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Item No. 9.1.2
Heritage Advisory Committee
January 26, 2022

TO: Chair and Members of the Heritage Advisory Committee

-Original Signed-

SUBMITTED BY:

Jacques Dubé, Chief Administrative Officer

DATE: December 22, 2021

SUBJECT: **Case H00485: Request to Include 2267 Brunswick Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

On December 10, 2019, Regional Council directed staff to examine the potential for including 2267 Brunswick Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality.

LEGISLATIVE AUTHORITY

The Heritage Property Act

RECOMMENDATION

Should 2267 Brunswick Street, Halifax score 50 or more points on evaluation as a heritage property under the HRM Heritage Property Program, it is recommended that the Heritage Advisory Committee recommend that Halifax 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 2267 Brunswick Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1, as a municipal heritage property under the *Heritage Property Act*.

BACKGROUND

On December 10, 2019, Regional Council directed staff to examine the potential of including 2267 Brunswick Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality based upon a recommendation from the Heritage Advisory Committee. The subject property is located on the northeast side of Brunswick Street, near the intersection of Brunswick Street and Cornwallis Street (Map 1). The subject property contains a 3-storey building, St. Patrick's Rectory (or St. Patrick's Glebe), which was designed in the Late Victorian Eclectic style and constructed in 1889. The rectory has a longstanding association with the abutting St. Patrick's Roman Catholic Church (2263 Brunswick Street).

The subject property was mistakenly added to the Municipality's Registry of Heritage Property on January 28, 1982, when the former City of Halifax approved a registration for "St. Patrick's Church, 2267 Brunswick Street". Since the registration was applied to the incorrect civic address, St. Patrick's Rectory was registered instead of St. Patrick's Church. In 2015, the Church requested that the registration be moved from the rectory property to facilitate its sale. Regional Council removed the rectory from the Municipality's Registry of Heritage Property on April 15, 2015 and St. Patrick's Church was registered the following year.

In 2015, the Rectory was sold to the current property owner and subsequently renovated as a multi-unit residential building. An exterior rehabilitation was also completed in 2016, and the property is now subject to an approved development agreement which will allow an 8-storey multi-unit residential building to be constructed in the rear yard of the Rectory in a separate structure (planning case 20417¹). The completion of this report was put on-hold due to an ongoing appeal of the planning application which was resolved in the Summer of 2021. The current owner was notified in January of 2019 of Regional Council's motion to evaluate the property as a potential heritage property and has been periodically updated on the reports progress.

This application is being considered in accordance with Sections 14 (Recommendation as municipal heritage property) and 15 (Registration as municipal heritage property) 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 in local communities 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 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 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
Total	100

¹ <https://www.halifax.ca/sites/default/files/documents/city-hall/community-councils/190709hwcc1012.pdf>

Should the HAC score a property with 50 or more points, a positive recommendation will be forwarded to Regional Council. If the property scores less than 50 points, the report will not 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”.



Figure 1: 2267 Brunswick Street (Swaffer, 2020)

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 notice of the heritage hearing is sent to the owners and deposited at the Registry of Deeds.

DISCUSSION

Heritage registration applications are evaluated by the HAC relative to six evaluation criteria as outlined previously, and described in greater detail in Attachment A. To assist the HAC in their evaluation and scoring, staff offer the following comments based on a historical research report (Attachment B). The historical research in support of this application has been undertaken by an independent research consultant.

1. Age:

The subject property shares its southern property boundary with 2263 Brunswick Street, also known as St. Patrick's Roman Catholic Church. The church was constructed between 1883 and 1885 to serve the growing Catholic community in Halifax's North End. St. Patrick's Rectory was built in 1889 to house the parish priest, as well as the church's staff and administrative offices.

St. Patrick's Rectory was constructed in 1889 and as such, staff recommend a score of 13 points for age.

2. Historical OR Architectural Importance:

Relationship to Important Occasions, Institutions, Personages or Groups

The property's heritage value is attributed to the rectory's association with Halifax's Irish Catholic population and St. Patrick's Roman Catholic Church. Throughout the 19th Century, Halifax was home to the Royal Navy's Dockyard, Canada's most vital naval base. Many Haligonians regarded military service as a display of loyalty to the Crown and Irish residents of Halifax were recruited into the British Army in disproportionately large numbers during the 19th Century. Due to their perceived loyalty to the Crown displayed through their military service, Irish settlers were largely welcomed in Halifax and their Catholic institutions thrived (in contrast to the early Irish experience in many other North American communities).

St. Patrick's Church, which was originally founded in 1843, has served the religious and social needs of Halifax's Catholic community for over 180 years. The "new" St. Patrick's Church (2263 Brunswick Street) and the rectory were constructed at the peak of Irish influence in Halifax, and at that time the parish had a wide network on Brunswick Street, which included the St. Patrick's boys' and girls' schools and a convent. The neighbourhood had one of the densest Irish Catholic populations in Halifax during the latter part of the 19th Century.

St. Patrick's Rectory housed many priests and provided space for convents, classrooms, social and support services, an orphanage, and interfaith marriages. The rectory had many additional noteworthy functions that contribute to its heritage value. It was the home of Edward Joseph McCarthy and James Hayes – priests who later became Archbishops of Halifax. It was the centre of Catholic relief operations following the Halifax Explosion, and acted as a site of homeless aid until 1970 when Hope Cottage (located within a municipally registered building at 2435 Brunswick Street) was founded to deliver more robust services.

St. Patrick's Rectory has played a major role in the history of the Irish Catholic community in Halifax. As such, staff recommend a score between 11 and 15 points.

3. Significance of Architect or Builder:

Henry Peters was the architect for both the St. Patrick's Church and rectory. In 1850, Peters moved to Halifax and quickly gained recognition as an architect and builder. He established a partnership with his brother Simon, and George Blaiklock who together developed noteworthy projects like Wellington Barracks (c.1852) and St. Matthew's Church (c.1858). After the partnership dissolved, Peters developed a working relationship with renowned architect David Stirling, with whom he constructed the Asylum for the Poor on University Avenue (c.1868; destroyed by fire in 1882) and the Inter-Colonial Railway Station (c.1877; destroyed by the Halifax Explosion in 1917). Peters had many other notable projects, including the Union Bank and the Benjamin Weir House, which is a municipally registered property on Hollis Street.

