

the trident

A quarterly publication of the Newfoundland & Labrador Historic Trust

Bryn Mawr Threatened by Demolition

In March, the owner of Bryn Mawr, located at 154 New Cove Road in St. John's, submitted an application to demolish the 109 year-old historic home.

Designed by well-known local architect William F. Butler for prominent businessman James C. Baird, the house is also known as Baird's Cottage. It was recognised as a Registered Heritage Structure by the Heritage Foundation of Newfoundland and Labrador in September 1993.



Bryn Mawr, also known as Baird's Cottage, St. John's
Photo credit: Jeremy Hetzel

Upon being notified of the proposed demolition, the Historic Trust immediately began to lobby City Council to oppose demolition and designate Bryn Mawr a City of St. John's Heritage Building.

In addition to spearheading a media and letter writing campaign and holding a "Save Our Heritage!" rally, the Trust created a petition urging Council to protect and designate the house. The petition, with more than 1,600 signatures, was submitted to Ward 4 Councillor Sheilagh O'Leary, who presented it to City Council on April 26.

Along with Councillors Jonathan Galgay, Sandy Hickman, and Dave Lane, Councillor O'Leary has expressed her strong support for Bryn Mawr's designation and protection. On April 11, she made a motion that Council send formal written notice to the owners of 154 New Cove Road that Council may designate the building located at the property as a

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Bryn Mawr

heritage building pursuant to Section 355 of the City of St. John's Act. This activated a 30-day notification period during which the property owner is given the opportunity to respond.

Once the notification period has passed, Council will vote on the potential designation. Even if the owner expresses opposition to designation, Council is still authorized to designate the building. If designated, it cannot be demolished without Council's consent.

The City's Built Heritage Experts Panel has recommended that Bryn Mawr be designated. A report prepared by Urban Design and Heritage Planner Arthur MacDonald and approved by Chief Municipal Planner Ken O'Brien presented to the City's Planning and Development Committee also recommends that Council designate Bryn Mawr a Municipal Heritage Building.

The Historic Trust remains hopeful that City Council will recognize the historic and architectural significance of Bryn Mawr and afford the building the protection it so obviously deserves.

The following text is excerpted from Historic Trust Vice President Cory Thorne's letter to The Telegram, published April 26:

On behalf of the board and members of the Newfoundland and Labrador Historic Trust, I would like to bring attention to some of the issues surrounding the current discussion about Bryn Mawr, both to highlight the importance of this property to our city, as well as to emphasize our reasons for pushing so strongly against its demolition.

In September 1993, owner Jim Steinhauser successfully applied to the Heritage Foundation of Newfoundland and Labrador to have his home provincially designated a registered heritage structure. This designation, voluntarily initiated by Steinhauser, was intended to help protect the building for future generations.

This designation recognized the near original condition of the home, a unique example of a Queen Anne Victorian country house that has been very well maintained. It was designed by local architect William

Butler and has been owned by only two separate families in its 109-year history. Located on 3.5 acres of parkland overlooking the city, it is known by many as Bryn Mawr, a Welsh term for "big hill."

In addition to its architectural uniqueness, its historic value is indisputable. James Baird, a Scotsman who came to Newfoundland in 1844, built this home after becoming a successful businessman. He started out with a focus on imports and draperies and expanded into a variety of areas to become one of the largest mercantile and fish exporting operations in the colony of Newfoundland. This was his country estate — fit for a king, or in this case, one of the most powerful families in the economic development of our island.

As experts and advocates in heritage (tangible and intangible), architecture and urban design, we feel that sites such as this are essential as part of the future development of our city. Not only are they significant in terms of tourism and community pride, but when preserved, adapted to new uses and/or incorporated into new designs, they increase property values and tax revenues and improve quality of life.

As can be seen in more progressive cities, development and heritage conservation are never antithetical. Bryn Mawr's location in a mixed-use neighbourhood provides a unique opportunity for a single-family dwelling to be repurposed into a use that makes sense in the 21st century. Local examples of successful adaptive reuse exist, such as Mallard Cottage, Raymonds restaurant and Thimble Cottage.

