

Item 9.1.1

HALIFAX

H00567 –

2552 Gottingen Street

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

Heritage Advisory Committee
April 2, 2024

Location



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Location

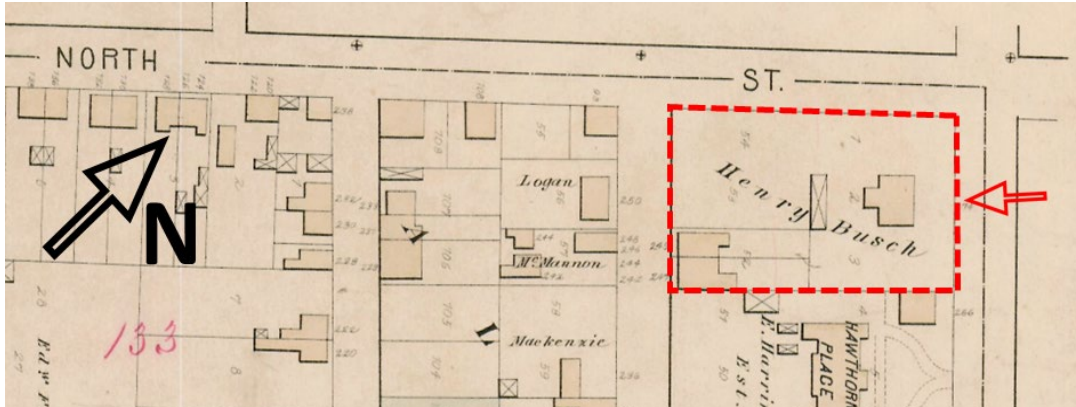


Registration Evaluation Criteria

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

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1. Age



1878 Hopkins City Halifax Atlas showing the large parcel purchased by Henry F. Busch, and the approximate location of 2552 Gottingen Street



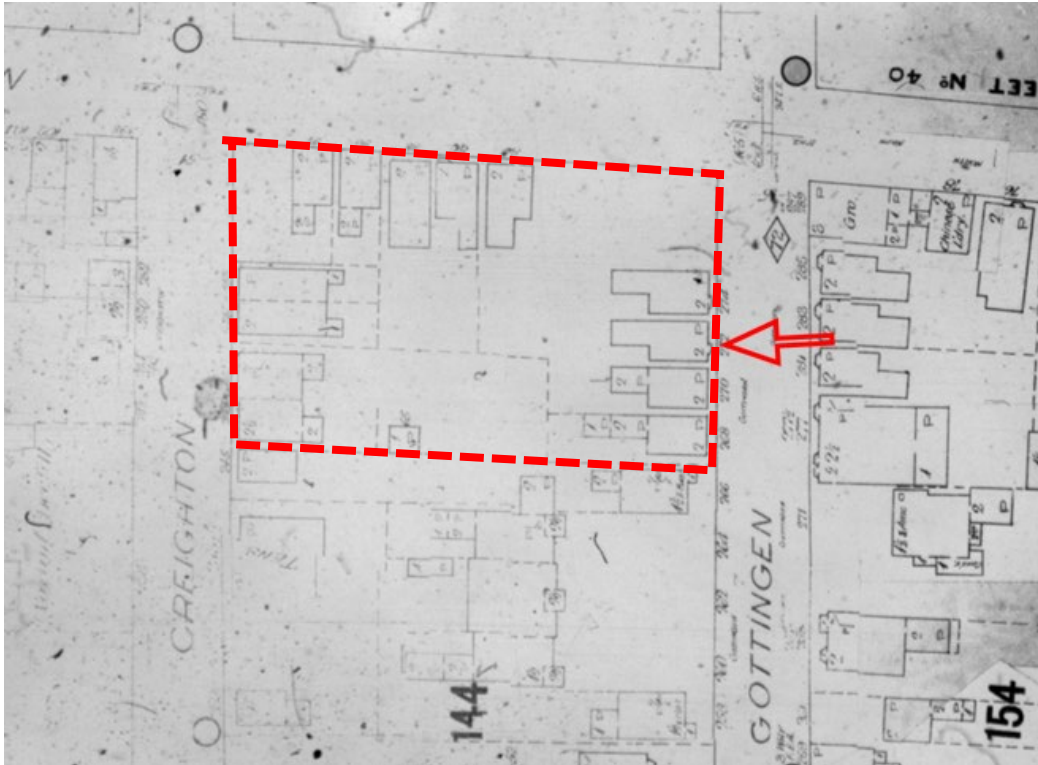
The 1895 Fire Insurance Plan showing the subject dwelling highlighted by a red arrow.

