

# HALIFAX

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

**Item No. 11.1**  
**Halifax Regional Council**  
**November 10, 2015**  
**January 12, 2016**

**TO:** Mayor Savage and Members of Halifax Regional Council

Original Signed

**SUBMITTED BY:**

 Emma Sampson, Chair, Heritage Advisory Committee

**DATE:** October 28, 2015

**SUBJECT:** Case H00420: Application to Consider 2720 Gottingen Street, Halifax as a Municipally Registered Heritage Property

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## ORIGIN

Motion from the Heritage Advisory Committee at a meeting on October 28, 2015.

## LEGISLATIVE AUTHORITY

Section 21 of the Halifax Charter regarding Standing, Special and Advisory Committees.

By-Law H-200 Respecting the Establishment of a Heritage Advisory Committee and a Civic Registry of Heritage Property.

## RECOMMENDATION

The Heritage Advisory Committee recommends Halifax Regional Council:

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

## **BACKGROUND**

At the October 28, 2015 meeting of the Heritage Advisory Committee, staff presented the application by the property owners to have 2720 Gottingen Street, Halifax registered as a Municipal Heritage Property.

## **DISCUSSION**

The Committee evaluated the application using the *Evaluation Criteria for Registration of Heritage Buildings in HRM*. The property scored a total of 57 points out of a possible 100 points and, therefore, are recommending that the property be registered.

## **FINANCIAL IMPLICATIONS**

None associated with this report. The attached staff report addresses financial implications associated with process the application.

## **COMMUNITY ENGAGEMENT**

The Heritage Advisory Committee is an Advisory Committee to Regional Council comprised of 10 volunteer members of the public and two Councillors. The meetings are open to the public and the agendas and minutes are posted at [www.Halifax.ca](http://www.Halifax.ca).

## **ENVIRONMENTAL IMPLICATIONS**

None.

## **ALTERNATIVES**

The Committee did not provide alternatives.

## **ATTACHMENTS**

Attachment 'A': Staff report dated September 29, 2015  
Attachment 'B': Heritage Advisory Committee's Scoring Summary

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A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.php> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: Sheilagh Edmonds, Legislative Assistant

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P.O. Box 1749  
Halifax, Nova Scotia  
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**Item No.**  
**Heritage Advisory Committee**  
**October 28, 2015**

**TO:** Chair and Members of the Heritage Advisory Committee

**SUBMITTED BY:** Original Signed by:  
\_\_\_\_\_  
Bob Bjerke, Chief Planner and Director, Planning and Development

**DATE:** September 29, 2015

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

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**ORIGIN**

Application by property owners Myles Baldwin, Shane Beehan, and Jillian Demmons.

**LEGISLATIVE AUTHORITY**

*The Heritage Property Act.*

**RECOMMENDATIONS**

It is recommended 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 Gottingen Street, Halifax as shown on Map 1, under the HRM Heritage Property Program.

## **BACKGROUND**

The owners have applied to have their property, located at 2720 Gottingen Street, Halifax, registered as a municipal heritage property (Map 1). The property consists of a single detached dwelling constructed in the Second Empire style in 1896, and is well placed within its streetscape. Contextually, the building will support the adjacent registered heritage properties and begin to create a cluster of heritage properties that better share the story of the north end of Gottingen Street.

### **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 registration of properties into the Municipal Registry of Heritage Properties.

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 6 categories as follows:

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

Should the HAC score a property with more than 50 points, a positive recommendation will 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".*

Under Sections 14(2) and 15(1) of the *Heritage Property Act*, HRM must give notice of its recommendation to the property owner at least thirty (30) days prior to any Council decision to register the property. 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 and heritage staff will ensure the required notices are sent to the owners and deposited at the Registry of Deeds.

## **DISCUSSION**

Evaluations of heritage registration applications are carried out by the Heritage Advisory Committee and are based upon the six evaluation criteria as outlined above and which are described in greater detail in Attachment A. To assist the HAC in its evaluation and scoring, staff offer the following comments in relation to each criterion based on a historical research report (Attachment B, C and D). The historical

research for this property has been undertaken by the property owners in support of their application, but verified and supplemented by heritage staff in the body of this report. Additionally, current photographs of the building can be found in Attachment E.

### 1. Age:

Hugh Russel Silver purchased two parcels of land from Martin P. Black, one in 1895, and the second in 1896. The house was completed in 1896 but not occupied until 1897. Staff suggest the house falls under the category of 'Confederation to the End of the 19<sup>th</sup> Century'.

### 2. Historical OR Architectural Importance:

#### 2. A) Specific associations with important institutions, personages and groups:

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.

Listed as an import/export company for local products such as lumber, oats, butter and general merchandise, the company was also involved in importing goods from the West Indies such as sugar, molasses and fruit. Silver eventually purchased a wharf in downtown Halifax near where the Halifax Casino is now located. However, the company fell on hard times, and in 1930 changed its name to Silver's Agencies Limited which is still active today and continues to be owned and operated by the Silver family<sup>1</sup>.

H.R. Silver also created the Silver Lasses Molasses company in the late 1890's which produced molasses operating from a plant in downtown Dartmouth. In 1900 Silver sold the Silver Lasses Molasses Company to Dominion Molasses Company, but became the acting president. The head office was located in Halifax, but the warehouse and canning plant were located in downtown Dartmouth. The Dominion Molasses plant operated until January 2, 1959 when it was lost to a fire. Notably, in 1913 H.R. Silver purchased land in Dartmouth and built another large residence which he called 'Wyndholm Farm'. This building is located on what is now Camden Street, and is also a municipally registered heritage property.

H.R. Silver had many other business connections and is known to have been one of small group of business men who financed the building of the iconic Bluenose schooner. Silver was also involved in the financing and creation of the Lord Nelson Hotel, and was its first acting president. Staff suggest that this house is associated with provincially significant persons and organizations.

The house also has strong associations with The Home for Aged Men. Incorporated in 1904 'the purpose was to provide a safe residence and nutritious meals for elderly Protestant men in good health'<sup>2</sup>. The home was originally located at 297 Gottingen Street (Clairmont House), but the Navy purchased the building in 1943 forcing the Home for Aged Men to relocate across the street to 338 Gottingen Street (2720 Gottingen Street). The Board for the Home continued operations for at Gottingen Street until 1977.

Staff suggest that the building should be scored in this category for its historic associations, and that these associations would fall within the 'Provincial category'. Given the number and significance of these associations the building could be classified as 'Intimately Related'.

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<sup>1</sup> <http://www.silvers.ca/silvers.ca/Home.html>

<sup>2</sup> HRM Archives, retrieval code: CR 24, 1904-1966.

### 3. Significance of Architect or Builder:

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.

Henry Busch owned and developed many residential properties on Gottingen Street both as a developer in his own right<sup>3</sup> as well as an architect for others<sup>4</sup>. The Busch family resided on Gottingen Street near the intersection of North Street at the time, and both families were of German descent with close ties to Lunenburg. Unfortunately, this can't be confirmed as supporting documentation couldn't be found.

### 4. Architectural Merit:

#### 4. A) Construction type or building technology:

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. Staff would suggest the building is a 'Somewhat Rare' example of this building type.

