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The Griffin

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The Griffin

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Nova Scotia**

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The Honourable Arthur J. LeBlanc,
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*Cover image: Gaspereau Valley Farmland, by
Anne Wedler, 2022, plein-air oil on wood panel,
11" x 14", currently at the Teichert Gallery, Halifax,
framed \$650*

President's Report



Sandra Barss

With summer coming to a close, the Trust's fall schedule begins in earnest with our first Board meeting at the end of September.

Our Executive Director, Emma, who has just returned from a well-deserved vacation, will oversee our students again this fall. We again welcome Naomi Kent, who is returning to continue a research project involving heritage sites of Nova Scotia and who will collaborate with volunteers. We were pleased to be awarded another government grant that allows us to continue the archive project we started last year. As the students complete sections of the archival work, it will make its way into our resource library.

Our Doors Open for Churches program continues, successfully led by Margaret Herdman, our Board representative for Cape Breton, and Linda Forbes, who facilitates some of our social media presence and other communications. This is the third year we have given online access to some churches through our Facebook site, and the second year since Covid began that we have been able to provide in-person access to other churches. An ongoing positive effect of Covid is the popularity of

the hybrid event, reaching a larger and broader audience and giving us much positive feedback.

This fall brings a big challenge for the Trust. We must relocate out of the space that has been our home for the past nine years. Finding sufficient space that can accommodate our staff, students, and volunteers, as well as the archival material the Trust has acquired since its beginning in 1959 has been problematic. The rise in real estate markets has affected both the number of spaces that are available and their cost. We remain hopeful we can find suitable new space in the very near future and we will post our new address on our website as soon as we have confirmed it.

In the meantime, the Board will be meeting to develop a new Strategic Plan for the Trust, the first since 2012. This will provide vision and guidance for the current and future Board as the Trust moves through the next five years. Formulating the new Strategic Plan will provide an excellent opportunity for both our longer-standing members and new Board members to help shape the Trust's work over the next several years.

We have been pleased at recent acknowledgement within various media that heritage properties are truly imperilled. We will continue to keep the Trust's work in the news over the next while, so stay tuned!



ARTIST

Anne Wedler

As a plein-air oil painter, graduating from York University in Fine Arts, Anne Wedler is driven to focus, observe, discover, and be immersed in an exciting sweep of landscapes. Because she belongs to six plein-air groups and paints year-round in Nova Scotia and the USA, you will see her painting on sunny days, foggy days, in the morning light, and in the afternoon glow, and up to several times a week -- even at night, in bear country.

Light drives her colour choices and reflects her mood. She prefers bold brushstrokes, simplified shapes, and strong colour to convey the strength of the land and sea.

Anne's main influences include French and American Impressionists, Canada's "Group of Seven" artists, the works of plein-air painters from around the world, and the workshops taken with accomplished artists. She is self-directed through reading, studying online, and viewing galleries and instructional videos. She has been juried into international competitions (such as the Parrsboro International Plein Air Festival) and has won awards for her work. Her work is exhibited at the Teichert Gallery in Halifax.

Her main directive is to master oil painting through continual application and to paint her emotional response to her surroundings. Wild places and solitudes attract her. Expansive landscapes, or even a solitary tree, have personalities that she aims to capture. The sky is as challenging to catch as is the wind, or the façade of an old home bathed in morning sunlight.

Anne is driven to express the essence of landscapes and the changing mood of place through her plein-air painting, whether it be in a field of lupins in Annapolis Royal, a rocky, wind-swept Cape Breton headland, or a café in a rural town.

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Bear River on Stilts, by Anne Wedler, 2021, plein-air oil on wood panel, 11" x 14", available through the artist, framed \$650



Petite Patrie Chocolate, Kentville, by Anne Wedler, 2022, plein-air oil on wood panel, 11" x 14", available through the artist, framed \$650

End of the Coachman's House, 1195 Tower Road, Halifax

William Breckenridge

Once again Halifax has failed to protect viable, sustainable housing with significant heritage value. This was a well-maintained building which offered deep connections to the city's social, cultural, and economic heritage. The demolition of this unregistered but historic home in June 2023 only added to the rapidly growing list of notable buildings lost through lenient heritage regulations and Centre Plan zoning, which threaten the preservation of the distinctive character and tourist draw of Halifax. Furthermore, the pace of demolitions counteracts Halifax's climate mitigation policy by allowing embodied carbon and old-growth wood to be thrown into the ever-growing landfill. This article is part of a larger document prepared by the author earlier this year, to record this home's rich past at a time when it was clearly threatened. – Ed.

History

The coachman's house at 1195 Tower Road (corner of South) was a rare example of mid-19th century Halifax urban home design because of its architectural integrity. The house was constructed between 1854 and 1859. Over the years, it has had three civic address numbers: 87, 337, and 1195 Tower Road. The original property owner was Michael Hayden who, according to McAlpine's city directory and the 1871 Census, was a "coachman."^{1,2} This may seem a surprising profession for an owner of such a home; but most likely he owned the coach and ran a business. In deeds from 1862 onward, he is referred to as "Yeoman" (a freeholder) and in 1890 as "Gentleman."

In reviewing the Halifax Insurance maps at the Nova Scotia Archives,³ we can see that the house remained unchanged from its original construction as a one-and-a-half storey working-class cottage. It had a truncated gable roof with front and rear dormers. It had an offset three-bay street façade (door to



Part of Plate O of Hopkins' City Atlas of Halifax⁴ with Lot 76 at the corner of Tower Road and South Street circled and the owner recorded as M. Hayden

the left with two windows). The south wall directly abutted the next-door building, a later infill, as the 1878 Hopkins map predating that shows.⁴ The north wall along South Street had two ground-floor windows (one replaced by a small bay, likely modern), three second-storey windows, and two attic windows. The stone foundation seemed to have been refaced in brick. The foundation was high, which gave the house an elevated appearance.

The Neighbourhood

This was one of the earliest houses built in what was known as the Smith Fields. The neighbourhood was owned by the Smith brothers, Andrew and John, who operated a tannery at the corner of Green and Queen Streets. After the passing of the last brother, the lots were formally divided in 1862, as the subdivision map illustrates.⁵ The lots were purchased primarily by wealthy Irish Catholics, such as Daniel Cronan. At his death, unmarried, in 1892, Cronan left an estate valued at about \$720,000, "an amount sufficient to establish him

as 'the wealthiest man in Halifax.' Some 40 per cent of his assets were made up of business and household real estate, together with furnishings, stock, and cash."⁶

"... in a housing crisis, [we have] lost yet another solid residence, a streetscape anchor property, one of the oldest in the neighbourhood, and a home of great historical interest, which would undoubtedly have qualified for heritage designation ..."

The 1859 Gossip map⁷ shows 1195 Tower Road as one of the buildings existing prior to the formal subdivision of Smith's Fields. The deed of purchase from the administrators of the Smith brothers' wills was dated 6 June 1862,⁸ but it is quite possible that Hayden occupied it earlier. The property was described as "lot number 76 on a plan of Division of Smiths Fields so called lodged in the Office of the Surveyor General at Halifax, dated the fourth day of June AD 1862."⁸

Today

On the 20th of June 2023, the home of Michael Hayden, coachman, and many others since,⁹ was flattened. Little if anything was saved. The lot is now a bare patch of ground. Halifax, in a housing crisis, has lost yet another solid residence, a streetscape anchor property, one of the oldest in the neighbourhood, and a home of great historical interest, which would undoubtedly have qualified for heritage designation.

William Breckenridge is a former member of the HTNS Board, a local historian, and long-time advocate for heritage preservation.

Endnotes:

¹ McAlpine's Halifax City Directory for 1869/70. Halifax: David McAlpine (1869?). Library and Archives Canada, https://www.canadiana.ca/view/ocicm.8_00225_1 (accessed 2023-08-11).

² Census of Canada, 1871. Library and Archives Canada, <https://www.bac-lac.gc.ca/eng/cen->



Heavy equipment poised to demolish 1195 Tower Road on 19 June 2023 (Griffin photo)



Side elevation of house at 1195 Tower Road, seen from opposite side of South Street beside the Victoria General Hospital, 19 June 2023 (Griffin photo)

sus/1871/Pages/1871.aspx (accessed 2023-08-11).

