

HALIFAX

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

Item No. 14.5.1
Halifax Regional Council
May 10, 2016

TO: Mayor Savage and Members of Halifax Regional Council
Original Signed

SUBMITTED BY: Jason Cooke, Chair, Heritage Advisory Committee

DATE: May 2, 2016

SUBJECT: Case H00412: Request to Register 2275 Brunswick Street, Halifax as a
Municipal Heritage Property

ORIGIN

Motion passed by the Heritage Advisory Committee at a meeting held on April 27, 2016.

LEGISLATIVE AUTHORITY

Section 21 of the Halifax Charter regarding Standing, Special and Advisory Committees.

By-Law H-200 Respecting the Establishment of a Heritage Advisory Committee and a Civic Registry of Heritage Property.

RECOMMENDATION

The Heritage Advisory Committee recommends Regional Council

1. Set a date for a heritage hearing to consider the heritage registration; and
2. Approve the registration of 2275 Brunswick Street as a municipal heritage property.

BACKGROUND

At the April 27, 2016 meeting of the Heritage Advisory Committee, staff presented the application by HRM for a corrective registration of 2275 Brunswick Street, Halifax.

DISCUSSION

Staff advised that in December 2014, HRM conducted a property transaction, transferring the subject property from municipal ownership to the City of Halifax Non-Profit Housing and, at that time, Legal Services notified heritage staff of an error in the heritage registration. The error was improper notification to the property owner at the time of registration. Since the Heritage Property Act does not provide a process for corrective registrations, staff undertook a new registration process.

The Committee evaluated the application using the Evaluation Criteria for Registration of Heritage Buildings in HRM. The property scored a total of 52 points out of a possible 100 points and, therefore, is recommending that the property be registered.

FINANCIAL IMPLICATIONS

None associated with this report. The attached staff report addresses financial implications associated with process the application.

COMMUNITY ENGAGEMENT

The Heritage Advisory Committee is an Advisory Committee to Regional Council comprised of 10 volunteer members of the public and two Councillors. The meetings are open to the public and the agendas and minutes are posted at www.Halifax.ca.

ENVIRONMENTAL IMPLICATIONS

None.

ALTERNATIVES

The Committee did not provide Alternatives.

ATTACHMENTS

Attachment 1: Staff report dated March 23, 2016

Attachment 2: Scoring Summary

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

Report Prepared by: Sheilagh Edmonds, Legislative Assistant, 902.490.6520



P.O. Box 1749
Halifax, Nova Scotia
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Heritage Advisory Committee
April 27, 2016

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: Original signed by:

Bob Bjerke, Chief Planner & Director, Planning and Development

DATE: March 23, 2016

SUBJECT: **Case H00412: Request to Register 2275 Brunswick Street, Halifax as a
Municipal Heritage Property**

ORIGIN

Application by HRM for a corrective registration of 2275 Brunswick Street, Halifax.

LEGISLATIVE AUTHORITY

The Heritage Property Act

RECOMMENDATION

It is recommended that should 2275 Brunswick Street, Halifax, score more than 50 points under the Heritage Building Evaluation Criteria, 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 2275 Brunswick Street, as a municipal heritage property.

BACKGROUND

In December 2014, HRM conducted a property transaction, transferring the subject property from municipal ownership to the entity entitled "City of Halifax Non-Profit Housing". At that time, HRM's Legal Services notified heritage staff of a potential issue relating to the 1997 heritage registration. As a result, heritage staff are undertaking a new registration process as the *Heritage Property Act* does not provide a process for corrective registrations. The nature of the error was improper notification to the property owner at the time of registration.

During the registration process in 1997, the best information indicated that the property owner was the "City of Halifax Non-Profit Housing Society". Registration notices required by the *Heritage Property Act* were therefore sent to the "City of Halifax Non-Profit Housing". However, it has currently come to light that the "City of Halifax Non-Profit Housing" was not the owner at the time of registration. Therefore, the City of Halifax owned the property when the heritage registration process was undertaken in 1997. Although the City of Halifax formed a partnership with "City of Halifax Non-Profit Housing Society" in 1979 to access federal funding for affordable housing, they remained separate entities.

