



P.O. Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

## Item No. 12.1

Halifax Regional Council  
December 13, 2022  
January 24, 2023

**TO:** Mayor Savage and Members of Halifax Regional Council

**SUBMITTED BY:** Original Signed  
For Patrick Connor, Chair, Heritage Advisory Committee

**DATE:** December 1, 2022

**SUBJECT:** **Case H00541: Request to Include 5812-14 North Street, Halifax in the Registry of Heritage Properties for the Halifax Regional Municipality**

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### **ORIGIN**

November 30, 2022 meeting of the Heritage Advisory Committee, Item 10.1.

### **LEGISLATIVE AUTHORITY**

#### *Heritage Property Act*

s. 14(1) A heritage advisory committee may recommend to the municipality that a building, public building interior, streetscape, cultural landscape or area be registered as a municipal heritage property in the municipal registry of heritage property.

#### HRM By-law No. H-200 - Heritage Property By-law

4. The [Heritage Advisory] Committee shall, within the time limits prescribed by Council or the [Heritage Property] Act, advise the Region respecting:
- (a) the inclusion of buildings, public building interiors, streetscapes, cultural landscapes or areas in the Registry.

### **RECOMMENDATION**

It is recommended 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 5812-5814 North Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1 of the November 28, 2022 report, as a municipal heritage property under the Heritage Property Act.

## **BACKGROUND**

At the November 30, 2022 meeting of the Heritage Advisory Committee, the Committee received a staff recommendation report dated November 28, 2022 and received a staff presentation on Case H00541. Staff noted that should the Committee award the property a total score of fifty (50) points or more for the identified property, out of a possible one hundred (100), then the staff recommendation is that the Committee recommend the property for registration by Halifax Regional Council.

For additional background information on this item, refer to the staff report dated November 28, 2022 (Attachment 1).

## **DISCUSSION**

At the November 28, 2022 meeting, following the presentation from staff, the Committee evaluated the proposed heritage property using the Evaluation Criteria for Registration of Heritage Buildings in HRM. The Committee applied the following scores:

<b>Criterion</b>	<b>Score Awarded</b>
1. Age	13
2A. Relationship to Important Occasions, Institutions, Personages or Groups	20
3. Significance of Architect/Builder	9
4A. Architectural Merit: Construction Type	3
4B. Architectural Merit: Style	5
5. Architectural Integrity	7
6. Relationship to Surrounding Area	8
<b>Total</b>	<b>65</b>

Based on this evaluation, the Committee approved a motion recommending that Halifax Regional Council schedule a heritage hearing for the matter, and to approve the registration to Registry of Heritage Property for the Halifax Regional Municipality.

For further discussion on the heritage registration evaluation criteria as it relates to this application, refer to the staff report dated November 28, 2022 (Attachment 1) and the Scoring Summary for Heritage Buildings (Attachment 2).

## **FINANCIAL IMPLICATIONS**

Financial implications are outlined in the attached staff report dated November 28, 2022.

## **RISK CONSIDERATION**

Risk consideration is outlined in the attached staff report dated November 28, 2022.

## **COMMUNITY ENGAGEMENT**

The Heritage Advisory Committee is comprised of ten citizen members and two Councillors. Meetings are live webcast on Halifax.ca. The agenda, reports, video and minutes of the Committee are posted on Halifax.ca.

For further information on Community Engagement refer to the attached staff report dated November 28, 2022.

**ENVIRONMENTAL IMPLICATIONS**

Environmental implications are outlined in the attached staff report dated November 28, 2022.

**ALTERNATIVES**

The Heritage Advisory Committee did not provide alternatives.

Alternatives are outlined in the attached staff report dated November 28, 2022.

**ATTACHMENTS**

Attachment 1 – Staff Recommendation Report dated November 28, 2022.

Attachment 2 – Scoring Summary for Heritage Buildings.

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A copy of this report can be obtained online at [halifax.ca](http://halifax.ca) or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Simon Ross-Siegel, Legislative Assistant, Municipal Clerk's Office 902.292.3962

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Halifax, Nova Scotia  
B3J 3A5 Canada

**Attachment 1**  
**Heritage Advisory Committee**  
**November 30, 2022**

**TO:** Mayor Savage and Members of Halifax Regional Council

**-Original Signed-**

**SUBMITTED BY:**

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Jacques Dubé, Chief Administrative Officer

**DATE:** November 28, 2022

**SUBJECT:** **Case H00541: Request to Include 5812-14 North Street, Halifax in the Registry of Heritage Properties for the Halifax Regional Municipality**

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**ORIGIN**

Application by a third party to register 5812-14 North Street in the Registry of Heritage Property for the Halifax Regional Municipality.

**LEGISLATIVE AUTHORITY**

*The Heritage Property Act*

**RECOMMENDATION**

Should 5812-14 North 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 5812-5814 North 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 May 20, 2022 the Friends of the Halifax Common applied to include 5812-5814 North Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality. The subject property is located in the North End of Halifax, near the southeast corner of the intersection of North Street and Robie Street. The subject property contains a 2-storey dwelling that was designed in a late Victorian eclectic style



combining the Second Empire (1860-1880) and the Queen Anne Revival (1885-1910) styles. Research suggests that the dwelling was most likely constructed in 1892.

The property has received significant public attention in recent years due to its connection to the Halifax Explosion and to Dr. Clement Ligoure, an African Nova Scotian physician who treated explosion survivors at his clinic which was located on the property.

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 Property.

Under the Heritage Property Program, all registration applications for heritage buildings are evaluated by the 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:

<b>Criterion</b>	<b>Highest Possible Score</b>
1. Age	25
2. Historical or Architectural Importance	20
3. Significance of the Architect/Builder	10
4. Architectural Merit	10
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
<b>Total</b>	<b>100</b>

Should the HAC score a property with more than 50 points on evaluation as a heritage property, a positive recommendation will 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".*

The application has been submitted by a third party applicant. In HRM, heritage registration applications are typically submitted by the owners of heritage properties. However, the *Heritage Property Act* does not limit who may apply to register a property. 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 decide on

the registration request. Should a positive recommendation be forwarded to Council, staff will ensure the required notices are 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 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).

### **1. Age**

5812-5814 North Street was initially commissioned by Heber Hartlen, a public works contractor and victualler, and his wife, Isabella. Records in historic city directories list the site of this property as being vacant lots until the couple purchased the property in July of 1892. Based on the evidence in the historic city directories and ownership history, it is estimated that the building was constructed in 1892. Given its suggested 1892 construction date, staff recommends a score of 13 for Age.

### **2. Historical Importance**

5812-15814 North Street has a strong association with both the 1917 Halifax explosion and African Nova Scotian history. The property was the personal dwelling of Dr. Clement Ligoure, one of Halifax's first Black doctors, and the site of the Amanda Private Hospital which Ligoure ran in the early 20<sup>th</sup> century. The house is also associated with Nova Scotia's first African Canadian newsmagazine, *The Atlantic Advocate* which, in 1917, was edited and published by Dr. Ligoure and operated out of the subject property.

In the winter of 1916, Dr. Ligoure moved from Kingston Ontario to Halifax as a recent graduate of Queens University's school of medicine before the university's Senate resolved to ban Black students from the School in 1918. Dr. Ligoure came to Halifax with the intention of joining the No. 2 Construction Battalion as their medical officer. After being refused Dr. Ligoure helped with recruiting and raising over \$2,000 for the battalion. In March of 1917, Dr. Ligoure purchased 5812-5814 North Street (then known as 166 North Street) from merchant John W. DeWolf and outfitted the building to be used as both his residence and his private hospital: "The Amanda Private Hospital."

In the aftermath of the Halifax Explosion on December 6<sup>th</sup>, 1917, Dr. Ligoure's Amanda Private Hospital was near the areas most devastated by the explosion. As such, Ligoure worked tirelessly treating injured Haligonians despite warnings that a second explosion could be imminent. The Amanda Private Hospital was eventually designated as the No. 4 Dressing Station by Lieutenant John Gordon Rycroft and provided a staff of eight nurses and a second doctor, Captain Parker, to assist Dr. Ligoure. By Dr. Ligoure's own account, he and his team treated over 180 people a day during the days and weeks directly following the explosion. All of Dr. Ligoure's work was done free of charge, with the Halifax Relief Commission compensating Dr. Ligoure only a modest stipend. In 1921, Dr. Ligoure conveyed the property back to Mary Rathburn DeWolf (widow of John W. DeWolf). Dr. Ligoure later died in Halifax on May 23<sup>rd</sup> of that year.

Dr. Ligoure and the Amanda Private Hospital are intimately related to both African Nova Scotian history and the recovery following the Halifax explosion. As such, staff recommends a score of 20 for historical importance.

### **3. Significance of Architect/Builder**

Evidence of the architect responsible for the design of 5812-14 North Street is inconclusive. However, the oldest known photograph of the subject property is in a collection of photographs of other buildings designed by Arthur Freeman Pelton who was an architect, head draughtsman, and Halifax manager of Rhodes, Curry & Co. Ltd. Pelton was born in Wolfville, NS and began his career in Amherst, NS, working for the aforementioned Rhodes, Curry & Co. Ltd. construction firm, later establishing the Halifax branch of the company located at 200 Robie Street. He and Rhodes, Curry & Co. Ltd. had close ties to the Baptist Church and Pelton is most recognized for his work designing multiple Baptist churches in Nova Scotia. These include the West End Baptist Church (1986 Preston Street) and the First Cornwallis Baptist Church (1012 Middle Dyke Road, Upper Canard, NS).