³Fire Insurance Plans for Halifax, various dates 1877 to 1971. Nova Scotia Archives, <https://archives.novascotia.ca/maps/hopkins/archives/?ID=17> (accessed 2023-09-06).

⁴*City Atlas of Halifax, Nova Scotia, from Actual Surveys and Records by and under the Supervision of H.W. Hopkins, Civil Engineer. Provincial Surveying and Pub. Co. G.B. Vandervoort, Manager, 1878. Plate O – Part of Ward 1.* Nova Scotia Archives Library O/S G 1129 H3 1878, <https://archives.novascotia.ca/maps/hopkins/archives/?ID=17> (accessed 2023-09-06).

⁵*Plan Division of the Smith Fields, South Suburbs of Halifax, 1862.* Nova Scotia Archives Map Collection: V6 240 Halifax, Nova Scotia, <https://archives.novascotia.ca/maps/archiv/?ID=787> (accessed 2023-09-06).

⁶Sutherland, D.A. "Cronan, Daniel" in *Dictionary of Canadian Biography*, vol. 12, University of Toronto/ Université Laval, 2003, http://www.biographi.ca/en/bio/cronan_daniel_12E.html (accessed 2023-09-06).

⁷*Halifax Common, 1859*, by W.M. Gossip. Nova Scotia Archives Map Collection: V6 240 Halifax, Nova Scotia, <https://archives.novascotia.ca/maps/archiv/?ID=768> (accessed 2023-09-06).

⁸Deed, Anderson & Akins, executors of estates of Andrew and John Smith, to "Michael Hayden of Halifax aforesaid, Yeoman." Registry of Deeds (accessed through NS Property-in-Line 2023-08-06).

⁹Among former residents of this house was former MLA and twice president of HTNS, Peter Delefes, whose mother, Lillian Delefes, widow, purchased 1195 Tower Road from Lena V. Gaffen in 1955 (Registry of Deeds, Book 1366, Page 581, Province of Nova Scotia, Property-on-Line) and owned the property until 1976.

Comparison of Heritage Legislation: Montreal and Halifax

Janie Allard

Introduction

Heritage laws in Canada are designed to protect the country's cultural and historical heritage, including its built environment, artifacts, and natural features. At the federal level, the Government of Canada has enacted heritage legislation that includes the Historic Sites and Monuments Act (1985), the Parks Canada Agency Act (1998), the Heritage Railway Station Protection Act (1985), and the Cultural Property Export and Import Act (1985).¹ At the provincial and territorial level, each province and territory has its own heritage laws and regulations. These laws typically provide for the identification, evaluation, and protection of heritage sites and buildings of provincial or territorial significance. At the municipal level, cities and towns may enact their own heritage laws and regulations. These laws provide for the recognition and registration of heritage sites and buildings of local significance. Overall, heritage laws in Canada are designed to ensure the preservation of the country's cultural and historical heritage for future generations.

Montreal and Halifax, two of Canada's most historic and vibrant cities, have enacted various laws to protect their heritage sites and buildings. This essay examines and compares the heritage laws in Montreal and Halifax and their impact on the preservation of their cultural and historical heritage.

Montreal

The largest city in Quebec, Montreal has a rich cultural and historical heritage that dates back to the 17th century. The city's heritage sites include historic buildings, landmarks, and monuments that are of great importance to the city's identity. To protect these sites, the city and the province have enacted several heritage laws. The Government of Quebec enacted the Cultural Property Act (CPA) in 1972, and the Natural Heritage Conservation Act in 2002. The CPA allows the Government of Quebec and the municipalities to confer protective status on heritage areas and objects.¹ This is the main heritage legislation used in Montreal. The Natural Heritage Conservation Act contributes to the goal of "safeguarding the character, diversity and integrity of Quebec's natural heritage through initiatives aimed at protecting its biological diversity."¹

The CPA is designed to protect the cultural heritage of the province by providing a legal framework for the identification, evaluation, and protection of cultural property. The Act establishes a system for the registration and classification of cultural property, which includes buildings, works of art, and other objects of historical or cultural significance. It also provides for the acquisition and preservation of cultural property, and for the granting of financial assistance to support cultural preservation efforts. The Act aims to ensure that cultural heritage is safeguarded for future generations and that it remains an integral part of Quebec's identity.² Under this law, any proposed alteration, demolition, or renovation of a heritage site must be approved by the city's heritage committee. Also known as the Conseil du Patrimoine de Montréal (CPM), this committee is made up of members of the general public, who are vital participants in making heritage policies and decisions.

Old Montreal was declared a historic district on 8 January 1964. Today, Old Montreal retains traces of and testimonials to its evolution since the birth of the city. Due to the richness of its heritage, the harmonious balance of its architectural styles, and the size of the protected area, Montreal's old city is recognized as a unique North American heritage site. Given its historic district status, two levels of government have jurisdiction to ensure the enduring identity and intrinsic qualities of Old Montreal. At the provincial level there is the Ministère de la Culture et des Communications, which regulates work pursuant to the CPA. At the municipal level, the boroughs' planning advisory committees (CCUs) are entitled to enact by-laws and approve permits for construction proposals. Without the approval from the provincial government, and the permits from the municipal government, no person is legally allowed to:

"(a) divide or subdivide, redivide or parcel out any lot; change the arrangement, ground plan, destination or utilization of an immovable; (b) make any construction, repairs or alteration to the dimensions, architecture, materials or exterior appearance of an immovable; (c) post, alter, replace or demolish any sign or billboard; (d) or alter, restore, repair, change in any manner or demolish all or part of any recognized cultural property."³

The city goes to great lengths to protect its cultural heritage. Without its strict legislation, Montreal today would no longer have such a rich and ever-present built-heritage inventory.

Montreal



Corner of rue de la Commune and St-Jean-Baptiste in Old Montreal, 2012 (Griffin photo)



Evening streetscape at the Bonsecours Market in Old Montreal, 2012 (Griffin photo)

Halifax

In Halifax, the capital and largest city in the Province of Nova Scotia, heritage laws are also in place to protect the city's cultural and historical heritage. The province has enacted several laws, including the Heritage Property Act (1989), the Special Places Protection Act (1989), and the Cemeteries and Monuments Protection Act (1998). The Heritage Property Act is the primary heritage legislation applicable in Halifax.⁴ It provides for the identification, designation, and protection of heritage properties of provincial significance, and under municipal legislation, sites and buildings of local significance. Under this act, any property that has historical, architectural, or cultural significance can be designated as municipal heritage property. Once a property is designated, any proposed alteration, demolition, or renovation must be approved by the city's Heritage Advisory Committee (HAC).⁴

Halifax By-law H-200, passed on 2 July 1996, is a heritage preservation tool that aims to protect and preserve heritage properties within the Halifax Regional Municipality. This by-law provides for the establishment of the HAC, which is responsible for the identification and evaluation of heritage properties, advising Council on the registration of such properties, and guidelines for their protection and preservation.⁵ It also sets out the responsibilities of property owners in maintaining and preserving their heritage properties. Under the by-law, any property deemed to have heritage value or interest may be designated a heritage property, and certain restrictions may be placed on the property's use and development to ensure its preservation.