Henry Peters was a well-known architect and several of his buildings have provincial significance. With this consideration in mind, staff recommend a score between 4 and 6 points.

4. Architectural Merit:

Construction type or building technology

St. Patrick's Rectory is a three-storey, wood-frame building, which sits on a stone and brick foundation. Staff were unable to determine whether the building utilizes a timber or balloon frame as this would require an intrusive inspection. Based on the building's age, it would be a late example of a timber framing or a mid-to-late example of balloon framing; both of which were common in Halifax in the late 1800s. The building's plaster-covered frame is finished with a red brick exterior, which is enhanced by arched windows and brick and granite detailing. The building is topped with a four-sided mansard roof that incorporates gable dormers with wood cladding and detailing.

Brick institutional buildings were moderately common in the late-1800s, as were the building's construction methods. Staff recommend a score between 4 and 6 points for construction type.

Style

St. Patrick's Rectory is a late Victorian institutional building that was common in Halifax during the mid-to-late nineteenth century. Eclecticism was the defining feature of the Victorian Era (1837-1900); during this time, designers utilized new techniques and materials to construct vibrant buildings with ornate details, and often blended popular architectural elements from previous eras. New architectural styles emerged during this era, particularly during the High Victorian period (1885-1900), when population and economic growth and industrialization accelerated in Nova Scotia.

The rectory is an example of the Late Victorian Eclectic style (1880-1915) that incorporates various influences, including elements of the Gothic Revival (1830-1890) and Second Empire (1855-1900) styles.

Henry Peters designed the rectory to complement St. Patrick's Church and as such, the building displays notable Gothic Revival features including tall and slender pointed-arched windows are prominently grouped on the façade and decorated with brick detailing; voussoirs and keystones (likely made of cement or stone); a steeply-pitched gable dormer with wooden detailing highlights the front entryway; and smaller pointed-roof dormers with decorative bargeboards. Gothic Revival buildings tend to use an L-shaped floorplan more frequently than other Victorian styles, and staff note that the building had this shape until 1936 when it was modified.

St. Patrick's Rectory displays Second Empire elements, including a mansard roof (i.e., a flat or low-pitched roof with steep sides leading to the eaves) which is the style's defining feature. Second Empire buildings often incorporate dormers into the mansard roof and display a central tower, both of which are present, though the rectory's central tower has a minimal projection from the façade. Lastly, the rectory shows signs of the Italianate style, including large eaves, ornamental windows with granite sills, and bracketed cornices.

The property's character-defining elements include:

- Three-storey brick building with two-storey entryway tower and four-bay façade;
- Stone and brick foundation;
- Four-sided mansard roof with overhanging eaves and cornice (including dentils and brackets);
- Gothic-inspired dormers including:
 - A large central dormer above the front entryway;
 - Three complementary front-facing dormers with overhanging eaves, wood cladding & bargeboards, and paired one-over-one windows; and
 - Wood-clad dormers on the rear and side roofline;
- Slender one-over-one pointed-arch windows with decorative brickwork, voussoirs, springer stones, and granite sills;
- Secondary doorway with arched transom, decorative brickwork, voussoirs, and springer stones;
- Brick string course with saw-tooth design above the first storey; and
- Granite plinth at the base of the façade.

The rectory is a rare surviving example of a brick institutional building inspired by the late Victorian Eclectic style and as such, staff recommend a score between 7 and 10 points for style.

5. Architectural Integrity:

The rectory's architectural integrity is strong. Most of the building's defining features (e.g., brick cladding, brick and granite detailing, roof, window locations and dimensions, etc.) remain largely intact. The building originally utilized an L-shape footprint, but in 1936 a front addition produced the building's current rectangular form (this addition can partially be identified using variations in brick colour). The addition's design generally mirrors the building's original architectural style and features, and it now contributes to the property's overall heritage value.

Several changes have occurred since the 1930s: the original chimneys were removed; the façade's wooden windows were replaced with modern windows in 2015-2016; and the rear wall was renovated and lost much of its original appearance (though it is hidden from public view). Staff note that in 2019 Community Council approved a development agreement for the subject site that allows for the construction of a new eight-storey building behind St. Patrick's Rectory, though the rectory itself will not be altered.

The rectory's original architectural elements, along with the 1936 addition, are largely intact. Staff recommend a score between 6 and 10 points for architectural integrity.

6. Relationship to Surrounding Area:

St. Patrick's Rectory and Church are fundamentally linked historically and architecturally. Both buildings were designed by the same architect, display Gothic Revival features, and were intended to complement

each other visually. The buildings were also designed to meet the religious and social needs of the growing Irish Catholic community in the North End during the late-nineteenth century and as such, the rectory was integral to the community for well over a century (until it was converted to a multi-unit dwelling in 2015).

St. Patrick's Rectory is situated on historic Brunswick Street, within what was known in the late 18th and early 19th Centuries as the "North Suburb", which is rich with history and architecturally significant buildings. This portion of Brunswick Street is home to a diverse range architectural styles that were popular in Halifax during the 1880s, including seven municipally registered heritage properties and three provincially registered heritage properties. The subject site is flanked by two registered buildings, St. Patrick's Church to the south and Huestis House, a two-story Second Empire dwelling to the north, while St. George's Church (a municipally registered heritage property and national historic site of Canada) is nearby.

Staff note that the subject property is a valuable heritage asset that helps convey Brunswick Street's history and the neighbourhood's historic character from the 1800s. As such, staff recommend a score between 6 and 10 points.

FINANCIAL IMPLICATIONS

The HRM costs associated with advertising and processing this application can be accommodated within the proposed 2021/22 operating budget for C340 – Heritage and Planning Information Services.

RISK CONSIDERATION

No risk considerations were identified.

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 access 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 environmental implications were identified.

ALTERNATIVE

1. The Heritage Advisory Committee may choose to refuse the application to include 2267 Brunswick Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality if the property scores less than 50 points based on the evaluation criteria. In doing so, the application will not proceed to Regional Council for evaluation.

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: Jesse Morton, Planner II, 902.497.7655

Attachment A



HERITAGE PROPERTY PROGRAM

EVALUATION CRITERIA

**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

2267 Brunswick Street, Halifax

Prepared by:

Kajsa Louise Swaffer, Researcher
March 2020



HALIFAX

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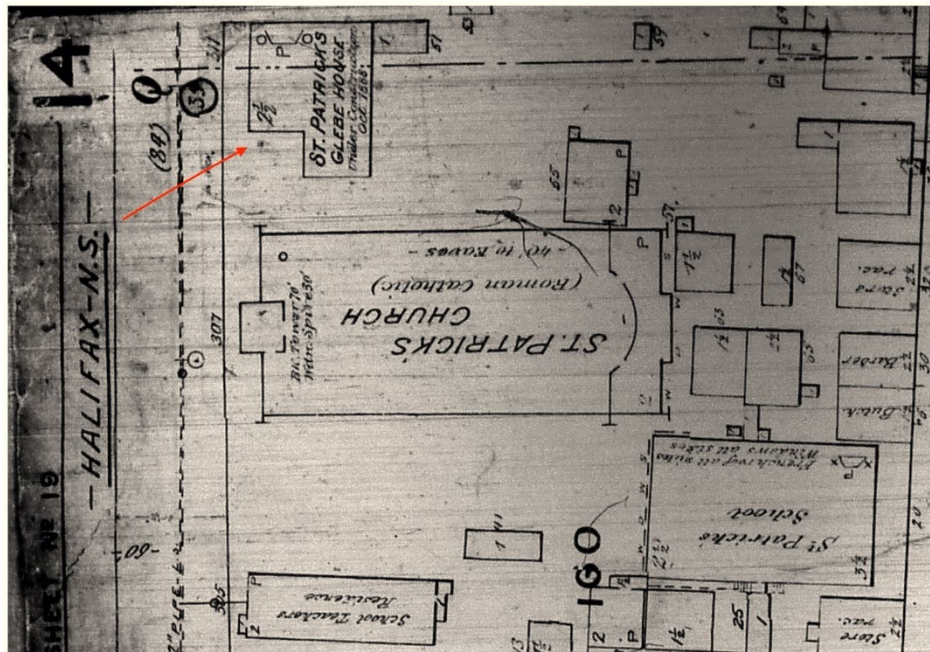
Age

The Glebe House, or rectory, of St. Patrick's Church is today known as 2267 Brunswick Street. St. Patrick's Church was constructed between 1883 and 1885, on the site of the First St. Patrick's Church, in order to meet the religious needs of the growing Catholic community in Halifax's North End (Rosinski, 1994, 136; Brannen, 2007). With a need for lodgings for clerical staff and dedicated administrative space for the church and its related buildings on Brunswick Street, a rectory soon followed and was completed in 1889 (Brannen, 2007).



St. Patrick's Rectory (February 2020)

The subject property was erroneously added to the Municipality's Registry of Heritage Property in January 28, 1982, when the former City of Halifax approved a registration for "St. Patrick's Church, 2267 Brunswick Street". Since the registration was applied to the incorrect civic address, St. Patrick's Rectory was registered instead of St. Patrick's Church. In 2015, the Church (who owned both properties) requested that the registration be removed to facilitate the rectory's sale to a private developer (and collect funds to aid in the church's ongoing conservation). Regional Council removed the rectory from the Municipality's Registry of Heritage Property on April 15, 2015 and St. Patrick's Church was registered the following year. St. Patrick's Church has been a provincially registered heritage property since 1989. Since de-registration it has been suggested that the rectory be re-registered based on its own historic and architectural merit.



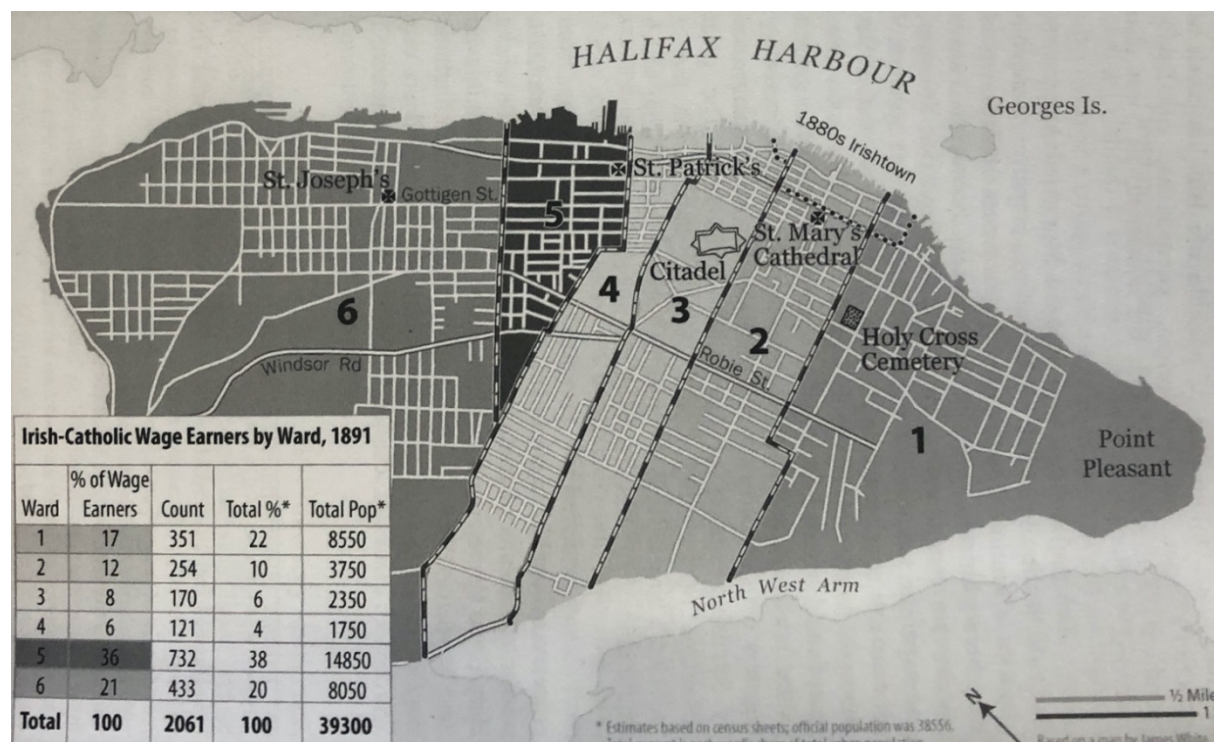
The Rectory (marked with a red arrow), shown as 'under construction' in 1888 (Goad, 1889)

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

St. Patrick's Rectory carries great historical significance by virtue of its association with St. Patrick's Church and the Catholic faith more generally. Founded in 1843 as the first mission of Saint Mary's, Halifax's basilica, St. Patrick's Church has since been devoted to the religious needs of the city's Catholic community, which was predominately Irish and during the nineteenth century constituted over 40% of the population in some parts of the city (Brannen, 2007).

By virtue of its position as the most vital naval base in Canada and its continuous need for troops, the experience of Irish Catholics in Halifax is distinguished from elsewhere in North America. Contrary to the religious and at times ethnic intolerance met by the Irish as they migrated and settled throughout the British Empire, in Halifax military service was considered a vital demonstration of imperial loyalty, and Haligonian Irish Catholic soldiers were recruited for the British Army in disproportionate numbers. Demonstrated loyalty to the Crown also meant that Catholic institutions were allowed to thrive in the city, which in turn encouraged assimilation rather than segregation of this community. By the late nineteenth century Irish Catholics were consequently found across all occupational categories in the city (Vance & McGowan, 2015, 3-7). The 1891 Census of Canada shows that Ward 5, roughly translatable into the parish of St. Patrick's, had the highest-earning and most dense Irish Catholic population in Halifax (White, 2015, 146).



Map Showing Catholic Parishes and Irish-Catholic Wage-earners by Ward in 1891 (White, 2015)

St. Patrick's Church and Rectory were built at the height of Irish influence in the city, and the parish's network of institutions on Brunswick Street, including boys' and girls' schools and a convent as well as

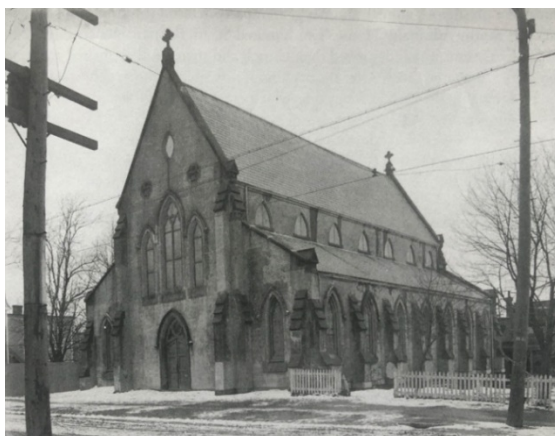
the church, testifies to this. Indeed, according to Canada's Historic Places, which records the registration of Canadian heritage properties: *The replacement of the original St. Patrick's Church with the current structure reflected the increased size and influence of the parish in the late nineteenth century. It also provided a handsome symbol of the achievements and ongoing contributions of the north end Irish Catholic community to the city of Halifax (Canada's Historic Places, n.d.).*

At the heart of this institutional network lay the parish's rectory. Since church buildings function as formal places of worship, rectories have always been fundamental to the day-to-day parish operations. Having taken a vow of poverty, Catholic priests rarely own property and must live in housing provided by the Church, and the Catholic rectory thus served as dedicated accommodation for its ordained priests (McTavish, 2005, 55). The rectory also provides office space for the administrative work associated with the church, but also the parish more broadly, including schools, convents and social welfare efforts for impoverished parishioners. Furthermore, interfaith marriages were prohibited from taking place within the church building itself, thus couples where only one party was Catholic were married in the rectory (Carlin, 2003, 45).



Old St. Patrick's Church, replaced by the Gothic Revival structure that stands on the same site today (Nova Scotia Archives, 1880)

Considered of secondary importance to the church itself, surviving records concerning the rectory at St. Patrick's are scarce. Nevertheless, it is known that the building has provided support for many Haligonians facing adversity. St. Joseph's was completed in 1867 to serve the Catholic community of Halifax's far North End, the vision of Father Thomas Allen. By 1916 the parish consisted of over 600 families and included an orphanage and a school, but the Halifax Explosion of 1917 destroyed St. Joseph's and killed 404, or a quarter, of its congregation. Immediate relief was provided by St. Patrick's. While the St. Joseph's congregation could worship out of St. Patrick's, St. Mary's, the Holy Heart Seminary on Quinpool Road, or temporary services provided in a house on Fuller Terrace, the priests of St. Joseph's were welcomed to the St. Patrick's rectory, from which point they could support their congregation through crisis. St. Patrick's rectory thus became an essential part of the relief efforts for



St. Joseph's Church prior to and after the Halifax Explosion (Erickson, 2004, 89; Campbell, 2017)

those afflicted by the Halifax Explosion who were of the Catholic faith, which at the time included about half the city's population. A new church building for St. Joseph's was not completed until 1959, but the congregation worshipped out of a basement on the original site from 1920 (Erickson, 2004, 90; Beed, 2017; Beed, 2020; Campbell, 2017).



Hope Cottage, built in 1810, a few years before it was repurposed by St. Patrick's parish (City of Halifax Engineering and Works Department, 1964)

The rectory at St. Patrick's has also played a significant role in the establishment of social welfare institutions in the city. The now well-known Hope Cottage, located on Brunswick Street north of St. Patrick's, was established in the summer of 1970 by Father Joe Mills of St. Patrick's (Hope Cottage, n.d.). Prior to Hope Cottage, however, aid for the impoverished and homeless was administered directly out of the rectory itself (Beed, 2020). In 1988 alone, Hope Cottage served 49,414 meals as well as providing clothing and referral services to other social support institutions in the city, and by the 1998 it had served its one millionth meal (Robertson, 1992, 102; Fingard et. al., 1999, 184).



Photograph of St. Patrick's Church with its rectory in the foreground, likely taken before the building was extended in the 1930s (Unknown, c.1930s)

More recently, the rectory formed part of the relief efforts after a serious fire changed the streetscape of Gottingen Street. In February 2003 a large fire caused by combusted roofing material resulted in the loss of multiple apartments and small businesses housed in historic buildings on the corner of Gottingen and Falkland Streets (Gottingen 250, n.d.; Smith, 2012). In the aftermath of the fire the rectory at St. Patrick's was made available as temporary lodgings for those left homeless, mostly students (Beed, 2020).

As well as supporting Catholic Haligonians throughout its history, the rectory at St. Patrick's has also provided assistance to New Canadians. According to local historian and member of St. Patrick's, Blair Beed, the caretaker's suite at St. Patrick's rectory has been used to house a refugee family from Africa; providing essential foundations for their successful resettlement in Canada (Beed, 2020).

Prior to the sale of the rectory building in 2015 it was occupied by Jesuits of the Society of Jesus, a religious order of the Catholic Church

(Beed, 2020). Priests of the Society of Jesus are appointed by a so-called Superior General, while secular priests are posted and answerable to their local diocese and bishop. The ultimate superior of both diocesan and religious orders is the Pope (O'Malley et. al., 1999).

Important / Unique Architectural Style or Highly Representative of an Era

The rectory of St. Patrick's is a rare example of the once plenty of institutional buildings that could be found across Halifax in the Gothic Revival style (Brannen, 2007; Helder, 2019). Suited to the climate of the Maritimes, Gothic Revival was the style most frequently used in nineteenth-century Nova Scotia, and can be found across the province. The style has its roots in mid eighteenth-century England when a taste for romantic and picturesque architectural forms, considered to be embodied in Medieval masonry architecture, were favoured over the previously popular neo-classical. By the mid-nineteenth century the style had evolved considerably on the European continent and had been adopted further afield, including North America (Archibald & Stevenson, 2003, 51).



Façade and south wall of St. Patrick's rectory in February 2020 (Swaffer, 2020)

With the evolution of the style, as well as considerable technological advances since the Medieval period, interpretations of Gothic architecture became more exaggerated as the nineteenth century progressed: gables and windows became narrower and steeper, enhancing the verticality fundamental to the style, while excessive surface decoration in the form of drip-moulds, pinnacles, finials, bays and elegant tracery added the picturesque. The two combined created complex structural silhouettes and architecture that pushed the bounds of imagination.

Nova Scotia architectural historians Stephen Archibald and Sheila Stevenson explain that 'The purest expression of the style was in mid-nineteenth-century church construction'; likely a direct result of the early endorsement of the style by the Church of England (Archibald & Stevenson, 2003, 53; Penney, 1989, 66). Though the Gothic Revival style had been successfully translated into local materials and climates as it spread, in Nova Scotia most commonly expressed in wood, institutional buildings tended to adhere to the more traditional form of stone or brick (Penney, 1989, 66). Indeed, registered heritage property St. Patrick's Church has been 'valued as an outstanding example of Gothic Revival style architecture' in Canada (Canada's Historic Places, n.d.), and the character-defining elements of St. Patrick's Church relating to its architectural style are likewise represented by its rectory. Finished four years after St. Patrick's Church, the rectory was in fact designed to complement the church perfectly, and the two buildings are even connected by a twenty-foot tunnel (Brannen, 2007).

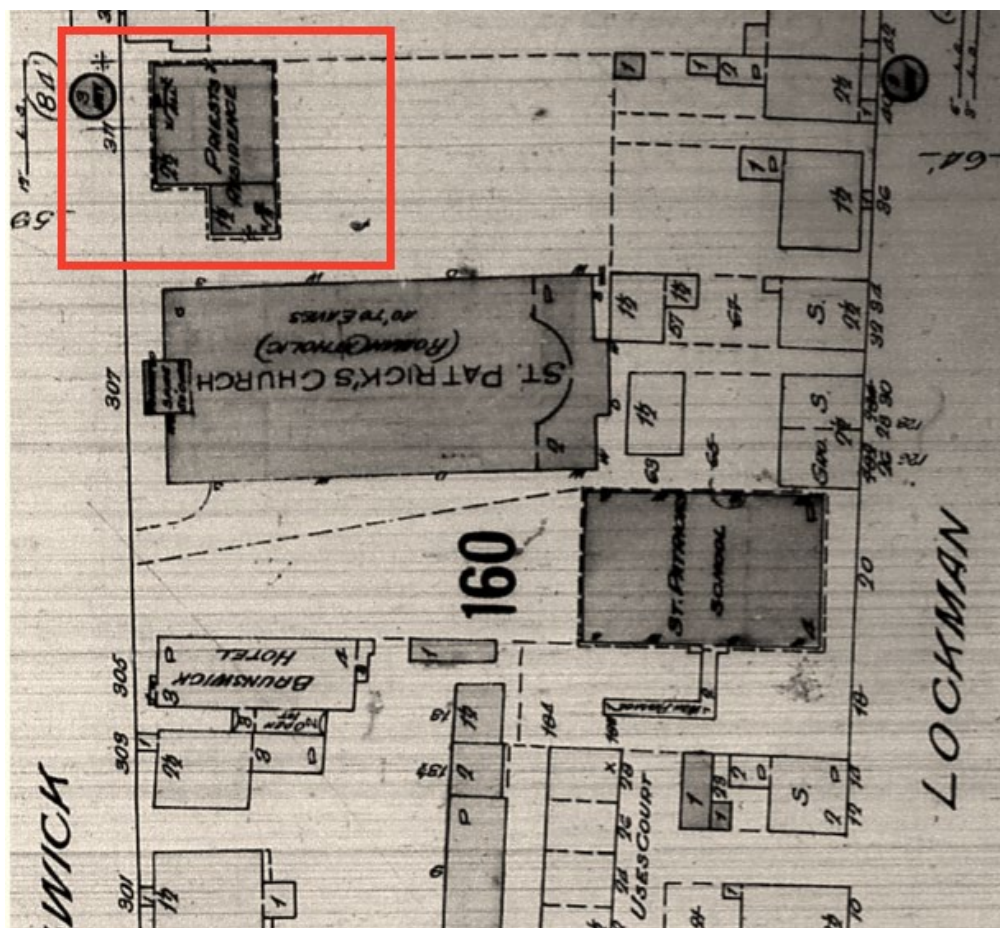
Typically, Gothic Revival features of the rectory at St. Patrick's include a triangular central gable with matching dormers on either side, lending prominence to the front entrance. Decorative bargeboards reminiscent of Celtic geometric forms, likely inspired by the rectory's denominational affiliation, grace each dormer. St. Patrick's rectory also retains pointed arch windows which were elsewhere frequently straightened out to ease manufacturing, and uses a combination of red and painted black bricks and granite hood moulds for decorative effects around the windows. A strip of alternating brickwork runs horizontally between the first and second floors, adding texture to the building's façade, while substantial granite window sills balance out the use of brick for the rest of the building as well as the

narrow windows typical of the style (Penney, 1989, 66-71). Gothic Revival features are found in much heavier concentration on the building's façade and side walls, with the rear remaining significantly more plain and with modern windows, likely a result of post-sale renovations.

Archibald and Stevenson also highlight the frequent asymmetry of Gothic Revival floorplans, often L-shaped, compared to styles popular in the early nineteenth century (Archibald & Stevenson, 2003, 55). Careful observation of St. Patrick's rectory reveals two different shades of brick used on the building's façade and its south-facing wall. This is in fact a result of an extension added to the building in the 1930's, changing its shape from L-shaped to rectangular (see image below). The ell was formerly used as quarters for the rectory's in-house staff and kitchen, and the extension built to create further priest's accommodation (Beed, 2020). The Gothic Revival style of the building is even more evident when considering this extension, as it centralizes the front entrance and thus emphasizes the symmetry of the façade overall.



Detail of the central gable, dormers and windows (Swaffer, 2020)



The original shape of St. Patrick's rectory can be gleaned from historic plans of the city (Goad, 1914)

Significance of Architect / Builder

The architectural continuity between St. Patrick's Church and its rectory is a result of the two buildings sharing the same architect, Henry 8. Peters had likely begun designing a rectory following completion of St. Patrick's in 1885, and left substantial funds towards the completion of the building at his death in 1890 (Brannen, 2007; Beed, 2020; Halifax Herald, 1890, 3).

Henry was born in Québec City in 1924 to an Irish mother and German father serving in the British Army. Although Henry's formal training unclear, his brother Simon studied architecture and joinery in New York and Québec. Henry and Simon began working together in Québec City, later forming an association with builder George Blaiklock under the partnership Peter, Blaiklock & Peters. One of the partnership's first major project was the Wellington Barracks in Halifax, completed in 1852. By 1856 the Peters' had opened a steam brickworks at Eastern Passage and a steam planing mill in Halifax, both believed to be the first of their kind in Nova Scotia. A woodworking factory in Halifax produced doors, sashes, blinds, mouldings, flooring and scrollwork, meaning that the firm could supply much of its own materials and minimize costs (Rosinski, 1994, 135; Biographical Dictionary of Architects in Canada, n.d.).



The Royal Canadian Regiment at Wellington Barracks, ca. 1906. The barracks were finished by Peters, Blaiklock & Peters in 1852 (Erickson, 2004, 43)

Peters, Blaiklock & Peters constructed St. Matthew's Church in Halifax 1858, but the firm was dissolved when Simon eventually returned to Québec. Working as a builder and architect simultaneously, Henry established himself in the 1860s with projects in Halifax such as the new Union Bank, a new County Jail behind the Courthouse, Halifax Asylum for the Blind on University Avenue, opened in 1871, and a number of brick residences on Inglis and Hollis streets. Henry developed a close working relationship with renowned Halifax architect David Stirling, constructing the city's Asylum for the Poor on University Avenue, completed in 1868 but destroyed by fire in 1882, and the Inter-Colonial Station at Richmond in the far North End,



Halifax Asylum for the Blind, opened in 1871 and built by Henry Peters (APSEA, n.d.)

completed in 1877 but destroyed in the Halifax Explosion in 1917 (Rosinski, 1994, 135-6; Biographical Dictionary of Architects in Canada, n.d.).

At his death he was one of the city's largest real estate owners and a devout Catholic, leaving funds towards the erection of a Magdalen Asylum for women and a Guardian Angel institution for children (Rosinski, 1994, 135-6; Biographical Dictionary of Architects in Canada, n.d.).

Architectural Integrity

St. Patrick's Rectory is in good condition. As explained in a previous section of this report, a major extension was added to the originally L-shaped rectory in the 1930's, making it a rectangular structure. This extension has beautifully upheld the original design of the building in the Gothic Revival style and is barely noticeable today.

The building has been extensively renovated since it was sold by the parish to developer Adam Barrett in 2015. Though the building was originally designed as priest's accommodation and offices, the interior was significantly modernized in 2015-16 to accommodate 12 residential units (Berman, 2019). Though the rear of the building no longer adheres to the Gothic Revival style, the façade and north- and south-facing side walls



The rear of St. Patrick's rectory (Swaffer, 2020)

retain the building's original character. The original chimneys, visible in a photograph on page 6, have been removed.

In 2019, the owner submitted an application to enter into a development agreement with the Municipality to construct a new detached 8-storey multi-unit residential building behind the rectory. The proposed development generated significant debate in the media (Berman, 2017; McKenna, 2019; Stock, 2019), but the proposal was approved (Helder, 2019; Beed, 2020). Council's decision is currently being reviewed by the Nova Scotia's Utility and Review Board.