Living in a city with weak heritage regulations, we face many unnecessary demolitions, attacks on our history, community, and environment. Many of these demolitions have left us with vacant lots — gravel pits and parking lots — where we once had the bones for vibrant neighbourhoods.

We ask our city and its proud residents to come together to help protect this property. As a provincially designated site, and in respect for the wishes of previous owners, we should at the very least be engaging in a dialogue as to potential reuses for this building. Our City Councillors can and should help facilitate this discussion, both through re-examining current regulations and policies surrounding built heritage, and by working with property owners and developers to ensure that demolition is the last and most undesirable option. Our City Council already has the power to refuse a demolition permit, if they so choose.

WWI Veteran and Senator Called Bryn Mawr Home

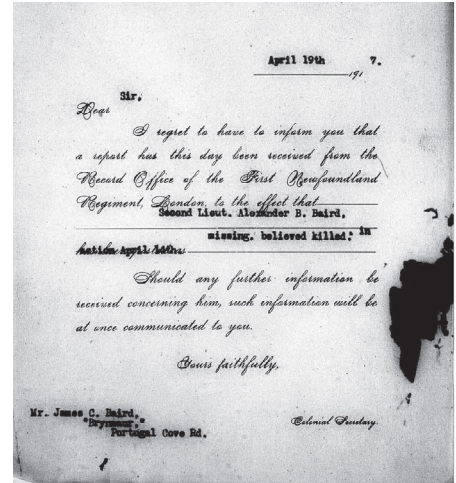
Bryn Mawr is much more than a house. It holds the stories of the men and women who lived and worked there. The Hon. Alexander Boyd Baird is one such resident.

A descendent of James C. Baird, he joined the Royal Newfoundland Regiment in September 1915 at the age of 24.

Lieutenant Baird, regimental number 1803, fought in the Battle of the Somme in October 1916 and the Battle of Arras in April 1917, where he was taken as a prisoner of war and held until the end of the war in November 1918. He was initially missing, believed killed in action.

When Baird finally made his way back to Newfoundland in 1919, it was to Bryn Mawr – his family home – that he returned. He would go on to serve as a Senator in the Canadian Parliament from 1949 until his death in 1967.

As the province continues its centenary commemoration of the vital role that Newfoundlanders played in World War I, it is critical that we preserve the memory – and the places that hold the memory – of those who fought in the “the war to end all wars.”



Letter sent to James C. Baird at Bryn Mawr when Alexander Boyd Baird was missing, believed killed in action, in the Battle of Arras.

Photo credit: The Rooms Corporation of Newfoundland and Labrador

Heritage Foundation Comings and Goings

March 31 marked the retirement of George Chalker, the longtime Executive Director of the Heritage Foundation of Newfoundland and Labrador. Mr. Chalker had served as the Foundation’s Executive Director since 1988. His exhaustive knowledge of Newfoundland and Labrador’s architectural heritage has benefitted the province in innumerable ways over the past 28 years. The Trust wishes him a very happy retirement!

Jerry Dick was welcomed as Executive Director of the Heritage Foundation in April. Mr. Dick previously served as Director of Heritage with the Department of Tourism, Culture and Recreation. Prior to that, he was Executive Director of the Association of Heritage Industries, an umbrella organization of provincial heritage groups in Newfoundland and Labrador.

Youth Heritage Forum 2016

The second annual Youth Heritage Forum took place on March 19 at The Lantern in St. John’s. 54 participants took part in an exciting day of mentorship, heritage skills, and networking.

The goal of the Forum is to increase the activity and interest of youth in the heritage field and to bring like-minded youth together. For more information on the day’s activities, visit <http://goo.gl/sWZuiE>.



Photo credit: Jeremy Harnum

Working With Heritage

Adaptive Reuse in Newfoundland

Michael Philpott, Built Heritage Officer, Heritage Foundation of Newfoundland and Labrador

Built heritage is often characterized in opposition to progress – i.e. “to preserve the past we must keep the future as far away as possible!” – but this should not be the case. Around the world, modern developments that incorporate heritage structures are better for it. When a structure outlives its use, the sustainable, visually appropriate, and often profitable alternative to starting from scratch is “adaptive reuse,” the conversion of old buildings to new uses. We need only look to the local groups and businesses already taking advantage of their heritage resources for proof.



