

Regional Council
June 4, 2024

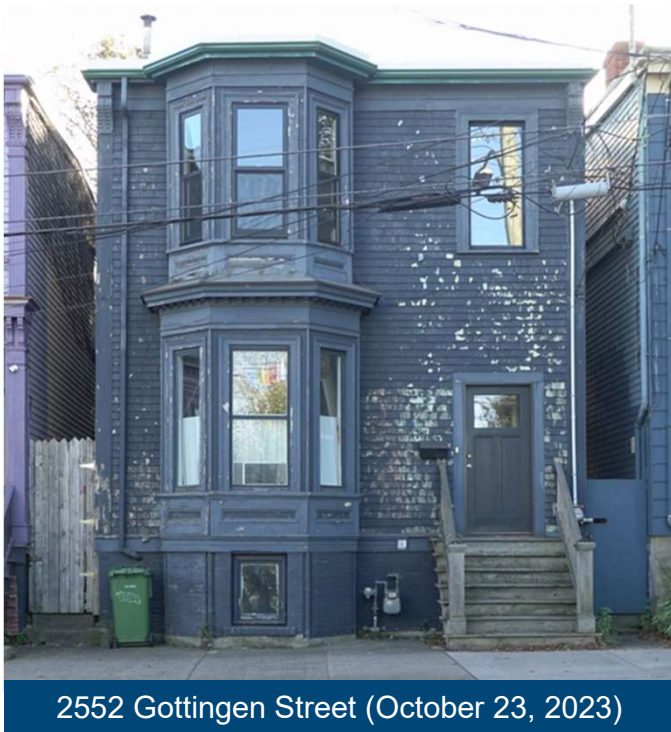
Re: Item No. 12.1

HALIFAX

H00567 – 2552 Gottingen Street

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

Location



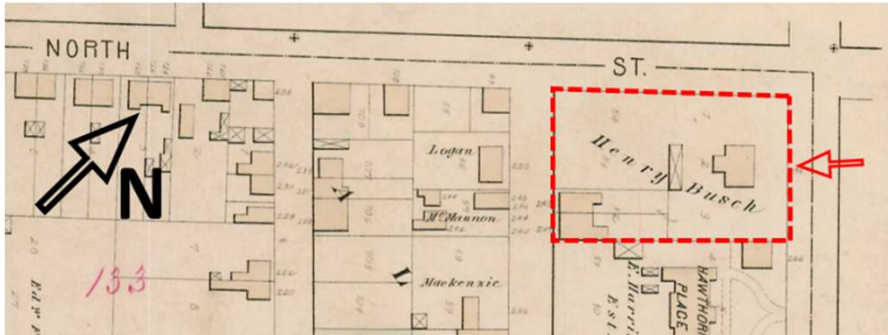
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Registration Evaluation Criteria

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



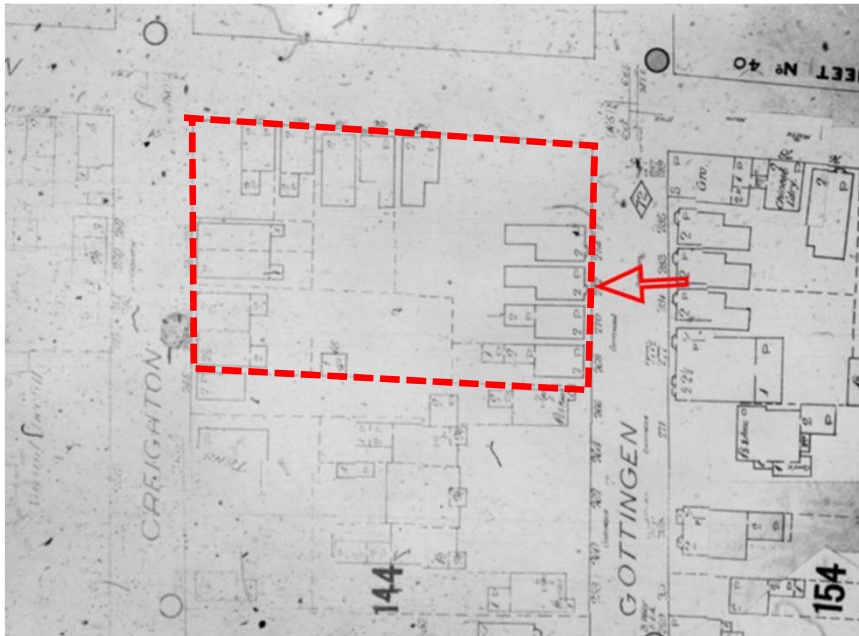
1878 Hopkins City Halifax Atlas showing the large parcel purchased by Henry F. Busch, and the approximate location of 2552 Gottingen Street



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

- The subject property was subdivided from Henry F. Busch's lot.
- The subject building appears in the 1895 Halifax Fire Insurance.
- The 1896 City directory an unoccupied house.
- The subject property was constructed in **1895**.

