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**Heritage Advisory Committee
November 25, 2015**

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: Original Signed

Bob Bjerke, Chief Planner & Director, Planning and Development

DATE: November 16, 2015

SUBJECT: Case H00413: Request to Register 2263 Brunswick Street, Halifax as a
Municipal Heritage Property

ORIGIN

Request by Regional Council, moved by Councillor Watts on March 10, 2015 to direct staff to begin a new registration process for the registration of St. Patrick's church at 2263 Brunswick Street, Halifax as a municipal heritage property due to errors in the 1982 municipal heritage registration.

LEGISLATIVE AUTHORITY

The Heritage Property Act

RECOMMENDATION

It is recommended that the Heritage Advisory Committee recommend that Regional Council:

1. Set a date for a heritage hearing to consider the heritage registration; and
2. Approve the registration of 2263 Brunswick Street, as shown on Map 1, as a municipal heritage property.

BACKGROUND

Regional Council has initiated a heritage registration of St. Patrick's church, located at 2263 Brunswick Street, as a municipal heritage property on behalf of the Roman Catholic Episcopal Corporation (Map 1). Presently, St. Patrick's church is a provincially registered heritage property. Municipal heritage registration for this building was approved on January 28, 1982; however, due to a clerical error at the time, the heritage designation was registered to the adjacent property, the St. Patrick's Rectory located at 2267 Brunswick Street, Halifax.

On April 14, 2015 Regional Council approved the deregistration of the St. Patrick's Rectory, and this report seeks to correct the administrative error from 1982 by undertaking a new registration of St. Patrick's church as a municipal heritage property. This report addresses the new heritage registration process for St. Patrick's church.

Nova Scotia Heritage Property Act

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

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

Under Sections 14(2) and 15(1) of the *Heritage Property Act*, HRM must give notice of its recommendation to the property owner at least thirty (30) days prior to any Council decision to register the property. The property owner will also be given an opportunity to address Council before they make a decision on the registration request. It should be noted that the *Heritage Property Act* requires that the owners be notified of the pending heritage registration; however, owner consent is not required.

DISCUSSION

The *Heritage Property Act* came into effect in 1980, and municipal heritage registrations which occurred in the former City of Halifax during the early years of the heritage property program only cited building names and civic addresses. There were no additional property identifiers such as property identification numbers (PIDs) or maps illustrating the property in question.

The original Notice of Recommendation to register as a Municipal Heritage Property (Form A) made reference to the reasons for the proposed designation (Attachment A). The property was required to have a minimum score of 45 points as evaluated using the Heritage Resource Evaluation and Protection System adopted on July 27, 1978 by the City of Halifax. The Form A referred to supporting documentation from the July 1978 report as well as scoring details would be attached to the form.

In many cases the supporting documentation referenced in the registration documents were not attached to the documents filed at the Registry of Deeds, and are also not in the Heritage Property program property files. However, in this case the referenced supporting documentation is located in the Heritage Evaluation and Protection System (Attachment B). It gives a summary of the heritage values for St. Patrick's Church and includes a photograph; but lists the civic address as 2267 Brunswick Street. There is no mention of the Rectory in the Evaluation and Protection System document. The mistake in the civic address on the required Form A and Form B caused the Rectory to become a municipal heritage property and not St. Patrick's Church. Subsequently, at the request of the Church, Regional Council de-registered the Rectory on March 10, 2015.

Heritage Value of St. Patrick's Church - 2263 Brunswick Street

St. Patrick's church was founded in 1843 as a mission of the St. Mary's Basilica. The Irish community, which eventually formed the parish, had moved into a meeting house on Brunswick Street previously used as the Anglican Garrison Chapel in 1845. By 1851 a tower, spire and bell had been added to the wooden church. By this time "Brunswick Street had developed into a residential area as local merchants built stately homes amongst the original cottages, and with eight church buildings close together the street was unofficially known as 'church row'"¹.

In 1882 plans were begun to replace the wooden church and parish members considered designs for their new church from several architectural firms. However it was the design by architect/builder Henry Peters, with architect G.H. Jost named as Peter's assistant, that was chosen. Designed in the Gothic Revival style, construction began in 1883 and was completed in 1885. Notably, the church was built into a rapidly developing streetscape, and side views of the church were not considered important.

