to be original to the building and offset.

Historical Comments: The Property was part of Blower's Field under the Estate of Sarah Bliss of 1885. The land was subdivided in 1904. The construction date matches well with the City Directories and Insurance maps. The original owner was a widow, Emily M Veale this was determined from examining the directories and the deeds of the neighbouring properties. The building is a contributing to the character of the streetscape. According to the directory, Emily Veale's occupation was a milliner with a shop at 33 ½ Barrington Street in 1909.

Contextual Comments: The architectural style is reflective of the Edwardian architecture of the neighbourhood and streetscape. The age of the building was determined through photos, maps and directories. The building first appears on the revised 1895 map of the revised 1895 Fire Insurance Plan of 1911. The building is a contributing heritage asset to the streetscape.



PID: PID 001365872

Civic Address: 1524 Robie St

Old Civic Address: 244 Robie St

Present Owner(s): Roaring Bull Inc. since August 4/2010

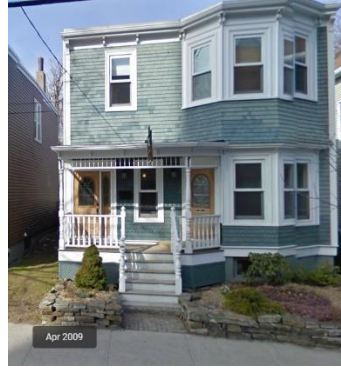
Present Use: residential use

Construction Date: ca. 1909

Architectural Comments: The building is similar in design to the abutting properties to the north in Edwardian style. There is a two-storey three-sided bay window with a front porch. The front door has a transom window. Eaves are flanked with ornamented cornices. The building is in excellent condition. The foundation is of either stone or masonry.

Historical Comments: The building was on the lot which was part of Blower's Field under the Estate of Sarah Bliss of 1885. The land was subdivided in 1904. The construction date matches well with the City Directories and Insurance maps.

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. The buildings architectural elements are similar to the abutting houses.



PID: PID 00136564

Civic Address: 1528 Robie St

Old Civic Address: 246 Robie St

Present Owner(s): Mark Sutherland, since May 5/2006

Original Owner (s): Edmund A Sullivan

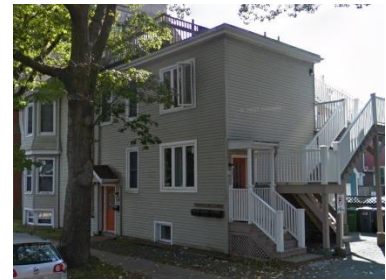
Present Use: residential use/commercial use

Construction Date: ca. 1909

Architectural Comments: The building is similar in design to the abutting properties to the south and north in Edwardian style. There is a two-storey three-sided bay window. The front door has a transom. Eaves are flanked with ornamented cornices. The building is in excellent condition. The foundation is of either stone or masonry. The building was lifted off its foundation and raised to increase the height of the basement in around 2010. The resulting alterations to the front steps are respective to the building and maintains the structures original features.

Historical Comments: The building was on the lot which was part of Blower's Field under the Estate of Sarah Bliss of 1885. The land was subdivided in 1904. The construction date matches well with the City Directories and Insurance maps. The close similarity in architectural design to the abutting properties seems to reflect a possibility of a same builder. The builder is unknown at this time. The builder currently serves as a residence and dental office.

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. The renovations to the building have served to ensure the buildings future viable use and are respective to the neighbouring properties.



PID: PID 00136556

Civic Address: 1532/1534 Robie St/6014 Bliss St

Old Civic Address: 248 Robie St

Present Owner(s): Kingsburg Holdings Ltd., since Dec 6/2013

Original Owner (s): possibly Edmund A Sullivan

Present Use: residential use

Construction Date: ca. 1911

Architectural Comments: The building stands out from the addresses to the south on the block. As a corner structure it has unique features. The building has six units. Its 2 ½ storey pitched roof seems to be original to the building while the rear of the building lowers down to two storeys and is a later L addition when compared to the 1918 Tax Assessment Plan with modern mapping it is clear that the rear section was in fact a later addition. The front has a large two storey porch and three-sided bay window. Along the Bliss Street side there is another two-storey three-sided bay window. There is also on the rear a roof top balcony.

Historical Comments: The building is on the lot which was part of Blower's Field under the Estate of Sarah Bliss of 1885. The land was subdivided in 1904. The construction date matches well with the City Directories and Insurance Maps. The building seems to have been converted to a multi unit building in the mid 20th century. The building is a contributing heritage asset to the streetscape.

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. The building remains structural intact to its original form. As a corner building it exhibits similar features as the other corner buildings do on the corner of Binney Street and Jubilee Road intersections of Robie Street.



PID: PID 00136853

Civic Address: 1548 Robie St /6017-6021 Bliss St

Old Civic Address: 252 Robie St

Present Owner(s): George Tsimiklis, since July 23/2021

Original Owner (s): possible John C Larder

Present Use: residential use

Construction Date: ca. 1895

Architectural Comments: The building is of the late Victorian two storey style reflective of the other structures in the streetscape. The two-storey three-sided bay window and main entrance with sidelight. The porch is in poor condition along with the rest of the structure which is reflective of current owner's demolition intentions.

Historical Comments: According to the deed the building is part of Block F of the Estate of Sarah A Bliss lot 28 also known as Blower's Field. The estate lands were auctioned off in September of 1892. The building was converted to a multi unit building in the mid 20th century. It seems the original owner or first occupant was John C Larder marked in the 1895 city directory as a salesman. This was the first building on this block fronting Robie Street.

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape.

The building has now been demolished which is a great loss to the heritage streetscape in loss of built heritage, livability, and damage to the environment. The buildings loss was unnecessary and illustrates why a heritage streetscape and heritage conservation district needs to be completed swiftly.

BUILDING DEMOLISHED BY OWNER AS OF APRIL 2022



PID: PID 00136846

Civic Address: 1552 Robie St

Old Civic Address: 254 Robie St

Present Owner(s): George Tsimiklis, since Feb 1/2021

Present Use: residential use

Construction Date: ca. 1907

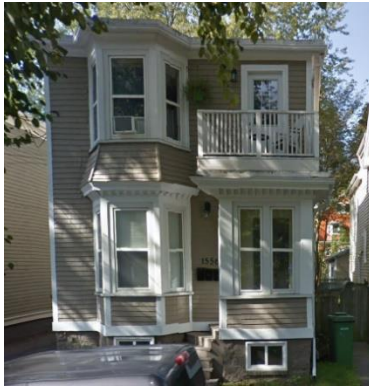
Architectural Comments: This early Edwardian building is in good condition. The three-sided bay two storey window are located on the front and rear of the structure. The main entrance includes a one storey porch with an oval side window next to the front door. The front door has a transom window. The bay windows have ornamental bracketed cornices at each floor line.

Historical Comments: The first resident and possible first owner was Captain William Gallagher who was a merchant sea captain. The property was part of the Estate of Sarah A Bliss also known as Blower's Field. The estate lands were auctioned off in September 1892 and subdivision map created in 1904. The building is a contributing heritage asset to the streetscape. Currently, the owner appears to have a demolition permit issued for this property and the six other abutting properties all owned by the same developer.

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape.

The building has now been demolished which is a great loss to the heritage streetscape in loss of built heritage, livability, and damage to the environment. The buildings loss was unnecessary and illustrates why a heritage streetscape and heritage conservation district needs to be completed swiftly.

