

Item 9.1.3

HALIFAX

H00486 - 5943 Spring Garden Road

Request to Include Property in the Registry of Heritage Property for
the Halifax Regional Municipality

Heritage Advisory Committee
June 9, 2021

Background

- In October 2019, HAC recommended that three properties near the Carlton / Spring Garden intersection be considered for registration
- These properties are not included in the Carlton Early Victorian Streetscape
 - *1538 Carlton Street, 1540 Carlton Street and 5925 Spring Garden Road**
- In November 2019, Regional Council directed staff to examine their potential inclusion in the Registry of Heritage Property



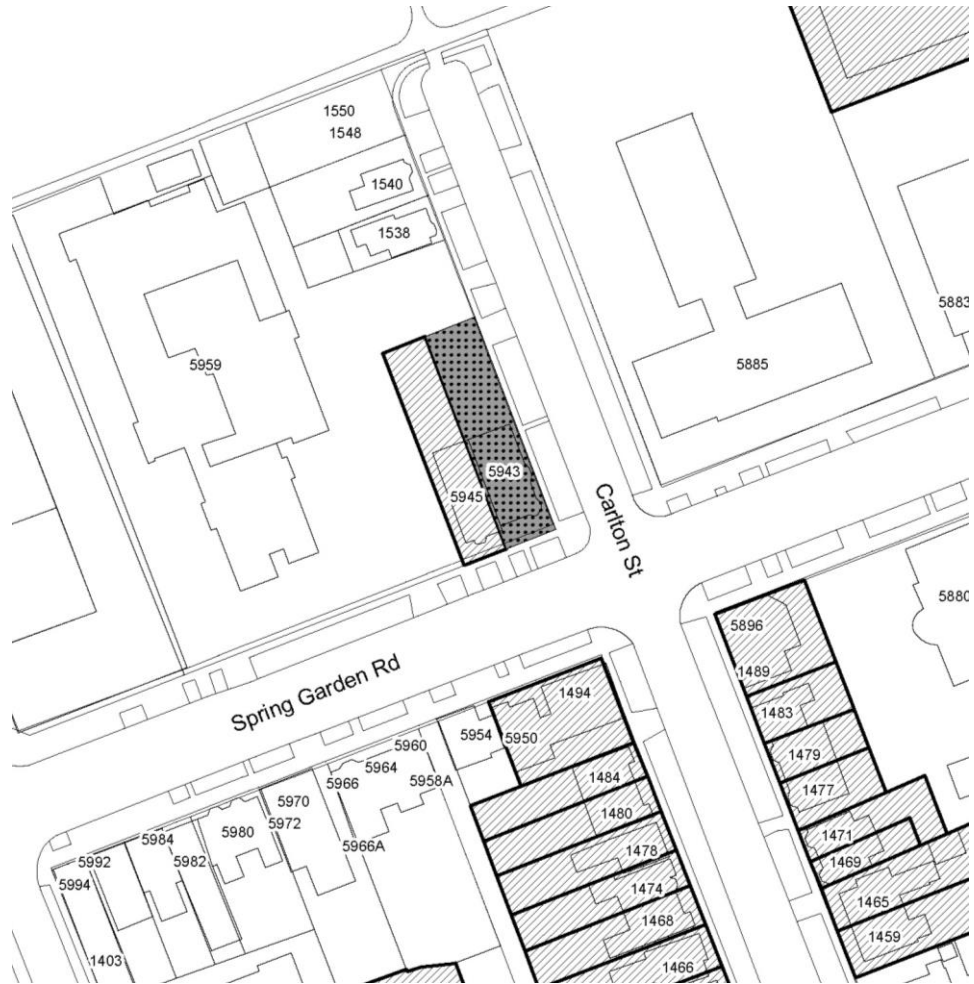
Background

- HRM had numerous registration applications in early 2020
- Demolition permits were issued for the two Carlton properties in August 2018 and May 2020
- Both demolitions occurred before research and staff reports were complete



