

10.3.1

Halifax Regional Council

April 8, 2003

June 17, 2003

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: *P. MacLellan*
Allan MacLellan, Chair
Heritage Advisory Committee

DATE: April 1, 2003

SUBJECT: **Case H00104 - Application for Registration of 2223 Brunswick Street,
Halifax**

ORIGIN

March 26, 2003 Heritage Advisory Committee meeting.

RECOMMENDATION

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

- 1) Set the date of Tuesday, May 13, 2003, for a Heritage Hearing to provide consideration for the registration of 2223 Brunswick Street, Halifax, under the HRM Heritage Property Program.
- 2) Approve the registration of 2223 Brunswick Street, Halifax, under the HRM Heritage Property Program (Map 1 of the staff report dated March 6, 2003)

**PLEASE RETAIN REPORT
FOR HERITAGE HEARING**

BACKGROUND

This matter was discussed at the August 20, 1997, September 17, 1997 and March 26, 2003 meetings of the Heritage Advisory Committee. ..

DISCUSSION

See attached minute extracts of the August 20, 1997, September 17, 1997 and March 26, 2003 (draft) meetings of the Heritage Advisory Committee.

ATTACHMENTS

- 1) Minute extracts from the August 20, 1997, September 17, 1997 and March 26, 2003 (draft) meetings of the Heritage Advisory Committee.
- 2) Staff report to the Heritage Advisory Committee dated March 6, 2003.

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

EXTRACT FROM AUGUST 20, 1997 HERITAGE ADVISORY COMMITTEE MINUTES:

4.1 Evaluation of Applications for Heritage Registration

Although there was not a quorum, The Committee agreed to proceed with the evaluation of applications for heritage registration and have the recommendations ratified at the next meeting. Dr. Erickson agreed to present today's deliberations to the full Committee at the September meeting. Mr. Norris noted Mr. Manzer gave him his recommendations on the applications.

2223 Brunswick Street

Mr. Smith-Lamothe led the evaluation of the first property, 2223 Brunswick Street, which had the following results:

1.	Age	
	1841-1867	12 points
2.	Relationship to Important Occasion, Institutions, Personages, Eras	
	Local Importance	10 points
3.	Relationship to Surrounding Area	
	Excellent	10 points
4.	Aesthetic/Architectural Merit	
	Good example of architectural type	15 points
	Original Facade	5 points
	TOTAL	52 points

In reviewing this application, some concern was expressed with the metal chimney and awning. However, since it was felt these could be removed it would not affect the original facade.

Mr. Peacocke suggested, in the future, the Committee could review applications located in the same area as a group so they would be treated the same and recommended as a group. Mr. Norris noted it was the practice in the past to consider street scapes. Dr. Erickson noted there is a difference between "asset" and "compatibility." Mr. Peacocke stated he did not believe this particular building was compatible. Dr. Erickson noted a precedent was set in the former City of Halifax, that compatibility be based on one side of the street.

Mr. Smith-Lamothe questioned the comment in the report regarding the windows being shortened, noting this may affect the points allotted for original facade.

Mr. Norris left the meeting briefly to obtain more detailed criteria information. It was agreed that the Committee defer making a decision on this application for the time

being.

Mr. Norris returned to the meeting and reviewed the more detailed guidelines regarding facade which include window size. A photograph of 2223 Brunswick Street showed that the facade has been changed. Based on this information, the points allotted for Aesthetic/Architectural Merit were reduced by 5, resulting in a total of 47 points. Upon further review of the application it was agreed an additional 3 points should be awarded for Provincial Importance (Mr. Fraser). The revised total for 2223 Brunswick Street was 50 points.

It was noted a more defined criteria for relationship include use, age, scale and architecture.

MOVED by Mr. Smith-Lamothe and Ms. Miller that it be recommended to the HAC that it be recommended to Council that 2223 Brunswick Street be registered as a heritage property. MOTION PUT AND PASSED UNANIMOUSLY.

EXTRACT FROM SEPTEMBER 17, 1997 MINUTES OF THE HERITAGE ADVISORY COMMITTEE:

1.2 Ratification of Motions from August 20, 1997 meeting

It was noted motions made at the last meeting regarding registration of heritage properties needed to be ratified. Dr. Erickson presented the recommendations made by the members present at the August meeting respecting registration of heritage properties.

MOVED by Dr. Erickson and Mr. Eyland that the Heritage Advisory Committee recommend to Council that 2223 Brunswick Street be registered as a heritage property. MOTION PUT AND PASSED UNANIMOUSLY.

EXTRACT FROM DRAFT MARCH 26, 2003 HERITAGE ADVISORY COMMITTEE MINUTES:

3.2 H00104 - Application for Registration of 2223 Brunswick Street, Halifax

- A staff report prepared for Jim Donovan, Manager, Planning Applications, dated March 6, 2003, regarding the above, was before the Committee for its consideration.

Mr. Barrett advised the Committee that this property was originally evaluated for heritage registration by the Committee in 1997, but for some reason it was never forwarded to Council. The score allocated at that time was 50 points. Mr. Barrett suggested the Committee could re-evaluate the property at this time or forward it to Council with the original score. Ms. Nancy Wooden, Harbour City Homes, stated the building has received a new roof and some new windows and doors since 1998, all in keeping with the original character of the building.

MOVED by Ms. Janet Morris, seconded by Ms. Andrea Arbic, that the Heritage Advisory Committee recommend to Regional Council that 2223 Brunswick Street, Halifax, be registered under the HRM Heritage Property Program, based on the scoring of the property by the Heritage Advisory Committee in 1997.

In response to a question of Ms. Grant regarding the status of the revised evaluation criteria, Mr. Barrett stated this issue is still with staff.

Responding to a question of Mr. Creighton, Mr. Barrett stated once a property is registered any alteration needs to be sympathetic with the building's original architecture and not what is there at the time of registration.

Mr. Trites inquired how much has the appearance of this building changed since the original scoring as it may affect the scoring. Mr. Barrett responded that he did not know the condition of the building at the time of original consideration. The only photo on file was of the entrance and the detailing appears to be the same. Mr. Dan Norris, Recreation, Culture and Heritage, added that he did not believe there have been any significant changes since that time.

Mr. Creighton suggested, at some point, a list of deficiencies in areas required to get higher score could be listed so the owner is aware that when these features are repaired or replaced they need to be taken into consideration. Mr. Barrett stated staff are looking at a better method to document buildings when they are registered


MOTION PUT AND PASSED UNANIMOUSLY.




PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Heritage Advisory Committee
March 26, 2003

To: Heritage Advisory Committee

Submitted by: 
Jim Donovan, Manager, Planning Applications


Kevin Barrett, Heritage Planner, Planning & Development Services

Date: March 6, 2003

Subject: **H00104 - Application by Harbour City Homes to consider 2223 Brunswick Street, Halifax, as a Registered Heritage Property.**

STAFF REPORT

ORIGIN

An application by Harbour City Homes requesting the consideration of 2223 Brunswick Street, Halifax as a Heritage Property.

RECOMMENDATION

It is recommended that should 2223 Brunswick 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

Harbour City Homes have made an application to have their property at 2223 Brunswick Street, Halifax, considered a heritage building under the HRM Heritage Property Program. The building is currently used as a residential building.

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 April 24, 2002, Council cannot consider the registration earlier than June 18, 2002.

Please note this property was previously reviewed and scored by the HAC on August 20, 1997. While the property did attain a point score of 50 points, it was **not** forwarded to Regional Council for consideration. Given the delay in processing this application, and no notice was provided to the property owner, staff find the property should be reviewed and scored by the current HAC.

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.

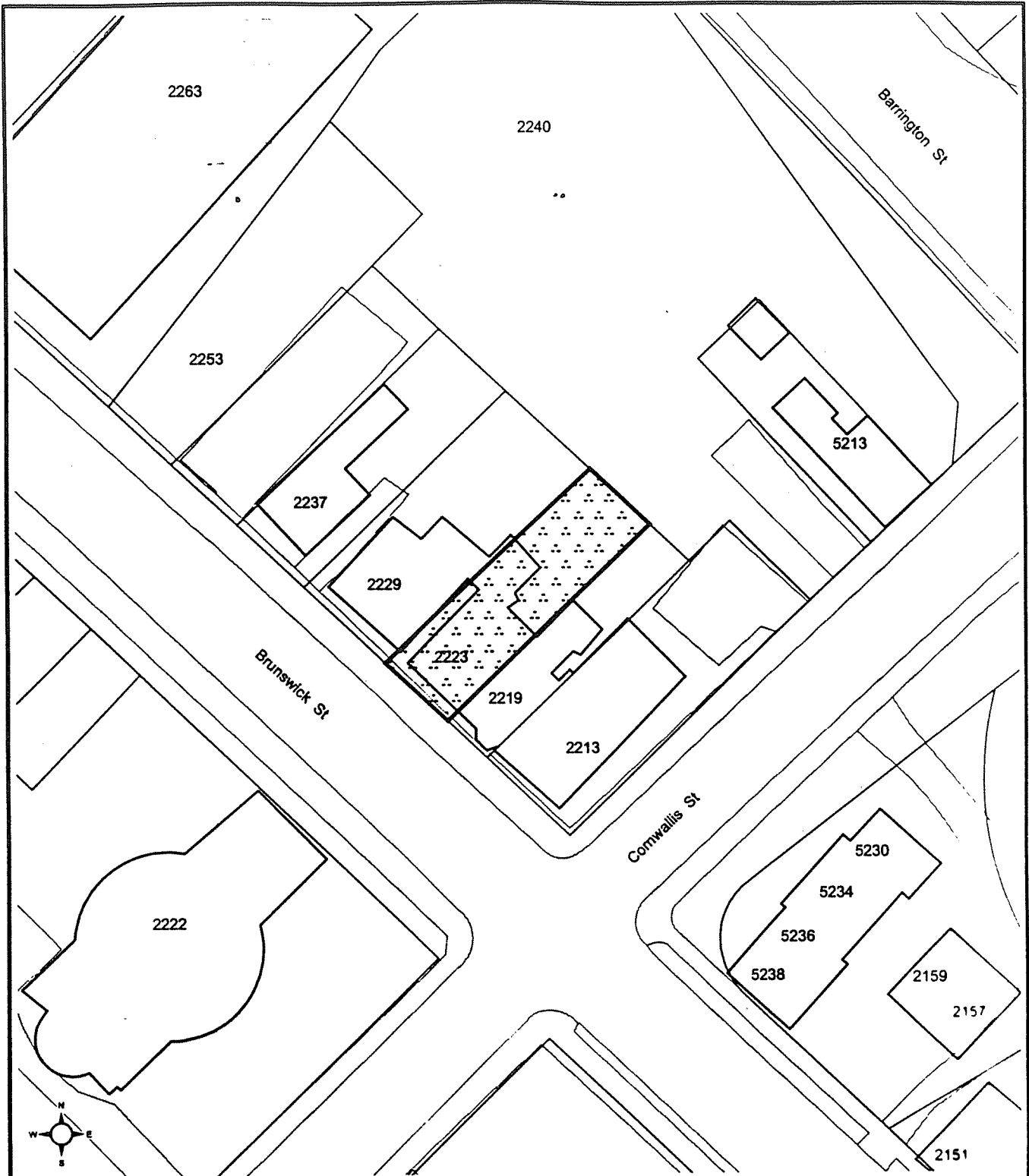
ATTACHMENTS

Map 1: Site Plan - 2223 Brunswick Street, Halifax


Attachment 1: Heritage Research Report for 2223 Brunswick 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 Kevin Barrett, 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
 2223 Brunswick 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

ATTACHMENT # 1

RECEIVED

MAR 29 1996

CITY CLERK
CITY HALL

①

**FRASER HOUSE
2223 HUNTER STREET**

**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: 2223 Brunswick St. - Fraser House.

CONFIGURATION: A Free-standing Dwelling. ..

AGE: 1857

This house was built in 1857 by Halifax builder, Richard Thomas Roome, and sold to Robert W. Fraser, a flour merchant. Richard Thomas Roome also built, in 1862, 2213-17 Brunswick Street on the corner, which is similar in style to this house. Roome had purchased in the north suburb lot 12 letter C from William Saltus, Esquire, for 1,000 pounds in 1856. In 1845 Saltus had purchased the lot from Beamish Murdoch and Thomas Beamish Akins heirs of Thomas Ott Beamish for 600 pounds. It would appear Roome subdivided the lot and built 2223 Brunswick St., and sold it to Robert W. Fraser for 1,300 pounds. The William Gossip Map of Brunswick Street for 1858-59 shows this house but not 2213-17 Brunswick Street. It was mistaken that 2213-17 and 2223 Brunswick Street were built at the same time; it now appears that 2223 Brunswick Street was built in 1857 and that 2213-17 Brunswick Street was built in 1862. The estate of Robert W. Fraser sold the Fraser House to Dr. Lewis Thomas in 1916.

IMPORTANT PERSONAGES & ERAS:

Richard Thomas Roome (- 1896), builder, " first class mechanic", and freemason built this house in 1857. He was well respected as a builder and was responsible for many fine dwellings in the north end, such as the West/Vaux House on Brunswick Street. A very civic minded individual, he was elected Alderman for Ward 6 in the 1859; he was also a volunteer fireman and captain of Axe Co. He was considered at the time of his death "probably the oldest Freemason in Halifax." Roome Street is named after him, which he probably subdivided and developed. He died at his residence on Roome Street May 12, 1896.

Robert W. Fraser, Esquire (1821-1903) was a well known flour merchant, consul for United States in Halifax, President of the People's Bank, and noted philanthropist. Born in the Isle of Wight his father was master of a ship in the atlantic trade. As a boy he went on two whaling expeditions in the Pacific Ocean. In the late 1840's he arrived in this city and found employment with a relative who was then doing business here. A few years later, he commenced trading on his own account, dealing largely in American bread-stuffs, and rapidly he came to the front as one of the shrewdest and most successful merchants of his time. He was American consul here at the time of the Civil War, and was for many years President of the People's Bank retiring from the Presidency in the 1890's. He was a devout member of the

IMPORTANT PERSONAGES & ERAS:

Brunswick Street Methodist church and gave to many of their organizations. His charitable donations included many local institutions such as the Home for Aged Women, which is on Gottingen Street and is known as Victoria Hall. He was considered "one of the best known and most highly respected men in the Province". He died at this residence Dec 29, 1903.

Dr. Lewis Thomas, Esquire (1874-1956) M. D., C. M., M. R. C. S., L. R. C. P., lived at this address from 1916 to 1956. Born Stellerton, Pictou County in 1874, he was considered "a veteran medical practitioner". He graduated from Dalhousie Medical School in 1901 and later took his post graduate work in London, England where he became a member of The Royal College of Surgeons. He later spent time in Glasgow, Scotland where he took up studies of women's and children's diseases. On his return to Halifax around 1905 he taught practical surgery at Dalhousie Medical School for more than twenty years. He died March 2, 1956 at the Victoria General Hospital in Halifax.

ARCHITECTURAL SIGNIFICANCE:

The Fraser House is an excellent example of the Georgian townhouse style which gives Halifax a character which is very distinct from other Canadian cities. Many of the elements of the Georgian townhouse style are in tact on the Fraser House. The off centered doorway on the ground floor has the sedate decoration of the transom above, and the sidelights with molded panels. The tops of the windows on the second floor are flush with the cornice trim which is a plain but servicable feature. The roof is the typical truncated pitched form embellished with Scottish oriel dormers and tall chimneys. At the corners, the eaves are returned for a classical finishing touch. Above the windows on the ground floor are classical hooded entablatures but the windows have been shortened somewhat.

RELATIONSHIP TO SURROUNDING AREA:

The two-and-one-half storey Fraser House is taller than the one-and-one-half storey Ott Beamish Cottage and the two-storey Heckman House on either side. However, the Fraser House is very similiar in scale to the other townhouses on Brunswick Street and similiar middle and upper class streets throughout historic Halifax. Also typical for Georgian style townhouses are a brick and stone foundation and wood-shingle cladding like the Fraser House.

BIBLIOGRAPHY

"Gossip Map of Brunswick St., Halifax circa 1858-59", City Of Halifax Engineer's Office, William Gossip C.E. (2223 Brunswick is shown but not 2213-2217 Brunswick Street).

Halifax County Deed Book 80 p. 122, Beamish Murdoch Esq., et al to William Saltus, Esq., lot 12 Letter C north suburbs, signed April 18, 1845, and registered May 10, 1845, (600 pounds).

Halifax County Deed Book 113 p. 118, Willaim Saltus, Esq., Bermuda to Richard T Roome, Halifax, carpenter, lot 12 Letter C north Suburbs, signed Dec. 4, 1855, registered Jan. 14, 1856, 1000 pounds.

Halifax County Deed Book 117 p. 382, Richard Thomas Roome, Carpenter, Halifax to Robert W. Fraser, Halifax, merchant. Northern half of lot 12 Letter C North Suburbs. Signed Jan. 1, 1857, registered March 5, 1857, 1300 pounds.

William Saltus, Esquire of Bermuda was formerly a magistrate in Halifax under Sir Colin Campbell's Administration. He was born in Bermuda and was a partner of Saltus & Saltus, which expanded to Halifax. While here, he won favour with the Governor and was appointed a magistrate. He left Halifax in the late 1840's and died in Bermuda in 1861. Acadian Recorder, Jan. 5, 1861, p. 3, col. 3.

"Death of R. T. Roome", Acadian Recorder, May 12, 1896, p. 3 col. 1.

Annals of the North British Society, Halifax, Nova Scotia 1768-1903, McAlpine Publishing Co. Ltd., Halifax, 1905, p. 346-347

"The Death Toll - R. W. Fraser Passes Away", Morning Chronicle, Dec. 30, 1903, p. 2, col. 1.

"R. W. Fraser Is No More- Well Known Retired Merchant and Philanthropist Passed Suddenly Away", Morning Herald, Dec. 30, 1903, p. 2, col. 2.

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

"Study of Brunswick St.- Research notes on 2223 Brunswick St, Fraser House", 1969. MGI Vol. 2437 #14.

"Dr. Lewis Thomas", Mail Star, March 2, 1956, p. 3, col. 2.

The Medical Register of the Province of Nova Scotia, 1902-1903; 1914-15 up to 1942. Pans RA398 N935.

CITY OF HALIFAX

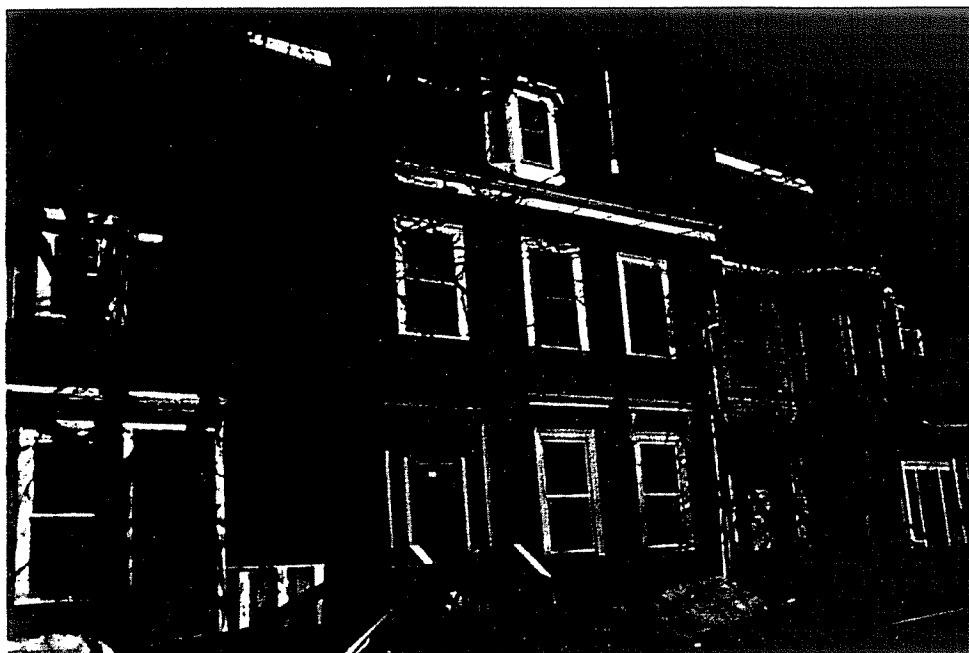
Heritage Property Evaluation System

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
4. Aesthetic / Architectural Merit		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 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	



**2223 Brunswick Street
March 7, 2003**