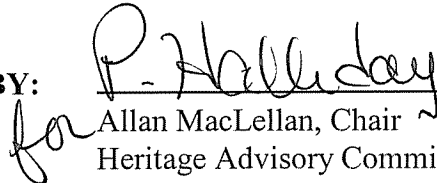

Halifax Regional Council
February 10, 2004

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:


for Allan MacLellan, Chair
Heritage Advisory Committee

DATE: February 5, 2004

SUBJECT: Case H00125 - Application for Registration of 5355 Russell Street,
Halifax

ORIGIN

January 28, 2004 Heritage Advisory Committee meeting.

RECOMMENDATION

The Heritage Advisory Committee **recommends** that Regional Council:

- 1) Set the date of March 23, 2004 for a Heritage Hearing to provide consideration for the registration of 5355 Russell Street, Halifax, under the HRM Heritage Property Program.
- 2) Approve the registration of 5355 Russell Street, Halifax, under the HRM Heritage Property Program (Map 1 of the staff report dated January 19, 2004)

**PLEASE RETAIN REPORT
FOR HERITAGE HEARING**

BACKGROUND

See attached staff report dated January 19, 2004/

DISCUSSION

This matter was before the Heritage Advisory Committee on January 28, 2004. The Heritage Advisory Committee evaluated the property for consideration of heritage registration. The property scored the 45 points required for registration.

BUDGET IMPLICATIONS

None.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES:

None proposed.

ATTACHMENTS

- 1) Staff report to the HAC dated January 19, 2004.

Additional copies of this report, and information on its status, can be obtained by contacting the office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Patti Halliday, Legislative Assistant

Report Approved by: Allan MacLellan, Chair, Heritage Advisory Committee

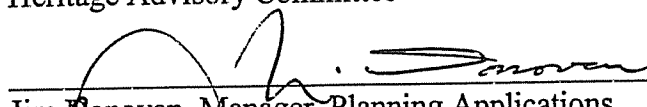


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Halifax, Nova Scotia
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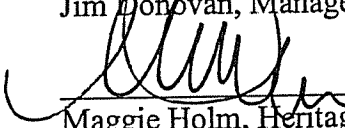
Heritage Advisory Committee
January 28, 2004

To: Heritage Advisory Committee

Submitted by:



Jim Donovan, Manager, Planning Applications



Maggie Holm, Heritage Planner, Planning & Development Services

Date: January 19, 2004

Subject: **H00125 - Application by W.M. Fares & Associates to consider 5355
Russell Street, Halifax as a Registered Heritage Property.**

STAFF REPORT

ORIGIN

An application by W.M. Fares & Associates requesting the consideration of 5355 Russell Street, Halifax as a Municipal Heritage Property.

RECOMMENDATION

It is recommended that should 5355 Russell Street score more than 45 points, the Heritage Advisory Committee recommend to Regional Council that this property be registered under the HRM Heritage Property Program (Map 1).

BACKGROUND

W.M. Fares & Associates have made an application to have a property at 5355 Russell Street, Halifax considered a heritage building under the HRM Heritage Property Program. The building is currently used as commercial building. The new owner has expressed an interest in making application for a development agreement pursuant to Policy 6.8 of the Halifax Regional Municipal Planning Strategy, to create apartment or condominium units should the building be registered as a heritage property.

Under the Heritage Property Program, all registration applications for heritage buildings are reviewed by the Heritage Advisory Committee (HAC). To provide a basis for the review, a Heritage Research Report (Attachment 1) is developed that is used to score the building against the former City of Halifax's Heritage Property Evaluation System - Heritage Buildings (Attachment 2).

Should the building score more than 45 Points, a positive recommendation will be provided to the Regional Council, and notice of this recommendation will be provided to the registered owners of the building at least thirty (30) days prior to its registration.¹ An opportunity for the owners to be heard is provided before Council votes on the recommendation.² If the building is scored on January 28, 2004, Council cannot consider the registration earlier than February 28th, 2004.

BUDGET IMPLICATIONS

There are no budget implications for this application.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

This report complies with the Municipality's Multi-year Financial Strategy, the approved operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating Reserves, as well as any relevant legislation.

