

Item No. 9.2
Halifax Regional Council
January 14, 2014
February 25, 2014

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed
Stephen Terauds, Chair, Heritage Advisory Committee

DATE: December 12, 2013

SUBJECT: Case H00392: Application to Consider 5518 North Street, Halifax as a
Registered Municipal Heritage Property

ORIGIN

Staff recommendation report and presentation to the December 11, 2013 meeting of the Heritage Advisory Committee.

LEGISLATIVE AUTHORITY

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 application; and
2. Approve the registration of 5518 North Street under the HRM Heritage Property Program as shown on Map1 of the October 29, 2013 staff report.

BACKGROUND

At the December 11, 2013 meeting of the Heritage Advisory Committee staff presented the application by Elizabeth Kay-Raining Bird and Pierre Stevens to have their property at 5518 North Street, Halifax registered as a municipal heritage property.

DISCUSSION

The Committee evaluated the property using The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality. The property scored 59 out of a possible 100 points, therefore, the Committee is recommending the heritage designation.

The Committee found particular strength in the property's association with neighbouring properties associated with the same architects (Designer and Owner were father and son, respectively, architects) and felt that there is a significant concentration of related buildings in this area of the city, forming a cohesive group that can be read as a whole and representing a built expression of a formative period in Halifax's history.

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.

ENVIRONMENTAL IMPLICATIONS

None.

ALTERNATIVES

The Committee did not provide Alternatives. The attached staff report provides Alternatives

ATTACHMENTS

Attachment 'A': Staff report dated October 29, 2013.

Attachment 'B': Heritage Advisory Committee's Scoring Sheet Summary

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: Stephen Terauds, Chair, Heritage Advisory Committee
 Sheilagh Edmonds, Legislative Assistant



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

Heritage Advisory Committee
November 27, 2013

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: Original Signed
Brad Anguish, Director, Community & Recreation Services

DATE: October 29, 2013

SUBJECT: **Case H00392: Application to consider 5518 North Street, Halifax, as a Registered Municipal Heritage Property**

ORIGIN

Application by Elizabeth Kay-Raining Bird and Pierre Stevens

LEGISLATIVE AUTHORITY

The Heritage Property Act

RECOMMENDATION

It is recommended that the Heritage Advisory Committee recommend that Halifax Regional Council:

1. Set a date for a heritage hearing to consider the application; and
2. Approve the registration of 5518 North Street under the HRM Heritage Property Program as shown on Map 1.

BACKGROUND

Elizabeth Kay-Raining Bird and Pierre Stevens have applied to have their property at 5518 North Street, Halifax, registered as a municipal heritage property (Attachment A). The building contains two residential units. It is situated between two registered municipal heritage properties in the middle of a street block between Gottingen Street and Creighton Street across from a large modern building (Map1).

HRM's Heritage Property Program:

The purpose of the HRM Heritage Property Program is to conserve significant heritage resources including buildings, streetscapes, sites, areas, and conservation districts that reflect the rich heritage in local communities throughout the entire region. One of the principal aims of the Heritage Property Program is to recognize significant heritage resources through registration on 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*", as shown in Attachment F. The evaluation criteria for scoring a property and building are broken down into 6 categories as follows:

Criterion	Highest Possible Score
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
Total	100

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 gets 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.

DISCUSSION

Evaluations of heritage registration applications are carried out by the Heritage Advisory Committee and are based upon the six evaluation criteria as outlined previously and described in greater detail in Attachment F. To assist the HAC in its evaluation and scoring, staff offers the following comments in relation to each criterion.

1. Age:

The building at 5518 North Street was built in 1896 making it 117 years old.

2. Historical OR Architectural Importance:

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

The property has numerous historical associations with people, who occupied it either as owners or tenants.

- During the turn of the 20th century, there was a trend where former estates of wealthy merchants, in the northern and southern stretches of the city, were sold and their open fields subdivided into small building lots for urban residential development. The subject property was once part of a large parcel of land on the corner of North Street and Gottingen Street owned by prominent Halifax architect Henry Frederick Busch. Busch resided in a building abutting this large parcel at what is now 2575-2581 Creighton Street. A Fire Insurance Plan map from 1878 depicts the former estate of Henry F. Busch (Attachment B). Busch later subdivided this parcel into small lots for development in the 1890s and constructed buildings in the plain Late Victorian style. Five of these buildings along North Street, including the subject property, are standing today (Attachment C). It is probable that Busch's firm designed the building on the subject property at 5518 North Street.

