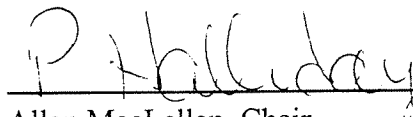


Halifax Regional Council
September 23, 2003

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:


Allan MacLellan, Chair
Heritage Advisory Committee

DATE: September 16, 2003

SUBJECT: Case H00116 - Application for Registration of 2901 Windsor Street,
Halifax (The Halifax Forum)

ORIGIN

August 27, 2003 Heritage Advisory Committee meeting.

RECOMMENDATION

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

- 1) Set the date of Tuesday, October 28, 2003 for a heritage hearing to consider the registration of 2901 Windsor Street (The Halifax Forum).
- 2) Approve the registration of 2901 Windsor Street (The Halifax Forum) as a registered heritage property as per the HRM Heritage Property Program.

PLEASE RETAIN REPORT FOR HERITAGE HEARING

BACKGROUND

See attached staff report to the Heritage Advisory Committee.

DISCUSSION

See attached draft minute extract.

ATTACHMENTS

- 1) Staff report to the Heritage Advisory Committee
- 2) Draft Heritage Advisory Committee minute extract

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

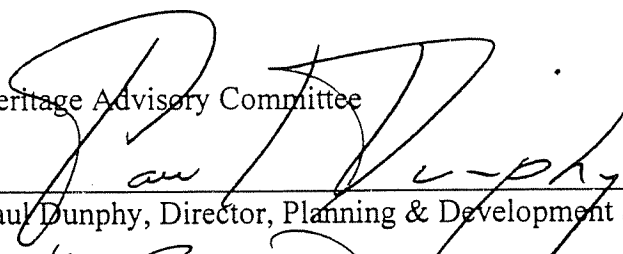


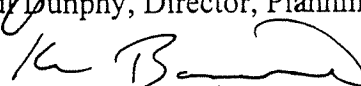
PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Heritage Advisory Committee
August 27, 2003

To: Heritage Advisory Committee

Submitted by:


Paul Dunphy, Director, Planning & Development Services


Kevin Barrett, Heritage Planner, Planning & Development Services

Date: August 11, 2003

Subject: **H00116 - Application to consider 2901 Windsor Street and 6192 Young Street, Halifax, as Registered Heritage Properties**

STAFF REPORT

ORIGIN

An application by Mr. G. C. Findlay, Chairman of the Halifax Forum Community Association, to consider the properties at 2901 Windsor Street and 6192 Young Street, Halifax, as Heritage Properties.

RECOMMENDATION

It is recommended that should the properties at 2901 Windsor Street and 6192 Young Street (PID # 00004010 and 41035924, respectfully) score more than 45 points, the Heritage Advisory Committee recommend to Regional Council that these properties be registered under the HRM Heritage Property Program (Map 1).

BACKGROUND

Mr. G. C. Findlay, Chairman of the Halifax Forum Community Association, has made an application to have both 2901 Windsor Street and 6192 Young Street considered heritage properties under the HRM Heritage Property Program. The properties are owned by Halifax Regional Municipality and the building is used as the Halifax Forum.

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 August 27, 2003, Council cannot consider the registration earlier than October 21, 2003.

It should be noted that while the Heritage Research Report was based on the building (known as 2901 Windsor Street), the surrounding lands associated with the Halifax Forum are also significant. The Forum complex is comprised of two separate lots, namely 2901 Windsor Street and 6192 Young Street. While the lot known as 6192 Young Street is vacant, it has a long association with the Forum. As a result, the applicant would also like consideration be given for both lots.

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.