The *Heritage Property Act* requires the property owner to be notified of the registration. At a technical level, the registration was not accurately completed due to notifications being sent to the incorrect owner. Halifax Regional Municipality intended to transfer title of the property to the "City of Halifax Non-Profit Housing Society" in 2007; however the transaction was not successfully completed.

This information came to light recently when HRM legal department corrected/completed the transfer of ownership to the "City of Halifax Non-Profit Housing Society". During this process it was discovered that the heritage registration was also affected by the ownership issues.

This report provides the supporting information required to correct this by undertaking a new registration of 2275 Brunswick Street as a municipal heritage property.

HRM's Heritage Property Program

The purpose of the HRM Heritage Property Program is to help protect and conserve significant heritage resources including buildings, streetscapes, sites, areas, and conservation districts that reflect the rich heritage found in local communities throughout HRM. One of the principal aims of the Heritage Property Program is to recognize significant heritage resources through the registration of properties into the Municipal Registry of Heritage Properties.

Under the Heritage Property Program, all registration applications for heritage buildings are evaluated by the Heritage Advisory Committee (HAC) using "The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality" (Attachment A).

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

Should the HAC score a property with more than 50 points, a positive recommendation will be forwarded to Regional Council.

Nova Scotia Heritage Property Act

HRM's Heritage Property Program receives 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 a Notice of Recommendation to Registered as a Municipal Heritage Property (Form A) to the property owner at least thirty (30) days prior to any Council decision to register the property. This Notice provides the property owner(s) an opportunity to address Council before a decision is made regarding the registration request. Should a positive recommendation be forwarded to Council and heritage staff will ensure the required Notice is sent to the owners and deposited at the Registry of Deeds.

DISCUSSION

In 1997, during the registration process for 2275 Brunswick Street, it was evaluated under the Heritage Building Evaluation Criteria which differs slightly from the current Evaluation Criteria. As part of the registration process, a researcher was hired to conduct a Research Report which outlined the significance of the building (Attachment B). In 1997 the building achieved a score of 55 points out of a possible 100 points (Attachment C).

Currently, evaluations of heritage registration requests are evaluated by the Heritage Advisory Committee (HAC) and are based upon the many of the same criteria as in 1997. The current Evaluation Criteria is described in greater detail in Attachment A. To assist the HAC in its evaluation and scoring, staff offer the following comments in relation to each of the current criterion. Additionally, current photographs of the building can be found in Attachment D. Highlights of the character-defining elements and known heritage value of the building are described below for informational purposes in aiding with the evaluation.

1. Age:

The lot on which the building is located with subdivided from a larger parcel of land owned by William Layton, a Middle Musquodoboit merchant. The lot was purchased by Reverend Huestis in 1886 his home was constructed in 1887.

For the age of the house, a score of 13 points would be recommended.

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

Reverend Stephen Huestis was an eminent Methodist minister. Born in Wallace, Nova Scotia, Stephen was a descendent of Thomas Huestis, a Loyalist from Westerchester County, New York who settled in Wallace in the 1770's. Stephen Huestis was prominently involved in the formation of the United Church of Canada, a union of the Presbyterians and Congregationalists. His involvement was both provincially and nationally important.

In 1858, Huestis entered the ministry and was ordained in 1862. He was a graduate of Mount Allison, and in 1900 was awarded an honorary degree of Doctor of Divinity. Huestis held several important posts throughout his life, including the publisher of the 'The Weslyn', a prominent provincial newspaper, for 28 years. Huestis lived in the house from 1887 until 1912 when he left the province.

In 1912, Stephen Doane purchased the home from Stephen Huestis. Doane joined the shipping company A. G. Jones and Company (later called the Pickford and Black Company), eventually becoming the assistant manager of the Halifax office. Doane also served as an Embarkation Officer in Halifax during

World War I. When the Nova Scotia Board of Censors was newly created, Doane was appointed as chairman from 1943 until he retired in 1959. Doane had many involvements including president of the Mayflower Curling Club, chairman of the Halifax North Constituency for the Liberal party, and chief High Ranger of Nova Scotia in the Independent Order of Forrester's. Doane also competed in the Canadian Rifle Championships as a member of the Bedford Rifle Range and represented the Nova Scotia team. In 1961, Doane passed away at Lynwood Nursing Home in Halifax.

