

Heritage Advisory Committee
January 24, 2018

TO: Chair and Members of the Heritage Advisory Committee

Original Signed

SUBMITTED BY:

Kelly Denty, Acting Director, Planning and Development

DATE: January 5, 2018

SUBJECT: **Case H00454: Request to Include the United Memorial Church, 5375 Kaye Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

Application by a third party, Gilles Deveau, on behalf of a group of local residents.

LEGISLATIVE AUTHORITY

The Heritage Property Act

RECOMMENDATION

It is recommended that should 5375 Kaye Street, Halifax score more than 50 points, the Heritage Advisory Committee recommend that Regional Council:

1. Set a date for a heritage hearing to consider the inclusion of the subject property in the registry of heritage property for the Halifax Regional Municipality; and
2. Approve the request to include 5375 Kaye Street in the registry of heritage property for the Halifax Regional Municipality, as shown on Map 1, as a municipal heritage property.

BACKGROUND

Gilles Deveau, on behalf of a group of local residents, has submitted an application to include the property located at 5375 Kaye Street, Halifax (Map 1) in the registry of heritage property for the Halifax Regional Municipality. The property is occupied by the former United Memorial Church. The church was built in 1920 to house the congregations of two churches, Grove Presbyterian Church and Kaye Street Methodist Church, both destroyed in the Halifax Explosion on December 6, 1917. The United Memorial Church comprised the first congregation of the United Church in Canada.

The United Memorial Church closed on January 1st, 2016 following amalgamation with another congregation. The property was then sold to 3234647 Nova Scotia Limited, a private corporation. The current owner has submitted an application to HRM requesting new planning policy in order to permit the redevelopment of the property with a seven storey residential building. This property is listed as Application no. 12 in the staff report¹ to Regional Council dated January 5, 2018 concerning site-specific secondary municipal planning strategy amendments within the Regional Centre boundary. Should the application for heritage registration be successful, the development of the property will be restricted relative to alterations to its external appearance and demolition and the property would also be eligible for consideration of financial incentives for improvements in keeping with the municipality's heritage incentives programs.

The current application to include the subject property in the registry of heritage property for the Halifax Regional Municipality is being evaluated based on the property's heritage value and the evaluation criteria established through HRM's Heritage Property Program. The owner has been made aware of the heritage registration application by the group of local residents who submitted it as well as by HRM staff. A permit to demolish the building was issued on January 17, 2018. It is important to note that there is no regulatory authority to prohibit the issuance of a demolition permit in instances where a property is being considered for heritage registration, but is not in fact registered.

This application is being considered in accordance with Sections 14 and 15 of the *Heritage Property Act*.

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 throughout HRM. One of the principal aims of the Heritage Property Program is to recognize significant heritage resources through the inclusion of properties into the municipal registry of heritage property.

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).

To assist the HAC in making a recommendation to Council, evaluation criteria for scoring a property are broken down into six 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

¹ See staff report at: <https://www.halifax.ca/sites/default/files/documents/city-hall/regional-council/180116rc1414.pdf>

Total	100
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It has been the practice that, 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".

The current application has been submitted by a third party applicant. In HRM, heritage registration applications are most commonly submitted by the owners of heritage properties. However, the *Heritage Property Act* does not limit who may apply to register a property. For example, in 1978 the Former City of Halifax initiated the registration of a large number of heritage properties following the adoption of the *Evaluation & Protection System for Heritage Resources in Halifax*, which provided evaluations and recommendations regarding unregistered heritage resources in the community.

Sections 14(2) and 15(1) under the *Heritage Property Act* require that notice of recommendation is given to the property owner at least thirty (30) days prior to any Council decision to include the property in the registry of heritage property for the Halifax Regional Municipality. 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, heritage staff will ensure the required notices are sent to the owners and filed at the Registry of Deeds.

DISCUSSION

Heritage registration applications are evaluated by the HAC relative to six evaluation criteria as outlined above and described in greater detail in Attachment A. To assist the HAC in their evaluation and scoring, staff offer the following comments based on historical research provided by the applicants. A report outlining the property's heritage value can be found in Attachment B.