During his career, Henry F. Busch designed numerous public buildings throughout Halifax including:

- Victoria Hall on Gottingen Street (1860);
 - St Andrews Church on Tobin Street (1878);
 - Halifax Academy building on Brunswick Street (1878);
 - Victoria General Hospital (1883); and
 - the bandstand in the Public Gardens (1887).
- Walter Johannes Busch, son of Henry F. Busch, was the original owner and occupant of the building on the subject property at 5518 North Street from 1896 to 1921. He was trained in his father's office and took over the firm after his father's death in 1902 (Attachment D). During his career, Walter J. Busch designed ten schools and three churches in Halifax including:
 - Chebucto Road Public School (1908);
 - Tower Road School (1911);

- Bloomfield School on Robie Street (1913);
- St. John's Presbyterian Church at Willow and Windsor Streets (1917-20); and
- St. Mark's Anglican Church at Gottingen and Russell Streets (1920).

A complete list of previous occupants identified in the McAlpine's Halifax City Directories (1889-1923) is included in Attachment E.

2. B) *Architectural Importance of a Particular Period:*

The architectural importance of the building lies in its form as a plain residence of the Late Victorian period with simple box shapes typical of many buildings constructed during this time, especially in Halifax and Dartmouth. Victorian architectural details are located primarily on the front façade and contribute to an attractive streetscape alongside dwellings of similar architectural style and features. The building includes Italianate features such as the bracketed cornice and two-storey bay windows as well as classical features such as the decorative trim on the front door surround (Attachment C).

3. Significance of Architect or Builder:

Henry Frederick Busch was born in Hamburg, Germany in 1826. As a young man, Busch designed buildings and travelled extensively arriving in the United States in 1847. In 1857, Busch came north for his health and settled with his uncle in Chester, NS, where he built several wooden houses. He married Mary Victoria Skinner in Halifax in 1860 and they had six children. Around this time, Busch became a draftsman to architect Henry Elliot when architectural work in Halifax was in transition.

Three major fires between 1857 and 1861 had created opportunities to rebuild blocks of the business district. In addition, from the spring of 1857 to 1863 legislation prohibited the use of wood in the city centre and required the use of fire-proof materials such as brick, ironstone, and cast iron. Increasingly it was architects who designed important buildings, drew up the specifications, and supervised the construction. Busch was able to take advantage of the changes in circumstances. In 1862, Elliot and Busch became partners. They designed and supervised the construction of at least five three- or four-storey business blocks, most of brick, stone, fire-stone, and granite. They designed the new Halifax County jail and Oaklands, a large brick and ironwork house for William Cunard. In 1877, Busch began to practise on his own, and during the next decade he produced some of his finest buildings such as the Halifax High School building. Despite his extensive use of brick, Busch continued to design ornate wooden buildings, such as the bandstand in the Halifax Public Gardens in 1887.

Combining Second Empire and Romanesque features in well-balanced buildings, his work is not as elaborate as that of Stirling or Dumaresq. Busch was a respected architect, and a significant part of his work, in wood and brick, still stands. He died on January 26, 1902.

4. Architectural Merit:

4. A) Construction type or building technology:

The building was designed and built on a stone foundation as a wood-framed residence with a

low pitch roof, two chimneys, and wood shingle cladding.

4. B) Style:

The character-defining elements of 5518 North Street include:

- Two-storey wooden structure with low-sloped roof and rear ell;
- proximity to street with no setback from front property line;
- asymmetrical two-bay façade framed by a dentil cornice and a moulded baseboard;
- tiered and three-faceted bay windows facing the street with dentil cornices and simple window surrounds;
- one-over-one and two-over-two wooden hung windows;
- wood shingles under existing cladding;
- stone and brick foundation with angular corner rolls under bay windows;
- raised first floor with broad wooden steps from street to entrance;
- capped front entryway with panelled door, transom windows and sidelights, fluted pilasters and mullions, moulded panels, and a dentil cornice with matching corner twin brackets; and
- brick chimneys.

