



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

8.4

Halifax Regional Council

June 8, 2004

July 13, 2004

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:

A handwritten signature in dark ink, appearing to read "A. MacLellan", written over a horizontal line.

Allan MacLellan, Chair
Heritage Advisory Committee

DATE: June 1, 2004

SUBJECT: Case H00132 - Application for Registration of 2548 Gottingen Street

ORIGIN

May 26, 2004 meeting of the Heritage Advisory Committee.

RECOMMENDATION

The Heritage Advisory Committee **recommends** that Regional Council:

- 1) Set the date of July 13, 2004 \for a Heritage Hearing to provide consideration for the registration of 2548 Gottingen Street, Halifax, under the HRM Heritage Property Program.
- 2) Subsequent to the Heritage Hearing, approve the registration of 2548 Gottingen Street, Halifax

**PLEASE RETAIN REPORT
FOR HERITAGE HEARING**

BACKGROUND

See attached staff report dated May 9, 2004.

DISCUSSION

This matter was before the Heritage Advisory Committee on May 26, 2004. The Heritage Advisory Committee evaluated the property for consideration of heritage registration and the property scored the 45 points required for registration.

BUDGET IMPLICATIONS

None.

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:

None proposed.

ATTACHMENTS

- 1) Draft May 26, 2006 HAC minute extract
- 2) Staff report to the HAC dated May 9, 2004

Additional copies of this report, and information on its status, can be obtained by contacting the office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Patti Halliday, Legislative Assistant

Report Approved by: Allan MacLellan, Chair, Heritage Advisory Committee

EXTRACT FROM DRAFT MAY 26, 2004 HERITAGE ADVISORY COMMITTEE MINUTES:

5.1 H00132 - Application for Registration of 2548 Gottingen Street

- A staff report prepared for Jim Donovan, Manager, Planning Applications, regarding this item was before the Committee for its consideration.

Ms. Alfreda Withrow, Research Consultant, presented the historical report on 2548 Gottingen Street, Halifax, to the Committee.

The Committee proceeded to evaluate the property with the following results:

<u>Criteria</u>	<u>Points</u>
1. Age	
Construction Date 1894-95	10 pts
2. Relationship to Important Occasions, Institutions, Personages, Eras	
Local importance - architect	10 pts
3. Relationship to Surrounding Area	
Excellent - building is a definite asset to surrounding area	10 pts
4. Aesthetic/Architectural Merit	
Original facade	5 pts
Good example of architectural type: building competently displays the major architectural characteristics of the type and is aesthetically pleasing	15 pts
TOTAL	50 pts

MOVED by Councillor Sloane, seconded by Tom Creighton, that the Heritage Advisory Committee score 2548 Gottingen Street 50 points and recommend to Regional Council that this property be registered under the HRM Heritage Property Program. MOTION PUT AND PASSED UNANIMOUSLY.

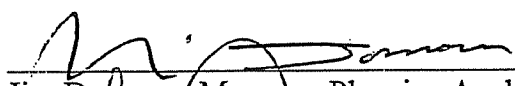


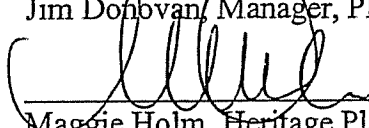
PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Heritage Advisory Committee
May 26, 2004

To: Heritage Advisory Committee

Submitted by:


Jim Donovan, Manager, Planning Applications


Maggie Holm, Heritage Planner, Planning & Development Services

Date: May 9, 2004

Subject: ¹³²
H001~~25~~ Application by Kattie Calleja to consider 2548 Gottingen Street, Halifax, as a Registered Heritage Property.

STAFF REPORT

ORIGIN

An application by Kattie Calleja requesting the consideration of 2548 Gottingen Street, Halifax as a Municipal Heritage Property.

RECOMMENDATION

It is recommended that should 2548 Gottingen Street score more than 45 points, the Heritage Advisory Committee recommend to Regional Council that this property be registered under the HRM Heritage Property Program (Map 1).

