

10.2.3

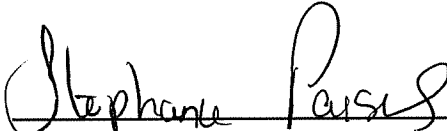


P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Halifax Regional Council
February 7, 2006

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:



Tom Creighton, Chair
Heritage Advisory Committee

DATE: January 25, 2006

SUBJECT: Case H00175 - Application for Registration of 2138 Brunswick Street,
Halifax

ORIGIN

January 25, 2006 Heritage Advisory Committee meeting.

RECOMMENDATION

The Heritage Advisory Committee recommends that Regional Council:

1. Set the date of March 21, 2006 for a Heritage Hearing to consider the registration of 2138 Brunswick Street Halifax, Halifax, under the HRM Heritage Property Program.
2. Approve the registration of 2138 Brunswick Street Halifax, under the HRM Heritage Property Program.

BACKGROUND

See attached staff report dated December 20, 2005.

DISCUSSION

The matter was before the Heritage Advisory Committee on January 25, 2006. The Heritage Advisory Committee evaluated the property for consideration of heritage registration. The property scored above the 50 points required for registration.

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:

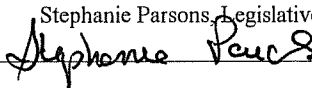
There are no alternatives for Heritage Registration. .

ATTACHMENTS

- 1) Staff report to the Heritage Advisory Committee dated January 25, 2006
- 2) Draft minute extract - January 25, 2006 Heritage Advisory Committee

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: Stephanie Parsons, Legislative Assistant



HERITAGE ADVISORY COMMITTEE
January 25, 2006
MINUTE EXTRACT

7.2 H00175 - Application for Registration of 21387 Brunswick Street, Halifax

- A staff report dated December 20, 2005 was before the Committee for its consideration.

Ms. Karri Loadman, presented the report to the Committee and the following was noted:

- The building is a Gothic Revival style structure.
- It is valued for its historical association with the Church of the Redeemer.
- The West family had the strongest influence in the founding of the Church of the Redeemer and contributed \$100,000 to the construction of the buildings.

Scoring Summary

Criterion	Highest Possible Score	Score Awarded
1. Age	25	13 (1874-1875)
2. A) Relationship to Important Occasions, Institutions, Personages or Groups OR 2. B) Important/Unique Architectural Style or Highly Representative of an Era	20	18 Option B Highly important/unique representative of an era
3. Significance of Architect/Builder	10	6 Provincially significant
4. A) Architectural Merit: Construction type/building technology	10	6 Moderately rare/early example
4. B) Architectural Merit: Style	10	7 Very rare/early example
5. Architectural Integrity	15	12 Largely Unchanged

6. Relationship to Surrounding Area	10	10 The building is an important architectural asset contributing to the heritage character of the surrounding area.
Total	100	72

MOVED by Councillor Sloane, seconded by Mr. Shakotko that the Heritage Advisory Committee recommend that Halifax Regional Council

- 1. Set a public hearing date to consider the registration of 2138 Brunswick Street, Halifax.**
- 2. Approve the registration of 2138 Brunswick Street, Halifax, under the HRM Heritage Property Program as proposed in the staff report dated December 20, 2005.**

MOTION PUT AND PASSED UNANIMOUSLY.

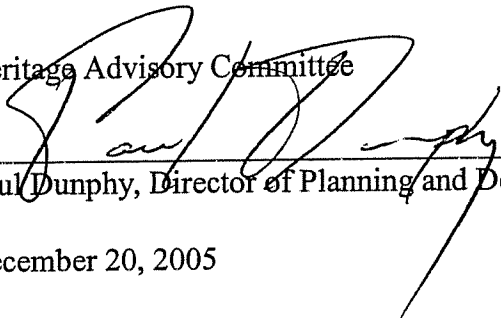
7.2



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Heritage Advisory Committee
January 25, 2006

To: Heritage Advisory Committee

Submitted by: 
Paul Dunphy, Director of Planning and Development Services

Date: December 20, 2005

Subject: **H00175 - Application to consider 2138 Brunswick Street, Halifax, as a Registered Heritage Property.**

ORIGIN

An application by Stephen Curry requesting the consideration of 2138 Brunswick Street, Halifax, as a Municipal Heritage Property.