5. Architectural Integrity:

The building retains its architectural integrity: its original features, structures, and styles as follows:

- The structure of the building is predominantly wood-framing and is original to the construction of the building;
- the building foundation, including the rear ell, was observed to be stone masonry which is original to the building construction. Brick cladding is used on the front foundation wall;
- the rear ell includes a small entryway supported by posts that does not appear to be original to the building (Attachment C);
- the cladding predominantly includes vinyl siding. However, original wood shingles still exist underneath the cladding;
- windows in the building include wood-framed units. The two storey bay window on the front façade includes original tall vertical windows but the smaller windows have been replaced with horizontal sliders; and
- the roof is low pitched asphalt in good condition.

6. Relationship to Surrounding Area:

Most of the buildings along North Street, between Creighton Street and Gottingen Street, have architectural adornments on their front façades that contribute to an attractive streetscape to the masses of travelling public moving toward and from the adjacent Macdonald Bridge. The subject property, within a traditional Victorian streetscape, provides an important contrast to the Northwood Manner on the opposite side of North Street (Attachment C). This large institutional complex employs a modern style of architecture known as brutalism which provides little visual amenity or street presence.

Conclusion

The building at 5518 North Street is a well preserved example of Late Victorian architecture and visibly expresses the social history of this part of Halifax's north end. Staff has evaluated 5518 North Street, Halifax, under the Heritage Building Evaluation Criteria and it scored more than the 50 points required for the successful registration of a municipal heritage property.

Therefore, 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 5518 North Street under the HRM Heritage Property Program as shown on Map 1.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing this application can be accommodated within the approved 2013/14 operating budget for C-310 Planning & Applications

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.

ALTERNATIVES

1. Council may choose to approve the application for heritage registration based upon the information outlined in this report.
2. Council may choose to reject the application for heritage registration. The Heritage Property Act does not include appeal provisions of Council decisions regarding the heritage registration.

ATTACHMENTS

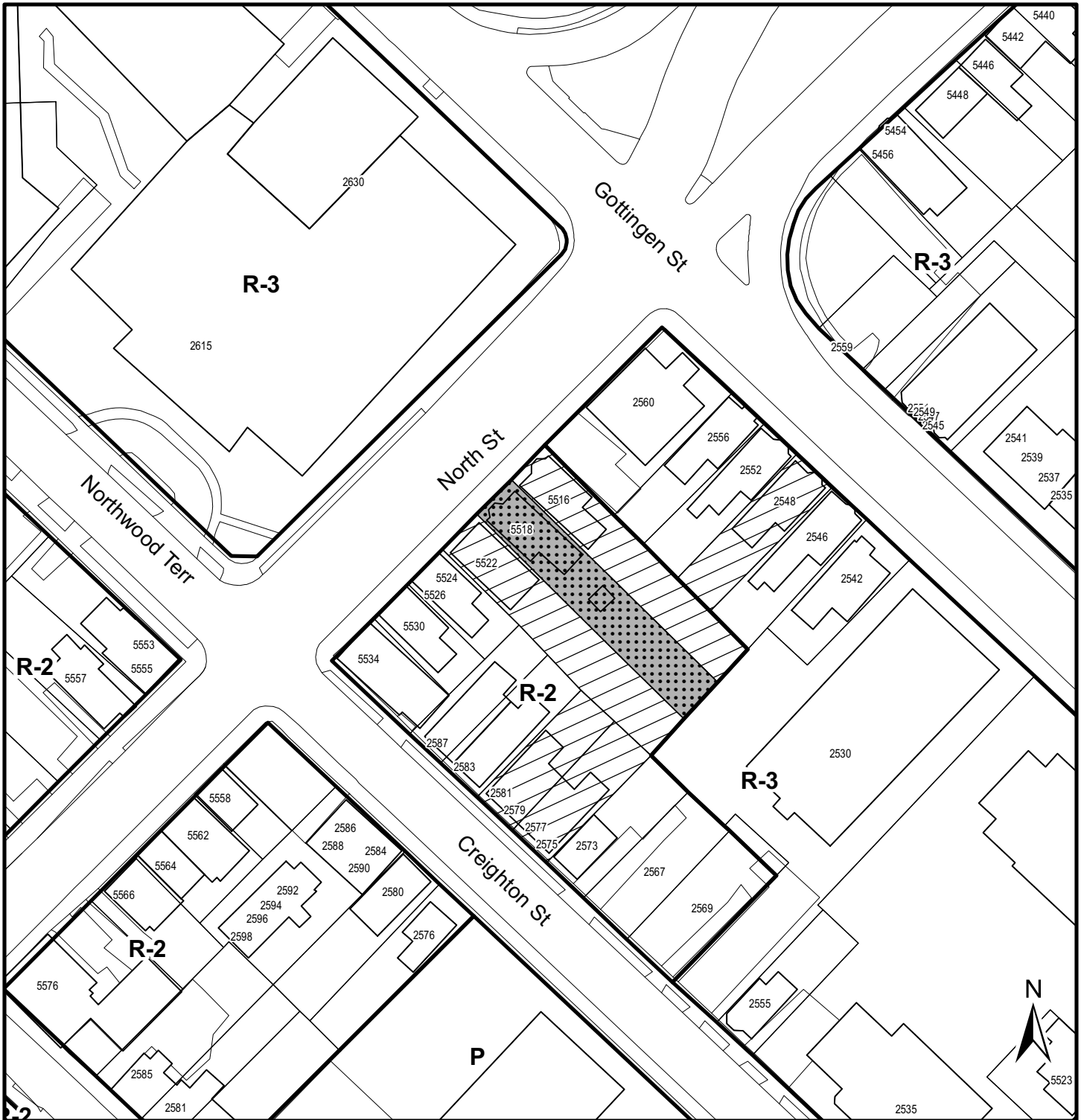
Map 1:	Location
Attachment A:	Application Letter
Attachment B:	Fire Insurance Plan - 1878
Attachment C:	Photographs of 5518 North Street, Halifax
Attachment D:	Walter J. Busch and Henry F. Busch Biographies
Attachment E:	List of Previous Occupants
Attachment F:	HRM Evaluation Criteria for Registration of Heritage Buildings

