

- Maud Godfrey -



# The Griffin

A publication of the Heritage Trust of Nova Scotia

VOLUME ONE NO. 1

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## NEW FORMAT

In order to cut paper costs, the Heritage Trust newsletter has gone on to a smaller format. At the same time, the publication has a new masthead and has been named after the creature that is the emblem of the Heritage Trust, the griffin. The emblem was originally designed by Prof. D.C. MacKay. The griffin, an ancient symbol of heraldry, is the traditional guardian of treasure. The griffin has the head of an eagle and body of a lion for strength. While marching into the future, the griffin is also looking to the past. Our griffin is holding the flag of Nova Scotia before him.

## PROGRAMME HIGHLIGHTS

1. Thursday, March 18, 1976, 8 p.m.  
Manuge Gallery 1674 Hollis St.

Speaker - Mr. Bob Manuge  
Topic - Our Heritage in Art

2. Thursday, April 15, 1976, 8 p.m.,  
N.S. Museum

Speaker - Mr. Ken Langille  
Topic - Early Shipping between  
Nova Scotia and the New  
England States, 1815-1855,  
and its effect on Nova  
Scotia.

3. Thursday, May 20, 1976, 8 p.m.,  
N.S. Museum

Speaker - Commander Evan Petley-  
Jones of Granville Ferry,  
N.S.

Topic - Historic Restoration En-  
terprises Ltd., Annapolis  
Royal.

4. Sunday, June 5, 1976, Walking  
Tour

Assemble at N.S. Museum for a walk-  
ing tour conducted by Mr. Lou  
Collins. The tour will be based on  
Mr. Collins' book In Halifax Town.  
More details later.

5. Thursday, June 17, 1976, 8 p.m.,  
Nova Scotia Museum Annual Meeting -  
more details later.

6. Saturday, June 19, 1976.  
Spring Tour - more details later.

NOTICE (of special interest to those  
who attended the fall tour of Pictou  
County):

The long-playing record of Pipes and  
Organs at St. Ninian's Cathedral,  
Antigonish, will be available in the  
near future.

## AWARD WINNERS

Each year Heritage Canada honours individuals, groups and companies who have made outstanding contributions to the preservation of historic buildings, areas or natural landscapes.

Mr. R.A.J. Phillips, Executive Director of Heritage Canada presented the following awards at the Heritage Trust Annual Dinner:

1. A Communication Award to Heritage Trust of Nova Scotia "for its long and active campaign to remind Nova Scotians of their heritage" through the publication of books, public tours and the various representations to save historic buildings on the waterfront, Granville Street, and to protect the view from Citadel Hill.
2. A Travel Award to Mr. Louis Collins who has "long been a leading figure in the campaign to conserve Nova Scotia's heritage" and who is the chairman of the Halifax Landmarks Commission and the Civic Historian.
3. A Prize Award to Janusz and Maud Rosinski "for their restoration of Thorndean and the Sawyer house", two historic mansions on Inglis Street, Halifax.
4. A Regional Award of Honour to Mr. John Fiske of Historic Properties Ltd. for the restoration of the seven historic waterfront buildings and the historic buildings on Granville and Hollis streets.



## NEWS ITEMS

VIEWS BYLAW - The bylaw to protect the view from Citadel Hill officially became law in October, 1975 when the last two appeals were dropped. As a result, the new Toronto-Dominion Bank (being constructed) at the corner of George and Barrington streets, will conform to the bylaw.

Granville Street - The buildings on the west side of Granville St. between Duke and Buckingham are soon to undergo partial restoration. Durham Leaseholds Ltd. will demolish the backs of the buildings but will, nevertheless, retain the facades of the six buildings. Originally Durham had planned to retain only four of the six facades; representatives of Heritage Trust and the Landmarks Commission met with the firm's architects to urge them to retain the six facades and thus ensure that the appearance of the streetscape would not be altered.

Prince and Hollis Streets - The eight pre-Confederation buildings at the corner of Prince and Hollis Streets will be considered as part of the major \$150 million waterfront development. Preliminary plans for the project may be unveiled in mid-February.

## MEMBERSHIP AND BILLING

Billings for membership were sent out early in January so that members would be able to take advantage of special rates for membership in Heritage Canada. The Trust is encouraging members to join Heritage Canada. A brief description of the aims of Heritage Canada was included in our billing, and a form was included so that members could indicate their wishes and include the fee for Heritage Canada which we will forward.



BRUNSWICK STREET

Brunswick Street, between Cogswell and North Streets, is one of the most historic residential streets in the city. Along with the Little Dutch Church of 1759 and St. George's "Round" Church, the houses range from the tiny and very old cottage of Thomas Beamish Akins, the first Provincial Archivist, to the substantial West House and the houses of Sir Sanford Fleming, and McCully, a father of Confederation.

Some years ago, when the Brunswick St. area began to be seriously threatened by demolition and re-development, Heritage Trust took an interest in the future of the historic neighborhood. In the years that followed, Heritage Trust and the Landmarks Commission urged the City to retain and rehabilitate Brunswick St. Last May, Halifax City Council declared the Brunswick St. area a "Housing and Heritage Conservation Area". Since then representatives of Heritage Trust have met with Mayor Morris and representatives of other interested groups to discuss plans for the rejuvenation of the area.

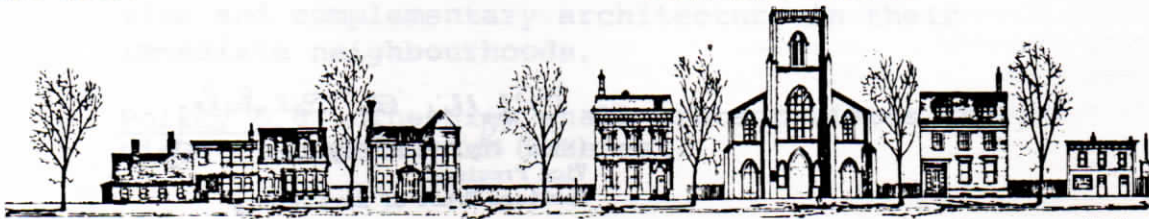
At present, it has been decided to form a special committee with representation from a number of interested groups to set up a mechanism for stabilizing the area by restoration of existing houses and enfill housing where there are vacant lots.

Government agencies like Heritage Canada and Central Mortgage and Housing Corporation may be interested in investing in the revitalization of the area if it is carried out as a non-profit scheme. It is for this reason that Heritage Trust has proposed that a non-profit foundation or society be set up. The society, with representation from a broad section of the community, could undertake the project and ensure that the restoration and rehabilitation goals for the area were carried out.

Various concerns will have to be dealt with, including the accommodation of the existing residents and means of financial support.

It has also been suggested by Heritage Trust that, after the houses have been restored or brought up to reasonable standards, they might be sold at reasonable prices, as condominium apartment units. Since "a condominium", in the legal sense, must be on its own foundation in order for a mortgage to be granted, it may be necessary for a group of prospective owners of a large house to form a non-profit shareholders company. This type of joint ownership is outlined in the article on The Thorndean Experience, in this newsletter.

These proposals and others will no doubt keep the Mayor's new committee busy discussing and planning an exciting future for historic Brunswick Street.



L. B. JENSON



# Heritage Trust of Nova Scotia

## BRIEF FOR PUBLIC HEARING ON MDP

On behalf of the Heritage Trust of Nova Scotia, I wish to express our appreciation to Mayor Morris, members of the Municipal Development Plan Committee, Halifax City Staff and others for the hours of work they have devoted to the revision of Statement of Objectives and Policies of MDP.

For many years the Heritage Trust of Nova Scotia has been working toward preservation in the Halifax area, and it was one of the first groups to recognize the potential of the waterfront buildings where we are now meeting which reveal exciting commercial, educational and cultural possibilities. There were many skeptics, but as this project nears completion, it is becoming recognized as unique in Canada, and in North America, providing a special environment in downtown Halifax and attracting visitors to the City and Province.

We strongly support the Objectives and Policies on Historical Resources (No. 4, 4.1, 4.2, 4.3, 4.4 and 6.8) in "Municipal Development Plan Committee Workbook on Subcommittee Revision of Statement of Objectives and Policies December 1975", and we urge City Council to ratify this section of the proposed MDP.

The idea behind preservation is not that the areas or structures involved become sterile museum pieces, but rather that they be functional and productive parts of the City mosaic - whether they are commercial, residential, educational or recreational.