RECOMMENDATION

It is recommended that should 2138 Brunswick Street, Halifax, score more than 50 points, the Heritage Advisory Committee recommend to Regional Council that this property be registered under the HRM Heritage Property Program (Map 1).

BACKGROUND

Stephen Curry has made an application to have his property located at 2138 Brunswick Street, Halifax, considered as a heritage building under HRM's Heritage Property Program (Map 1).

All applications for heritage registration are reviewed by the Heritage Advisory Committee (HAC), and scored using *The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality* (Attachment B). A Heritage Research Report (Attachment A) and photographs (Attachment C) are used as a basis for the HAC evaluation of each application.

BUDGET IMPLICATIONS

The historical research of the property has been undertaken by Karri Loadman at a cost of \$400 (includes taxes). This cost will be borne by the Municipality and is funded from the operating budget account C310-6999.

In addition, should Regional Council approve the heritage registration of 2138 Brunswick Street, Halifax, a heritage plaque will be placed on the building. The cost to the Municipality for the plaque will be approximately \$300 which will be funded from the operating budget account C310-6999.

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 Registration.

ATTACHMENTS

Map 1: Location Map - 2138 Brunswick Street, Halifax

Attachment A: Heritage Research Report for 2138 Brunswick Street, Halifax

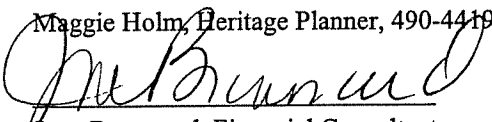
Attachment B: *The Evaluation Criteria for Registration of Heritage Buildings in HRM*

Attachment C: Photos of 2138 Brunswick Street, Halifax

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: Maggie Holm, Heritage Planner, 490-4419

Report reviewed by:


Joan Broussard, Financial Consultant

2138 Brunswick Street

A research brief prepared by:

Karri L. Loadman

Prepared for: HRM Planning and Development Services, Heritage Property Program

December 9, 2005

2138 Brunswick Street (formerly 22 Brunswick Street)
Historical Relationship

The Gothic Revival style structure located at 2138 (22) Brunswick Street is shown on the 1878 Hopkins City Atlas as the manse belonging to the Church of the Redeemer. This structure is situated between the new Universalist Church (2128 Brunswick Street) and the double house (2140 - 2146 Brunswick Street). The manse was constructed between 1874 and 1875 simultaneously with the new church building. The four structures consisting of 2128 to 2146 Brunswick Street were designed and built by the same architects and builders. The Church was finished first in 1874 followed closely by the manse and sexton house in early 1875 with the double house in 1878. The church owned the manse property from 1873 to 1945 when it was sold to Harding Gerhardt.

2138 Brunswick Street is valued for its historical associations with the Church of the Redeemer, its founding families, architects and the 1917 Halifax Explosion.

Church of the Redeemer

The Church of the Redeemer (Universalist Church) dates from 1837 in Halifax. Notable founding families were involved in its incorporation. Members of the church were often chastised for their beliefs by mainstream religious affiliations. Public denouncements were published in the newspapers calling members of the Universalist faith 'children of the devil'. From the 1850s to the 1870s the Church grew and held a prominent position in the community for its activities.

During a time of decline on Brunswick Street in the 1880s the Church rented the manse. At the same time, membership in the Universalist Church declined. Funds raised by pew and property rentals as well as subscriptions (membership tithe) dropped and the buildings began to suffer neglect. The Church had a difficult time maintaining the manse and often the building was left vacant, especially during the 1920s.