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

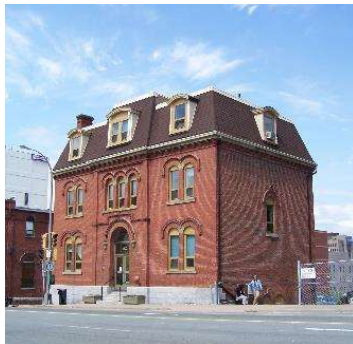


The large parcel being divided to smaller lots and filled with compact houses like “Halifax Boxes”

- Late 1800s - Early 1900s, Largely residential construction in North End
- **Halifax Box:**
 - Compact, land-efficient homes with plain architectural style.
 - Simple box shapes, often with Italianate or Second Empire decorative features.
 - Trend for versatile houses on compact urban lots during late 1800s suburban development.

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3. Significance of Architect/ Henry Frederic Busch



Significant works of Henry Busch, clockwise from top left: Victoria Hall in Halifax, NS; Fernbank in Halifax, NS; Church of England Institute in Halifax, NS; Halifax Academy 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.

4a. Architectural Merit [*Construction Type*]



Above: Close-up of stone and brick foundation

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

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4b. Architectural Merit *[Style]*



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

- 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 paneling below the sills
- Cornice supported by two large corbels
- Stone and brick foundation with universal joints at the bay window
- Wood shingle cladding

5. Architectural Integrity



Missing dentil cornice

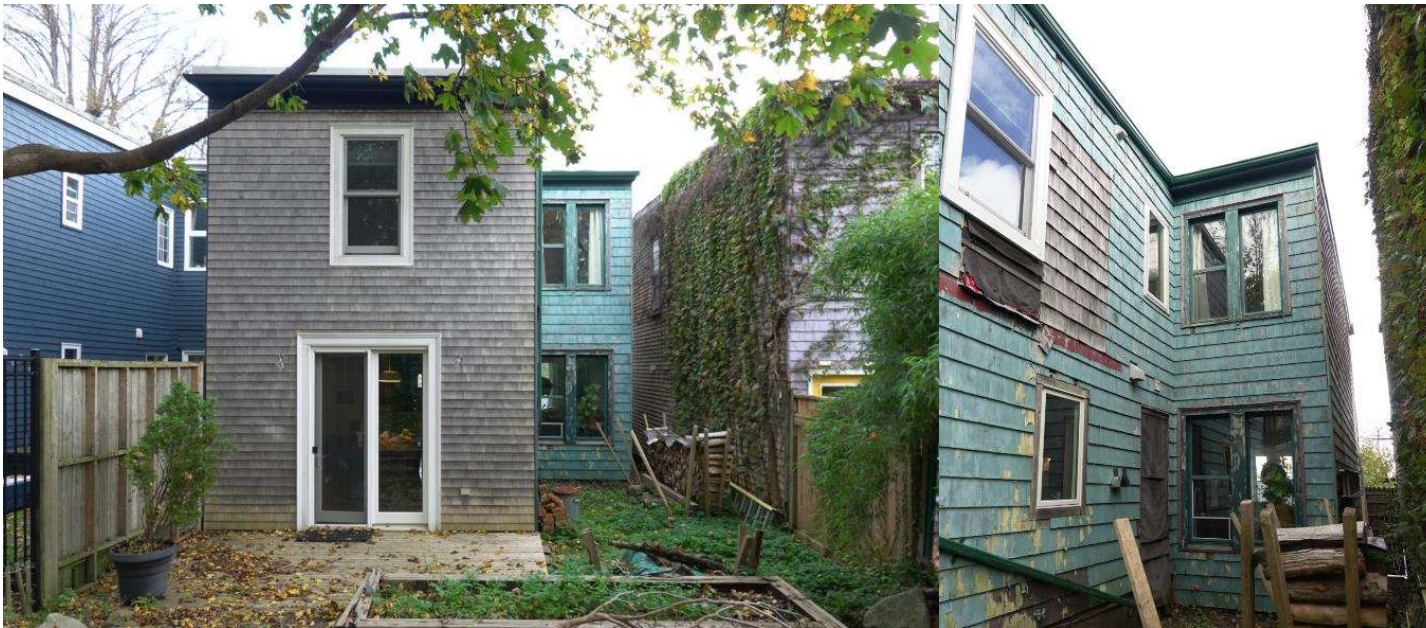
Missing pilaster

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



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5. Architectural Integrity



Modifications to back windows and door

Alterations to doors and windows in the backyard.

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6. Relationship to Surrounding Area



- Located within the proposed Bloomfield Heritage Conservation District.
- Immediately surrounded by low-rise residential buildings.
- Proximity to other registered heritage properties.

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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).

Score Awarded

Criterion	Score Awarded
1. Age	13
2.[a] Historical <u>or</u> [b] <u>Architectural Importance</u>	15
3. Significance of Architect / Builder	6
4. Architectural Merit: [a] Construction Type <u>and</u> [b] Style	7
5. Architectural Integrity	8
6. Relationship to Surrounding Area	9
Total	58

Recommendation

That Halifax Regional Council 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 March 27, 2024 staff report, as a municipal heritage property under the *Heritage Property Act*.

The background features a large, stylized graphic of the letter 'X' formed by overlapping geometric shapes. The top-right and bottom-right quadrants are filled with a dark blue color, while the bottom-left and top-left quadrants are filled with a lighter, medium blue color. The word 'HALIFAX' is printed in white, bold, uppercase letters within the dark blue area of the top-right quadrant.

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Thank You