BUILDING DEMOLISHED BY OWNER AS OF APRIL 2022



PID: PID 00136838

Civic Address: 1556 Robie St

Old Civic Address: 256 Robie St

Present Owner(s): George Tsimiklis, since Feb 25/2021

Present Use: residential use

Construction Date: ca. 1899

Architectural Comments: The architectural features include a two-storey three-sided bay window and a front storm porch. The front porch is an example of a “Halifax Porch” has a balcony on top. The first-floor bay window has ornamental trimming along the eave line. There are dentils along the first-floor bay window and entrance porch.

Historical Comments: Sarah B King, widow H M is listed in the city directory as the first person to live at this address in the 1899 McAlpine’s City Directory. The McAlpine’s City Directory also lists in 1907 a veterinarian surgeon, Dr Howard McFatridge as residing at this address. Between 1907 and 1909 civic addresses were changed as new homes were built. 256 Robie Street was 122 Robie Street. The lot was part of the Estate of Sarah A Bliss also known as Blower’s Field. The estate lands were auctioned off in September 1892 and subdivision map created in 1904. The building is a contributing heritage asset to the streetscape.

Civic Address: 1556 Robie St continued....

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape.

The building has now been demolished which is a great loss to the heritage streetscape in loss of built heritage, livability, and damage to the environment. The buildings loss was unnecessary and illustrates why a heritage streetscape and heritage conservation district needs to be completed swiftly.

BUILDING DEMOLISHED BY OWNER AS OF APRIL 2022



PID: PID 00136820

Civic Address: 1560/1562 Robie St

Old Civic Address: 258 Robie St

Present Owner(s): George Tsimiklis, since Feb 25/2021

Present Use: residential use

Construction Date: ca.1907

Architectural Comments: The building is a 2.5 storey Edwardian home, featuring a steeply pitched gabled roof with a variety of dormers and extensions. On the gable end facing the street the south side of the roof extends out over a protruding rectangular second floor bay which in turn is cantilevered over a three-sided bay window on the first floor. On the south side of the house the roof has a centrally placed pediment window flanked on one side by a small shed dormer and on the other by a pedimented gable dormer with a tall chimney projecting out of its roof. The front entrance features a main front porch with stairs, and has two separate entrance doors which give access to multi units within the house.

Historical Comments: The building part of the Estate of Sarah A Bliss also known as Blower's Field. The estate lands were auctioned off in September of 1892 and subdivision map created in 1904 as lot 25 Block F. The building is a contributing heritage asset to the streetscape. Currently, the owner appears to have a demolition permit issued for this property and the six other abutting properties all owned by the same developer.

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape.

The building has now been demolished which is a great loss to the heritage streetscape in loss of built heritage, livability, and damage to the environment. The buildings loss was unnecessary and illustrates why a heritage streetscape and heritage conservation district needs to be completed swiftly.

BUILDING DEMOLISHED BY OWNER AS OF APRIL 2022



PID: PID 40346306/00136812

Civic Address: 1566/1568 Robie St

Old Civic Address: 264 Robie St

Present Owner(s): George Tsimiklis, since Feb 25/2021

Present Use: residential use

Construction Date: ca. 1914

Architectural Comments: The building is large 2.5 storey gable roofed structure in Edwardian residential style. It appears the second-floor window above the porch was filled in thus most likely the second floor could have used the front porch was a balcony. The front entrance has to the right a round accent window. The three-sided bay window continues to the second floor. The roof is pitched with a single window at the front pitch. The south side of the building also features a pedimented gable roof end with a pediment window that projects outward slightly as a squared bay window.

Historical Comments: Included in this is the empty lot PID 40346306 which was subdivided off the original lot of to 1566 Robie Street (PID 00136812) as according to the 1918 Halifax Tax was one lot. Part of the estate of Sarah A Bliss, Block F lot 23 and inherited by Lewis Hill Bliss in 1885. The lot was the then auctioned by Lewis Bliss to Henry Holloway on September 17, 1892. The McAlpine's City Directory first lists a A.J. Finlay living at this address

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape.

The building has now been demolished which is a great loss to the heritage streetscape in loss of built heritage, livability, and damage to the environment. The buildings loss was unnecessary and illustrates why a heritage streetscape and heritage conservation district needs to be completed swiftly.

CURRENTLY UNDER DEMOLITION BUT DEMOLITION WILL BE COMPLETED BY MID APRIL 2022 BY OWNER



Date: March 27, 2022

Civic Address: 1572/1574 Robie St

Old Civic Address: 266/268 Robie St

Present Owner(s): George Tsimiklis, since Feb 25/2021

Present Use: residential use

Construction Date: ca. 1907

Architectural Comments: This is a two-storey townhouse detached dwelling. The style is a subdued symmetrical Edwardian architecture. The front entry porch extends across the front façade and its roof is supported by four. The front doors are on opposite sides of a central three-sided bay window which the front porch covers. There is also along the south wall a two-storey, three-sided bay window. The roof is a near flat roof. Second floor windows are two paned of which there are four windows.

Historical Comments: The McAlpine's City Directory lists the first occupants as Wallace C Rafuse and Aubrey Crowe in 1907. The property does appear on the 1895 revised 1911 version of Insurance Fire map but not before this date. The lot was part of the Sarah A. Bliss estate and auctioned off in 1892.

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape.

The building has now been demolished which is a great loss to the heritage streetscape in loss of built heritage, livability, and damage to the environment. The buildings loss was unnecessary and illustrates why a heritage streetscape and heritage conservation district needs to be completed swiftly.

CURRENTLY UNDER DEMOLITION BUT DEMOLITION WILL BE COMPLETED BY MID APRIL 2022 BY OWNER



PID: PID 00136804

Civic Address: 1576/1578 Robie St

Old Civic Address: 270/272 Robie St

Present Owner(s): John F. Whalen & Kathleen T. Whalen, since June 8/1992

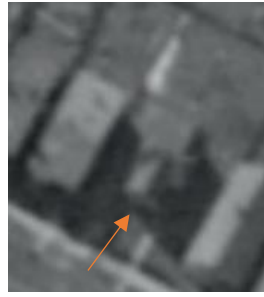
Present Use: residential use

Construction Date: ca. 1907

Architectural Comments: The building is similar in design of many of the properties within the streetscape in the late Victorian/Edwardian style. The central feature is the two storey three-sided bay window with a front entrance porch. The two front doors have small transom windows above them. Eaves are ornamented with dentiled cornices. The building appears to have always been a duplex.

Historical Comments: The first occupants listed in the McAlpine's City Directory are A C Thorne and William R Fegan in 1907. The property does appear on the 1895 revised 1911 version of Insurance Fire map but not before this date. The lot was part of the Sarah A. Bliss estate and auctioned off in 1892.

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape.



1921 Aerial photo of
Halifax

PID: PID 00136796/00470031

Civic Address: 1584 Robie St

Old Civic Address: 276 Robie St

Present Owner(s): Arab Brothers Capital Inc., since Apr 28/2017

Present Use: commercial use

Construction Date: ca. 1907

Architectural Comments: The building served as a commercial building for many years. The building is modern in appearance. However, there is still the original structure behind this modern addition. As shown on the 1918 tax assessment map the original building was greatly stepped in from the sidewalk. Thus, the original features have been lost with the enlargement of the building.

Historical Comments: This was originally Block F, lot 15 of the estate of Sarah A Bliss and auctioned off in 1892 and subdivided in 1904. The property until the mid 20th century was residential and then converted and heavily altered to commercial office building.