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: Seamus McGreal / Heritage Planner, 490-5117


Original Signed


Report Approved by: for: Kelly Denty, Manager of Development Approvals, 490-4800



Map 1 - Location

5518 North Street
Halifax

 Subject Property

 Municipally Registered Heritage Property

Zone

- R-2 General Residential
- R-3 Multiple Dwelling
- P Park and Institutional



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

Halifax Peninsula
Land Use By-Law Area

ATTACHMENT A

August 17, 2013

APPLICATION LETTER

Maggie Holm, Heritage Planner
Halifax Regional Municipality
Halifax, NS

Elizabeth Kay-Raining Bird and Pierre Stevens
5516 North Street
Halifax, NS B3K 1M8

Re: Request to register 5518 North Street (formerly 86 North Street) as a heritage property

Dear Ms. Holm,

As owners of the house located at 5518 North Street, we would like to request that the property be registered as a Heritage Property through the Halifax municipality. We feel that this request is reasonable given that this house is consistent with the historic streetscape on this block of North Street, and with the streetscape around the corners on Creighton and Gottingen Streets. The house at 5518 North Street was designed and built by the well-known architect Henry Busch, probably in 1894. Henry Busch is known for the design of many buildings in Nova Scotia, including the Halifax Public Garden's bandstand, the Public Library at Province House, Victoria Inn on Gottingen Street and many other public and private buildings. It is located between two other registered historic properties, also designed and built by Henry Busch.

The original owner of the house on 5518 North Street was Walter Busch, Henry Busch's son, who worked in the same architectural firm. The houses at 5516 and 5518 are in many ways mirror images of each other. They are both built in an Italianate style with an entrance that includes transom windows under a wide cornice and ornamental pilasters at the corner of the facade. Both have two-story three bay windows, low pitched roofs with brackets under the eaves. Both are built on scrap rock foundations with brick surrounding that.

The house on 5518 is clad in wooden shingles but these have been covered with aluminum siding. The windows, while retaining the original frames and woodwork inside, were 'modernized'. Both of these changes were probably done in the 1970's by the last owner. We, the current owners, are interested in bringing the front of the building closer to its original look by replacing the windows, removing the siding and restoring and painting the wooden shingles.

As the houses on each side of 5518 have successfully obtained heritage status we hope that this house, similar in architectural style and history, will also be designated a heritage property, thereby achieving continuity in this regard on the street. Preserving an historical streetscape at this gateway to the peninsula of Halifax seems important. We look forward to hearing from you regarding our request for heritage status. We have included in this application a copy of the deed and site plan as well as some current photographs of the house.