Economic difficulty finally forced the Universalist Church to sell off the land in the 1940s for less than the original construction costs. The manse was sold in 1945 to Harding Gerhardt. A merger between the Church of the Redeemer (Universalist Church) with the Unitarian Universalist Association of Boston occurred in 1961 and saw a resurgence in memberships. Today, the Church is located at 5500 Inglis Street.

Founding Families

The West family had the strongest influence in the founding of the Church of the Redeemer (Universalist Church) and the construction of the buildings. The West family contributed approximately \$100,000 to the construction of the buildings.

Conrad West was a very ambitious man. From the early age of 14 he became an apprentice sail maker at the dockyards. By 1836, Conrad had his own West India shipping company. His family business was involved in trading the cargo of dried and pickled Atlantic fish for sugar and molasses from the Caribbean Islands. The West shipping holdings included three wharves, ten stores, one warehouse, two offices, and eight ships. Conrad West held the first mortgage on the Church. He also left a sizeable endowment fund to the Church upon his death.

Conrad fathered six sons, five of which were involved in the West India trading business. The West brothers were known as 'men of stainless integrity'. All of the West family members lived on the north end of Brunswick Street between the 1860s and 1870s.

Two of his son's, William and Nathaniel West, gave heavily to the church. William purchased the land to build the church, sexton house and manse from Henry G. Hill in 1873 for \$6,000. It was estimated to have cost \$80,000 to build the brick manse, sexton house, and church. Nearly $\frac{3}{4}$ of this cost was contributed by William. In 1875, he gave the manse to the Church in exchange

for an interest bearing loan for \$10,000. That same year the land between the manse and the Brunswick Street School was given to the church by William and Nathaniel to build a double brick house similar in design to the manse. William wanted a brick house but Nathaniel wanted a wood house similar to their residence at the north end of Brunswick Street. Nathaniel argued that brick houses would cost more to maintain. When Nathaniel West died on March 17, 1877, he bequeathed money to the Church which was used to pay off the debt on the manse held by his brother William. Money also went to the construction the double brick house that Nathaniel opposed. As it turns out, the brick construction was expensive to maintain and added insurmountable costs to the Church for its upkeep.

William West married Louisa Elliot, the daughter of the well-known architect and fellow church founder, Henry Elliot. The West and Elliot families had a long-standing association. Other notable founding members included the Bowes and Crosskill families of Halifax, as well as the Benjamin Russell, Stern, Foster, and Frazee families of Dartmouth. March 1912 marked the 69th anniversary of the Universalist Church in Halifax. Celebrations were attended by many notables including Rev. George B. Payson, Dr. David Allison the ex-president of Mt. Allison University, Rev. Paul Weller, Alfred Elliot the chairman of the vestry, Rev. Charles H. Pennoyer, and the Creighton family.

Architects

Architects, Henry Elliot and Henry Busch (not a member of the church), have left their mark on the landscape of Halifax. Their firm designed the church, manse, sexton house, and double house. It was their intention to design the manse to appear church-like. Other Halifax landmarks designed by Henry Busch include St. Andrew's Church on Tobin Street and the Convent of the Sacred Heart Chapel. Edward Elliot, the brother-in-law of William West, and son of Henry Elliot, was also involved in the construction project. Edward later went on to design City Hall. Robert Brunton, also a member of the Church, was the mason for the construction projects . Upon

completion the buildings were considered the 'finest properties in the city'.

1917 Halifax Explosion

On December 6, 1917 two ships collided in the Narrows of the Halifax Harbour. The resulting explosion devastated much of the North End of Halifax, flattening wooden buildings on either side of the Narrows. The explosion killed 1600 people, wounded 9000, and caused roughly thirty-five million dollars damage. To deal with the tragedy, the Halifax Relief Commission was established. Minor damage to all of the Church buildings was experienced. The Church received \$8,000 from the Halifax Relief Commission to repair the damaged walls, ceilings and windows.

2138 Brunswick Street (formerly 22 Brunswick Street)

Architectural Description

The two-and-a-half storey brick Gothic Revival structure maintains its original façade today. Details of this original exterior provide interest to the street. The building has an intentional ecclesiastical appearance to compliment the former Church of the Redeemer building located next door at 2128 Brunswick Street.

Most notable to the Gothic Revival style is the second storey hooded window arcade with decorative keystone, pointed windows with wooden tracery, stone columns between the arcade and the single stone sill.

Construction of urban homes during this time period incorporated other styles into the design. The mansard roof with bracketed eaves and truncated dormers is more characteristic of the Second Empire style. Bay window more commonly associated with Queen Anne Revival style.

The first storey offers a two bay side hall plan with a projecting columned three bay window and entrance. Columns are again featured on the entrance bay. Arch details matching the second

storey windows is also seen above the transom in the doorway. The transom also features the wooden tracery seen in the second storey windows. An angel appears to be carved into the stone keystone above entrance.

The unique nature and form of this building continues to be important to the street and its surrounding neighbourhood. Design features of the manse was carried over into the double house at 2140-2146 Brunswick Street. Today these structures offer a commanding presence on the street. Their longevity is important to the restoration of Brunswick Street.

Character-defining elements of 2138 Brunswick Street

- 2 ½ storey brick construction;
- Mansard roof;
- Two single sash truncated dormer windows;
- Bracketed façade eaves;
- Second storey hooded window arcade with decorative keystone;
- Second storey pointed windows with wooden tracery;
- Stone columns between window arcade;
- Single stone sill;
- Two bay side hall plan;
- Projecting columned three window bay;
- Columned entrance bay with arch details that match windows;
- Panelled door with wooden tracery in transom;
- Angel carving in keystone above entrance;
- Aligned uniform façade with double house.

Sources:

McAlpine City Directories

PANS

- Biographical Index File Cards

Maps

- 1749 North end Suburbs Block B page 113/114 Allotment book Lot 7 is manse
- Hopkins Halifax Atlas 1878
- Fire Insurance Maps
 - 1889 to 1914
 - 1895
 - 1914 to 1951
 - 1918
 - 1952

MFM

- 15199 MG100 vol. 190 to 215
- 6791 Halifax Herald, March 30, 1912 p. 3
- 15194 Acadian Recorder, March 22, 1883 p. 2
- 799 MG 4 no 192
- Acadian Recorder, July 5, 1875 p3
- Halifax Evening Express July 23, 1873
- Halifax Daily Reporter August 22, 1873, p.2
- MG 4 vol. 215 folder D - Halifax Explosion damage
- Act of Incorporation and bylaws of the Church of the Redeemer (original copy of Mr. Wolfe of Dartmouth 1881) Members at incorporation included William P. West, W. D. Harrington, J. D. Peakes, Augustus W. West, Donald Mitchell, T. A. Hyde, and Freeman Elliot
- MG 4 vol. 215 d#1
- MG 4 vol. 215 d#39
- Halifax Explosion causes some damage
- MG 4 vol. 215 e#11
- MG 4 vol. 215 e#16
- MG 4 vol. 215 e#17
- Houses were rented
- MG 4 vol. 215 e#26
- MG 4 vol. 215 m#1

Time line of ownership

- 1749 to 1842 various owners of lot 7 section B
- 1842 Henry G. Hill purchases the land from E. Duckett
- 1873 Henry G. Hill sells his lands to William Pryor West for the church (book 183, pages 424/425)

- 1946 Church sells 2138 (22/252) Brunswick Street to Harding A. Gerhardt (book 910 page 310)
- From 1956 the manse has had various property owners

**EVALUATION CRITERIA
FOR REGISTRATION OF HERITAGE BUILDINGS
HALIFAX REGIONAL MUNICIPALITY**

1. AGE

Age is probably the single most important factor in the popular understanding of the heritage value of buildings. The following age categories are based on local, national and international occasions that may be considered to have defined the character of what is how the Halifax Regional Municipality and its architecture.