Contextual Comments: The modern addition radically altered the building but is compatible with adjacent building in terms of scale and setback. The architectural style is contrasting but still within scale and form of the streetscape.



PID: PID 00136788

Civic Address: 1588/1590 Robie St

Old Civic Address: 278/280 Robie St

Present Owner(s): Rainer Walterfriedrich & Renate Gertraud, since Oct 28/2014

Present Use: residential use

Construction Date: ca.1910

Architectural Comments: This is a 2.5 storey structure. There is a large two-storey three-sided bay window to the second floor with a front porch. The front doors have small transom windows above them. The building has a steeply pitched gable roof and there is an attic window in the gable end facing the street. The building appears to have always been a duplex.

Historical Comments: As stated in the deed the property was part of the estate of Sarah A Bliss Block F lot 18 auction on Sept 17, 1892. The McAlpine's City Directory lists the first occupants in 1910 as James E Searle and Charles D Baker. 1910 seems to be the most sensible date of construction after reviewing the directories and insurance maps.

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape.



PID: PID 04299647

Civic Address: 1592 Robie St

Old Civic Address: 282 Robie St

Present Owner(s): Loc Do & Angela Do Nicholson, since July 3/2015

Present Use: residential use

Construction Date: ca. 1907

Architectural Comments: This is a 2.5 storey structure with a truncated hip roof, the south side of which projects forward towards the street to create a gable-roofed pediment above a two-storey, three-sided bay window on the front façade. There is an arched topped attic window set into the pediment of the front façade above the three-sided bay window. There is a front porch with stairs. On the second floor, above the porch there is a slightly projecting single window bay, above which is a small gabled pediment set into the hip roof, to echo the large gabled pediment above the two-storey, three-sided bay window. There is an ornamental diamond window to the right of the front door.

Historical Comments: As stated in the deed the property was part of the estate of Sarah A Bliss Block F lot 17 auction on Sept 17, 1892. James E Searle and Charles D Baker are the first occupants listed in the McAlpine's City Directory.

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape.



PID: PID 00136762

Civic Address: 1596/1598 Robie St

Old Civic Address: 284/284.5 Robie St

Present Owner(s): George Tsimiklis, since July 5/2021

Present Use: residential use

Construction Date: ca. 1899

Architectural Comments: This is a duplex with a two-level front porch. The building has two entrance doors set side by side on the first floor. A three-sided bay window extends through both of the two storeys of the structure. The ornamental features as seen on other buildings further south seem to have been removed. The condition of the structure is deteriorating.

Historical Comments: As stated in the deed the property was part of the estate of Sarah A Bliss Block F lot 16 auction on Sept 17, 1892 in Plan no.114. Robert Horton is the first occupant listed in the McAlpine's City Directory at this address. It appears the building was converted to a duplex in the 20th century.

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape.

The building is at great risk of demolition as the current owner is the same owner which has as of April 2022 demolished 1548 to 1574 Robie Street.

CURRENTLY UNDER THREAT OF DEMOLITION AS THE SAME OWNER HAS DEMOLISHED THE FOLLOWING ADDRESSES FROM 1548 TO 1574 ROBIE STREET.

Property Fact Sheet for The Robie Street Heritage Streetscape

Binney Street to Jubilee Road





PID: PID 00137125

Civic Address: 1648/1650 Robie St/ 6011 Binney St

Old Civic Address: 286 Robie St

Present Owner(s): Darin Sweet & Barbara Sweet, since Jan 17/2002

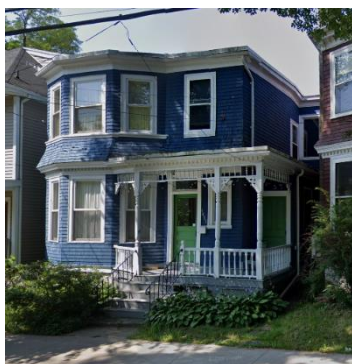
Present Use: residential use

Construction Date: ca.1914

Architectural Comments: This is a 2.5 storey detached hip-roofed building. The building has a two-storey three-sided bay window. The front porch is constructed simply without ornamental trims but with wide stairs leading to the two entrance doors. The building is multi unit. The roof contains a small hip roofed dormer on the front and large shed dormers on each side most likely attended in renovations to a multi unit structure.

Historical Comments: As stated in the deed the property was part of the estate of Sarah A Bliss Block G lot 25 auction on Sept 17, 1892 in Plan no.114. The first occupant listed in the 1914 McAlpine's City Directory is W B Winter.

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape.



PID: PID 00137117

Civic Address: 1652 Robie St

Old Civic Address: 288 Robie St

Present Owner(s): Duncan Bruce Maclellan & Sheillach McDougall, since Nov 28, 1997

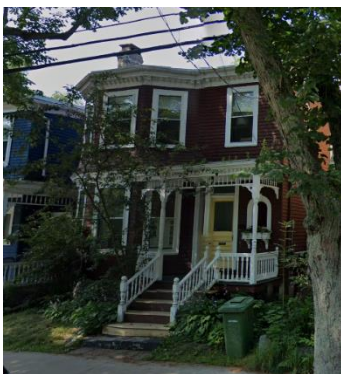
Present Use: residential use

Construction Date: ca. 1914

Architectural Comments: The structure seems to be single unit two storey detached. The front porch has ornamental trim and columns with several stairs. The front has a two-storey three-sided bay window extending into the porch. The north side of the building has a side L which is original to the building. The building is in good condition.

Historical Comments: As stated in the deed the property was part of the estate of Sarah A Bliss Block G auction on Sept 17, 1892. According to the McAlpine's City Directory the first occupant was James D Walsh who was listed as a druggist.

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape.



PID: PID 00137109

Civic Address: 1656 Robie St

Old Civic Address: 290 Robie St

Present Owner(s): Deborah L. Nelson, since August 30, 2016

Present Use: residential use

Construction Date: ca. 1911

Architectural Comments: The structure seems to be single unit two storey detached. The front porch has ornamental trim and columns with several stairs. The front façade has a two-storey three-sided bay window. There is an arched side ornamental window to the right of the front door.

Historical Comments: As stated in the deed the property was part of the estate of Sarah A Bliss Block G auction on Sept 17, 1892. According to the McAlpine's City Directory the first occupant was Miss Ida M Creighton.

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape.



Above photo from Royal LePage sales listing, accessed mar, 27/22, <https://www.royallepage.ca/en/property/nova-scotia/halifax-peninsula/166062-robie-street/17081413/mls202203261/>

PID: PID 00137091

Civic Address: 1660/1662 Robie St

Old Civic Address: 292/294 Robie St

Present Owner(s): Luke W Green, since August 18/2019

Present Use: residential use

Construction Date: ca.1899

Architectural Comments: The structure is a two-storey detached dwelling. The building also has a basement unit. The front porch has ornamental trim and pilasters with several stairs. The main feature of the house is the front two-storey three-sided bay window. There is a ovoid side ornamental window to the right of the front door.

Historical Comments: As stated in the deed the property was part of the estate of Sarah A Bliss Block G auction on Sept 17, 1892. According to the McAlpine's City Directory the first occupant was H M Creighton.

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. The recent sale advertisement gives a look into the well-maintained interior of the home which has retained many of its original interior features. The structure is in excellent condition.