BACKGROUND

Kattie Calleja has made an application to have her property, located at 2548 Gottingen Street, Halifax considered a heritage building under the HRM Heritage Property Program. The owner would like to preserve her home by attaining Municipal Heritage Designation, but it is also her wish to lead by example for her fellow neighbourhood residents having similar buildings with historical significance.

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 1) is developed that is used to score the building against the former City of Halifax's Heritage Property Evaluation System - Heritage Buildings (Attachment 2).

Should the building score more than 45 Points, a positive recommendation will be provided to the Regional Council, and notice of this recommendation will be provided to the registered owners of the building 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 building is scored on May 26, 2004, Council cannot consider the registration earlier than June 28, 2004.

BUDGET IMPLICATIONS

There are no budget implications for this application.

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.

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

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

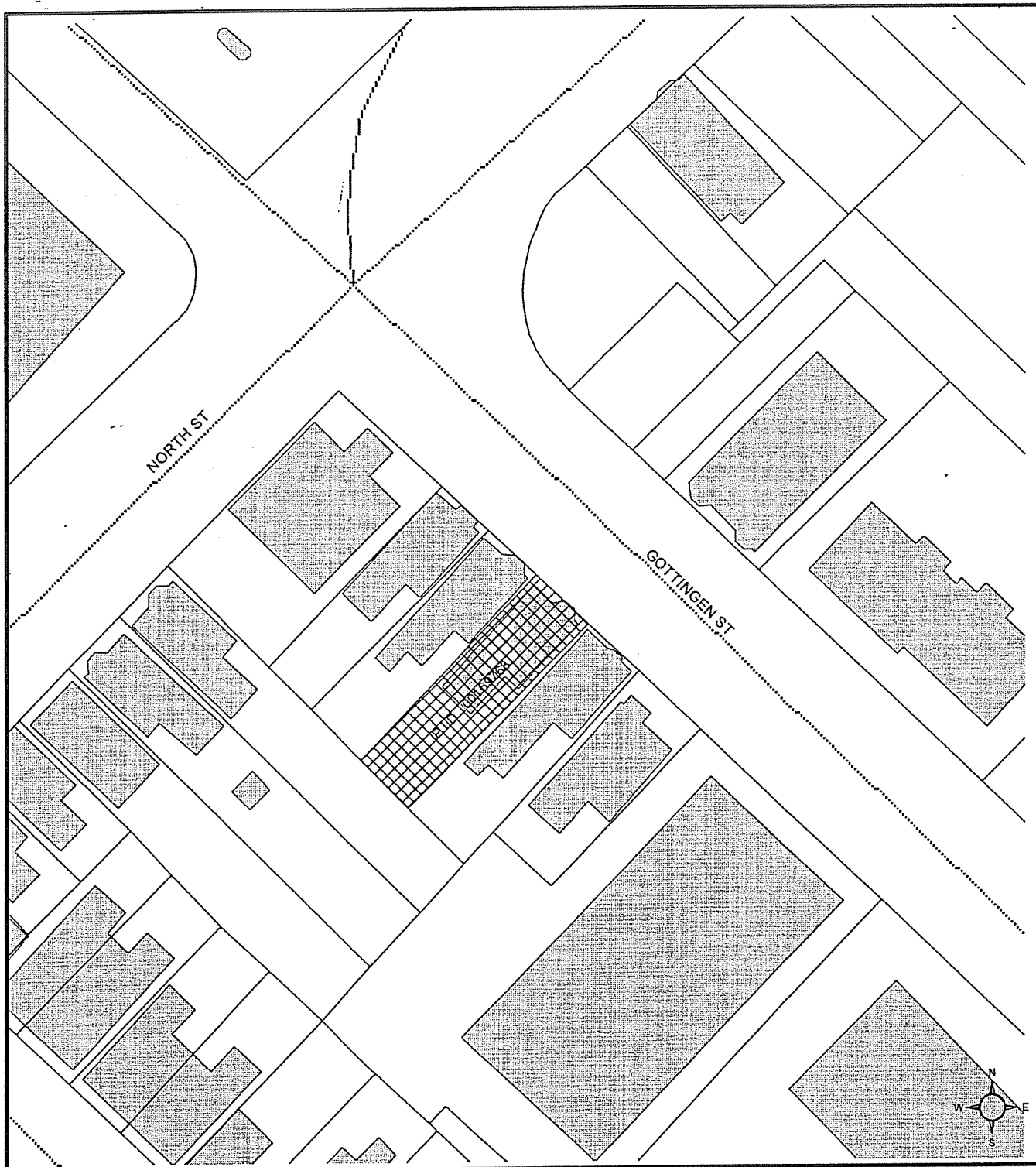
ATTACHMENTS

Map 1: Location Map - 2548 Gottingen Street, Halifax

Attachment 1: Heritage Research Report for 2548 Gottingen Street, Halifax





Attachment 2: City of Halifax's Heritage Property Evaluation System - Heritage Buildings.

Further Information regarding the contents of this report may be obtained by contacting Maggie Holm, Heritage Planner at 490-4419. For additional copies or information on the report's status, please contact the Municipal Clerk's Office at (tel) 490-4210 or (fax) 490-4208.



Map 1

**2548 Gottingen Street
Halifax**

-  Subject Property
-  Building
-  Property line
-  Road/sidewalk/driveway

HALIFAX
REGIONAL MUNICIPALITY
PLANNING AND
DEVELOPMENT SERVICES

0 20 m

May 21, 2004

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An Historical Report on:
2548 Gottingen Street, Halifax
(Formerly 270 Gottingen Street)

Prepared for: Maggie Holm, Heritage Planner
Halifax Regional Municipality

Prepared by: Alfreda Withrow
Research Consultant

Date: May 13, 2004

Age and Ownership of Property:
(Formerly civic number 270 Gottingen 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.