**AND**

#### 4. B) Style:

The house was designed in the Second Empire style, and has retained many of the traditional characteristics of this style. Staff suggest that the building may fall within the 'Moderately Rare' category of style.

The character defining elements of the building include:

- a significant setback from the street;
- a truncated mansard roof with a bell curve and double flue chimney on the north side;
- two shed dormers south elevation, and two gable dormers north elevation;
- rear portion of the building with a truncated steeply pitched roof and a chimney on the north elevation;
- corner boards with brackets supporting the prominent roof eaves overhang and ornamented cornice on the front elevation;
- elaborately detailed projecting front entry which includes transom windows above, side lites entry roof with ornamental brackets;
- a large shed dormer with paired windows above the front entry;
- a five sided two storey bay window on the front façade;
- a three sided one storey bay window on the south side of the building.

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<sup>3</sup> [http://www.biographi.ca/en/bio/busch\\_henry\\_frederick\\_13E.html](http://www.biographi.ca/en/bio/busch_henry_frederick_13E.html)

<sup>4</sup> <http://dictionaryofarchitectsincanada.org/node/166>

## **5. Architectural Integrity:**

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 changes to the foundation, with the introduction of brick with the original stone, however this is a common practice in Halifax.

Additionally, the interior of the building is highly intact. Elements such as the floral leaded glass entry with matching leaded glass windows in the staircase to the second floor. Other intact interior elements include cove moldings, plaster rose pendants at the ceiling, sliding pocket wooden doors, fireplaces, built-in cabinets, original patterned oak floors. Staff would suggest that the building could fall under the 'Largely Unchanged' category.

## **6. Relationship to Surrounding Area:**

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. Staff suggest that the building could fall within the category of 'An Important Architectural Asset'.

## **Conclusion**

2720 Gottingen Street is significant for both its architecture and its associations with Hugh Russell Silver. Architecturally, the building makes an important contribution to the streetscape and supports the other heritage properties in the immediate area. It is a highly intact example of the Second Empire style in Halifax.

H.R. Silver is acknowledged for commissioning the building for his family, and resided in the building for 14 years. Silver was a well-known Halifax merchant and was considered one of the city's most prominent businessmen. He is most notably associated with his company H.R. Silver Ltd, Silver's Lasses Molasses, the construction of the Bluenose schooner, and the construction of the Lord Nelson Hotel. The building holds other significant local associations such as The Home for Aged Men, which used the building for community service for over 30 years.

Staff recommends that the Heritage Advisory Committee recommend that Regional Council set a date for a heritage hearing to consider the application and approve the registration of 2720 Gottingen Street (as shown on Map 1) under the HRM Heritage Property Program.

## **FINANCIAL IMPLICATIONS**

The HRM costs associated with processing this application can be accommodated within the approved 2015/16 operating budget for C-310 Planning & Applications.

As a private residence, owners of the property at 2720 Gottingen Street will have access to grant awards through the Heritage Incentives Program. Within the limits of the annual approved budget, the Heritage Incentives Program provides matching grants of up to \$10,000 for eligible exterior conservation work.

## **COMMUNITY ENGAGEMENT**

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing achieved through public accessibility 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. Therefore, only the property owner(s) will have the opportunity to speak at the heritage hearing.

**ENVIRONMENTAL IMPLICATIONS**

No concerns identified.

**ALTERNATIVE**

1. The Heritage Advisory Committee may choose to for consideration reject the application for heritage registration and in doing so, the application will not proceed to Regional Council.

**ATTACHMENTS**

Map 1:	Location Map – 2720 Gottingen Street, Halifax
Attachment A:	Evaluation Criteria for Registration of Heritage Buildings in HRM
Attachment B:	Heritage Research
Attachment C:	Chain of Ownership 2720 Gottingen Street
Attachment D:	Historical Maps
Attachment E:	Current Photographs of 2720 Gottingen Street

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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 902-490-4210, or Fax 902-490-4208.

Report Prepared by: Maggie Holm, Heritage Planner, 902-490-4419

Original Signed by:

Report Approved by: \_\_\_\_\_  
Jacob Ritchie, Urban Design Manager, 902-490-6510

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**Map 1 - Location Map**



Application Location



Existing Municipally Registered Heritage Property



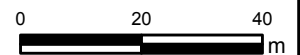
Building



Property Parcel

**HALIFAX**

Planning & Development



Scale 1: 1,250

## ATTACHMENT A

### EVALUATION CRITERIA FOR REGISTRATION OF HERITAGE BUILDINGS in HRM

#### 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 <sup>th</sup> century
1900 - 1917	9	Turn of the Century to Halifax Harbour Explosion
1918 - 1945	5	The War Years
1945 - Present	3	Post-War <span style="float: right;">*Maximum score of 25 points in this category</span>

#### 2. HISTORICAL OR ARCHITECTURAL IMPORTANCE

A building can receive points for A) OR B):

- A) Having specific associations with important occasions, institutions, personages and groups,
- 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	<i>* Maximum score of 20 points in this category, scoring from one of the three categories only</i>

## 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	<i>* Maximum score of 20 points in this category</i>

## 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	<i>* Maximum score of 10 points in this category.</i>

#### 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.

<b>Construction type/building technology</b>		
<b>A) Construction type</b>	<b>Points</b>	<b>Comments</b>
Very rare/ early example	7 - 10	
Moderately rare/ early example	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	
<b>B) Style</b>	<b>Points</b>	<b>Comments</b>
Very rare/ early example	7 - 10	
Moderately rare/ early example	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	<i>* Maximum of 10 points for Construction Type, AND a maximum of 10 for Style - a total maximum of 20 points this category.</i>

#### 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.

<b>Architecture</b>	Consider any additions/ removal/ alterations to windows, doors, porches, dormers, roof lines, foundations, chimneys, and cladding.	
<b>Exterior</b>	<b>Points</b>	<b>Comments</b>
Largely unchanged	11 - 15	
Modest changes	6 - 10	
Major changes	1 - 5	
Seriously compromised	0	<i>* Maximum score of 15 points in this category.</i>

## 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 <b>OR</b> 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	
<b>Total</b>	<b>100</b>	

**SCORE NECESSARY FOR DESIGNATION**

**50**

**Designation Recommended?**

**YES**

**NO**

**COMMENTS:**

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## ***Letter of Support***

The property in question, 2720 Gottingen Street, should be considered for heritage designation due to the importance of preserving the heritage value that the property encapsulates. This can be seen in the historic location of the home in relation to other historic properties, which comprise the immediate neighborhood. The property is also significant as part of a larger depiction of a pivotal period in the development of the North End in the late 1800's and early 1900's. Preserving estates like Hugh Russell Silver's is paramount in allowing current and future residents to have greater insight and appreciation for what the North End once was. The more we allow historically valuable homes like the North End Estates of the Black brother's and institutions like the property which housed the school for the Deaf and the Dumb to disappear, the more likely we are to miss out on opportunities to learn about and understand the history of Gottingen Street and the North End as a whole.