PID: PID 00137083

Civic Address: 1664/1666 Robie St

Old Civic Address: 296 Robie St

Present Owner(s): Deborah L Nelson, since Feb 25/2019

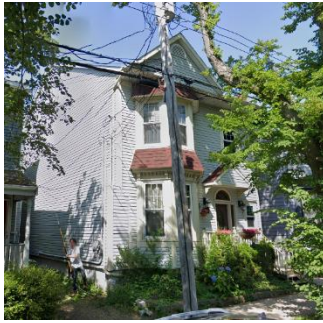
Present Use: residential use

Construction Date: ca. 1904

Architectural Comments: The structure is a two-storey detached Edwardian duplex. The front porch has ornamental trim and columns with several stairs. The roof of the front porch is angled and more solid than the two direct southern addresses. The front has a two-storey three-sided bay window. The porch covers over the first bay window on the main floor.

Historical Comments: As stated in the deed the property this was a consolidated lot of 21,26 and 27 of the estate of Sarah A Bliss Block G auction on Sept 17, 1892. The McAlpine's directory list the first occupant as Arthur W Morton in 1907. The directory also states that this was an unoccupied house in 1904.

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape.



PID: PID 00137075

Civic Address: 1670 Robie St

Old Civic Address: 298 Robie St

Present Owner(s): Fouad Abi Daoud & Carine Abi Daoud, since Nov 15/2007

Present Use: residential use

Construction Date: ca. 1905

Architectural Comments: This is a 2.5 storey detached building. There are some unique characteristics that differentiate it from other properties in the streetscape. Above the second floor three-bay window is a pediment which rises out of the low slope of the roof. The entrance is weather protected by a pitch-roofed canopy and the door has a semi-circular transom light and a single sidelight.

Historical Comments: This property was originally part of the estate of Sarah A. Bliss Block G lot 20 and auctioned off on September 17, 1892. The estate was distributed to the heirs in 1885, auctioned in 1892 and subdivided in 1904. This is one of the earliest homes on the block determined after reviewing historical maps and records.

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape.



PID: PID 00137067

Civic Address: 1674 Robie St

Old Civic Address: 300 Robie St

Present Owner(s): Ivan Graham Buhr & Stephanie Margaret Anne Villeneuve, since May 31/2021

Present Use: residential use

Construction Date: ca. 1900

Architectural Comments: This is a two-storey detached late Victorian style dwelling. The front features a two-storey three-sided bay window. The front entry porch is recessed into the structure with six stairs and two structural supporting columns. The roof is near flat and lined with corner cornice trim. The front door has a built-in window with an accompanying side square window to the right of the door. The rear of the original L.

Historical Comments: The property was part of the estate of Sarah A. Bliss Block G lot 19 and auctioned off on September 17, 1892, plan 114 being subdivided in 1904. McAlpine's City Directory lists Charles Sanders as the first occupant in 1895 and listed as a vacant lot prior to 1895. The mapping and directories indicate this was the first building on this block facing Robie Street.

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape.



PID: PID 00137059

Civic Address: 1678 Robie St

Old Civic Address: 302 Robie St

Present Owner(s): Raymond Ross Macdougall & Gail Elizabeth Kim Storey, since May 6/2019

Present Use: residential use

Construction Date: ca. 1897

Architectural Comments: The building is in good condition. The structure is a detached 2.5 storey house. The three-sided bay window extends for two storeys with ornamental trim featuring fluted pilasters and dentiled bracketed cornices around each window and level. The main entrance has no porch like other homes in the streetscape. The main entrance has a top transom and window within the door. There is a small overhang above the main door and window directly to the right of the front door. The building is of wood siding. The pitch of the roof goes from side to side with the gable end facing the street. There is a square attic window at the centre of the gable.

Historical Comments: The property was part of the estate of Sarah A. Bliss Block G lot 18 and auctioned off on September 17, 1892, plan 114 being subdivided in 1904. The first indication of habitation according to the McAlpine's City Directory is in 1896/97 a Alfred C Dane. A Colonel J.E. Curran is list in the 1912 directory as residing at this residence.

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape.



PID: PID 00137042

Civic Address: 1682 Robie St

Old Civic Address: 304 Robie St

Present Owner(s): PEJK Real Estate Inc., since August 13/2010

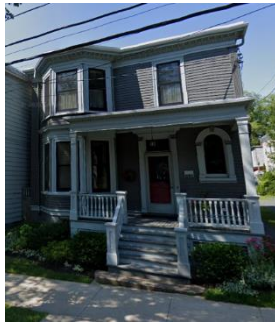
Present Use: residential use

Construction Date: ca. 1910

Architectural Comments: The building is two storey detached structure. There is a two-storey three-sided bay window. The front door has sidelights and transom window and has an attractive surround with fluted pilasters and a pedimented moulded cap with dentils and corner brackets. Along the sides of the building are several windows.

Historical Comments: The property was part of the estate of Sarah A. Bliss Block G lot 17 and auctioned off on September 17, 1892, plan 114 being subdivided in 1904. By reviewing the maps and directory all indication points to a construction date of 1910. The 1910 McAlpine's City Directory lists Charles Sanders as residing at this address.

Contextual Building Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape.



PID: PID 00137034

Civic Address: 1686 Robie

Old Civic Address: 306 Robie St

Present Owner(s): Joanne Holm, since Oct 25/2021

Present use: residential

Construction Date: 1910

Architectural Comments: This is a two-storey detached structure in good condition. The front porch is large with two supporting columns and stairs. The front door has modeling and a top transom. To the right of the main entrance is an arched accent window. The three-bay window extends both storeys to the roof line and is capped by a dentiled cornice integrated into the roof eaves. The building is sided with wood shingles.

Historical Comments: The property was part of the estate of Sarah A. Bliss Block G lot 17 and auctioned off on September 17, 1892, plan 114 being subdivided in 1904. The construction date is clear with this building as the 1910 McAlpine's City Directory actually lists the home as under construction. According to the deed the original owner after the 1892 estate land auction was Catherine Payzant. The first list occupant in the directory is in 1912 a W. W. Hoyt.

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape.



PID: PID 0137026

Civic Address: 1690 Robie St

Old Civic Address: 310 Robie St

Present Owner(s): PEJK Real Estate Inc., since Jan 1/2013

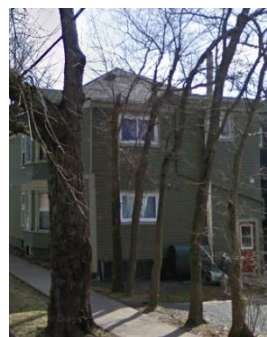
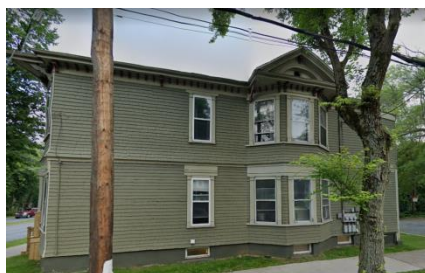
Present Use: residential use

Construction Date: ca. 1910

Architectural Comments: This is a two-storey detached duplex structure in good condition. The front porch is large with two supporting columns and stairs. The three-sided bay window extends both storeys to the roof line. The home is clad in wood shingles. The southern wall on the first floor also has a bay window which juts out. There is also a three-bay window on the rear wall of the building. The duplex seems to be original to the home.

Historical Comments: The property was part of the estate of Sarah A. Bliss Block G lot 16 and auctioned off on September 17, 1892, plan 114 being subdivided in 1904. The first occupant listed in the directories is in 1910 a Richard H Crayden. It seems similar to the abutting properties in age and style.