For the relationship to important personages of provincial significance, a score of 11 to 15 points would be recommended.

3. Significance of Architect/Builder:

The builder of the Huestis house is unknown.

For significance of the architect or builder, a score of 0, reflecting not significant would be recommended.

4. Architectural Merit:

4. A) Construction type or building technology:

This two storey, wood framed building has wooden shingle cladding, ¼" round corner trim, and deep bellcast curve on the front of the mansard roof. There are two arched roof dormers that are symmetrically arranged and have overhanging eaves. Each dormer contains a vertically proportioned, punched window. The first floor contains a projecting, three sided bay window with exposed brackets and decorative fretwork design on the cap of the window. The stone foundation has been parged with concrete on all sides. Although the house is two storeys, the overall appearance is that of a one and ½ storey urban cottage due to the deep bellcast curve and prominent dormer windows.

A score between 1-3 points would be recommended for construction type or building technology as a somewhat rare example.

4. B) Style:

The house was constructed in the style of Second Empire with some Victorian detailing. The building was constructed towards the end of the Second Empire period when the Queen Ann style was beginning to become more prominent as the domestic style of the times. Some of these stylistic elements of the house are still evident today, which include the projecting, three bay window with exposed brackets and fretwork design above the window. The arched roof dormers on the second floor contain vertically oriented windows with wide casings and fretwork above the windows.

Attractive classical details are also present in the Huestis House such as the decorative brackets that accentuate the corners of the front façade, and the hooded entablature over the front door and sections of the bay window. The decorative cornice below the flair of the mansard roof, running horizontally across the house, is one of the most striking classical details on the house. With the protruding chimneys along the mansard roof, it keeps within the style of Second Empire style which was fashionable in Halifax at the time.

A score between 1-3 points would be recommended as a somewhat rare example of its architectural style.

The character-defining elements for the property include:

- Simplified Second Empire house with Victorian detailing;
- 2 storey wood framed building with wooden shingle cladding;

- Mansard roof with a deep bellcast curve (on the front façade) with two dormers with segmentally arched roofs;
- Decorative cornice below the Mansard roof overhang with panels, ornamental fretwork, and heavy decorative brackets at the corner of the eaves;
- A projecting bay window on the first floor with decorative brackets and decorative fretwork above the window;
- Front entry with wide board trim around the door and a two light transom window above;
- Hooded entablatures above the main door and decorative fretwork within the frieze above the transom.

5. Architectural Integrity:

There have been modest modifications to the building. The stone foundation has been parged with concrete, the front door is not original and there has been an addition to the rear.

A score between 6-10 points would be recommended, as the architectural integrity has modest changes.

6. Relationship to Surrounding Area:

The Huestis House is a slightly smaller scaled home compared to some of the larger houses on Brunswick Street. However, the house is compatible with the neighbourhood its key Victorian features contribute to the fashionable nature of the Victorian residential streetscape. The buildings along the streetscape are set close to the property line and interface with the sidewalk.

A score between 6 and 10 points would be recommended as the building is an important asset, contributing to the heritage character of the surrounding area.

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 2016/2017 operating budget for C002 Urban Design.

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.

ENVIRONMENTAL IMPLICATIONS

No concerns identified.

ALTERNATIVES

1. The Heritage Advisory Committee may choose to refuse the application for heritage registration should the scoring be less than 50 points, and in doing so, the application will not proceed to Regional Council.

ATTACHMENTS

Map 1: Location Map

Attachment A: Evaluation Criteria

Attachment B: Historical Research Report

Attachment C: Evaluation Criteria Summary from 1997

Attachment D: Current Photographs

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 by:
Jacob Ritchie, Urban Design Manager, 902.490.6510

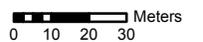
H:\PlanServ\OLD\Heritage Property Program\REPORTS\H00412 - 2275 Brunswick St corrective registration\Location Map



MAP 1 LOCATION MAP - 2275 Brunswick Street, Halifax

-  Existing Municipally Registered Heritage Property
-  Application Location
-  Building

Planning & Development
Heritage



0 10 20 30 Meters



ATTACHMENT A

EVALUATION CRITERIA FOR REGISTRATION OF HERITAGE BUILDINGS in HRM

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) **OR** B):