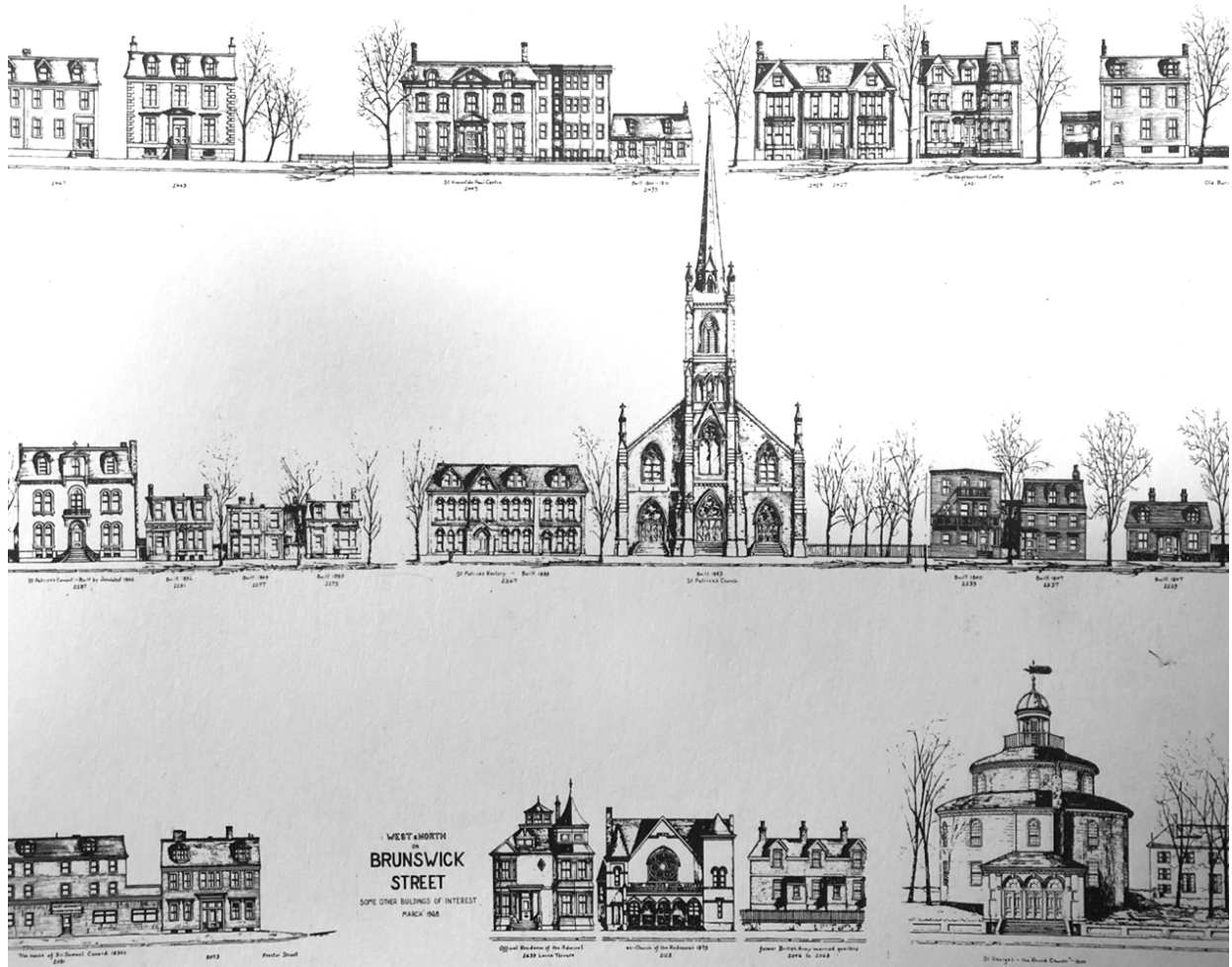
Relationship to Surrounding Area

St. Patrick's rectory sits within the historic and architecturally rich Brunswick Street; one of the city's oldest streets and home to some of its most influential residents. Local heritage author Elizabeth Pacey describes the northern section of street, where St. Patrick's Rectory is located, as follows:

As Brunswick Street extends into the old North Suburbs, its character turns into one of residential and religious repose, with architectural delights ranging from the earliest pioneer years to of the mid-eighteenth-century to the prosperous Victorian era...the street is visually dominated by the tiered domes of St. George's Anglican Church and the graceful spire of St. Patrick's Roman Catholic Church (Pacey, 2002).

It is crucial to remember that St. Patrick's Church and its rectory are architecturally and historically intended as a pair. The church and all its related institutions depended on the rectory, and the rectory thus forms an integral part of the historic social fabric of Halifax while representing the religious tolerance that defined imperial Halifax.

In a publication of architectural drawings of Halifax's vanishing heritage buildings, H. B. Jensen refers to Brunswick Street as 'the most varied and interesting concentration of domestic architecture in Canada' (Jensen, 1968). The area is now a recognized Heritage Area, with St. Patrick's rectory forming a vital part of its diverse architecture (see Attachment B) (Erickson, 2004, 62).



St. Patrick's Church and rectory feature prominently in H.B. Jensen's illustration of Brunswick Street's historical architecture, prepared for the City of Halifax by the Civic Advisory Committee on the Preservation of Historic Buildings (Jensen, 1968)

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Attachment A

Deed history for 2267 Brunswick Street.

Deed, Rev. John Woods to Roman Catholic Episcopal Corporation (Halifax Register of Deeds, 1866).

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I, Grant his heirs and assigns against the lawful claims and demands of all persons whomsoever shall and will consent and by these presents firm and definite, irrevocable, when of the said parties, these presents have been put into their hands and shall thenceforward and ever lastingly remain in force and effect.

Charles Wood Esq. & Sarah Wood Esq. (presence of William Wood Esq.)