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape.



PID: PID 00137018

Civic Address: 1692/1694/1694B Robie St

Old Civic Address: 312 Robie St

Present Owner(s): PEJK Real Estate Inc., since Jan 1/2013

Present Use: residential use

Construction Date: ca.1910

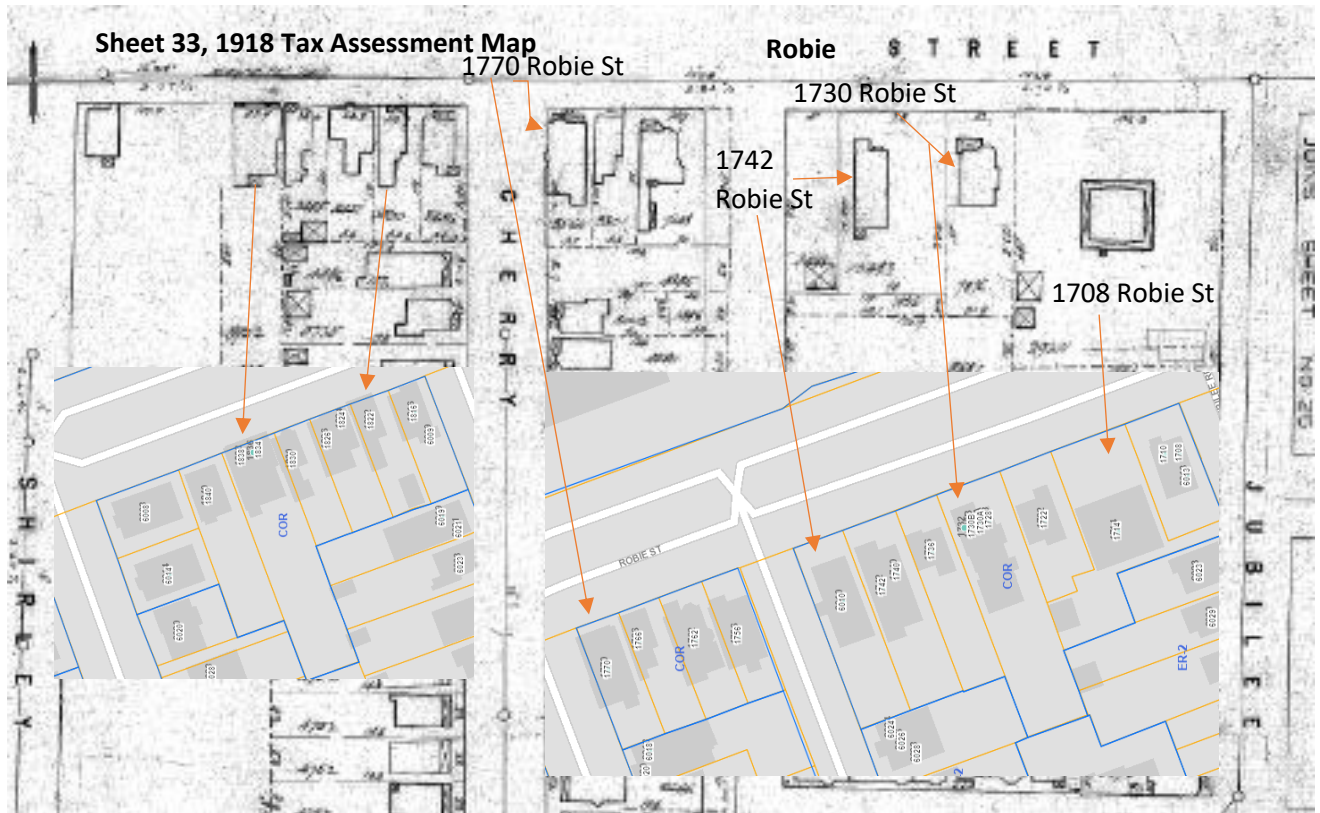
Architectural Comments: As a corner lot building it has similarities in architectural features of 1532 Robie Street. The north side of the building has a large three-sided bay window turret with pediment from the roof top. The building has no rear ell. The main entrance facing Robie Street has a porch with two doors. The dwelling has been converted to multi unit. On the front of the house here is a two storey three-bay window and a single window above the main entrance porch. The south side of the building has small windows on the second floor and a projecting bay window on the ground floor.

Historical Comments: The property was part of the estate of Sarah A. Bliss Block G lot 16 and auctioned off on September 17, 1892, plan 114 being subdivided in 1904. According to the deed Sarah Bliss' heir Rev. William Blowers Bliss and his wife Emily Grey conveyed the property to John Abraham in 1892. Rev William Blowers Bliss received this property in 1885 inheritance from Sarah Bliss' estate. The first list occupant according to the city directories is in 1910 a Brian M O'Brien.

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape.

Property Fact Sheet for The Robie Street Streetscape

Jubilee Road to Shirley Street





Front view left
Rear view right



PID: PID 00137356

Civic Address: 1708/1710 Robie St/6013 Jubilee Rd

Old Civic Address: 314 Robie St

Present Owner(s): George Tsimiklis, since Jun 30 /2021

Present Use: residential use

Construction Date: ca. 1940s

Architectural Comments: This detached dwelling was once a single-family home now converted to multi unit. The home is built in a simple 1940s Colonial style. The building has a pitched roof with gable end facing the street. There are attic windows at both the front and rear of the building. The front two door entrance has a covered porch and front steps and has a pedimented roof matching the buildings main roof.

Historical Comments: The property was subdivided from the land of 1714 Robie Street in the 1940s. The home was subsequently built. The building is an example of the residential contiguous use within the streetscape.

Contextual Comments: The building is pre 1950s home and is one of the last buildings constructed within the streetscape. Its residential use and architecture its compatible with the rest of the streetscape. It appears to have been a multi unit dwelling from the time of construction. The building is a contributing heritage asset to the streetscape.

The building is at great risk of demolition as the current owner is the same owner which has as of April 2022 demolished 1548 to 1574 Robie Street.

CURRENTLY UNDER THREAT OF DEMOLITION AS THE SAME OWNER HAS DEMOLISHED 1548 TO 1574 ROBIE STREET.



PID: 00137349

Civic Address: 1714 Robie St

Old Civic Address: 316 Robie St

Present Owner(s): Mark G. Gosine & Karla E. Makhan, since Sept 2009

Original Owner (s): William Caldwell

Present Use: residential use

Construction Date: ca. 1840/01/01 to 1840/12/31

Heritage Registered: Municipal registered as of Feb 2/1982

Architectural Comments:

“Valued as an excellent example of the Greek Revival style. The house is considered to be the only residential unit in Halifax that adheres to strict Greek Revival elements. It is a one-and-a-half storey wood frame constructed house that has paid attention to classical proportions and detail typical of the Greek Revival style. The house has a wide veranda on three sides that is covered. The roof is supported by four Doric columns on each side. To maintain window balance on the south side where a sliding glass door is located, a window has been painted on the side of the house for uniformity. Caldwell-Hill House also features a Scottish dormer on each side of the house which is not a typical Greek Revival element but a common architectural feature of Halifax houses.

The character-defining elements of the Caldwell-Hill House relate to its Greek Revival style and include:

- classical three bay wide balance;
- four Doric columns on each side;
- three-sided veranda;
- flat top hip roof with four sides;
- fascia detail in veranda header.

