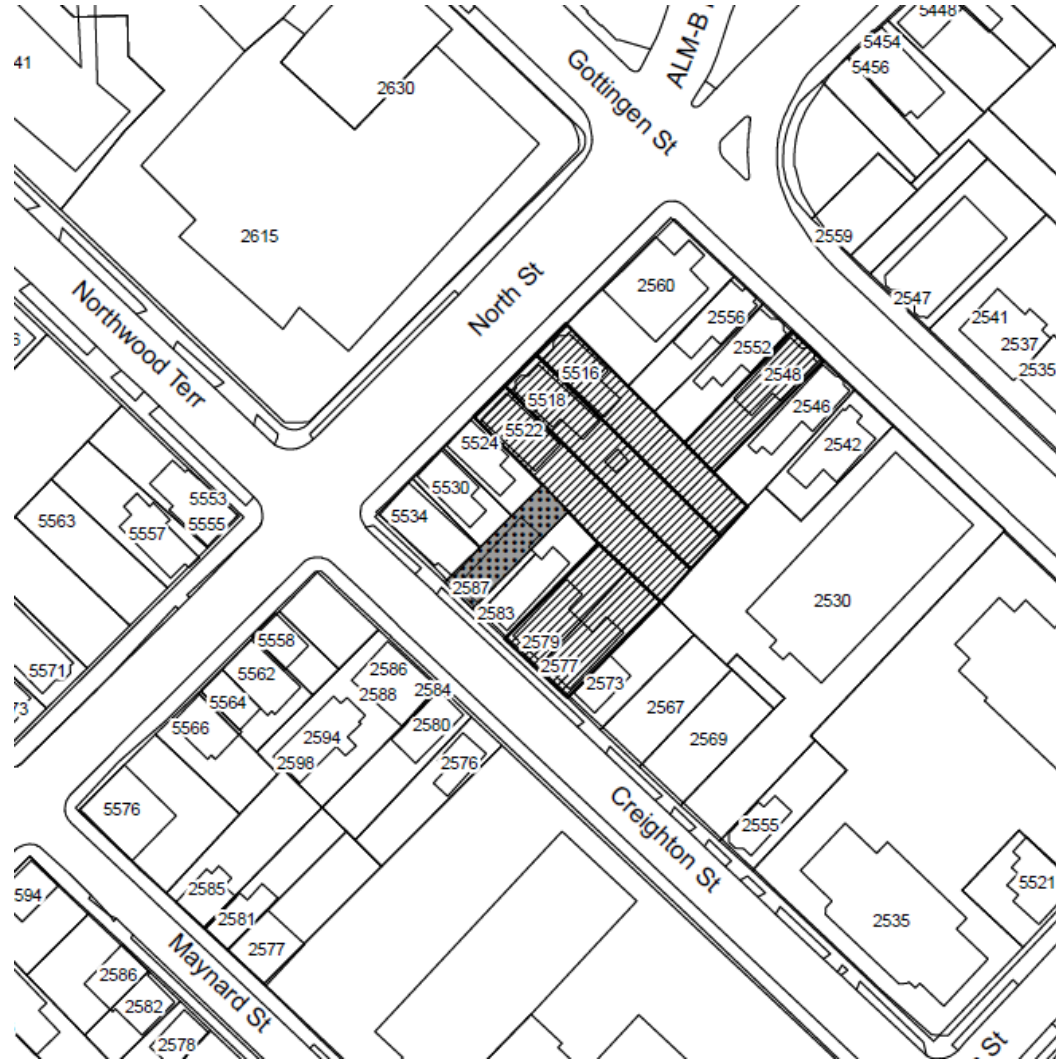


H00491 – 2587 Creighton Street

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

Heritage Advisory Committee
April 28, 2021

Location



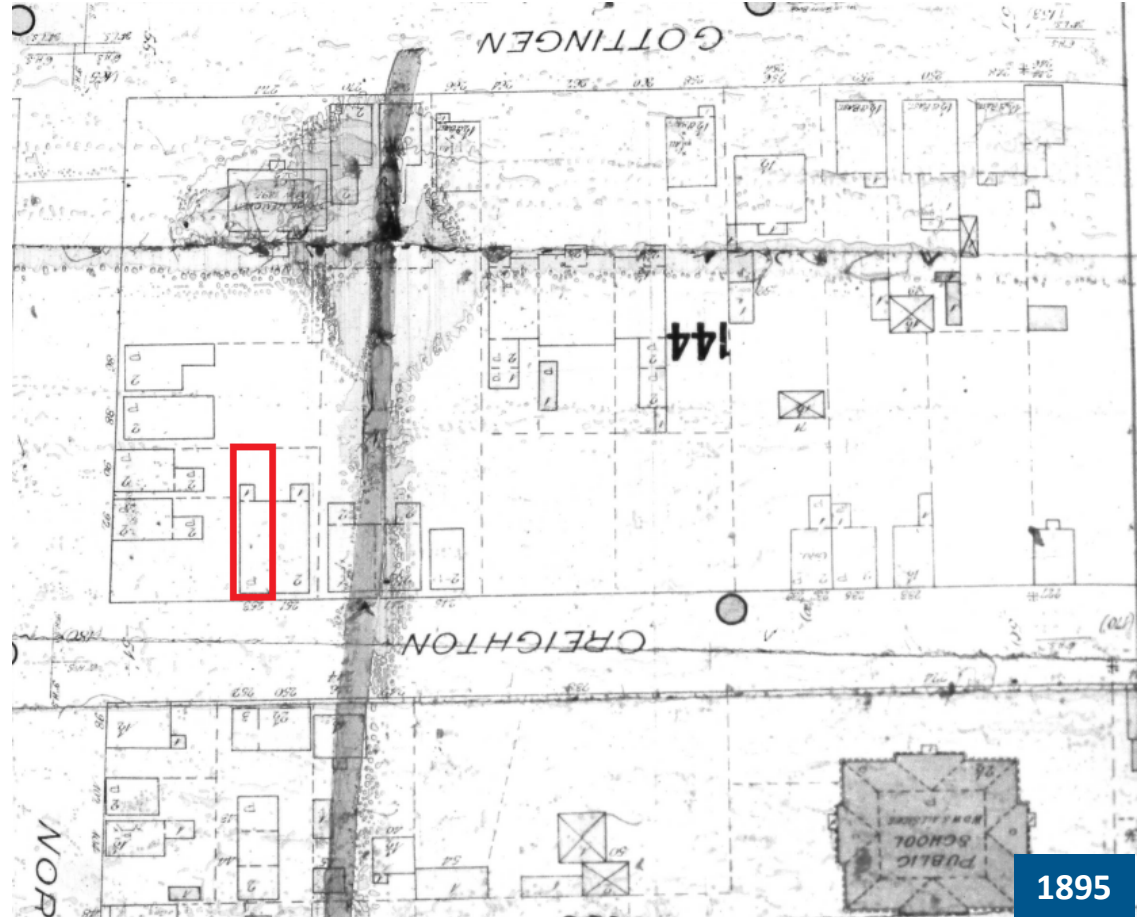
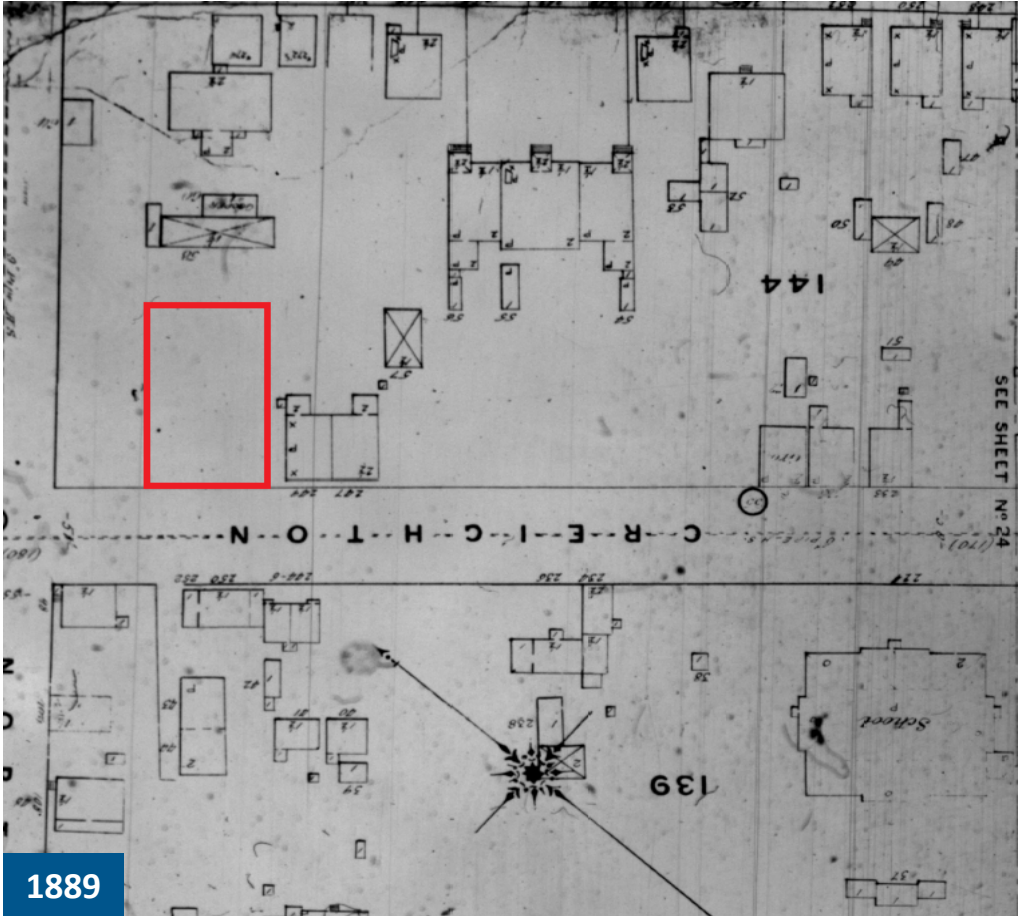
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HRM Registration Evaluation Criteria

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

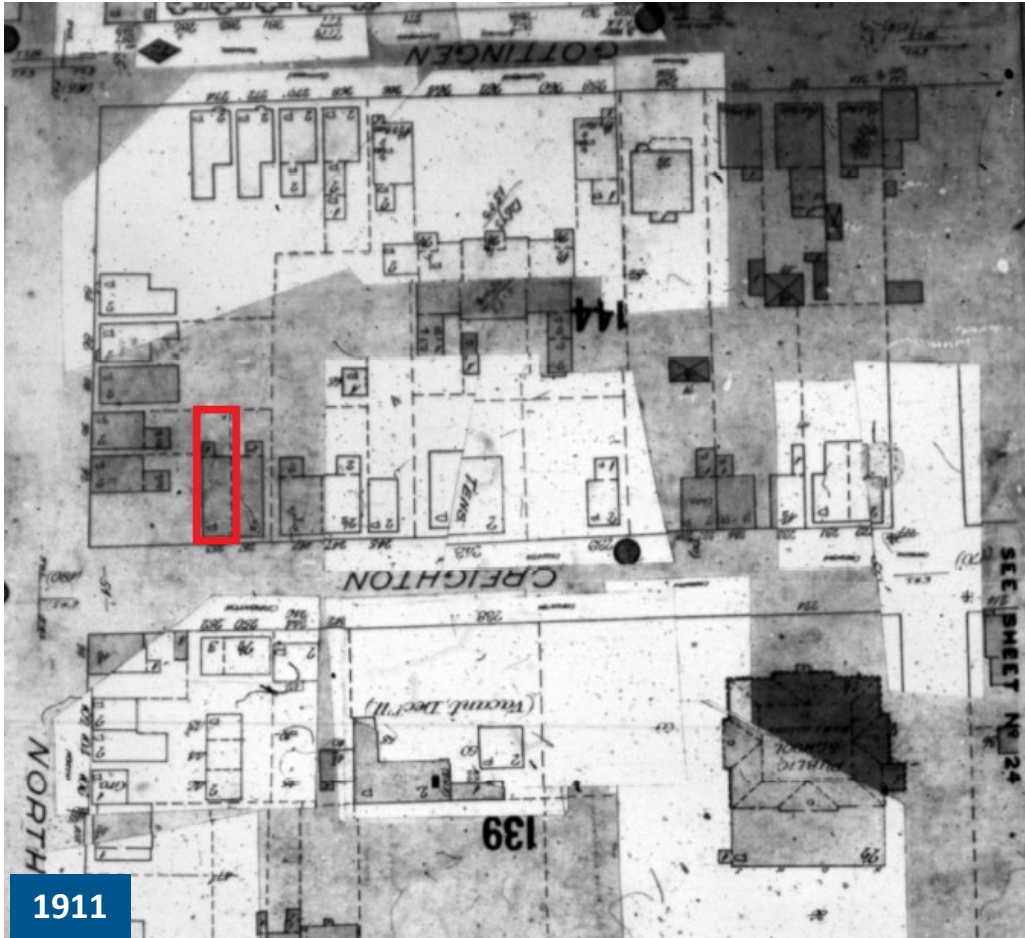
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1. Age



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1. Age



Date of Construction	Points
1749 - 1785	25
1786 - 1830	20
1831 - 1867	16
1868 - 1899	13
1900 - 1917	9
1918 - 1945	5
1945 - Present	3

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2. Relationship to Important Occasions, Institutions, Personages, or Groups



- Historical associations with architect Walter Johannes Busch
- Walter designed and built the residence in 1891; however, he did not personally occupy the dwelling
- The dwelling was leased out to various tenants from 1891 until at least 1942

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2. Relationship to Important Occasions, Institutions, Personages, or Groups



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

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3. Significance of Architect



- Built by Walter Johannes Busch (1865-1924)
- Trained under his father, esteemed architect Henry F. Busch
- Specialized in educational building design, including ten Halifax Schools.

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4a. Architectural Merit (*Construction Type*)



- Two-storey, wood-framed dwelling with masonry foundation
- Reflects a common example of wood-framing in Halifax

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

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4b. Architectural Merit (*Style*)

- Example of the Late Victorian Plain style (1880-1915)
- Exhibits the style's trademark simple box form with flat roof.
- Character defining elements:
 - Simple box form;
 - Flat roof; and,
 - Single-leaf main entrance.

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

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5. Architectural Integrity



Exterior	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



- The immediate area contains several other homes built by Walter Johannes Busch or his father, Henry F. Busch
- This includes two registered heritage properties on North Street and the neighbouring property on Creighton Street

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6. Relationship To Surrounding Area



- Generally, the property has historical, visual and physical associations with the neighbouring properties that are of a similar age and style.

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.

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Recommendation

It is recommended that should 2587 Creighton Street, Halifax, score more than 50 points on evaluation as a heritage property under 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 2587 Creighton 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.

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Thank You