Witnesseth that on this 14th day of December A.D. 1866. Charles Wood whose name is subscribed to the foregoing indenture the wife of Charles Wood also party thereto, personally appeared before me and being examined by me apart from her said husband acknowledged that she voluntarily and without constraint from her said husband consented to the said indenture and thereby released all her rights of dower in the premises thereby conveyed.

William Wood Esq. Minister of the Gospel for the said Parish of St. Ann's.

Halifax N.S. On this thirty first day of December A.D. 1866 personally appeared before me the undersigned a Notary Public and Minister of the Gospel William Wood Esq. a subscribing witness to the within indenture who being by me duly sworn made oath that Charles Wood and Sarah Wood parties to the within indenture signed, sealed and executed the same in his presence for the purposes therein contained - signed. H. Gray Not. Pub. & Minister.

<p>No. 1495 Deed - Woods Esq. to the Roman Catholic Ep. Corp. Dec. 31st 1866. Vol. 1. 31 Black B.M. on the City and County of W. James Daly</p>	<p>This indenture made this thirty first day of December in the year past and one thousand eight hundred and sixty six, between the Reverend John B. Woods of Saint Ann's, in the County of Halifax and Province of Nova Scotia, Minister of the Gospel, on the one part, and the Roman Catholic Episcopal Corporation of the City and County of Halifax, of the other part - Witnesseth that the said Reverend John B. Woods found in consideration of the sum of six thousand, six hundred, and sixty six dollars and eighty six cents of lawful money of Nova Scotia to him in hand well and truly paid by the said Roman Catholic Episcopal Corporation of the City and County of Halifax at or before the sealing and delivery of these presents the receipt whereof is hereby acknowledged, that he granted, bargained, sold, aliened, conveyed, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, convey, release, convey and confirm unto the said Roman Catholic Episcopal Corporation of the City and County of Halifax and its successors and assigns, all that certain lot, piece or parcel of land situate and being in Division letter C. of the north suburbs of Halifax, beginning at the North West corner of Joseph Rhodes' Lot, so called, thence beginning by the North West corner of the same lot, it comes to the North line of Joseph Macdonald's lot so called, thence along the line of said Macdonald's lot easterly, three hundred and twenty five feet; thence Northerly seventy three feet; thence Westerly, six hundred and twenty five feet to the place of beginning being part of lot number 18, in Division aforesaid conveyed to Father Woodbridge by Maria Annandale Esq. and Ann Maria Esq. by deed date the 15th day of December 1854, and by Antoinette Woodbridge and others.</p>
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0154

263 pages 604-615 together with all and singular the
 easements heretofore heretofore and hereafter owing
 to the same belonging or in any wise appertaining with
 the reversions and reversion remainders and descenders
 and issues and profits thereof and all the estate right
 title interest claim property and demands to which the
 said equity of the said Boston McEwen and Mary
 Jean Eaton his wife and said Horace L Beckwith
 or in right of the same or any part thereof. To have
 and to hold the said land and premises with the
 appurtenances and every part thereof unto the said
 William Roche his heirs and assigns to his heirs
 solvers benefit and behoof forever. In witness whereof
 the parties to these presents have hereunto their hands
 and seals set and affixed this day and year first above
 written

Signed Sealed and Delivered: J. M. Eaton (L.S)
 in the presence of: H. J. Eaton (L.S)
 Hector McEwen: H. L. Beckwith (L.S)

Province of Nova Scotia Halifax ss. Be it remembered
 that on this 7th day of May 1894 before me the notary
 public personally came and appeared Mary Jean
 Eaton wife of Boston McEwen mentioned in the
 foregoing indenture who having been examined
 separately and apart from her said husband did
 declare and acknowledge that she executed the
 said indenture as and for her act and deed without
 fear and threat or compulsion of power by her said
 husband and for a full release of all her claims
 to the lands and premises therein described.

Hector McEwen Justice of the Peace for the County of Halifax
 Province of Nova Scotia Halifax ss. On this fourth
 day of May 1894 before me the notary public personally
 came and appeared Hector McEwen a notary public
 witness to the foregoing indenture who having been
 by me duly sworn and examined and said that Boston
 McEwen Mary Jean Eaton and Horace L Beckwith
 the parties thereto signed sealed and delivered the
 same in his presence. Acted at Halifax this 7th day
 of May 1894
 H. M. Fulton Registrar Supreme Court of Nova Scotia

<p>872. DCC Roche son, to the Roman Catholic Episcopal Corporation of Halifax Passed June 22 1894 at 8.50 o'clock P.M. by certified copy of Charles Henry</p>	<p>This Indenture made this 22nd day of June in the year of our Lord one thousand eight hundred and ninety four Between William Roche of Halifax in the County of Halifax Merchant and Rachel C Roche his wife of the one part and The Roman Catholic Episcopal Corporation</p>
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0297

Deed, Roman Catholic Episcopal Corporation to Brunswick Street Developments Ltd. (Halifax Register of Deeds, 2015).

THIS WARRANTY DEED made this 19th day of November, 2015.

BETWEEN:

THE ROMAN CATHOLIC EPISCOPAL CORPORATION OF HALIFAX, a body corporate

(hereinafter called the "**Grantor**")

OF THE FIRST PART

- and -

BRUNSWICK STREET DEVELOPMENTS LTD., a body corporate

(hereinafter called the "**Grantee**")

OF THE SECOND PART

WITNESSETH that in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the Grantor hereby conveys to the Grantee in the manner described above the lands described in Schedule "A" hereto annexed.

THE GRANTOR hereby consents to this disposition pursuant to the *Matrimonial Property Act* of Nova Scotia.

THE GRANTOR covenants with the Grantee that the Grantee shall have quiet enjoyment of the lands, that the Grantor has good title in fee simple to the lands and the right to convey them as hereby conveyed, that the lands are free from encumbrances, and that the Grantor will procure such further assurances as may reasonably be required.

IN THIS WARRANTY DEED the singular includes the plural and the masculine gender includes the feminine and neuter genders with the intent that this Warranty Deed shall be read with all appropriate changes of number and gender.

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Attachment B

Brunswick Street Heritage Area (Halifax Regional Municipality, 2018).