Other character-defining elements of Caldwell-Hill House include:

- Scottish dormers;
- blind window on south elevation;
- four chimneys.” Canada's Historic Places, Caldwell-Hill House, accessed March 19/22,

<https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=5326>

Civic Address: 1714 Robie St.....continued

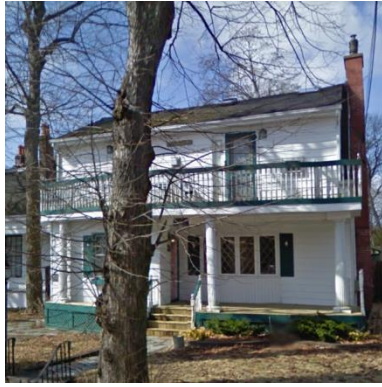
Historical Comments:

“Caldwell-Hill House is a one-and-a-half storey Greek Revival style house located on Robie Street in Halifax, Nova Scotia. For decades this has been one of the most famous houses in Halifax because of the rarity of style and the folklore surrounding a painted window. Originally, Caldwell-Hill House was situated on a spacious estate which included the whole block it now shares with other buildings. The heritage designation applies to the building and the land it occupies.

Caldwell-Hill House is valued for its association with its architect, original occupant and folklore. The house is named for Henry G. Hill and William Caldwell. Hill was the architect of the house who also designed the old Garrison Church (no longer extant). He had David Calder build the dwelling in 1840 for William Caldwell. Caldwell was the first elected mayor of Halifax in 1851. Caldwell-Hill House has also been referred to as "The Century House" because of its age and "The Robie Street Palace" because of its original estate size.

Caldwell-Hill House is also valued for its folkloric importance to Halifax. The house is also known as "The Haunted House" because of a painted black window and the many legends that surround it. One story involves an old man who looked through the window one day and saw witches dancing on the veranda. The witches caught him watching them dance and turned the window black. Another story involves the occupant of the house who shot a young boy through the window. The window turned black in mourning. In actuality the window was painted black to maintain classical symmetry of the Greek Revival style.” Canada's Historic Places, Caldwell-Hill House, accessed March 19/22, <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=5326>

Contextual Comments: This building is compatible with adjacent building in terms of scale and setback. The architectural style is Greek Revival style. This is the oldest building in the entire Robie streetscape and adds deep heritage value to the neighbouring properties. The building is a contributing heritage asset to the streetscape.



PID: PID 00137331

Civic Address: 1722 Robie St

Old Civic Address: 330 Robie St

Present Owner(s): Meshal Holdings Ltd. since Jun 11/2013

Present Use: residential use

Construction Date: ca. 1940s

Architectural Comments: This dwelling is a detached structure in the colonial style. The front porch spans the entire front of the building with a balcony at the second-floor level. The main entrance is inset into the balcony. The balcony and porch are supported by four Doric columns emulating those on the adjacent Caldwell-Hill house. The front porch is projects outward on a large curved radius. The roof has a low pitch and there is a chimney on the north wall. The building represents a mixed colonial to ranch style home reminiscent of the early 20th century.

Historical Comments: This lot was subdivided off the property of the abutting Caldwell-Hill House. It is a later addition to the streetscape.

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. The buildings large porch and residential use add further character to the streetscape.



North-West Corner of Robie Street and Jubilee Road. **Date:** 1930, **Reference:** Nova Scotia Archives, Photo Collection Places: Halifax: Houses: No. 6676, <https://archives.novascotia.ca/eastcoastport/archives/?ID=10>

PID: PID 41036039

Civic Address: 1728/1730A/1732 Robie St

Old Civic Address: 332 Robie St

Present Owner(s): Amine Khalil Majaess & Bertha Majaess, since Dec 5/2000

Present Use: residential use

Construction Date: ca. 1917

Architectural Comments: This is a 2.5 storey detached dwelling formerly a single-family home now converted to multi-units. The home is a unique blend of styles including Edwardian and Craftsman. The front porch is covered with a pedimented roof reflective of the buildings main roof. The building features a three-sided two-storey bay window on the front facade and a two-sided bay window on the second-floor right side above the main entrance porch. A unique feature is the front attic window is set inside an arched recess in the pedimented gable end. The building has had several respectful additions which can be seen by comparing Google view with the 1921 aerial photo of Halifax. The south side of the roof line had a jutting pedimented gable dormer which has been expanded into a square large dormer as seen in the above 1930 photo. The rear of the building has also had a two-storey addition.

Historical Comments: The building is featured on the 1921 aerial photo of Halifax. McAlpine's City Directory of Halifax lists a first occupant as C R Hoben at 330 Robie Street. The property according to the Hopkins 1878 Atlas of Halifax was originally part of the Cummings estate of the Caldwell-Hill House. The property between 1910 and 1940 continued to be subdivided. Cedar Street was extended through the boundary line between the Cummings and Bliss estates.

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape.



PID: PID 0079337

Civic Address: 1736 Robie St

Old Civic Address: 332.5 Robie St

Present Owner(s): 3329250 N.S. Ltd. since July 25/2019

Present Use: residential use

Construction Date: ca. 1940s

Architectural Comments: This is a two-storey detached home. The architecture is a blend of modern to craftsmen styles. The front door has a projecting pedimented canopy. The building is set back from the sidewalk typical of 1940s homes and desire for a front yard. The roof is pitched on an east west axis.

Historical Comments: The property according to the Hopkins 1878 Atlas of Halifax was originally part of the Cummings estate of the Caldwell-Hill House. The property between 1910 and 1940 continued to be subdivided. Cedar Street was extended through the boundary line between the Cummings and Bliss estates. 1736 Robie Street was the last home built in this subdivision. The deed has a dated covenant from 1944. The property is not visible on the 1921 aerial photos of Halifax or listed in the directories prior to 1926.

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape. The residential use into the mid 20th century is reflective in the contributing value of this structure.



PID: PID 00137307

Civic Address: 1740 Robie St

Old Civic Address: 334/334.5 Robie St

Present Owner(s): Jean Hanna Ghosn and Robert J. Ghosn, since Nov 2012

Present Use: residential use

Construction Date: ca. 1917

Architectural Comments: The home is reflective of an Arts and Craft architecture of the early 20th century. The structure is a 2.5 storey detached dwelling. Its architecture is unique to the streetscape. The front porch is two-storeys with columns. There is one long chimney on the front south portion of the roof. Behind the chimney are two roof dormers. The Building's windows are either in rectangular or square form.

Historical Comments: The property according to the Hopkins 1878 Atlas of Halifax was originally part of the Cummings estate of the Caldwell-Hill House. The property between 1910 and 1940 continued to be subdivided. Cedar Street was extended through the boundary line between the Cummings and Bliss estates. The property appears on the 1918 Halifax Tax Assessment Plan and on the 1921 aerial photo of Halifax. The first listed occupants are in 1917, Claude K Eville/334.5 D W Kennedy. The deed indicates the land belonged to the Sisters of the Good Shepard in the 20th century.

Contextual Comments: The architectural fits the late Victorian and Edwardian architecture of the neighbourhood and streetscape. The building is a contributing heritage asset to the streetscape providing an excellent example of residential craftsmen home to the streetscape.



PID: PID 00638825

Civic Address: 6010 Cedar St

Old Civic Address: 6010 Cedar St

Present Owner(s): Jean Hanna Ghosn and Robert J. Ghosn, since Nov. 2012

Present Use: residential use

Construction Date: ca. 1950

Architectural Comments: This is a brick three floor apartment building. The balanced symmetry of the windows and brick structure are indicative of the post war 1950s buildings seen throughout much of Halifax.

