

October 8, 2024

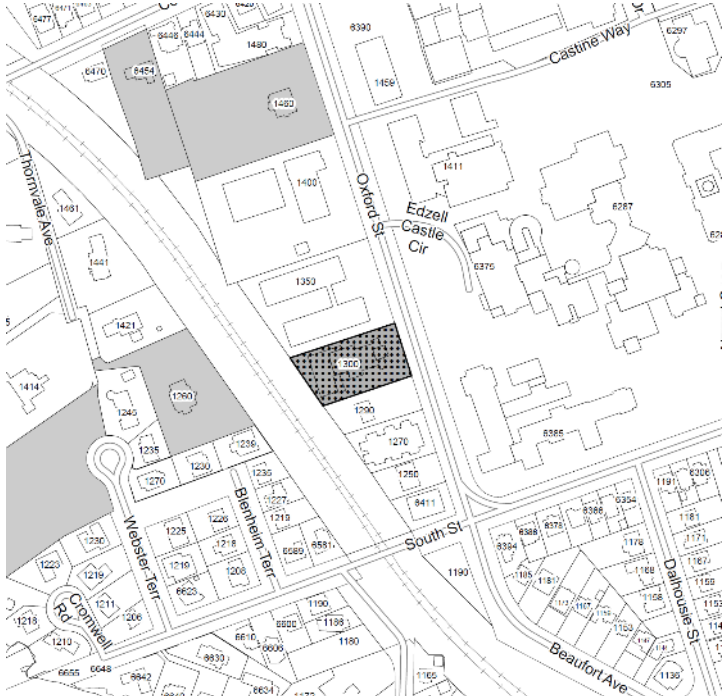
HALIFAX

Item 9.1.1

HRTG-2024-00687: 1300 Oxford Street

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

Location



Location of 1300 Oxford Street

Registration for Evaluation Criteria – Buildings

| Criterion | Maximum Score |
|--|---------------|
| 1. Age | 25 |
| 2.[a] Historical <u>or</u> [b] Architectural Importance | 20 |
| 3. Significance of Architect / Builder | 10 |
| 4. Architectural Merit: Construction Type <u>and</u> Style | 20 |
| 5. Architectural Integrity | 15 |
| 6. Relationship to Surrounding Area | 10 |
| Total | 100 |

1. Age

Cornerstone was laid down in 1948.

The church was dedicated on April 16, 1950.

A rear wing was added to the church in 1958.



Cornerstone with 'A.D. 1948'
Inscription

| | | | |
|--|-----------------------|---------------------------------------|---|
| OXFORD | St. No. / of | APPLICATION FOR NEW BUILDING | No. <i>34766</i> |
| To the Inspector of Buildings, | | Halifax, N. S., | <i>27</i> day of <i>MAY</i> 1948 |
| Sir—The undersigned hereby applies for a permit to build according to the following specifications and in accordance with the detailed plans and specifications submitted. | | | |
| Location <i>OXFORD</i> | St. No. / of | Side <i>W</i> | between <i>COBURN</i> St. and <i>SOUTH</i> |
| Owner <i>FIRST BAPTIST CHURCH</i> | <i>DUFFUS</i> | Builder <i>BRANTFIELD CON. CO.</i> | Estimated Cost <i>200,000.00</i> |
| Class | Material <i>STONE</i> | Purpose of Building <i>CHURCH</i> | |
| Size of main building <i>69</i> Ft. front | <i>165</i> Ft. deep | Ft. in height | No. of Stories |
| Size of extension | | | Nearest part to Street line <i>30</i> Ft. |
| Foundation wall, material <i>CONC.</i> | Thickness <i>14"</i> | Chimney, how constructed | <i>BRICK-LINED</i> |
| Style of roof and material <i>PITCH- ASPHALT</i> | | No. of elevators and for what purpose | |
| What kind of fire stop is to be used? <i>QUARTZ</i> | | Date of permit from Health Board | |
| Permission is also applied for, to enclose that portion of the street in front of the proposed building extending into the street five ft. | | | |
| The undersigned hereby agrees that all work on the said buildings shall be done in strict accordance with the laws and ordinances of the City of Halifax and also with the conditions printed on the back of the permit which have been read by the applicant and that every obstacle will be removed from the street on or before the <i>1</i> day of <i>JUNE</i> 1948 on which date this permit expires. | | | |
| | | | Applicant |
| | | | <i>Brantfield Const Co</i> <i>per H.M. Nolan</i> |