- Henry F. Busch, a Halifax architect, obtained a larger parcel of land on the northeast corner of the intersection of North, Gottingen and Creighton Streets from George Blaiklock. Over a ten-year period, Busch subdivided the property into individual building lots.
- The 1895 Halifax Fire Insurance Plan is the earliest map that records. In January 1896, William Davidson, a boilermaker, purchased the subject property from Busch, and resided in 1897.
- The 1896 City directory shows there was an unoccupied house at 272 Gottingen Street. Therefore, the subject property was completed **the construction in 1895.**

1. Age

Date of Construction	Points	Timeline
1749 - 1785	25	Halifax Garrison Town to the Loyalist migration
1786 - 1830	20	Boom period following construction of Shubenacadie Canal
1831 - 1867	16	From Boom to Confederation
1868 - 1899	13	Confederation to the end of the 19 th century
1900 - 1917	9	Turn of the Century to Halifax Harbour Explosion
1918 - 1945	5	The War Years
1945 - Present	3	Post-War

2b. Architectural Importance *[Representative of an Era]*



The large parcel being divided to smaller lots and filled with compact houses like “Halifax Boxes”

- During the latter part of the 1800s and the early 1900s, new residences were being constructed in North End.
- Land and open fields where used to stand with early 1800s merchants’ estates, were divided into smaller lots and filled with compact house for working class.
- **Halifax Box:** These compact and land efficient homes often adopted a plain architectural style with simple box shapes, while still decorating their façade with features from Italianate or Second Empire styles.
- This style can be found in many places of Halifax and Dartmouth; however, they represent the trend for a versatile house on a compact urban lot during the suburban development of the late 1800s.

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2b. Architectural Importance *[Representative of an Era]*

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	

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3. Significance of Architect/ Henry Frederic Busch



Significant works, clockwise from top left: Halifax Academy in Halifax, NS; Victoria Hall in Halifax, NS; Fernbank in Halifax, NS; Church of England Institute in Halifax, NS; Welfare Building in Halifax, NS; Salvation Army Citadel, Halifax, NS; Lunenburg Town Hall in NS; and Old Provincial Normal College in Truro, NS.

3. Significance of Architect/Builder

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

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4a. Architectural Merit *[Construction Type]*



Above: Close-up of stone and brick foundation

- Balloon frame construction
- Built atop an stone and brick foundation

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]*



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

- Two-story, wood framed, Halifax Box style residence with L-shaped plan and asymmetrical, two-bay façade
- Two-storey bay window composed of two sets of three, one-over-one wood-framed windows with simple trims, small interstitial cornice with plain frieze and modillions, and panelling below the sills;
- Cornice supported by two large corbels
- Stone and brick foundation with universal joints at the bay window
- Wood shingle cladding

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

5. Architectural Integrity



Missing dentil cornice

Missing pilaster

Missing decorative sidelights, transoms, and trims surrounding the front door



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5. Architectural Integrity



Modifications to back windows and door

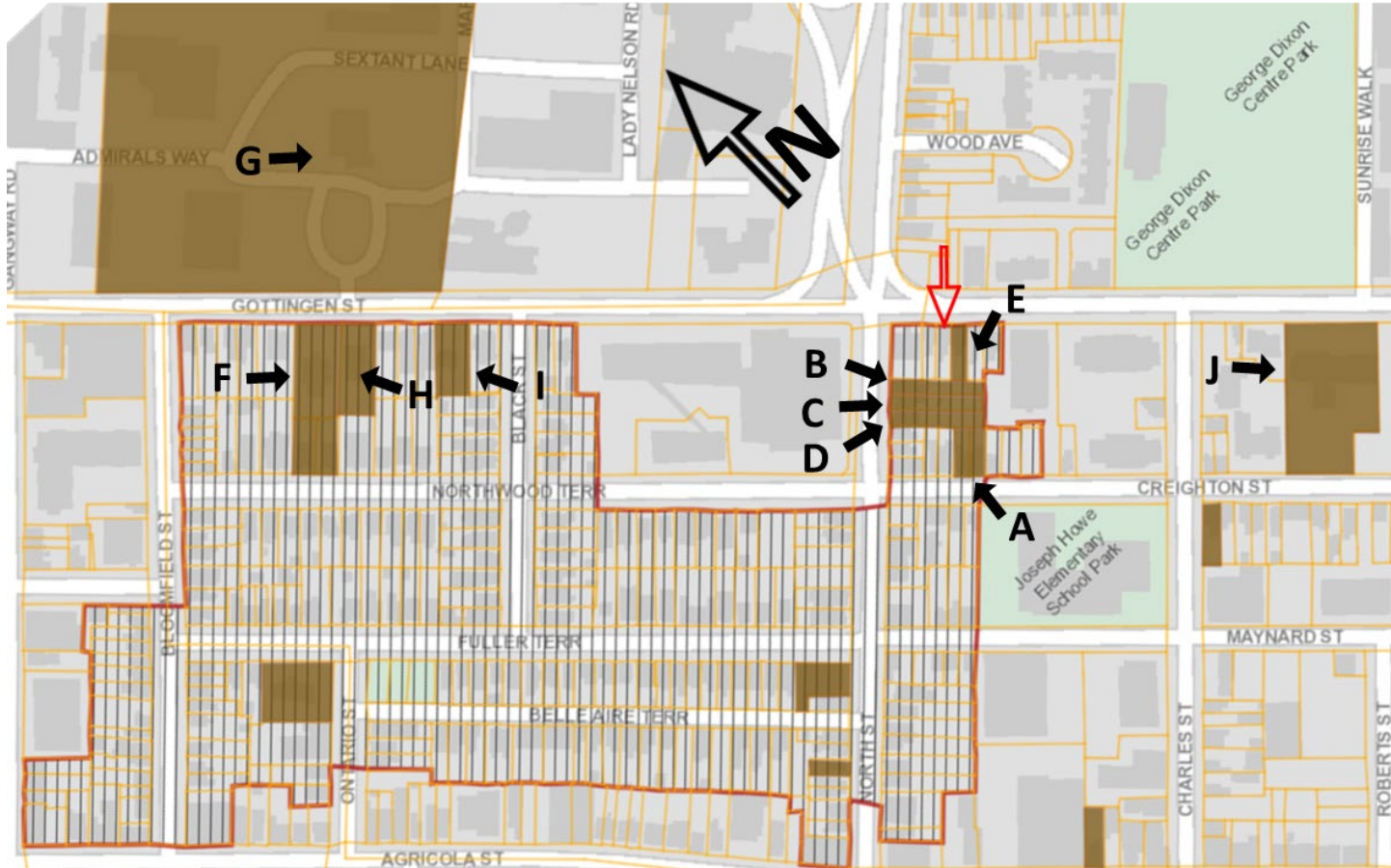
Exterior	Points
Largely unchanged	11 - 15
Modest changes	6 - 10
Major changes	1 - 5
Seriously compromised	0

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6. Relationship to Surrounding Area



6. Relationship to Surrounding Area



Map showing all currently registered heritage properties in the surrounding area shaded in brown, proposed Heritage Conservation District of Bloomfield bordered in red, and 2552 Gottingen Street highlighted by a red arrow.

Heritage properties close to 2552 Gottingen Street:

- A. 2577-81 Creighton Street, Henry Busch House
- B. 5522 North Street, Busch House
- C. 5518 North Street, Walter J. Busch House
- D. 5516 North Street, Butler-Distant House
- E. 2548 Gottingen Street, Leo Fultz House
- F. 2730 Gottingen Street, Fernbank
- G. 2729 Admirals Way, Admiralty House
- H. 2720 Gottingen Street, H.R. Silver House
- I. 2698 Gottingen Street, Bellevue Cottage
- J. 2438 Gottingen Street, Victoria Hall

6. Relationship to Surrounding Area



Late Victorian streetscape on North Street (November, 2022).



Late Victorian streetscape formed by 2546, 2548, 2552, and 2556 Gottingen (November 17, 2023).

Points	Comments
6 - 10	The building is an important architectural asset contributing to the heritage character of the surrounding area.
1 - 5	The Architecture is compatible with the surrounding area and maintains its heritage character.
0	Does not contribute to the character of the surrounding area.

Recommendation

Should 2552 Gottingen 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 2552 Gottingen 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