Historical Comments: The building is part of the Post World War two building boom and need for housing after the war. The land was originally part of the Caldwell-Hill House Cummings estate and remained vacant until this building was constructed.

Contextual Comments: This modern mid 20th century apartment building is compatible with adjacent buildings in terms of scale, use and form. The architectural style is modern but respects the late Victorian and Edwardian architecture of the neighbourhood. While this style is different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century. The Fire Insurance Plan of 1951 revision of a 1914 Fire Insurance Plan shows a new row of small-scale apartment buildings along Shirley at the corner of Robie Street, including 6010 Cedar Street.



PID: PID 00157867

Civic Address: 1756 Robie St

Old Civic Address: 340 Robie St

Present Owner(s): George Tsimiklis, since May 18/2021

Present Use: residential use

Construction Date: ca. 1930

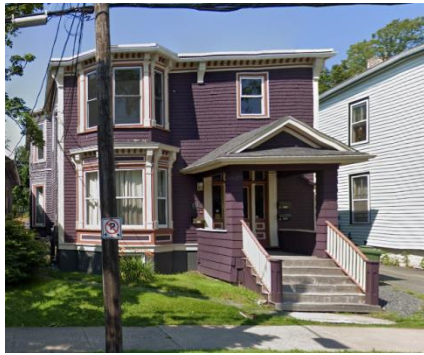
Architectural Comments: The 1.5 storey detached dwelling is an example of the Arts and Craft style of the early 20th century. The building features square and triangular geometric form. Arts and Crafts homes are also known as Craftsman Homes. Craftsman Homes feature wide porches anchored by pillars for enchanting outdoor living space. Architects included simplicity indoors by designing open floor plans with many windows for views of nature. This blend of bringing nature into the home is reflective of the surge in early 20th century to of the automobile making travel more accessible a sense of liberty and openness.

Historical Comments: The property was the last structure constructed on Robie Street between Cedar and Cherry Streets. The lot was once part of the north Bliss Field which Cedar and Cherry streets now extend through. The home was dated by viewing the 1921 Aerial of Halifax and the City Directories.

Contextual Comments: The building is a contributing heritage asset to the streetscape providing an example of a craftsman house. The building is compatible with adjacent building in terms of scale and setback. The architectural style is reflective of the multitude of styles emerging at the beginning of the 20th century, the late Victorian and Edwardian architecture of the neighbourhood.

The building is at great risk of demolition as the current owner is the same owner which has as of April 2022 demolished 1548 to 1574 Robie Street.

CURRENTLY UNDER THREAT OF DEMOLITION AS THE SAME OWNER HAS DEMOLISHED THE FOLLOWING ADDRESSES FROM 1548 TO 1574 ROBIE STREET.



2009 Google
View, right



PID: PID 00157875

Civic Address: 1762 Robie St

Old Civic Address: 342 Robie St

Present Owner(s): Patricia Richardson-Bryson, since Feb 10/2003

Present Use: residential use

Construction Date: ca. 1907

Architectural Comments: The dwelling is a two-storey detached Edwardian house. The front two-storey three-sided bay window still retains its ornamental features. The southern back wall of the structure features the buildings second two-storey three bay window. The front porch is a later craftsman era addition. The porch cannot be seen in the 1921 Aerial of Halifax.

Historical Comments: The home is featured on the 1911 Fire Insurance map of Halifax and on the 1921 Aerial of Halifax. The city directories list the first occupant of the property as a A. S. Austen. The lot was part of the Bliss estate along Robie which after 1885 was subdivided having Cedar, Cherry and Shirley Streets extended through the estate to Robie Street.

Contextual Comments: The architectural style is a blend of late Victorian and Edwardian architecture with the porch reflective of the 1920s craftsman style. The house provides an example of the blend of tow architectural styles which adds to the heritage value of the streetscape. The building is a contributing heritage asset to the streetscape.



PID: PID 00157883

Civic Address: 1766 Robie St

Old Civic Address: 346 Robie St

Present Owner(s): PEJK Real Estate Inc., since Jan 1/2013

Present Use: residential use

Construction Date: ca. 1908

Architectural Comments: The dwelling is a two-storey detached Edwardian structure. The windows are decorated with shutters. The front door has sidelights and a transom window done in a classical style. The front façade windows have shutters.

Historical Comments: The City Directories indicate the first occupant in 1907 as a Daniel Connors. The home is featured on the 1921 aerial of Halifax and the 1911 fire insurance map. The architectural style is reflective of the multitude of styles emerging at the beginning of the 20th century, the late Victorian and Edwardian architecture of the neighbourhood. The building is a contributing heritage asset to the streetscape.

Contextual Comments: The building is compatible with adjacent building in terms of scale and setback. The architectural style is reflective of the multitude of styles emerging at the beginning of the 20th century, the late Victorian and Edwardian architecture of the neighbourhood. The building is a contributing heritage asset to the streetscape.



PID: PID 01157891

Civic Address: 1770 Robie St

Old Civic Address: 348 Robie St

Present Owner(s): Phi Kappa Pi Alumni Foundation Aug 1/1956

Present Use: residential use

Construction Date: ca.1889

Architectural Comments: The structure is a detached building. The front porch is large and supported by three columns with a main staircase. The porch roof has a pediment on its north side. Behind the pediment is a three-bay window which extends the full two storeys. The rear of the building has a small ell.

Historical Comments: Phi Kappa Pi fraternity has owned the property since 1956. Phi Kappa Pi is Dalhousie University's first fraternity founded in 1923. The fraternity adopted its Greek letters in 1959. The fraternity accepts Mount Saint Vincent and St. Mary's Universities students. The 1889 Insurance map also features a newly created Cherry Street with 1770 being the boundary street line corner building.

Contextual Comments: The architectural style of this building is that of the late Victorian and Edwardian architecture of the neighbourhood. The building is featured on the 1918 Tax Assessment Plan. The 1889 Fire Insurance map does indicate the structure as well the 1890 Bird's Eye View of Halifax. The building is a contributing heritage asset to the streetscape.



PID: 00162412

Civic Address: 1816 Robie St /6009 Cherry St

Old Civic Address: 352 Robie St

Present Owner(s): George Tsimiklis, since May 21 /2021

Present Use: residential use

Construction Date: ca. 1907

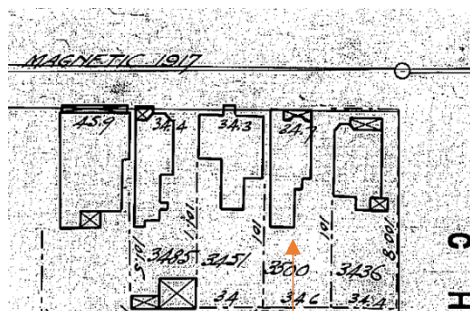
Architectural Comments: This is a 2.5 storey detached dwelling. The steeped gabled roof is similar to other buildings below Jubilee Road in the streetscape. The building now has vinyl siding but would have been wood shingles previously. Similar to other corner buildings in the streetscape the Cherry Street side features a first-floor bay window with a pedimented roof. There is on this southern side a pedimented gable end. The front entrance porch has a balcony above it with an entrance to the second floor. The front two-storey three-sided bay window is built more formal into the overall structure to form a cantilever with the gabled roof.

Historical Comments: The 1889 fire Insurance Map does indicate a structure on this lot however it is not clear if it is the same structure. If so, it went under large renovations during the 1910 period. The first listed city directory names Sinclair Fraser at 174 Robie Street in 1909.