Rhodes, Curry & Co. Ltd. was an extremely large and successful firm based in Amherst, Nova Scotia, with a prominent branch in Halifax. The firm did work across the Maritime Provinces and is known for having built many prominent buildings in the Maritimes including:

- Halifax City Hall (1841 Argyle Street);
- G.M. Smith Building (1715-1717 Barrington Street);
- Nova Scotia Furniture Co. Building (1668 Barrington Street);
- Halifax Post Office (presently the Art Gallery of Nova Scotia, 1741 Hollis Street);
- Pine Hill College Library (660 Franklyn Street);
- Sterns' Corner Building (81 Alderney Drive);
- Amherst Armoury (34 Acadia Street, Amherst, NS);
- First Baptist Church (90 Victoria Street E., Amherst, NS);
- County Court House (54 Victoria Street E., Amherst, NS);
- Dartmouth Post Office (53 Queen Street, Dartmouth NS);
- Beinn Bhreagh, summer home of Alexander Graham Bell (1105 Beinn Bhreagh Road, Baddeck, NS);
- University Hall, Acadia University (13 University Ave, Wolfville, NS);
- Ladies Seminary Acadia University (49 Acadia St, Wolfville, NS);
- Rhodes Manor (57 Havelock Street, Amherst, NS);
- York Street Station (380 York Street, Fredericton, NB);
- Highfield Street United Baptist Church (290 George Street, Moncton, NB);
- 70 dwellings, warehouses, repair shops, etc., for the Dominion Coal Company (Cape Breton, NS);
- and,
- Many more houses, banks, churches, courthouses, schools, and other buildings across Nova Scotia, New Brunswick, and PEI.

Despite having only circumstantial evidence that 5812-14 North Street was designed and constructed by Rhodes, Curry & Co. Ltd. Staff advise that this evidence is strong enough to warrant evaluation based on its association with that firm. Given the prominence of architect A.F. Pelton, and his firm of Rhodes, Curry & Co. Ltd. staff recommend a score of 7 to 10 for the significance of the architect/builder.

### **4. Architectural Merit**

5812-5814 North Street is a two-storey building built with a light, wood frame construction in an L-shaped plan. It is built on a masonry foundation of stretcher bond brick, with the eastern side of the foundation obscured by a thick concrete block reinforcing wall. The outside walls are clad in a variety of materials including vinyl siding, however the front façade is clad in wooden shingles with several rows of decorative scalloped shingles.

5812-14 North Street provides a strong example of the transition between the stylistic periods known as the Second Empire (1860-1880) and the Queen Anne Revival (1885-1910). The influence of the Second Empire style is seen in the building's mansard roof, while elements of the Queen Anne Revival style are present in its asymmetrical façade, steeply pitched roofline, circular tower and ornamentation.

The character-defining elements of 5812-14 North Street include:

- Original two-storey building in the transitional Second Empire / Queen Anne Revival style with a rectangular floorplan;
- Mansard roof with a projection above the doorway;
- Bracketed gable dormer with paired brackets;
- Doorway with double cornice, supported by paired fluted corbels [below] and unpaired fluted corbels [above], and flanked by pilasters with bullseye corner blocks;
- Stretcher-bond brick foundation; and
- Two-storey bay window with the following elements:
  - Decorative mouldings;
  - Bullseye corner blocks;
  - Pole mouldings;
  - First storey cornice of fluted corbels;
  - Second storey cornice of "bowtell"  $\frac{3}{4}$  round brackets; and
  - Octagonal turret roof.

As a rare example of a transition between two popular Victorian styles, Second Empire and Queen Anne Revival, staff recommend a score between 7 and 10 points for architectural merit.

## **5. Architectural Integrity**

5812-5814 North Street exhibits a moderate level of architectural integrity in respect to its layout, additions, and character-defining elements. The house retains its original L-shaped plan with one small single-storey addition to the rear of the building. Many of the character-defining elements of its unique transitional style are present, including the mansard roof, bracketed dormer, double cornice above the door, pilasters flanking the front doorway, bay window and its various mouldings and brackets, octagonal turret roof, and brick foundations.

By comparing the present building with Arthur Freeman Pelton's photo of the building taken sometime shortly after completion, we can see that elements of the original structure have been entirely lost over time. These include:

- The original front steps;
- The original front door and sidelight/transom arrangement;
- The original two-over-two divided light windows;
- The finial atop the bay window turret;
- The modillions in the lower portion of the double front door cornice;
- The bracketed cornice above the dormer; and
- The pyramidal turret with decorative gable, which was lost when the other half of the duplex was demolished.

Due to the loss of a number of character defining features staff suggest a score of between 6 and 10 for architectural integrity.

## **6. Relationship to Surrounding Area**

5812-5814 North Street bears a strong relationship to the surrounding neighbourhood. The subject property is consistent with the neighborhood's scale of primarily two and three storey residences, many of which were constructed during the same period and in similar architectural styles. 5812-5814 North Street is one of the grander buildings built in the block bound by North Street, Robie Street, Willow Street, and Agricola Street. Many neighbouring blocks were formed as part of the division of the former Young's Field in 1863. The immediate surroundings of 5812-5814 North Street consist of a mix of residential and commercial uses.

The 5812-5814 North Street, 5816 North Street (unregistered), and 2590 Robie Street (unregistered) make up of trio of Queen-Anne-Revival-inspired homes in the neighbourhood. The surrounding streets are home to multiple unregistered contributing heritage properties, with especially notable examples including the former J. Wesley Smith Memorial Church (now the All-Nations Christian Reformed Church) and the Maritime Telegraph & Telephone Company building. Nearby streets such as Willow Street and Charles Street feature unregistered but intact historic streetscapes. There are ten registered heritage properties in the surrounding area that further contribute to this neighbourhood's historical character. These include:

- 2539 Robie Street – Open Mic House
- 5675 North Street – James Mackenzie House
- 5657 North Street – Disciple of Christ Church
- 2575-2581 Creighton Street – Henry Busch House
- 5522 North Street – Busch House
- 5518 North Street – Walter J. Busch House
- 5516 North Street – Butler-Distant House
- 2548 Gottingen Street – Leo Fultz House
- 2500 Creighton Street – Surveyor General's House
- 2438 Gottingen Street – Victoria Hall

5812-14 North Street exemplifies residential development trends of the former Young's Field neighbourhood of North End Halifax. The subject property is also one of three Queen-Anne-Revival-style residences in the heritage-rich neighbourhood. As such, staff recommend a score between 6 and 10 points for relationship to surrounding area.

## **FINANCIAL IMPLICATIONS**

The HRM costs associated with advertising and processing this application can be accommodated within the approved 2022/2023 operating budget for C340 – Heritage and Planning Information Services.

## **COMMUNITY ENGAGEMENT**

The community engagement process for heritage registrations 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**

There are no significant environmental implications associated with the recommendations in this report.

### **ALTERNATIVE**

1. The Heritage Advisory Committee may choose to refuse the application to include 5812-14 North 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: Historical Research Report

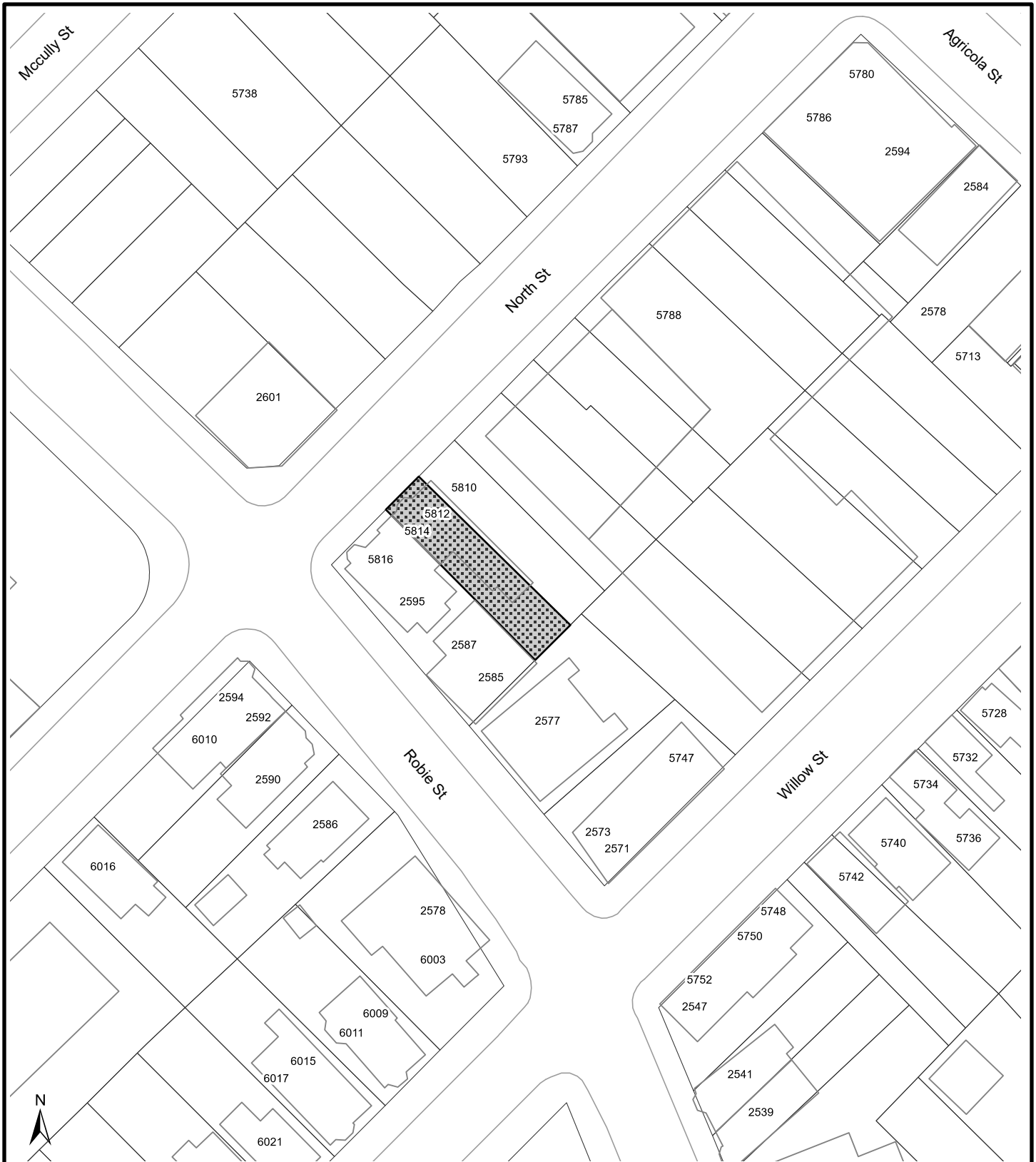
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A copy of this report can be obtained online at [halifax.ca](http://halifax.ca) or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Devon Parris, African Nova Scotian Cultural Heritage Intern

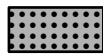
Staff Contact: Aaron Murnaghan, Principal Heritage Planner, 902.292.2470.

