

Item 9.1.2

HALIFAX

H00485 - 2267 Brunswick

Request to Include the Property in the Registry of Heritage Property for
the Halifax Regional Municipality

Heritage Advisory Committee
January 26, 2022

Location



Background



- Mistakenly added to HRM's Registry of Heritage Property on January 28, 1982, due to civic addressing error
- St. Patrick's Church, the abutting lot, was the intended site
- In 2015, the Church requested to deregister the subject site to facilitate its sale
- The subject site was deregistered, and St. Patrick's Church was successfully registered the following year

Background

2014

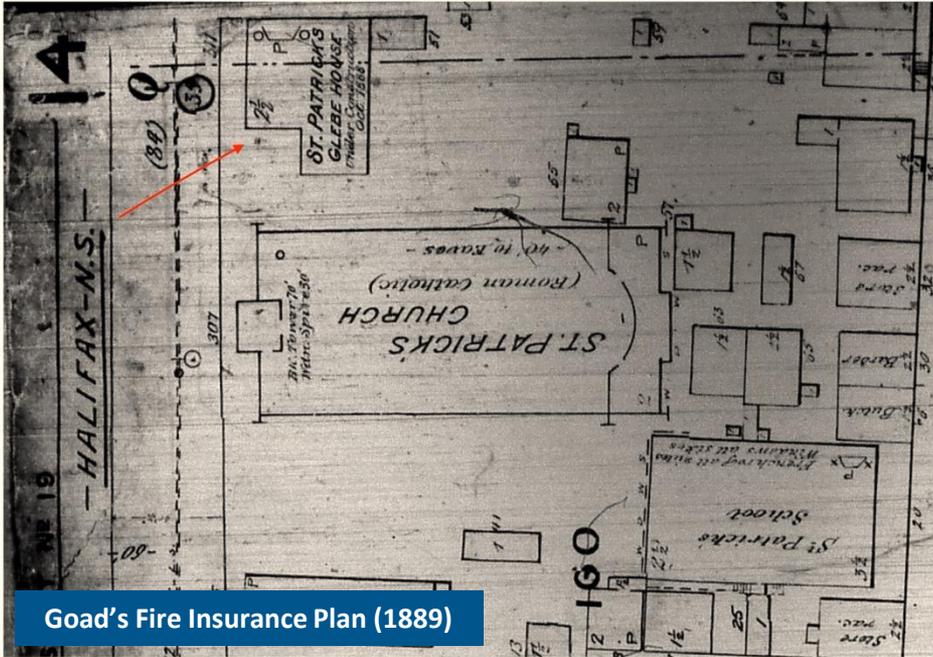


- The current owner completed an exterior rehabilitation in 2016 and converted the building to a multi-unit dwelling
- Development agreement was approved in 2019; permits a second residential building
- The development agreement was appealed; legal issues were ultimately resolved in Summer 2021

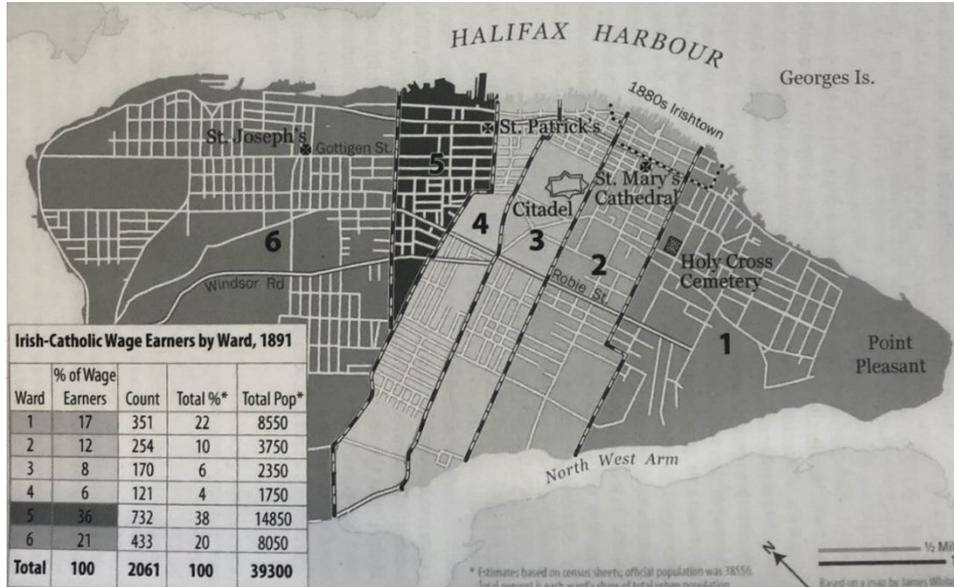
Registration Evaluation Criteria

Criterion	Maximum 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. Age



2. Historical Importance



- Associated with Halifax's Irish Catholic population and St. Patrick's Catholic Church
- Many Irish Catholics came to Halifax during the 1800s; recruited to the British navy in high numbers
- Irish Institutions started to thrive
- One of Halifax's densest Irish Catholic neighbourhoods during the late-19th century

2. Historical Importance



The Old St. Patrick's Church (1880)