Contextual Comments: The architectural style is Victorian and Edwardian architecture of the neighbourhood. Its similar architectural features as other corner buildings on the streetscape illustrate style that were in vogue at the time of construction. This building adds great built heritage value to the streetscape.

The building is at great risk of demolition as the current owner is the same owner which has as of April 2022 demolished 1548 to 1574 Robie Street.

CURRENTLY UNDER THREAT OF DEMOLITION AS THE SAME OWNER HAS DEMOLISHED 1548 TO 1574 ROBIE STREET.



1918 Tax Assessment Map, 1822 Robie St

PID: PID 00162420

Civic Address: 1822 Robie St

Old Civic Address: 354 Robie St

Present Owner(s): George Tsimiklis, since May 21 /2021

Present Use: residential use

Construction Date: ca. 1889

Architectural Comments: This is a two-storey detached Edwardian dwelling. The house features a Craftsman House front porch which was clearly a later addition to the Edwardian structure as marked on the 1918 tax Insurance Map. Behind the enclosed porch lays the two-storey three-bay window. The building has near flat roof. The South wall has three windows for interior lighting.

Historical Comments: The 1889 Fire Insurance Map indicates a building on this lot. The 1911 fire Insurance map illustrates a change to the rear l from the south to the north side. The craftsman porch was added in the 1920s. City Directory lists a Hugh Hamilton as a potential first occupant in 1899

Contextual Comments: The mixed architectural styles of the building speak to the evolving tastes of owners over its life time. The building fits well with the Victorian and Edwardian architecture of the neighbourhood. The structure is a contributing asset to the streetscape.

The building is at great risk of demolition as the current owner is the same owner which has as of April 2022 demolished 1548 to 1574 Robie Street.

CURRENTLY UNDER THREAT OF DEMOLITION AS THE SAME OWNER HAS DEMOLISHED 1548 TO 1574 ROBIE STREET.



PID: 00162438

Civic Address: 1824/1826 Robie St

Old Civic Address: 356/358 Robie St

Present Owner(s): Ian Michael Scanlon & Karen Rita Hiltz, since Nov 29/2006

Present Use: residential use

Construction Date: ca. 1885

Architectural Comments: This is a detached two storey residence. A classic example of a late Victorian Box style home. The main entrance is complete with square transom on the sides and top of the doorway. There is not front porch. There are three windows on the front second storey with one on the main floor. There are also windows on the second-floor side walls. The property had a small L on the rear in 1918 which seems to have been extended around to the north side.

Historical Comments: The City Directory list a Thomas Condon living at this address from 1885 to 1905 and then Johanna Condon until 1918. The building by reviewing the Insurance Maps has had several changes to the rear of the structure.

Contextual Comments: The building is a contributing asset to the streetscape. It is the only Victorian “Halifax House” style homes in the streetscape. The building provides context to the evolution of the streetscape.



PID: 00162446

Civic Address: 1830 Robie St

Old Civic Address: 362 Robie St

Present Owner(s): Carolyn Smedley, 1979 deed, book 3357, page 582 PID 00162446

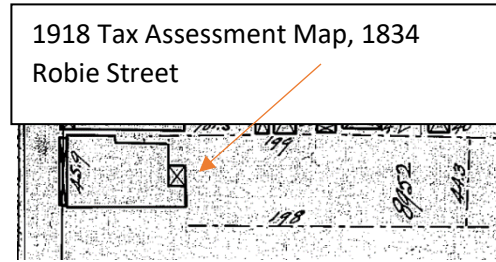
Present Use: residential use

Construction Date: ca. 1890-1905

Architectural Comments: This two-storey detached dwelling is in the classic late Victorian/Edwardian style that is used throughout the streetscape. Featuring on the front facade a two storey three bay window. The front entrance has a transom window and front steps. The building is in good condition.

Historical Comments: The 1921 aerial photo of Halifax shows the addresses of 1822 to 1826 Robie Street. The property being mid block seems to have been added after 1834 Robie Street. The property has yet to be migrated under the new Nova Scotia property system and has been owned by the current owner since 1979.

Contextual Comments: This house is the last single-family residence left between Cherry Street and Shirley Street. The rest of the buildings on this block facing Robie Street are owned by developers. The building is a contributing heritage asset to the streetscape.



PID: 00162453

Civic Address: 1834/1836/1838 Robie St

Old Civic Address: 364/366 Robie St

Present Owner(s): Lioncore Holdings Ltd. since Aug 14/2007

Present Use: residential use

Construction Date: ca. 1890

Architectural Comments: This is a two and a half multi unit dwelling. The building has mirror image symmetry. The structure has a second-floor front balcony over the main entrance. On the second floor are two three bay windows with two doors leading out onto the second-floor front balcony. The first-floor entrances both have transom windows. The north front wall also has a third door.

Historical Comments: The building can be seen in the 1890 Bird's Eye View of Halifax. The property was part of the Townsend property as mark on the 1878 Hopkin's Atlas of Halifax in the location of the stables. Can be seen on subsequent insurance maps and the 1921 Aerial of Halifax.

Contextual Comments: The building serves a multi-unit apartment building and was built as a late Victorian row housing. The property is large lot 45.9 ft fronting Robie street and 198 ft deep. The majority of lots along Robie street in the streetscape have deep lots of over 100ft. The building is a contributing heritage asset to the streetscape.



PID: 00162461

Civic Address: 1840 Robie St

Old Civic Address: 368 Robie St

Present Owner(s): Lioncore Holdings Ltd. since Aug 14/2007

Present Use: residential use

Construction Date: ca. 1930s

Architectural Comments: This is a three-storey detached multi unit building. The structure is simple in form. The large front porch has four supporting columns. the front façade features different sizes of windows.

Historical Comments: The building does not appear on the 1921 Aerial of Halifax. The lot was part of the Townsend estate as marked on the 1878 Hopkins Atlas of Halifax. The Townsend family remained on the property until around 1918. The original Townsend home was on the corner of Shirley Street and Robie Street now site of 6008 Shirley Street.

Contextual Comments: This building is compatible with adjacent building in terms of scale and use. The architectural style is modern reflects the late Victorian and Edwardian architecture of the streetscape. As a multi unit building it serves to provide the streetscape with context of evolving from single family to multi unit zone. The building is a contributing heritage asset to the streetscape.



PID: 41266875

Civic Address: 6008 Shirley St.

Old Civic Address: 6008 Shirley St.

Present Owner(s): Lioncore Holdings Ltd. since Aug 14/2007

Present Use: residential use

Construction Date: ca. 1951

Architectural Comments: This is a two-storey multi unit apartment building. The architecture of this building is simplistic modern. The building is reflective of the post war 1950s building boom. The entrance way along Shirley Street is lined with brick.

Historical Comments: The building is part of the Post World War two boom and need for housing after the war. It appears in 1918 that there was a house on this site. This was the last building built within the streetscape. Prior to its construction the lot was owned by the First Church of the Nazarene. The fire insurance maps between 1878 and 1911 indicate there was the home of the Townsend family on the site which existed into the mid 20th century is based on city directories.

Contextual Comments: The building is part of the Post World War two boom and need for housing after the war. It appears in 1918 that there was a house on this site. This was the last building built within the streetscape. Prior to its construction the lot was owned by the First Church of the Nazarene. The fire insurance maps between 1878 and 1911 indicate there was the home of the Townsend family on the site which existed into the mid 20th century is based on city directories.

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