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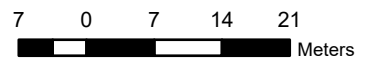
**Map 1 - Location**

5812 & 5814 North Street,  
Halifax



Subject Property

**HALIFAX**



The accuracy of any representation on this plan is not guaranteed.

**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 <sup>th</sup> 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.

<b>Construction Type/Building Technology</b>		
<b>A) Construction type</b>	<b>Points</b>	<b>Comments</b>
Very rare/ early example	7 - 10	
Moderately rare/ early	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	
<b>B) Style</b>	<b>Points</b>	<b>Comments</b>
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.

<b>Architecture</b>	Consider any additions/ removal/ alterations to windows, doors, porches, dormers, roof lines, foundations, chimneys, and cladding.	
<b>Exterior</b>	<b>Points</b>	<b>Comments</b>
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**

<b>Points</b>	<b>Comments</b>
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**

<b>Property</b>	<b>Date Reviewed</b>	<b>Reviewer</b>

<b>Criterion</b>	<b>Highest Possible Score</b>	<b>Score Awarded</b>
1. Age	25	
2. a) Relationship to Important Occasions, Institutions, Personages or Groups <b>OR</b> 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	
<b>Total</b>	<b>100</b>	

**SCORE NECESSARY FOR DESIGNATION 50**

**Designation Recommended? YES NO**

**COMMENTS:**

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## Attachment B

# Research Report

5812-5814 North Street, Halifax

**Prepared by:**

HRM Planning & Development  
Carter Beaupre-McPhee, Heritage Planning Researcher

Sept 21, 2022



**HALIFAX**

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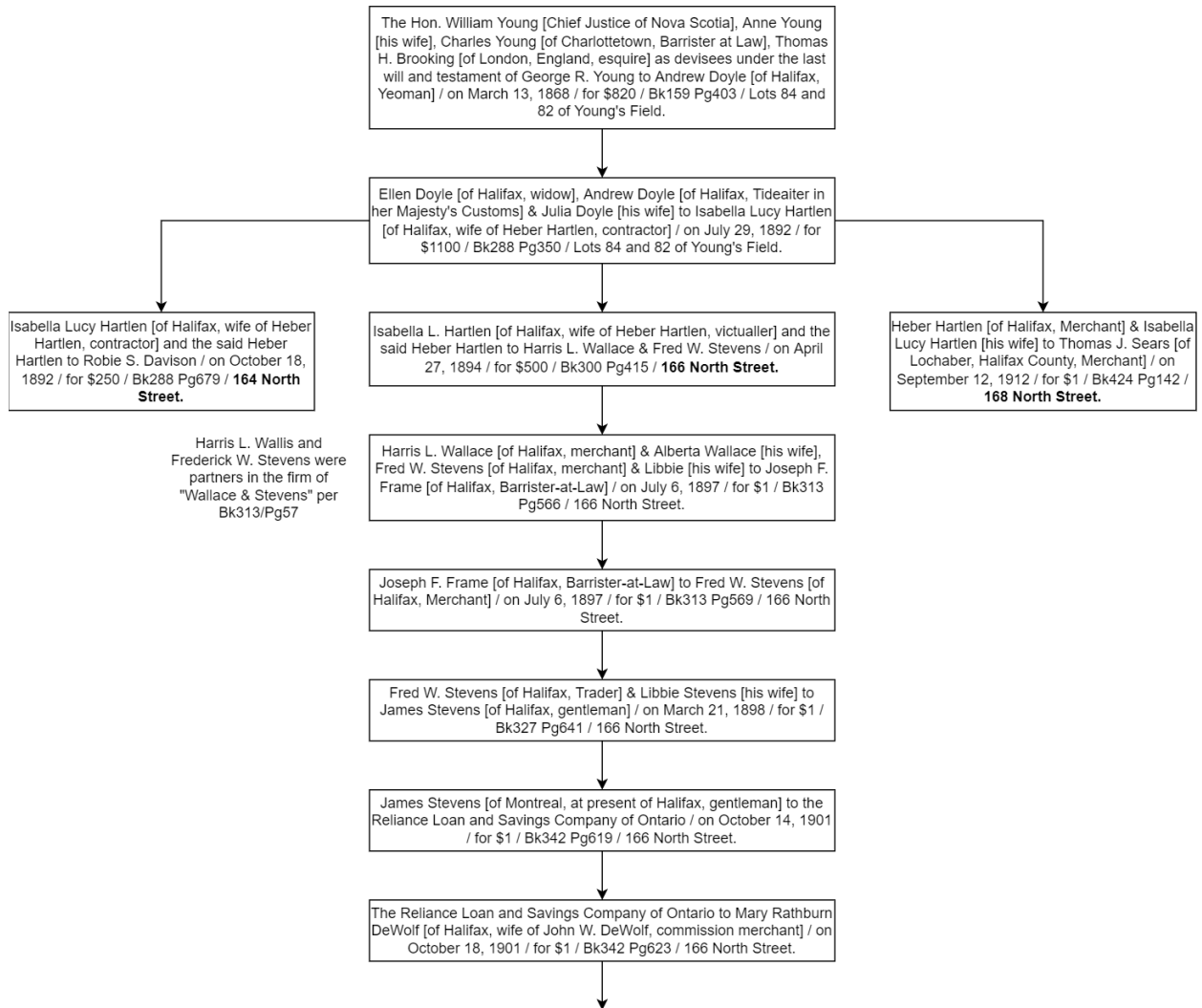
## Age

5812-5814 North Street, Halifax, formerly known as 166 North Street, is situated on the southern side of North Street between the intersections with Agricola Street and Robie Street.

The subject building and its neighbour at 5816 North Street were commissioned by Heber Hartlen, a public works contractor and victualler, and his wife Isabella. The subject property was originally one half of a large duplex [see Figure 24]. The other half has since been demolished to make way for external utility and waste management components of the neighbouring Bell Aliant building. Records in historic city directories list the site of this property as being vacant lots until 1892 when it is occupied by Heber Hartlen.<sup>1</sup> The ownership history corroborates this, with Heber Hartlen's wife Isabella Lucy Hartlen purchasing the property in July 1892.<sup>2</sup> Based on this evidence it is fair to suggest **this building was constructed circa 1892.**

The lot on which the building stands was previously part of a pair of lots [Lots 82 & 84] owned by Andrew and Ellen Doyle, who sold both lots to the Hartlens.<sup>2</sup> The lots originate from the 1863 subdivision of Young's Field into small lots suitable for housebuilding by John B. Young.<sup>3,4</sup>

### Ownership History for 5812 North Street



**Figure 1: Deed history of 5812-5814 North Street**



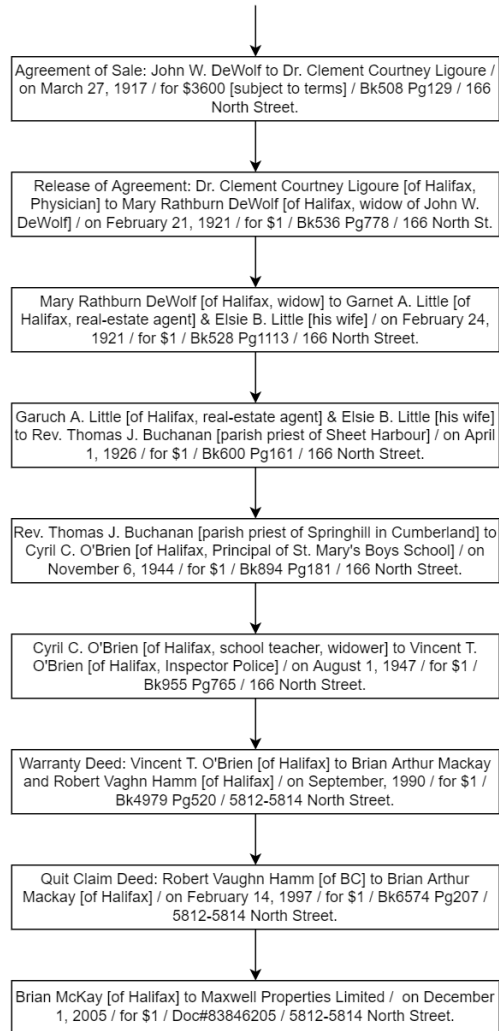


Figure 2: Deed history for 5812-5814 North Street continued.

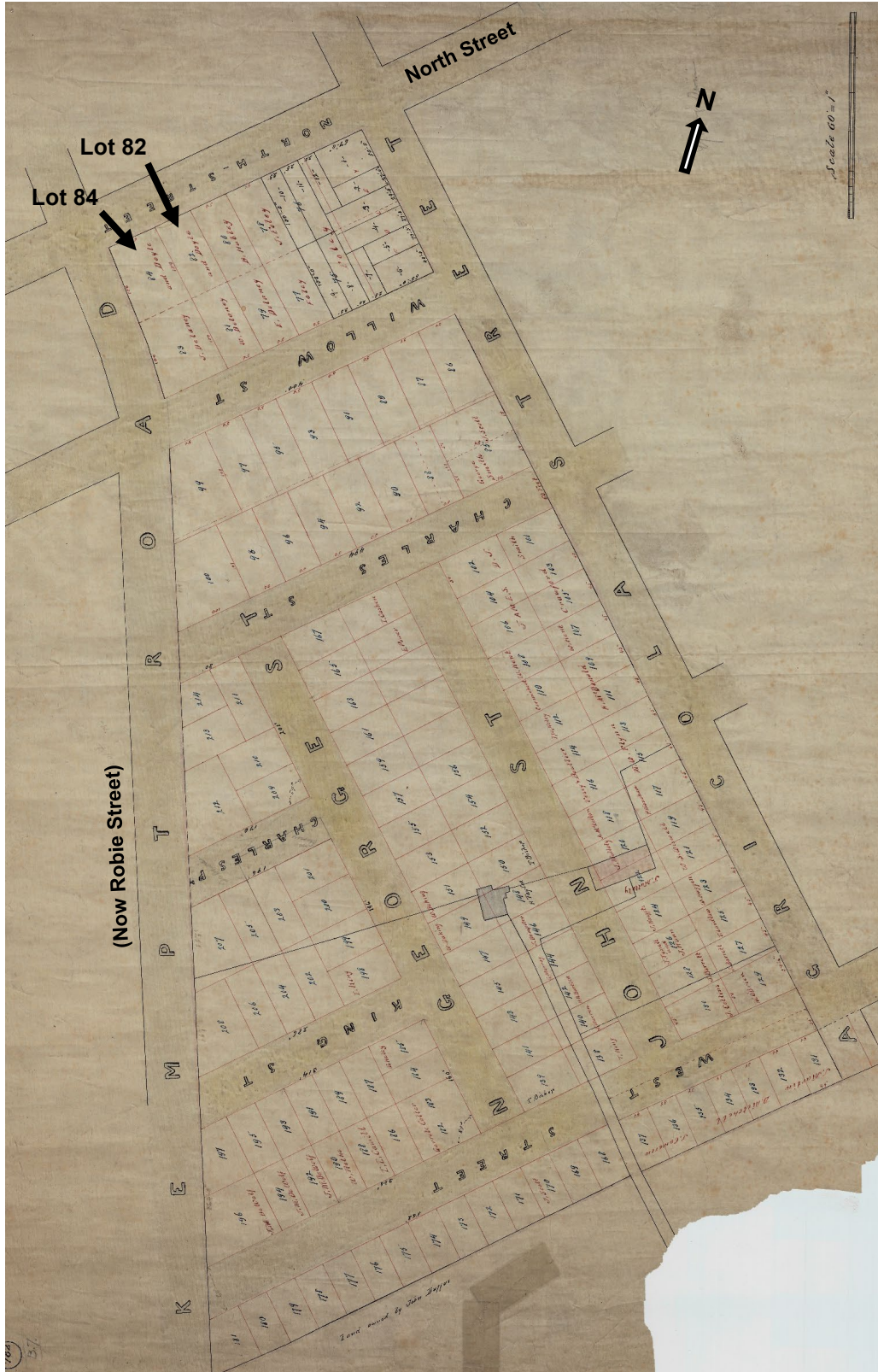


Figure 3: 1875 Plan of Young's Division with Lots 82 and 84 highlighted.<sup>5</sup>

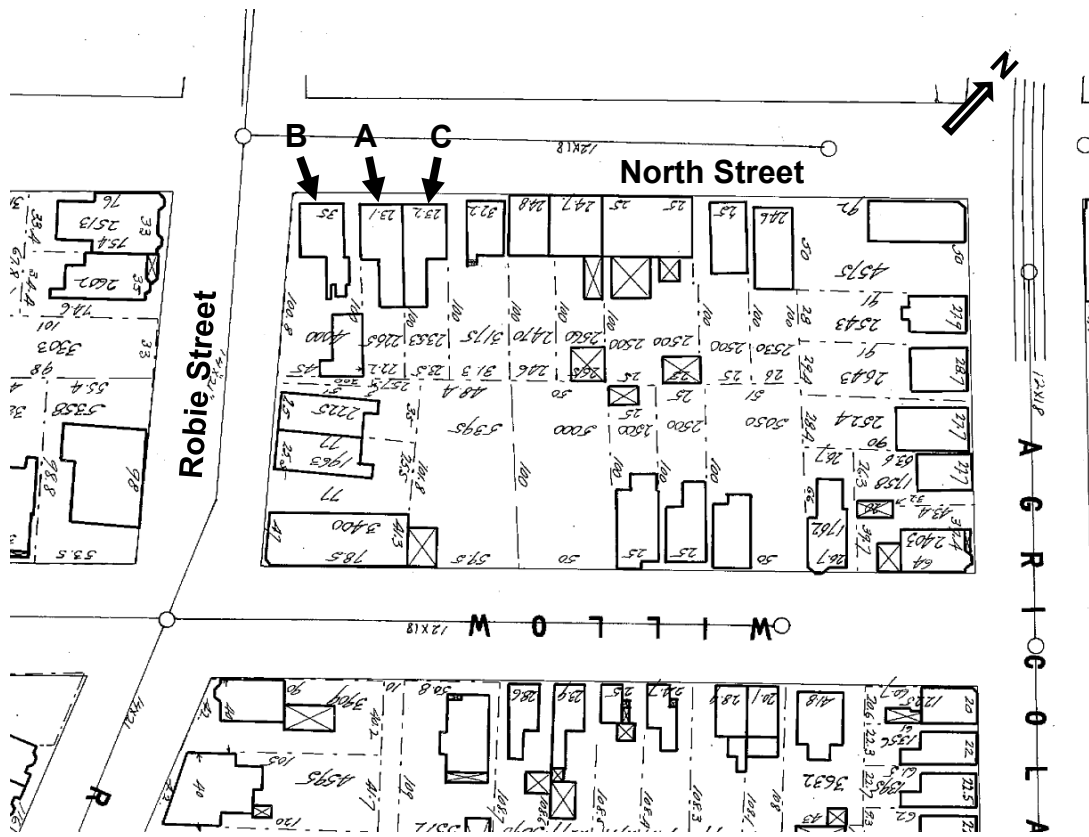


Figure 4: 1918 H.B. Pickins Assessment Map with the subject property [A], the neighbouring house also commissioned by Heber Hartlen [B], and the other half of the duplex which has since been demolished [C].<sup>6</sup>





Figure 5: 1921 Aerial Mosaic of the Halifax Peninsula showing the subject property [A], the neighbouring house also commissioned by Heber Hartlen [B], and the other half of the duplex which has since been demolished [C].<sup>7</sup>

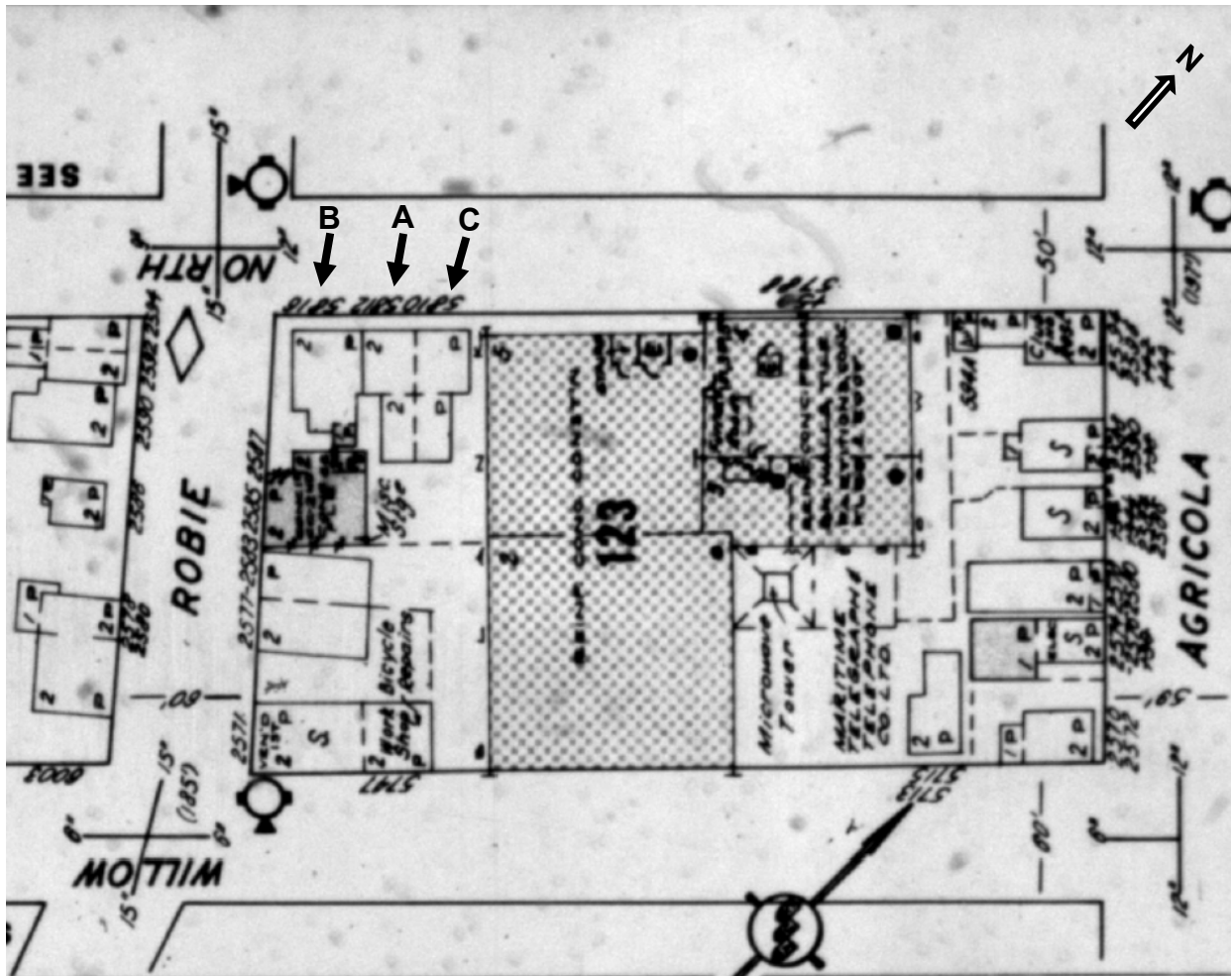


Figure 6: 1952 Fire Insurance Plan of Halifax [Revised to 1971] showing the subject property [A], the neighbouring house also commissioned by Heber Hartlen [B], and the other half of the duplex which has since been demolished [C].<sup>8</sup>

## Historical or Architectural Importance

### Relationship to Important Occasions, Institutions, Personages or Groups

The dwelling at 5812-5814 North Street has a very strong historical association with the 1917 Halifax Explosion and with Dr. Clement Courtney Ligoure, one of Halifax's first Black doctors and an underrecognized hero of the relief effort following the explosion. The house has served as both his home and the location of the Amanda Private Hospital which he ran. The house is also associated with Nova Scotia's first African Canadian newsmagazine, *The Atlantic Advocate*, which, in 1917, was edited and published by Dr. Ligoure and operated out of the subject property. This dwelling also has a strong historical association with the victualler/grocer Heber Hartlen and his wife Isabel Lucy Hartlen, who together commissioned the construction of the present building as well as its neighbour to the west.