Having sat in the 118-year-old living room of 2720 Gottingen Street and seen out the bay window a beautiful stone gate, followed by a Georgian estate built in 1819 that housed over 36 Admirals of the North American Navy, I can attest to the impact this has on those who have shared the same view. Looking to the left of the home, I see the incredible architectural work of well-regarded Henry Fredrick Busch, who built Fernbank in 1877, and to the right, a 100-plus year old town house, followed by several beautiful historic homes that were built around the same era as our own. Standing in the estate of H.R. Silver, it is easy to feel as though you have been transplanted back to the late 1800's; there can be no better way to begin to understand and gain a view of what life on Gottingen Street was like at that time. Looking at an old photo and physically standing in front of or inside these historic buildings, are two very different ways one might begin to learn about and understand the rich heritage of the North End.

The biography of Hugh Russell Silver, the original owner of the home, speaks for itself. Silver was among some of the most distinguished and respected businesspersons of his time in Halifax, and embodied the hard working, resourceful and entrepreneurial spirit of which would develop Halifax into a thriving port-city with a multicultural population and a diversified economy, supported by several flourishing industries. There are fewer people who epitomize what it means to be a Nova Scotian than H.R. Silver. From a family of German immigrants who settled in the fishing village of Lunenburg, H.R. Silver came from humble beginnings. His father was a shoemaker and H.R. Silver himself worked as a shipbuilder. He started his own business as a general commissions merchant who exported items like salt cod, dairy, coal and lumber. Through his company, he owned and operated a molasses plant in Dartmouth from which he exported Silver Lasses Molasses around Canada. The fact that the namesake company H.R. Silver created in 1896 still exists in operation by members of the Silver family today, only adds to the relevance and prominence of him and his lineage as a Halifax businessman.

Silver worked his way up in the world of business through hard work and a respected reputation as an honest businessman. Silver helped to finance and create the most iconic ship in Nova Scotia's and possibly Canada's history, the original Bluenose. Interestingly, the Bluenose was built in Lunenburg the same year H.R. Silver was building 2720 Gottingen. In addition, Silver was part of a consortium of businessmen involved in the financing and creation of the historic Lord Nelson Hotel, built in 1927. This hotel of which Silver was the first acting President, has direct ties to the historically significant Dominion Atlantic Railway, as it provided an anchor in Halifax for the chain of hotels operated by the iconic Railway. The Lord Nelson is said to be Halifax's first modern hotel.

If it were not for the research we underwent in an effort to complete this heritage application, it would have been unlikely that we would have uncovered such interesting details about our historic home and the prominent individuals who have resided in it. We never could have imagined the home would be intertwined with so much rich history and its original owner tied to such iconic symbols of Nova Scotia. From its use as a business run by one of the most prominent merchants of the day, to a home for aged men, to a bed and breakfast, this house has served many purposes. What has remained constant is the importance in its local community for over one hundred years, cementing it where it should remain, as an important part of Halifax history. It's our hope that the preservation of our home and ones like it, will encourage other residents to delve into our Province's rich heritage for years to come.

### ***Age of Property***

The house on this property began construction in **1896**.

### ***The Merchant's House***

For the sake of this report, we chose to refer to the property under review, 2720 Gottingen Street as 'The Merchant's House'. We chose this name due to the fact that the home's original owner, H.R. Silver was a commission merchant who operated his business out of this home. In addition, the second owner of the home, Henry L. Montague, was also a commission merchant who also ran a mercantile business out of the home up until **1939**. This means, the home was occupied and associated with merchant owners and businesses from its inception in **1896** up until **1939**. Coincidentally, the next owner of the home, Robert M. Hattie, worked as President and Editor of a well-known business magazine known as 'The Maritime Merchant'. The home's immediate neighbor Wesley J. Smith was also a well-known merchant and prominent businessman. Lastly, during the time in which this house was being built, the late 1800's, Gottingen Street was home to more merchants than any other area of Halifax. We appreciate and are not opposed to the fact that this may not be the name given with a heritage designation. We are simply trying to offer the house one possible name that has some merit and a relevant context.



## ***Historical Associations***

### **Occupants, Institutions and Occasions**

The property that The Merchant's House would eventually be built on was originally owned by the prominent Martin P. Black, who sold the property to the original homeowner, Hugh Russell Silver.

#### ***1895-1897***

Martin P. Black's executor sold the first two plots of land to H. R Silver in **1895**. Silver then purchased the second two plots of land in **1897**, which make up the property in which Silver would have his home built. According to the Fire Insurance Maps at the NS Archives as well as the directories, it shows that there was no address listed for the home in the year **1895** but in **1896** the address **338 Gottingen** is first listed. Although the address appears at that time, it is listed as "unoccupied building". It isn't until **1897** that 338 Gottingen is listed as having H.R Silver living there, along with his business associate, Henry L. Montague. One can reasonably deduce from this information that the original home was likely being built in the years of **1895** (when Silver first purchased the property) and **1896** when the property is listed as "unoccupied building". It wasn't until **1897** that Silver was able to fully move into the home.

This property ran along Gottingen Street on the Easterly side, what would have been Creighton Street on the Westerly side. J. Wesley Smith's, a well-known merchant and businessman in Halifax, owned property and a home to the North and Alexander McDougall, a successful whiskey distiller, owned property to the South.

#### ***1897- Hugh Russell Silver***

Hugh Russell Silver was born in Lunenburg, NS in 1865 and died in Bridgewater, NS in 1954.

#### **Shipbuilder**

- H. R. Silver worked in Lunenburg for Smith and Rhuland, a prominent shipbuilding company at the time, which operated from 1900 to 1967.
- Silver had his own schooner built by Smith and Rhuland, in 1907, predictably named, H.R. Silver which allowed him to break into the import and export industry. Although it appears that the H.R. Silver was owned and used by Silver in his import/export business, the original owner of the ship is actually listed by Smith and Rhuland as one William C. Smith. Smith was a well-known fishing Captain at that time, living in Lunenburg, who Silver likely hired to operate his ship or partnered with in his business dealings. Smith himself is still regarded as one of Lunenburg's most prosperous businessmen for his time. Smith's original home, now a heritage house, still exists today in Lunenburg at 56 Hopson Street.

### H.R Silver Limited

- Silver registered his company, H. R. Silver Limited in 1896.
- H. R. Silver Limited was registered as Import, Export Commission Merchants, located at 109 and 111 Upper Water Street, Halifax NS.
- The principle commodities exported were: Salt fish, potatoes, flour (the leading brand of which was called 'Winner'), lumber, oats, butter, cheese and general merchandise.
- H. R. Silver Limited also imported goods from the West Indies, including: sugar, molasses and several varieties of fruit. According to the Silver family who still operate a version of H.R. Silver's business today, Silver was purportedly involved in rum running during prohibition. This is not surprising given that Lunenburg was one of the main ports in which rum and rum running boats departed from. Also, Silver was most well-known in the West Indies where much of the rum running traffic passed through on the way to and from Canada and the United States. Also worth noting, those working in the rum running industry during the prohibition era could easily make ten times the daily earnings of other industry workers. H.R. Silver was well positioned as a newly successful businessman in the peak of prohibition as a commission merchant from Lunenburg. He was well equipped in the import/export industry with established relationships in the West Indies, which enabled him to easily capitalize on the abundance of wealth involved in the rum running industry.
- Silver Limited had its own customers in the Islands whom it was in close and frequent contact with and whom they regularly conducted business with thanks to the business' sound reputation.
- The businessmen directly involved were H.R. Silver as operating President of the company, Henry L. Montague as Vice-President, and F. K. Warren as Secretary.