Henry Busch sold this lot (270 Gottingen Street) to William S. and Edmond Fultz, two postal clerks, for the sum of \$2900.00. The amount of money received for this property indicates that a building was already erected on this lot. On the Halifax Fire Insurance map of 1895, structures are shown as having been constructed on four of Mr. Busch's building lots situated on the west-side of Gottingen Street. According to the McAlpine City Directories for 1890 to 1895 Henry Busch is not listed as residing in this house. However since he is the grantor of this property it is highly probable that he designed and had this home constructed as a business venture.

The Fultz family resided in this house for nearly fifty years and when it was sold in 1944 to the Deegan family, William S. Fultz was a retired civil servant. Frances and John Deegan, an employee with the Canadian National Railroad, purchased the property and their family resided in this structure for the next 42 years, from 1944 until 1986. Since 1986 there have been a number of owners of this property, with Kattie Calleja the present owner. (See Appendix I)

Relationship to Personage:

During the late 1800s Gottingen Street began to develop further north as the citizens of Halifax began to construct new residences. In Paul Erickson's book, *Halifax's North End: An anthropologist looks at the city*, he states that "... genteel residential development north of North Street crept south to meet the northwest sprawl of houses, shops and factories of the burgeoning North Suburbs." It was Gottingen Street that helped to connect businesses and the suburb together and became the main thoroughfare for the district. From around 1885 to 1900 new residences were being constructed along this main route, surrounding the beautiful estates of the prosperous merchants who had been living in the North end during the early 1800s. Slowly as these spacious estates were sold their open fields were divided into small building lots causing this part of Gottingen Street to become residentially crowded with only a two-foot wide alleyway separating houses.

Both the Deegan and Fultz families resided in this home for many years and unfortunately no information could be discovered of historical significance regarding either family. However, after discovering that the structure was sold by Henry Busch to the Fultz family it is quite probable that Mr. Busch, a well-known Halifax architect may

have designed and built this structure. Unfortunately no historical documents could be found stating this fact to be true.

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 not far from 2548 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.