Heber Hartlen [b. 1861, d. 1926] & Isabel Lucy Hartlen [b. 1864, d. 1914]<sup>9,10</sup>

Heber Hartlen was a contractor for city works and a victualler [supplier of provisions to ship crews].<sup>1,11</sup> Hartlen was one of several victuallers operating out of Parker's Market at [then] 128-134 Barrington Street and later out of a nearby shop at [then] 116 Barrington Street [see Figure 8].<sup>12</sup> In 1886, he married Isabel Lucy [Smith] Hartlen, and in 1890 they had a son named Harold.<sup>13,14</sup> Two years later, they purchased two adjacent empty lots formerly part of Young's Field, numbered 82 and 84 respectively [see Figure 3].<sup>2</sup> On those lots, they commissioned the construction of a mirror-image duplex in 1892, of which the subject property is the western half, as well as a single family home in a very similar style to the immediate west of the duplex in 1893 [see Figure 24].<sup>15</sup> City directories show Heber Hartlen residing at 166 North Street until the completion of the single-family home next door [168 North Street] the following year, which they then moved into.<sup>1,12,16</sup> The Hartlens sold the eastern half of the duplex [164 North Street] to the merchant Robie S. Davison in October of 1892.<sup>17</sup> They sold the western half the duplex [the subject property, 166 North Street] to Harris L. Wallace and Fred W. Stevens of the firm Wallace & Stevens [at 45 Lockman Street] in April of 1894.<sup>18</sup> The Hartlens continued to reside at the neighbouring single-family home [168 North Street] and Heber Hartlen was managing a grocer's called Hartlen's Market at [then 104] Barrington. Later in 1912, the Hartlans sold their 168 North Street home to the merchant Thomas J. Sears.<sup>19</sup>



Figure 7: Sideline ads from the 1898 [top] and 1899 [bottom] Halifax City Directories advertising Hartlen's Market, showing the change of address.<sup>20,21</sup>

Frederick W. Stevens, after purchasing 166 North Street from the Hartlens, occupied the building for four years.<sup>16,22</sup> In 1895, Stevens is shown sharing the residence with James Stevens, and a boarder, Donald W. Matheson, who worked as a foreman at the oil works.<sup>23</sup> In 1898 and 1899 the home is briefly occupied by Rev. Welcome E. Bates of the Tabernacle Baptist Church at [then] 417-421 Brunswick Street.<sup>20,21</sup>



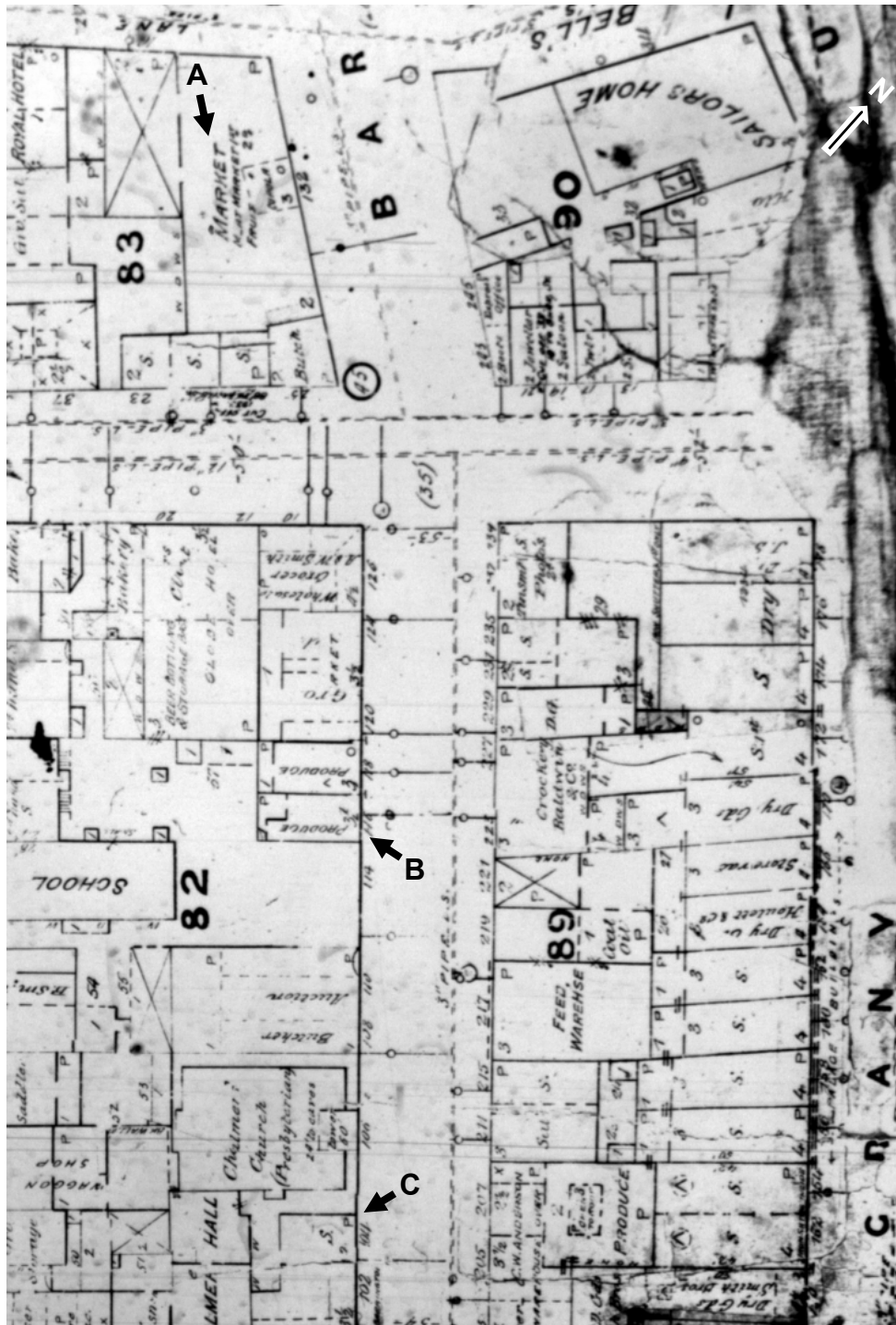


Figure 8: 1889 Goads Atlas of Halifax showing Parker's Market [denoted "A"] and the sites of Hartlen's Market, a grocery store at 116 Barrington Street [denoted "B"] and later 104 Barrington Street [denoted "C"]<sup>24</sup>

Dr. Clement Courtney Ligoure [b. 1886, d.1922]<sup>15</sup>

Dr. Clement Courtney Ligoure was born in San Ferdinand in Trinidad on October 13, 1886 to father Clement François Ligoure and mother Amanda [Crooke] Ligoure.<sup>15,25</sup> Ligoure immigrated

to the United States, arriving aboard the vessel Maraval in New York on April 15<sup>th</sup>, 1906, at the age of 19.<sup>26</sup> While residing in New York City, on April 24<sup>th</sup>, 1909, Ligoure married the 22-year-old Vivian Lugene Haynes, daughter of W.C. Haynes and Frederica Yarwood.<sup>27</sup> Ligoure relocated to Kingston, Ontario, to attend Queen's University and study medicine. He completed his Bachelor of Medicine [M.B.] in 1914 and his Doctor of Medicine [M.D.] in 1916 [see Figures 9 and 10].<sup>28-31</sup> During this period he occasionally returned to New York, including spending the summer of 1914 working for Harlem Hospital in New York City [see Figure 11] and returning again to the state of New York in 1916.<sup>32,33</sup> Dr. Ligoure managed to complete his M.D. before the Queen's University Senate resolved to ban Black students from the School of Medicine in 1918, a racist ban which was enforced until 1965 and only formally repealed in 2018.<sup>28</sup>

Letellier, A., M.D., C.M. 1897, Seneca Falls, N. Y.  
 Letherland, A., M.D., C.M. 1909, Benson Mines, N.Y.  
 Ligoure, C. C., M.B. 1914, M.D., C.M. 1916, 166 North St., Halifax, N.S.  
 Lipman, Arthur, B.A., 1909, M.D., C.M. 1911, Gore Bay.  
 Little, Thos, M.B. 1915, Professor, Queen's University, Kingston, Ont.