Sincerely,

ORIGINAL SIGNED

Elizabeth Kay-Raining Bird and Pierre Stevens
Owners, 5518 North Street

ATTACHMENT B
FIRE INSURANCE PLAN - 1878

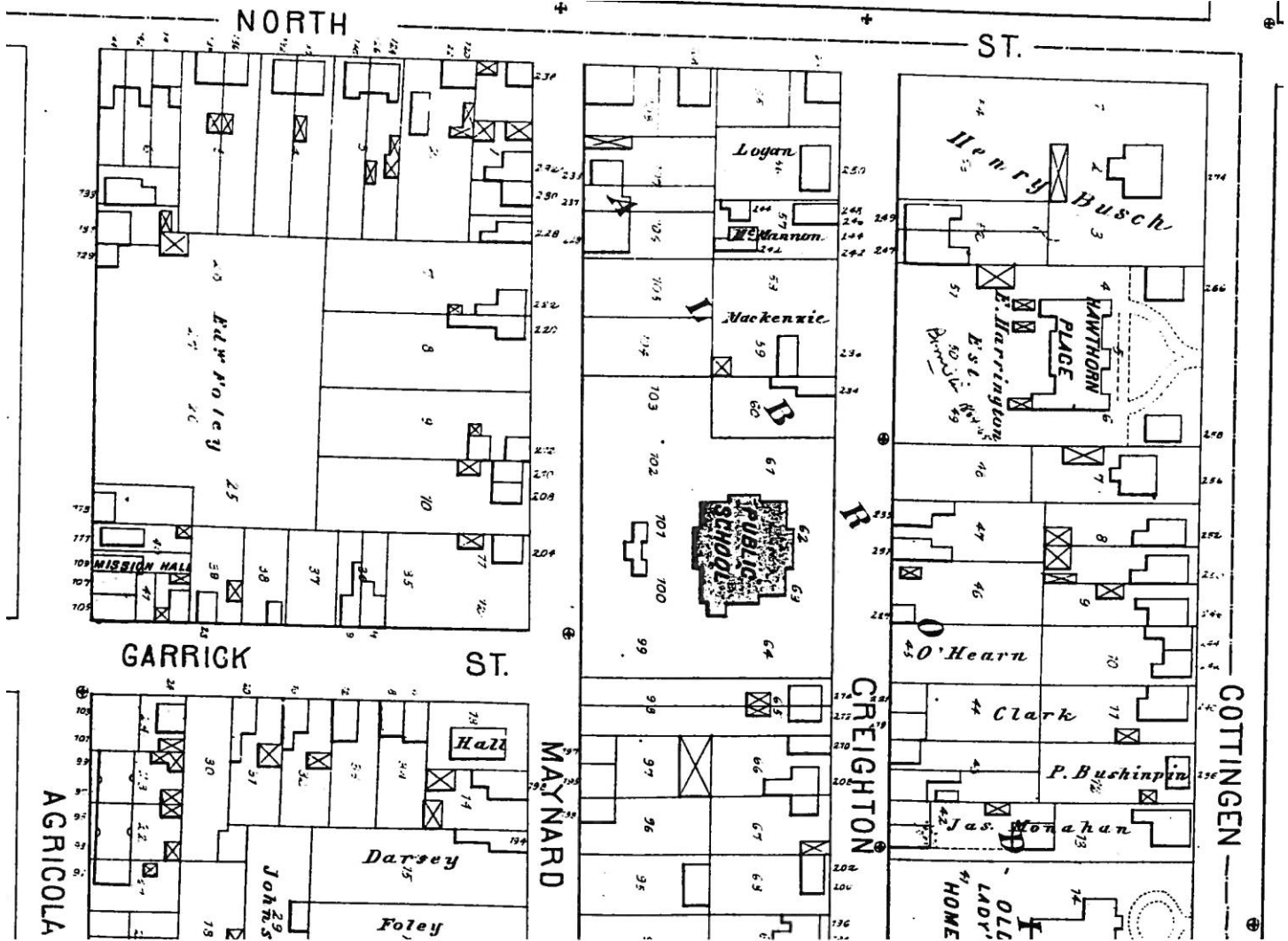


Figure 1: The subject property was once part of a large parcel of land on the corner of North Street and Gottingen Street owned by prominent Halifax architect Henry Frederick Busch (top right corner of image). Busch later subdivided this parcel into small lots for development in the 1890s and constructed buildings in the plain Late Victorian style.