- A) Having specific associations with important occasions, institutions, personages and groups,
- 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	<i>* Maximum score of 20 points in this category, scoring from one of the three categories only</i>

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	<i>* Maximum score of 20 points in this category</i>

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	<i>* Maximum score of 10 points in this category.</i>

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	<i>* Maximum of 10 points for Construction Type, AND a maximum of 10 for Style - a total maximum of 20 points this category.</i>

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	<i>* Maximum score of 15 points in this category.</i>

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

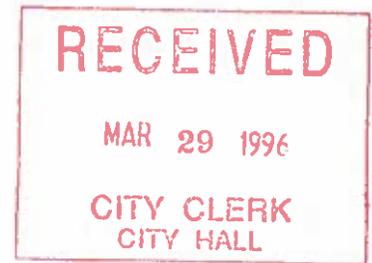
Designation Recommended?

YES

NO

COMMENTS:

ATTACHMENT B: HISTORICAL RESEARCH REPORT



3.

HURSTIS HOUSE
2275 BELMONT STREET

Lot D-1

Research Report prepared for: Heritage Trust of Nova Scotia to contribute to the City of Halifax, as requested.

March 29, 1996.

Research Report written by:

Historical : Ms. Irene Fennell (B.A.)

Architectural : Dr. Elizabeth Pacey

RESEARCH REPORT

ADDRESS: 2275 Brunswick St.- Huestis House

CONFIGURATION: A Townhouse

AGE: 1887

This house was built in 1887 for Rev. Dr. Stephen F. Huestis at a cost of \$2,500. The builder is unknown. In 1886 Huestis had bought the southern portion of lot #16 Letter C in the north suburbs from William Layton, a merchant from Middle Musquodoboit for \$3,000. The whole lot was originally that of Jasper Rhodes who purchased it in 1806 from Benjamin Gerrish Gray et al. In 1837 Rhodes then sold the lot #16 Letter C to John Tempest, tailor, of Halifax for 300 pounds. Tempest sold the lot to Sarah and Eleanor Hay in 1842 for 550 pounds. It was Layton who subdivided the lot. The Hopkins Atlas of 1878 for Halifax does show on the half lot two houses but evidence shows that Huestis had a new house built. The Morning Herald of Oct 26, 1887, states in its building operations for that year: "The following is a partial list of new buildings erected:- House for Rev. Mr. Huestis, Brunswick Street..... \$2,500." If a building were merely altered or added to, it was stated; for example, "improving Dr. Cameron's Houses" or "addition to Convent Sacred Heart... alterations to Damaresque's house on Cogswell". Therefore if this house was altered from the original (as was the case with 2223 Brunswick St.) it would probably have been stated in the newspaper. Stephen Huestis lived here until 1912, when he left for St. Andrew's, New Brunswick, to live with his daughter who married Rev. George F. Dawson. The next prominent owner was Stephen A. Doane who resided there until 1949.

IMPORTANT PERSONAGES & ERAS:

Rev. Dr. Stephen F. Huestis (1835-1929), was an eminent minister of the Methodist Church and prominent in the activities leading to the union of that church with the Presbyterians and Congregationalists to form the United Church of Canada. His role in the union debate is of both national and provincial importance. Also, of provincial importance is the fact that Huestis was, for 28 years, the publisher of The Wesleyan, a prominent provincial newspaper. Stephen Huestis was born in Wallace, Nova Scotia on May 8th, 1835. He was a descendant of Thomas Huestis, a methodist of White Plains, Westchester County, New York. Thomas Huestis (1757-1851) was the only one of a large family to remain loyal to the crown. He came to Wallace in the late 1770's and is responsible for the Huestis name in that area. These loyalists are more commonly referred to as the "Westchester Loyalists". Stephen F. Huestis first joined the Methodists in

IMPORTANT PERSONAGES & ERAS:

1850 under the guidance of Wesley C. Beals; he entered the ministry in 1858 under the leadership of Rev. R. A. Temple and was ordained in 1862. He was a graduate of Mount Allison in Sackville which, in 1900, awarded him with an honorary degree of Doctor of Divinity. He held various posts throughout the maritimes and was selected, in 1879 to minister to the Brunswick Street Methodist Church in Halifax. While in Halifax he was the Eastern Book Steward from 1880 to 1908, and publisher of The Wesleyan newspaper from 1880-1908. He retired in 1908 but continued as Immigration Chaplain for the Methodist Church in Halifax for four years. He held many important posts, such as President of the Nova Scotia Methodist Conference in 1879, and chairman of the Halifax District in 1881. He was a member of the first union committee when the Eastern British- America Conference was united to the Western Conference to form the Methodist Church of Canada. He was a member of each of the General Conferences of the Methodist Church of Canada from 1875 to 1906 and held the office of Sectreary of the General Conference in 1890. He was delegate to the Ecumenical Congress at Washington in 1891 and in New York in 1900. From the time of the union of the Eastern and Western Conferences, Dr. Huestis was continuously a member of the Mission Board until 1910. He was both a member of the union committee to form the Methodist church and a member of the union committee to form the basis of union between the Methodist, Presbyterian and Congregational churches. In 1912, he removed to Toronto, where his wife the former Miss Louisa F. Archibald of Truro, passed away in 1915. He then moved to his daughter's residence in St Andrew's New Brunswick where he eventually died on Jan. 16, 1928. The obituaries of the day read "Brilliant Career"; the Herald had on the front page headline "Former Head of Nova Scotia Methodist Conference Dies".

Stephen Angus Doane (1883-1961), a prominent Halifax resident who bought the house from Stephen Huestis in 1912, lived at this residence until 1949. Mr. Doane was born on June 26, 1883, the son of Harvey W. Doane. He attended Halifax public schools and soon after joined the shipping Company of A. G. Jones & Co. which subsequently became Pickford & Black Company Ltd. Doane eventually became Assistant Manager of the office in Halifax. During World War I he was commissioned, Captain, serving in Halifax as an Embarkation Officer. In 1943, he was appointed chairman of the then newly created Nova Scotia Board of Censors and held the position until he retired in 1959. Mr. Doane was a member of the Bedford Rifle Range and was frequently on the Nova Scotia team at the Canadian Rifle Championships. He married Sadie Demone who died in 1944. In 1949, he married Katherine M. Cahill. Mr. Doane was a past president of the Mayflower Curling Club and was active in the Nova Scotia Liberal party, serving as chairman of the Halifax North Constituency for a number of years. He was a past chief High Ranger of Nova Scotia in the Independent Order of Forresters. He died at Lynwood Nursing Home in Halifax on July 4, 1961, and is buried in Camp Hill Cemetery in Halifax.

ARCHITECTURAL SIGNIFICANCE:

The Huestis House is a fine example of a small-scale, late-Victorian townhouse. The configuration is asymmetrical with an off-centre main doorway. The house can be classed as a two-storey house but the deep bellcast curve of the front mansard roof and the prominent dormer windows give the overall appearance of a one-and-one-half storey urban cottage. The protruding chimneys along with the mansard roof, are in keeping with the French Second Empire style which was fashionable during the 1870's and 1880's in Halifax. The Huestis House was built towards the end of the Second Empire period, at the time when the Queen Anne style was beginning to take over as the most prominent domestic style. Thus, it is not surprising that some of the stylistic elements of the Huestis House are akin to the Queen Anne style. For example, the bay window is a feature of the Queen Anne period as are the segmental arches of the dormer roofs.

The Huestis House also has a great deal of attractive classical detail. Decorative brackets accentuate many corners-including the roofs of the dormers, the mansard roof, the hooded entablature over the front door and sections of the three-sided bay window. Between the brackets, detailed woodwork is found beneath the dormer roofs, beneath the entablature above the main door and beneath the sectioned roof of the bay window. The most striking classical detailing is the very elegant panelled frieze running across the house below the flair of the mansard roof.

RELATIONSHIP TO SURROUNDING AREA:

Though slightly smaller in scale than some of the larger two-and-one-and-a-half storey houses on Brunswick Street, the Huestis House is completely compatible. It is especially in keeping with the elegant detail which is a key feature of the houses on this fashionable Victorian residential street. The Huestis House is a typical wood frame structure with shingle cladding and a stone foundation.

BIBLIOGRAPHY

Halifax County Deed Book 261/ p.250. William Layton, of Middle Musquodoboit merchant to Stephen F. Huestis, of Halifax Methodist minister, reg. Dec 4, 1886, southern portion lot #16 Letter "C" north suburbs, \$3,000.

Halifax County Deed Book 71/ p. 277. John Tempest, tailor Halifax to Sarah & Eleanor Hay, spinsters Halifax, reg. Feb 2, 1842, lot #16 C north suburbs, 550 pounds.

Halifax County Deed Book 65/ p. 44, Jasper Rhodes, of Halifax shipwright to John Tempest, of Halifax tailor, reg. 17 Oct 1837, lot #16 C north suburbs, 300 pounds.

Halifax County Deed Book 37/ p. 304, Benjamin Gerrish Gray et al to Jasper Rhodes., reg. Jan. 24, 1807, lot #16 letter C north suburbs, price unknown.

"The Herald's Diary - Halifax's Building Boom", The Morning Herald, October 26, 1887, p. 3., col. 3.

"Study of Brunswick St.- Research notes on 2275 Brunswick Street-Huestis House, 1969", Pans MG 1 Vol. 2437 #14.

"Death Calls Prominent Clergymen - Rev. S. F. Huestis, Passes Away at Home in St. Andrew's. Brilliant Career...", Halifax Mail, Jan. 17, 1928, p. 9, col. 3-5.

"Former Head of Nova Scotian Methodist Conference Dies", Halifax Herald, Jan. 17, 1928, p. 1, col. 4-6.

Huestis, Martin Bent, " Some Early History of Cumberland County", Halifax Mail, Oct. 29, 1927, PANS Scrapbook MG 9 Vol. 43 p. 230-232.

Betts, Arthur E, Bishop Black and His Preachers, Tribune Press, Sackville, N.B., 1976, p. 142.

Camphill Cemetery Records, Pans Reels 12045-12048.

"Prominent Haligonian Dies at 78", Chronicle Herald, July 5, 1961, p. 26, col. 6.

Report on Brunswick Street, Klienfeldt Consultation Co. Ltd., David Aaron Novick, Architect, Windsor Ontario, 1979.

ATTACHMENT C: EVALUATION CRITERIA SUMMARY 1997

Official Summary Sheet 20 August 1997

	Binder Evaluation - City of Halifax Buildings - 2275 Brunswick Street	Possible Points	Evaluated Points
1)	Age 1749 - 1840 1841 - 1867 1887 1868 - 1895 1896 - 1914 1915 - 50 years prior to present	15 12 10 7 5	10
2)	Relationship to Important Occasions, Institutions, Personages, Eras <u>Occasions, Institutions, Personages</u> National Importance Provincial Importance Doane Local Importance Huestis <u>Eras</u>	20 15 10 10	15
3)	Relationship to Surrounding Area Excellent Good Fair	10 7 5	10
4)	Aesthetic/Architectural Merit i) Only or rare example of particular architectural type in Halifax ii) Original facade iii) Outstanding example of architectural type: ▶ Building has particularly noteworthy architectural characteristics and aesthetic value Good example of architectural type: ▶ Building competently displays the major architectural characteristics of the type and is aesthetically pleasing Fair example of architectural type: ▶ Building displays some architectural characteristics worthy of note, and is acceptable from an aesthetic point of view	20 5 20 15 10	5 10

Total 55

ATTACHMENT D: RECENT PHOTOS OF 2275 BRUNSWICK STREET



HERITAGE ADVISORY COMMITTEE SCORING SUMMARY

Property	Date Reviewed	Reviewer
2275 Brunswick Street	April 27, 2016	Heritage Advisory Committee

Criterion	Highest Possible Score	Score Awarded
1. Age	25	13
2. a) Relationship to Important Occasions, Institutions, Personages or Groups OR 2. b) Important/Unique Architectural Style or Highly Representative of an Era	20	15
3. Significance of Architect/Builder	10	1
4. a) Architectural Merit: Construction type/building technology	10	3
4. b) Architectural Merit: Style	10	3
5. Architectural Integrity	15	8
6. Relationship to Surrounding Area	10	9
Total	100	52

SCORE NECESSARY FOR DESIGNATION

50

Designation Recommended?

YES

NO