May we point out that a City does not have to sacrifice growth in order to have preservation, or character in order to have progress. The old and the new can co-exist, and in fact, can complement one another. This has been successfully demonstrated in a number of North American cities including New Orleans, Charleston, Providence, Boston, Montreal, Victoria, and Kingston. More and more we realize that our future economy must evolve from consumer to conservator, thus placing more emphasis on preservation, restoration and recycling, and buildings are the biggest investment in a community.

We urge the MDPC to continue to meet to complete the implementation of the objectives, policies and guidelines in this report as soon as possible.

The executive and members of Heritage Trust of Nova Scotia are happy to offer their co-operation to City Council, City Staff and MDPC.

*Phyllis R. Blakeley*  
(Miss) Phyllis R. Blakeley  
Vice President  
Heritage Trust of Nova Scotia

Statements of Policy Regarding the Development of Halifax:

Municipal Development Plan

Objective 4 The preservation and enhancement of areas, structures, streetscapes, and conditions in Halifax which reflect the City's past historically and/or architecturally.

Policy 4.1 The City shall continue to seek the preservation, rehabilitation, or restoration of those areas, streetscapes, structures and/or conditions which impart to Halifax a sense of its heritage, particularly those which are relevant to important occasions, eras, or personages in the histories of the City, the Province, or the nation. Where appropriate, in order to assure the continuing viability of such areas, streetscapes, structures, and/or conditions, the City shall encourage suitable re-uses.

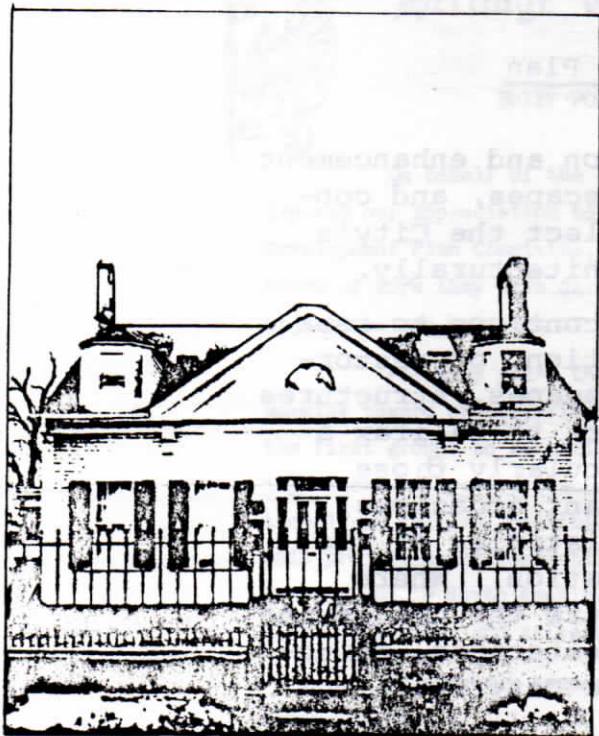
Policy 4.2 The City shall continue to seek the preservation, rehabilitation, or restoration of those structures, groups of structures, streetscapes, and/or conditions which are deemed to be architecturally significant. Where necessary or desirable, the City shall endeavour to assure their retention by encouraging economically viable re-uses.

Policy 4.3 The City shall continue to make every effort to preserve or restore those conditions resulting from the physical and economic development pattern of Halifax which impart to Halifax a sense of its history.

Explanation Examples of such conditions are views from Citadel Hill, public access to the Halifax waterfront, and the street pattern of the Halifax Central Business District.

Policy 4.4 The City shall attempt to maintain the integrity of those areas, streetscapes, structures, and/or conditions which are retained through encouragement of sensitive and complementary architecture in their immediate neighbourhoods.

Policy 6.8 The City shall protect vistas and views of significant interest.



It was possible for the house to be owned in this way because it comprised four self-contained units, each with its own entrance. The units, however, varied in size so that no two occupants would pay the same purchase price. The formula for the purchase price, and subsequently each shareholder's participation in mortgage, fuel, taxes and utilities became simply the percentage of the number of square feet of floor area in each unit, as a ratio of the total number of square feet of floor area in the building.

House rules and maintenance fees are determined by the group at regular house meetings. The house treasurer, for instance, organizes bill payments and looks after the company's bank account. It is useful to assign duties on a rotating basis.

Any unit may be sold at any time by its occupant who of course may realize a profit from his investment.

Preservation of this unique and historic house is the paramount objective of this project. Benefits to occupants include the opportunity to own property in a central and pleasing location at an affordable cost. Privacy and individuality are maintained within the rewarding experience of shared ownership.