1. Age:

Construction of the United Memorial Church took place from 1920 to 1921 following the destruction of much of the North End of Halifax as a result of the Halifax Explosion in December, 1917. The church was built to house the surviving congregations of the Kaye Street Methodist and Grove Presbyterian churches, both of which were destroyed in the explosion. The first services at the United Methodist Church took place in September, 1921.

2. Historical OR Architectural Importance:

Relationship to Important Occasions, Institutions, Personages or Groups:

The subject property is highly significant for its relationship with the recovery efforts in the community following the 1917 Halifax Explosion. On December 6, 1917 the SS Mont-Blanc, a French cargo ship carrying thousands of tonnes of explosives, collided with the SS Imo, a Norwegian vessel carrying relief supplies. Following the collision, the SS Mont-Blanc caught fire, igniting an explosion which caused significant destruction in Halifax and Dartmouth.

The Halifax Explosion destroyed much of the North End of Halifax. Both the Kaye Street Methodist Church and the Grove Presbyterian Church were among the places of worship lost in the disaster. In March, 1918 the two congregations began to hold services at a temporary building constructed at the intersection of Young Street and Gottingen Street known as the “tarpaper church” while raising funds for new permanent buildings.

Originally, the two congregations had separate ministers but the groups got along well together. The decision was made that, rather than rebuilding two churches, they would unite into a single congregation, the United Memorial Church. The name change was officially recognized in June, 1920 and preceded the establishment of the United Church of Canada by approximately four years.

Construction of the United Memorial Church began in 1920 and on September 18, 1921 a dedication ceremony was held at the completed church in memory of the members of the congregation killed in the explosion. The building included a number of items donated in the memory of victims of the Explosion, including the church bells, stained-glass windows, the organ and the baptismal font.

3. Significance of Architect or Builder:

The United Memorial Church building was designed by architect Andrew Cobb. He studied architecture at Acadia University, the Massachusetts Institute of Technology and École des Beaux-Arts in Paris before returning to Halifax to start a successful architecture practice.

Cobb designed many significant residential and institutional buildings throughout Atlantic Canada. Cobb is responsible for several Halifax landmarks, including the Dingle Tower in Sir Sandford Flemming Park, which he designed with his partner Sydney P. Dumaresq in 1912, and the University of Kings College, which he designed in 1918. Cobb was also instrumental in the founding of the Nova Scotia Society of Arts and served as its first president.

The design of the United Memorial Church is reminiscent of other churches in HRM designed by Cobb. In particular St. Andrew’s Presbyterian Church on the corner of Coburg Road and Robie Street, and the United Baptist Church, on King Street in Dartmouth. Each feature a similar form and fenestration pattern and include a four sided steeple with a flat roof.

4. Architectural Merit:

Construction type or building technology:

The former United Memorial Church building is a brick cross gable structure. It features steeply pitched rooves and a prominent four sided steeple on the right side of the building’s Kaye Street façade. This construction type and technology was fairly common for places of worship, particularly given the preference at the time for durable construction materials as a result of the Halifax Explosion.

Style:

The design of the United Memorial Church is reflective of a shift in the area towards more modern styles of architecture following the Halifax Explosion. The building has a streamlined geometric form for a church and may have been influenced by the early art deco style that was developing at that time.

The character-defining elements of the property include:

- Four sided steeple with L-shaped corners
- Steeply pitched gable rooves projecting out to all four sides of the building
- Central Palladian windows on the Kaye Street façade and the east and west sides of the building
- Narrow gable windows at the peak of each side of the building
- Narrow rectangular windows in a 1-3-1 pattern or in pairs

- Five-sided vestibule on the westerly side of the Kaye Street façade
- Gabled entranceway with a fan light over double doors

5. Architectural Integrity:

An image of the United Memorial Church from 1921, included on page 6 of Attachment C, provides a comparison that illustrates the alterations that have been made to the building since its construction. While the general form of the structure has remained intact, some of the more ornamental features have been lost over the years. These include the prominent parapets along the roof line at the front and sides of the building, the slate roofing and the decorative moulding under the eaves. In addition, in 1975, the top portion of the bell tower was removed due to structural issues. The bells inside, which had been donated by Barbara Orr in memory of her family killed in the Halifax Explosion, were moved to a memorial bell tower on Fort Needham.