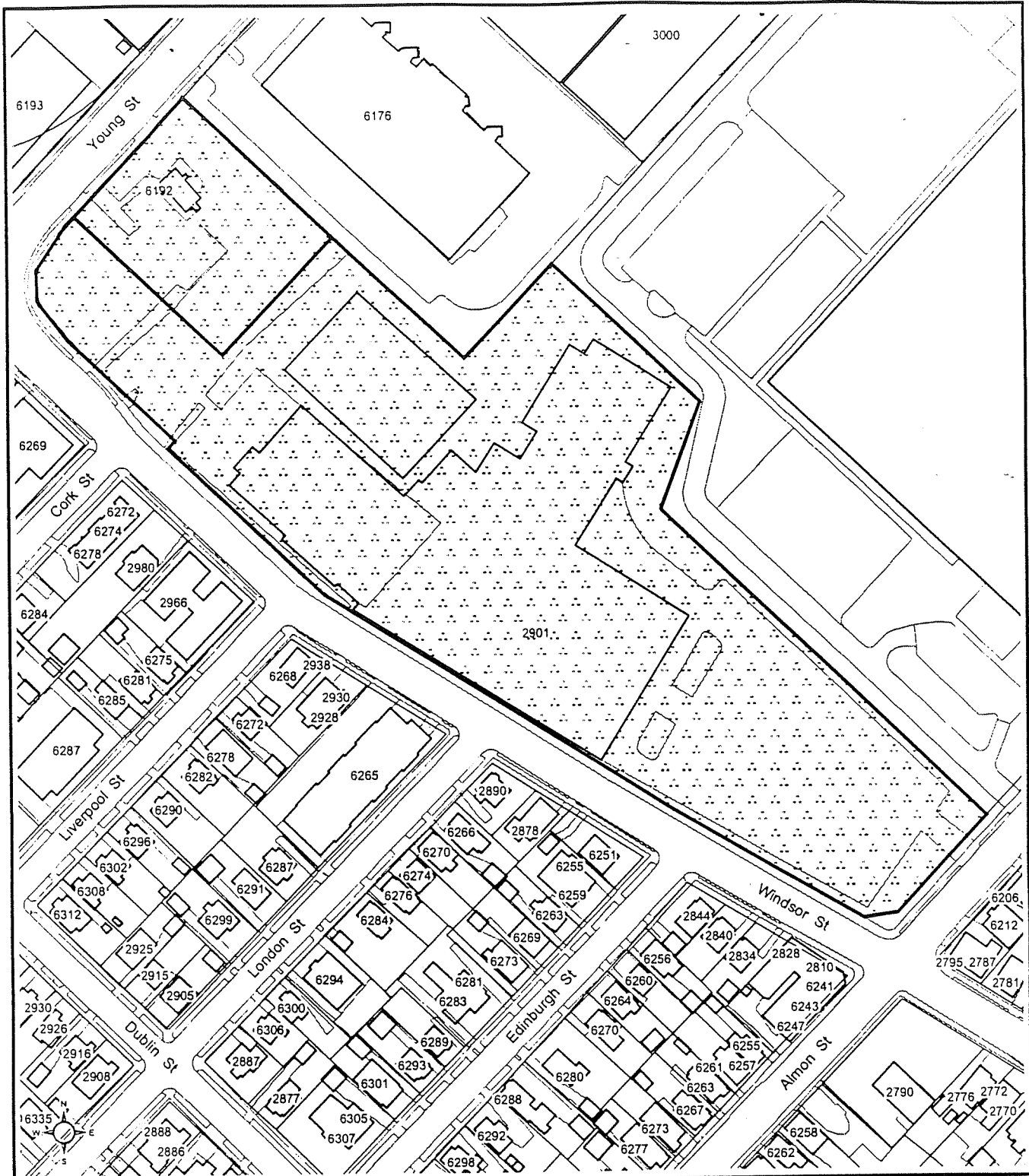
ATTACHMENTS

Map 1: Site Plan - 2901 Windsor Street and 6192 Young Street, Halifax


Attachment 1: Heritage Research Report for 2901 Windsor Street, Halifax.

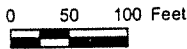
Attachment 2: City of Halifax's Heritage Property Evaluation System - Heritage Buildings.

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
**2901 Windsor Street
 and 6192 Young 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.

**Report on the Halifax Forum
2901 Windsor Street
Halifax, Nova Scotia**

Prepared For: Kevin Barrett, Heritage Planner

Prepared By: Darryl Kelman

05/08/03

Development History

In 1897, Lord Aberdeen officially opened the Provincial Exhibition on the lands to the east of Windsor Street between Almon and Young. Exhibition buildings had recently been built and their entrance was off of Windsor. The Exhibition had previously been on Tower Road. The land was purchased by the Exhibition Commission from Samuel H. Cooper (B328-237). The land had originally been farms and there was plenty of room for the Exhibition to expand. Over the next few years the Commission obtained and developed more land between Young and Almon. In 1926, construction began on an artificial covered ice rink. It was designed by Andrew Cobb, who also designed the Grandstand, midway, and various out-buildings around the Exhibition grounds. Cobb's original sketch of what the Exhibition grounds would look like when completed can be viewed at the Provincial Archives but unfortunately it is in such a state that reproduction is not easy (1.3.4.9.).