ATTACHMENT C

PHOTOGRAPHS OF 5518 NORTH STREET, HALIFAX



Figure 1: The architectural importance of the building lies in its form as a plain residence of the Late Victorian period with simple box shapes



Figure 2: The building includes Italianate features such as the bracketed cornice and two-storey bay window as well as classical features such as the decorative trim on the front door

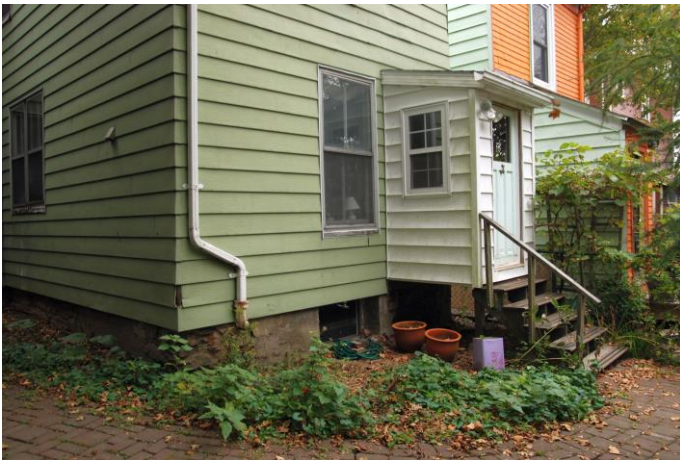


Figure 3: The rear ell is original to the building, it includes a small entryway supported by posts that does not appear to be original



Figure 4: Within a traditional Victorian streetscape, the subject property provides an important contrast to the Northwood Manner on the opposite side of North Street

ATTACHMENT D

WALTER J. BUSCH AND HENRY F. BUSCH BIOGRAPHIES

Busch, Walter Johannes

B. 1865; d. 1924. *Architect. Halifax.*

Son of the much-esteemed architect Henry F. Busch*, Walter Johannes was trained in his father's office on Bedford Row and became an architect in 1887. Over the next fifteen years, Walter undoubtedly assumed an increasing role in the practice, although no particular work of that time can be attributed to him. After his father's death in 1902, Walter took over the firm under his own name.

The bulk of his work is found in the northwest part of Halifax. It comprises a few private residences, a very few commercial buildings, three churches—the Lutheran Church at Windsor and Allen Streets (1915); St. John's Presbyterian at Willow and Windsor Streets (1917–20, rebuilt after the Halifax Explosion), and St. Mark's Anglican Church at Gottingen and Russell Streets (1920)—the entrance addition to St. George's on Brunswick Street (1914), the Provincial Building Annex (1919), as well as various sports and club facilities. Schools were the mainstay of his practice, and the Busch office was known to hold progressive opinions on their design, notably regarding ventilation. Walter appears to have enjoyed the full confidence of the school commissioners; on one occasion his design, although 30 percent more expensive and requiring further alteration, was chosen over that of W. C. Harris*. Walter J. Busch was the architect of ten Halifax schools, among which were St. Patrick's Girls' High School (1907), Chebucto Road Public School (1908), Tower Road School (1911), and Bloomfield School on Robie Street (1913).

In 1920, W. J. Busch moved to a new house on the Northwest Arm next to the Armadale Boat Club and commuted to his Bedford Row office in his model 22-35 McLaughlin car. He was a member of the Halifax Board of Trade and of several sports clubs.

At his death in 1924, he was survived by his wife Marion Brander, his mother, brothers, and sisters, but appears to have been childless. He still owned his father's properties in the North End; he also held substantial mortgages from the corporations of St. Mark's and St. John's churches in Halifax, which he had designed some fifteen years earlier.

Halifax Herald, 12 January 1899, p. 2, col. 4. Re the importance of proper ventilation in schools.

M. Rosinski, *Architects of Nova Scotia: A Biographical Dictionary*, 1994, 192-93

BUSCH, HENRY FREDERICK (baptized **Heinrich Friedrich**), architect; b. 6 Jan. 1826 in Hamburg (Germany); m. 27 Dec. 1860 Mary Victoria Skinner in Halifax, and they had six children; d. there 26 Jan. 1902.