6. Relationship to Surrounding Area:

The subject property is located on Kaye Street and backs onto Young Street. It is located in an established residential neighbourhood comprised largely of low density housing with some institutional and higher density residential uses in the surrounding area.

Several structures in the area also have a strong relationship to the recovery efforts in the North End of Halifax following the 1917 Halifax Explosion. This includes the municipally registered St. Joseph's Convent building, located adjacent to the subject property on Russell Street, which was built in 1919 after the original convent of the Sisters of Charity was destroyed in the Explosion. The subject property is also located just east of the Hydrostone District, a neighbourhood built in 1920 specifically for residents displaced by the Halifax Explosion. Both St. Joseph's Convent and the Hydrostone District are designated National Historic Sites of Canada. As a result, the subject property contributes to the heritage character of the surrounding area and its ties to the Halifax Explosion.

Third Party Registration

The *Heritage Property Act of Nova Scotia* does not prohibit third parties (persons with no ownership interest in the property) from making application for heritage registration. These applications can be controversial due to the fact that the property owner(s) may not be supportive of the application. Other than the initial registration of multiple buildings by the Cities of Halifax and Dartmouth upon the creation of the municipal heritage registries in 1978, there have been few examples of applications for registration that were not initiated by the property owner. The following describes two recent examples of third party registration:

1. 2263 Brunswick Street (St. Patrick's Church) was considered for registration against the wishes of the owner on July 22nd 2014 and successfully added to the registry of heritage property.
2. Neighbouring property owners applied to register 851 Young Avenue to prevent demolition in April of 2016. The owner proceeded to demolish the property before HAC could consider the application.

In light of the possibility that these types of applications could become more commonplace, staff are developing a standardized approach to notifying property owners when a third party application has been submitted for their property. Under the *Act*, owners are not required to be notified until a date has been set for the heritage hearing, at which point they are provided an opportunity to speak to the application. In this case, staff have notified the owner upon receipt of the application package and have informed them of the implications of registration.

Implications for Planning Application

The owner of 5375 Kaye Street has applied for an amendment to the Halifax Municipal Planning Strategy as their proposal for a seven storey residential structure does not meet the current policy. At their January 16, 2018 meeting, Regional Council directed that staff continue to engage with the proponent to amend their proposal to better align with the draft Centre Plan policies and regulations, and to return to Council to

seek further direction on the proposal following the release of Centre Plan Package “A” draft to the Community Design Advisory Committee in February 2018.

The proposal as it currently stands would require the demolition of the structure. If the application for heritage registration is successful, the owner would either have to apply for demolition or substantial alteration to the registered heritage property, or propose an alternate development approach which would re-use the existing structure. Should Council reject an application for substantial alteration, the owner could exercise its rights under section 18 of the *Act* which allows for substantial alteration despite Council’s decision to the contrary, three years from the date of application.

The role of the HAC in considering this application as stated in Bylaw H-200 is to advise Regional Council regarding the suitability of including this property in the heritage registry. Staff have provided information on the planning proposal and the implication of registration on that proposal for the information of the committee and for clarification purposes.

In the event of approval of the registration request by Regional Council, the HAC will consider any future applications for substantial alteration of the property.

FINANCIAL IMPLICATIONS

The HRM costs associated with advertising and processing this application can be accommodated within the approved 2017/2018 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.

ENVIRONMENTAL IMPLICATIONS

No concerns identified.

ALTERNATIVES

1. The Heritage Advisory Committee may choose to refuse the application to include 5375 Kaye Street in the registry of heritage property for the Halifax Regional Municipality if the property does not score above 50 points based on the evaluation criteria.
2. The Heritage Advisory Committee may choose to forward the application to include 5375 Kaye Street in the Registry of heritage property for the Halifax Regional Municipality to Regional Council without a recommendation.