ALTERNATIVES

There are no alternatives to be considered for Heritage Registrations.

¹As per Section 14(2) of the Heritage Property Act

²As per Section 15(2) of the Heritage Property Act.

ATTACHMENTS

Map 1: Site Plan - 5355 Russell Street, Halifax

Attachment 1: Heritage Research Report for 5355 Russell Street, Halifax.


Attachment 2: City of Halifax's Heritage Property Evaluation System - Heritage Buildings.

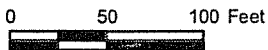
Further Information regarding the contents of this report may be obtained by contacting Maggie Holm, Heritage Planner at 490-4419. For additional copies or information on the report's status, please contact the Municipal Clerk's Office at (tel) 490-4210 or (fax) 490-4208.



Map 1 - Location Map
5355 Russell Street
Halifax

Halifax Plan Area

 Subject area under consideration
for heritage registration



HALIFAX
REGIONAL MUNICIPALITY
PLANNING AND
DEVELOPMENT SERVICES

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

An Historical Report on:
5355 Russell Street, Halifax
(formerly 59 Russell St.)

Prepared for: Maggie Holm, Heritage Planner
Halifax Regional Municipality

Prepared by: Alfreda Withrow
Research Consultant

Date: January 16, 2004

Age and Ownership of Property: (Formerly civic number 59 Russell Street)

In 1919, the Sisters of Charity purchased two properties located between Russell and Kaye Streets in the north end of Halifax. One lot was purchased from the Roman Catholic Episcopal Corporation and the second one from Agatha Brackett. According to a building permit issued to the Sisters of Charity, St. Joseph's Convent was constructed during the following year, in 1920. Since 1999 the building has been known as the Russell St. Centre and is owned and operated by the Northwood Homecare Ltd.. They provide office space for two associations and three groups connected with Northwood.

Relationship to Personage:

Two groups play an important role in the historical significance of this building. The firm responsible for designing and erecting the building was Ross & Macdonald Architects. This firm played a major role in the revitalization of the Hydrostone District after the Halifax Explosion occurred in 1917. It was built as a residence for the Sisters of Charity who arrived in Nova Scotia in 1849 to provide religious, educational and charitable instruction. (See Appendix I)

Elizabeth Seton was instrumental in organizing this religious order throughout the United States during the early 1800s. "Elizabeth Seton (1774-1821) is the founder of the first Sisters of Charity in North America (1809), from which several congregations grew (including the Sisters of Charity - Halifax). Canonized on September 14, 1975, Elizabeth Ann Seton is the first native-born canonized saint in the United States."

Upon the request of a Halifax Bishop, she sent four members of the order to Halifax. The following was stated on the Sisters of Charity's website, "On May 11, 1849, the four founding Sisters of Charity, for Halifax arrived from New York. Answering the request of Bishop William Walsh, Sisters Mary Basilia McCann, Mary Cornelia Tinney, Mary Vincent Kerr and Mary Rose MacAleer immediately set up an orphanage and began teaching. In 1856 Pope Pius IX approved the new congregation of the Sisters of Charity of Saint Vincent de Paul, Halifax. A newspaper article in 1849 states, "Proved if proof were needed, that one of the greatest blessings which the people of Halifax have ever received was the establishment of the convent of the Sisters of Charity." The order is dedicated to promoting education, healthcare, and social issues. The Sisters have spread their good works of charity throughout Nova Scotia for the past 155 years. Today, the Sisters continue teaching and helping the poor by their involvement in a number of social justice programs, as well as other works of charity. Many of the Sisters who resided in this particular convent were teachers.

The architect firm hired to construct the Sisters of Charity's residence was established in Montreal in 1913 by George Ross and Robert Macdonald. (See Appendix II) The early architectural designs of George Ross reflect the widespread influence of the Beaux-Arts school he had attended in Paris. The following buildings, erected while he was with another firm, are good examples of this particular style. They include the Dominion

Guarantee Building (1906) and Bank of Toronto (1907), both located in Montreal along with the first of a series of railway stations and hotels for Canada's principal railway companies; the Central Station and Château Laurier Hotel in Ottawa and the Fort Garry Hotel (1911) in Winnipeg. In 1913, Ross' former partner left to practice independently and Robert Henry Macdonald (1875–1942) became his new partner.

