

Re: Item No. 12.2

**HALIFAX**

# **H00486 - 5943 Spring Garden**

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

Regional Council  
December 7, 2021

# Background

- In October 2019, HAC recommended that three properties near the Carlton / Spring Garden intersection be considered for registration
- These properties were not included in the Carlton Early Victorian Streetscape and are “under threat of loss”
- In November 2019, Regional Council passed the motion to explore their registration potential

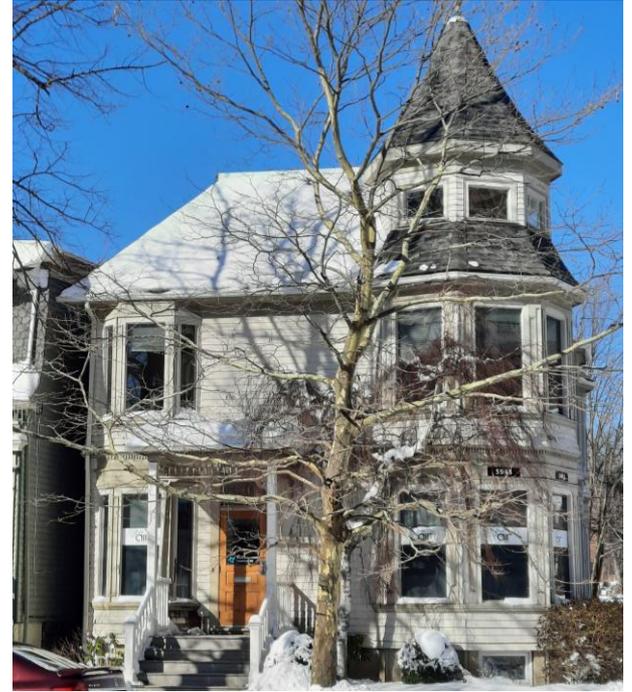


# Background

- Demolition permits were issued in August 2018 and May 2020
- Both buildings were demolished before research reports and evaluations were complete
- HAC recommended that 1538 and 1540 Carlton Street no longer have heritage value
- Proceed with the evaluation of 5943 Spring Garden