ATTACHMENTS

Map 1: Location Map

Attachment A: Evaluation Criteria

Attachment B: Research Report

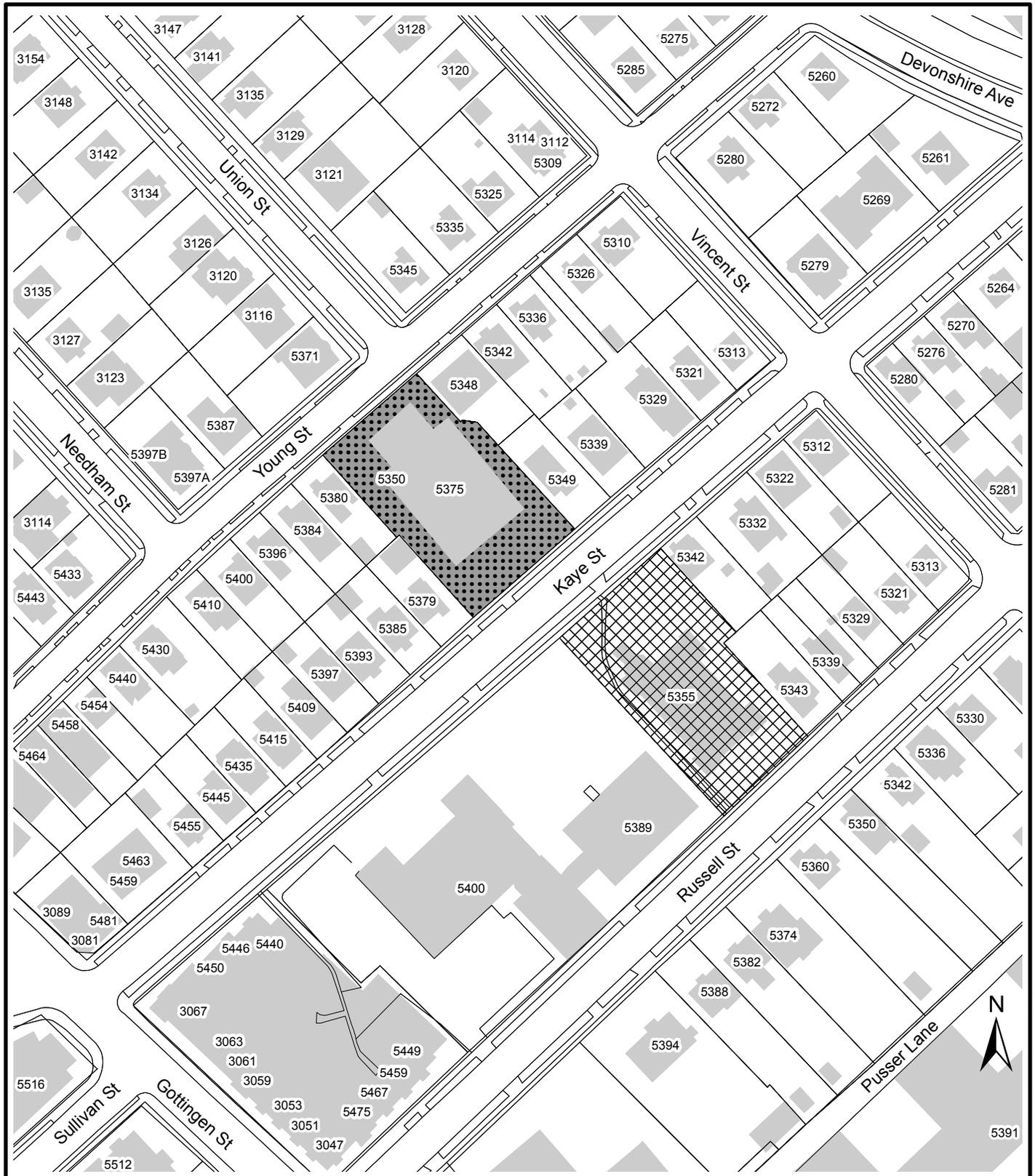
A copy of this report can be obtained online at halifax.ca, or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Kathleen Fralic, Planner II, 902.490.4904

Original Signed

Report Approved by:

Kurt Pyle, Social and Economic Research Program Manager, 902.490.6011



Map 1 - Location Map

5375 Kaye Street,
Halifax

-  subject_property
-  Registered Heritage Property
-  Buildings

HALIFAX



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



HERITAGE PROPERTY PROGRAM

EVALUATION CRITERIA

**Heritage Property Program
Community & Recreation Services**

March 2013

**EVALUATION CRITERIA
FOR REGISTRATION OF HERITAGE BUILDINGS (Revised 2004)**

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 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, or representative of an era	16 - 20	
Moderately important, Unique, or representative of an era	11 - 15	
Somewhat important, or representative of an era	10 - 1	
Not important, Unique, or 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	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;

AND

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	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	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 or 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

Research Report

United Memorial Church

In support of Heritage Registration Application H00454

Prepared by:

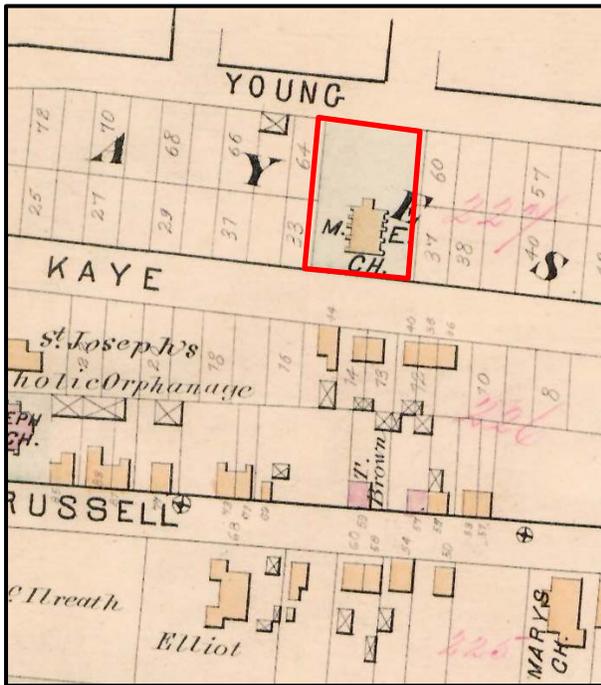
Aaron Murnaghan, Principal Planner
Kathleen Fralic, Heritage Planner
Heritage and Policy
Planning and Development

October 13th 2017

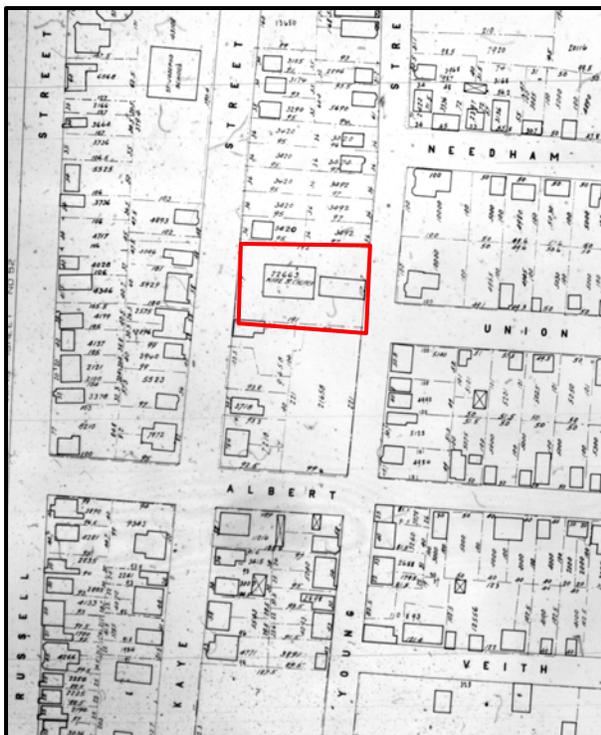
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Age



1878 Hopkins Atlas showing the former Kaye Street Methodist Church site in red.



1918 H.B. Pickings Halifax Assessment Plans. Kaye Street Church Outlined in red.

The property currently occupied by the United Memorial Church was once the site of the Kaye Street Methodist Church. This structure, along with the nearby Grove Presbyterian Church on Duffus Street were destroyed during the Halifax Explosion on December 6th 1917. In the months that followed, the surviving congregations of both churches held services in a temporary structure on the corner of Gottingen and Young Streets known colloquially as “the tarpaper church” until a new church could be built.