### Silver Molasses Company

- H.R. Silver started Silver Lasses Molasses Company, which operated out of a molasses plant in Dartmouth.
- Silver sold the company to Dominion Molasses of which he then became acting President in 1900.
- The company was exclusively importers of molasses and had the facilities to store several thousand units of molasses, ready for export to anywhere in Canada via ground transportation. They carried several different grades of the product, depending on customer preferences. Silver was managing director as well as President of H.R. Silver Limited, West Indian Merchants.

### Silver's Wharf

- H.R. Silver purchased a wharf on the waterfront to operate his import/export business from, supposedly where the Halifax Casino is now located.

### Lord Nelson Hotel

- H.R. Silver was part of a larger consortium of businessmen and a financier of the Lord Nelson Hotel and was the hotel's first acting President.

### Bluenose

- H. R. Silver was one of four prominent businessmen to finance and sponsor the construction of the original Bluenose. This group of men was composed of: H.R. Silver, Hon. W.H Dennis, Reg. Corbett and Harry Dewolf. These gentlemen were highly instrumental in the creation of not only the Bluenose but the concept of a true 'Fisherman's Race'. It was purportedly Silver who suggested inviting Gloucestermen to participate in a race, turning it into an international event. It's not a coincidence that Silver was a merchant who imported and exported goods using a fishing schooner on an international level and who also had an interest in growing Nova Scotia's local and international economy. These gentlemen saw this race as an opportunity to boost Nova Scotia's tourism industry and local economy.

### Silver's Hill and Silverside subdivision

- H.R. Silver had a hill named after him in Dartmouth, surrounding one side of what is now Lake Banook, called Silver's Hill. There was also a subdivision in Dartmouth named after Silver, called 'Silverside Subdivision'.

### Wyndholme Cottage

- H.R. Silver purchased 30 acres of land at what is now 1 Camden Street in Dartmouth in 1913. It was previously Esperanto Farm, built in 1844, which he tore down to build his 30-room cottage. The cottage was built partially of beach stones and has a very unique look. At the time, Silver continued to operate H.R. Silver Limited as acting President and used his Wyndholme Cottage as his business address. Like 'The Merchant's House' he both lived in and operated his business out of the Wyndholme Cottage, with a number of his family living and working out of the same large home. Today, the cottage is a registered historic property and operates 16 apartments.

### Other titles

- President of Maritime Life Assurance Company, Director of Eastern Trust Company and Vice-President of Halifax Insurance Company.

### Associations

- President of Halifax Board of Trade, Member of Halifax Club, Commodore of the Royal Nova Scotia Yacht Squadron, Member of Waegwoltic and Saraguay Clubs.

### **1909 – Henry L. Montague**

Silver sold his property and home to Henry L. Montague; acting Vice-President of H.R Silver Limited at the time. Montague was born in Halifax, N.S. on November 25<sup>th</sup>, 1878, son of William H. and Mary Montague.

Henry Lorne Montague resided in 'The Merchant's House' on Gottingen Street as soon as it was finished being built, in 1897. The directories show that the original owner H.R. Silver, along with his business associate, H. L. Montague, lived in the home starting in 1897. This means that Montague resided in 'The Merchant's House' from 1897 until it was foreclosed on him in 1939.

Montague was an ambitious young businessman who worked along side H.R. Silver from the inception of his import/export business, Silver Limited. He entered business with H.R. Silver officially in 1895 when he was only 17 years old and held various positions in the company including President of Dominion Molasses Company and Vice-President of H.R. Silver Limited. In 1930, H. L. Montague left working with Silver to start his own company, H. L. Montague Limited. Like H.R. Silver Limited, this company was also involved in wholesale import and export of goods, based out of Halifax. Unfortunately, his private business venture occurred during a relatively tough economic time and it would appear that Montague's business went bankrupt by 1939. This is indicated by the fact that his home at 338 Gottingen was repossessed by Robert M. Hattie and the Eastern Trust Company on behalf of debts of \$5,000 owed to the late **Theron R. Gue**. Also, the directories show that after being evicted from 338 Gottingen Street, Montague's new address and title no longer included his company name or any other related titles, as they had in past years.

Despite Montague falling on hard times with the unsuccessful attempt at running H. L. Montague Limited, he did serve as a successful businessman for several other companies throughout his career. These companies included: President of Chebucto Fishing Company Limited, Lunenburg Oils Company Limited and Dominion Molasses Company Limited. Montague was also a member of several Clubs, including: City Club, Mayflower Curling, Ashburn Golf Club and Lorne Aquatic Club.

### **1939 – Theron R. Gue**

Montague's property was foreclosed due to debts owed to the late Theron R. Gue. Due to Gue having passed on, Robert M. Hattie and Eastern Trust Company took control of the property as the executors. Although Gue didn't live in the house, he did technically own the house for a brief period of time. Mr. Gue was also a very prominent businessman in Halifax and long-time President of Acadia Power Company.

According to Gue's will, the property would be listed in the Chronicle Herald. It was then sold to the highest bidders, which were Robert M. Hattie and Eastern Trust

Company. Whether Robert M. Hattie actually lived in the house or just owned it for the 5-year period before the house was sold again is unclear. Regardless, 'The Merchant's House was owned by both Robert M. Hattie and the Eastern Trust Company for 5 years.

### **1939 - Robert McConnell Hattie**

Born in Nova Scotia in **1876**, Hattie graduated from Dalhousie University in 1897; he was the editor of trade papers like the Maritime Merchant for five decades and served as a reform member of the Halifax City Council for a term during **1912-1913**, before retiring due to illness (Nicholson 2000). Hattie was passionately involved in civic life and planning matters in Halifax from the early **1900s** until his death in **1953**. Fortunately for those interested in planning history in the region, Hattie donated an extensive collection of correspondence and other materials to the Public Archives of Nova Scotia: few other materials shed as much light on planning history in the province in this early period.

Hattie was involved in many different roles during his years of service. He sat on and often chaired groups such as the Civic Improvement League, Anti-Tuberculosis League, Board of Health, Tree Committee, Town Planning Board of the City of Halifax, Library Committee, and the Board of Trade's Civic Committee. His efforts to promote the causes he supported proved innovative and relentless.

As chair of council's civic improvement committee, Hattie presented several motions to council in January and February 1913, to borrow funds for a city-planning expert. Unfortunately, he worked tirelessly to promote planning through city committees to little avail. Hattie's papers show his deep involvement with the Commission of Conservation in Ottawa. He corresponded frequently with planning boards and groups in the U.S., Britain and other Canadian provinces regarding advances made in planning. Clearly, he was a progressive proponent of planning in the region.