Figure 9: Excerpt from a Queen's University School of Medicine Academic Calendar showing Dr. Ligoure earning his M.B. in 1914 and his M.D. in 1916.<sup>31</sup>

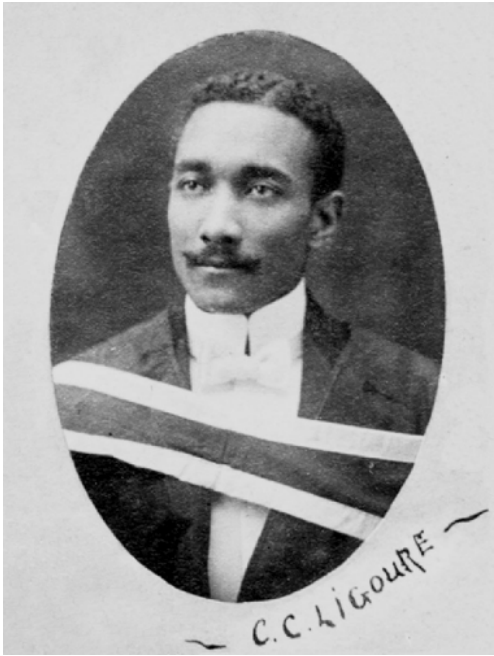


Figure 10: Graduation photo of Clement Courtney Ligoure from Queen's University <sup>15</sup>





Figure 11: Photo circa 1911 of Harlem Hospital, NYC.<sup>34</sup>

In the early years of the first world war, amidst a social climate of extreme anti-black racism, Black men across the nation sought to enlist in the war effort, but were rejected, as white soldiers and officers refused to serve with them.<sup>35</sup> Black communities organized and their leaders pressured the government to allow Black men to enlist.<sup>35</sup> These efforts resulted in the formation of the all-Black “No. 2 Construction Battalion” in April of 1916.<sup>35</sup> In the winter of 1916, Dr. Ligoure relocated to Halifax with the intention of joining the No. 2 Construction Battalion as their medical officer.<sup>15</sup> However, this plan didn’t pan out, and instead Dr. Ligoure helped with recruiting and raising over \$2,000 for the battalion.<sup>15,36</sup>

Dr. Ligoure soon got involved with *The Atlantic Advocate*. This monthly publication was the first African Canadian newsmagazine to be published in Nova Scotia, with its first issue distributed in April of 1915.<sup>37</sup> Ligoure joined the Advocate in 1917, becoming its new editor and publisher sometime between January and April of that year.<sup>37,38</sup> Dr. Ligoure opted to stay in Halifax, but was denied hospital privileges [presumably on the basis of his race] and he had no choice but to establish his own independent surgery.<sup>15,39</sup> He first took up office in the Keith Building at 41 Barrington Street [now 1585 Barrington Street], which housed both his medical practice and the aforementioned *Atlantic Advocate*.<sup>38</sup>

In March of 1917, Dr. Ligoure entered into a purchase agreement for the subject property [then known as 166 North Street] with its owner, the commission merchant John W. DeWolf.<sup>40</sup> Dr. Ligoure hired contractor Clarence C. Rice to renovate and outfit the building for use as both his residence and a private hospital.<sup>15</sup> This would become known as “The Amanda Private Hospital” [see Figure 12], and in May of 1917, he advertised via a notice in *The Atlantic Advocate* that both his medical practice and *The Atlantic Advocate* were moving to his newly renovated home/hospital in the subject property [see Figure 13].<sup>41</sup>

Alymer Finader laborer b 15 May

**A**MANDA PRIVATE HOSPITAL  
(THE) Strictly Exclusive. Moderate Rates. 166 North

Ambrose C, groundman N S T & P Co b  
170 Barrington

Figure 12: Ad for Dr. Ligoure's Amanda Private Hospital at 166 North Street in the 1920-21 City of Halifax Directory.<sup>42</sup>

#### NOTICE

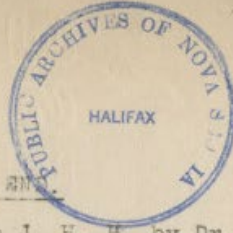
Dr. C. C. Ligoure begs to inform his many patients that from May 2nd his office, as well as that of the Atlantic Advocate, will be at his recently purchased residence, **166 North St., Halifax, N. S.** instead of at the Keith Building. All communications, therefore, must in future be addressed to him at **166 North St., Halifax, N. S.**

Figure 13: Notice in the May 1917 issue of the Atlantic Advocate of Dr. Ligoure moving his practice and *The Atlantic Advocate* to 166 North Street.<sup>41</sup>

On December 6<sup>th</sup>, 1917, two ships, the SS Imo of Norway and the SS Mont Blanc of France collided in The Narrows of Halifax Harbour.<sup>43</sup> The SS Mont Blanc was heavily laden with explosives and the collision soon resulted in a fire on-board.<sup>43</sup> At 9:04am the munitions aboard the SS Mont Blanc detonated, creating the largest man-made, non-nuclear explosion in world history.<sup>43</sup> Initial casualty tolls included 1600 dead and 7500 wounded, which would eventually increase to 1950 dead and 8000 wounded.<sup>43</sup> The immediate aftermath of the explosion saw Canada's first coordinated mass-casualty relief effort play out, which relied on the efforts of 90 local physicians in Halifax and Dartmouth, at 10 hospitals [including Dr. Ligoure's Amanda Private Hospital], and several improvised treatment centres.<sup>43</sup> Additional assistance was provided by the Canadian Army Medical Corps, physicians and nurses from across the Maritimes, and several American medical units.<sup>43</sup>

Dr. Ligoure's Amanda Private Hospital was, at the time of the explosion, "the only doctor in the Cotton Factory and Willow Park district," and was in close proximity to the areas which were most devastated by the explosion.<sup>15</sup> Dr. Ligoure provided a personal account of the events he witnessed and participated in following this tragedy [see Figures 14 & 15]. Dr. Ligoure treated the injured with only the help of his housekeeper Bessie Waith, and a porter named Henry D. Nicholas, both of whom were rooming at 166 North Street.<sup>44,45</sup> They did so in spite of warnings that a second explosion could be imminent. Dr. Ligoure would pull exhausting hours, working all day treating those at his hospital and then working all night attending to outside calls in the surrounding neighbourhood, returning in the early hours of the morning for an extremely brief rest before soldiering on.<sup>44</sup> Following Dr. Ligoure's request to Lieutenant Ryecroft, as well as the arrival of doctors and nurses from the rest of the Maritimes, The Amanda Private hospital was designated the No. 4 Dressing Station and eventually a total of "eight nurses, two orderlies, and another doctor, Captain Parker," were assigned to help him.<sup>15,44</sup> By Dr. Ligoure's account, they were treating over 180 people per day.<sup>44</sup> All of Ligoure's work in treating these victims was done free of charge, despite the Halifax Relief Commission compensating Dr. Ligoure only a few hundred dollars for gas money, and Dr. Ligoure was still treating 51 victims of the explosion as late as January 25<sup>th</sup>, 1918.<sup>39,44,46</sup>

Dr. Ligoure, by release of agreement, conveyed the subject property back to Mary Rathburn DeWolf [widow of John W. DeWolf] in 1921.<sup>47</sup> Dr. Ligoure reportedly died in Halifax on May 23<sup>rd</sup>, 1922, at the age of 35, but with no death certificate nor obituary, circumstances around his death are uncertain.<sup>15,48</sup>



HALIFAX, N. S.

January 25, 1918.

MEDICAL WORK IN THE NORTH END

Communicated personally to J. H. M. by Dr. C. C. Ligoure,  
166 North St.

Immediately after the explosion, Dr. Ligoure's office filled with the injured. He was the only doctor in the Cotton Factory and Willow Park district. Very severe cases, jaws out in, noses off. One hand hanging down (this has since been saved). Ligoure's only assistants were his housekeeper, <sup>(mulatto)</sup> and H. D. Nicholas, a Pullman porter who boards with him. In spite of the warning of a second explosion, he worked steadily until 8 p. m. Some people who had been turned away from the Hospitals came to him. Seven people spent the night in his office, laid upon blankets. On December 7th, 8th, and 9th, he xx worked steadily both night and day, doing outside work at night.

*on medical Relief*

Monday he went to the City Hall, and told Lieut. Rycroft of the urgent need of a dressing station in his district. There was an immediate response, and he was given Mrs. Montpetit, and Miss Walsh <sup>(nurses)</sup> of Montreal to work in his office. Work was still very heavy. Eight more nurses were sent, and six to do district work, also Private Gutherland A. M. C., T. Hense, H. M. S. ---- and Captain Dr. Parker, assistant M. O. It was called No. 4 dressing station. upwards of 180 people were dressed per day. It carried on until December 28th.

*J. G. at R. S. A.*

Dr. Ligoure has not charged a cent to anyone since the explosion he still does relief work, for which he has the use of a motor. \* At present he has upwards of 51 cases, due to the explosion and conditions it created. They are scattered over Hungry Hill, the Lady Hammond Road, Willow Park etc. On Sunday December 9th in the blizzard which turned to rain, about 1 a. m. Dr. Ligoure went to Willow Park.

*\* furnished by medical Relief*

Figure 14: First page of an account of the events following the Halifax Explosion as communicated by Dr. Clement Courtney Ligoure<sup>44</sup>

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HALIFAX, N. S.

2

The horse was up to his ~~knees~~ knees in the drifts. Returned to his office. A woman on Hungry Hill sent for him, saying she was dying of convulsions. Reached her home to find her calmly eating an apple. Returned to his office at 3 a. m. A man and a woman were waiting for him, arguing as to whom he should accompany. The doctor went with the woman first, thus enraging the man. He attended to both cases, arriving home utterly exhausted at 6.15 a. m. when he snatched half-an-hour's sleep.

Revised Jan. 31, 1918

Reports of Dr. C. C. Liguore sent to Dr. Frances Harris  
Picture of dressing-station: obtainable.  
Picture of dispensary?



Figure 15: First page of an account of the events following the Halifax Explosion as communicated by Dr. Clement Courtney Liguore<sup>44</sup>



### **Important / Unique Architectural Style or Highly Representative of an Era**

This building at 5812-5814 North Street is representative of the transition in style between the Second Empire and Queen Anne styles. The Second Empire style was most popular from 1860 to 1880 [though it persisted until 1890].<sup>49,50</sup> Whereas the Queen Anne Revival style was most popular from 1885 to 1900 [persisting to 1910].<sup>49,50</sup> For more information, please refer to the architectural merit section of this report.

## Significance of Architect or Builder

Evidence of the architect responsible for the design of 5812 North Street is inconclusive. However, the oldest known photograph of the subject property comes from a personal photo album belonging to Arthur Freeman Pelton, architect, head draughtsman, and Halifax manager of Rhodes, Curry & Co. Ltd. [see Figure 24].<sup>51</sup> This album includes, among other things, photos of buildings that Pelton and/or Rhodes Curry & Co. Ltd. had involvement with.<sup>15,52</sup> It is plausible, though not confirmed that Pelton could have designed the Hartlens' duplex and single family home pictured.<sup>15</sup> At the very least, this photograph makes a sufficiently strong case that Rhodes, Curry & Co. Ltd. can be credited with the provision of materials and likely, given the company's size and pervasiveness, its overall construction.

