

HRTG-2024-02793: 1158 South Park Street

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

An aerial photograph of a residential neighborhood. A red rectangle highlights a specific lot in the center of the image. The lot is a rectangular area with a paved surface, possibly a parking lot or a cleared area, and contains several parked cars. The surrounding area is densely packed with residential houses, many of which have dark roofs. There are also some commercial buildings and parking lots visible. The streets are paved and have some markings. The overall scene is a typical suburban or urban residential area.



Location of 1158 South Park Street

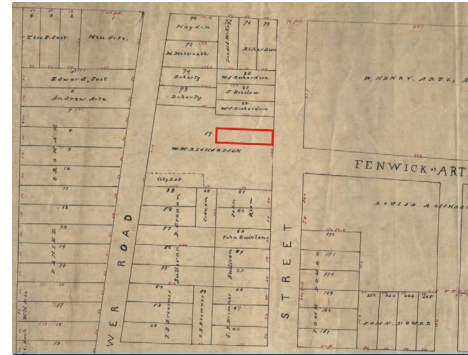
Evaluation Criteria - Buildings

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

1. Age

The construction date is 1875

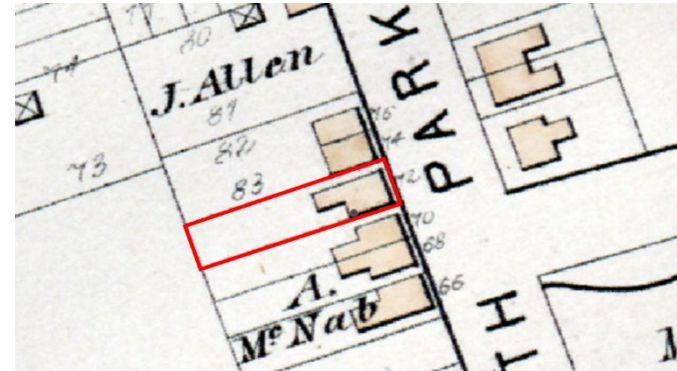
- Part of the 1861 Smith Fields subdivision
- In 1873, a carpenter, Alexander W. McNab, obtained three properties and constructed three Second Empire-style houses, including the subject dwelling
- Property was sold to William H. Creighton in 1875 and listed in the 1875-1876 City Directory



Location on the Smith Fields Subdivision Plan

Leverman
56 Vacant lot
58 King Rich M, of Payzant & King
60 King Edwin D, barrister
62 and 64 Vacant lots
66 House unoccupied
68 to 72 Houses unoccupied
74 Cody Mary, wld Edward
76 House unoccupied
Vacant lots

72 Park St (subject property) in the 1875-1876 City Directory



Subject Dwelling - 1878 Hopkins Map

1. Age

Date of Construction	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

2a. Historical Importance



Portrait of James DeMille

James DeMille (Also spelled DeMill, 1833-1880), author and professor

- Born in Saint John, New Brunswick,
- Taught at Acadia University and Dalhousie University
- Published 30+ novels, including early science fiction
- Lived at 1158 South Park Street during peak career

2a. Historical Importance

Relationship to Important Occasions, Institutions, Personages or Groups	Points
Nationally: Intimately Related	16 - 20
Nationally: Moderately Related	11 - 15
Nationally: Loosely Related	1 - 10
Provincially: Intimately Related	11 - 25
Provincially: Moderately Related	6 - 10
Provincially: Loosely Related	1 - 5
Locally: Intimately Related	11 - 15
Locally: Moderately Related	6 - 10
Locally: Loosely Related	1 - 5

3. Significance of Architect / Builder

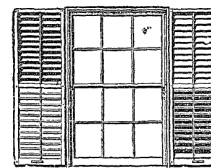
Alexander William McNab (1840-1882)

- Local builder and carpenter active in the Smith Fields
- Constructed three Second Empire-style houses at 1144, 1150-1152, and 1158 South Park Street



Second Empire Homes at 1146, 1150-1152, and 1158 South Park St (subject property); Constructed by McNab

A. W. M^CNAB,



CARPENTER AND BUILDER,

NOS. 36 & 38 HOLLIS STREET,

Contracts taken for Wood or Brick Buildings. All Carpenters' Work punctually executed by experienced Workmen.

McNab's Advertisement in 1874-1875 City Directory

3. Significance of Architect / Builder

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

4a. Architectural Merit *[Construction]*

- Likely early balloon frame construction
 - A full-height projecting bay
- Stone foundation and has two large brick chimneys
- Wood siding in history



Stone Foundation

4a. Architectural Merit *[Construction]*

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

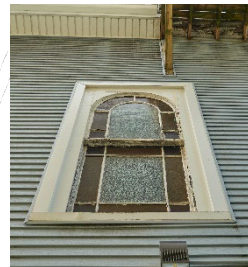
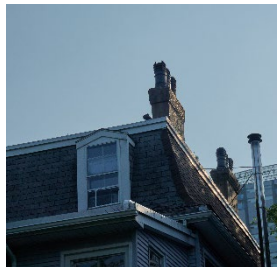
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4b. Architectural Merit *[Style]*

Representative of Second Empire-style residences

Character-defining elements are as listed in the staff report, but most notably include:

- Three-storey Second Empire Style house with an asymmetrical plan;
- Mansard roof;
- Pedimented/gabled dormers;
- Two brick chimneys;
- The fenestration on the front façade;
- One arched-top window with stained glass;
- A projecting three-story bay with an entry door; and
- Decorative entry door.



4b. Architectural Merit *[Style]*

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

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5. Architectural Integrity

The property retains a moderate level of integrity.

- Rear addition, stairs, and decks
- Window alterations
- Vinyl siding
- Brackets removed
- Foundation and chimneys coated in concrete



Rear Addition, Stairs & Decks



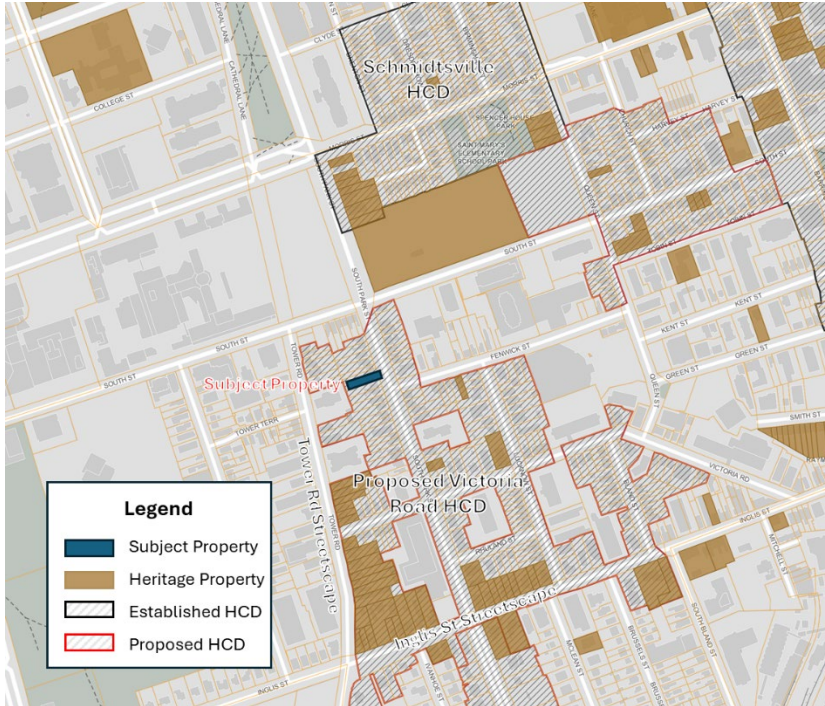
1985 Photo Shows Some Façade Alterations

5. Architectural Integrity

Exterior change	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



- Surrounded by low-rise residential buildings, which are facing development pressure
- In proximity to abundant heritage resources
- Important component of a historical streetscape

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Subject Property & Nearby Heritage Resources

6. Relationship to Surrounding Area

Relationship to Surrounding Area	Points
The building is an important architectural asset contributing to the heritage character of the surrounding area	6 - 10
The architecture is compatible with the surrounding area and maintains its heritage character	1 - 5
Does not contribute to the character of the surrounding area	0

Recommendation

That the Heritage Advisory Committee recommend that Regional Council:

1. 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
2. Approve the request to include 1158 South Park, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1 of the staff report dated August 14, 2025, as a municipal heritage property under the Heritage Property Act.



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Thank you