After leaving Council in 1913, Hattie continue to advocate planning as President of the Civic Improvement League of Halifax and other committees on which he sat. The League played a particularly strong role in promoting planning within the city, bringing in famous town planners like John Nolen, Thomas Mawson and Ewart Culpin. Hattie has been credited with being one of the main forces to help Nova Scotia become one of the first regions in Canada to officially adopt a town-planning act. For this and his outstanding involvement in civic matters, Hattie is no doubt a provincially significant figure in Nova Scotia and arguably deserves national recognition for his contributions to his province and to Canada, given his progressive views on municipal planning and several other areas of civic engagement. Hattie was also one of the incorporators of the only Children's Hospital in the Maritime Provinces, one more significant contribution of Provincial and National importance.

Hattie's outstanding civic life can be further appreciated in his role as creator of his own newspaper called 'Bluenose' in the early 1900's and as President of both the Imperial Publishing Company and the local business magazine, 'Maritime Merchant'. Upon his retirement as editor of that magazine, Hattie received an outstanding farewell message from the magazine, which beautifully captures what an important figure he was during his career. As the new editor of the Maritime Merchant put it "Robert McConnell Hattie, a man of modesty and character, who shuns the limelight of personal publicity with a distaste not surprising in a person whose career has been one of selfless devotion to this periodical, to his family, and to the community" (Maritime Merchant, 1949).

#### **1944 - The Home for Aged Men**

Robert M. Hattie and Eastern Trust sold the property for \$8,000 to The Home for Aged Men.

The Home for Aged Men was incorporated in 1904 and began operations in April 1905. The Home's purpose was to provide a safe residence and nutritious meals for elderly Protestant men in good health. The Home was originally located at 297 Gottingen Street in Halifax, in the building formerly known as Rosebank, later Clairmont. Rules and By-Laws for governing the Home were published in 1928. The daily operations of the Home were run by a Matron under the authority of a Board of Directors and a Ladies Committee.

In 1943 the Canadian Navy purchased the building to use as a nurses' residence and it was renamed the Russell House. The Home for Aged Men moved across the street to 'The Merchant's House' property located at 338 Gottingen and continued operations until 1977. The Board remained active following the closure of the Home by financially supporting organizations and individuals that promote the physical and social well-being and comfort of senior citizens.

The Home for Aged Men was a very important part of Gottingen Street and the North End for several years. Its establishment was part of a larger Victorian Era movement where predominantly women were advocating for public health institutions like this one to be funded by government as opposed to private citizens. It was due to this strong lobbying and advocacy that places like the Home for Aged Men and other public health care facilities were created for Nova Scotia residents. This home and others like it are very important pieces of history in an era where public health care was being fought for and significant gains were being cemented in legislation and policy.

#### **1977 - John T. Withey and Mary P. Jones**

Little is known about Mr. Withey and Ms. Jones, but we did find out that they purchased 'The Merchant's House' in 1977 from the Home for Aged Men. John T. Withey is listed as a Bachelor; Himself and Mary P. Jones are listed as Joint Tenants and not as Tenants-in-Common. That said, we were able to track down previous tenants of the respective owners to find out that they were a couple who

immigrated here from England and were in fact together but for whatever reason, decided to keep their respective names and decided to not get married. According to accounts from tenants who lived with them, they resided on the main floor of the building with their children and rented out 3 other apartments in the home to tenants. It was likely during this time that the house was converted from a Home for Aged Men to four separate apartment units. The previous tenants informed us that the couple utilized the Neighborhood Improvement Grants provided by the city at that time to try and improve the home and to possibly convert it into income units. We also know that when the couple sold the home to Innis and Sheila MacDonald, they purchased a home on the corner of South and Robie before eventually selling that home and moving back to England, where they live today.

### **1987 - Innis and Sheila MacDonald**

Innis and Sheila MacDonald operated the home for **27 years** as a Bed & Breakfast called 'Fresh Start' until the current owners, Myles Baldwin and Shane and Jillian Beehan purchased it in **2014**.

***Fresh Start Bed & Breakfast*** was the name the sisters selected for their business as their professional lives took a turn from careers in nursing, at a time when the demand for non-traditional accommodation was growing in the city's north end. The MacDonald sisters retired to their native Cape Breton and Gottingen Street has thus lost staunch promoters of the neighborhood. The MacDonald sisters were important figures in Halifax as they fought against racism and stereotypes casted on certain groups and areas of the city. As quoted in The Chronicle Herald (2014), "Over the years we've not had one guest harassed or bothered in any way walking along Gottingen Street and we've not been shy about calling the news media when they're giving the street a bad name," Sheila said. Innis and Sheila were known in the community as politically active members who advocated on behalf of more vulnerable segments of the local population, including but not limited to, new immigrants. Innis MacDonald ran as an NDP candidate but lost by a narrow margin. However, Maureen MacDonald, who lived in the house for a brief period of time, would also eventually run as an NDP candidate and win, in Halifax. The MacDonald sisters were able to use their business to help support and house new comers to the province, as well as youth from non-profit organizations like Katimivik and Canada World Youth. The sisters were also known for hosting community meetings and discussions around supporting positive change both in the North End and in the province as a whole.

Besides a steady flow of summer tourists, students, and business travellers over the years, the business has hosted a huge number of special events, such as weddings and celebrations, featuring groups of entertainers who loved staying and playing together outside of a traditional hotel. Canadian comedian Rick Mercer called the 'The Merchant's House his home for a period of time when he first arrived in the city as a teenager. The 2 1/2-storey house, with about 4,500 square feet of space, has long been a favourite of film and television producers, helping to support and grow that important industry in the province.

Innis and Sheila MacDonald are well known in the North End community, as is the Gottingen Street property, for good reason. The sisters were one of the first Bed and Breakfasts to operate in the North End during a period when the area of the city had a poor reputation, arguably unjustly so. Through their business operations and community engagement, the MacDonald sisters were able to create a more realistic picture of what the North End of Halifax was really like and could be, with more open mindedness and development. It's people like the MacDonald sisters to whom residents in the city owe thanks for the current direction and new development in the North End, making Halifax as a whole a stronger and more diverse city. The MacDonald sisters are among few business owners who can claim to have hosted over 20,000 guests in their Bed and Breakfast from over 80 different countries around the world.

#### **2014**

Currently owned and lived in as a single family dwelling by Myles Baldwin and Shane Beehan and Jillian Demmons.

### ***Relationship to the Surrounding Area***

The chronology of owners who have lived at 'The Merchant's House' is in itself impressive and noteworthy in terms of their lives and accomplishments. In addition to the owners, however, is the property's position in what can only be regarded as a historically significant street and community of the North End. North of North Street, the Admiralty House drew in the creation of prestigious estates like H.R. Silver's. Among these estates, some of the most highly regarded were: Bloomfield, Belle Aire, Bellevue, and Clairmont.

Directly across from 'The Merchant's House' is the former Admiralty House, built in **1819** as a summer residence for the Admiral of the North American Station.

As you walk one block South of 'The Merchant's House', you will find another registered heritage property at 2698 Gottingen, Bellevue Cottage, built in **1821**.