The new arena was christened 'The Forum' on December 21, 1927 (*Evening Mail*) and its first manager was P.C. Neville. The first public skating at the Forum was held December 26, 1927 (*Evening Mail*) and according to the *Evening Mail* there were over a thousand boys present. The first hockey game played on artificial ice east of Montreal was played on December 30 (*Evening Mail*). There were 1 660 spectators present to see the Crescents beat the Canadian National Recreation Club 6-3 in overtime. Some thought that the 55¢ reserved seat and 35¢ rush seat ticket prices were too high and that the promenade was too wet and slippery. According to the *Evening Mail*, "those who have visited rinks equipped with artificial ice" say "that such should not exist" (*Evening Mail, December 31, 1927, p. 6*). Some in attendance thought that programs would be helpful and that there were not enough ushers. And some, such as columnist Gee Ahern, were not impressed by the 'public-be-damned' attitude at the Forum and were not too keen on the business of hockey. There was however, nothing but praise for the ice itself. The artificial ice provided a game far faster than the spectators were used to. The snack bar also did a booming business (*Evening Mail*).

In 1941 the Provincial Exhibition sold the lands (including the Forum) to His Majesty the King (B828-557) who then sold the property to the Corporation of the City of Halifax in 1948 (B969-175). The City is still the owner today. In 1947, a Provincial Act granted the Forum Commission the power to manage and operate all aspects of the former Provincial Exhibition Commission. There was no ownership however, as sales were conducted and proceeds went to the City (*Halifax Mail-Star*).

There have been renovations, additions, subtractions and all other sorts of development at the Forum for the last seventy-five years. A new arena, called the Civic Arena was opened to the west of the Forum in 1961 using the same ice-making facilities. It was closed in 1995 and converted into a bingo centre in 2003. A new Civic Arena opened north of the Forum in 1995 (where the Forum Annex once stood). A Multi-Purpose Centre was opened in 1989 to the north-west of the Forum. Of the above mentioned renovations, the one that affected the exterior appearance of the Forum the most was the addition of the newest Civic Arena to the north of the Forum. Its addition has hidden most of the former northern entrance of the Forum. Other work at the Forum has included bricking in the windows, new doors being installed, a new floor, and various minor repair work both inside and out. In 1978 the Metro Centre opened in downtown Halifax. The newer, larger, and more modern arena began to draw many of the events (especially higher levels of hockey) that the Forum used to host. However, the Forum continues to draw events that perhaps would be lost in the Metro Centre.

Besides hockey, there have been many varied and interesting events held at the Forum. Boxing, wrestling, curling, circuses, rallies, ice capades, skating competitions, and rock concerts are to name but a few.

Historical Associations

As the Forum is an event venue, there have been countless historical figures pass through its doors. None of them however, can be considered 'associated' with the Forum as most only visited the Forum for a day or two. Boxers, wrestlers, politicians (such as Lester B. Pearson who held a rally at the Forum) and royalty (Elizabeth II visited while still a Princess) are just a few of the type of very temporary visitor the Forum entertained.

Others, such as hockey players who would have played their home games on the Forum ice, can claim a little closer association. During the years of the Voyageurs, an AHL (American Hockey League) affiliate to the Montreal Canadiens of the NHL (National Hockey League), future Hall of Famers Larry Robinson, and Ken Dryden played. Other future NHL stars such as Guy Carbonneau and Brian Skrudland played regularly at the Forum. The most important historical association however, is with the architect.

Andrew Cobb

The Forum architect was born in Brooklyn, New York, on June 13, 1876 to parents Charles and Mary. He was educated at the Horton Academy, Acadia University, Massachusetts Technical College and École des Beaux Arts in Paris. From 1904 to 1907 he honed his skills in Cleveland, Ohio. During this period he met and married Myrtle Seely and they would have two daughters; Charlotte and Elizabeth.