The firm of Ross & Macdonald became the largest architectural office in Canada working with current design styles and building many prominent commercial buildings in the fast-growing city of Montreal, such as the Dominion Square Building (1929). Other major works include “the Price House (1929) in Quebec, an elegant Art Deco tower crowned with a steep copper roof that dominated the skyline, and the Architects Building (1930; destroyed in the 1960s) in Montreal, with an impressive lobby finished in bronze and polished marble.” One of their most ambitious projects was a large department store and office tower in Toronto for the T. Eaton Company, one of Canada's largest retailers at the time. The Holt, Renfrew Store (1936) in Montreal, designed in an early modern style with rounded corners and streamlined mouldings of stainless steel was considered to be one of the firm's most attractive architectural works.

In 1917, when news reached Montreal regarding the destruction of Halifax, this company offered their services at a cheaper rate. Ross recommended that the Halifax Commission “build permanent houses of good quality and presented a method that would build such houses quickly and cheaply.” He chose a building material recently developed called ‘hydrostone’ that could be produced locally, thus the area today is known as the Hydrostone District. The Hydrostone development is “considered to be an historical, architectural and sociological landmark throughout Canada.” The Ross and Macdonald firm also designed numerous other houses and buildings throughout Halifax. This includes: the Halifax Tuberculosis Hospital with H. E. Gates, an associate architect at the time; the Henry Birks store on Barrington Street; St. Theresa's Church and St. Thomas Aquinas Church and School; the St. Patrick's Boys Home and the Halifax Infirmary.

During the late 1960s, Northwood Towers opened its doors as a nursing home on Northwood Terrace. Then throughout the 1970s the Home was expanded to 279 beds and in 1979 the Northwood Foundation was established. During the next decade Northwood added a child-care Centre, an on-site clinical pharmacy, hospice care services and an emergency lifeline program. In 1999 the Foundation purchased St. Joseph's Convent and turned the structure into the Russell St. Centre. This Centre provides a location for the Northwood Adult Day Program, the Northwood Homecare Ltd., the Northwood Lifeline & Telecare, along with the Family Caregivers Association of Nova Scotia and the Dartmouth Community Homemaker's Association.

Architectural Merit:

Located at 5355 Russell Street is the Russell St. Centre, formerly known as the St. Joseph's Convent. The building was constructed in 1920 as a new residence for the Sisters of Charity. This four-storey brick and stone structure was architecturally designed in the Second Empire style. The mansard roof is the main feature of the Second Empire style, and is usually designed with curved sides and capped with a low-pitched hip roof or a flat roof.

A number of dormers have been strategically placed along the sides of the roof, allowing natural light to flow into the upper story. According to Allen Penney, who wrote in his book, *Houses of Nova Scotia*, "it is difficult to fit a dormer window into the curve of the steep roof, but the very nature of the style demands the dormers, and there are usually plenty of them." These particular dormers have triangular shaped gabled roofs with gothic styled windows. Situated over the first, second and third storey windows are horizontal stone beams called 'lintels' that help to support the stone above the window openings and offering a decorative touch. Located on the rooftop is a small square shaped enclosure with a cross-attached indicating that the building is connected to a religious order or church.

The building permit states that the foundation consists of concrete and the structure was 74 feet across the front and 133 feet deep. Projecting bays add dimension to the design of the building. Two projecting bays, located on the façade, consist of granite stone. The remaining two bays are brick, and are located on the east and west corners, near the posterior section of the structure. The impressive stone and concrete entrance extends approximately a foot from the façade, with an arched shaped transom window located above a gothic styled door. The only alteration made to the original design is the granite stone façade that was added around 1948, thus placing the structure closer to the street.