1982 Registration

When the church was evaluated for heritage registration in 1982 the Heritage Building Evaluation System was slightly different from the version used today. At that time a minimum score of 45 points was required for registration and relevant historical information was listed in the Heritage Resource Evaluations section of the Heritage Resource Evaluation and Protection System for Heritage Resources in Halifax which was adopted in 1978 by the former City of Halifax Council (Attachment B). Additionally, the historic information relating to the building was also located Heritage Resource Evaluation and Protection System document. The Heritage Advisory Committee gave the building a score of 56 points, and notably assigned maximum points for relationship to the surrounding area, extra points for importance, and high points for aesthetics/architectural merit (Attachment C).

The Evaluation System used today is based on many of the same criteria, however it has been updated and modified slightly. Today a building requires a minimum score of 50 points, and historical information for buildings is generally created through a more detailed heritage research report. The heritage values outlined in the original heritage summary that are found in the Evaluation and Protection System document remain relevant for St. Patrick's Church (Attachment B), but staff have incorporated additional historical information into this report which may be of assistance to the Heritage Advisory Committee in evaluating the building using the current Evaluation System for Heritage Buildings.

New Registration of St. Patrick's Church

The *Heritage Property Act* does not outline a process to correct a flawed heritage registration, and therefore the most straightforward approach would be to undertake a new registration process. Therefore, an evaluation by the Heritage Advisory Committee (HAC) using the 'Evaluation Criteria for the Registration of Heritage Buildings in the Halifax Regional Municipality' is required.

The Evaluation Criteria for scoring a property and building are broken down into 6 categories as follows:

Criterion	Highest Possible Score
1. Age	25
2. Historical or Architectural Importance	20
3. Significance of Architect/Builder	10
4. Architectural Merit: Construction Type and Style	20
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
TOTAL	100

¹ Vanishing Halifax, L.B Jensen; Pentheric Press, Halifax, 1968.

To assist the Heritage Advisory Committee in its evaluation and scoring of the St. Patrick's Church, staff offers the following comments in relation to each of the Evaluation Criterion. Should the Committee score the property with more than 50 points, a positive recommendation will be forwarded to Regional Council.

1. Age:

The current church was constructed between 1883-1885. Prior to that a wooden church was located on the same site which was originally used by the Anglican Garrison Chapel until 1843 when the St. Patrick's parish converted it to a catholic church. For the age of St. Patrick's church, a score of 13 points can be granted.

2. Historical OR Architectural Importance:

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

Completed in 1885 the building is an excellent example of the Gothic Revival architectural style which was popular beginning in the 1840's. A score between 16-20 points is recommended for a highly representative style of an era.

3. Significance of Architect or Builder:

The church was designed by architect/builder Henry Peters, with architect G.H. Jost named as Peter's assistant. From 1866 until 1878, Henry Peters was an active architect and builder in Halifax. One of the founders of Peters, Blaiklock & Peters, a firm of builders and contractors, Henry Peters was involved in the construction of the Wellington Barracks in 1852. He formed a close working relationship with a leading architect in Nova Scotia, David Stirling, and partnered on projects including the Poor's Asylum (1867 – 68) and the Inter-Colonial Railway Station (1874-77). Although two or three prominent American architects submitted proposals for the design of St. Patrick's Church, Peters' design was selected. It is speculated that the American proposals may have been too costly or too ambitious. Peters also had a large holding of properties, being one of the largest property owners in real estate in Halifax at the time of his death in 1890.

Jost was active as an architect in Halifax for forty years. His early years of practice seemed to have connections with a prominent contractor, S.M. Brookfield. In 1890, Jost taught at the Victoria College of Art and Design in Halifax, in the subject of architectural drawing. By 1905, he set up his own architectural practice. His commissions include the Chronicle Building, the expansion of the Herald Building, the Cragg Building, the Orpheus Music hall, the Home of the Guardian Angel, and the Garden Crest Apartments (in conjunction with Montreal architect J.J. LeFerme). A score between 4-6 points is recommended for provincial significance of the architects associated with this building.