By-Laws H-500,⁶ H-700⁷ and H-800⁸ provide for the establishment of heritage conservation districts within the downtown core of Barrington Street and the neighbourhoods of Schmitville and the Old South Suburb, respectively. These require a certificate of appropriateness before any:

"(a) exterior alteration of buildings and structures, including additions, façades,

roofs, windows, doors, storefronts, signs, awnings, exterior materials, exterior steps and stairs; (b) demolition or removal of buildings and structures that are part of a contributing heritage resource; (c) construction of new buildings; (d) awnings and canopies; (e) fences in front yards; (f) utility structures including fuel tanks, mechanical or electrical equipment, satellite dishes; (g) improvements to the public right of way"⁸

Halifax By-laws H-200, H-500, H-700, H-800 (and others proposed) are important tools for protecting the city's cultural heritage and ensuring that it remains an integral part of the city's identity and history. The two protected neighbourhoods, Schmitville and the Old South Suburb, were among the first contiguous suburbs of the fortified town of Halifax. They are renowned for their traditional architecture, and their role in the early social and economic life of the harbour city. In the case of the Old South Suburb, it was also closely connected to the railway, hotel, and immigration facilities of the 1920s and 30s.⁹

Comparison of heritage legislation

The heritage laws in Montreal and Halifax have both had a significant impact on the conservation of cultural heritage in these historic urban centres. These laws have ensured that many buildings and sites of cultural and historical importance are protected from demolition, alteration, or renovation that could harm their heritage value. The laws have also encouraged owners to maintain and preserve their heritage properties, in part through financial incentives, thus ensuring that they remain a part of the communities' cultural and historical identities. Montreal, however, has much more robust and specific legislation. In order to get work permits approved for heritage properties in Montreal, authorization is required from two orders of government. Nova Scotia's Heritage Property Act, which provides the legislative framework for heritage by-laws of the Halifax Regional Municipality, is less stringent. In particular, it allows for

the demolition of a registered heritage property three years (but no more than four) after the date of application.⁴ In Montreal, no demolition is permitted without proper reasoning and authorization from the Ministère de la Culture et des Communications.²

Another major difference between Nova Scotia and Quebec is the severity of penalties against violations of the heritage laws. In the Province of Quebec and the City of Montreal, penalties vary depending on which set of laws is violated, and on whether one is a natural person (meaning a physical individual) or a legal person (a company or corporation). For example, a natural person who hinders in any way the actions of a person authorized to exercise power under the Cultural Property Act is liable to a fine of \$2000 to \$30,000, while for a legal person the fine ranges from \$6000 to \$180,000.² A person who does not take care of their property or comply with conditions set by the municipality is liable, in the case of a natural person, to a fine of \$2000 to \$250,000, and in the case of a legal person, to a fine of \$6000 to \$1,140,000.²

By comparison, in the Province of Nova Scotia and in the Halifax Regional Municipality, the penalties for contravening the provisions of the Heritage Property Act are much more modest. A natural person is liable to a penalty of no more than \$10,000 or imprisonment for a term not exceeding six months. If a legal person or corporation is convicted of an offence under this Act, the maximum penalty that may be imposed is \$250,000.⁴ This is the case even for the unauthorized demolition of a provincially registered historic landmark, such as occurred in Avonport in 2020.¹⁰

Conclusion

In conclusion, heritage laws play a crucial role in preserving the cultural and historical identity of a city. Nova Scotia's Heritage Property Act and Québec's Cultural Property Act both provide a comprehensive framework for the identification, evaluation, and protection of heritage properties. Both sets of

Halifax



Heritage structures at the corner of Barrington and Bishop, in the Old South Suburb Heritage Conservation District, Halifax, 2017 (Griffin photo)



Streetscape in the Schmutville Heritage Conservation District, Halifax, 2017 (Griffin photo)

legislation place certain restrictions on the use and development of designated heritage properties to ensure their preservation, such as in the protected districts of Old Montreal or the Old South Suburb.

Quebec's heritage legislation requires the authorization of two levels government for approval of any form of alteration to heritage properties in Montreal. In addition, there are more severe penalties, with greater impact on corporate budgets, for violations of the heritage rules in Quebec. In contrast, Nova Scotia's heritage property legislation applicable in the Halifax Regional Municipality levies a much lower penalty with limited impact on corporate decision-making.

Overall, both in Halifax and Montreal, the heritage regulations reflect a shared commitment to safeguarding cultural heritage, but there is a substantial difference in outcomes. The poor performance of Halifax's lenient heritage legislation is demonstrated all over the city. Halifax could benefit from taking a Montreal-style approach to limit accelerating loss of heritage buildings.

Janie Allard grew up near Montreal and is a student at Saint Mary's University in Halifax. She is majoring in anthropology, specifically forensics, with a minor in criminology, and expects to complete her degree in December 2023.

Endnotes

¹Ville de Montréal, *Heritage Policy*, May 2005, https://ville.montreal.qc.ca/pls/portal/docs/page/patrimoine_urbain_en/media/documents/politiquea.pdf (accessed 17 April 2023).

²Légis Québec, *Cultural Property Act B-4*, as amended 2012, <https://www.legisquebec.gouv.qc.ca/en/document/cs/B-4> (accessed 17 April 2023).

³*Guide to Performing Renovation or Restoration Work on Old Montréal Buildings*. https://vieux.montreal.qc.ca/guided/eng/guide_01a.htm (accessed 17 April 2023).

⁴Nova Scotia, *Heritage Property Act, an Act to Provide for the Identification, Preservation, and Protection of Heritage Property*, with amendments to 2010. <https://nslegislature.ca/sites/default/files/legc/statutes/heritage.htm> (accessed 16 Aug 2023).

⁵Halifax, HRM Planning & Development. By-Law H-200. 2 July 1996. *Respecting the Establishment of a Heritage Advisory Committee and a Civic Registry of Heritage Property*. <https://www.halifax.ca/city-hall/>

legislation-by-laws/by-law-h-200 (accessed 16 Aug 2023).

⁶Halifax, HRM Planning & Development. By-Law H-500. 24 Oct 2009, with Amendments to 19 November 2014. *Heritage Conservations District (Barrington Street) By-Law*. <https://www.halifax.ca/city-hall/legislation-by-laws/by-law-h-500> (accessed 22 Aug 2023).

⁷By-Law H-700. 17 July 2018. *Respecting the Establishment of a Heritage Conservation District for Schmitville*. <https://www.halifax.ca/city-hall/legislation-by-laws/by-law-h-700> (accessed 16 Aug 2023).

⁸Halifax. HRM Planning & Development. By-Law H-800. 14 January 2020. *Heritage Conservation District (Old South Suburb) By-Law*. <https://www.halifax.ca/city-hall/legislation-by-laws/by-law-h-800> (accessed 16 Aug 2023).

⁹Shape Your City Halifax. "Old South Suburb Heritage Conservation District." <https://www.shapeyourcityhalifax.ca/old-south-suburb> (accessed 17 Apr 2023).

¹⁰Demolished Horton Planter House – the Witter/Reid House, Avonport. *The Griffin*, 46 (1), 5-6 (March 2021), <https://www.htns.ca/back-issues>.

Anne Wedler



Portland Street, Dartmouth, by Anne Wedler, 2021, plein-air oil on wood panel, 14" x 11" (sold)

Plaquing the oldest house: the de Gannes-Cosby House in Annapolis Royal

Sandra Barss

The de Gannes-Cosby House, located at 477 St George Street, Annapolis Royal, was designated a National Historic Site in 2019, but COVID intervened and the plaque could not be unveiled until August 19, 2023.

This house is believed to be the oldest surviving wooden structure in Canada.¹ Built in 1708 from lumber determined have been cut in 1707, it was painstakingly restored by Jim and Pauline How. Jim, a former Parks Canada curator at Louisbourg and Port Royal, took great pains to remove the later 'improvements' made to (inflicted upon?) the home by previous owners, often to the chagrin of his family.

Jim removed gyproc from the walls and ceilings and carpeting and other 'modern' coverings from the floors, with the result that the original beams, floor boards and walls are now exposed. One particular board is 31 inches wide and more than 20 feet long – all one piece of wood from one tree – a testament to the craftsmanship of the French builders of the day.

Despite Jim's fastidious restoration of the house, the children said they froze in the winters because there was no central heating. The story also goes that Pauline never knew what Jim would do next, including that she returned home after a one-week trip to England to find that he had taken down the ceilings to expose the beams!

A stickler for authenticity, Jim relented and allowed Pauline to watch her beloved tennis matches on a television – but only on a black and white TV (no colour allowed) and only ever upstairs! The bathroom is a bit of an exception in that it retains four different types of wall covering that represent the various styles of their days, including one

that is wood panelled (à la late 1960s, oh well). Jim also wrote on the underside of the stairs leading to the second storey, the names of all previous owners of the home, giving dates of possession for each, as a bit of a testament to their custodianship of this property.

The house was open to all invitees and a few tourists who happened along the street before and after the

event. The house truly is a gem, furnished with period-pieces Jim and Pauline acquired before and during their tenure. It remains a private family dwelling, used when family members come from their Ontario homes to stay during the summers. It is a much-cherished part of the How family's history.

Annapolis Royal Town Crier, Christine Igot, acted as MC throughout the formal



Unveiling the plaque: (L-R) His Honour, the Honourable Arthur J. LeBlanc, Lt Governor of Nova Scotia; Her Honour, Mrs Patsy LeBlanc; Mr Russell Grosse (NS representative on the Historic Sites and Monuments Board of Canada); Mr Alan Melanson (Annapolis Royal historian); and Alyn How, son of Jim and Pauline How (author photo)





The de Gannes-Cosby House decorated for the ceremony (author photo)

part of the program, held under a canopy in the back yard of long-time neighbours, Jane and Peter Nicholson. Following speeches and the presentation, guests walked through the connecting paths to the backyard of the de Gannes-Cosby House for an informal reception.

Several members of the How family were present, as were other invited guests (about 100 in all), including Wilfred Wetmore, whose family owned the house for 72 years before he sold it to Jim How in the early 1980s. It was made known that Jim's offer to purchase was "not the highest offer" for the house, but clearly it was the right one for Mr Wetmore and, more importantly, for the de Gannes-Cosby House.

Sandra Barss is President of the Heritage Trust of Nova Scotia.

¹The oldest house in Lunenburg is reputed to incorporate part of a 17th century Acadian home (see *The Griffin*, v. 43 (1), pp. 10-13, March 2018).

<p>LA MAISON DE GANNES-COSBY</p> <p>Cette maison, bâtie en 1708 pour l'officier Louis de Gannes de Falaise grâce à des fonds du roi Louis XIV, est un rare exemple de résidence construite avant la Déportation en Acadie. Elle illustre le type de maisons habitées par la classe d'officiers coloniaux. Dès 1727, elle sert de résidence à l'officier britannique Alexander Cosby, lieutenant-gouverneur du fort et de la ville d'Annapolis Royal. Soigneusement restaurée, plusieurs de ses composantes d'origine subsistent dont l'ossature des poteaux et poutres, le remblai en clayonnage et torchis, les planchers massifs, le lambris en pin et la fondation en pierres des champs.</p>	<p>DE GANNES-COSBY HOUSE</p> <p>This house, built in 1708 for French officer Louis de Gannes de Falaise with funds provided by King Louis XIV, is a rare example of a pre-Deportation residence in Acadie. It is typical of the houses inhabited by the colonial officer class under both French and British rule. After 1727, it served as a residence for British officer Alexander Cosby, lieutenant-governor of the fort and town of Annapolis Royal. This carefully restored house retains many original features including post and beam framing, sections of wattle and daub infill, massive floorboards, fine pine paneling and a fieldstone foundation.</p>
 <p>Commission des lieux et monuments historiques du Canada</p>	<p>Historic Sites and Monuments Board of Canada</p>
	

Mapping Built Heritage in Nova Scotia Using Geographic Information Systems (GIS)

Avery Jackson

Introduction

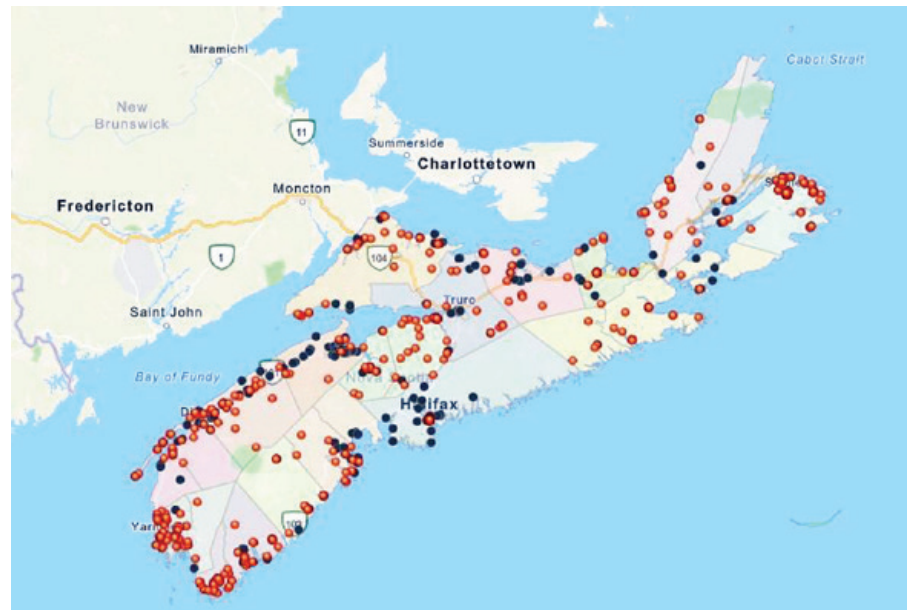
Nova Scotia, with its rich history and vibrant communities, is a repository of some of Canada's most significant and enduring structures, etching an indelible mark on our national consciousness. This assemblage of architectural heritage intertwines narratives of diverse cultures, economic evolution, and societal metamorphosis. Each heritage site tells an exceptional tale, chronicling a chapter in our shared saga. From one end of the province to the other, from the iconic Cape Forchu Light to the Saint-Pierre Church in Chéticamp, these structures act as tangible threads binding us to our origins.

My engagement in this project fostered close collaboration with the Heritage Trust of Nova Scotia, MapAnnapolis, and the Province of Nova Scotia. This joint venture aimed to construct a comprehensive map illustrating the application of GIS (Geographic Information System) technology, specifically ESRI ArcGIS Pro and Arc Online, in heritage management. While the initial scope encompassed heritage properties in Annapolis County and the Halifax Regional Municipality, the project's evolution led to an even more ambitious goal: to create a map encompassing all provincial and municipal heritage properties in Nova Scotia.

Preserving our architectural heritage is paramount in upholding our cultural identity, nurturing tourism, and fostering a connection to our past. By leveraging geomatics technology, we are able to document, analyze, and visualize our inventory of heritage properties with greater precision and efficiency.

Project Overview

The core objective of this project is to showcase the utility of a GIS in record-



Locations of registered properties captured in the project to date, both provincial (dark) and municipal (red/grey) [Note absence of municipal properties in most of HRM and the east half of Lunenburg Co. (District of Chester)]

ing geo-located data and to illustrate the advantages of a unified platform for property information. Historically, heritage property documentation projects in Nova Scotia have been limited to smaller scales, typically restricted to municipal or county boundaries, such as the MapAnnapolis endeavour to record pre-1914 buildings in Annapolis County.

“... leveraging geomatics technology, we are able to document, analyze, and visualize our inventory of heritage properties ...”

Referencing the ‘Canada’s historic places’ website (historicplaces.ca), an early digitization and visualization of heritage, we aimed to transcend jurisdictional limits and build a comprehensive repository, being among the first of the kind for any province in Canada.

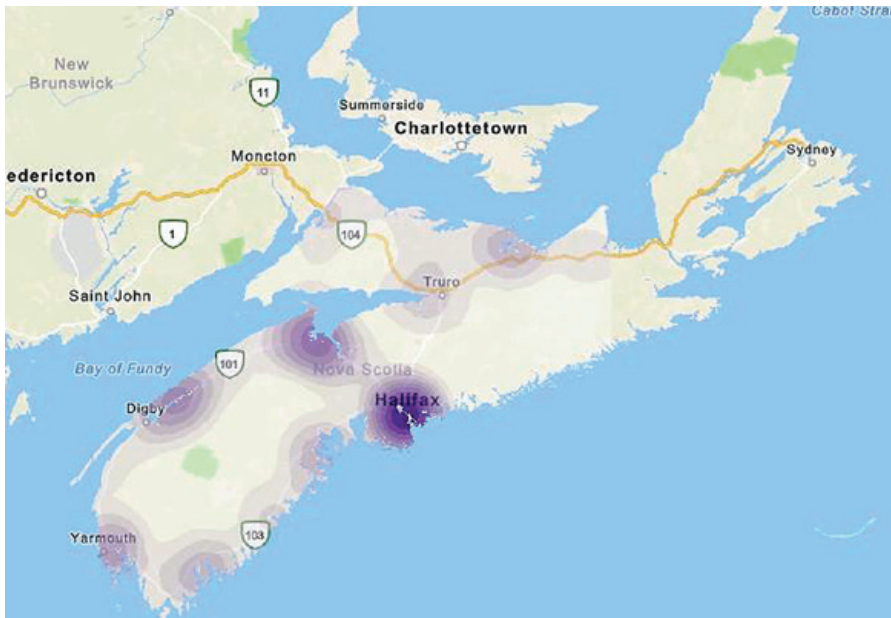
Unfortunately, outdated entries, deregistrations, and incomplete data in the ‘Canada’s historic places’ data-

base underscored its limitations. Many governing bodies haven’t uploaded or updated their properties, rendering its scope uncertain. This deficiency necessitated a fresh approach.

Data Collection

Central to this project was extensive and careful data assembly. Collaborative efforts and partnerships furnished a trove of information, facilitating the creation of an exhaustive geographic dataset.

Data collection began with acquisition of digital data on provincially registered properties from the Province of Nova Scotia. This served as the project’s cornerstone. Location accuracy was a paramount concern, necessitating cross-referencing of addresses and extensive research. Properties with only a PID (Property Identification Number) had to be verified meticulously to account for land parcel changes. Conversely, properties without PIDs or addresses posed significant challenges, especially for



'Heat' map showing the density of provincially registered properties in Nova Scotia (darker shading denotes higher concentration)

properties accessible only by water or located on government land. There were a number of properties such as bridges, dams, and those situated on extensive plots of land that required extra care when marking each location by a point on the map. Thorough verification laid the groundwork for subsequent steps.

“This file, accessed within Excel, contained not only spatial data, but also ... name, construction year, primary building materials, current use, former use, and year of registration.”

With verified locations in hand, we imported the dataset into ArcGIS Pro. Leveraging the 'Geocode Addresses' tool, we procured precise latitude and longitude coordinates for each property. This geocoding phase guaranteed accurate provincial heritage property placement on the map.

In parallel, recognizing the importance of municipal heritage properties, we engaged with 24 Nova Scotian municipalities, counties, and districts. This yielded data in a variety of formats, from GIS shapefiles to Excel spreadsheets to plain text files. Non-digital information was entered manually into the dataset

using the ArcGIS Survey123 application. Thorough verification was imperative here as well, followed by geocoding within ArcGIS Pro.

Merging these datasets expanded the project scope to include 583 Municipal Heritage Properties alongside the 309 Provincial Heritage Properties. There is some overlap, a few properties being registered both provincially and municipally. A major gap in the Halifax Regional Municipality (HRM) was identified late in the project. Files provided by HRM included only registered heritage properties on the Halifax peninsula, omitting the majority of the 512 municipally registered sites in other parts of the municipality (Halifax outside peninsula, Dartmouth, Bedford, and the rest of the former Halifax County). This skewed the results somewhat, giving the impression that the Cape Breton Regional Municipality (CBRM), with a respectable total of 193, has the highest concentration of municipally registered heritage properties in Nova Scotia. In fact, the number in HRM, not surprisingly, is a little more than two and a half times the CBRM total. All of the municipalities contributed, with one exception: the Municipality of the District of Chester).

ArcGIS Survey123

To enrich the dataset, a Survey123 application was developed, fostering public involvement. This platform enabled public and governing body contributions, supplementing the heritage property data already obtained from the province and municipalities.

Capturing essential property information, the Survey123 form delved into categories from historical context to architectural features. Gathering 170 previously missing properties through this application enriched the project and underlined collaborative interest in heritage preservation. Assembling this dataset required finding the lists that various governing bodies had for their heritage properties. For example, the Municipality of the County of Annapolis had heritage properties displayed on a section of the municipal website, but did not have data in a GIS-compatible format.

The resulting total number of properties in Nova Scotia registered either provincially or municipally is 892, not including the missing properties from HRM and Chester.

The Provincial Heritage Property Map

A milestone of this endeavour was the creation of the Provincial Heritage Property Map. This visualization showcased all Nova Scotian Provincial Heritage Properties, rendering their wide distribution and areas of clustering clearly apparent.

Following location verification, the dataset was imported into ArcGIS Pro. Geocoding delivered precise latitude and longitude coordinates, from which a comma-delimited (CSV) file was procured for uploading to ArcGIS Online. This file, accessed within Excel, contained not only spatial data, but also property specifics, such as name, construction year, primary building materials, current use, former use, and year of registration .

Municipal Heritage Property Layer

Integrating Survey123 data with the previously acquired Excel and shape files

from the municipalities broadened the dataset. This enabled creation of a comprehensive Municipal Heritage Property layer, incorporating the 583 municipality registered heritage properties in the full data set (but again excluding some properties in HRM and Chester).

Thus, collaboration with municipalities, counties, and districts bore fruit, leading to creation of the first comprehensive data set on municipally registered properties in Nova Scotia. Merging the municipal heritage property layer with the provincial heritage property map then yielded a comprehensive overview of Nova Scotia's registered built heritage resources.

Data Visualization and Analysis

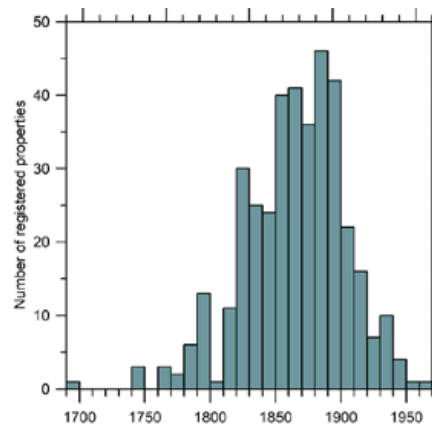
The heart of the project lay in data visualization and analysis. Density (or 'heat') maps emerged as a useful tool, spotlighting areas with the highest registered property concentrations and showing regions with a lower number of registered properties.

"The heat map of provincially registered heritage properties shows high variability, with clusters in several historic coastal communities ..."

Municipal Heritage Property heat maps reveal an apparent dominance in CBRM), with its 193 registered properties. This is a result that should be celebrated, but was somewhat misleading because the present dataset includes only 50 of the 512 municipally registered properties in HRM.

The heat map of provincially registered heritage properties shows high variability, with clusters in several historic coastal communities, particularly Halifax, but also centres in Yarmouth, Shelburne, Annapolis, West Hants, Lunenburg, and Pictou counties. The map of individual provincially registered properties shows a wider distribution. Although there are a number of provincially registered properties in CBRM, the number doesn't meet the threshold to show up on the density map.

It is important to note that there



Histogram of ages (by decade of construction) in a subset of 385 municipally registered properties for which the dates were available

is inconsistency in the registration of individual properties within conservation districts. Some municipalities, such as HRM, do not approve new municipal heritage registrations of eligible properties after a conservation district has been proclaimed. In such cases, the number of registered heritage properties in a given municipality will be undercounted, and the total number of recognized heritage structures will depend on the size of the conservation district or districts.

Bar graphs and pie charts provide other ways of exploring the data, conveying the distribution of registered heritage properties according to other attributes such as construction decade, or current use, among others. Age data revealed a broad spectrum of construction dates for municipally registered heritage properties, ranging from 1698 (Ste-Famille Acadian Cemetery, Falmouth, West Hants) to 1964 (fourth Point Prim Lighthouse, Digby County). The great majority of registered properties in Nova Scotia date from the 1820s to the 1910s, with the highest number (modal decade) from the 1880s. The municipal registration data do not include some of the oldest buildings in the province, which are provincially registered, notably the 1708 de Gannes-Cosby House in Annapolis Royal, now a National Historic Site (see p. 11, this issue).

'Eligible' vs Registered Heritage Properties in Annapolis County

More detailed examination of historic buildings in Annapolis County uncovered a rich assemblage of built heritage. The community project, MapAnnapolis, had identified 2222 'Heritage Houses' across the county, buildings which might be eligible for registration based on an age criterion (1914 or earlier). Contrasting this with the limited number of registered municipal heritage properties (27) underscored the need for more proactive heritage conservation efforts.

Comparing these layers illuminated varying heritage conservation strategies, even within a single county. Middleton in Annapolis County is one of the few towns in Nova Scotia that does not have any type of heritage by-law for the protection of historic sites and structures. This has created a disparity in heritage protection inside and outside of the town limits, the only registered property in the town being the provincially designated Old Holy Trinity Anglican Church (c. 1789).

Conclusion

Nova Scotia's heritage properties embody our collective memory. This project, facilitated by GIS technology, created a unified digital repository of recognized heritage resources in the province. By melding technology and community collaboration, we've woven a modern tapestry that safeguards our past for future generations.

This is very much a work-in-progress. Next steps include acquisition of more complete data from HRM and the District of Chester. Additional data on dates of construction and other architectural attributes, not included in some of the municipal data sets provided for the project, would enable a better assessment of the historical representation in the province's overall suite of heritage resources. It is to be hoped that a process of annual updating with newly registered properties can be arranged.

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Martello Towers of Halifax - Part II

Royce Walker

In the June edition of *The Griffin*, I summarized background information on the evolution of Martello Towers, and some of the story behind the Prince of Wales Tower and the Duke of York Tower, both of which still exist in some form. Here we explore the three towers which no longer stand. I believe that each of the Halifax towers was unique and interesting in its own way, and I hope you will agree. Let's continue.

Duke of Clarence Tower

The third early Halifax tower is the Duke of Clarence Tower. Eastern Battery, later named Fort Clarence, was first established on the eastern shore of the harbour in 1754 to help close the wide channel between the Dartmouth shore and Georges Island. The tower made a significant addition to the fort. With construction completed prior to 1798, it had several distinctive features. It was the only Halifax tower built of sandstone, probably from Pictou, according to Harry Piers,¹ although H.W. Hewitt in 1901 suggested it was built with stone brought from Louisbourg, including a cannonball embedded in a stone above

the doorway.²

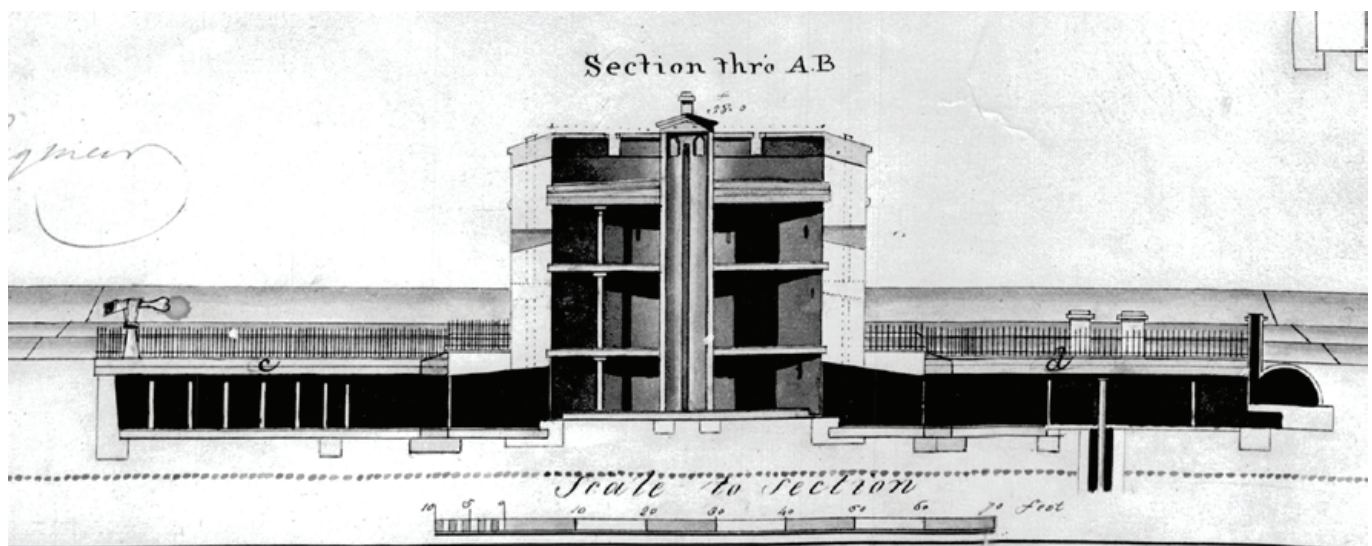
The tower measured 50 ft (15.2 m) in diameter and 45' (13.7 m) in height, with straight walls. It was the only Halifax tower to have three storeys and a 'terreplein', or roof-top gun platform. The lower floor was below grade. This tower also had musket loopholes in the walls of the above-ground floors, as well as embrasures for carronade, and the tower was surrounded by a dry ditch. The most unusual features were the two 'caponiers', covered stone passageways crossing the ditch, complete with musket loopholes. The caponiers made the Duke of Clarence Tower unique among the North American towers until this feature reappeared in the Kingston (Canada West) towers 48 years later. As at the Prince of Wales and Duke of York towers, access appears to have been originally by an exterior iron staircase to the top of the tower. The purpose of the tower was to serve as a battery keep defended by 164 men.

The Duke of Clarence Tower was designed to mount up to 16 guns of various sizes. In 1808, it mounted 12 guns: four 32-pounder carronades, four 24-pounder carronades, and four anti-quoted 8-inch howitzers. The armament

of the tower changed over time, but was always short-range anti-personnel ordnance. The section drawing shows the hollow central column and absence of internal arches, illustrating the lack of bombproof construction found in the standard tower design after 1808.

Alterations to the tower began in 1812 with the addition of a ground level entrance and removal of the external stairs, along with changes to lower the parapet to allow the guns to fire 'barbette', or over the parapet on the west side (seaward), while it remained full height on the east side to protect from a landside attack. Fort Clarence was commanded by high ground to the east, considered a significant weakness of the site by some critics.

In 1865 the top floor of the tower was removed and the second storey was modified and converted into a barracks for 18 men. By 1867, the tower no longer served a military function as part of the new Fort Clarence, which had been reconstructed as a massive eleven-gun rifled muzzle-loading (RML) battery. In 1889 the tower was modified again when the barracks floor was removed and the basement was properly bombproofed for use as a magazine, in which



Duke of Clarence Tower, Plan No. 6, Halifax, 18 April 1811 (courtesy of The National Archives, Kew, MPH 1/464 (8))



View of Halifax from Dartmouth, by W.H. Bartlett (artist) and R. Wallis (engraver), hand-tinted engraved print, c. 1832 (collection of the author)

it continued until 1927, when the site was sold to Imperial Oil. The lower floor of the tower was finally demolished in 1941, as new owners prepared the site for construction of oil storage tanks in support of the war effort.

Georges Island Tower

The Georges Island Tower is the Halifax tower which most closely conformed to the British standard design. A new stone tower in Fort Charlotte to replace the existing wooden blockhouse was approved in April 1811. Construction was underway under the direction of Gustavus Nicolls RE by 1812, early in the War with the United States. The tower was complete and probably armed before the end of that year.

This tower was a British standard design of 43 ft (13.1 m) diameter at the base, two storeys with terreplein and parapet. The height of the tower is not known, but we would expect it to be 30 to 35 ft high (9.1 to 10.7 m). The tower served to support the gun battery on the island as well as being a keep for



Georges Island Tower seen from Halifax, from H.S. Murrell, Sketchbook of Canadian Views, 1849 (courtesy of LAC Reference: C-122864 Accession # 1985-3-91)

the garrison. Its priority function was to sweep the shores to prevent attacking forces landing and turning the battery guns on the city and dockyard. As such, the ordnance mounted appears to have been carronades only, short range anti-personnel weapons, the anti ship guns being mounted in the adjacent gun

batteries of Fort Charlotte. It appears to have been the most ordinary Martello Tower in Halifax.