The early years of Henry Frederick Busch are known only from family accounts. According to them, he was employed by a builder in Hamburg, where from 1844 he designed buildings. He apparently “spent a number of years in Austria and Russian Poland,” and in 1847 he travelled to the United States. At some point Busch went to Kentucky, which had many German immigrants. There he may have become familiar with the use of cast iron and terracotta, which were being introduced to Kentucky architecture in the 1850s.

In 1857 Busch came north for his health and settled in Chester, N.S., the home of his uncle Charles Walters (Walther), a boat builder. Like James Charles Philip [DUMARESO](#), who also designed and built wooden houses, Busch was described as a carpenter until he went to Halifax. He built in Chester and in nearby Hubbards’ Cove (Hubbards), where he met his wife. At the time of his marriage he moved to Halifax and became a draftsman to architect Henry Elliot. In 1861 Busch worked on the details and oversaw the construction of the Union Marine Insurance Company building.

Busch arrived in Halifax when architectural work there was in transition. Three major fires between 1857 and 1861 had created opportunities to rebuild blocks of the business district. In addition, from the spring of 1857 to 1863 legislation prohibited the use of wood in the city centre and required the use of fire-proof materials such as brick, ironstone, and cast iron. At the same time, and perhaps as a result of this change in material, architects such as Elliot and David [Stirling*](#) established themselves at the expense of self-trained designer-builders such as Henry George [Hill*](#). Hill and others continued to build, but increasingly it was architects who designed important buildings, drew up the specifications, and supervised the construction. Busch was able to take advantage of the changed circumstances.

In February 1862 Elliot gave Busch sole credit for converting the former Supreme Court building into the Legislative Library. By April the two men were partners, and during the next few months they designed and supervised the construction of at least five three- or four-storey business blocks, most of brick, stone, fire-stone, and granite. In the summer of 1863 they successfully tendered for the new Halifax County jail, and they used slate, granite, and oak in its construction. About 1864 one or both of them designed Oaklands, a large brick and ironwork house for William Cunard.

Elliot and Busch also received commissions for larger buildings. Some of their work was lavish and perhaps too expensive. In 1867 the Board of School Commissioners of Halifax was unhappy at additional costs on a project and removed the account from them. The partners were responsible for the Halifax Protestant Industrial School, with its striking and bold arched windows and numerous gables, which opened in 1871. The Presbyterian church on Tobin Street that they designed the same year to replace St Andrew's Church was largely in wood and its "richly carved walnut pulpit [was] said to be the finest piece of carved church work in the Lower Provinces." During 1872–73 they remodelled a large house for Charles William Black, with Henry J. Harris supervising the construction.

From 1868 to 1875 Busch was involved in several real-estate transactions, including three with his wife. These transactions and his growing family suggest that he had become established. In 1874 he became a British subject. Three years later he began to practise on his own, and during the next decade he produced some of his finest buildings. The Halifax High School building, on which construction began in 1878, is in the Second Empire style, and features fine brick arches above doors and windows, yellow bricks for accent, and complex patterns of decorative brick. The quality of this work shows that by the end of his partnership Busch had become skilled and confident with brick. The next year, however, his plans, specifications, and details for the provincial Normal School at Truro encountered difficulty because the contractors were unfamiliar with brick. Perhaps as a result, Busch was not paid his full commission of \$1,736, five per cent of the building's cost, and he had to request the \$336 owed him from Premier Simon Hugh [Holmes*](#). Busch's supervision of construction can be seen in detail in documents concerning his 1888 addition to the Provincial and City Hospital in Halifax. He scheduled the construction of brick walls, approved work on the roof, confirmed the costs of the boilers (including labour costs), accepted an agreement for heating and venting, and changed plans for the laundry and washhouse. His design for the new Halifax Poor's Asylum (1886) appears to have involved him in similar tasks.

Despite his extensive use of brick, Busch continued to design ornate wooden buildings, such as the bandstand in the Halifax Public Gardens, which was built in 1887 to commemorate Queen Victoria's golden jubilee. In 1889 he resumed dealing in real estate, and in the following ten years he was involved in 15 transactions, often with his wife or son Ernest. When he died he owned three houses and two lots. Busch had retired in 1899 and was in comparatively good health until a few days before his death. Combining Second Empire and Romanesque features in well-balanced buildings, his

work is not as elaborate as that of Stirling or Dumaresq. Busch was a respected architect, and a significant part of his work, in wood and brick, still stands.

