



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item. No. 11.4.1

Halifax Regional Council
September 11, 2007
October 16, 2007

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: 
Tom Creighton, Chair, Heritage Advisory Committee

DATE: August 3, 2007

SUBJECT: **Case #H00203: Application to consider 5516 North Street, Halifax,
as a Municipally Registered Heritage Property**

ORIGIN

A request was made by the property owners requesting the consideration of 5516 North Street, Halifax, as a Municipal Heritage Property.

This matter was considered by the Heritage Advisory Committee on August 1, 2007.

RECOMMENDATION

It is recommended that Halifax Regional Council approve the registration of 5516 North Street, Halifax, (shown in Map 1 of the June 28, 2007 staff report) be registered under the HRM Heritage Property Program.

BACKGROUND

See the attached staff report regarding this property dated June 28, 2007.

DISCUSSION

See the attached staff report regarding this property dated June 28, 2007.

BUDGET IMPLICATIONS

There are no budget implications associated with the registration of this property.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

Regional Council may choose not to support the recommendations of the Heritage Advisory Committee and staff to register 5516 North Street, Halifax, as a Municipally Registered Heritage Property.

ATTACHMENTS

1. Extract of the draft minutes of the August 1, 2007 Heritage Advisory Committee meeting;
2. Staff report to the Heritage Advisory Committee dated June 28, 2007, with attached location map, historical research report, Evaluation Criteria for Registration of Heritage Sites in HRM, and photos of the property.

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/agenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by:

Jennifer Weagle, Legislative Assistant, 490-6521

Extract of the draft minutes of the Heritage Advisory Committee meeting of August 1, 2007

7.5 Case H00203: Application to consider 5516 North Street, Halifax, as a Municipally Registered Heritage Property - Maggie Holm, Heritage Planner

- A staff report dated June 28, 2007 on the above noted was before the Committee.

Ms. Maggie Holm, Heritage Planner, advised that this is a request by the property owner to consider 5516 North Street, Halifax, as a municipal heritage property. Ms. Holm reviewed the staff report with the Committee, noting the following:

Ms. Alfreda Withrow, research consultant, reviewed the history of the property, including the age, ownership, relationship to personage, and architectural merit.

The Committee scored the property as follows, as per the Evaluation Criteria for Registration of Heritage Buildings:

Criterion	Highest Possible Score	Score Awarded
1. Age	25	13
2. a) Relationship to Important Occasions, Institutions, Personages or Groups OR 2. b) Important/Unique Architectural Style or Highly Representative of an Era	20	15
3. Significance of Architect/Builder	10	5
4. a) Architectural Merit: Construction type/building technology	10	0
4. b) Architectural Merit: Style	10	3
5. Architectural Integrity	15	10
6. Relationship to Surrounding Area	10	7
Total	100	53

SCORE NECESSARY FOR DESIGNATION

50

MOVED by Councillor Sloane, seconded by Michael Cross, that the Heritage Advisory Committee recommend to Regional Council that 5516 North Street, Halifax, (shown in Map 1 of the June 28, 2007 staff report) be registered under the HRM Heritage Property Program. MOTION PUT AND PASSED.



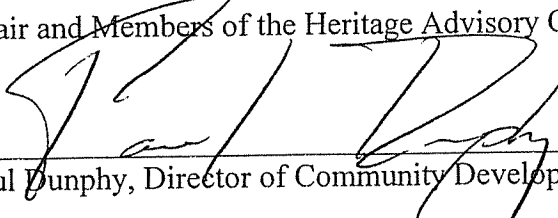
PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Heritage Advisory Committee

~~July 25, 2007~~

August 1, 2007

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: 
Paul Dunphy, Director of Community Development

DATE: June 28, 2007

SUBJECT: Case H00203 - Application to consider 5516 North Street, Halifax, as a Municipally Registered Heritage Property

ORIGIN

A request by Elizabeth Kay-Raining-Bird and Pierre Stevens to consider 5516 North Street, Halifax, as a municipal heritage property.

RECOMMENDATION

It is recommended that should 5516 North Street score more than 50 points, the Heritage Advisory Committee recommend to Regional Council that this property (Map 1) be registered under the HRM Heritage Property Program.

BACKGROUND

Ms. Kay-Raining-Bird and Mr. Stevens have made an application to have their home considered for heritage designation.

Under the Heritage Property Program, all registration applications for heritage buildings are reviewed by the Heritage Advisory Committee (HAC). To provide a basis for the review, a Heritage Research Report (Attachment A) is developed to assist the Committee when scoring the building using *The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality* (Attachment B).

Should the building score more than 50 points, a positive recommendation will be provided to Regional Council, and notice of this recommendation will be provided to the registered owners of the site at least thirty (30) days prior to its registration.¹ An opportunity for the owners to be heard is provided before Council votes on the recommendation.² If the site is scored on July 25, 2007, Council cannot consider the registration earlier than August 28th, 2007.

BUDGET IMPLICATIONS

There are no budget implications.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

This report complies with the Municipality's Multi-year Financial Strategy, the approved operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating Reserves, as well as any relevant legislation.

ALTERNATIVES

There are no alternatives to be considered for Heritage Registrations.

ATTACHMENTS

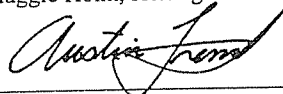
Map 1: Location Map - 5516 North Street, Halifax
Attachment A: Historical Research for 5516 North Street, Halifax
Attachment B: The Evaluation Criteria for Registration of Heritage Buildings in Halifax
Regional Municipality
Attachment C: Photographs of 5516 North Street, Halifax

¹As per Section 14(2) of the Heritage Property Act

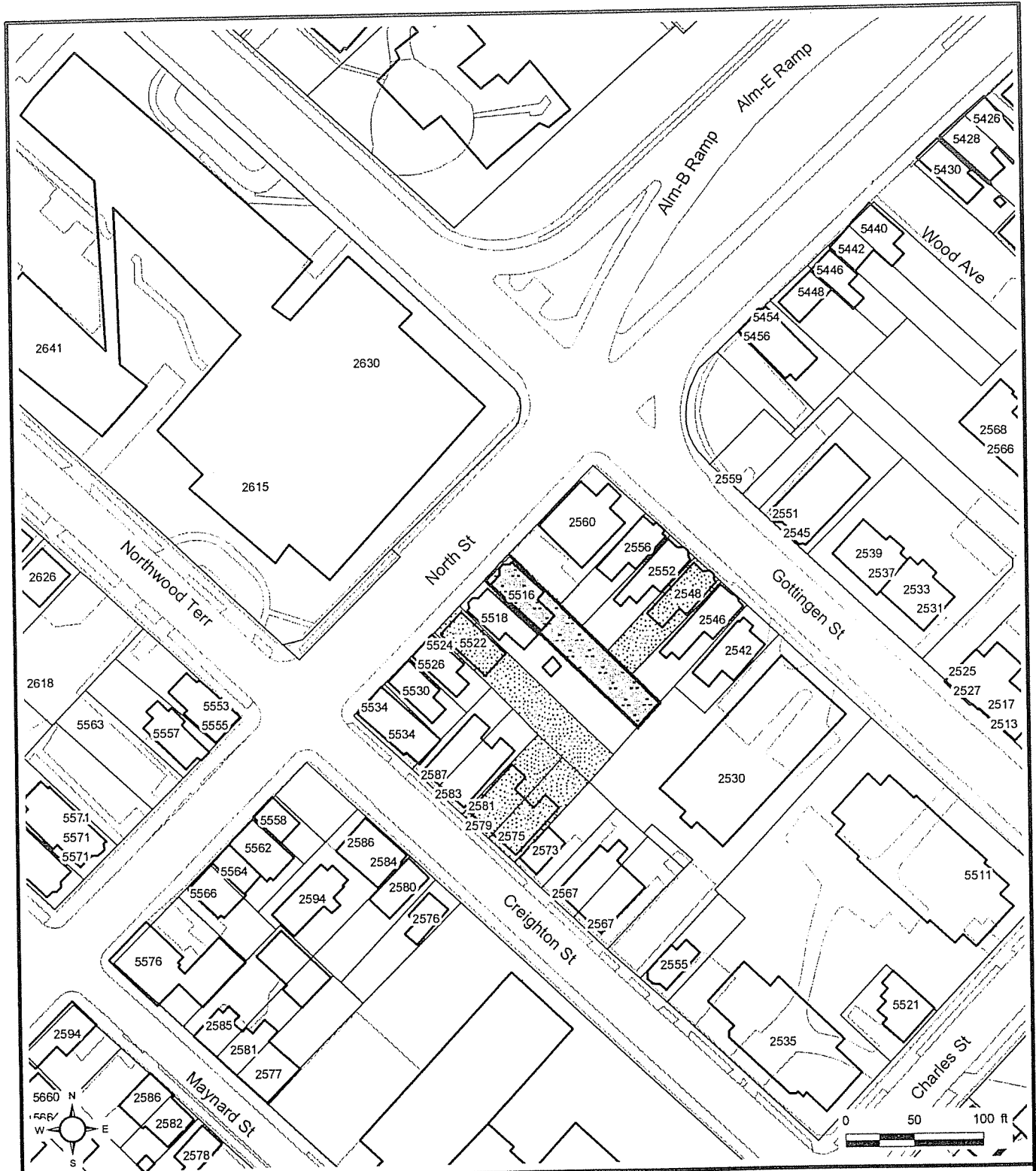
²As per Section 15(2) of the Heritage Property Act.

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by : Maggie Holm, Heritage Planner, 490-4419





Report Approved by: Austin French, Manager of Planning Services, 490-6717



Map 1 - Location Map
5516 North Street
Halifax

Halifax Plan Area

-  Subject property
-  Heritage property



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

**An Historical Report on:
5516 North Street, Halifax
(Formerly 84 North Street)**

**Prepared for: Maggie Holm, Heritage Planner
Halifax Regional Municipality**

**Prepared by: Alfreda Withrow
Research Consultant**

Date: June 29, 2007

Age and Ownership of Property:
(Formerly civic number 84 North Street)

In 1890, Henry Busch, a Halifax architect, obtained a large parcel of land on the corner of Gottingen and North Streets from the estate of Samuel White. Mr. Busch held a mortgage of \$2400.00 on the property. He agreed to cancel the debt, plus pay an additional \$1200.00, as payment for purchasing the property. Over a ten-year period he divided the property into individual building lots.

In 1896 Henry Busch sold this lot (84 North Street) to Charles and his wife Florence Butler, for the sum of \$3000.00. The amount of money received for this property indicates that a building may have already been erected on this lot. On the Halifax Fire Insurance map of 1895, buildings are shown as having been constructed on several of Mr. Busch's building lots situated on Gottingen and North Streets. This includes both his own residence and that of his son's, Walter Busch, located next door at 86 and 88 North Street. Since Henry Busch is the grantor of this property it is highly probable that his architect firm designed and had this home constructed as a business venture.
(See Appendix I)

Charles Butler and his wife, Florence, resided in this house for nearly ten years until it was sold in 1906 to the Distant family. Samuel E. Distant and his wife Mary resided in this structure until his death. However his son Lemuel and his wife Isabella continued to live there for many years after receiving the property from his mother's estate. In 1941, Lemuel Distant sold the property to Albert and Jessie Naylor. He in turn sold the property four years later to Charles and Beatrice Woodhams. Charles passed away around 1968, but his widow Beatrice continued to reside in the home until her death in 1992. The executor of the property, their son Harold Charles L. Woodhams, sold the house in 2002 to Daniel Matmor and Heidi VonPalleske who a year later sold the property to Heather MacNeill. The present owners, Elizabeth Kay-Raining-Bird and Pierre Stevens, purchased the property in 2004. (See Appendix II)

Relationship to Personage:

During the latter part of the 1800s and the early 1900s new residences were being constructed in this area, on lands where the former beautiful estates of prosperous merchants once stood. Slowly as these spacious estates were being sold, their open fields were divided into small building lots causing this part of Halifax to become residentially crowded with only two-foot wide alleyways separating residences. Many of these families who decided to take up residence in these homes were employed as bookkeepers, travelling salesmen or worked for the government.

The original owner of this property, Charles Butler was a bookkeeper. Both the Distant (1906-1941) and Woodhams (1945-1992) families resided in this home for the longest period of time in comparison to the other owners. Samuel Distant was a travelling salesman and he lived there until he passed away in 1937, but his wife Mary continued to

reside there with her son Lemuel and daughter-in-law Isabella Distant. Similar to his father, Lemuel was also a travelling salesman and he worked for Clayton and Sons Ltd., a Halifax clothing store. Albert Naylor was a Royal Canadian Mounted Police officer. Charles Woodhams worked for the Department of Public Works. Charles passed away around 1968 and his wife Beatrice continued to reside in the home until her death in 1992.

Unfortunately no further information could be discovered of historical significance regarding the owners of this property. However, since the structure was sold by Henry Busch to the Butler family it is very probable that Mr. Busch's architect firm designed and built this structure. Unfortunately no historical documents could be found stating this fact to be true. As the present owners stated in their application the homes in the vicinity of 5516 North Street are of historical value in their own right and if they are not preserved and registered as heritage buildings Halifax will continue to lose a large portion of its' heritage. No old photographs could be found at the Nova Scotia Archives showing how the area may have looked when the structures were first located on North Street.

Architectural Merit:

This single family, two story wooden shingled structure was built along a plain Italianate architectural style. Allan Penney stated the following in his book called, *Houses of Nova Scotia*, "Despite the extravagances of the mid-Victorian era, many houses of simple or straight forward form were built during the same period." (1880-1915). The structure was erected on a brick foundation and has a very low-pitched roof. A two story three bay projection extends from the ground to the eaves of the overhanging roof.

Decorative cornices project from the façade of this building along with a number of brackets situated under the overhanging eaves of the roof and under the cornice located over the first floor bay window and entrance. Brackets can be paired or may be single but are often found in multiples giving the appearance that they are supporting the heavy cornice.

The entrance has transom windows situated under a wide cornice supported by decorative corner twin brackets, with sidelights surrounding the door allowing light to flow into the structure's hallway. Ornamental pilasters were placed on each corner of the structure's façade.

Several structures were built between 1890 and 1900 on lots owned by Henry Busch, within the vicinity of this property. Several are architecturally similar in design but with decorative variations. Since there isn't any family listed in the Halifax City directories as residing at this address prior to 1896 and it is not shown as being constructed on the Halifax Fire Insurance Map of 1895 we can safely say that the structure was built in 1896.

The architectural style of this home is very popular and can still be seen in various parts of the Halifax peninsula as well as throughout the province.

APPENDIX I: Henry Busch and Walter Busch

Henry Busch was born in 1825 in Hamburg, Germany. It is believed that for about ten years, as he travelled to Austria, Russian-occupied Poland and to the United States that he received some of his training as an architect. He decided to visit his uncle, Charles Walters, in Chester, Nova Scotia and fell in love with Mary Victoria Skinner. They decided to get marry and to stay in Nova Scotia. They moved to Halifax and Henry was employed in 1861 as a draftsman with Henry Elliot's firm. He became a partner in 1864. During this period he supervised the construction of the Union Marine Insurance building located on Bedford Row where the firm of Elliott and Busch remained until they decided to end their partnership in 1876.

By the mid-1870s Henry Busch was busy constructing a number of structures in Halifax. This included the Halifax Academy Building (1878), still standing on the northeast corner of Sackville and Brunswick Streets. Also the Old Ladies Home (now Victoria Hall) located on Gottingen Street; the J. Wesley Smith house (1878) also located on Gottingen Street (owned by the Canadian Navy) and the beautiful bandstand located in the Halifax Public Gardens. Mr. Busch designed the Normal School in Truro (1877) and it was chosen by a Parks Canada publication to illustrate the influence of the Second Empire style in Nova Scotia. Many of the above mentioned structures were designed in the Second Empire style and Henry Busch is said to have become the "foremost exponent" of this style. He also promoted the Gothic style found in many religious institutions that he designed such as the Church of England Institute (1888) situated on Barrington Street. As the 1800s began to come to a close, Busch's office continued to design numerous private and public buildings in styles that began to materialize during these times.

When Henry Busch died in 1902, he was survived by his wife Mary and five children, with his estate worth \$145,000. Prior to his death, Busch had acquired numerous properties in Halifax. He had been a prominent architect for forty years and was well thought of by Halifax contractors.

Two of his sons were trained in his office: Walter Johannes became an architect in 1887 and Ernest started as a clerk in 1892. His son Walter acquired his father's firm and also became a well-known Halifax architect continuing his father's work. After Walter joined his father's firm the majority of his work can be found in the northwest part of Halifax. It comprises of a few residences, churches and commercial buildings but the mainstay of his practice was designing Halifax schools. He was responsible for designing 10 Halifax schools that include; Chebucto Road School in 1908, St. Patrick's Girl's High School in 1907 and Bloomfield School in 1913. Walter Busch resided in the house next to this property, at 5518 (86) North Street with his father, Henry Busch, residing at 5522 (88) North Street prior to this structure, 5516 (84) North Street, being constructed.

Appendix II:

Name	Deeds Book/Page	Year
Elizabeth Kay-Raining-Bird and Pierre Stevens	7873-825	2004-2007
Heather MacNeill	7492-1075	2003-2004
Daniel Matmoor and Heidi VonPalleske	6973-587	2002-2003
Executors of Beatrice Woodhams	5230-56	1992-2002
Charles Woodhams (Beatrice)	885-125	1945-1992
Albert Naylor (Jessie)	838-401	1941-1945
Lemuel Distant (Isabella)	769-1077	1938-1941
Samuel Distant (Mary)	378-196	1906-1938
Charles Butler (Florence)	313-130	1896-1906

SCHEDULE "A"

ALL that certain lot or parcel of land situated on the south side of North Street, in the City of Halifax aforesaid:-

BEGINNING at a point on North Street where the prolongation of the east side of a dwelling house formerly owned by the late Walter J. Busch intersects said south side line of North Street, being a point distant One Hundred Thirty-two (132) feet, more or less, from the point of intersection of Creighton and North Streets;

THENCE running easterly along the said south side line of North Street Twenty-six (26) feet, more or less, or to the point of the prolongation of the east side line of the dwelling house on the lot under description would intersect said south line of North Street;

THENCE southerly along said prolongation and east side line of said dwelling house, other land formerly of Henry Busch, west side line of land now or formerly of Edmund Fultz and William Silver Fultz and Claude Rennels One Hundred Fifty-three (153'), more or less, or until it comes to the north side line of land now or formerly of Simon Macdonald;

THENCE running westerly along the last mentioned side line Twenty-six (26) feet, more or less, or until it meets the east side line of land formerly of Walter J. Busch;

THENCE running northerly along the east side line of lands of said Walter J. Busch One Hundred Fifty-five feet, more or less, to the place of beginning on North Street;

BEING AND INTENDED to be the same lands and premises conveyed by deed in writing dated the 24th day of September 1945, made between Albert M. Naylor et ux and Charles Woodhams;

FURTHER BEING AND INTENDED TO BE the same lands as conveyed by Harold Charles Lindsay Woodhams to Daniel E. Matmor and Heidi von Palleske as Joint Tenants by Deed dated February 11, 2002 and recorded at the Halifax County Registry of Deeds Office on February 20, 2002 in Book 6973 at Page 587.

Research Sources:

Registry of Deeds....
Completed a deed search on property

NSARM:

McAlpine City Directories1895-1969
Halifax Fire Insurance Map..... Reel #955... 1895
Bibliography Index Cards..... Nil for families living at this address

Books:

Allen Penney..... *Houses of Nova Scotia*.....
Formac Publishing Company....Halifax, NS, 1989
Maude Rosinski..... *Architects of Nova Scotia: A Biographical Dictionary 1605-1950*....
Province of Nova Scotia (Publishers).... Halifax, NS, 1994
Phyllis Blakeley..... *Glimpses of Halifax*.....
Mika Publishing....Belleville, ON, 1973
Paul Erickson..... *Halifax's North End: An anthropologist looks at the city*....
Lancelot Press.....Hantsport, NS, 1987

**EVALUATION CRITERIA
FOR REGISTRATION OF HERITAGE BUILDINGS
HALIFAX REGIONAL MUNICIPALITY**

Attachment B

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 the 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/representative of an era	16 - 20	
Moderately important/ unique/representative of an era	11 - 15	
Somewhat important/ representative of an era	10 - 1	
Not important/ unique/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 Significant	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;

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 example	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 example	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

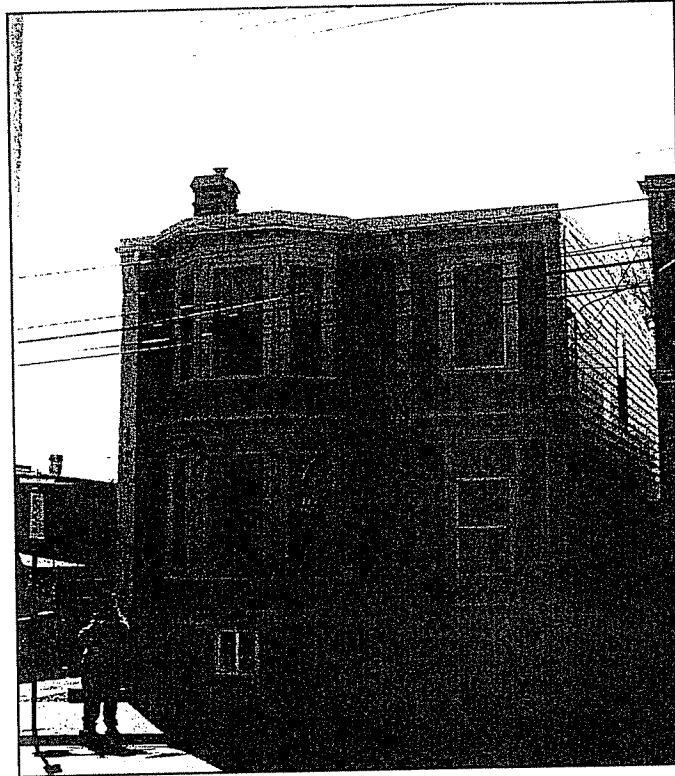
Criterion	Highest Possible Score	Score Awarded
1. Age	25	
2. a) Relationship to Important Occasions, Institutions, Personages or Groups OR 2. b) Important/Unique Architectural Style or Highly Representative of an Era	20	
3. Significance of Architect/Builder	10	
4. a) Architectural Merit: Construction 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

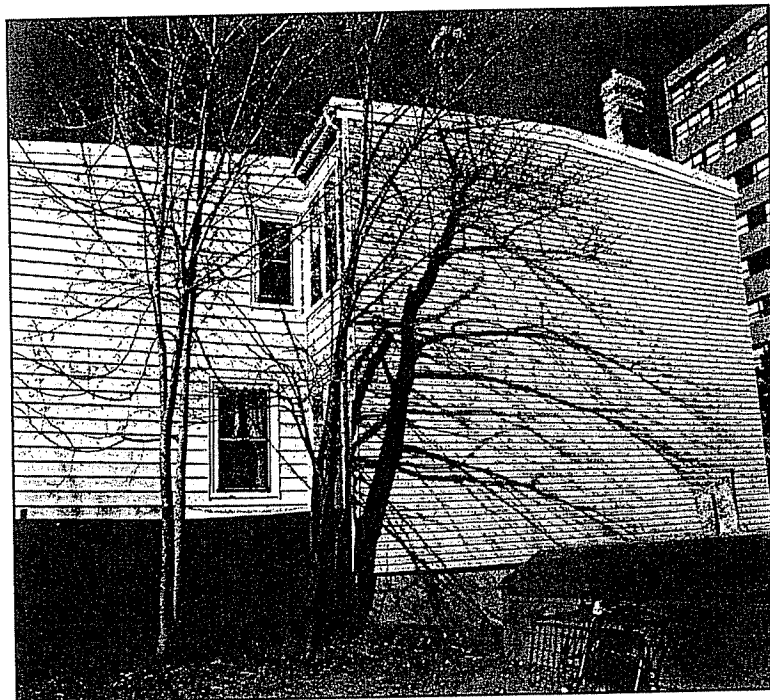
Designation Recommended? YES NO

COMMENTS:

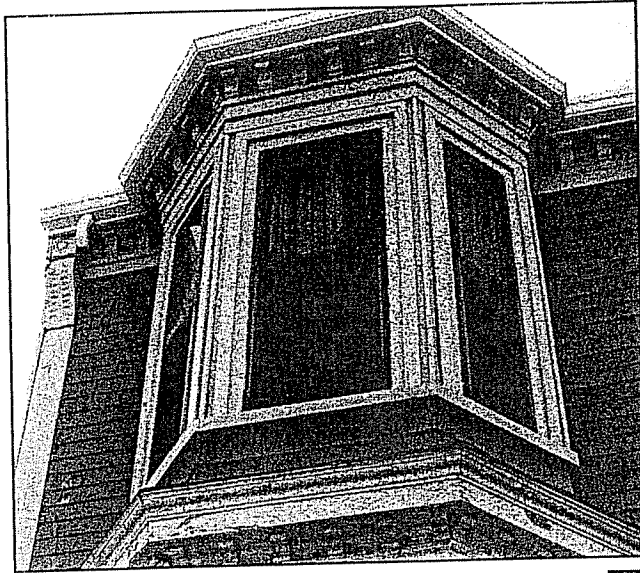
Attachment C
Photographs of 5516 North Street



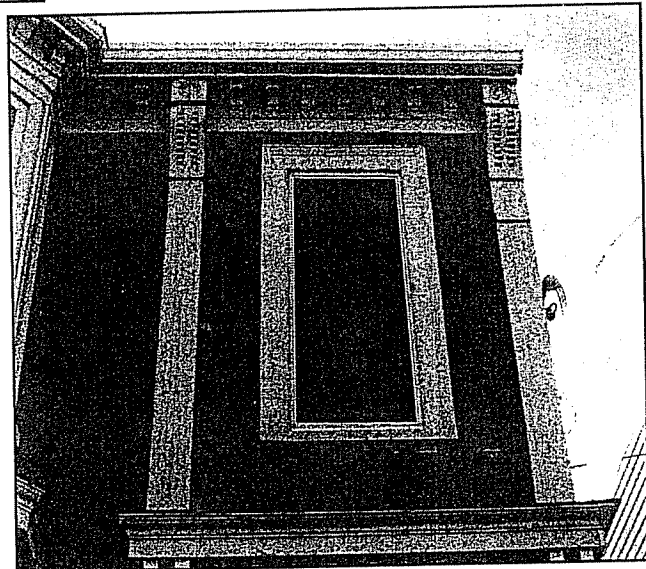
Front elevation, 5516 North Street, Halifax.



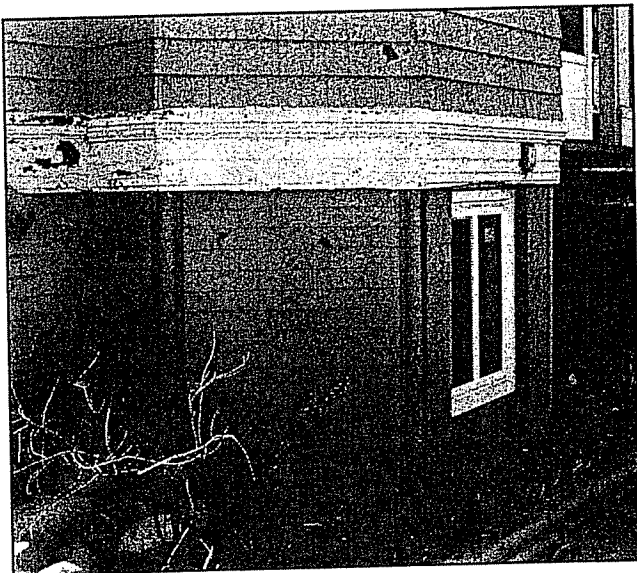
North elevation of 5516 North Street.



Bay window, 5516 North Street.



Details on front elevation, 5516 North Street.



Foundation, 5516 North Street.