In 1909 Cobb and his family arrived in Canada. By 1910 Cobb was in partnership with S.P. Dumaresq, a notable Haligonian architect from a notable Haligonian family. The Dumaresq's are responsible for hundreds of buildings in Halifax and the maritimes. In 1913, in Halifax County Court, Cobb took the oath of allegiance to the King, making his move to Canada permanent.

Throughout his lifetime Cobb was a regular at his church, the First Baptist Church, in Halifax. He was a member of both the Royal Institute of British Architects and the Maritime Association of Architects. A golf enthusiast, Cobb also sat as President of the Bedford Golf and Country Club. It is for his buildings however, that Cobb is best remembered.

Cobb was a prolific and versatile architect. He designed churches (ie: St. James First Presbyterian), university buildings (ie: the MacDonald Library and both the Arts and Science buildings at Dalhousie), industrial buildings (ie: the stores at the Naval Dockyards), hospitals (ie: in Cornerbrook, Newfoundland), residences, banks, inns, office buildings, and in 1915 the Imperial Theatre. As well, Cobb designed the Provincial Exhibition grounds at Windsor and Almon Streets which included the Grandstand, cattle buildings, the Industrial Building, and of course the Forum. Cobb passed away in 1943.

Architectural Style

Cobb was a talented and renowned architect who trained in the Beaux Arts style but did not restrict his work to any one genre. He was known to design from the Arts and Crafts style to the Neo-Classical style. The Forum is most likely inspired by Georgian architecture with its low pitched roof, balanced proportions, and central doors on each wall. The windows, before being bricked in, were fanlight style reminiscent of clerestory windows most commonly found on Churches. The exterior is red brick though wood and concrete were used in the construction as well.

Sources

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Conwell, James (ed), Nova Scotia Blue Book and Encyclopaedia. 1932, part 2, p. 8.

Evening Mail, December 21-31, 1927.

Halifax Mail-Star, January 14, 1959.

Halifax Mail-Star, September 15-25, 1959.

Halifax Mail-Star, July 30, 1959.

Halifax Mail-Star, February 15, 1962.

Halifax Mail-Star, October 16, 1975.

Halifax Mail-Star, December 28, 1977.

Land Information Centre Plans, D377-34363.

Land Information Centre Plans, D309-29099.

Land Information Centre Plans, D190-13689.

Menke, Frank E. "The History of Hockey", Atlantic Sportsman. 1948.

Nova Scotia Public Archives, 1.3.4.9.

Nova Scotia Public Archives, "The Forum: Fifty Years", MG 100 vol. 153, #9.

Nova Scotia Public Archives, "Provincial Exhibition: 1928-1930", RG 35-102 series 22 A.13.

Nova Scotia Public Archives, "Building Inspector Permits, 1902-1949", RG 35-102 series 39 #59.

Nova Scotia Public Archives, "Building Inspector Permits, 1974-78", RG 35-102 (39I) vol. 64.

Nova Scotia Public Archives, "Assessment Rolls", RG 35-102 series 19A.

Nova Scotia Public Archives, "City Council Minutes", RG 35-102 series 1, section A.

Nova Scotia Public Archives, "Naturalization", RG 38 vol. 291.

Nova Scotia Public Archives, "Notes on Andrew Cobb", MG 100 vol 104, #24.

Registry of Deeds, Book 238-237, 1897.

Registry of Deeds, Book 428-360, 1913.

Registry of Deeds, Book 488-981, 1918.

Registry of Deeds, Book 828-557, 1941.

Registry of Deeds, Book 969-175, 1948.

Registry of Deeds, Book 6706-368, 2001.

CITY OF HALIFAX

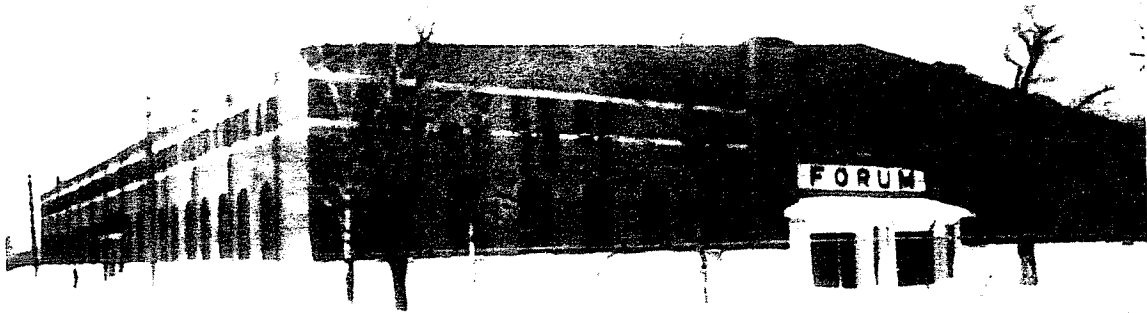
Heritage Property Evaluation System

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

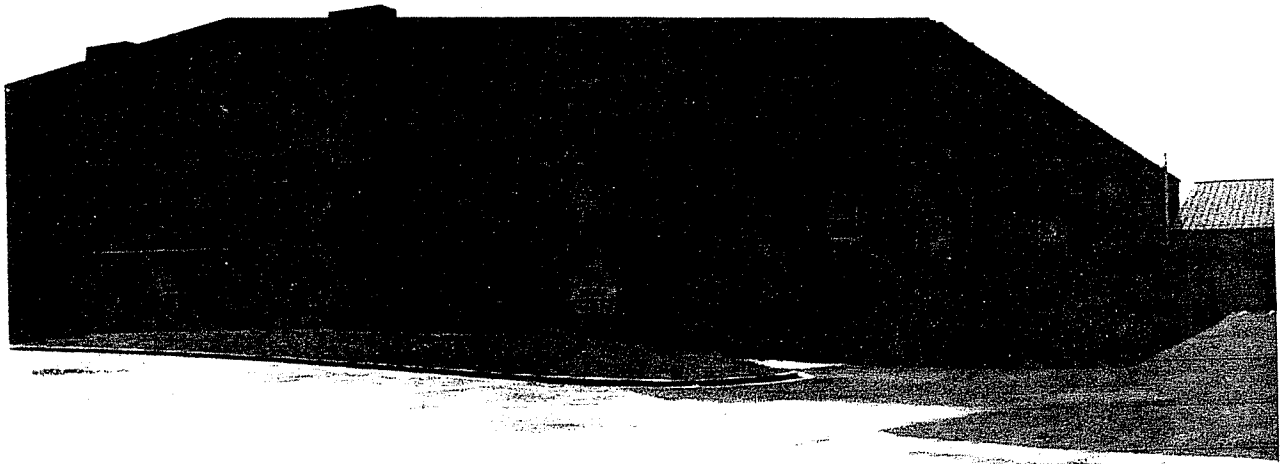
■ HERITAGE BUILDINGS

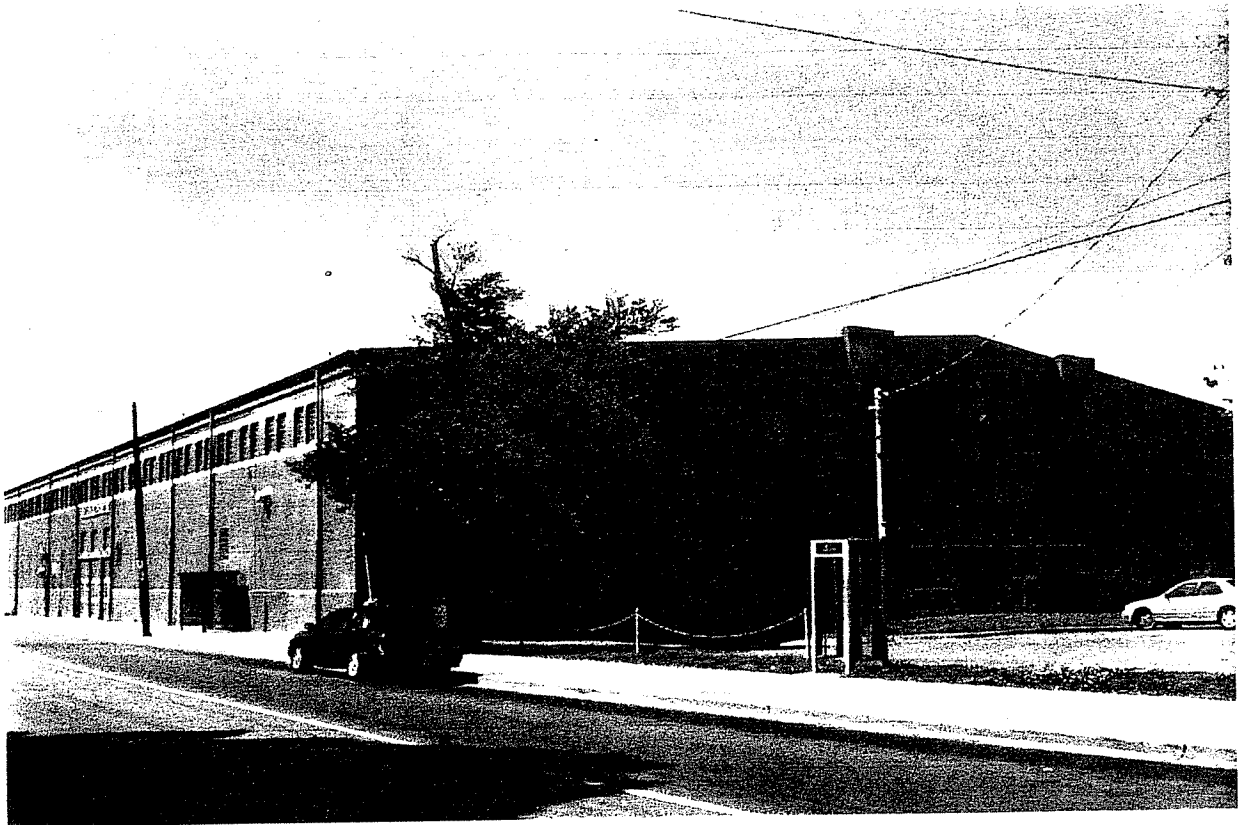
CRITERIA	POINTS	JUSTIFICATION / EXPLANATION
1. Age 1749 - 1840 1841 - 1867 1868 - 1895 1896 - 1914 1915 - 50 years prior to present	15 12 10 7 5	
2. Relationship to Important Occasions, Institutions, Personages, Eras (i) <u>Occasions, Institutions Personages</u> National Importance Provincial Importance 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	