Date of Construction	Points	Timeline
1749 - 1785	25	Halifax Garrison Town to the Loyalist migration
1786 – 1830	20	Boom period following construction of the Shubenacadie Canal.
1831 – 1867	16	From Boom to Confederation
1868 – 1899	13	Confederation to the end of the 19 th century
1900 - 1917	9	Turn of the Century to Halifax Harbour Explosion
1918 - 1945	5	The War Years
1945 - Present	3	Post-War

** Maximum score of 25 points in this category*

2. HISTORICAL OR ARCHITECTURAL IMPORTANCE

A building can receive points for:

- A) Having specific associations with important occasions, institutions, personages and groups,
- OR**
- B) For being architecturally important unique/representative of a particular period.

2A) Relationship to Important Occasions, Institutions, Personages or Groups

Nationally	Points	Comments
Intimately Related	16 - 20	
Moderately Related	11 - 15	
Loosely Related	1 - 10	
Provincially	Points	Comments
Intimately Related	11 - 15	
Moderately Related	6 - 10	
Loosely Related	1 - 5	

Locally	Points	Comments
- Intimately Related	11- 15	
- Moderately Related	6 - 10	
- Loosely Related	1 - 5	
No relationship to important occasions, institutions, personages or groups.	0	

** Maximum score of 20 points in this category, scoring from one of the three categories only*

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

Importance	Points	Comments
Highly important/ unique/representative of an era	16 - 20	
Moderately important/ unique/representative of an era	11 - 15	
Somewhat important/ representative of an era	10 - 1	
Not important/ unique/representative of an era	0	

** Maximum score of 20 points in this category.*

3. SIGNIFICANCE OF ARCHITECT/BUILDER

Is the structure representative of the work of an architect or builder of local, provincial or national importance.

Status	Points	Comments
Nationally Significant	7 - 10	
Provincially Significant	4 - 6	
Locally Significant	1 - 3	
Not Significant	0	

** Maximum score of 10 points in this category.*

4. ARCHITECTURAL MERIT

The assessment of architectural merit is based on two factors:

- A) **Construction type/building technology:** which refers to the method by which the structure was built (early or rare uses of materials), and building techniques;
- B) **Style:** which refers to the form or appearance of the architecture.

Construction type/building technology		
A) Construction type	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early example	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	
B) Style	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early example	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	

** Maximum score of 10 points for Construction Type, and a maximum score of 10 for Style - a total maximum of 20 points in this category.*

5. ARCHITECTURAL INTEGRITY

Architectural Integrity refers to the extent to which the building retains original features/ structures/ styles, not the state of the building's condition.

Architecture	Consider any additions/ removal/ alterations to windows, doors, porches, dormers, roof lines, foundations, chimneys, and cladding.	
Exterior	Points	Comments
Largely unchanged	11 - 15	
Modest changes	6 - 10	
Major changes	1 - 5	
Seriously compromised	0	

** Maximum score of 15 points in this category.*

6. RELATIONSHIP TO SURROUNDING AREA

Points	Comments
6 - 10	The building is an important architectural asset contributing to the heritage character of the surrounding area.
1 - 5	The Architecture is compatible with the surrounding area and maintains its heritage character.
0	Does not contribute to the character of the surrounding area.

* Maximum score of 10 points in this category.

SCORING SUMMARY

Property	Date Reviewed	Reviewer

Criterion	Highest Possible Score	Score Awarded
1. Age	25	
2. a) Relationship to Important Occasions, Institutions, Personages or Groups OR 2. b) Important/Unique Architectural Style or Highly Representative of an Era	20	
3. Significance of Architect/Builder	10	
4. a) Architectural Merit: Construction type/building technology	10	
4. b) Architectural Merit: Style	10	
5. Architectural Integrity	15	
6. Relationship to Surrounding Area	10	
Total	100	

Score necessary for designation

50

Designation Recommended?

YES

NO

COMMENTS:

