



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

Item No. 12.1

Halifax Regional Council
April 23, 2024
June 4, 2024

TO: Mayor Savage and Members of Halifax Regional Council

-Original Signed-

SUBMITTED BY:

For Tyler Brothers, Vice Chair, Heritage Advisory Committee

DATE: April 2, 2024

SUBJECT: **Case H00567: Request to Include 2552 Gottingen, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

April 2, 2024 meeting of the Heritage Advisory Committee, Item 9.1.1.

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 2552 Gottingen Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1 of the staff report dated January 16, 2024, as a municipal heritage property under the Heritage Property Act.

BACKGROUND

At the April 2, 2024 meeting of the Heritage Advisory Committee, the Committee received a staff recommendation report dated January 16, 2024 and received a staff presentation on Case H00567. 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 January 16, 2024 (Attachment 1).

DISCUSSION

At the April 2, 2024 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:

Criterion	Score Awarded
1. Age	13
2B. Historical Importance-Architectural Style	15
3. Significance of Architect/Builder	6
4A. Architectural Merit: Construction Type	2
4B. Architectural Merit: Style	5
5. Architectural Integrity	8
6. Relationship to Surrounding Area	9
Total	58

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 January 16, 2024 (Attachment 1) and the Scoring Summary for Heritage Buildings (Attachment 2).

FINANCIAL IMPLICATIONS

Financial implications are outlined in the attached staff report dated January 16, 2024.

RISK CONSIDERATION

Risk consideration is outlined in the attached staff report dated January 16, 2024.

COMMUNITY ENGAGEMENT

The Heritage Advisory Committee is comprised of 9 citizen members and 2 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 January 16, 2024.

ENVIRONMENTAL IMPLICATIONS

Environmental implications are outlined in the attached staff report dated January 16, 2024.

ALTERNATIVES

Alternatives are outlined in the attached staff report dated January 16, 2024.

ATTACHMENTS

Attachment 1 – Staff Recommendation Report dated January 16, 2024.

Attachment 2 – Scoring Summary for Heritage Buildings.

A copy of this report can be obtained online at 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
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Attachment 1
Heritage Advisory Committee
April 2, 2024

TO: Chair and Members of the Heritage Advisory Committee

-Original Signed-

SUBMITTED BY:

John Traves, K.C., Acting Chief Administrative Officer

DATE: January 16, 2024

SUBJECT: **Case H00567: Request to Include 2552 Gottingen, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

Application by the property owner.

LEGISLATIVE AUTHORITY

The Heritage Property Act

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 (HAC) 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*.

BACKGROUND

In May 2023, the property owner, Mathew Reichertz, applied to include their property at 2552 Gottingen Street in the Registry of Heritage Property for the Halifax Regional Municipality. The subject property is located at the northeast corner of the intersection of North Street and Gottingen Street in Halifax (Map 1). The property contains a two-storey wooden dwelling which was designed by Henry F. Busch and completed in 1895.

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 Heritage Advisory Committee (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:

Criterion	Highest Possible Score
1. Age	25
2. Historical or Architectural Importance	20
3. Significance of Architect or Builder	10
4. Architectural Merit: Construction type and Style	20
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
Total	100

Should the HAC score a property with 50 or more points, a positive recommendation will be forwarded to Regional Council. If the property scores less than 50 points, the report will not 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".

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 make a decision 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 as 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:

The property at 2552 Gottingen Street [formerly 272 Gottingen Street] was once part of the larger parcel belonging to Henry F. Busch, a well-known local architect. The 1895 Halifax Fire Insurance Plan marks the first appearance of a house at 272 Gottingen Street. This is corroborated by the 1896 Halifax City Directory, which first lists the house as unoccupied at that time. William Davidson, a boilermaker, purchased this property from Busch that same year, and Davidson's occupancy recorded in the 1897 Halifax City Directory, further affirms the establishment of the subject property in 1895.

Research suggests that this building was constructed in 1895, and as such, staff recommend a score of 13 points.

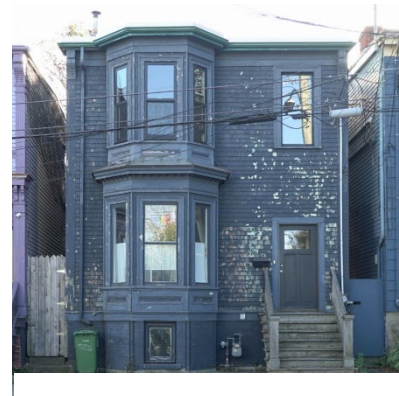


Figure 1: 2552 Gottingen Street (October 23, 2023)

2. Historical OR Architectural Importance:

Important / Unique Architectural Style or Highly Representative of an Era

In the late 19th and early 20th centuries, North End Halifax underwent a significant transformation. The expansive estates of affluent merchants were subdivided, giving way to smaller residential parcels. This transition led to a denser urban landscape, characterized by narrow, two-foot-wide alleyways between houses. The architectural response to these changing urban dynamics was the "Halifax Box" style. This design approach, while primarily utilitarian and space-efficient, did not completely forsake aesthetics. Residences typically featured plain, box-like structures, but often incorporated elements of Italianate or Second Empire architectural styles in their facades. Notable features such as two-storey bay windows and decorative pilasters were common. 2552 Gottingen Street stands as a typical example of the "Halifax Box" style. It exemplifies the era's trend towards practical yet aesthetically pleasing housing solutions in compact urban lots. This style, prevalent in various parts of Halifax and Dartmouth, reflects the architectural adaptation to the suburban development patterns of the late 1800s.

For the representative of "Halifax Box" style and building trends in the late 19th and early 20th centuries, staff recommend a score between 11 and 15 points.

3. Significance of Architect or Builder:

Henry Frederick Busch (1826-1902), a prominent architect, practiced in Halifax, Nova Scotia, from 1862 until his death in 1902. Originally from Hamburg, Germany, Busch spent time in Austria and Russian Poland before relocating to Kentucky, USA, in 1847. Due to health issues exacerbated by the southern climate, he moved to Chester, Nova Scotia, in the late 1850s living with his uncle Charles Walters, a boat builder.

Busch's architectural career in Halifax began in earnest in 1860 when he joined the office of Henry Elliot, a renowned local architect. He quickly proved his mettle, handling significant projects such as the design of the new Public Library at Province House on Hollis Street in 1862. His apprenticeship with Elliot evolved into a partnership lasting from 1863 to 1877, after which the firm dissolved, and Busch commenced his solo career. He became a naturalized citizen in 1874 and was a notable property owner in Halifax, residing on Creighton Street. His sons, Walter and Ernest, followed in his professional footsteps.

Busch's architectural legacy in Halifax is significant, with many of his designs still standing as city landmarks. His work was recognized in 1878 with the award of First Premium for his designs for the Halifax County Academy, a fine example of Second Empire style architecture. His other notable Halifax designs include the Welfare Building (formerly Halifax Visiting Dispensary), Victoria Hall (formerly Old Ladies Home), Fernbank (also known as Nelles House), Church of England Institute, the Salvation Army Citadel, and the Bandstand in the Halifax Public Garden. Busch's architectural influence extends beyond Halifax. Noteworthy examples include the Town Hall and Zion Evangelical Lutheran Church in Lunenburg, and Normal College in Truro.

The architect Henry Frederick Busch is of provincial significance, as such staff recommend a score between 4 and 6 points.

4. Architectural Merit:

Construction type or building technology

2552 Gottingen Street is a two-storey building of most likely balloon-frame wooden construction with an L-shaped plan. It is built atop of wooden shingles with a near-flat roof. Balloon framing used dimensional lumber and manufactured nails for the structure of the dwelling, and it is particularly notable for the long, continuous studs cut from tall, old-growth trees, which run from the foundation to the roof. This framing method allowed for faster and cheaper construction than the traditional timber framing methods that preceded it. Balloon framing was replaced by platform framing from the 1930s onwards and is growing increasingly less common.

Given the balloon-frame construction and stone and brick foundation, staff recommend a score between 1 and 3 points.

Style

The residential building at 2552 Gottingen Street is a good example of the "Halifax Box" style, also known as the Late Victorian Plain style. It is a practical plain design that prevailed in the late 19th and early 20th centuries. This building displays the characteristic simple box form with a flat roof and bay windows with some modest decorative features primarily on the front elevation.



Figure 3: Halifax Academy, built in 1878, located at 1649 Brunswick Street, Halifax. One of Henry Busch's most impressive works.

Character-Defining Elements [CDEs] of 2552 Gottingen Street include, but are not limited to:

- Two-storey, 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;
- Single second-storey front window above entry with simple trims;
- Fluted cornerboards;
- Cornice supported by two large corbels;
- Wood shingle cladding;
- Stone and brick foundation with universal joints at the bay window; and
- Single brick chimney.

The subject dwelling is a good representative of the “Halifax Box” style, representing the trend for a versatile house on a compact urban lot during the suburban development of the late 1800s. As such, staff recommend a score between 4 and 6 points.

5. Architectural Integrity:

2552 Gottingen Street exhibits a high level of architectural integrity with respect to layout and Character Defining Elements [CDEs], with modest modifications on the exterior. The original layout of the subject property was a rectangular plan with a rear ell, otherwise described as an L-shaped plan. This layout appears unchanged.

CDEs such as the foundation, wood framing, bay windows, and wood shingle exteriors are intact. Alterations have been made, including an enlarged door and a new window on the rear ell, and the replacement of a window on the south side of the rear ell with a vinyl window. Another window on this side was removed. These modifications, however, are discreet, primarily located on the rear of the building and not visible from public viewpoints.

When comparing 2552 Gottingen Street with nearby buildings at 2548 Gottingen Street and 5516 and 5518 North Street — believed to be designed by the same architect around the same time — it appears that 2552 Gottingen Street may also have undergone some façade modifications. Potential changes include the absence of a dentil cornice on the second floor, missing dentil decorations on the bay windows of the second floor, the absence of pilaster and corbel on the second floor, and the absence of ornamental sidelights, transoms, and trim around the front door.

The subject dwelling has modest changes on the exterior, and staff recommend a score between 6 and 10 points for integrity.

6. Relationship to Surrounding Area:

The north half of the block surrounded by Gottingen Street, North Street, Creighton Street, and Charles Street used to be a large estate. Henry Busch divided the parcel into small lots that were suitable for the working class. In 1891, two buildings on the Creighton Street side and three buildings on the North Street side were built for and occupied by the working class. The three buildings on North Street still stand today and are municipally registered heritage buildings. Later in 1896, four more buildings with similar designs, including 2552 Gottingen Street, were built on the east side of the original parcel.

The subject dwelling’s scale is compatible with that of the surrounding low-rise residential homes. 2552 Gottingen Street is within the proposed Bloomfield Heritage Conservation District, characterized by largely intact, tree-lined streetscapes. Along with 2548 Gottingen Street (registered) and 2546 and 2556 Gottingen Street (unregistered), 2552 Gottingen and three other buildings designed by Henry Busch form a late Victorian streetscape on the west side of Gottingen Street. Close to the subject building, within the same

block, there are five registered heritage buildings, which all have associations with the Busch family. These include the Henry Busch House at 2577-81 Creighton Street, the Busch House at 5522 North Street, the Walter J. Busch House at 5518 North Street, the Butler-Distant House at 5516 North Street, and the Leo Fultz House at 2548 Gottingen Street.

Four registered properties along Gottingen Street north of the subject property, between Black Street and Bloomfield Street, reflect the merchant class of the 19th century. Among them, the residence at 2730 Gottingen Street, known as Fernbank, is a distinguished example of Second Empire-style architecture, a design attributed to Henry Busch. Similarly, Victoria Hall, located at 2438 Gottingen Street to the south of Charles Street, is another significant heritage building designed by Busch. These buildings near the subject property collectively contribute to the area's rich architectural and historical tapestry.

For these reasons, the subject dwelling is an important architectural asset to the heritage character of the surrounding area and staff recommend a score between 6 and 10 points.

FINANCIAL IMPLICATIONS

The HRM costs associated with advertising and processing this application can be accommodated within the approved 2023/2024 operating budget for C340 – Culture, Heritage and Planning Information Services.

COMMUNITY ENGAGEMENT

The community engagement process for a heritage registration 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 2552 Gottingen 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

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Shaoqiu Gong, Planner I, 902.233.9826



Map 1 - Location Map

2552 Gottingen Street
Halifax

- Registered Heritage Properties
- Subject Property
- Proposed Bloomfield Heritage Conservation District

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HRM does not guarantee the accuracy of any representation on this plan.

Attachment A

HALIFAX REGIONAL MUNICIPALITY HERITAGE PROPERTY PROGRAM EVALUATION CRITERIA

**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 th 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.

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

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

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.

** Maximum score of 10 points in this category.*

SCORING SUMMARY

Property	Date Reviewed	Reviewer

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

SCORE NECESSARY FOR DESIGNATION**50****Designation Recommended?****YES****NO****COMMENTS:**

Attachment B

Research Report

2552 Gottingen Street, Halifax

Prepared by:

HRM Planning & Development
Shaoqiu Gong, Planner I

January 16, 2024



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Age

2552 Gottingen Street, Halifax, formerly known as 272 Gottingen Street (hereby referred to as the subject property), is situated at the northeast corner of the intersection of North Street and Gottingen Street.

According to the Registry of Deeds, 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 (Book 140, Page 233). Over a ten-year period, Busch subdivided the property into individual building lots.¹ The present dwelling was built on one of these building lots, on the west side of Gottingen Street. There are three similar designed buildings located on either side of 2552 Gottingen Street; including 2546, 2548, and 2556 Gottingen Street (Formerly 268, 270 and 274 Gottingen Street).

Historic maps and Halifax City Directories provide evidence of when the property was built. The 1895 (revised 1911) Halifax Fire Insurance Plan is the earliest map that records the house at 272 Gottingen Street (see Figure 3). The 1896 Halifax City Directory lists an unoccupied house at 272 Gottingen Street.² The deed record shows that William Davidson, a boilermaker, purchased the subject property from Busch in 1896,³ and the 1897 Halifax City Directory indicates he resided in the building at 1897.⁴ **The subject property was constructed in 1895.**

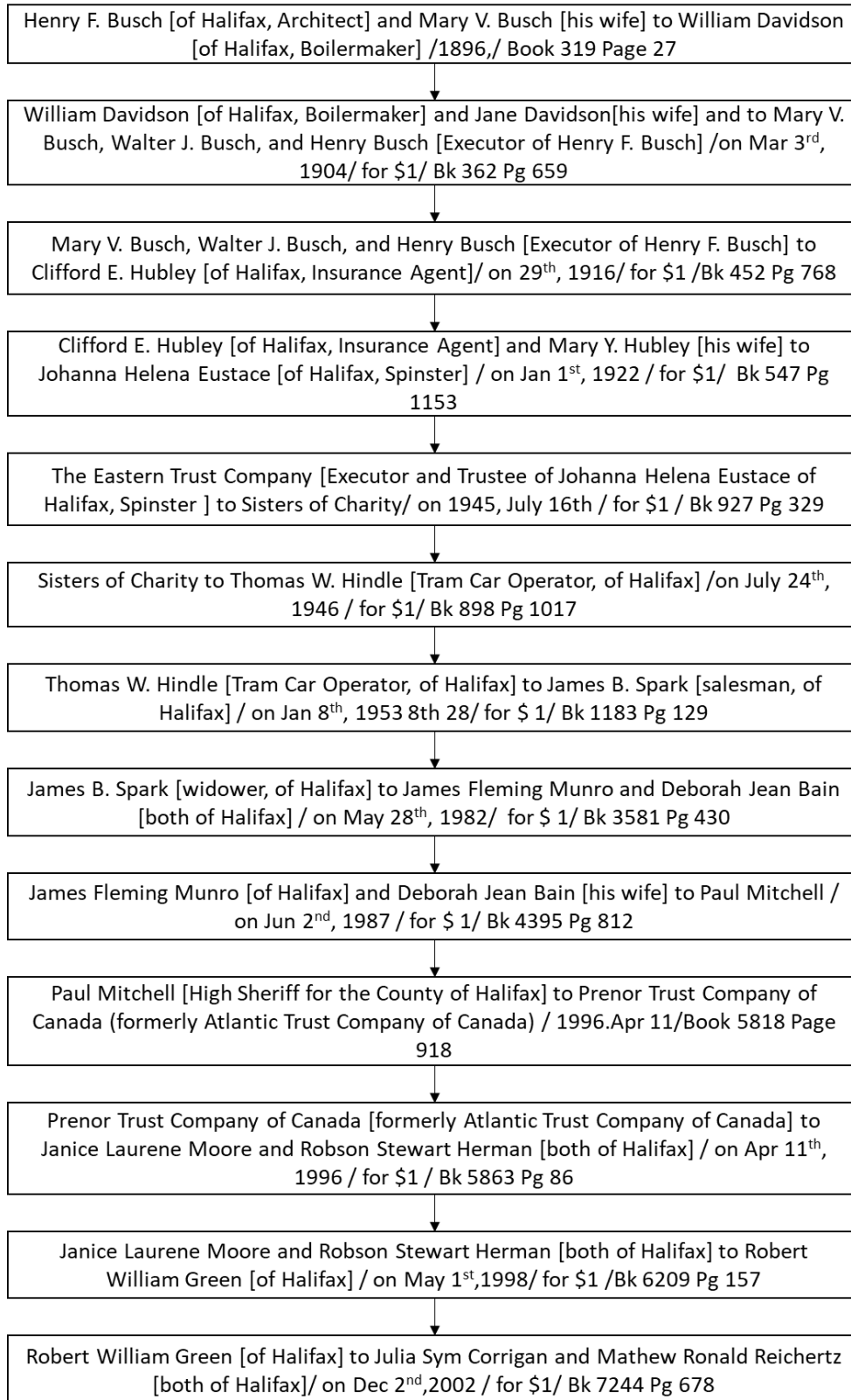


Figure 1: Deed history of 2552 Gottingen Street

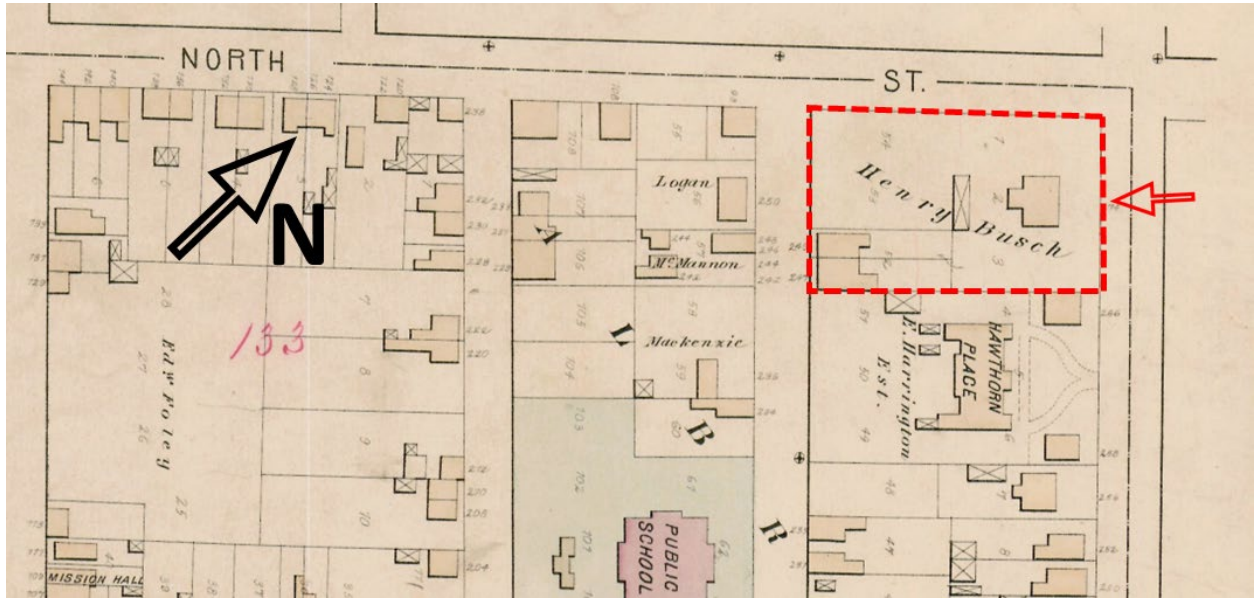


Figure 2: A map from 1878 Hopkins City Halifax Atlas showing the large parcel purchased by Henry F. Busch highlighted in red, and showing the approximate location of 2552 Gottingen Street by a red arrow.⁵

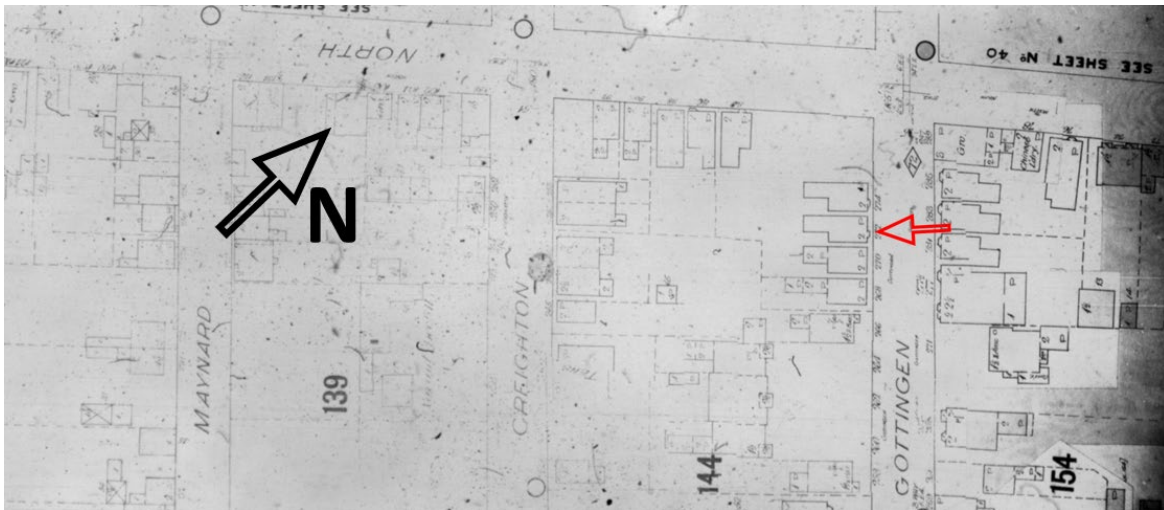


Figure 3: A map from 1895 Fire Insurance Plan showing the subject dwelling highlighted by a red arrow. There were three similar designed buildings shown on either side of the subject property.⁶

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

2552 Gottingen Street has historical associations with two individuals, the architect Henry Busch, and the first homeowner, William Davidson. The biography and achievements of Henry Busch can be found in the Significance of Architect or Builder section.

William Davidson was a boilermaker and engineer in Halifax, who resided at 2552 Gottingen Street from 1897 to 1901. According to the Halifax City Directories, in 1895, Davidson became a partner with John Patterson, a boilermaker who had run his business on Upper Water Street since 1880. They renamed their business as Patterson and Davidson after Davidson joining. Located opposite of the Navy Yard on Upper Water Street, their businesses included iron ships repairs and ship tanks, girders, smoke pipes, and sheet iron work.⁴ He later moved to Cape Breton in 1901 and sold the subject property back to Henry F. Busch in 1904.⁷

Important / Unique Architectural Style or Highly Representative of an Era

During the latter part of the 1800s and the early 1900s, new residences were being constructed in the North End, on the lands where the former large estates of prosperous merchants once stood. As these spacious estates were sold, their open fields were divided into small building lots. This resulted in this part of Halifax becoming heavily built up with two-foot wide alleyways separating residences.⁸ 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. The style came to be colloquially known as "Halifax Box" Style.⁹ 2552 Gottingen Street, as an example of the style, has a simple plan with features such as the two-storey bay windows and decorative pilasters on the façade. 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.⁹

Significance of Architect or Builder

Architect: Henry Frederick Busch [b. 1823, d.1902]

According to the deed history, the building at 2552 Gottingen Street was divided from a large parcel owned by well-known local architect Henry Frederic Busch.¹ The subject building, along with those located at 2546, 2548, and 2556 Gottingen St, and 5516 and 5518 North Street, shares a similar design, all having been subdivided from Busch's property. Therefore, it's reasonable to assume Busch's firm designed and built these buildings.

Henry Frederick Busch (1826-1902) practised in Halifax, Nova Scotia from 1862 until his death in 1902. A native of Hamburg, Germany, Busch is said to have spent a number of years in Austria and Russian Poland before arriving in the state of Kentucky in 1847. The climate of the southern United States was not amenable to his health, and acting on the advice of physicians he moved north to the residence of his uncle Charles Walters, a boat builder at Chester, Nova Scotia in the late 1850's. An offer of employment as a draftsman with the well-known Halifax architect Henry

Elliot was accepted in 1860, and within months Busch was capably handling large commissions within the office such as the creation of a new Public Library at Province House, Hollis Street, Halifax (1862). This apprenticeship culminated in a full partnership from 1863 to 1877, after which time the firm of Elliot & Busch was dissolved and both architects launched their own separate careers. Busch was naturalized in 1874. He had acquired considerable property in Halifax and the family lived on Creighton Street. Two of his sons were trained in Busch's office: Walter Johannes became an architect in 1887, and Ernest started as a clerk in 1892.¹⁰

Many buildings designed by Henry Busch still stand today and have become landmarks of Halifax. Busch attracted attention in 1878 when his competitive designs for the Halifax County Academy were awarded First Premium. This finely proportioned Second Empire style design still stands today on the busy corners of Brunswick and Sackville Streets and serves as the campus building for Nova Scotia Community College (NSCC) and King's College. His other architectural legacy in Halifax include: the Welfare Building (1875), formerly known as Halifax Visiting Dispensary on Brunswick Street; Victoria Hall, formerly known as Old Ladies Home on Gottingen Street; Fernbank (1878), also known as Nelles House on Gottingen Street; and, the Bandstand in the Halifax Public Garden. Most of his designs had an influence of Second Empire style as he was an exponent of this style. However, the Church of England Institute (1888) on Barrington Street, and the Salvation Army Citadel (1893) on Brunswick Street, also can see some Gothic features.¹¹

Busch's designs can be found outside of Halifax as well. Some important examples include the Town Hall (1891), Zion Evangelical Lutheran Church (1890) in the Town of Lunenburg, and Normal College (1877) in Truro.¹¹



Figure 4: Halifax Academy, built in 1878, located at 1649 Brunswick Street, Halifax. It is a municipal registered heritage building.¹²



Figure 5: Welfare Building, formerly known as Halifax Visiting Dispensary, built in 1875, located at 1697 Brunswick Street, Halifax. It is a municipal registered heritage building.¹³



Figure 6: Victoria Hall, formerly known as Old Ladies Home, built in 1885, located at 2438 Gottingen Street, Halifax. It is a municipal registered heritage property.¹⁴



Figure 7: Fernbank, built in 1878, located at 2730 Gottingen Street, Halifax. It is a municipal registered heritage property.¹⁵



Figure 8: Salvation Army Citadel, also known as Halifax Alehouse, built in 1893, located at 1717 Brunswick Street, Halifax.¹⁶



Figure 9: Church of England Institute, built in 1888, located at 1588 Barrington Street, Halifax. It is a municipal registered heritage property.¹⁷



Figure 10: Lunenburg Town Hall, built in 1891, located at 119 Cumberland Street, Lunenburg. It is a municipal registered heritage property.¹⁸



Figure 11: Old Provincial Normal College, built in 1877, located 752 Prince Street, Truro. It is a provincially registered heritage property.¹⁹

Architectural Merit

Construction Type or Building Technology

2552 Gottingen Street is a two-storey, structure of most likely balloon-frame construction with an L-shaped Plan. It is built on a stone and brick foundation. The building is clad in wooden shingles with a near-flat roof and a brick chimney.

Style

The residential building at 2552 Gottingen Street is a good example of the “Halifax Box” style, also known as the Late Victorian Plain style. It is a practical plain design that prevailed in the late 1800s and early 1900s.^{9 20} This building displays the characteristic simple box form with a flat roof and bay windows with some modest decorative features primarily on the front elevation.

Character Defining Elements [CDEs]

CDEs of 2552 Gottingen Street include, but are not limited to:

- Two-storey, 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;
- Single second storey front window above entry with simple trims;
- Fluted cornerboards;
- Cornice supported by two large corbels;
- Wood shingle cladding;
- Stone and brick foundation with universal joints at the bay window; and
- Single brick chimney.



Figure 12: East elevation (October 23, 2023)



Figure 13: West Elevation (October 23, 2023)



Figure 14: Details of front bay window (October 23, 2023)



Figure 15: Details of brick chimney (November 17, 2023)



Figure 16: Details of foundation (October 23, 2023)

Architectural Integrity

Layout, Additions, and Character Defining Elements

2552 Gottingen Street exhibits a high level of architectural integrity with respect to layout, additions, and character defining elements, with some modest modifications on the exterior.

Layout and Additions

The original layout of the subject property was a rectangular plan with a rear ell, otherwise described as an L-shaped plan [see Figure 3]. This layout appears unchanged [see Figure 17]. A porch on the south side of the rear ell, which was not part of the original plan, has been moved.²¹



Figure 17: Aerial image showing the current footprint of 2552 Gottingen Street, 2022.²²

Character Defining Elements

The building at 2552 Gottingen Street largely maintains its architectural integrity. Most of its original characteristics, structural elements, and design styles have been retained. The original extant character-defining elements include the foundation, the original wood-framing, bay windows, and wood shingle exteriors. However, there have been some alterations. These include an expanded door and a new window on the rear ell, replacing the originals. Additionally, a window on the south side of the rear extension was moved and replaced with a vinyl window, and another window on the same side has been removed.²¹ These changes are not visible from the public realm, as they're located on the back part of the building, within the property's backyard.

When comparing 2552 Gottingen Street with nearby buildings at 2548 Gottingen Street and 5516 and 5518 North Street — believed to be designed by the same architect around the same time — it appears that 2552 Gottingen Street may also have undergone some façade modifications. Potential changes include the absence of dentil cornice on the second floor, missing dentil decorations on the bay windows of the second floor, the absence of pilaster on second floor, and the absence of ornamental sidelights, transoms, and trim around the front door.



Figure 18: Modifications to back windows (October 23, 2023)



Figure 19: Façade comparison between 2548 and 2552 Gottingen Street (October 23, 2023)

Relationship to Surrounding Area

Neighbourhood History and Development Patterns

The north half of the block surrounded by Gottingen Street, North Street, Creighton Street, and Charles Street used to be a large estate [See picture 1]. Henry Busch divided the parcel into small lots that were suitable for the working class.¹ According to the Halifax City Directories, around 1891-1892, two buildings on the Creighton side and three buildings on the North Street side were built for and occupied by the working class.²³ The three buildings on North Street still stand today and are municipally registered heritage buildings. Later in 1896, four more buildings with similar designs, including 2552 Gottingen Street, were built on the east side of the original parcel². This block fell just outside the area of destruction from the Halifax Explosion and so while many of these buildings would have needed substantial repairs, there is a good chance many of the original buildings survive to this day, albeit in varying states of architectural integrity²⁴.

Neighbourhood Scale and Use

The immediate surroundings of 2552 Gottingen Street consist of low-rise residential uses. Most buildings in this area are two storeys, and either single-detached houses or condos, except for one three-storey apartment at the corner of Gottingen Street and North Street. The subject property and other nearby properties on the north half of the block surrounded by Gottingen Street, North Street, Creighton Street, and Charles Street are zoned ER-1 [Established Residential Zone 1]. This zone typically permits uses of single-unit dwellings to retain the character and scale of the existing neighbourhoods. The east side of Gottingen Street, the north side of North Street, and the south half of the block where the subject property is located, are zoned HR-1 [Higher-Order Residential 1], which allow low-mid rise residential buildings and commercial and institutional in certain situations. These areas are inhabited by taller, denser apartments and commercial buildings.



Figure 20: Aerial pictometry image looking northeast with 2552 Gottingen Street highlighted by an arrow. (April 12, 2022)

Surrounding Registered Heritage Properties

2552 Gottingen is located within the proposed Bloomfield Heritage Conservation District, which has largely intact and contiguous tree-lined streetscapes. As mentioned in the Age section, along with 2552 Gottingen Street, 2548 Gottingen Street (registered) and 2546 and 2556 Gottingen Street (unregistered), four buildings designed by Henry Busch, form a late Victorian streetscape on the west side of Gottingen Street. Close to the subject building, within the same block, there are five registered heritage buildings, which all have associations with the Busch Family:

- 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

Along with Gottingen Street north of the subject property, between Black Street and Bloomfield Street, there are four registered heritage properties representing the merchant class of the 19th century. Among them, the Second Empire style residence at 2730 Gottingen Street (Fernbank) was designed by Henry Busch. At the south of Charles Street, 2438 Gottingen Street (Victoria Hall) is another municipal registered heritage property with the typical Second Empire style designed by Henry Busch. There are five registered heritage properties along Gottingen Street near the subject building:

- 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

All mentioned municipal registered heritage properties A-J can be found on Figure 22.



Figure 21: Late Victorian streetscape formed by 2546,2548,2552, and 2556 Gottingen Street (November 17,2023).

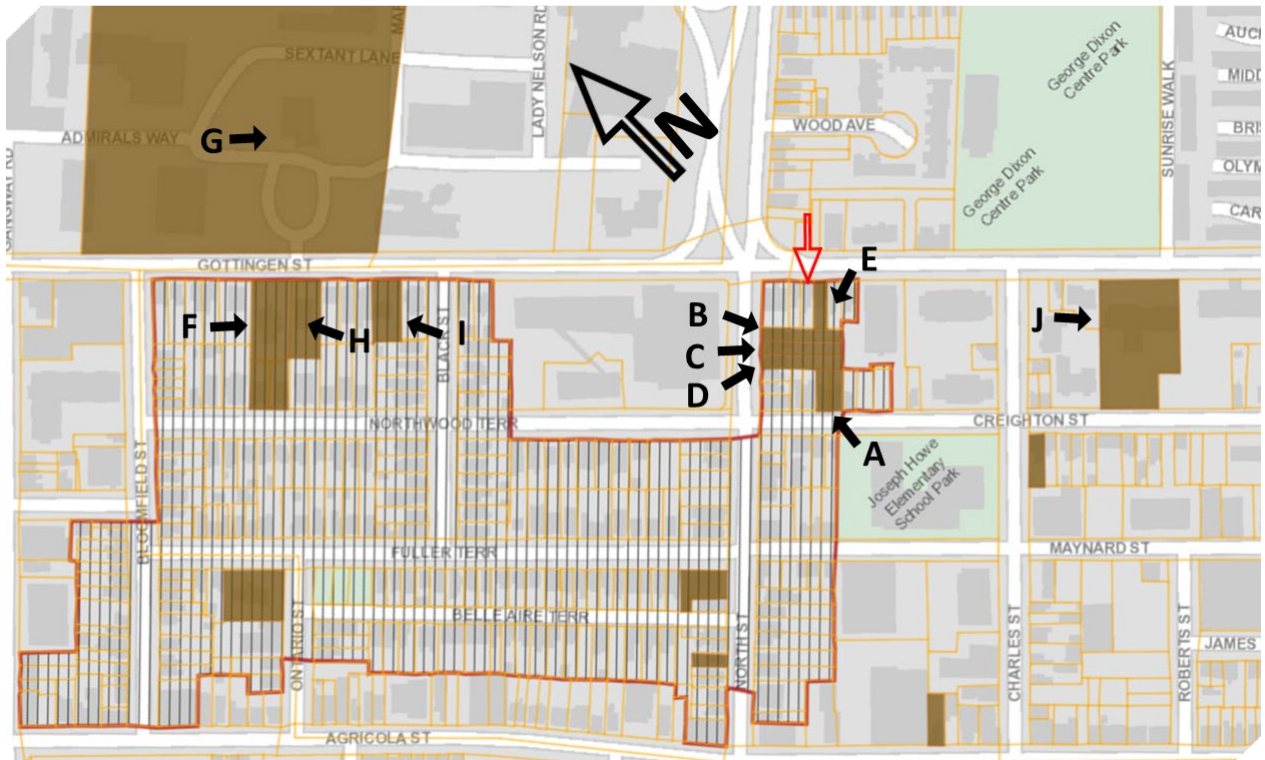


Figure 22: Map showing all currently registered heritage properties in the surrounding area shaded in brown, proposed Heritage Conservation District of Bloomfield bordered in red, and 2552 Gottingen Street highlighted by a red arrow.

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Attachment 2

Scoring for Case H00567: Request to Include 2552 Gottingen, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality

Criterion	Score Awarded
1. Age	13
2B. Historical Importance-Architectural Style	15
3. Significance of Architect/Builder	6
4A. Architectural Merit: Construction Type	2
4B. Architectural Merit: Style	5
5. Architectural Integrity	8
6. Relationship to Surrounding Area	9
Total	58