There are a number of smaller homes constructed of wood and designed in the Second Empire style throughout Halifax; however, buildings of this magnitude and constructed with brick and stone are not as plentiful. However the following structures were all designed in the Second Empire style; Church of England Institute on Barrington Street; City Club on Hollis Street; Halifax Visiting Dispensary and Halifax Academy located on Brunswick Street; and the Renner-Carney House and Sarah Moren House, both located on Barrington Street.

Appendix I:

The following is a brief summary concerning the Sisters of Charity:

1849 - May 11--Four Sisters of Charity of New York arrive in Halifax on the SS Cambria at the request of Bishop Wm. Walsh of Halifax. The Sisters begin girls' classes right away at the parochial school at St. Mary Convent on Barrington Street (at Spring Garden Road). They also begin to take in orphans.

1856 - Feb 17--The "Sisters Charity of St. Vincent de Paul, Halifax" approved by Pope Pius IX, making it a separate Congregation [often called "order"] from the Sisters of Charity of New York.

1857 - May--St. Patrick School, Brunswick Street, opens in church basement. St. Patrick Convent established soon after.

1858 - Sept 8--St. Peter School & Convent established on Ochterloney Street (at King), Dartmouth. (Destroyed by fire in 1861; reopened in 1920 on Crichton Avenue and operated for another 53 years).

1866 - April--Sisters nurse new immigrants who are quarantined on McNab's Island with cholera.

1868- St. Joseph Orphanage opens on Quinpool Road (operated for 101 years).

1872 - Foundation laid for Mount Saint Vincent--a new building in Rockingham. With several additions over the years, this building would house MSV Academy (1873-1972), MSV College, student and Sister residences, as well as the Congregational administration

1886 - The Halifax Infirmary is born--Halifax doctor asks Sisters to open a medical ward in "Our Lady of All Souls." An elderly ladies' home at Barrington and Blowers Streets. (In 1887 the facility is called Victoria Infirmary, which is later changed to Halifax Infirmary.)

1887 - Home of the Guardian Angel, for infant and mother care, established at St. Patrick's Convent, Brunswick Street. (moved to Quinpool Road in 1955, Parker Street in 1973, then Coburg Road in 1974)

1917 - Dec 6--Sisters receive Halifax Explosion patients at the Halifax Infirmary. Sisters minister to the many children in their schools.

1933 - New Halifax Infirmary built on Queen Street (operated by Sisters of Charity until 1973).

1939 - Star of the Sea Convent, Terence Bay, established by the Sisters (provides home to a weaving and crafts co-op for over 30 years).

1962-65 - Second Vatican Council--After Vatican II, Sisters vote to be allowed to wear contemporary dress rather than a habit.

1988 - Ownership of Mount Saint Vincent University transferred from the Sisters to the MSVU Board of Governors.

1999 - The Sisters of Charity--Halifax, now numbering almost 800, celebrate their 150th anniversary.

Appendix II:

The following is a brief biography regarding the architect firm of Ross & Macdonald:

George Allen Ross (b. 1878 - d. 1946)

- born and educated in Montreal
- apprenticed to Brown, MacVicar & Heriot (Brown trained in Boston)
- worked as a draftsman for the Grand Trunk Railway
- architecture course at MIT from 1900 to 1902
- employed by Parker & Thomas (Boston), both trained at Ecole des Beaux-Arts
- employed by Carrere & Hastings, New York , (leading Beaux-Arts firm)
- travelled in Britain, France and Italy
- studied at Ecole des Beaux-Arts
- returned to Montreal in 1904 and founded Ross & MacFarlane
- brother was bridge engineer, director of Montreal Builders Exchange (1907)
- formed a new partnership 1913 with Robert Macdonald
- several buildings their company constructed in Montreal were the Union Station, Chateau Laurier, and the Lord Elgin Hotel
- a member of the Royal Institute of British Architects Associate (1904) and the Fellow (1913)

Robert Henry Macdonald (b.1875- d. 1942)

- born, educated, and articed in Australia
- junior draftsman to Robert Findlay an architect in Montreal
- draftsman to Columbian Exhibition architect George B. Post of New York
- senior draftsman in New Zealand
- head draftsman to W. W. Bosworth, designer of Vermont pavilion at Columbian Exhibition
- chief draftsman and junior partner of Ross & MacFarlane
- in 1913 became a partner in the firm of Ross & Macdonald
- FRIBA, FRAIC, PQAA (President and medal of merit)

This section contains the four sets of Evaluation Criteria adopted by the municipal councils in the four former municipal units that now comprise the Halifax Regional Municipality.