Architectural Merit:

Four structures were built in a row on Gottingen Street between 1890 and 1895 on lots owned by Henry Busch. All were architecturally similar in design but with decorative variations. The structure located at 2548 Gottingen Street was built between 1894 and 1895. The land was owned by Henry Busch for five years prior to this structure being erected and sold to the Fultz family.

This two story wooden shingled structure was built along a Late Victorian Plain style with Italianate or Bracketted elements added as decoration. 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 straightforward 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 up to the eaves of the roof.

Penney stated, "Although there may be paired brackets under Italianate cornices, the same detail in a Bracketted house will be coupled with rectangular windows rather than arched ones..." Decorative cornices project from the façade of this building along with a number of smaller brackets situated under the overhanging eaves of the roof. Located under each corner of the overhanging eaves are larger brackets with one more situated between the second story rectangular shaped windows. Brackets can be paired or may be single but are often found in multiples which gives the design the appearance of supporting the heavy cornice.

The entrance has transom windows situated under a wide cornice supported by decorative corner twin brackets, with sidelights along the sides of the door providing sunlight to the inside hallway. Ornamental pilasters were placed on each side of the structure and extended along opposite corners of the building.

Appendix I:

Name	Book/Page	Year
Kattie Calleja	7134/928	2002-2004
Gary D. O'Meara	6427/142	1999-2002
Rodney Wilson	6234/1	1998-1999
Tracey Bendrien	6149/321	1997-1998
Ella Bendrien	5330/199	1992-1997
Anne Tornek et al	5004/1168	1990-1992
Elaine Jacobson et al	4164/162	1986-1990
Frances Deegan et al	862/517	1944-1986
William S. Fultz et al	308-231	1895-1944
Henry Busch	269/612	1890-1895

Research Sources:

Registry of Deeds....

Completed a deed search on property

NSARM:

McAlpine City Directories1890-1900

Halifax Fire Insurance Maps..... Reel #955... 1895

Reel #961....1911

Bibliography Index Cards..... Nil for families living at this address

Index to Building Permits..... RG 35 - 102 - Series 39 Vol. 1.... Nil

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

CITY OF HALIFAX

Heritage Property Evaluation System

In 1978, Council approved this Evaluation System for designating heritage properties within the City of Halifax., the Evaluation System is as follows:

■ HERITAGE BUILDINGS

CRITERIA	POINTS	JUSTIFICATION / EXPLANATION
1. Age 1749 - 1840 1841 - 1867 1868 - 1895 1896 - 1914 1915 - 50 years prior to present	 15 12 10 7 5	
2. Relationship to Important Occasions, Institutions, Personages, Eras (I) <u>Occasions, Institutions Personages</u> National Importance Provincial Importance Local Importance (ii) <u>Eras</u>	 20 15 10 10	A building cannot have both points for relationship to occasions, institutions, personages, and for relationship to an era. For buildings with a number of relationships, the most important will receive full points and for each additional relationship add 5 for National Importance, 3 for Provincial Importance and 2 for Local Importance, up to an extra 10 points.
3. Relationship to Surrounding Area Excellent Good Fair	 10 7 5	Consider architecture, scale, use, and age of the building and surrounding buildings. Building is a definite asset to surrounding buildings and area Building is very compatible with surrounding buildings and area Building is in keeping with the character of the area.

CRITERIA	POINTS	JUSTIFICATION / EXPLANATION
4. Aesthetic / Architectural Merit		Consider placement of doors, proportion and shape of windows, roof shape, architectural detailing, proportion of width to height, materials used, chimneys, and how well the building reflects the spirit of the particular architectural style.
(I) Only or rare example of particular architectural type in Halifax	20	
(ii) Original facade	5	
(iii) Outstanding example of architectural type: Building has particularly noteworthy architectural characteristics and aesthetic value	20	
Good example of architectural type: Building competently displays the major architectural characteristics of the type and is aesthetically pleasing.	15	
Fair example of architectural type: Building displays some architectural characteristics worthy of note, and is acceptable from an aesthetic point of view.	10	