- St. Patrick's Church was originally founded in 1843
- The rectory was constructed at the peak of Irish influence in Halifax; the parish had an extensive network along Brunswick Street
- Had space for convents, classrooms, social services, interfaith marriages, and an orphanage
- Home of Edward Joseph McCarthy and James Hayes
- Site for relief operations after the Halifax Explosion

2. Historical Importance



The Old St. Patrick's Church (1880)

Locally	Points
Intimately Related	11- 15
Moderately Related	6 - 10
Loosely Related	1 - 5
No relationship to important occasions, institutions, personages or groups.	0

3. Architect or Builder



- Built and designed by Henry Peters (1824-1890)
- Founded Peters, Blaiklock & Peters with his brother (Simon) and George Blaiklock
- Constructed Wellington Barracks (c.1852) and St. Matthew's Church (c.1858).
- Worked with renowned architect David Stirling on several buildings
- Other notable projects include the Union Bank and the Benjamin Weir House

3. Architect or Builder



Status	Points
Nationally Significant	7 - 10
Provincially Significant	4 - 6
Locally Significant	1 - 3
Not Significant	0

4a. Architectural Merit *(Construction)*



- Three-storey, wood frame building finished with a red brick exterior
- Exact construction technique is unknown
- Based on its age, it could be a late example of timber frame or mid-to-late example of balloon frame construction
- Features some impressive exterior detailing

4a. Architectural Merit *(Construction)*



A) Construction type	Points
Very rare/ early example	7 - 10
Moderately rare/ early	4 - 6
Somewhat rare/ early example	1 - 3
Not rare/ common example	0

4b. Architectural Merit *(Style)*



- Designed in the Late Victorian Eclectic style (1880-1915) which incorporates many Victorian influences:
 - *Gothic Revival (arched windows)*
 - *Second Empire (mansard roof)*
 - *Italianate (large eaves & bracketed cornice)*
- Character defining elements:
 - *Asymmetrical, four-bay façade*
 - *Granite plinth*
 - *Stone & brick foundation*
 - *Brick string course with saw-tooth design*
 - *Slender one-over-one pointed-arch windows with decorative voussoirs and granite sills*

4b. Architectural Merit *(Style)*



B) Style	Points
Very rare/ early example	7 - 10
Moderately rare/ early	4 - 6
Somewhat rare/ early example	1 - 3
Not rare/ common example	0

5. Architectural Integrity



- Has good integrity; most defining features remain
- Originally had an L-shaped plan; front addition in 1936 created the current rectangular form
- Additional alterations include:
 - *Chimneys removed*
 - *Rear wall was modified & detailing was lost*
 - *Front entryway modified*
 - *Wood windows replaced in 2012-2016*
- Development agreement won't alter the building

5. Architectural Integrity



5. Architectural Integrity



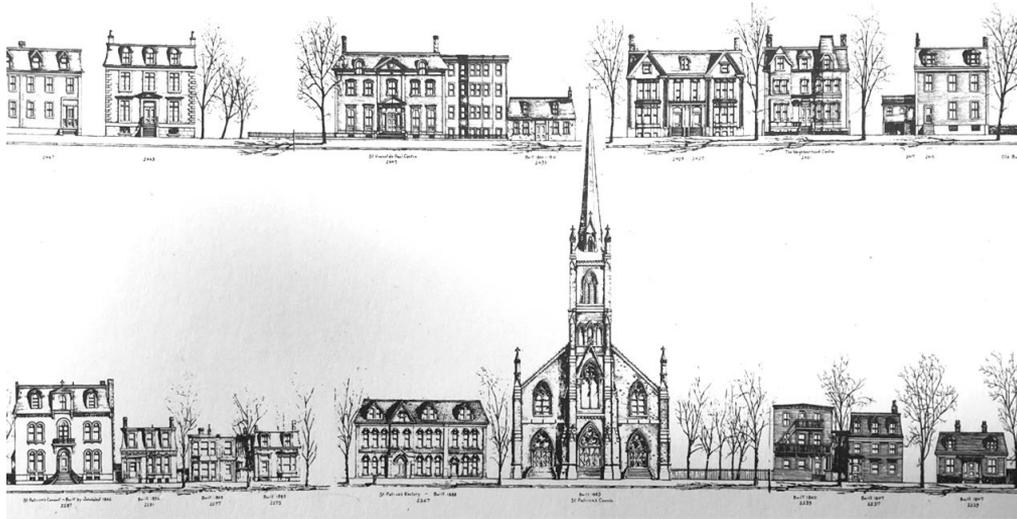
Exterior	Points
Largely unchanged	11 - 15
Modest changes	6 - 10
Major changes	1 - 5
Seriously compromised	0

6. Relationship to Surroundings



- Historically and architecturally connected to St. Patrick's Church
- Fixture of the Brunswick streetscape and the “North Suburb”
- The area has diverse architecture and many heritage properties
- The neighbourhood was identified as a potential Heritage Conservation District by the Regional Centre Secondary Plan

6. Relationship to Surroundings



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.

Recommendation

Should 2267 Brunswick Street, Halifax score 50 or more points on evaluation as a heritage property under the HRM Heritage Property Program, the Heritage Advisory Committee recommends 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 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.

HALIFAX

Thank You

Contact Information

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