Originally, the two congregations had separate ministers but the groups got along well together. The decision was made that, rather than rebuilding two churches, they would unite into a single congregation, the *United Memorial Church*. The name change was officially recognized in June, 1920 and preceded the establishment of the United Church of Canada by approximately four years.

Construction of the Andrew Cobb designed United Memorial Church began in 1920 and on September 18, 1921 a dedication ceremony was held at the completed church in memory of the members of the congregation killed in the explosion. The building included a number of items donated in the memory of victims of the Explosion, including the church bells, stained-glass windows, the organ and the baptismal font.

The Church served the surrounding community as a place of worship and gathering place for nearly a century. In 2015 it was decided to amalgamate the congregation with the Edgewood United Church on Oxford Street, and the church was closed on January 1st 2016 and subsequently sold to a private buyer.

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

The subject property is highly significant for its relationship with the recovery efforts in the community following the 1917 Halifax Explosion, as well as its role in commemorating the lives lost in the disaster itself. The name United Memorial is in fact in reference to the members of the congregation and wider community lost during the explosion.



Kaye Street Methodist before the disaster

In 1917, Halifax was in the midst of the First World War, and held a pivotal role as a main assembly point for allied convoys departing for Europe. The North End neighbourhood of Richmond was a working and middle-class neighbourhood built on the slopes of Needham Hill and along the waterfront near Pier 6 and the Navy Dockyards. The former Kaye Street Methodist Church and Grove Presbyterian Churches served the residents of this area. Many among the congregation worked in the factories nearby, or at the dockyards and Intercolonial Railway Terminal at the foot of North Street.

On the morning of December 6th 1917, the *Emo*, a Norwegian ship carrying relief supplies was heading out of the Bedford Basin to join its convoy outside the harbour. At the same time, the *Mont Blanc*, a French cargo vessel carrying munitions including TNT, gun cotton and Benzene was entering port heading toward the Bedford Basin. Following some confusion between the two ships as they approached each other in the harbour narrows, they collided which caused a fire on the *Mont Blanc*.

Knowing the potential peril caused by the explosive cargo on board, the crew of the *Mont Blanc* abandoned ship and rowed to Dartmouth, as the crews from other ships and dockyard workers arrived to try to fight the flames, unaware of the danger. The ship slowly drifted toward the shore at Pier 6 near the foot of Young Street. Children just arriving at school watched the burning ship from classroom windows as residents crowded the docks to watch the commotion. At 5 minutes after 9 the munitions ignited, causing the largest man-made explosion before the atomic era. A shockwave blew over the north end of Halifax and Dartmouth, destroying nearly everything in its path.



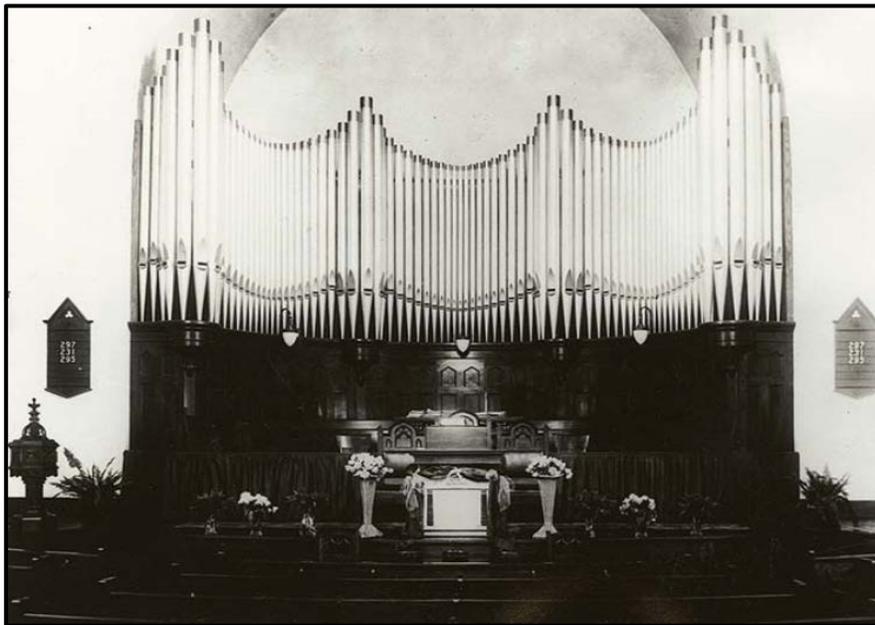
Kaye Street East of Gottingen following the explosion of 1917 (NSARM)