Bellevue and Clairmont estates, both built in **1821**, were a pair of mansions on the northwest and northeast corners of North and Gottingen. Bellevue was the home of Martin P. Black. His brother, Charles H. M. Black lived across the street in the Clairmont mansion. Neither of these houses exists today but they were some of the most prominent properties on Gottingen Street during their time.

Dominating the east side of Gottingen Street was the distinguished Institution for Deaf and Dumb. The institution began in **1858** with funds from benefactors.



To the left of 'The Merchant's House', when facing the street, is a registered heritage property known as Fernbank, built in **1877** by the prominent architect, Henry Frederick Busch.

To the right of 'The Merchant's House' is another home, originally built as a three-story multi unit property, built in the late 1800's, sometime between **1877-80**, according to when it appears in the fire insurance maps at the Nova Scotia Archives.

At the rear of 'The Merchant's House' resides the Bloomfield Community. Within this community are a number of historic homes and a school, which survived the Halifax explosion. Most notably, the previous home of Hugh Bell, built in **1867**. Bell later served as Mayor of Halifax in **1944-45** and was a member of the first responsible government in Nova Scotia from **1948-54**.

The Bloomfield School, which was destroyed and then rebuilt after the Halifax explosion is also of historic significance to the community. This school was built in **1887** and then re-built in **1917**.

'The Merchant's House' is a great example of late Second Empire Era architecture. The home's original façade is largely complete with the exception of vinyl siding, which will be removed to reveal the original cedar shingles. The home is architecturally impressive in size and design. It displays three chimney's, four bay windows, four dormer windows, a grand entry way porch at the front, a beautiful mansard sloped roof line, a sizeable rooftop patio overlooking Halifax Harbour and the original exposed brick and stone foundation.

While The Merchant's House stands out as one of the more impressive homes on the North End of Gottingen Street, it also fits appropriately into the surrounding streetscape. Within two blocks of 'The Merchant's House' along Gottingen Street are five other comparable Second Empire style homes. These homes are comparable in size, being only slightly smaller than 'The Merchant's House'. While these houses have architectural features each unique to itself, they all have a similar design, which fits into the Second Empire style architecture with varying levels of Victorian period influence. Together, 'The Merchant's House' and the surrounding homes offer a coherent glimpse into the past, which would be greatly detracted from if our home were to disappear from the streetscape. Arguably, any replacement building could not help but appear somewhat abhorrent.

The above is certainly not an exhaustive list of historically significant properties in the North End community, where 'The Merchant's House' exists. However, it offers some historical context, which speaks to the importance and relevance of the home in the larger preservation of Gottingen Street and North End heritage. This heritage greatly benefits the city, its residents and in particular, those who by no accident, choose to live in the surrounding community.

## **Historical Period & Architectural Style**

Although it can't be stated with absolute certainty, 'The Merchant's House' was likely designed by Walter Busch, son of well-known architect Henry Frederick Busch or designed by Henry Busch himself. The following is a brief overview of Henry Busch's life, including mention of Walter Busch, taken from the following source: Robert G. Hill, Architect, FRAIC, Author & Editor 2009-2015.

**"BUSCH, Henry Frederick (1826-1902)** practiced in Halifax, Nova Scotia from 1862 until his death in 1902. A native of Hamburg, Germany he was born there on 6 January 1826 and is said to have spent a number of years in Austria and Russian Poland before arriving in the state of Kentucky in 1847 (Report of the Provincial Museum of Nova Scotia, 1933-34, 39). 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 attracted attention in 1878 when his competitive designs for the Halifax County Academy were awarded first prize. This finely proportioned Second Empire style design still stands today and serves as the headquarters for the Halifax Board of School Commissioners. Its formal axial composition with a central tower and cupola was a theme Busch was to use frequently in his later work, including the Pictou Academy (1879) and in the Court House, Lunenburg, N.S. (1891-92).

His most admired work in Halifax is the Church of England Institute (1888), a carefully crafted asymmetrical design dominated by a bold corner turret and spire that forms a distinctive landmark on Barrington Street. Busch registered as a Canadian citizen in September 1874 (PANS, Naturalization Papers, RG 18, Series A, i, 25A), and married the daughter of Capt. John Skinner. In later years he was assisted in his office by his son Ernest, and by a second son **Walter Busch**, who continued the practice after his father's death in Halifax on 28 January 1902".

Unfortunately, we were unable to locate direct information on the building permit for 'The Merchant's House'. Interestingly, the **ONLY** year missing from the records at both the HRM Archives and the N.S. Archives for building permits happens to be the

same year this house was first resided in: **1897**. As mentioned previously, the construction of this house likely started in **1895** and almost certainly by **1896**, which is the year that it's first listed in the directory as having an "unoccupied building" on the land. That said, neither **1895** nor **1896** show building permit records for this house. It's our deduction that either H.R. Silver did not seek a building permit OR simply the recording of the application did not occur or was lost. Given that applications were hand written at that time, there were no electronic records stored that could be referred to.

'The Merchant's House' was likely built by Frederick Busch or his son Walter, for a few reasons. The Busch family both lived on Gottingen Street during the time H.R. Silver was building this house and Busch built other houses on Gottingen Street over a stretch of a number of years. Included in this list is the house immediately next door, mentioned earlier as *Fernbank*, built in **1877** by Henry Frederick Busch. Also worthy of note is the fact that Henry Busch was still designing quite noteworthy buildings as late as **1892**, such as the Court House in Lunenburg, N.S. It's not a far stretch to think that either Busch himself or his son Walter may have built 'The Merchant's House' only three or four years later in **1895-96**.

'The Merchant's House' was also built in the later years of the Second Empire architectural style, which also happens to be one of the styles Henry Frederick Busch was most well-known for, in terms of his own personal interests and those for which he received an award. That said, much of his later Second Empire style architecture was characterized as having a formal axial composition with a central tower and cupola, whereas our home does not follow that design, although it IS still Second Empire. Also worth noting, is that 'The Merchant's House' is a smaller more modest house than some of the more grand Second Empire houses designed by Busch later in his career, which warrants a different style. It's not unlikely that a prominent and successful businessman such as H.R. Silver would want to differentiate his Second Empire style home from that of his immediate neighbor. Although 'The Merchant's House' is a later version of Second Empire architecture, it has very similar features to those of other residential buildings designed by Busch, both on the exterior and interior. It is in the smaller architectural details of the home that we see evidence of Busch-style features, such as the frequent use of decorative but practical ventilation windows in various rooms, in particular the bathrooms. These and other more obvious architectural details support the theory that Frederick Busch or his son Walter designed 'The Merchant's House'.

Lastly, the fact that both H.R. Silver and the Busch family are of German descent, lived in Lunenburg for an extended period, worked as ship builders, were well-known successful businessmen of Halifax and both lived on the same street, are great supporting factors in the theory that either Frederick or Walter Busch designed Silver's home. The simple fact that these gentlemen almost certainly were acquaintances doesn't confirm that Busch built Silver's house, but taken in concert with all the information at hand, we can assert there is a high probability.