Building Permit 1948

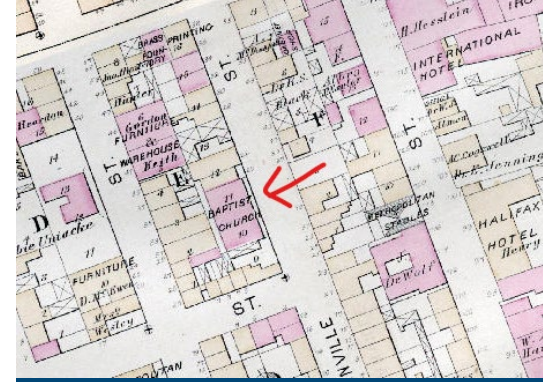
1. Age

| 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 - 1899 | 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 |

2a. Historical Importance

The congregational history traced back to 1827

- In 1824, 16 parishioners left their church due to the lack of autonomy
- In 1827, built a stone church on Grantville Street
- In 1887, built a new church on Spring Garden Road. It was destroyed in a fire in 1942.
- Involved in many historical events.



Baptist Church on Grantville St (1827-1877)



First Baptist Church on Spring Garden Rd (1877-1942)

2b. Architectural Importance

Designed by Francis Bruce Brown in a Neo-Gothic style.

Neo-Gothic style:

- Popular in early twentieth-century
- Grand size, symmetrical facades
- Monochromatic stone or brick exterior finishes
- Borrow design elements from the Gothic Revival style (1830-1900)



2b. Architectural Importance

| Importance | Points |
|---|---------|
| Highly important, Unique, or representative of an era | 16 - 20 |
| Moderately important, Unique, or representative of an era | 11 - 15 |
| Somewhat important, Unique, or representative of an era | 1 - 10 |
| Not important, Unique, or representative of an era | 0 |

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3. Significance of Architects / Builders

The subject building is designed by an Ontario firm Francis Bruce & Brisley.

Francis Bruce Brown (1899-1983):

- Designed over 100 churches across Canada
- Known for modern Gothic ecclesiastical architecture
- President of Royal Architectural Institute of Canada (1964-65)



Weston Park Baptist Church, designed by Francis Bruce Brown, is a Toronto Designated Heritage Property

3. Significance of Architects / Builders

Halifax architect Allan F. Duffus served as the supervising architect.

Dr. Allan Ferguson Duffus (1914-1997):

- Halifax renowned architect and preservationist
- Led many Halifax heritage preservation projects
- President of the Heritage Trust of Nova Scotia
- Governor of Heritage Canada (1974-79)



Dr. Duffus led the Robertson Hardware Building restoration project, which became part of the Maritime Museum complex.

3. Significance of Architects / Builders

Builder: Brookfield Construction Company

- Established in the mid-19th century by John Brookfield
- Contributed to St. John's reconstruction post-Great Fire (1892).
- Major projects:
 - Anglican Cathedral and Bank of Nova Scotia in Saint John
 - Old Post Office, Victoria General Hospital Nurses Residence and Queen Elizabeth High School, in Halifax



Old Post Office (Art Gallery of Nova Scotia built by Brookfield Construction Company

3. Significance of Architects / Builders

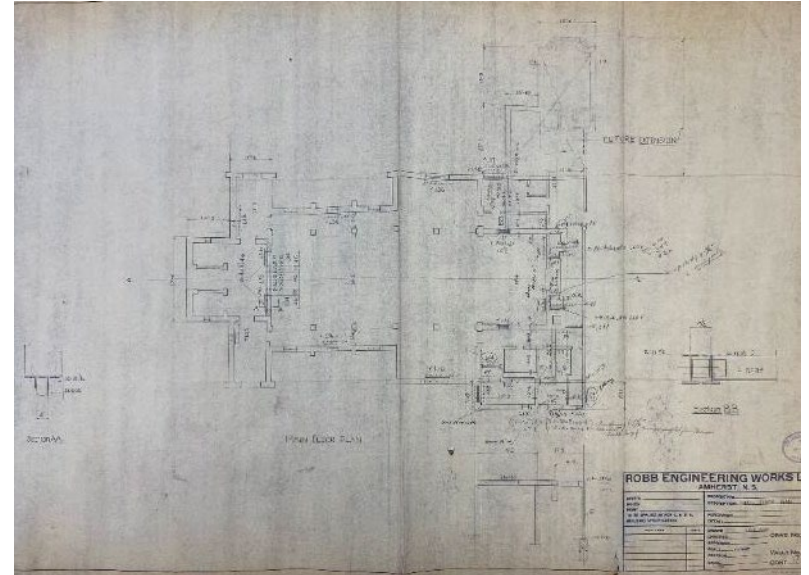
| Status | Points |
|--------------------------|--------|
| Nationally | 7 - 10 |
| Provincially Significant | 4 - 6 |
| Locally Significant | 1 - 3 |
| Not Significant | 0 |



4a. Architectural Merit *[Construction Type]*

Hybrid use of reinforced concrete, steel beams, and wood

- Concrete columns reinforced with steel bars
- Steel beams used to achieve long spans and support wood elements
- Concrete/masonry walls finished with stucco (interior) and stone (exterior)



Construction Plan

4a. Architectural Merit *[Construction Type]*

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



4b. Architectural Merit *[Style]*

Character-defining elements are as listed in the Staff Report, but most notably include:

- Square tower with:
 - twin Gothic louvres;
 - large Gothic window; and
 - Gothic entranceway;
- The church hall with stone cladding, sandstone surrounding fenestration and a large gable roof;
- The rear wing with stone cladding, sandstone surrounding fenestration, and a gabled hall;
- Cross gables near the front of the building and larger cross gables near the middle of the building; And
- The stained glass liturgical windows

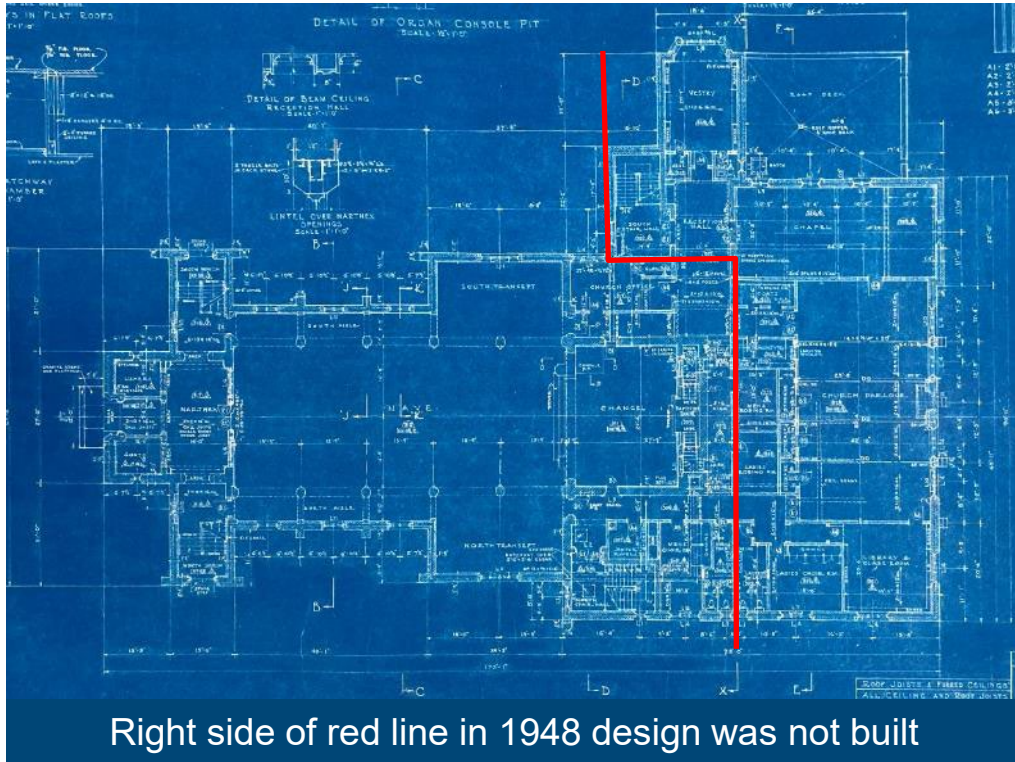


4b. Architectural Merit *[Style]*

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

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5. Architectural Integrity



Right side of red line in 1948 design was not built

No noticeable alteration on the north, east, and south elevations.

A rear addition was added to the church in 1958

- Was in the 1948 design but not built
- Designed and adjusted by Bruce Brown & Brisley
- Respect the original design

5. Architectural Integrity

The rear addition contributes to architectural integrity

Respect the original massive, layout and style

- Same rough-cut stone cladding
- Similar stone window surroundings
- A gabled hall similar to original gables



West and south elevations of the rear wing

5. Architectural Integrity

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

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6. Relationship to Surrounding Area



Surrounding area of the subject building

Surrounded by mid-density residential buildings and the Dalhousie campus

A railway separated it from a low rise resident neighbourhood

The highest point of the west Oxford streetscape.

Unique Neo-gothic style in the surroundings but does not stand out abruptly

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6. Relationship to Surrounding Area

| Relationship to Surrounding Area | Points |
|---|--------|
| The building is an important architectural asset contributing to the heritage character of the surrounding area | 6 - 10 |
| The architecture is compatible with the surrounding area and maintains its heritage character | 1 - 5 |
| Does not contribute to the character of the surrounding area | 0 |



Recommendation

That 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 1300 Oxford Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1 of the staff report dated September 18, 2024, as a municipal heritage property under the Heritage Property Act.

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Thank you