The Woody Point Heritage Theatre (Lord Nelson Loyal Orange Lodge #149), the repurposed home of the Writers at Woody Point Festival.

In Woody Point, the Lord Nelson Loyal Orange Lodge LOL #149 found itself underused and falling into disrepair just 20 years ago. Seeing its state, and its potential, Charlie and Joan Payne bought the property in the late 1990s. Together, they restored the hall to its former glory and dubbed it the Woody Point Heritage Theatre.

The Heritage Theatre became home to the Writers at Woody Point Festival shortly after its restoration, and today is used for everything from community yoga to art exhibitions. The non-profit Friends of Writers at Woody Point purchased it in 2012 and continue to operate it as a venue for events of all kinds. The Festival is a success because of the people behind it, but there is no doubt the beautiful space is part of the draw for writers, performers, and attendees from across Canada and beyond.



The Philip Templeman Building/Swyers General Store in Bonavista before conversion.

In Bonavista, the Harbour Quarters Inn is an illustration of the flexibility of built heritage. When the Swyers converted the Philip Templeman Building/Swyers General Store into a restaurant and inn, they realized the new use would not fit the old form. To prolong the life of the General Store, the Swyers had an addition designed to suit their structure and their needs.

The new wing, pictured at lower left, is similar – sharing window size and placement, trim and roof detailing, and overall massing – but visually separate from the original structure. It preserves the past by adapting it to current and future requirements. Today, the Harbour Quarters Inn is a four-star accommodation welcoming guests from around the world.



The General Store after reopening as the Harbour Quarters Inn.

In Heart's Content, the Mizzen Heritage Society is taking an active, creative approach to preserving heritage spaces. Their current project is the Heyfield Memorial United Church, the last of the town's historic churches. Though clad in vinyl until very recently, many of its exterior details were preserved and its pressed-tin interior was untouched.

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Adaptive Reuse

Partnering with the Heritage Foundation of Newfoundland and Labrador; the Atlantic Canada Opportunities Agency (ACOA); and the Department of Business, Tourism, Culture, and Rural Development (BTCRD), the Society drafted a plan to turn the Registered Heritage Structure into the Heart's Content Regional Centre for the Arts. Its exterior is nearly restored and its interior is currently being converted into a theatre-style event venue. The Society hopes to welcome the first performers to the Centre's stage this summer.

These are a few of our favourite tales of local reuse, but they are not the only ones. Heritage structures can be converted in other ways and for many other uses. The keys to good heritage development in our experience are the same: identifying the opportunities in existing heritage structures; pairing opportunities with community wants and needs; availing of partnerships and support (including grants offered by HFNL); and being creative in the way we use and build on our spaces.

Heritage structures connect us with our history, enhance our streetscapes, and represent usable spaces in hundreds of communities. With good planning and thoughtful design, they can meet and exceed our modern needs.

The Heritage Foundation of Newfoundland and Labrador is a Crown non-profit mandated to stimulate an understanding of, and an appreciation for, the architectural heritage of the province. It is solely responsible for designating provincial Registered Heritage Structures and offers grants to offset the cost of restoration and ongoing maintenance for such structures. Significant examples of modern architecture are eligible. To learn more, contact Michael Philpott at (709) 739-1892 (ext. 6) or michael@heritagefoundation.ca.



The future home of the Heart's Content Regional Centre for the Arts.



Heyfield Memorial circa 2011 (left) and progress on the Heart's Content Regional Centre for the Arts (right).

This Place Matters: Saving Rural Architecture in Newfoundland



The Green's Harbour Heritage Society is seeking crowdfunding for the restoration of the former Loyal Orange Lodge #9, with the mission of repurposing the building as the ARCH Centre, a multi-use venue for arts, recreation, culture, and heritage.

Funds raised through the National Trust for Canada's "This Place Matters" program will be used to fund the architect/engineer needed to move the restoration process forward.

To learn more or donate, visit <https://goo.gl/vvWTvQ>.

Save Our Heritage! Rally



A portion of the crowd gathered in front of Bryn Mawr
Photo credit: Jeremy Hetzel

Over eighty Historic Trust members and supporters convened on the sidewalk in front of Bryn Mawr on April 10 for a “Save Our Heritage!” rally, urging City Council to designate the house with protected heritage status and deny the pending demolition application.

St. John’s City Councillors Jonathan Galgay, Sandy Hickman, and Sheilagh O’Leary attended in support, and the enthusiastic crowd encouraged rush hour traffic to “honk for heritage.” The rally raised awareness of threatened heritage buildings in St. John’s and sent a strong message to City leaders that the constant erosion of our cultural heritage through demolition must stop.



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Save Our Heritage!



Councillors Sheilagh O'Leary, Jonathan Galgay, and Sandy Hickman

Nominations Open for 2016 Southcott Awards

The Historic Trust is now accepting nominations for the 2016 Southcott Awards. The Trust established the Southcott Award program in 1984 to recognize excellence in the preservation and adaptive reuse of the architectural heritage of Newfoundland and Labrador.

Nominations will be considered in five separate categories:

- Heritage Restoration
- Heritage Tradesperson
- Design in Context
- Heritage Stewardship
- Lifetime Achievement

The new Heritage Stewardship and Lifetime Achievement categories have been introduced this year in celebration of the Historic Trust's 50th anniversary.

Awards in the Heritage Stewardship category may be considered for excellence in long-term

maintenance of heritage properties that have not been significantly altered since construction.

The Lifetime Achievement Award recognizes individuals who have made an exceptional volunteer contribution to heritage conservation in Newfoundland and Labrador over a period of 25 years or more.

In 2015, two awards were presented in the Heritage Restoration category: Bareneed Studios, owned by Sharon Pippy; and Bonavista Living, owned by John Norman and Mark and Chantal Dickson. Mike Paterson of Paterson Woodworking received the Heritage Tradesperson honour.

The deadline for nominations is June 15, 2016.

For more information on the Southcott Awards or to download a nomination form, please visit www.historictrust.ca/southcott-awards.aspx or email southcottawards@gmail.com.

Southcott Awards - Save the Date!

The 2016 Southcott Awards ceremony will take place this fall. Join us as we honour those who have made lasting contributions to the conservation of Newfoundland and Labrador's built heritage. Mark your calendars, and stay tuned for further details!

Building at Risk: Richmond Hill Cottage

In March, the City of St. John's approved a memorandum of understanding (MOU) with Wrightland Development Corporation regarding Richmond Hill Cottage, described by the Canadian Register of Historic Places as "an early nineteenth century two storey wooden house perched snugly in the side of a hill in west end St. John's."

Built circa 1848, Richmond Hill is one of the oldest extant residential buildings in St. John's and is a prominent example of early Classical Vernacular architecture. It was built by Scottish architect-builder Gilbert Browning for the Honourable Kenneth McLea, a St. John's merchant and politician. Browning ultimately became

a prominent businessman in his own right and purchased the house for his family in the 1870s. The Cottage was designated a City of St. John's Heritage Building in 2003.



Richmond Hill Cottage, St. John's
Photo credit: Cory Thorne

The City of St. John's approved Wrightland's plan to build a subdivision on the land surrounding Richmond Hill nearly six years ago, with the condition that the Cottage be restored. Instead, as new homes have been built around it, Richmond Hill has been left vacant and neglected; Wrightland did not complete the conditional restoration of the house required by their original agreement with the City.

Wrightland first sought to demolish the Cottage in 2013, claiming it could not be restored due to water damage. Although this request was ultimately withdrawn, many felt that Richmond Hill was in danger of demolition by neglect - a situation in which a property owner intentionally allows a historic property to suffer severe deterioration, potentially beyond the point of repair. According to the US National Trust for Historic Preservation, property owners sometimes use this kind of long-term neglect to circumvent heritage conservation regulations.

The new MOU stipulates that Wrightland subdivide the existing lot and list the lot containing the Cottage for \$350,000.00. It outlines conditions of real estate listing, marketing, use, and sale, all subject to City review. If Wrightland is unsuccessful in selling the Cottage by May 1, 2017, and there are no pending purchase agreements in place, City Council will approve the demolition of the house.

The MOU was approved nearly unanimously by City Council, with only Councillor Jonathan Galgay dissenting. He suggested that the agreement could set an inappropriate precedent.

A number of issues continue to be of concern as the Historic Trust seeks a solution for Richmond Hill Cottage: the house's lot boundaries have yet to be finalized, precluding any potential sale, and Wrightland has made unsubstantiated claims that the house is infested with black mold, potentially dissuading buyers.

Furthermore, the Trust feels that the MOU sets unreasonable deadlines on a potential purchaser. The purchaser must submit restoration plans to the City within three months of sale, restoration work must begin within three months of the approval of these plans, and all work must be completed

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Richmond Hill Cottage

within 24 months.

If the purchaser fails to complete restoration work during this timeframe, the MOU gives Wrightland the right to buy the Cottage back from the purchaser, after which Council will approve of the building's demolition. The MOU does note, however, that the purchaser is not party to the MOU and that it is Wrightland's responsibility to ensure that the purchaser agrees to these conditions.

The Historic Trust continues to oppose the ratified MOU and the arbitrary restrictions it imposes on the sale of the property. There are many aspects of the MOU that place an unnecessary burden on the purchaser without offering any incentives. The Trust feels the developer should have been required to complete the initial restoration as agreed to prior to the adjacent development and hopes that this case provides an important lesson to Council on how future similar situations should be handled. We are committed to working with all interested parties and will continue to be actively involved with Richmond Hill Cottage in the weeks and months ahead in the hope that the house can eventually be saved.

Walk St. John's

The days are getting warmer, making it a great time to take a walk with our free Walk St. John's app for Android and iPhone/iPad. Select one of five round-trip walking tours to guide you through the city streets.

To download, visit the Google Play Store: <http://bit.ly/1j8gDGx> or the App Store: <http://bit.ly/1n7uwoa>.

Ward 4 Candidates Forum



Trust President Peter Jackson and candidates Jill Bruce, Debbie Hanlon, Janet Kovich, Sheilagh O'Leary, and Matthew White

Photo credit: Jeremy Hetzel

On February 16, the Historic Trust brought together all five candidates running for St. John's Ward 4 City Councillor to discuss heritage issues in Ward 4 and the city as a whole.

Former Mayor Shannie Duff introduced the forum, providing insight into the critical role that built heritage plays in the growth and development of St. John's. The forum featured lively discussion and allowed members of the public to ask questions and connect with the candidates.

The Trust thanks candidates Jill Bruce, Debbie Hanlon, Janet Kovich, Sheilagh O'Leary, and Matthew White for their participation.

Drinking About Heritage: Bad, Better, and Brilliant!

The Association of Heritage Industries and Youth Heritage NL hosted "Drinking About Heritage: Bad, Better, and Brilliant!" on April 21 at the historic Crow's Nest Officer's Club in St. John's.

The evening featured heritage professionals (and soon to be professionals) discussing their greatest triumphs, most epic fails, and the valuable lessons learned along the way.

Trust Board member Nancy Brace and Trust President Peter Jackson shared stories and advice about their heritage work in the province.



Nancy Brace, Trust Board member and President of the Green's Harbour Heritage Society, and Trust President Peter Jackson
Photo credit: Emily Wolf; Kathie Hicks

Doors Open Returns September 10 and 11

We'd like to hear your suggestions of venues for this year's Doors Open Days! Post your thoughts on Facebook at <https://goo.gl/VQJtFT> or tweet us at @DoorsOpenNL. Email submissions are also welcome at coordinator@historictrust.ca.

Historic Trust Board of Directors

At its 2016 Annual General Meeting, held on March 16, the Historic Trust Board of Directors bid farewell to former Secretary Susan Wright and former President Robyn Pike. Greg Locke had previously departed from the Board in December 2015. Many thanks to Susan, Robyn, and Greg for their hard work and dedication to the Trust's mission.

In April, the Board welcomed three new members:

Kirsten Morry studies law at McGill University and graduated from Memorial University with a degree in History. She is an articling student at Benson Buffett PLC in St. John's, her hometown. Kirsten worked at Signal Hill and Cape Spear as a student guide for three summers. She looks forward to volunteering with the Trust to preserve and promote the built heritage of the province.

Scott Osmond is from Corner Brook and is a civil engineering student at Memorial University. Several years ago he became fascinated by the changes that have been made to the built environment in Newfoundland and the idea of "what was once there." He has a passion for protecting the province's built heritage and preserving the important history these buildings hold.

Finally, Tera McDonald is an adult education and communications professional with a strong commitment to provincial heritage.



1966-2016

Newfoundland and Labrador Historic Trust
2016 Membership Form

In celebration of our 50th anniversary we are excited to announce a new partnership with the National Trust for Canada. We have purchased a group membership with this esteemed organization and can now offer all the benefits of membership with the National Trust for Canada at no cost to you. This includes their nationally acclaimed magazine Heritage, free admission or discounts at historic sites in Canada and England, Wales, Northern Ireland, Scotland, Jersey, Australia and the US, reduced rates at conferences, voting privileges and travel offers. To extend your Newfoundland and Labrador Historic Trust membership to include the National Trust for Canada membership please tick the relevant box below. It's that easy!

Annual membership fees support the ongoing work of the Trust in fulfilling its mandate of education, advocacy and outreach. The ability of the Trust to speak confidently and lobby effectively to protect our province's built heritage, neighbourhoods, streetscapes and open spaces depends, to a large extent, on the degree of public support it enjoys.

You may visit our website to complete your application and payment online. Just go to www.historictrust.ca and fill out the convenient online form. Then select the Canada Helps icon to make your payment online. It will say "donate now". Select this and input your details and preferred method of payment.

Memberships and donations are tax deductible. Receipts will be issued annually. Online memberships will be issued tax receipts upon payment through Canadahelps.org.

Name: _____

Address: _____

Phone: _____

Email address: _____

Volunteer with us. Select your choices below:

- Southcott Awards
Preservation
Programming
Fundraising
Newsletter
Other _____

Please indicate if you prefer:

- a paper copy of the Trident
an electronic copy of the Trident

Newfoundland and Labrador Historic Trust:

- Student \$10 special anniversary rate
Individual/Family \$30
Group, Institution, Organization \$45
I include a \$ _____ donation
I include a \$ _____ gift in honour of:

Payment made by:

- Cash Enclosed Cheque (with Canada Helps.org logo)

The Trust is a registered charity #107770067RR0001

Send completed form with cheque payable to Newfoundland and Labrador Historic Trust to The Newfoundland and Labrador Historic Trust, PO Box 2403, St. John's, NL, A1C 6E7 coordinator@historictrust.ca

NEW! Newfoundland and Labrador Historic Trust has partnered with National Trust for Canada (HT). At no additional cost, you may join HT by checking below.

- Yes, I want to join HT

From time to time, the National Trust for Canada may send its members special email news updates, and on occasion members may be sent special offers from other heritage organizations. Please check this box if you wish to be excluded from such correspondence:

- Yes

www.nationaltrustcanada.ca

the trident

The Trust's newsletter, *The Trident*, is published quarterly.

Submissions and advertising inquiries are welcome and can be forwarded to:
coordinator@historictrust.ca

join www.historictrust.ca/membership
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like www.facebook.com/NLHistoricTrust

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Renew your membership for 2016

Renewing your Trust membership is easy!

To renew your membership online, visit www.historictrust.ca and fill out the convenient online form. Select the Canada Helps icon to make your payment (use the "donate now" option). You will receive your charitable tax receipt immediately.

To renew by mail, fill out the membership form on the previous page.

Get involved!

The Historic Trust has been a membership-driven organization for 50 years. Your support is critical to our success.

We want to hear from you!
Send your submissions for *The Trident* (articles and photos) by email to:
coordinator@historictrust.ca.

You can also contact us with questions, to inform us of buildings at risk, or to inquire about joining a subcommittee of the Board of Directors.