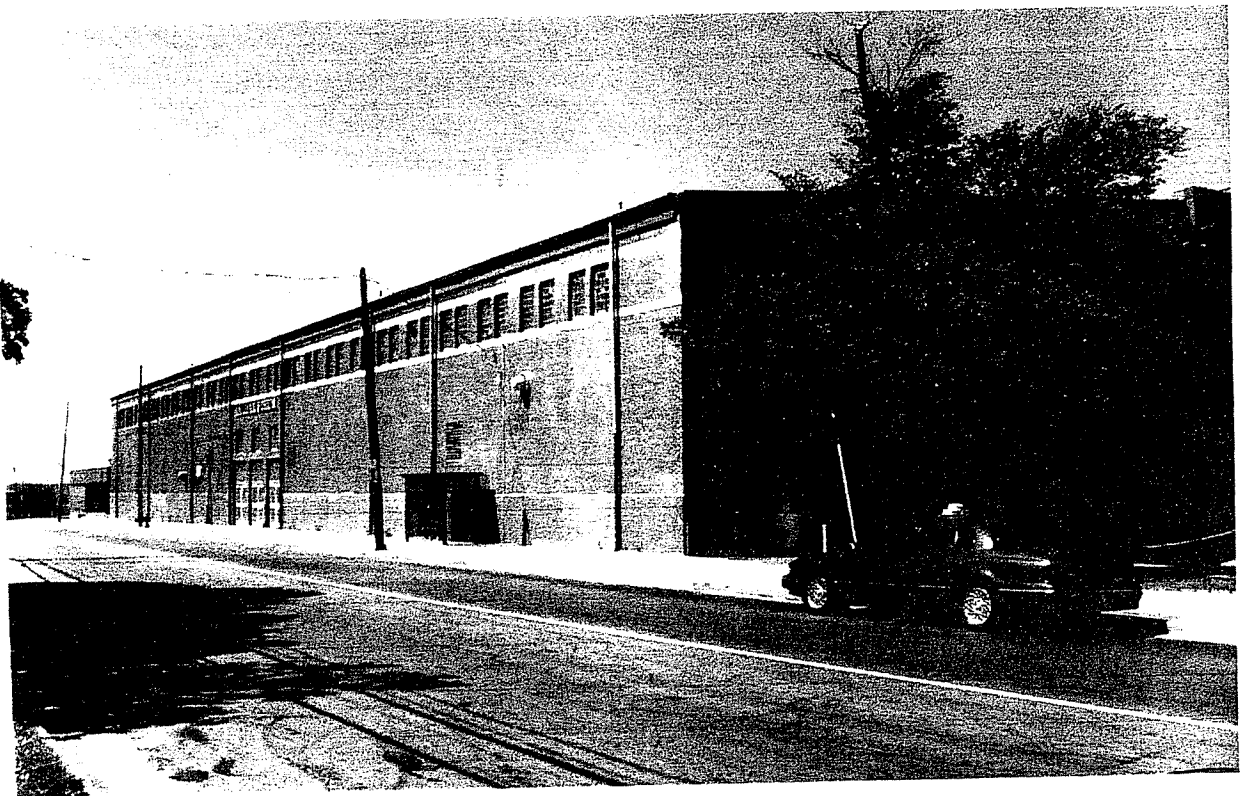


2901 Windsor Street





2901 Windsor Street



EXTRACT FROM DRAFT AUGUST 27, 2003 HERITAGE ADVISORY COMMITTEE MINUTES:

3.1 H00116 - Application for Registration of 2901 Windsor Street, Halifax (The Halifax Forum)

- A staff report prepared for Paul Dunphy, Director, Planning and Development Services, regarding the above, was before the Committee for its consideration.

Mr. Darryl Kelman, Researcher, presented the heritage research report on the property.

(Ms. Morris took her place at the meeting at 6:45 p.m.)

The Committee proceeded to evaluate 2901 Windsor Street, with the following results:

1. Age

1927 5 points

2. Relationship to Important Occasions, Institutions, Personages, Eras

Provincial Importance 15 points
Local Importance 2 points

3. Relationship to Surrounding Area

Community centre for the area
Building is very compatible with surrounding
buildings are area 7 points

4. Aesthetic/Architectural Merit

A lengthy discussion ensued regarding the aesthetic/architectural merit of this building, and the following points were made:

- About 50% of the bricks are repointed.
- The windows were bricked in during the 1960s due to the amount of light coming in and decay in the windows.
- Some members believed the brick arena to still be unique as there are no others in the area, even though it does not look like the original building.
- The entire property will be registered and, as a result, the modern buildings will be under the umbrella of registration, unless specified otherwise by subdividing the property.

- The proponent's intent was to only register the main forum building.
 - The proponents were encouraged to give consideration to restoring some of the Cobb features in future renovations.
-
- (i) Only or rare example of particular architectural type in Halifax 4 points
 - (ii) Original facade 2 points
 - (iii) Fair example of architectural type: 10 points
 Building displays some architectural characteristics worthy of note, and is acceptable from an aesthetic point of view.

MOVED by Andrea Arbic, seconded by Janet Morris, that the Heritage Advisory Committee score 2901 Windsor Street a total of 45 points and recommend to Regional Council that the property be registered under the HRM Heritage Property Program. MOTION PUT AND PASSED.