'The Merchant's House' has the architectural style of Second Empire and is influenced by the Victorian Era according to Allen Penny's 'Houses of Nova Scotia' (1989). As referred to by Penny, *Second Empire* architecture was most prominent between the years of **1855-1900**. Characteristics of this style represented by 'The Merchant's House' include: a roof with a steep slope at the eaves, topped by a low-pitched or a flat roof. This is referred to as a Mansard roof, after Francois Mansart. The Mansard roof provides full headroom in the top storey. It is also notable for rectangular design and generally has dormer windows coming out from the Mansard roof. It would also include long vertical panes in the bay and dormer windows, which 'The Merchant's House' also has. For smaller houses or residences such as ours, the Second Empire is less elaborate but still relatively ornate.

The architectural period of 'The Merchant's House' appears to be that of the *Late Victorian Era 1880-1915* (Penny, 1989). Characteristics of this era that apply to our home include three-sided bay windows, generally jutting out from the first two stories of the home. Most of the time, the front of the house contained the living and dining rooms, with the bedrooms located on the upper floor and the kitchen at the back of the house, as can be seen with 'The Merchant's House'. These homes often feature tall ceilings (up to eleven feet), ornate plasterwork (such as ceiling medallions), and intricate fireplaces (2011, I Love Toronto).

### **Architectural Details**

The building's facades are largely original, however, it appears that some of the original detail around the bay windows and roofline of the house have been removed over time. That said, features such as corbels and dentals still exist around the storm porch and bay windows, almost complete in their original state. In addition, the dormer windows on both sides of the home still have their original façade in tact. The bay windows, of which there are three, are also original to the house and have not been modified much, if at all. Three original brick chimneystacks stand well above the roofline of the home and the patterned brick and stone foundation is visible at both the front and sides of the home, speaking to the era in which it was built. Unfortunately, the original cedar shingles that encompassed the exterior of the home have since been covered over with vinyl siding. It may be worth noting that we, the current owners of the home, plan to re-expose the original cedar shingles or install new cedar shingles in place of the vinyl siding. If the shingles are salvageable, we will look to scrape and paint them as well the trim around doors and windows, back to a heritage color pertaining to the original era of the home.

The interior architecture of 'The Merchant's House' is very impressive and largely in its original condition. The architectural features of the interior of the home are listed below as follows:

- An original floral leaded glass entry way with a matching leaded glass window leading you up the main staircase.

- At the top of the staircase, starting at the roofline is a beautiful original stain glass window. Other windows throughout the house are largely original wood, including patterned and stained glass windows.
- 11-foot ceilings with cove molding and plaster rose pendants.
- Original door and window trim with wooden rosettes in tact throughout.
- Patterned thin oak floors throughout the majority of the first and second levels.
- Two intricately carved slate fireplace mantles in the living/dining rooms.
- Two detailed wood fireplace mantles in one other living room and bedroom.
- Colorful patterned sliding leaded and stained glass doors leading to living/dining rooms.
- 9-foot sliding pocket wood doors leading to the second living/dining rooms.
- Two sets of built in drawers and wardrobe combinations, one in the attic and one in a bedroom.
- Original interior wood shutters on two sets of side dormer bedroom windows.
- Plain and detailed wood wainscoting in kitchen and bathrooms.
- Hand-made intricately patterned cast iron radiators throughout.

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<http://novascotia.ca/archives/virtual/Creighton/archives.asp?ID=542>

**Lake Banook with Silver's Hill in background, late 1950's. From Flickr.**  
<https://www.flickr.com/photos/rdb466/7402603726/in/set-72157631530744457>

**Lake Banook from Silver's Hill. Halifax Public Libraries.**  
<https://www.flickr.com/photos/rdb466/9629536096/in/set-72157631530744457>

**"The Cruise of the Eva June". H.R. Silver Limited. May 12, 1924.**

**Fisheries Board of Canada. Fraser, M.F. "Notes on Changes in the Fishing Industry, Lunenburg, N.S". 1910-1964.**  
<http://www.dfo-mpo.gc.ca/Library/338535.pdf>