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Location

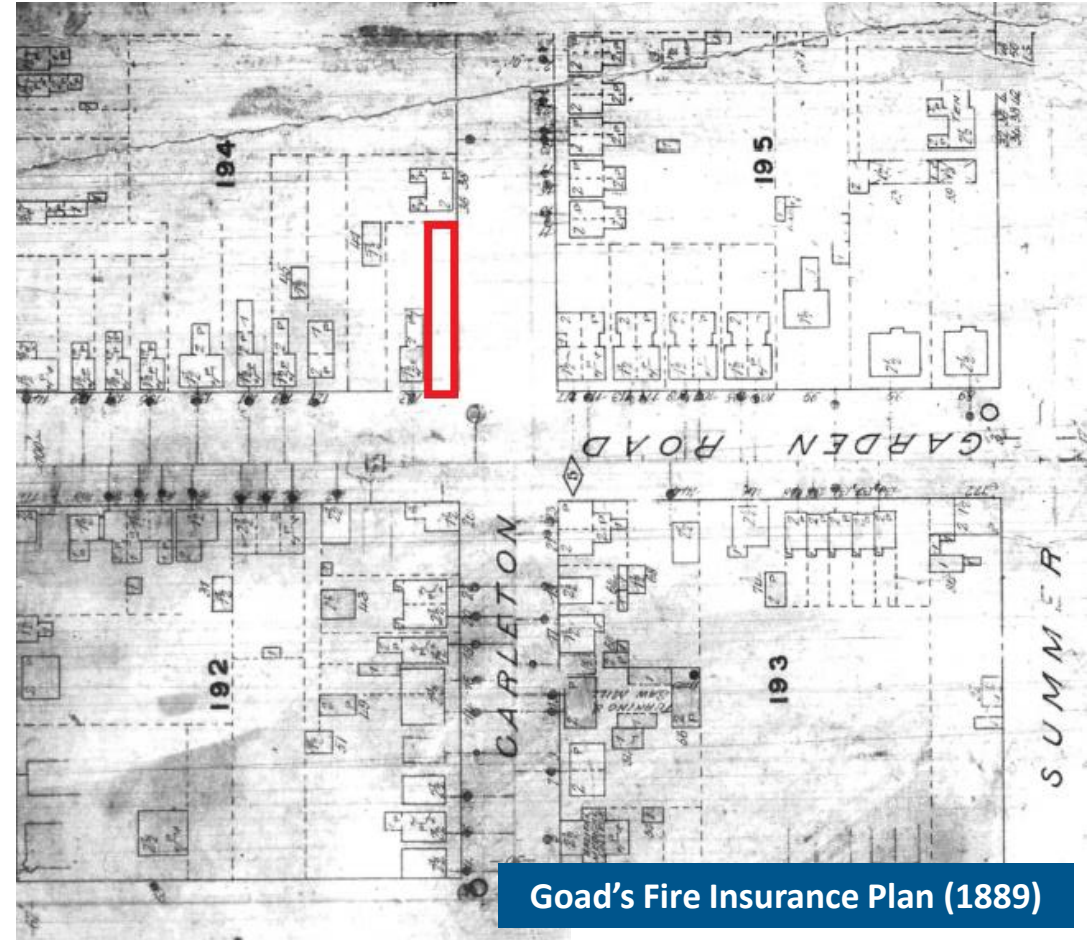
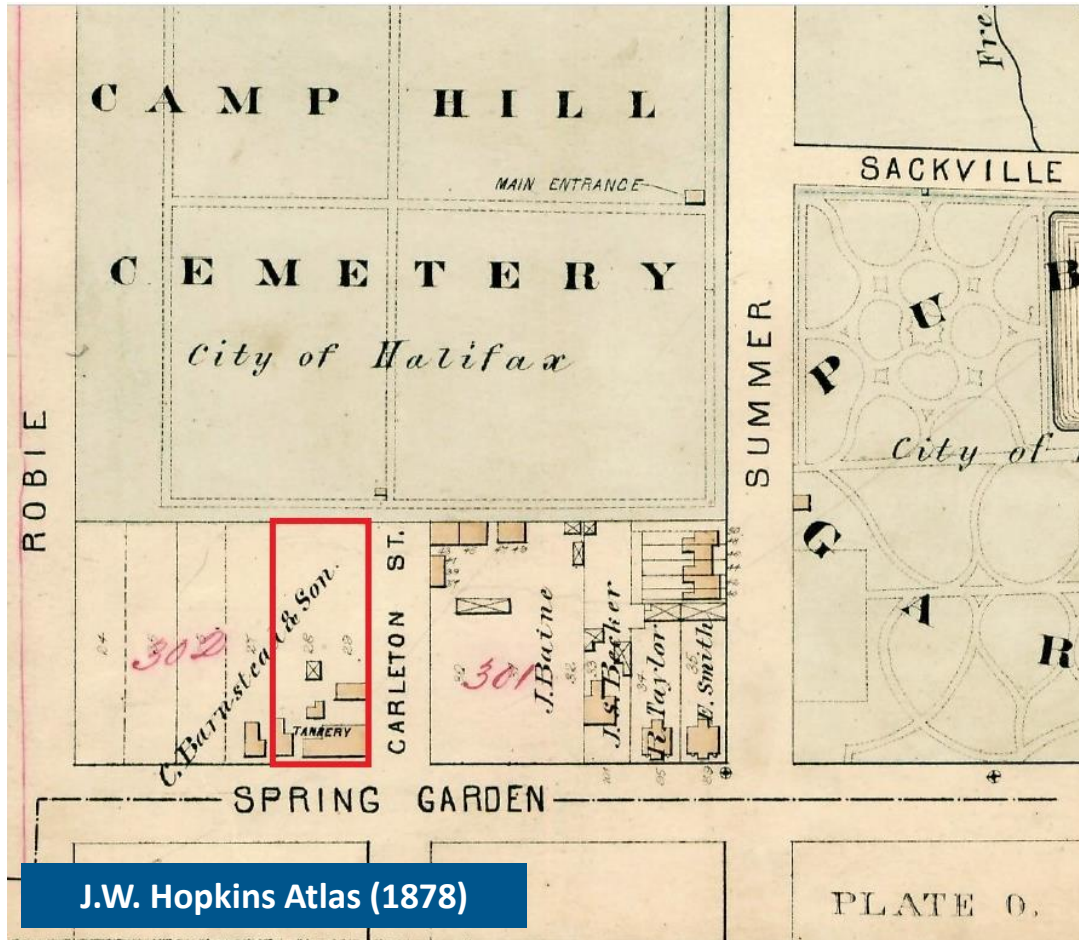