The explosion killed 1,950 people and injured over 9,000. Over 1,600 buildings were destroyed including the former Kaye Street and Grove Churches. The explosion had far reaching and long lasting effects on the city and especially the north end community of Richmond. Built by survivors and with aid from other Methodist and Presbyterian congregations, the first service held at the “Tar Paper Church” took place on March 17th 1918. Standing at the corner of Gottingen and Young Streets, this temporary building helped to pave the way for the United Church of Canada by bringing together the two faiths under single roof, and eventually under a single minister. Fundraising continued for three years in preparation for a replacement church.

Fund raising for a permanent building had been going on steadily since March 1918. Mr. Crowdis (The Minister) wrote a booklet that was sold to raise money, and it was called “A Common Sorrow and a Common Concern”, a short history of Kaye Street Methodist and Grove Presbyterian that contained photographs from before and after the explosion. Sales of every kind were held, and money from flower shows, races, garden parties, and the sale of individual bricks all swelled the funds. By April 1921 the new building was ready for occupation, and the tarpaper church was closed down forever.

The dedication ceremony for United Memorial took place on September 18th 1921. Barbara Orr, now living with her Aunt Edna and uncle William, presented a chime of bronze bells to the church. Her uncle had purchased them from a firm in New York, and her aunt had furnished funds to complete the tower to hold the bells. Barbara, a little nervous of making a mistake that would be heard over the entire area, played the carillon at the dedication. The inscription on the largest bell read, “In Memoriam. Samuel Orr and his wife Annie s. Orr, and their children, Ian, Mary, Archie, Isabel and James, who departed this life December 6th 1917. Presented by their daughter Barbara, 1920.”

-Shattered City by Janet Kitz, 1989



United Memorial Church Interior, 1921. (NSARM)

The bells were removed in the 1970s due to structural concerns, and following a public design competition, a new memorial bell tower was constructed on Fort Needham hill in 1985 and the bells relocated there. As of 2016 the church still contained a number of items donated in memory of the disaster including stained glass windows, a baptismal font and organ. The current location of these items has yet to be ascertained, but some may remain in the church building.

Important / Unique Architectural Style or Highly Representative of an Era

Construction type or building technology:

The former United Memorial Church building is a brick cross gable structure. It features steeply pitched rooves and a prominent four sided steeple on the right side of the building's Kaye Street façade. This construction type and technology was fairly common for places of worship, particularly given the preference at the time for durable construction materials as a result of the Halifax Explosion.



United Memorial Church shortly after completion, 1921 (NSARM)

Style:

The design of the United Memorial Church is reflective of a shift in the area towards more modern styles of architecture following the Halifax Explosion. Architects such as Andrew Cobb were at the forefront of their trade and would have been influenced by new design styles coming from Europe and the United States. The building has a streamlined geometric form for a church and seems to portray a mixture of styles demonstrating a shift from the classicism of the Edwardian era to the more modernist Art Deco style.