### [Possible] Architect – Arthur Freeman Pelton [b. 1863, d. 1944]<sup>51</sup>

Arthur Freeman Pelton was born in Wolfville, NS and began his career in Amherst, NS, working for the aforementioned Rhodes, Curry & Co. Ltd. construction firm.<sup>51</sup> He moved to Halifax to establish the Halifax branch of the company located at 300 Robie Street [see Figure 16] and he served as an architect and head draftsman.<sup>51</sup> He and Rhodes, Curry & Co. Ltd. had close ties to the Baptist Church and Pelton is most recognized for his work designing multiple Baptist churches in Nova Scotia.<sup>51-53</sup> Finding a lack of work in Nova Scotia, he later relocated to British Columbia where he carried on work as an architect.<sup>51</sup>

Some of his works which are still standing today include the following:

- West End Baptist Church [1986 Preston Street];
- First Cornwallis Baptist Church [1012 Middle Dyke Road, Upper Canard, NS];
- Willits Taylor Drug Store [375-387 Bernard Avenue, Kelowna, BC]<sup>51</sup>

### [Most likely] Builder – Rhodes, Curry & Co. Ltd.

Rhodes, Curry & Co. Ltd. was an extremely large and successful firm based in Amherst, Nova Scotia, with a prominent branch in Halifax, doing work across the Maritime Provinces.<sup>53</sup> What started as a manufacturer of sashes and doors, rapidly grew into a full-service construction firm, supplying all manner of building materials and construction and design services, as well as working with various prominent architects.<sup>53</sup> Their location on a rail line allowed them to supply materials and crew across the Maritime Provinces and their company.<sup>53</sup> Their success saw them diversify into railcar manufacturing and iron products, and they grew to employ between 1000 and 2000 employees, with revenue of around \$4 million per year, becoming, "one of the largest and most important industrial enterprises in Canada."<sup>53,54</sup>

They are known for having built many of the most prominent buildings in the Maritimes. Some of the buildings still standing for which Rhodes, Curry & Co. Ltd. may be credited as builder include the following:

- Halifax City Hall [1841 Argyle Street];
- G.M. Smith Building [1715-1717 Barrington Street];
- Nova Scotia Furniture Co. Building [1668 Barrington Street];

- Halifax Post Office [presently the Art Gallery of Nova Scotia, 1741 Hollis Street];
- Pine Hill College Library [660 Franklyn Street];
- Sterns' Corner Building [81 Alderney Drive];
- Amherst Armoury [34 Acadia Street, Amherst, NS];
- First Baptist Church [90 Victoria Street E., Amherst, NS];
- County Court House [54 Victoria Street E., Amherst, NS];
- Dartmouth Post Office [53 Queen Street, Dartmouth NS];
- Beinn Bhreagh, summer home of Alexander Graham Bell [1105 Beinn Bhreagh Road, Baddeck, NS];
- University Hall, Acadia University [13 University Ave, Wolfville, NS];
- Ladies Seminary Acadia University [49 Acadia St, Wolfville, NS];
- Rhodes Manor [57 Havelock Street, Amherst, NS];
- York Street Station [380 York Street, Fredericton, NB];
- Highfield Street United Baptist Church [290 George Street, Moncton, NB];
- 70 dwellings, warehouses, repair shops, etc., for the Dominion Coal Company [Cape Breton, NS]; and,
- Many more houses, banks, churches, court-houses, schools, and other buildings across Nova Scotia, New Brunswick, and PEI.<sup>52-57</sup>



Figure 16: Photograph of the Halifax branch of Rhodes, Curry & Co. Ltd. situated at [then] 300-302 Robie Street.<sup>52</sup>

# Architectural Merit

## Construction Type or Building Technology

5812-5814 North Street is a 2-storey building of light-frame, wooden construction with an L-shaped plan. It is built atop a masonry foundation of stretcher bond brick, with the eastern side of the foundation obscured by a thick concrete block reinforcement wall [see Figure 18]. The outside walls are presently clad in a variety of materials: the eastern wall is clad entirely in vinyl siding, and the front façade is clad primarily in wooden clapboard with the 2-storey bay window clad in wooden shingles, with courses of decorative fish-scale shingles.

## Style

The residential building at 5812-5814 North Street is a good example of the transitional period between the stylistic periods known as Second Empire [1860-1880] and Queen Anne Revival [1885-1900/1910].<sup>49,50</sup> The Second Empire style draws inspiration from the architecture of Napoleon III's Paris, as conceived by the urban planner Georges E. Haussman [a style of architecture famous for its practical mansard roofs, and impressive use of ornament].<sup>58</sup> In 5812-5814 Edward Street, one sees the influence of this style in its use of a mansard roof, which affords more usable space for the upper storey.

The other style which has roughly equal influence in the design of 5812-5814 North Street is that of Queen Anne Revival. This style embraces a wide variety of characteristic design elements which result in eccentric, fanciful, and asymmetrical designs.<sup>59</sup> Key elements typical of the Queen Anne Revival style include "asymmetrical facades, steeply-pitched and irregular rooflines, front-facing gables, overhanging eaves, circular or square towers with turrets in corners, unusual windows, wraparound verandas, highly ornamented spindles, fish scale siding, detailed textures and bright colours."<sup>59</sup>

This two-storey dwelling exhibits [or exhibited] several of these features, such as the asymmetrical front façade, the irregular roofline, octagonal roof turret with off-centre placement, the gabled dormer, and the pyramidal turret with decorative front gable [which has since been demolished].

## Character Defining Elements

CDEs of 5812-5814 North Street include, but are not limited to:

- Original two-storey building in the transitional Second Empire / Queen Anne Revival style with a rectangular floorplan;
- Mansard roof with a projection above the doorway
- Bracketed gable dormer with paired brackets
- Doorway with double cornice, supported by paired fluted corbels [below] and unpaired fluted corbels [above], and flanked by pilasters with bullseye corner blocks;
- Two-storey bay window with the following elements:
  - Decorative mouldings,
  - Bullseye corner blocks,
  - Pole mouldings,
  - First storey cornice of fluted corbels,
  - Second storey cornice of "bowtell"  $\frac{3}{4}$  round brackets,
  - Octagonal turret roof;
- Stretcher-bond brick foundation.





Figure 17: Northern elevation (Aug 31, 2022)





Figure 18: Northeastern elevation (August 31, 2022)



Figure 19: Detail of upper storey (August 31, 2022)





Figure 20: Detail of bay window (August 31, 2022)



Figure 21: Detail of bay window (August 31, 2022)



Figure 22: Detail of double cornice, pilasters, and missing transom (August 31, 2022)

## Architectural Integrity

### Layout, Additions, and Character Defining Elements

5812-5814 North Street exhibits moderate level of architectural integrity with respect to layout, additions, and character defining elements. The house retains its original L-shaped plan [see Figure 4] with one very small single-storey addition to the rear of the building which is completely obscured from view by the front elevation of the building. Many of the character-defining elements of this transitional style home are present, including the mansard roof, bracketed dormer, double cornice above the door, pilasters flanking the front doorway, bay window and its various mouldings and brackets, octagonal turret roof, and brick foundations. A small piece of trim from the capital of the right doorway pilaster is missing but its twin on the left side is present and can be used as a template for restoration. Similarly, a portion of the first-storey bay window bracketing is missing but most of those brackets are present and can be used as a template for restoration. It's worth noting that the fish-scale shingles on the bay window are non-original.

By comparing the present building with Arthur Freeman Pelton's photo of the building taken sometime shortly after completion [see Figure 24], one can identify those elements that have been entirely lost over time. These lost elements include:

- The original front steps;
- The original front door and sidelight/transom arrangement;



- The original two-over-two divided light windows [which have been replaced with grilles-between-the-glass (GBG) type windows];
- The finial atop the bay window turret;
- The modillions in the lower portion of the double front door cornice;
- The bracketed cornice above the dormer; and
- The pyramidal turret with decorative gable, which was lost when the other half of the duplex was demolished.

The photographic evidence for this property should be sufficient to restore most of these features, except for the pyramidal turret, which cannot be rebuilt as it was shared with the since-demolished eastern half of the duplex.

### Condition

5812-5814 North Street is generally in fair to poor condition. The wooden clapboard and wooden shingle siding on the front of the mansard roof and bay window exhibits heavy weathering. The non-original asphalt shingles on the turret roof are in fair condition. The vinyl siding on the eastern elevation is in excellent condition. The various mouldings, brackets, and other decorative trims [excepting those elements which are missing entirely] generally exhibit weathered and peeling paint, while the missing portion of a pole-moulding on the upper storey bay window [see the top of Figure 20] would suggest the possibility of some wood rot occurring. The visible front portion of the brick foundation appears to be in good condition.



Figure 23: Northern elevation of 5812-5814 North Street [formerly 166 North Street] and its neighbour, 5816 North Street [formerly 168 North Street]. Note the modern addition built connecting the former single family home on the right to the subject property on the left. (August 31, 2022)



Figure 24: Photo from the Arthur F. Pelton album depicting the subject property shortly after construction and in its original form as the right half of a large duplex. The duplex and the neighbouring home on the corner of North and Robie Streets were both commissioned by Heber Hartlen and his wife Isabella. Note the former civic addresses: 164, 166 [the subject property] and 168 North Street.<sup>60</sup>

## Relationship to Surrounding Area

5812-5814 North Street bears a relationship to the surrounding neighbourhood through its consistency with the neighbourhood's modest scale of primarily one-to-three storeys, its residential use, the neighbourhood's development history, and its proximity to surrounding registered heritage properties.

### Neighbourhood History and Development Patterns:

This block bound by North Street, Robie Street, Willow Street, and Agricola Street, and many neighbouring blocks were formed as part of the division of the former Young's Field in 1863 into small lots suitable for house-building.<sup>61</sup> City directories and historic maps suggest that the block bounded by North, Agricola, Willow and Robie Streets developed more slowly than other blocks



in this subdivision, which were largely developed by 1878 with some exceptions [see Figure 25].<sup>62</sup> 5812-5814 North Street is one of the grander buildings built in this neighbourhood, but also one of the comparatively later buildings. This subdivision fell just outside the area of total destruction from the Halifax Explosion and so while many of these buildings will have needed substantial repairs, there is a good chance many of the original buildings survive to this day, in varying states of architectural integrity.<sup>63</sup>

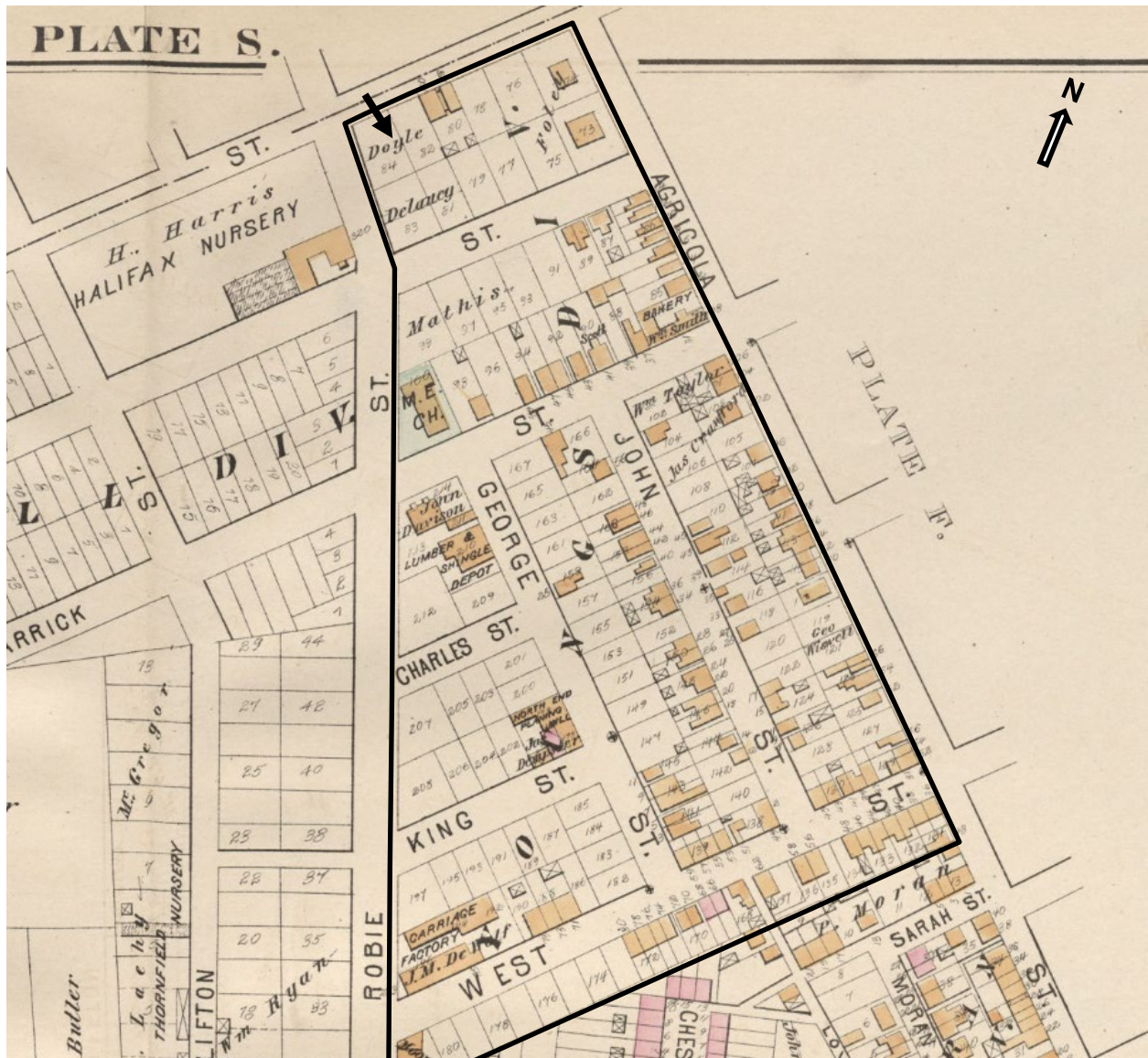


Figure 25: 1878 Hopkins Atlas of Halifax with the 1863 subdivision boundary for Young's Field superimposed and the Doyle lots [#82 & #84] highlighted by an arrow.<sup>62</sup>

### Neighbourhood Scale and Use:

The immediate surroundings of 5812-5814 North Street consist of a mix of residential and

commercial uses. Most buildings in this area range between two and three stories for residential use and one and two stories for commercial use. The major exception to this is the Maritime Telegraph and Telephone Company building [4 storeys] and its large brutalist addition [6 storeys at its highest point] which sits immediately to the east of the subject property.



Figure 26: Aerial pictometry image looking south with 5812-5814 North Street highlighted by an arrow. (April 12, 2022)

### Surrounding Registered Heritage Properties:

The 5812-5814 North Street, together with its neighbour 5816 North Street [unregistered] and the nearby 2590 Robie Street [unregistered] make up of trio of Queen-Anne-Revival-inspired homes in this neighbourhood. The surrounding streets are home to a great diversity of unregistered contributing heritage properties, with especially notable examples including the former J. Wesley Smith Memorial Church [now the All Nations Christian Reformed Church, see Figure 30] and the Maritime Telegraph & Telephone Company building [see Figure 29]. Nearby streets such as Willow Street and Charles Street feature unregistered but very much intact potential heritage streetscapes. Registered heritage properties in the surrounding area are largely concentrated to the east of the subject property and they further contribute to this neighbourhood's character. These registered properties include the following:

- A. 2539 Robie Street – Open Mic House
- B. 5675 North Street – James Mackenzie House
- C. 5657 North Street – Disciple of Christ Church
- D. 2575-2581 Creighton Street – Henry Busch House
- E. 5522 North Street – Busch House
- F. 5518 North Street – Walter J. Busch House
- G. 5516 North Street – Butler-Distant House
- H. 2548 Gottingen Street – Leo Fultz House



- I. 2500 Creighton Street – Surveyor General’s House
- J. 2438 Gottingen Street – Victoria Hall

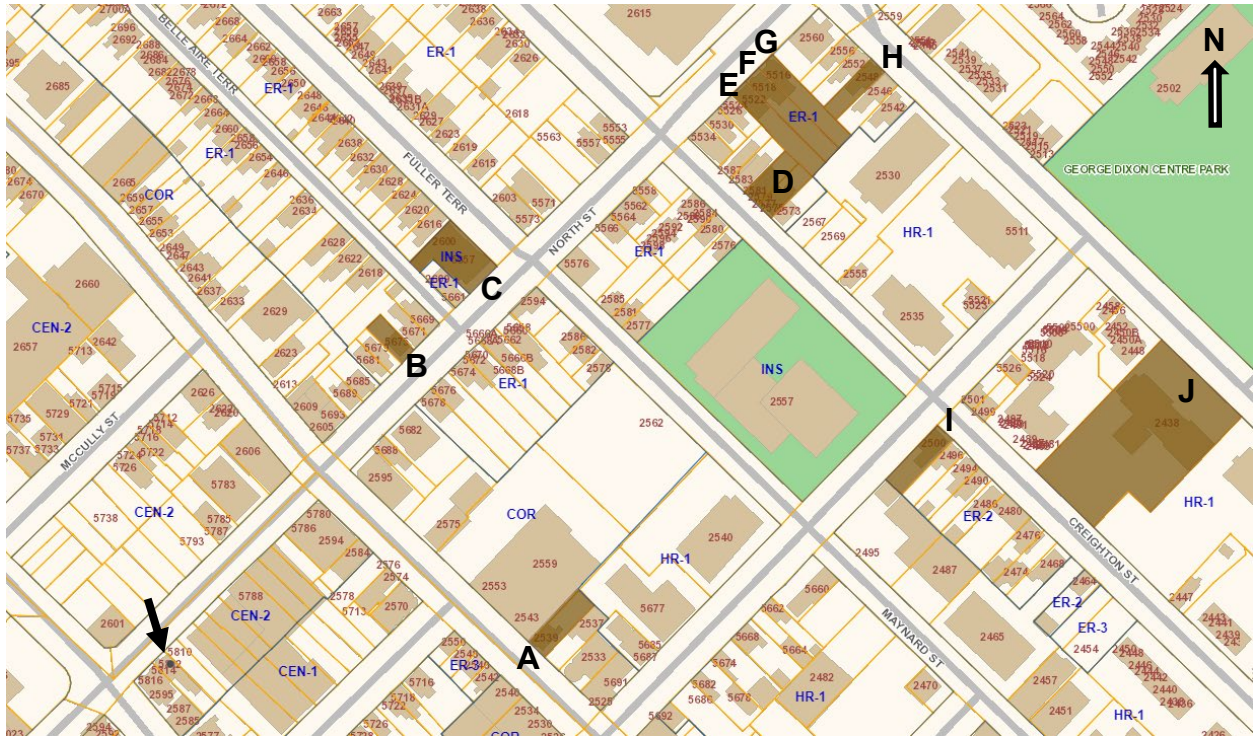


Figure 27: Map showing all currently registered heritage properties in the surrounding area shaded in brown and 5812-5814 North Street highlighted by an arrow.



Figure 28: Surrounding context with Bell Aliant and former Maritime Telegraph and Telephone Co. buildings in the background and the similarly styled former Hartlen family residence [5816 North Street, formerly 168 North Street] on the street corner in the foreground. (August 31, 2022)





Figure 29: The red-brick former Maritime Telegraph and Telephone Co. building in the foreground with the subject property visible in the background [unregistered, contributing heritage]. (August 31, 2022)



Figure 30: The former J. Wesley Smith Memorial Church [now the All Nations Christian Reformed Church] at 2535 Robie Street [unregistered, contributing heritage]. (August 31, 2022)

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## Attachment 2

### Scoring for Case H00541: Request to Include 5812-14 North Street, Halifax in the Registry of Heritage Properties for the Halifax Regional Municipality

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<b>Criterion</b>	<b>Score Awarded</b>
1. Age	13
2A. Relationship to Important Occasions, Institutions, Personages or Groups	20
3. Significance of Architect/Builder	9
4A. Architectural Merit: Construction Type	3
4B. Architectural Merit: Style	5
5. Architectural Integrity	7
6. Relationship to Surrounding Area	8
<b>Total</b>	<b>65</b>