The information is organized as follows:

1. City of Halifax...
2. Halifax County Municipality...
3. City of Dartmouth...
4. Town of Bedford...

Office Address:

Heritage Property Program
Halifax Regional Municipality
Planning and Development Services
6960 Mumford Road, Suite R19
Halifax, NS B3L 4P1

Phone: (902) 490-4436
Fax: (902) 490-4406

Mailing Address:

Heritage Property Program
Halifax Regional Municipality
c/o Planning and Development Services
6960 Mumford Road, Suite R19
P.O. Box 1749
Halifax, NS B3J 3A5

CITY OF HALIFAX

Heritage Property Evaluation System

In 1978, Council approved this Evaluation System for designating heritage properties within the City of Halifax., the Evaluation System is as follows:

■ HERITAGE BUILDINGS

CRITERIA	POINTS	JUSTIFICATION / EXPLANATION
1. Age 1749 - 1840 1841 - 1867 1868 - 1895 1896 - 1914 1915 - 50 years prior to present	15 12 10 7 5	
2. Relationship to Important Occasions, Institutions, Personages, Eras (I) <u>Occasions, Institutions Personages</u> National Importance Provincial Importance Local Importance (ii) <u>Eras</u>	20 15 10 10	A building cannot have both points for relationship to occasions, institutions, personages, and for relationship to an era. For buildings with a number of relationships, the most important will receive full points and for each additional relationship add 5 for National Importance, 3 for Provincial Importance and 2 for Local Importance, up to an extra 10 points.
3. Relationship to Surrounding Area Excellent Good Fair	10 7 5	Consider architecture, scale, use, and age of the building and surrounding buildings. Building is a definite asset to surrounding buildings and area Building is very compatible with surrounding buildings and area Building is in keeping with the character of the area.

CRITERIA	POINTS	JUSTIFICATION / EXPLANATION
<p>4. Aesthetic / Architectural Merit</p> <p>(I) Only or rare example of particular architectural type in Halifax</p> <p>(ii) Original facade</p> <p>(iii) Outstanding example of architectural type: Building has particularly noteworthy architectural characteristics and aesthetic value</p> <p>Good example of architectural type: Building competently displays the major architectural characteristics of the type and is aesthetically pleasing.</p> <p>Fair example of architectural type: Building displays some architectural characteristics worthy of note, and is acceptable from an aesthetic point of view.</p>	<p>20</p> <p>5</p> <p>20</p> <p>15</p> <p>10</p>	<p>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.</p>

■ HERITAGE SITES

CRITERIA	POINTS	JUSTIFICATION / EXPLANATION
1. Relationship to Important Occasions, Institutions, Personages, Eras (I) <u>Occasions, Institutions Personages</u> National Importance Provincial Importance Local Importance (ii) <u>Eras</u>	 20 15 10 10	A site can receive points for (i) or (ii) below, but not both. For sites with more than one relationship, give points for the most important, and for each additional relationship add 5 for National Importance, 3 for Provincial Importance and 2 for Local Importance, up to an extra 10 points.
2. Relationship to Surrounding Area Excellent Good Fair	 10 7 5	Consider the site use in relation to the uses in the surrounding area. Site is a definite asset to the surrounding area Site is very compatible with surrounding area. Site is in keeping with the character of the surrounding area.