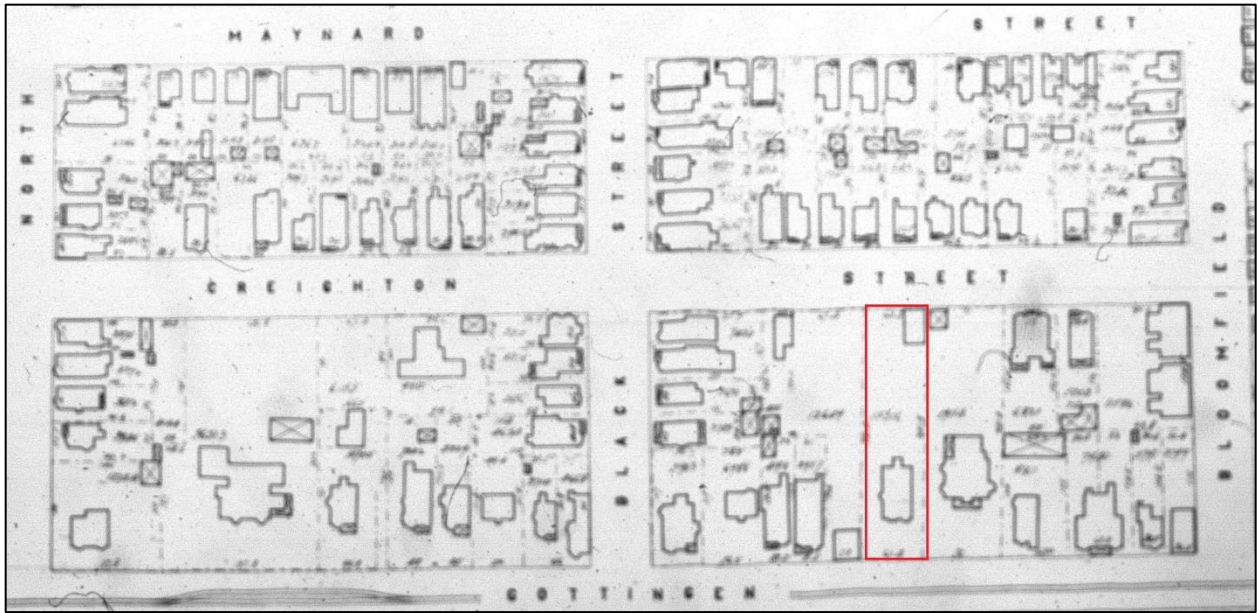


**2720 Gottingen Street – Chain of Ownership**

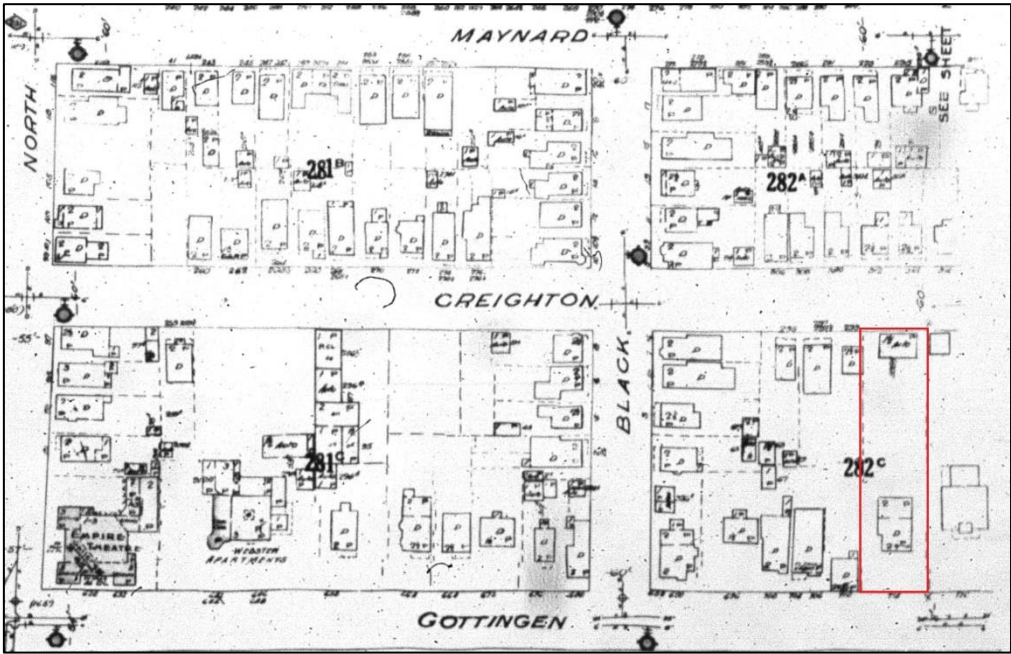
Date of construction: 1896

<b>Address</b>	<b>Date</b>	<b>Occupants/Owner</b>	<b>Book/Page</b>
718 Gottingen St	<b>1895</b>	<b>Martin P. Black To Hugh R. Silver</b>	<b>DEED Bk 310, pg 3</b>
338 Gottingen St	<b>1909</b>	<b>Hugh R. Silver and Frances M Silver (wife) To Henry L. Montague</b>	<b>DEED Bk394, pg646</b>
338 Gottingen St	<b>1939</b>	<b>Harry L. Montague To Eastern Trust Company</b>	<b>DEED Bk791, pg 146</b>
338 Gottingen St	<b>1943</b>	<b>The Eastern Trust Company To The Home for Aged Men</b>	<b>DEED Bk 856, pg 546</b>
2720 Gottingen St (was 338 Gottingen)	<b>July 13, 1977</b>	<b>The Home for Aged Men to John T. Withey &amp; Mary P. Jones</b>	<b>DEED Book 3135, pg 246-248</b>
2720 Gottingen St	<b>April 13, 1987</b>	<b>From John T. Withey &amp; Mary P. Jones to Innis MacDonald Anderson and Sheila MacDonald Newbury</b>	<b>Fee Simple Bk 4362, pg 337-339</b>
2720 Gottingen St	<b>May 14, 2014</b>	<b>Sheila Christine (NewBury) MacDonald &amp; Marion Innis (Anderson) MacDonald to Myles Baldwin &amp; Shane Joseph Beehan &amp; Jillian Marie Demmons</b>	<b>Document 105484563</b>





HB Pickings Map (1918) – still evident is H.R. Smith’s house, as well as Fernbank to the immediate north, and Bellview Cottage three properties to the south.

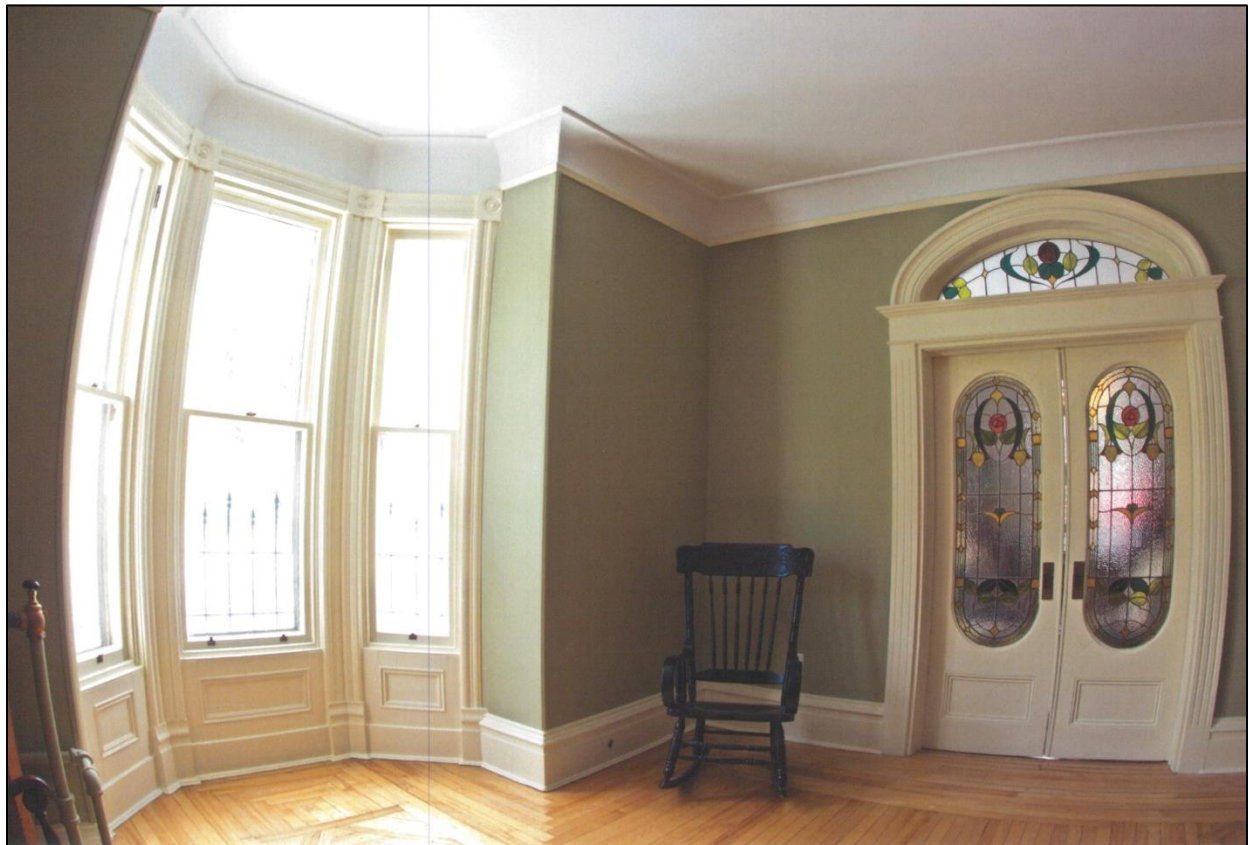


Fire Insurance map (1952). The same configuration of lots from Black Street to Fernbank has remained unchanged since 1918.

Attachment D – Current Photographs of 2720 Gottingen Street









## HERITAGE ADVISORY COMMITTEE SCORING SUMMARY

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>

SCORE NECESSARY FOR DESIGNATION

50

Designation Recommended?

YES NO 

COMMENTS:

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