The Georges Island tower exemplifies the end of Martello Tower usefulness, when in the 1860s it was proposed for demolition during modernization of Fort Charlotte. By 1877, it had disap-

peared.

Perhaps the most exceptional feature of the Georges Island Tower is the lack of detailed information about it. The tower figures prominently in a number of paintings and drawings of 19th century Halifax. It appears in the distance in a couple photographs, but close-up photos have yet to appear.

Sherbrooke Tower

The construction of Sherbrooke Tower was approved in 1812. Construction was underway in April 1814 under the direction of Col. Gustavus Nicolls, who did not support a tower located at the tip of Maugher Beach, McNabs Island. When work was halted in September 1815 due to the end of the war with the United States, the 8-ft (2.4 m) unfinished walls were covered to protect them. Construction resumed almost 11 years later, in July 1826, and the tower was essentially complete by November 1827. As the tower neared completion, it was approved to add a lighthouse to the top of the structure, and the light was in operation in April 1828.

The completed tower conformed closely to the standard design being 50 ft (15.2 m) in diameter and about 30 ft (9.1 m) high, with walls 7 ft 6 in (2.3 m) thick at the bottom, tapering to the top. Sherbrooke Tower was faced with granite quarried in the Northwest Arm, and brought by water to the site. This may have been the first structure in Halifax to be built of squared granite.

Sherbrooke tower was designed to mount four 24-pounder carronades on the barracks (2nd) floor, and three 24-pound long guns on the terreplein (roof). These were mounted in 1827 shortly after the tower was completed and before the roof was installed. The roof and lighthouse design, supported by a central 'kingpost', allowed full function of the guns with the roof in place, but the plan was to remove the roof and light if hostilities were expected to be prolonged.

The carronades for the barrack floor appear to have been placed in the tower, but possibly not mounted, as that



Sherbrooke Tower, signed David Walnut, watercolour (collection of the author)

floor was divided to accommodate both an artillery officer in charge of the tower and a lighthouse keeper. The carronades may have been stored to allow as much accommodation space as possible.

In the spring of 1851, Sherbrooke Tower was 'loaned' to Abraham Gesner to perform testing of his invention, kerosene, as a fuel for lighthouse lights and other purposes. Gesner's test at Sherbrooke Tower Light proved very successful.

By 1873, the three guns on the roof appear to have been removed following the re-arming of Halifax with longer-range RML guns. There is speculation whether the tower could have met its intended military purpose, which lasted about 45 years. On the other hand, its function as a lighthouse, was very successful, and it served that purpose until 1941 (113 years). As a lighthouse, Sherbrooke Tower was better maintained than most Martello Towers, many of which were not kept up and ran a course of slow deterioration. By the late 1840s, many Martello Towers were reported unimproved and unserviceable. The era of Martello Towers was quickly coming to an end.

End of the Era

In the 1820s, Martello Towers had become very popular and were viewed as affordable, quickly constructed, and visually pleasing permanent military

structures. The British military and the populations of defended port cities liked the idea of permanent defence structures. In Halifax, as in several other locations, there had been proposals and recommendations for a number of additional Martello Towers to remedy perceived weaknesses of the harbour defences. None of the additional proposed towers in Halifax progressed beyond 'recommendations'.

In Halifax, as throughout the Empire, Martello Towers served as robust defence structures for a short period of time, bridging the transition from the early colonial earth-and-timber fortifications of the smooth-bore gun era, to the massive and expensive stone and brick casemated batteries of the late 19th century. Many of the towers' original roles were considered out of date before 1850, and this was confirmed by the rifled gun technology of the 1860s. Nevertheless, some towers retained at least part of their ordnance after 1860; and several towers were modified to serve other purposes, even into the 20th century, while others were demolished to allow for modernization of fortifications.

There was never an attack on any Martello Tower. That leaves to speculation any conclusions on their ability to meet the intended military purpose.

Personal Reflection

As an area resident and Martello Tower enthusiast, I have wished the Prince of Wales Tower to be the important prototype for all the towers which followed. However, in the face of the available information, I have come to accept that there is no evidence the three early Halifax towers were influenced by the Mortella Point action, and also no evidence that they influenced future Martello Towers.³

The Halifax towers figured prominently in the cityscape of the past, and live on in the variety of images created, including various landscape paintings, postcards and collector cards, engineering plans, and the photographic record of the city. The presence of five Martello Towers at one time is a remarkable memory in the history of Halifax. Although we now have only one intact tower, it is good fortune that we have the Prince of Wales Tower, that very early tower. This continues to be an important part of the Halifax Defence Complex, a National Historic Site, and an enduring feature of the built heritage of Halifax.

In closing, here is another familiar view of 19th century Halifax, by Bartlett and Wallis in 1832, now looking south from Dartmouth. In this image (p. 17), four of the Martello Towers are visible, with the Prince of Wales Tower hidden behind Citadel Hill. Once again it appears the artist took particular notice of the towers as prominent features in the landscape of the city.

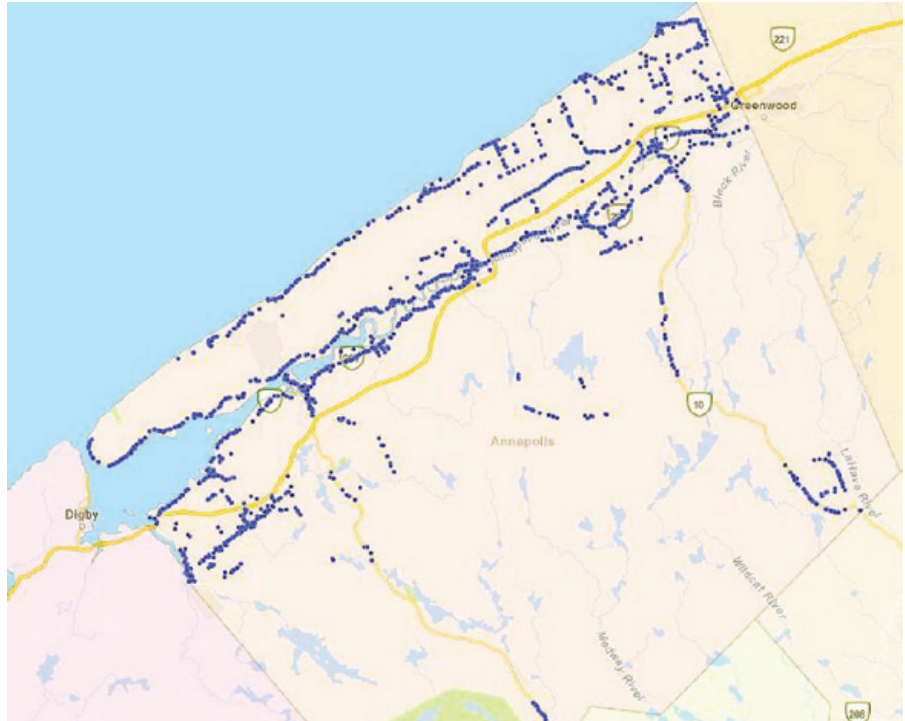
Royce Walker is a founding member of the Friends of McNabs Island Society, a member of HTNS, and a long-time Martello Tower enthusiast.

¹Piers, H. *The Evolution of the Halifax Fortress 1749-1928*. Public Archives of Nova Scotia, Publication no. 7, 1947

²Hewitt, H.W. *History of Eastern Passage*, no. 24 [25], *Dartmouth Patriot*, 19 Oct 1901.