# Location

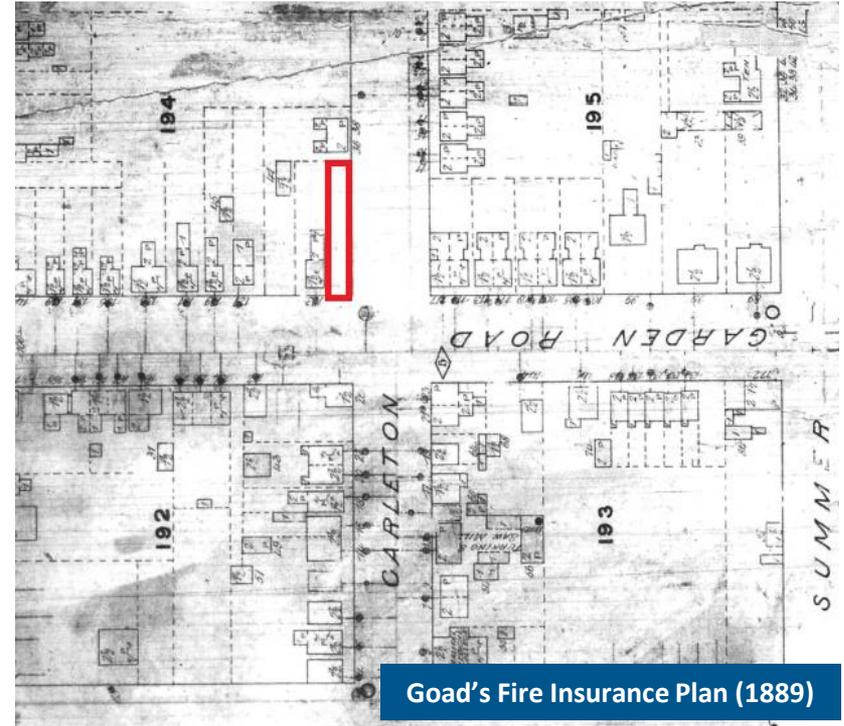
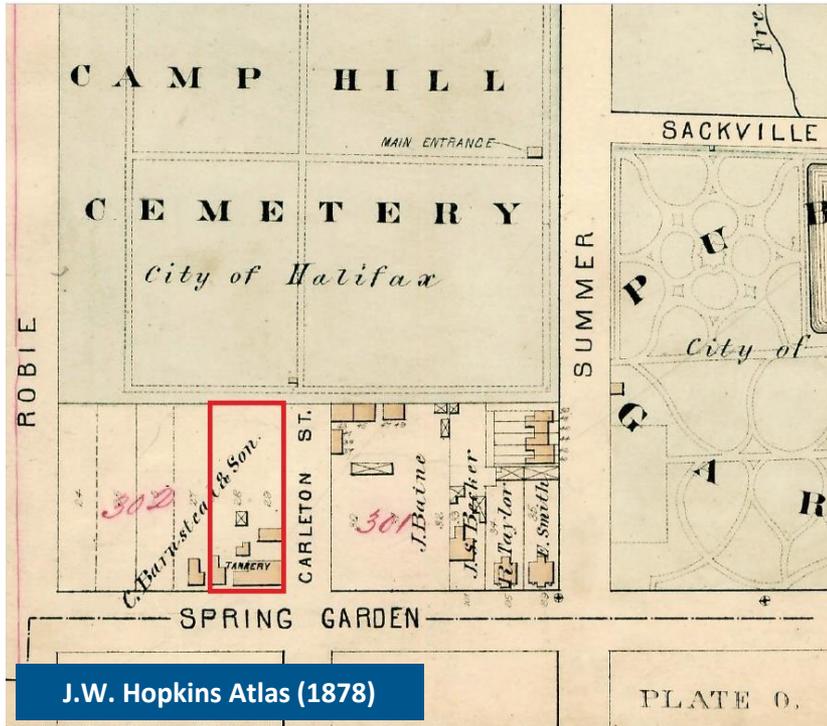


# Registration Evaluation Criteria

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
<b>Total</b>	<b>100</b>

# 1. Age

HAC Score: 9 / 25



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HAC Score: 9 / 25



- Bought by Stephen A. Heisler in 1907
- Deed made no reference to existing structures
- McAlpine's City Directory (1907-1908) lists Heisler as the property's occupant

## 2. Architectural Importance

HAC Score: 15 / 20



- 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

## 4a. Architectural Merit (*Construction*)

HAC Score: 5 / 10



c.1980

- Wood-frame dwelling constructed on a masonry foundation
- Exact framing technique is unknown
- Exterior construction and detailing would have required a skilled builder

## 4b. Architectural Merit *(Style)*

HAC Score: 10 / 10



- 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*
  - *Two-storey bay windows with wood dentils*
  - *Corner tower with conical roof (front)*
  - *Projecting bay with conical roof (rear)*
  - *Pediment gable*
  - *Front entryway with transom window*

# 5. Architectural Integrity

HAC Score: 11 / 15



- High level 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, but with less ornate detailing

# 6. Relationship to Surroundings

HAC Score: 10 / 10



- One of the last remaining private residences on Halifax Common lots
- Abuts another Halifax Common residence (5945 Spring Garden)
- Queen Anne building has connections to the registered Early Victorian Streetscape on the southern portion of Carlton

# Registration Evaluation Criteria

Criterion	Max Score	HAC Score
1. Age	25	9
2. Historical or Architectural Importance	20	15
3. Significance of Architect / Builder	10	0
4. Architectural Merit: Construction Type and Style	20	15
5. Architectural Integrity	15	11
6. Relationship to Surrounding Area	10	10
<b>Total</b>	<b>100</b>	<b>60</b>

# Recommendation

That Halifax Regional Council 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 of the May 10, 2021 staff report, as a municipal heritage property under the Heritage Property Act

# HALIFAX

## Thank You

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