4. Architectural Merit:

4. A) Construction type or building technology:

The church is constructed of red brick with granite trims, and a substantial granite foundation. The front façade of the building has four pair of angled buttresses; a pair supporting the tower, and one at each end of the façade. Buttresses were commonly used in the design of older buildings to provide support for roof structures which may lack adequate bracing. Relative to designing churches they were commonly used to create dramatic, vaulted spaces. This vertically proportioned building also has a steeply pitched roof and 175' tall spire rising from the tower. A score between 4-6 points is recommended for construction type or building technology as a moderately rare example.

4. B) Style:

The church is an outstanding example of Gothic Revival architectural style (Attachment D). St. Patrick's is a rectangular red brick structure with granite trims, and sitting on a granite and iron stone foundation. A steeply pitched roof is accentuated by a slender, 175 foot tower giving the building a strong vertical

emphasis. This verticality is further highlighted with the use of angled buttresses topped with finials. The octagonal spire is embellished at the base by four small lancet windows that would have provided light into the bell tower. The top of the square tower is decorated by corner pinnacles bearing stylized crocket motifs.

Symmetrically arranged, the façade at street level contains three bays, each having double entrances. The doors are framed by Gothic sandstone arches with decoratively detailed transom windows. At the second level, the three gothic style windows have been boarded up; however their sandstone arches remain intact. Older photographs show that the windows once contained bar tracery with intricate designs of varying detail (Attachment E). Many stained glass windows on the side elevations remain intact behind the storm windows. These windows were originally created by Mayer and Company studios in New York, and after the Halifax Explosion in 1917 these windows were recreated by Mayer's studios. Above the three Gothic windows, is a trio of lancet windows, with the tower and spire extending above.

A score between 7-10 points is recommended as a rare or early example of its architectural style.

The character-defining elements for the property include:

- Symmetrically arranged building on a rectangular footprint with a granite and ironstone foundation;
- Brick construction with parged side elevations,
- Steeply pitched roof with minimal overhang;
- Projecting central tower supported by two angled buttresses;
- Slightly recessed central entrance with double doors and a decorative transom window in the pointed arched opening above;
- Gothic styled window with tracery at the second floor level of the tower capped with a peaked roof, and a trio of lancet windows above;
- Angled buttresses support each corner of the central tower, made from a combination of brick and granite.
- Central tower which rises above the roof and is decorated with substantial granite pinnacles, and had a tall spire rising above;
- Angled buttresses, made from a combination of brick and granite, support the outside edges of the building and are both topped with decorative granite pinnacles;
- Three bay arrangements with 3 double entrances, set in pointed arches with granite trim;
- Simple, gothic arched entrances on each side of building located near the front façade and having a shorten arched window above;
- Gothic arched window openings with granite trims at the second floor of the front façade originally having stained glass windows;
- Gothic arched stained glass windows on the side and rear elevations.

5. Architectural Integrity:

The church was extensively damaged in the 1917 Halifax Explosion, and all of the windows on the north and some on the south side were blown out. Additionally, the roof and some interior features were damaged. Most of this damage was repaired after the years after the Explosion. More recently, as can be seen from more current photos, some of the character defining elements have been lost (Attachment E). Mostly notably, the windows on the front façade have been boarded up, however, the granite trims remain intact. Although some details are no longer intact, a score between 6 and 10 is recommended for the exterior of the building.

6. Relationship to Surrounding Area:

St. Patrick's church is an important both as a symbol to the development of the community and as an architectural feature. As the Irish population in Halifax began to grow and overcome previous legal and

social restrictions, St. Patrick's church was founded and the original church was built. Experiencing sustained growth, the current church was built as a replacement and the church became a symbol of the Irish Catholic population and their accomplishments and contributions to their community. The building offers a significant contribution to the streetscape, and is set within a streetscape which holds many other heritage properties such as St. Georges Round Church, Huestis House, the Smyth House, Beamish Hall, and Fraser House. St. Patrick's Church is an outstanding example of Gothic Revival architecture and is highly representative of its era. It is a significant asset contributing to the surrounding area, and a score between 6 and 10 is recommended.

Under Sections 14(2) and 15(1) of the *Heritage Property Act*, HRM must give notice of its recommendation to the property owner at least thirty (30) days prior to any Council decision to register the property. The property owner is also given an opportunity to address Council before they make a decision on the registration request. Should a positive recommendation be forwarded to Council and heritage staff will ensure the required notices are sent to the owners and deposited at the Registry of Deeds.

FINANCIAL IMPLICATIONS

The HRM costs associated with advertising and processing this application can be accommodated within the approved 2014/15 operating budget for C310 Planning & Applications.

COMMUNITY ENGAGEMENT

The community engagement process for a heritage registration is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing achieved through public accessibility to the required Heritage Advisory Committee meeting. As a provision of the Heritage Property Act, no registration of a municipal heritage property shall take place until Regional Council has given the owner of the property an opportunity to be heard. Therefore, only the property owner(s) will have the opportunity to speak at the heritage hearing.

The community engagement process for a heritage deregistration is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing achieved through public accessibility to the required Heritage Advisory Committee meeting. A public hearing must be held by Regional Council before it may deregister a municipal heritage property. Such a public hearing shall be held not less than thirty days after a notice of the hearing is served on the registered owner of the municipal heritage property and published in a newspaper circulating in the area.

ENVIRONMENTAL IMPLICATIONS

No concerns identified.

ALTERNATIVES

1. The Heritage Advisory Committee may choose to for consideration reject the application for heritage registration and in doing so, the application will not proceed to Regional Council.

ATTACHMENTS

Map 1: Location Map

Attachment A: Municipal Heritage Registration Notices

Attachment B: Heritage Resource Evaluation and Protection System - Pg III-8

Attachment C: Evaluation and Scoring of St. Patrick's Church (1982)

Attachment D: Recent Photographs of St. Patrick's Church

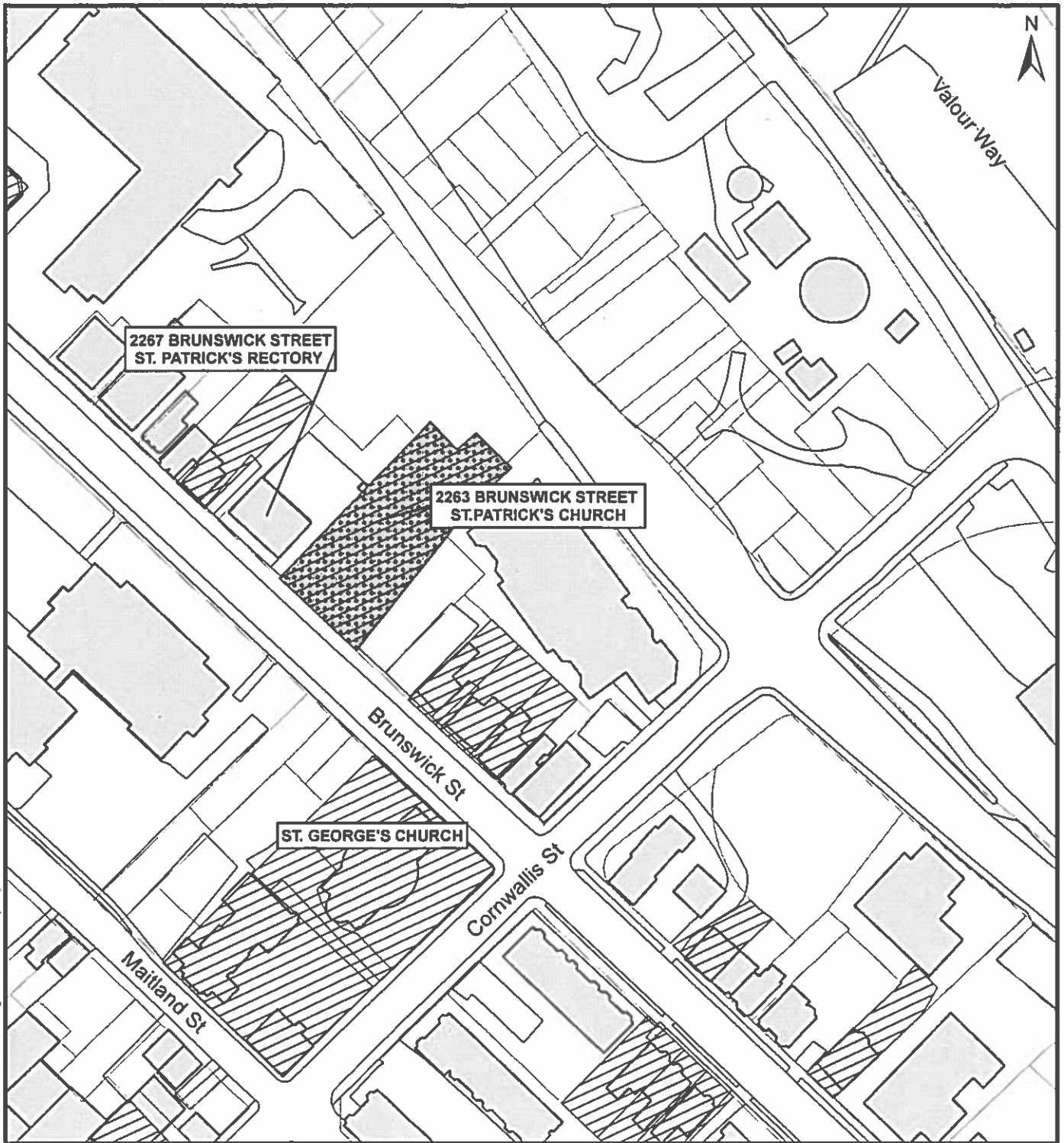
Attachment E: Photograph of St. Patrick's Church (Window Details)

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/index.php> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: Shilo Gempton, Heritage Planner I, 902.490.4494

Report Approved by: **Original Signed**

Jacob Ritchie, Urban Design Manager, 902.490.6510



Map 1 - Location Map

-  Application Location
-  Existing Municipally Registered Heritage Property
-  Building

HALIFAX

Planning & Development



Scale 1:1,500

Attachment A: Municipal Heritage Registration Notices

Registered Mail

46810
CITY OF HALIFAX
46819
ORDINANCE NUMBER 174

Form "A"

131

(THE HERITAGE PROPERTY ORDINANCE)

NOTICE OF RECOMMENDATION TO REGISTER
AS A MUNICIPAL HERITAGE PROPERTY

TO: Roman Catholic Episcopal Corp.
6541 Coburg Road.
Halifax, N.S.

You are hereby notified that:

1. The land and building located at
St. Patrick's Church
2267 Brunswick Street

has been recommended to be registered in the Halifax Registry of
Heritage Property.

2. The reasons for this proposed designation are:
That the property has been evaluated under the
Heritage Resource Evaluation and Protection
System adopted by the City Council on July 27,
1978 and has scored not fewer than the minimum
of forty-five (45) points required for registration.
Scoring details and a supporting excerpt from the
July 1978 report are attached.

3. Section 13(4) of the Heritage Property Act prohibits
demolition or any substantial alteration of the appearance of
a property described herein for a period of one hundred and twenty
(120) days from the date of service of this notice, unless the Council

sooner refuses to register the property.

4. The effect of recommendation and registration in the Halifax Registry of Heritage Property described in paragraph 1 is that no demolition or substantial alteration in exterior appearance may be undertaken from the date of registration unless an application, in writing, for permission is submitted to the City and the application is granted with or without conditions. Where such application is not approved the owner may make the alterations described in his application or carry out the proposed demolition at any time after one year but not more than two years from the date of application.

5. You are hereby notified that the Council will sit to hear any objections regarding the recommendation of the property described in this notice on the 30th day of November, 1981 at 2:00 p.m., at The Council Chamber, City Hall, 1841 Argyle Street, Halifax.

Information and particulars concerning the reasons for recommendation are available from the office of the City Clerk for the City of Halifax weekdays from 9:00 a.m. to 4:30 p.m.

DATED this 5th day of November, 1981

County of Halifax

hereby certify that the within instrument was recorded in the Registry of Deeds Office at Halifax, in the County of Halifax, N.S. at 11:46 o'clock P.M. on the 16th day of November A.D. 1981 in Book Number 3533 of Pages 131-132

Original Signed by

City Clerk

Original Signed by

Registrar of Deeds for the County of Halifax

DL3533

DL3901

12/13/81

1:46 pm
Nov 18 1981

46819



CITY OF HALIFAX

ORDINANCE NUMBER 174

(THE HERITAGE PROPERTY ORDINANCE)

NOTICE OF REGISTRATION OF HERITAGE PROPERTY

TO: Roman Catholic Episcopal Corp.
6541 Coburg Road
Halifax, Nova Scotia

You are hereby notified that:

- 1. The land and building located at:

St. Patrick's Church
2267 Brunswick Street

has been registered in the Halifax Registry of Heritage Property by resolution adopted at a meeting of Council the 28th day of January, 1982.

2. The effect of registration in the Halifax Registry of Heritage Property is that no demolition or substantial alteration in the exterior appearance may be undertaken from the date of registration unless an application, in writing, for permission is submitted to the City Council and the application is granted with or without conditions. Where an application is not approved, the owner may make the alteration described in his application or carry out the proposed demolition at any time after one year but not more than two years from the date of the application

DATED this 2nd day of February

1982

Province of Nova Scotia
County of Halifax

Original Signed by

G.I. BLENNERHASSETT
CITY CLERK

I hereby certify that the within instrument was recorded in the Registry of Deeds Office at Halifax, in the County of Halifax, N.S. at 11:06 o'clock A. M. on the 5 day of Feb. A. D. 19 82 in Book Number 3552 at Pages 901

Original Signed by

Registry of Deeds for the Registration Office
of the County of Halifax

III-8

CATEGORY/SUBCATEGORY

Heritage Buildings/Churches

ADDRESS

2267 Brunswick Street

NAME

St. Patrick's Church

LOCATION

CT 10 (02101000102267)

OWNER

Roman Catholic Episcopal
Corporation
6541 Coburg Road

CONSTRUCTION DATE

1883

STYLE OF ARCHITECTURE

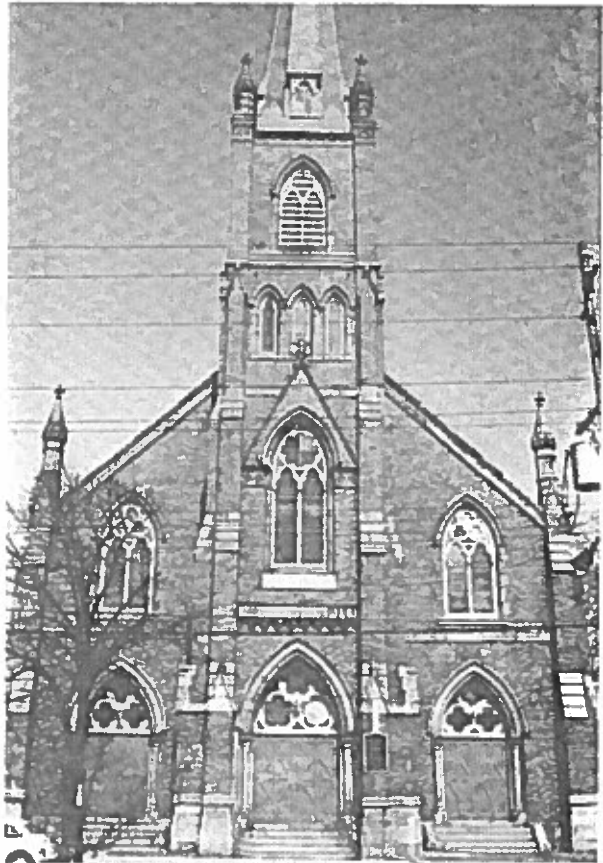
Victorian Gothic

USE OF BUILDING

Church

HISTORIC ASSOCIATIONS

G. H. Jost was the architect for this church and Henry Peters was the builder. Two notable archbishops associated with St. Patrick's were Archbishop Hannon and Archbishop O'Brien.



ARCHITECTURAL COMMENTS

This is a brick structure with granite trim. The sides have been faced with stucco. It has a symmetrical front facade with typical Gothic detailing: hood drip moulds, spires, window tracery, and buttresses. The church has lovely stained-glass windows and its interior is elaborately decorated.

SOURCES OF INFORMATION

File

Brunswick Street, a survey of buildings and environs

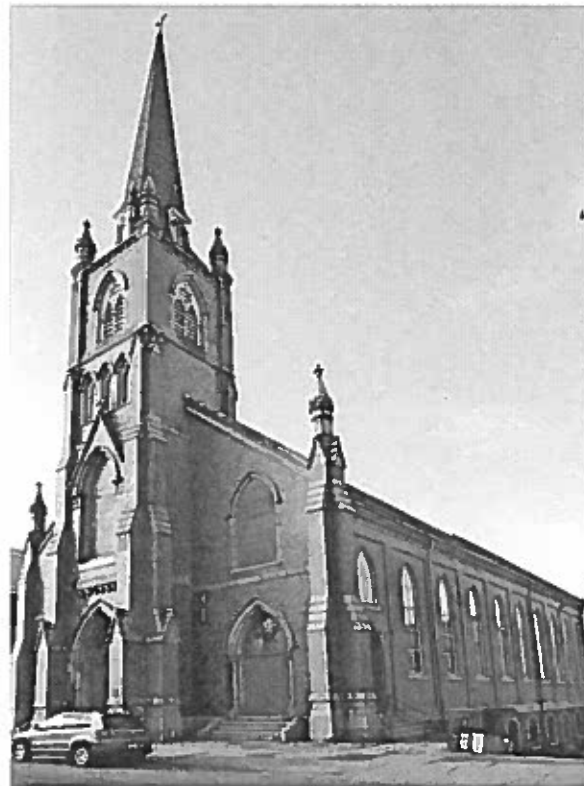
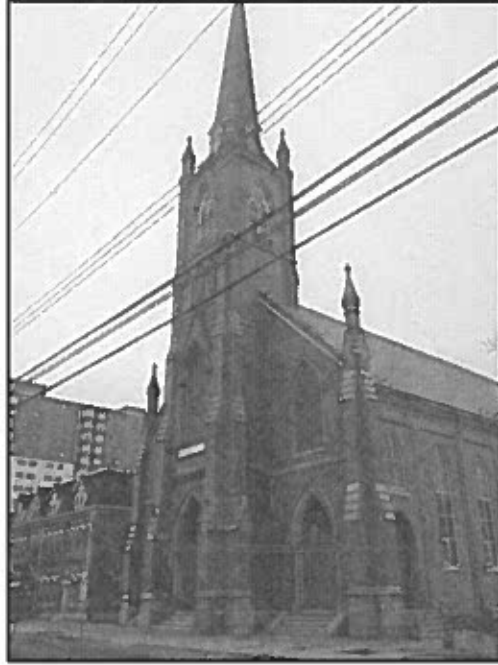
PRIORITY CRITERIA			Heritage Buildings		
RANKING	SCORE	JUSTIFICATION/EXPLANATION	RANKING	SCORE	JUSTIFICATION/EXPLANATION
1. <u>Age</u>					
1749-1840	15				
1841-1867	12				
1868-1895	(10)				
1896-1914	7				
1915-1926	5				
2. <u>Relationship to important occasions, institutions, personages, eras</u>		(A building cannot have both points for relationship to occasions, institutions, personages, and for relationship to an era.)			
(i) Occasions, institutions, personages:		(For buildings with a number of relationships, take the most important and for each additional important relationship add 5 for National importance, 3 for Provincial importance, and 2 for Local importance up to an extra 10 points.)			
National importance	20				
Provincial importance	15				
Local importance	(10)				
	+6				
(ii) Eras:	10				
3. <u>Relationship to surrounding area</u>		(Consider architecture, scale, use, and age of the building and surrounding buildings)			
Excellent	(10)	building is a definite asset to surrounding buildings and area			
Good	7	building is very compatible with surrounding buildings and area			
Fair	5	building is in keeping with the character of the area			

2267 Brunswick Street

PRIORITY CRITERIA			Heritage Buildings		
RANKING	SCORE	JUSTIFICATION/EXPLANATION	RANKING	SCORE	JUSTIFICATION/EXPLANATION
4. <u>Aesthetic/architectural merit</u>		(Consider placement of doors, proportion and shape of windows, roof shape, architectural detailing, proportion of width to height, materials used, chimneys and how well the building reflects the spirit of the particular architectural style.)			
(i) Only or rare example of particular architectural type in Halifax	20				
(ii) Original facade	(5)				
(iii) Outstanding example of the architectural type: building has particularly noteworthy architectural characteristics and aesthetic value	20				
Good example of architectural type: building competently displays the major architectural characteristics of the type, and is aesthetically pleasing	(15)				
Fair example of architectural type: building displays some architectural characteristics worthy of note, and is acceptable from an aesthetic point of view	10				

Total 56

Attachment D: Recent Photographs of St. Patrick's Church



Attachment E: Photograph of St. Patrick's Church (Window Details)

