



**HERITAGE ADVISORY COMMITTEE  
MINUTES  
October 28, 2015**

**PRESENT:** Mr. Jason Cooke, Vice Chair  
Councillor David Hendsbee  
Mr. Brent Ronayne  
Ms. Janet Morris  
Mr. Benjamin LeBlanc  
Ms. Emma Sampson, Chair  
Ms. Aurora Camaño  
Ms. Pascale van der Leest  
Mr. Brian Cuthbertson

**REGRETS:** Councillor Brad Johns  
Mr. Scott Smith  
Ms. Shiva Nourpanah

**STAFF:** Ms. Maggie Holm, Heritage Planner  
Ms. Shilo Gempton, Heritage Planner  
Ms. Sheilagh Edmonds, Legislative Assistant  
Ms. Cathy Collett, Legislative Support

*The following does not represent a verbatim record of the proceedings of this meeting.*

*The agenda, supporting documents, and information items circulated to the Heritage Advisory Committee are available online: <http://www.halifax.ca/boardscom/hac/Agendas.php>*

*The meeting was called to order at 2:01 p.m. and adjourned at 2:37 p.m.*

**1. CALL TO ORDER**

The Chair called the meeting to order at 2:01 p.m. in Halifax Hall, City Hall, Halifax.

**1.1 Election of Chair and Vice Chair**

The Committee decided to defer this item until after item 7.1

**2. APPROVAL OF MINUTES – September 23, 2015**

MOVED by Ms. Janet Morris, seconded by Councillor Hendsbee

**THAT the minutes of September 23, 2015 be approved as presented.**

**MOTION PUT AND PASSED.**

**3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS - NONE**

**4. BUSINESS ARISING OUT OF THE MINUTES - NONE**

**5. CONSIDERATION OF DEFERRED BUSINESS – NONE**

**6. CORRESPONDENCE, PETITIONS & DELEGATIONS - NONE**

**7. REPORTS**

**7.1 Case H00420: Application to consider 2720 Gottigen Street, Halifax as a Municipally Registered Heritage Property**

Ms. Maggie Holm introduced Ms. Shilo Gempton, Heritage Planner, to the Committee

The following was before the Committee:

- A staff recommendation report dated September 29, 2015.

Ms. Holm questioned if the Committee preferred to hear the presentation first and then conduct the scoring, or to conduct the scoring of each section after the corresponding slide in the presentation. The Committee agreed to complete the scoring during the presentation.

As Ms. Holm explained:

- The first category is Building Age and staff have identified that the house falls under the category of "Confederation to the end of the 19<sup>th</sup> Century." The Committee assigned a score of 13 points.
- The second category is "Historical Importance" and staff have identified that the house is most strongly associated with Hugh Russell Silver (1865-1954), a prominent merchant and businessman. H.R. Silver was born in Lunenburg, Nova Scotia and in his youth worked for prominent shipbuilding company Smith and Rhuland Ltd. By 1907 Silver had commissioned his own schooner which he aptly named the *H.R. Silver*. The schooner allowed him to expand his first company, H.R. Silver Limited, which he had earlier registered in 1896. The Committee decided that the historical significance was provincially "intimately related" and assigned a score of 13 points.

- The third category is Significance of Architect/Builder and as staff explained, the builder/architect of the house is unknown; however there are several good indications that it was designed and built by local architect Henry Fredrick Busch or his son, architect Walter Busch. It is more likely that the senior Busch was responsible for the construction of the Merchants House. Henry Busch was best known for his Second Empire designs where his son Walter was better known for his design of schools. The Committee decided that while the builder/architect cannot be confirmed, the house receives a score of 1 in this category because of the potential connection to Bush due to commonality in design.
- The fourth category, section (a), is Construction Type and staff explained, this two storey building is a good example of balloon framing. This construction type reduced the amount of labour and materials required to build a house. The materials used in the construction of a balloon framed structure generally consisted of milled lumber that was much lighter than earlier heavy timber framing. The lightness of the milled materials required less manpower frame the building. The mansard roof has a combination of gable and shed styled dormers which allow for additional ceiling height and light. The house is set on a field stone foundation, which appears to have been modified/repared with brick over the years. The asymmetrical arrangement of the building speaks to the internal layout; the internal staircase was placed on the south side of the building requiring the chimney/fireplaces to be placed on the north side. The Committee agreed that the house is a 'Somewhat Rare' example of this building type and assigned a score of 3.
- The fourth category, section (b), is Style, and as staff explained, the house was designed in the Second Empire style, and has retained many of the traditional characteristics of this style. The Committee agreed that the building may fall within the 'Moderately Rare' category of style and assigned a score of 5.
- The fifth category is Architectural Integrity, and as staff explained, The building has retained its original massing, and while the rear portion of the building gives the appearance of a later building addition it shows in this form in all of the older maps of the area. While the exterior cladding has been covered with vinyl siding, much of the ornamental detailing has been retained. The current owners have indicated they plan to remove the vinyl in the near future. There have been modest changed to the foundation, with the introduction of brick with the original stone, however this is a common practice in Halifax. The Committee decided that as the house is largely unchanged and the interior is remarkably intact, to award a score of 13 for this category.
- The sixth category is Relationship to surrounding area and, as staff explained, architecturally, 2720 Gottingen Street is an important building which strongly contributes to the heritage character of the immediate area. The building, within this block of Gottingen Street, has a relatively unique set back from the street. There are other heritage buildings in the immediate surroundings, as well as other heritage resources. The Committee agreed that the building could fall within the category of 'An Important Architectural Asset' and assigned a score of 8 for this category.

The Scoring Summary is as follows:

Property	Date Reviewed	Reviewer
2720 Gottingen Street	October 28, 2015	Heritage Advisory Committee

Criterion	Highest Possible Score	Score Awarded
1. Age	25	13
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	13
3. Significance of Architect/Builder	10	2
4. a) Architectural Merit: Construction type/building technology	10	3
4. b) Architectural Merit: Style	10	5
5. Architectural Integrity	15	13
6. Relationship to Surrounding Area	10	8
<b>Total</b>	<b>100</b>	<b>57</b>

MOVED by Ms. Janet Morris, seconded by Ms. van der Leest

**THAT the Heritage Advisory Committee recommend that Regional Council:**

- 1. Set a date for a heritage hearing to consider the heritage registration application; and**
- 2. Approve the registration of 2720 Gottigen Street, Halifax as shown on Map 1, under the HRM Heritage Property Program.**

**1.1 Election of Chair**

The Chair called for nominations for Chair of the Heritage Advisory Committee.

With no nominations coming forward, Mr. Jason Cooke indicated that he would put his name forward as a nominee for Chair, if the Committee were in agreement. Councillor Hendsbee seconded the nomination. The Committee members all indicated they were in favour, and Mr. Cooke was declared Chair.

Ms. van der Leest nominated Ms. Aurora Camaño as Vice Chair, and Ms. Camaño indicated her acceptance of the nomination. Councillor Hendsbee seconded the nomination, and Ms. Camaño was declared Vice Chair.

- 8. ADDED ITEMS - NONE**
- 9. DATE OF NEXT MEETING – November 25, 2015**

**10. ADJOURNMENT**

The meeting adjourned at 2:37 p.m.

Cathy Collett  
Legislative Support