Re: 10.3.1



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

MEMORANDUM

TO: Mayor Peter J. Kelly and Members of Council

FROM: Patti Halliday, Legislative Assistant

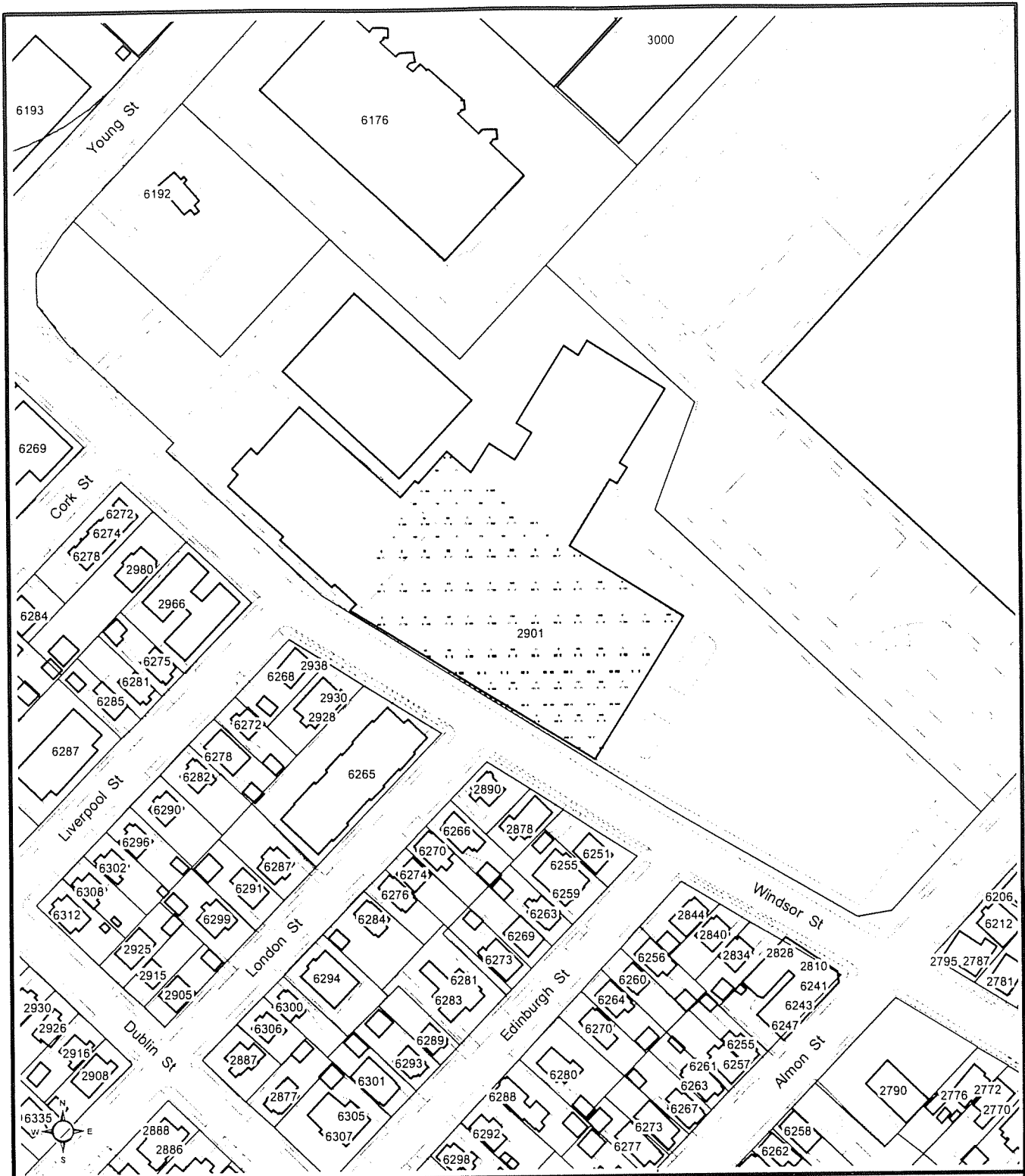
DATE: September 23, 2003

SUBJECT: **REVISED MAP** - 10.3.1 Case H00116 - Application for Registration of 2901 Windsor Street, Halifax (The Halifax Forum)


Attached is a revised map regarding the above item. The revised map limits the scope of the proposed heritage registration to the original building known as the Halifax Forum.


GOVERNANCE, OFFICE OF THE MUNICIPAL CLERK

Tel: (902) 490-6521 Fax: (902) 490-4208
E-mail: hallidp@region.halifax.ns.ca Website: www.region.halifax.ns.ca



Map 1 - Location Map
**2901 Windsor Street
 and 6192 Young Street**
 Halifax
 Halifax Plan Area

 Subject area under consideration
 for heritage registration

0 50 Feet


HALIFAX
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 PLANNING AND
 DEVELOPMENT SERVICES

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