The character-defining elements of the property include:

- Four sided steeple with L-shaped corners
- Steeply pitched gable rooves projecting out to all four sides of the building
- Central Palladian windows on the Kaye Street façade and the east and west sides of the building
- Narrow gable windows at the peak of each side of the building
- Narrow rectangular windows in a 1-3-1 pattern or in pairs
- Five sided vestibule on the westerly side of the Kaye Street façade
- Gabled entranceway with a fan light over double doors

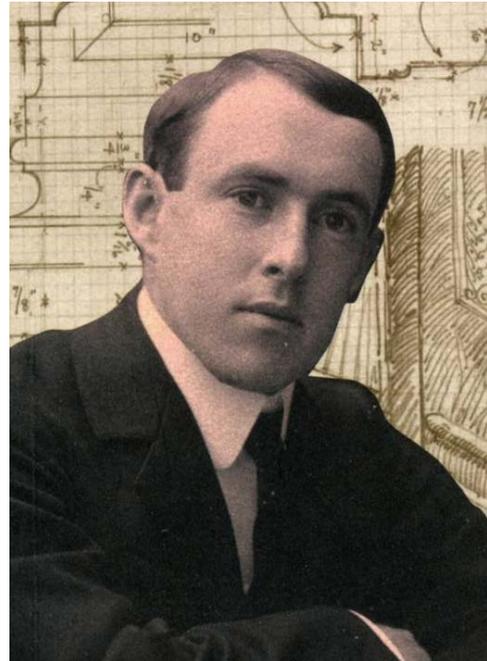
Significance of Architect / Builder

Andrew Randall Cobb (1876 to 1943) is one of the most recognized Nova Scotia architects, having designed many well known landmarks across the province, but mainly in Halifax.

Born in Brooklyn, New York, Cobb moved to Nova Scotia at 14 and attended Acadia University, the Massachusetts Institute of Technology and Ecole des Beaux Arts in Paris. Following his studies he partnered with illustrious architect Sydney Dumaesq for a number of years before entering his own practice.

Over the course of a long career, Cobb designed many notable institutional and residential buildings throughout Halifax and beyond, ranging in styles from the Classical and Beaux-Arts of the Edwardian Period, through to Arts and Crafts and more modern designs of the 1940s.

The more notable Cobb-designed buildings include Dingle Tower in Halifax's Flemming Park, the University of Kings College, The Benjamin Weir House, much of Dalhousie University's Studley Campus, the Halifax Forum and St. Andrew's United Church.



Andrew Cobb, Courtesy of Janet Kitz and Nimbus Publishing



Figure 1 St. Andrew's United Church on Robie Street, also a Cobb Design (The Chronicle Herald)

Andrew Cobb's designs make up a sizable portion of registered heritage properties in the Halifax Regional Municipality, and Cobb represents a very important period in the development of the city and a unique community identity following the Halifax Explosion.

Architectural Integrity

A number of exterior changes have been made to the church since its construction, likely in an attempt to reduce maintenance costs associated with brickwork and roof replacement. While the general form of the structure has remained intact, some of the more ornamental features have been lost over the years. These include the prominent parapets along the roof line at the front and sides of the building and the slate roofing and the decorative moulding under the eaves. In addition, in 1975, the top portion of the bell tower was removed due to structural issues. The bells inside, which had been donated by Barbara Orr in memory of her family killed in the Halifax Explosion, were moved to a memorial bell tower on Fort Needham.



United Memorial Church in 1921 (NSARM)



United Memorial Church as it looks today (Courtesy Janet Kitz)

Relationship to Surrounding Area

The subject property is located on Kaye Street and backs onto Young Street. It is located in an established residential neighbourhood comprised largely of low density housing with some institutional and higher density residential uses in the surrounding area.



The Memorial Bell Tower at Fort Needham Park contains the bells from the United Memorial Church (Metronews)

A number of developments in the area also have a strong relationship to the recovery efforts in the North End of Halifax following the 1917 Halifax Explosion. This includes the municipally registered St. Joseph's Convent building, located adjacent to the subject property on Russell Street, which was built in 1919 after the original convent of the Sisters of Charity was destroyed in the Explosion. The subject property is also located just east of the Hydrostone District, a neighbourhood built in 1920 specifically for residents displaced by the Halifax Explosion. Both St. Joseph's Convent and the Hydrostone District are designated National Historic Sites of Canada. As a result, the subject property contributes to the heritage character of the

surrounding area and its ties to the Halifax Explosion.

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