³Ivan J. Saunders. *A History of Martello Towers in the Defence of British North America, 1796-1871*. Parks Canada, Occasional Papers in Archaeology and History, no. 15 (1976), available at: https://publications.gc.ca/collections/collection_2018/pc/R61-2-1-15-eng.pdf

Mapping Built Heritage in Nova Scotia Using Geographic Information Systems (GIS)



'Eligible' (= pre-WW I) heritage properties in Annapolis County (compiled by and courtesy of MapAnnapolis), of which only 27 are municipally registered

continued from page 15

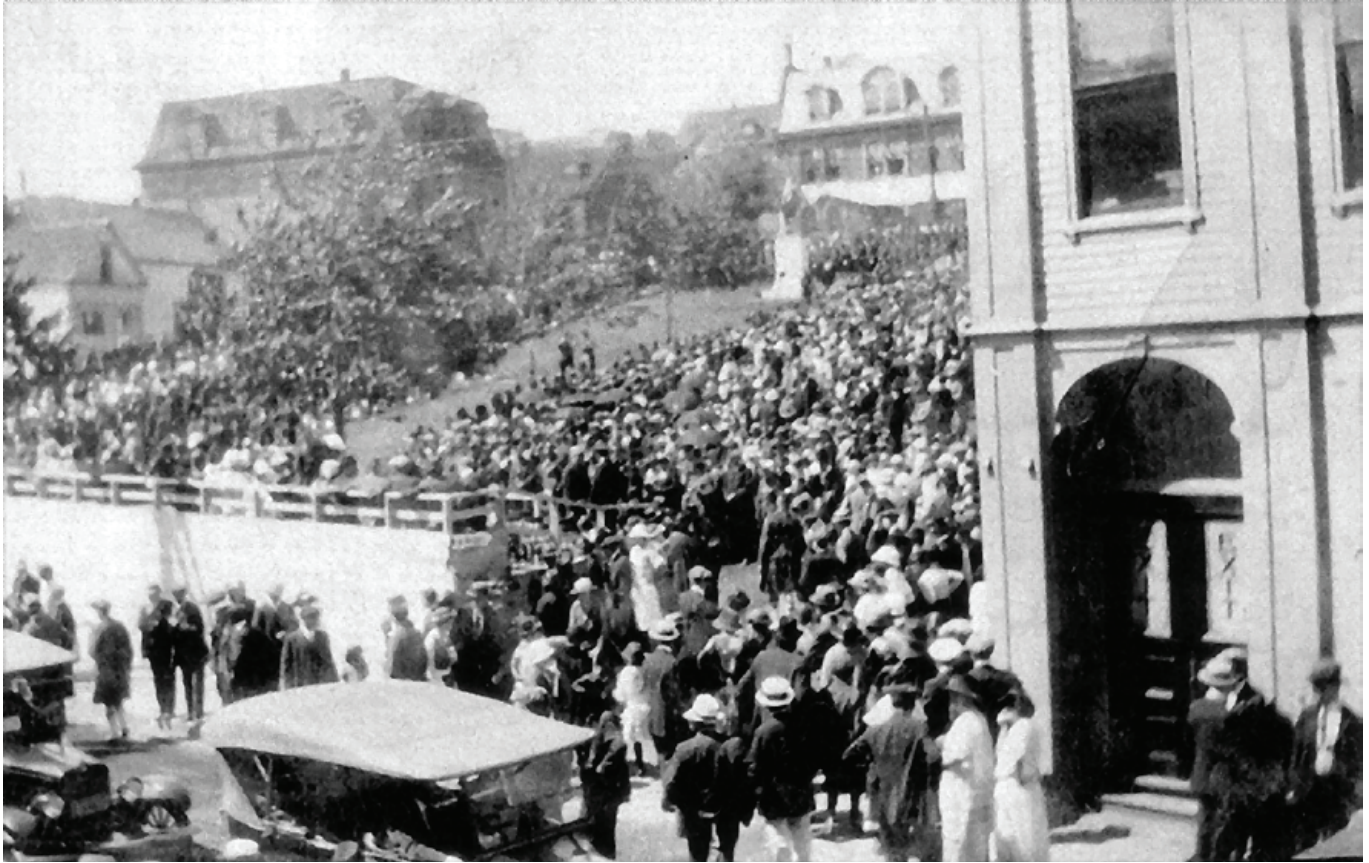
Future applications of the GIS data include the ability to overlay any number of other layers, enabling analysis of the distribution of registered properties in relation to census data, voting districts, historical industries, or simply the number of properties potentially eligible for registration.

The aim of this project is to lay the foundation for future work, a database that can be added to over time, to ensure that Nova Scotia's built heritage is recorded, protected, and showcased. It aims to offer a glimpse into the heritage landscape our diverse province has to offer and paint a picture of those areas across the region that could benefit from more protection of our built heritage, along with those regions that have rich collections of registered heritage properties.

Acknowledgements: The main partnering organizations include the College of Geographic Sciences (NSCC), the Nova Scotia Department of Communities, Culture Tourism, & Heritage, the Heritage Trust of Nova Scotia, and MapAnnapolis. Thanks also to Dave MacLean, supervisor of this project; ESRI Canada (ESRI Inc.); and the municipalities of Annapolis, Antigonish, Argyle, Barrington, Clare, Colchester, Cumberland, Digby, Guysborough, Halifax, Hants (East and West), Inverness, Kings, Lunenburg, Pictou, Queens, Richmond, Shelburne, St Mary's, and Yarmouth.

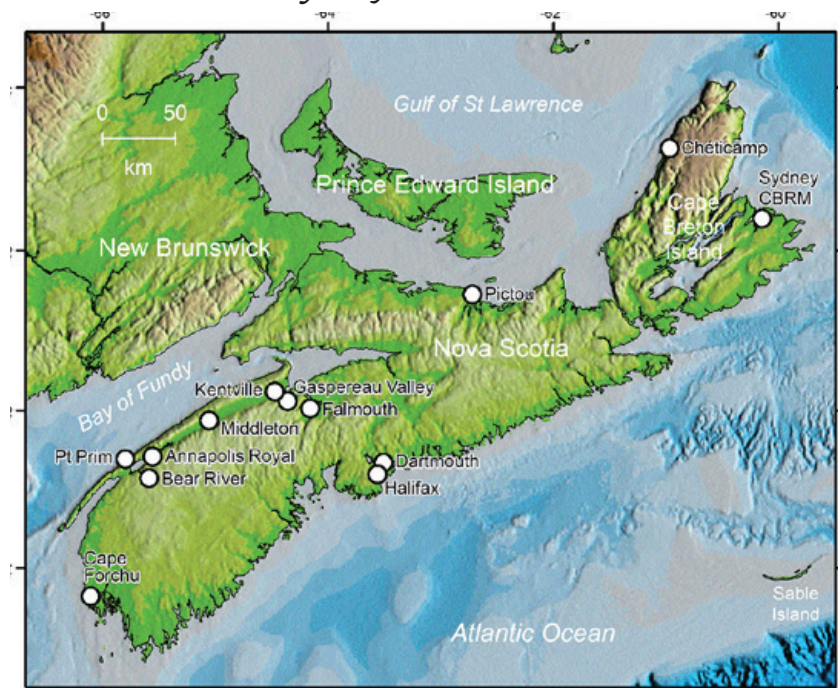
Avery Jackson is a former member of the HTNS Board as regional representative for the Annapolis Valley and surrounding areas.

Anniversary of Hector Arrival



This month we celebrate the 250th Anniversary of the landing of Scottish settlers from the Ship *Hector* in Pictou Harbour on the 15th of September 1773. This image takes us back to the 150th Anniversary in 1923. At that time, the celebrations were held in July to maximize attendance. It is said that visitors numbered many times the population of the town. Here, in an image taken by Windsor photographer, H.H. Reid, dated "July 17, 1923," we see the crowd gathered for the unveiling of the Hector Monument, which still graces Market Square. Note the early traffic jam. The building in the lower right is the Pictou Theatre, alas no longer standing. In the upper right, the old County Building, which also housed the Registry of Deeds and Probate Office, is now an apartment building overlooking the square. Courtesy of the Pictou Historical Photograph Society, www.pictouphotos.ca, with thanks to Beth Henderson.

Locations of subject matter in this issue



Base map data courtesy of Geological Survey of Canada, Natural Resources Canada