■ HERITAGE STREETSCAPES

CRITERIA	POINTS	JUSTIFICATION / EXPLANATION
1. Importance of the Individual Buildings		Using the system established in the section on heritage buildings, judge buildings on age, condition, aesthetic/architectural merit, relationship to important occasions, institutions, personages, or eras. This gives a possible maximum total of 85 points for each building. Add the scores for each building, then divide by the number of buildings considered.
2. Degree of Compatibility of the Buildings		A maximum of 85 points
(i) <u>Architecture</u>		Consider as a group, roof shape, directional expression of front facade, proportion of windows and doors, quality of architectural detailing.
Excellent	15	All buildings of highly compatible or similar architecture
Good	10	Architecture highly compatible, except for 1 to 3 buildings (1 - 3 depending on number of buildings in the group considered).
Fair	5	At least half of the buildings have compatible architecture.
(ii) <u>Scale</u>		Consider as a group, scale of doors, windows, and architectural detailing.
Excellent	15	Scale of all elements highly compatible, or similar.
Good	10	Most elements are highly compatible, or similar.
Fair	5	At least one of the elements is compatible throughout the group of buildings.
(iii) <u>Height</u>		
Excellent	15	All buildings of similar height.
Good	10	Most buildings of similar
Fair	5	At least half of buildings have similar height.

CRITERIA	POINTS	JUSTIFICATION / EXPLANATION
(iv) <u>Proportion</u>		Consider as a group, proportion of window to wall, width to height of front facade.
Excellent	15	All proportions are highly compatible, or similar.
Good	10	Proportions highly compatible, except for few incompatible proportions.
Fair	5	At least half of the proportions are compatible.
(v) <u>Building Materials</u>		Consider as a group, materials used such as wood, brick, stone, concrete; texture such as smooth, rough, pebbled; colour of facade; and, method of construction.
Excellent	15	Materials, colours, methods of construction, and textures are highly compatible or similar, and highly representative of those used in the period.
Good	10	Materials, colours, methods of construction, and textures of the buildings are compatible; however, a few buildings which are clearly incompatible.
Fair	5	At least half of materials, colours, methods of construction and textures of the buildings are compatible.
(vi) <u>Rhythm</u>		Consider as a group, entrances, relationship of solids to spaces of facade, spacing of buildings.
Excellent	15	Highly compatible rhythm of these elements in the streetscape.
Good	10	Most of buildings highly compatible, but incompatibility in several buildings, or for one of these elements.
Fair	5	At least half of most buildings or elements compatible.

■ HERITAGE CONSERVATION AREAS

CRITERIA	POINTS	JUSTIFICATION / EXPLANATION
<p>1. Importance and Number of the Individual Buildings</p>		Using the system established in the section on heritage buildings, judge buildings on age, condition, aesthetic/architectural merit, relationship to important occasions, institutions, personages, or eras. This gives a maximum of 85 points for each building. Add the scores for each building, then divide by the number of buildings considered.
<p>2. Creation of the Atmosphere of a Past Era</p> <p>Could successfully acquaint the viewer with a past past period of history.</p> <p>Could be fairly successful, but sharp reminders of the present (in terms of buildings or other noticeable features)</p>	<p>25</p> <p>15</p>	
<p>3. Compatibility of the Buildings in the Area</p> <p>Excellent</p> <p>Good</p> <p>Fair</p>	<p>25</p> <p>15</p> <p>10</p>	<p>Variety in architecture, height, scale, building materials, proportion, and age are very acceptable in an area, but gross differences often take away from a sense of unity in the area. Therefore, when taking into account incompatibility among buildings in an area, it is instances of gross differences from the general character which are considered incompatible.</p> <p>Buildings of similar architecture and compatible scale, height, building materials, and proportion.</p> <p>Buildings primarily of similar architecture, compatible scale, height, proportion, building materials, age, but a few incompatible buildings (i.e), fewer than one-third of all buildings).</p> <p>Buildings primarily of similar architecture, compatible scale, height, proportion, age, and building materials, but a large number of incompatible buildings (i.e., one-third or more).</p>

■ SCORING SYSTEM FOR HERITAGE PROPERTIES

In order to be considered for recommendation to Council for registration in the City of Halifax Registry of Heritage Property, properties must receive the following number of points:

1.	Heritage Building	●	45 points
2.	Heritage Site	●	20 points
3.	Heritage Streetscape:		
	Residential & Commercial	●	105 points
	Rowhousing	●	120 points
4.	Heritage Conservation Area	●	80 points