### THE THORNDAN EXPERIENCE

- by Margaret Jordan

August 1, 1974 marked the one hundred and fortieth anniversary of the completion of Thorndean (5680, 5682 Inglis St., Halifax). That evening, a small group gathered in the elegant front parlour to celebrate the finalizing of plans that would lead to a new era in the history of the house.

Thorndean would be owned co-operatively by its occupants.

The spacious south end mansion, purchased and restored by the Rosinskis in 1967, became the subject of many months of meetings and discussions. By April 1975, 'Thorndean Heritage Ltd.' was formed and the property transaction completed. Thorndean had become the oldest house in Canada to be owned by a Resident shareholder Company.

**WANTED: An Owner for Historic Riverport House.**

In the Village of Riverport, Lunenburg County, at the mouth of the LaHave River stands the 175 yr. old home. Constructed in a style popular in New England at that time, its simple design achieves an effect of elegance and graciousness through the use of symmetry and restraint. In addition to the ample space provided by 13 rooms the house can boast of two fireplaces, a pantry cellar and even a bake oven.

Of the seven and one-half acres included,  $4\frac{1}{2}$  are cleared while the other 3 are wooded. As the chance of owning your own piece of Nova Scotia's shoreline grows more difficult each year surely this property is unique, having not only a fine view of Ritcey's Cove but two waterfrontages as well. The price is approximately \$10,000. For further information contact Mrs. Elliott Ritcey in Riverport, 766-4796.

### THE PICKLES AND MILLS STORE

Members of the Trust will be pleased to learn of the acquisition by Historic Restoration Enterprises of an old waterfront property, the Pickles and Mills Store on Lower Saint George Street, Annapolis Royal. Previously a lumbering, mercantile and shipping business, the firm has lately been the location of the Western Star Lodge, I.O.O.F. The second floor shall be maintained as quarters for the Lodge at least for ten years. Meanwhile H.R.E., whose president is Commander Evan Petley-Jones plans to establish a cultural center on the ground floor where art classes are now being conducted for adults and children. In addition to providing these important facilities retention of the Pickles and Mills Building will without doubt maintain the historical character of the area.

### THE TRAIL BLAZERS

- by Jean Petley-Jones

The annual Heritage Trust dinner was a very special event this year; it took place in the newly restored Historic Properties on the Halifax Waterfront. Many of the members present felt that it was truly remarkable - after ten years of often

discouraging effort, we were finally sitting down to dine on the Privateer's Wharf!

One remembered the bull-dozing of the old stone buildings of the Central Victualling Depot, survivors of the War of 1812 but not the Battle of Scotia Square; the levelling of the old stone wall with its graceful arch in favour of the "Interchange to Nowhere" and the night so many of us sat until midnight in City Council Chambers to protest the proposed removal of twelve feet of the Collins Bank in favour of a road widening project. With memories of events like these, the very physical existence of Historic Properties with its delightful stores, street-scapes, colourful restaurants and bars seems truly incredible.

At the dinner Mr. R.A.J. Phillips of Heritage Canada paid tribute to the foresight of the Heritage Trust, and of Mr. Fiske, the courageous developer. Some credit should also be given to the ordinary members of the Heritage Trust, who have faithfully paid their dues for years, and who trudged around those buildings in the rain (it always seemed to rain on Tours of the Waterfront Buildings!). They stood around in groups in the rain and the wind, listening as Lou Collins and Gil Hutton lyrically described what could, and should, be done.

Ten years is a long time. Some of those members are no longer with us; some have been transferred to other parts of the Province, or to other cities in Canada. Wherever they are, I hope that they are proud of having saved the Halifax waterfront buildings, and are delighted with the success of Historic Properties.

They were an unlikely group of Trail Blazers, including older Haligonians from the mansions of

the South End, middle class citizens from all over Halifax and long haired students from the Architectural College. City Council must have looked on these motley assemblies that periodically appeared before them, with astonishment, but our success has proved to Nova Scotians, and to others, that successful preservation can only be achieved with the assistance of informed, and participating, members of the public.

The Privateer's Wharf is a shining example of preservation for use, thanks to the Trail Blazers. The rest of us had better roll up our sleeves and start working on similar projects in our Historic Province by the Sea.

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Please send articles and items of interest to the editor, Elizabeth Pacey, 1345 Edward St., Halifax, N.S.



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