HRM Registration Evaluation Criteria

Criterion	Maximum 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

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1. Age



1. Age



Date of Construction	Points
1749 - 1785	25
1786 - 1830	20
1831 - 1867	16
1868 - 1899	13
1900 - 1917	9
1918 - 1945	5
1945 - Present	3

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2. Architectural Importance



- Queen Anne Revival style (1880-1915)
- Victorian Era (1837-1900) architecture, though the dwelling was built in the Edwardian Era (1900-1914)
- The style is characterized by asymmetry, dynamic roof shapes, corner towers, bay windows, and ornate detailing

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2. Architectural Importance



Importance	Points
Highly important, Unique, or representative of an era	16 - 20
Moderately important, Unique, or representative of an era	11 - 15
Somewhat important, or representative of an era	10 - 1
Not important, Unique, or representative of an era	0

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3. Significance of Architect / Builder



Status	Points
Nationally	7 - 10
Provincially Significant	4 - 6
Locally Significant	1 - 3
Not Significant	0

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4a. Architectural Merit (*Construction Type*)



- Wood-frame construction on masonry foundation
- Exact framing technique is unknown
- Exterior construction and detailing would have required superior craftsmanship

A) Construction type	Points
Very rare/ early example	7 - 10
Moderately rare/ early	4 - 6
Somewhat rare/ early example	1 - 3
Not rare/ common example	0

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4b. Architectural Merit (*Style*)

- Good example of the Queen Anne Revival style
- Displays the style's trademark asymmetric appearance, irregular plan, and intricate detailing
- Character defining elements:
 - Truncated hip roof;
 - Wood siding with string course;
 - Two-storey bay windows with wood dentils;
 - Corner tower with conical roof (*front*);
 - Projecting bay with conical roof (*rear*);
 - Pediment gable; and
 - Front entryway with transom window



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4b. Architectural Merit (Style)



B) Style	Points
Very rare/ early example	7 - 10
Moderately rare/ early	4 - 6
Somewhat rare/ early example	1 - 3
Not rare/ common example	0

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5. Architectural Integrity



- High degree of architectural integrity; original footprint and elements have been retained
- Most original windows have been replaced with single-pane windows
- Similar design to the Federal Heritage Building at 2639 Lorne Drive, Halifax, though with less ornate detailing

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5. Architectural Integrity



Exterior	Points
Largely unchanged	11 - 15
Modest changes	6 - 10
Major changes	1 - 5
Seriously compromised	0

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6. Relationship To Surrounding Area

- One of the last remaining private residences on Halifax Common lots
- Abuts another Halifax Common residence (5943 Spring Garden)
- Queen Anne building has historical, physical and visual connections to the registered Early Victorian Streetscape on the southern portion of Carlton



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.

Recommendation

It is recommended that:

1. The Heritage Advisory Committee recommend that Regional Council deny the request to include 1538 and 1540 Carlton Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality, as the dwellings have been demolished.
2. Should 5943 Spring Garden Road, Halifax score 50 or more points on evaluation as a heritage property under the HRM heritage property program, the Heritage Advisory Committee recommends that Regional Council:
 - I. Set a date for a heritage hearing to consider the inclusion of the subject property in the Registry of Heritage Property for the Halifax Regional Municipality; and
 - II. Approve the request to include 5943 Spring Garden Road, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1, as a municipal heritage property under the Heritage Property Act.

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Thank You