BRIAN D. MURPHY

[I am grateful to Garry Shutlak of the PANS for sharing his research notes with me. b.d.m.]

Halifax County Court of Probate (Halifax), Estate papers, no.5568. Halifax County Registry of Deeds (Halifax), Deeds, vols.140, 158–62, 168, 195, 197, 269–70, 279–80, 283, 303, 308, 313–15, 319–20, 323 (mfm. at PANS). PANS, MG 100, 104, no.22; RG 7, 86, no.623; RG 18, A, 1, no.25A; RG 25, B, 1; RG 32, 162, 27 Dec. 1860; RG 35–102, ser.53A, June 1867. *Acadian Recorder*, 28 Jan. 1902. *Evening Express* (Halifax), 12 Feb. 1862, 26 Aug. 1863. *Halifax Herald*, 29 Jan. 1902. *Halifax Reporter*, 31 Jan. 1863; 22 Jan., 28 April 1874. *Morning Chronicle* (Halifax), 29 Jan. 1902. P. R. Blakeley, *Glimpses of Halifax, 1867–1900* (Halifax, 1949; repr. Belleville, Ont., 1973), 84, 95, 135. Susan Buggey, “Building Halifax, 1841–1871,” *Acadiensis* (Fredericton), 10 (1980–81), no.1: 90–112. N.S., Provincial Museum and Science Library, *Report* (Halifax), 1933–34: 39–40. C. J. Oberworth, *A history of the profession of architecture in Kentucky* (n.p., n.d.), 13.

General Bibliography

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Cite This Article

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ATTACHMENT E

LIST OF PREVIOUS OCCUPANTS

Address	Date	Occupants
86 North Street	1896	Walter J. Busch
“	1920	Walter J. Busch Rev. Henry R. Boyer
“	1921	Rev. Henry R. Boyer
“	1923	Rev. Henry R. Boyer
“	1932	Mrs. Maude E. Dowden Roy V. De Mone (Millicent)
“	1934	Mrs. Maude E. Dowden
“	1939	Maude E. Graham
“	1941	Frank E. Dennis (Ida) Stephen Drysdale (Eva)
“	1942	Frank E. Dennis (Ida) Stephen Drysdale (Eva) Lawrence McEachern (Doris)
“	1946	I. Gordon William Mirabelli (Pauline)
“	1948	Harry Gordon (Dorothy)
“	1949	Harry Gordon (Dorothy) Robert O’Dell (Margaret)
“	1950	Harry Gordon (Dorothy) Robert Kinsey (Alice)
“	1951	Harry Gordon (Dorothy) George M. Perigo (Isabel)
“	1952	Ralph Leblanc (Lena) Audrey Peck
“	1953	Ralph Leblanc (Lena) George M. Perigo (Isabel)
5518 North Street	1954	George E. Coles (Georgina) George M. Perigo (Isabel)
“	1956	Alfred R. Burford (Helen) George M. Perigo (Isabel)
“	1958	Lee Legault Kenneth L. Deck (Jean) Kenneth J. Mooney (Shirley)
“	1959	Gordon G. McDonald (Cecelia) Lester Bowser (Jeannette)
“	1960	Gordon G. McDonald (Cecelia)
“	1963	Ira L. Day (Margaret) Colin J. Livingston (Rosina)
“	1966	Colin J. Livingston (Rosina)
“	1970	Colin J. Livingston Karen Ellis
“	1985	Colin J. Livingston
“	2000	Colin J. Livingston (Rosina)

ATTACHMENT F

HRM EVALUATION CRITERIA FOR REGISTRATION OF HERITAGE BUILDINGS

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.

Construction Date	Points	Timeline
1749 - 1785	25	Halifax Garrison Town to the Loyalist migration
1786 - 1830	20	Boom period following construction of 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	

* 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 B

SCORING SUMMARY

Property	Date Reviewed	Reviewer
5518 North Street	December 11, 2013	Heritage Advisory Committee

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	14
3. Significance of Architect/Builder	10	7
4. a) Architectural Merit: Construction type/building technology	10	0
4. b) Architectural Merit: Style	10	3
5. Architectural Integrity	15	13
6. Relationship to Surrounding Area	10	9
Total	100	59

SCORE NECESSARY FOR DESIGNATION

50

Designation Recommended?

YES



NO



COMMENTS:
