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Item No. 9.1.3
Heritage Advisory Committee
Special Meeting
June 9, 2021

TO: Chair and Members of the Heritage Advisory Committee

-Original Signed-

SUBMITTED BY:

Kelly Denty, Executive Director of Planning and Development

-Original Signed-

Jacques Dubé, Chief Administrative Officer

DATE: May 10, 2021

SUBJECT: **Case H00486: Request to Include 5943 Spring Garden Road, 1538 and 1540 Carlton Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

On November 12, 2019, the following motion of Regional Council regarding Item 15.5.1 was put and passed:

“THAT Halifax Regional Council request a staff report examining the potential for including 5925 [5943] Spring Garden Road, 1538 Carlton Street and 1540 Carlton Street by Camp Hill Cemetery in the Registry of Heritage Property for the Halifax Regional Municipality.”

LEGISLATIVE AUTHORITY

Heritage Property Act, R.S.N.S. 1989, c. 199

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:

RECOMMENDATION CONT'D ON PAGE 2

- 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*.

BACKGROUND

On October 23, 2019, the Heritage Advisory Committee (HAC) recommended that three properties near the northwest corner of Spring Garden Road and Carlton Street be considered for inclusion as municipal heritage properties. The HAC's report listed these properties: 5925 Spring Garden Road, 1538 Carlton Street, and 1540 Carlton Street. The rationale for this recommendation was that the "Carlton Victorian Streetscape is a valuable example of a Victorian residential street. The streetscape never extended to these buildings and has left them as a peripheral zone under threat of loss".

On November 12, 2019, Regional Council directed staff to examine the potential of including these three properties in the Registry of Heritage Property for the Halifax Regional Municipality. Upon receiving this direction, staff noted an error in the Council motion which referred to 5925 Spring Garden Road (which does not exist), rather than 5943 Spring Garden Road which is a Victorian era dwelling which abuts Carlton Street (See Map 1).

1538 and 1540 Carlton Street

At the time of the November 12, 2019 motion of Regional Council, staff were processing over 10 registration applications. Due to difficulty in finding professional researchers during the first few months of the COVID-19 pandemic, it took several months to contract, and the research completed was insufficient to support the evaluation of these properties.

Unfortunately, in the case of 1540 Carlton Street, a demolition permit application had been issued in August 2018. A demolition permit was subsequently issued for 1538 Carlton Street in May 2020, and both buildings were demolished at the end of December 2020 before staff were able to complete their preliminary research and bring a report forward for consideration. The lack of professional researchers has been addressed by Council by approving an in-house Heritage Researcher position which was filled in January of 2021. Since hiring the Heritage Researcher, the backlog of heritage registration applications has been declining quickly, including this application.



Figure 2: 1538 and 1540 Carlton Street in early spring 2020

Since both buildings are no longer standing, staff recommend that HAC deny the request to consider these properties for heritage registration. As such, this staff report focuses on the last remaining Victorian dwelling along the northern section of Carlton Street, 5943 Spring Garden Road.

HRM's Heritage Property Program

The purpose of the HRM Heritage Property Program is to help protect and conserve significant heritage resources including buildings, streetscapes, sites, areas, and conservation districts that reflect the rich heritage found in local communities throughout HRM. One of the principal aims of the Heritage Property Program is to recognize significant heritage resources through the inclusion of properties into the Municipal Registry of Heritage Properties.

Under the Heritage Property Program, all registration applications for heritage buildings are evaluated by the HAC using "The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality" (Attachment A).

The Evaluation Criteria for scoring a property and building are broken down into six 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 50 or more points, a positive recommendation will be forwarded to Regional Council. If the property scores less than 50 points, the report will not be forwarded to Regional Council.

Nova Scotia Heritage Property Act

HRM's Heritage Property Program receives 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".

Sections 14(2) and 15(1) under the *Heritage Property Act* require that notice of recommendation is given to the property owner at least thirty (30) days prior to any Council decision to include the property in the Registry of Heritage Property for the Halifax Regional Municipality. The property owner is also given an opportunity to address Council before they make a decision on the registration request. Should a positive recommendation be forwarded to Council, heritage staff will ensure the required notices are sent to the owners and deposited at the Registry of Deeds.

On January 4, 2021 a formal letter was sent to the property owner of 5943 Spring Garden Road, Halifax notifying them of the intention to evaluate their property for potential inclusion in the heritage registry (Attachment C). At the time of this report no response has been received, however if the property scores above 50 points and is recommended for registration, a subsequent notification will be sent to the property owner.

DISCUSSION

5943 Spring Garden Road Heritage Evaluation

Heritage registration applications are evaluated by the HAC relative to six evaluation criteria as outlined previously, and described in greater detail in Attachment A. To assist the HAC in their evaluation and scoring, staff offer the following comments based on a historical research report (Attachment B).

1. Age:

The property at 5943 Spring Garden Road and the surrounding lands were once part of the Halifax Common. In 1818, 51 lots were created on either side of Spring Garden Road via the *Act for the Improvement of the Common of Halifax*. Charles Barnstead purchased Lots 28 and 29 in 1840 and constructed a tannery and four accessory structures onsite. The Goad's Fire Insurance Map illustrates that the structures were no longer standing by 1889, and a single-detached dwelling had been constructed on Lot 28 (which is now the neighbouring municipally registered property at 5945 Spring Garden Road) by William Barnstead, Charles' son. In 1907, Stephen A. Heisler purchased a portion of Lot 29 (the subject property), and the deed made no reference to an existing building at that time. McAlpine's Halifax City Directory from 1907-1908 lists Heisler as the property's occupant. Research indicates that the dwelling was constructed in c.1907



Figure 3: 5943 Spring Garden

Due to the age of the dwelling, staff recommend a score of 9 points.

2. Historical OR Architectural Importance:

Important / Unique Architectural Style or Highly Representative of an Era

The original dwelling, which now contains commercial uses, was designed in the Queen Anne Revival style that was popular in Nova Scotia from 1880 to 1915. This eclectic style emerged during the latter portion of the Victorian Era (1837-1900) and emphasized vibrant buildings with elegant detailing in order to make a grand visual statement. The Victorian Era gave way to the Edwardian Era (1900-1914) which is marked by simple and balanced buildings with modest detailing.

The Queen Anne style is characterized by an irregular building outline that incorporates a multitude of features, such as dynamic roof shapes, towers, bay windows, and broad gables or pediments. The dwelling at 5943 Spring Garden Road displays many Queen Anne features, including an asymmetrical design, corner tower, several bay windows, ornate detailing, and wood siding.

The dwelling is a mid-to-late, yet highly representative example of the Queen Anne Revival style that aligns with Victorian architectural principles. Staff recommend a score of 11-15 points for architectural importance.

3. Significance of Architect or Builder:

No information regarding the architect or builder was identified. Thus, staff recommend a score of 0 points.

4. Architectural Merit:

Construction type or building technology

The building was originally constructed as a 2.5 storey wood-frame dwelling that sits on a masonry foundation faced with concrete; however, the exact framing technique is unknown. The exterior construction and detailing, such as decorative trim, corner tower and bay window paneling, would have required superior craftsmanship. While staff lack clarity on the building's construction and framing techniques, the dwelling would have required a skilled builder.

Staff recommend a score between 1 and 6 points.

Style

The building at 5943 Spring Garden Road is a representative example of the Queen Anne Revival style, defined by an asymmetric appearance, irregular plan, and intricate detailing. The dwelling possesses a truncated hip roof and is finished with wood cladding and a string course between the first and second storey. The south façade contains a prominent 2.5-storey corner tower with conical roof and finial style top; an open porch with decorative detailing; a single-leaf door with transom window; and a two-storey bay window that flanks the entryway to the west.

The north (or rear) wall contains a projecting bay which, like the front tower, has a conical roof and finial style top. The east façade contains an ornate oval window, secondary entryway, and a bay window that terminates in pediment-style gable featuring a one-over-one window. Single pane windows, bay window paneling, and additional wood detailing are present throughout the dwelling's exterior.

The property's character-defining elements include:

- Asymmetrical building mass and design;
- Wood cladding and wood string course between the first and second storeys;
- Two-storey bay windows with wood paneling and dentil detailing;
- East façade pediment gable with centre one-over-one window;
- Two-and-a-half storey corner tower with conical roof;
- Projecting bay with conical roof;
- Single-leaf wood main entrance with transom;
- Open porch with decorative wood detailing; and
- East façade oval window with keystones.

Staff recommend a score between 7 and 10 points for style.

5. Architectural Integrity:

The building has a high level of architectural integrity. The original footprint is unchanged and many character defining elements (including the roof, corner tower, bays, porch and window detailing, and wood siding) have been retained over time. The original oval window and one-over-one window in the pediment gable still exist; while the original window fenestration has been retained elsewhere, the other one-over-one windows have been replaced with single pane windows. The most noticeable alteration is the installation of an accessibility ramp at the rear of the building, which does not affect the building's integrity.

5943 Spring Garden Road is of a very similar design and age to Lorne Terrace, a Recognized Federal Heritage Building located at 2639 Lorne Terrace, Halifax. The dwelling on Lorne Terrace contains more decorative features, such as ornate cresting and a central copula. No photo documentation exists of the 5943 Spring Garden Road, so it's unclear if it utilized a more simplified design or had very early alterations.

Staff recommend a score between 6 and 10 points for architectural integrity.

6. Relationship to Surrounding Area:

The existing building is one of the last remaining private residences constructed on Halifax Common Lots at the turn of the 20th century. The building abuts another Common Lot residence at 5945 Spring Garden Road, which is also a municipally registered property (William Barnstead House). The building's Queen Anne style also has historical, physical and visual associations with the municipally registered Victorian Streetscape on the southern portion of Carlton Street which contains buildings of a similar style and age.

Most of the original estates along Spring Garden Road, east of Robie Street have been demolished and replaced with large high-rise structures. The neighbouring buildings at 1538 and 1540 Carlton Street, just north of 5943 Spring Garden Road, were recently demolished. It would be reasonable to conclude that any

remaining un-registered historic buildings in this area may also be demolished due to increasing development pressure.

The subject property provides an invaluable connection to the development of the Halifax Common lands and is complemented by the abutting registered property and the Victorian Streetscape, staff recommend a score between 6 and 10 points.

FINANCIAL IMPLICATIONS

The HRM costs associated with advertising and processing this application can be accommodated within the approved 2021/2022 operating budget for C340 - Social and Heritage Policy.

RISK CONSIDERATION

There are no significant risks associated with the recommendations in this Report.

COMMUNITY ENGAGEMENT

The community engagement process for a heritage registration is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing achieved through public access 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.

ENVIRONMENTAL IMPLICATIONS

No environmental implications were identified.

ALTERNATIVE

1. The Heritage Advisory Committee may choose to refuse the application to include 5943 Spring Garden Road, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality if the property scores less than 50 points based on the evaluation criteria.

ATTACHMENTS

Map 1: Location Map

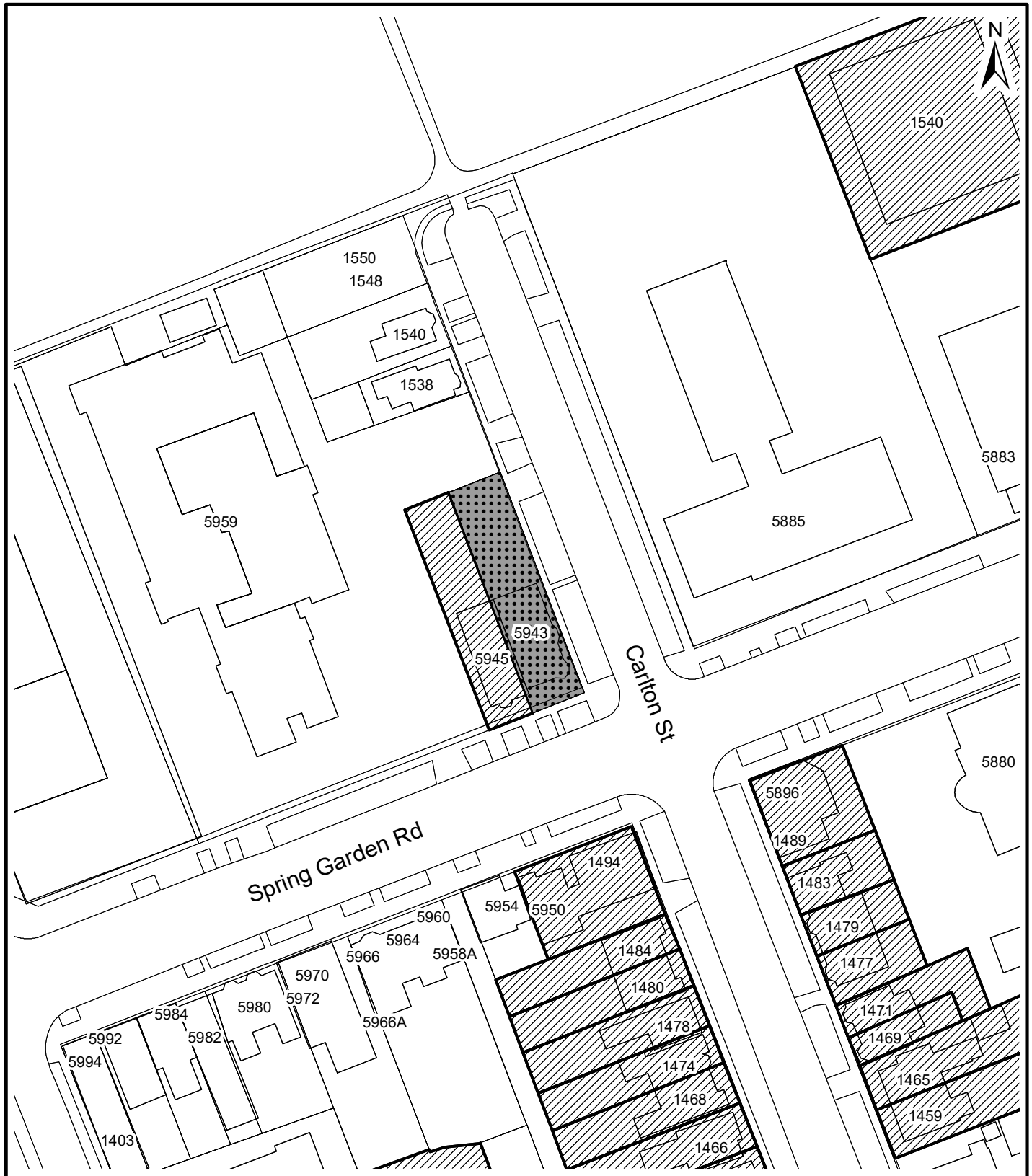
Attachment A: Evaluation Criteria

Attachment B: Historical Research Report

Attachment C: Notification Letter to Property Owner



A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

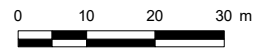
Report Prepared by: Jesse Morton, Planner II, 902.490.4844



Map 1 - Location Map

5943 Spring Garden Road,
Halifax

-  Registered Heritage Property
-  Subject Property



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

Attachment A



HERITAGE PROPERTY PROGRAM

EVALUATION CRITERIA

**Heritage Property Program
Community & Recreation Services**

March 2013

**EVALUATION CRITERIA
FOR REGISTRATION OF HERITAGE BUILDINGS (Revised 2004)**

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.

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

** 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, 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	

** 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	7 - 10	
Provincially Significant	4 - 6	
Locally Significant	1 - 3	
Not Significant	0	

** 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;

AND

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	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	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 or 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

Research Report

5943 Spring Garden Road

Prepared by:

HRM Planning and Development

Elizabeth Cushing, Heritage Planning Researcher

February 26, 2021



HALIFAX

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Age

5943 Spring Garden Road, formerly 119 Spring Garden Road, is situated on the block bound by Camp Hill Cemetery to the north, Carlton Street to the east, Spring Garden Road to the south and Robie Street to the west.

The property at 5943 Spring Garden Road and the surrounding area was once part of the Halifax Commons. Originally 235 acres in size, the Halifax Common was first surveyed in 1759 and was bounded by Robie Street, Cunard Street, North Park Street, Ahern Avenue, South Park Street and South Street. The Commons was granted to the Town of Halifax from the Crown in 1763 (City of Halifax 1994).

In 1818, Spring Garden Road was extended to meet the west boundary of the Common (City of Halifax 1992). 51 half acre lots were created on either side of Spring Garden Road as initiated by the 1818 *Act for the Improvement of the Common of Halifax*. These lots were leased for 999 years to private citizens who were responsible to improve the farm lots and keep horses and cattle. The owners were permitted to cultivate the land, construct houses and farm buildings, and plant trees (City of Halifax 1992). This agreement is visible in William Gossip's 1859 *Plan of Halifax Common*, which notes the area along Spring Garden Road as land leased for 999 years (Figure 1).

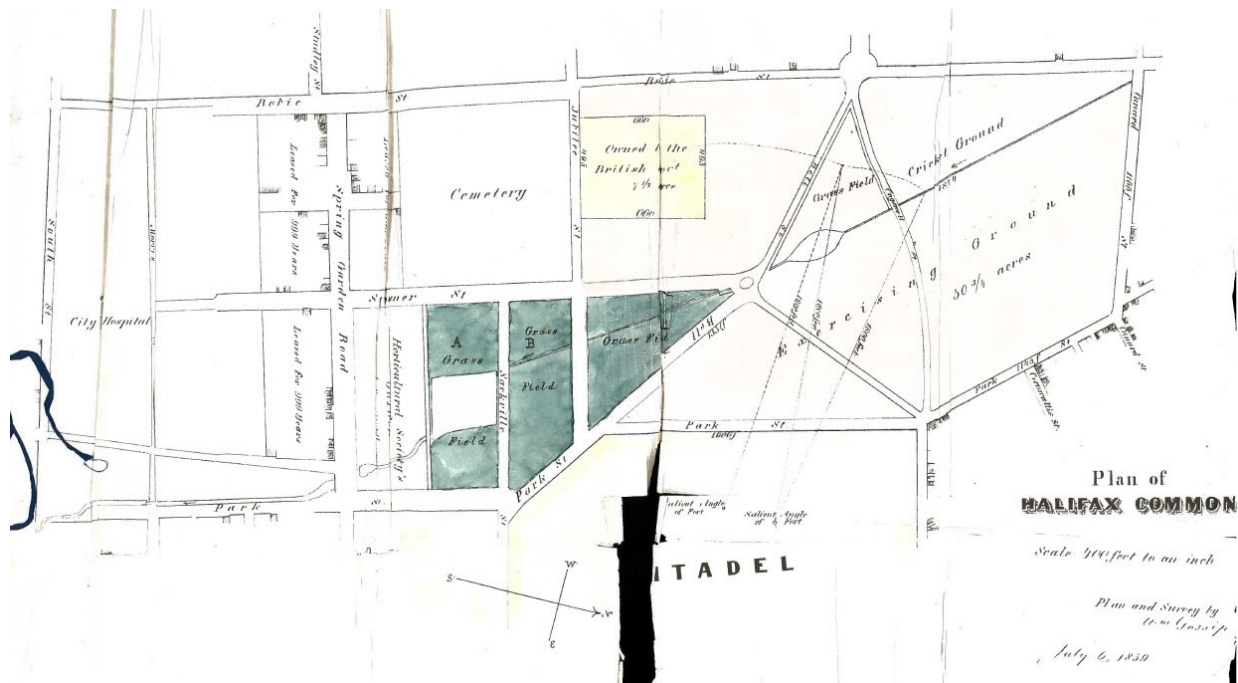


Figure 1: 1859 Plan of the Halifax Common by William Gossip

In 1840, Common Lots 28 and 29 were sold to Charles Barnstead from Joseph Whytal (Book 69, Page 74; Figure 2). Barnstead established a tannery and four outbuildings for his company, 'C. Barnstead & Son', on these lots (Hopkins 1878; Figure 3). In 1871, an Act was passed which allowed the City of Halifax to sell the lots created by the 1818 *Act for the Improvement of the Common of Halifax* (City of Halifax 1992). As a result, several single-detached private residences were constructed along the north section of Spring Garden Road from Robie to Summer Streets at the turn of the 20th century (Hopkins 1878).

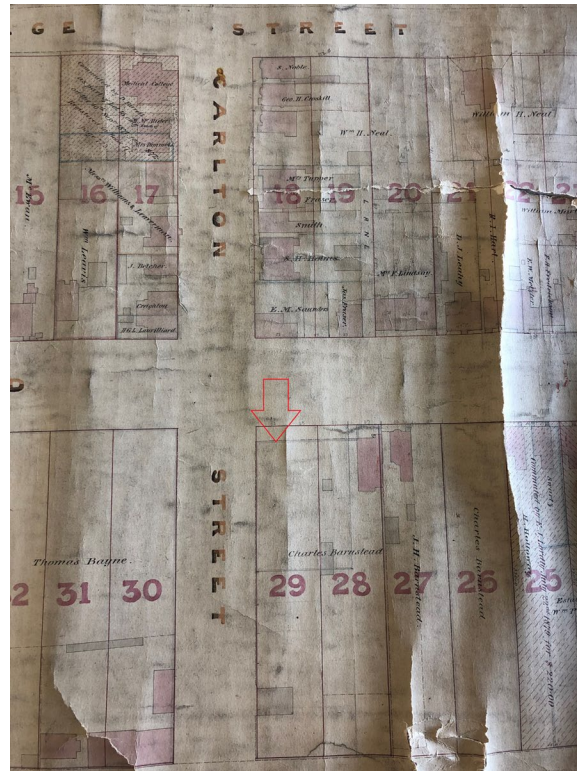


Figure 2: Keating's 1880 Plan of the South Common Lots with the subject property identified in red

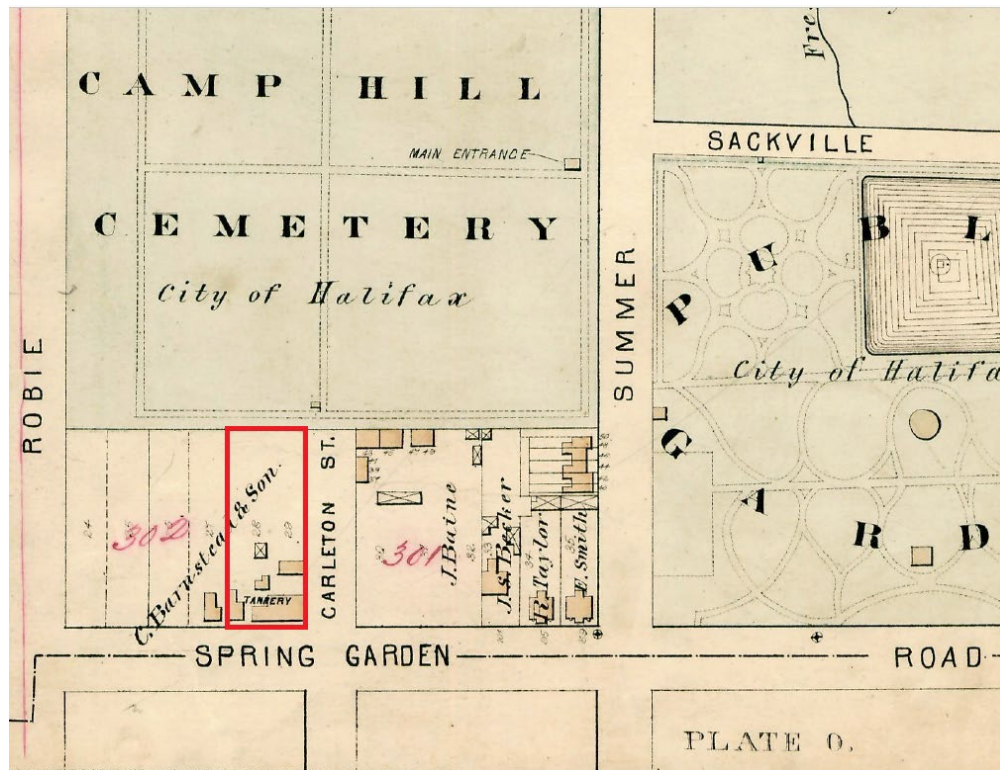


Figure 3: J.W. Hopkins 1878 Atlas of Halifax with subject property outlined in red

Charles Barnstead passed away by 1886. The year prior, Barnstead had granted Lot 28 to his son William (Book 309, Page 6). By Goad's 1889 *Fire Insurance Plan*, the tannery had been demolished and replaced with a single-detached structure with the civic address 121 Spring Garden Road (present day 5945 Spring Garden Road; Figure 4). The structure was constructed for William Barnstead. The subject property was still vacant by the 1895 (Revised 1899) Fire Insurance Plan (Figure 5). The first depiction of the present-day structure at 5943 Spring Garden Road is in Goad's 1911 *Fire Insurance Plan*, which notes a 2-storey structure with an irregular plan (Figure 6).

Stephen A. Heisler (sometimes spelled Hiseler or Hisler) purchased a part of Lot 29 of the Common Lots from the City of Halifax in 1907 for \$1.00 (Book 384, Page 497). He is identified in McAlpine's *Halifax City Directory* as occupying 119 Spring Garden Road (present day 5943 Spring Garden Road) as early as 1907-1908. Heisler retained ownership of the property until 1919. There are minimal changes to the building footprint by 1914 and throughout the 20th century historical maps (Figure 7).

Based on the property ownership history, historical maps and architectural style, the structure at 5943 Spring Garden Road was constructed circa 1907 during Stephen A. Heisler's tenure on the property.

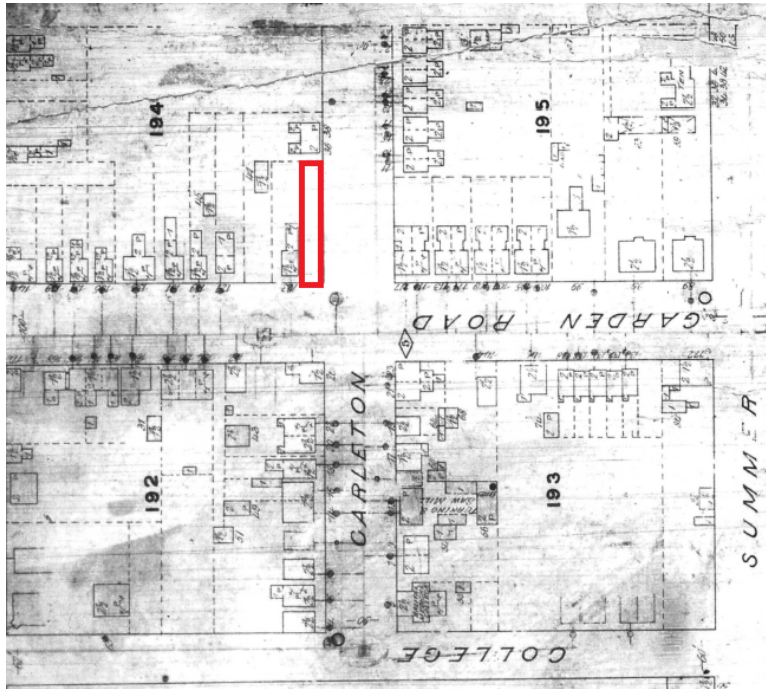


Figure 4: Goad's 1889 Fire Insurance Plan with subject property outlined in red

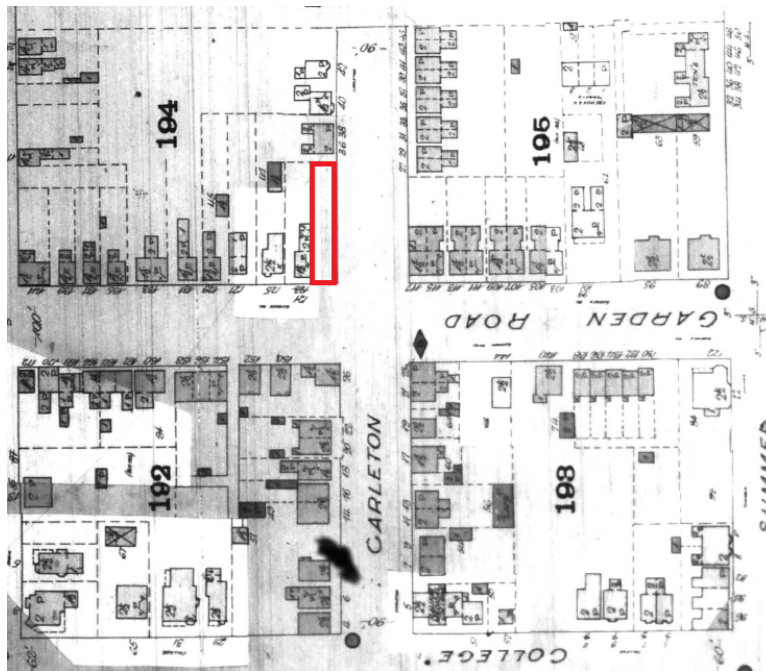


Figure 5: Goad's 1895 Fire Insurance Plan (Revised 1899) with subject property outlined in red

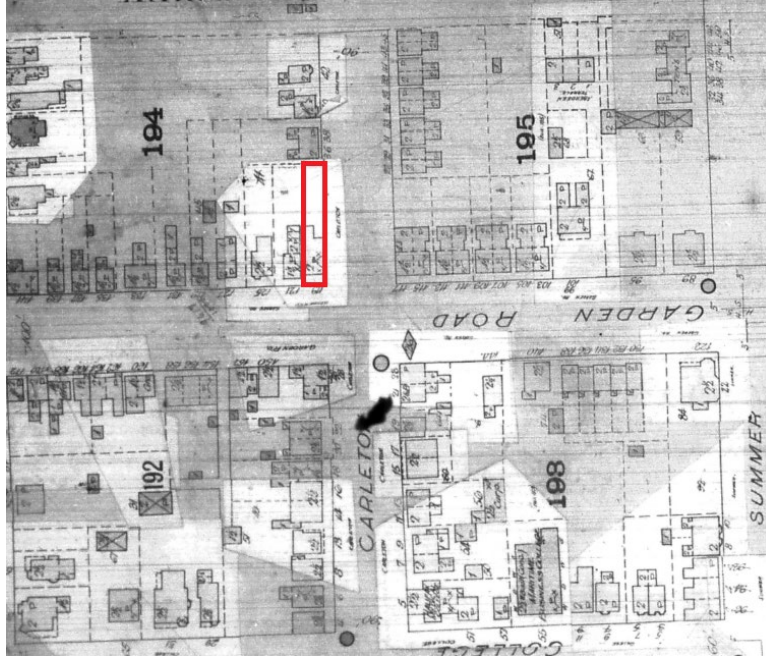


Figure 6: Goad's 1895 Fire Insurance Plan (Revised 1911) with subject property outlined in red

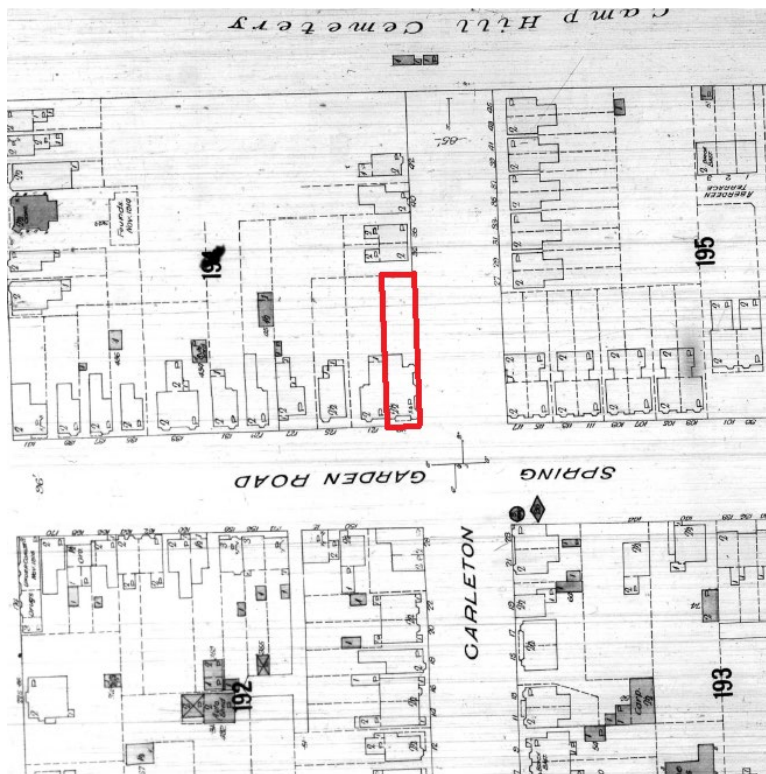


Figure 7: Goad's 1914 Fire Insurance Plan with the subject property outlined in red

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

The residence at 5943 Spring Garden Road was built for Stephen A. Heisler (1866-?). Heisler worked at Heisler Brothers, a hats, caps and furs store once located at 82 Upper Water Street (McAlpine 1905:54). The 1881 Census notes Heisler as living with his parents John and Jane, and siblings George and Edward (Library and Archives Canada 1881). His father John was working as a watchman and Stephen as a hatter. By 1891, Stephen lived with his wife Hannah and two children, Frank and George (Library and Archives Canada 1891). The family previously lived at 265 Brunswick Street (McAlpine 1905:302). Heisler and his family moved into 119 Spring Garden Road by 1907, where they lived until 1919.

The property was subsequently granted to Helen MacLellan through a Release of Judgement (Book 494, Page 362). Helen lived at the property with her husband E. Kirkpatrick, a doctor, and two children. The MacLellan's sold the property to Clyde W. Holland in 1930 (Book 665, Page 221). Holland, a physician, lived at the property with his wife Mona Kathleen. The Hollands sold the property in 1965 to Sidney Chernin, a dentist (Book 2051, Page 587). In 1981 the property sold to corporate body C.M.S. Holdings Ltd. (Book 3512, Page 632). The property is currently owned by 3287292 Nova Scotia Incorporated who purchased the property in 2014.

Beyond the information above, minimal historical information was available on subsequent owners of 5943 Spring Garden Road.

Important / Unique Architectural Style or Highly Representative of an Era

5943 Spring Garden Road was designed in the Queen Anne Revival style, popular in Nova Scotia from 1880 to 1915 (Penney 1989). The style is characterized by an irregular outline consisting of towers, broad gables or pediments, projecting two-storey bays, multi-sloped roofs and tall decorated chimneys (Blumenson 1990:102). The materials are often varied throughout, as well as the roof type. There are typically multiple open covered areas such as balconies and porches under gables or eaves.

The residence at 5943 Spring Garden Road contains several of the Queen Anne style defining architectural features, including: the asymmetrical design; corner tower; oval window; two-storey bay windows; ornate detailing; and, wood siding. Overall, 5943 Spring Garden Road is a highly representative example of the Queen Anne Revival style.

Significance of Architect / Builder

Historical research did not identify that 5943 Spring Garden Road was designed by a notable architect or builder.

Architectural Merit

Construction Type or Building Technology

The structure at 5943 Spring Garden Road is a two-and-a-half storey, wood-framed dwelling with a masonry foundation faced with concrete. The exterior construction would have required superior craftsmanship, including the wood panelling around the two-storey bay windows, decorative trim surrounding the open porch, and two corner towers with conical roofs.

Style

5943 Spring Garden Road is a single-detached, two-and-a-half storey house with irregular plan and masonry foundation (Figure 7 to Figure 9). The structure is clad in wood siding with wood string course between the first and second storey. There are various roof types, including a truncated hip roof and a corner tower with conical roof and finial style top. A projecting bay is located to the rear of the property which also has a conical roof and finial style top. A pediment style gable is located on the east façade. A single-stack chimney is located to offset right.

Two-storey bay windows located on the south and east façades feature wood panel detailing surrounding flat single-pane windows. The first storey of the tower, projecting bay and two-storey bay windows have dentil trim. All windows are single-pane except for a one-over-one window in the centre of the pediment gable. An oval window with keystones is located on the east façade (Figure 10). The main entrance is accessible from a small set of stairs with wood railing (Figure 11). The single leaf, panelled, and glazed wood door is within an open porch with decorative trim and flat roof. There is another wood glazed door on the east façade, located within another open porch with flat roof. It is accessible through a wheelchair ramp with railing and a small set of wood stairs.



Figure 8: South façade of 5943 Spring Garden Road (09 February 2021)



Figure 9: East façade of 5943 Spring Garden Road (09 February 2021)



Figure 10: North and east façades of 5943 Spring Garden Road (09 February 2021)



Figure 11: East façade oval window with keystones (09 February 2021)



Figure 12: Main entrance to 5943 Spring Garden Road (09 February 2021)

The structure at 5943 Spring Garden Road is a representative example of the Queen Anne Revival style (1880-1915), defined by the asymmetric appearance, intricate detailing and wood vertical siding exterior. There is a prominent two-and-a-half storey corner tower fronting Spring Garden, and a projecting bay with conical roof to the rear of the building. The various roof types also include a pediment style gable on the east façade. The south façade features a two-storey bay window with wood panelling, open porch with decorative detailing, and single-leaf door with transom. The structure also contains other Queen Anne elements such as an oval window on the east façade.

The property's character-defining elements include:

- Asymmetrical building mass and design;
- Wood cladding and wood string course between the first and second storeys;
- Two-storey bay windows with wood panelling and dentil detailing;
- East façade pediment gable with centre one-over-one window;
- Two-and-a-half storey corner tower with conical roof;
- Projecting bay with conical roof;
- Single-leaf wood main entrance with transom;
- Open porch with decorative wood detailing; and,
- East façade oval window with keystones.

Architectural Integrity

5943 Spring Garden Road has a high level of architectural integrity based on the retention of several exterior features. The original building footprint has been retained. A minor alteration was made to include a wheelchair ramp at the rear of the property. The window size and placement has remained unchanged. The one-over-one windows have been replaced with single-pane; otherwise, modifications are minimal.

Defining features such as the decorative trim surrounding the open porch, corner tower with conical roof, projecting two-storey bay window, pediment style gable with centre one-over-one window, oval window and bay windows with panelled wood trim has also been retained (Figure 12 to Figure 14).

5943 Spring Garden Road is of a very similar design and age to Lorne Terrace, a Recognized Federal Heritage Building located at 2639 Lorne Terrace and constructed in 1900 (Figure 15). Based on this, there may have been more decorative features included on 5943 Spring Garden Road including cresting on the top of the two-storey east façade bay along the pediment style gable, and a cupola. However, no photo documentation of this exists and it may have been a simplified version of the design.



Figure 13: 5943 Spring Garden Road circa 1960 (Source: Municipal Archives 102-111-4-6.15)



Figure 14: 5943 Spring Garden Road circa 1980



Figure 15: 5943 Spring Garden Road circa 2008



Figure 16: Recognized Federal Heritage Building at 2639 Lorne Terrace, with a similar design to 5943 Spring Garden Road (Source: Canada's Historic Places)

Relationship to Surrounding Area

5943 Spring Garden Road has significance as one of the last remaining private residences constructed on Common Lots sold by the City of Halifax at the turn of the 20th century. The building is immediately adjacent to another Common Lot residence at 5945 Spring Garden Road, a registered heritage property (William Barnstead House; Figure 17). The Queen Anne style house also has historical, physical and visual associations with the Carlton Victorian Streetscape, which contains several properties of a similar style and age (Figure 18).

The majority of the estates (approximately 40 buildings) along Spring Garden Road, Carlton Street and Robie Street as depicted in the Fire Insurance Plan maps have since been demolished and replaced with larger structures such as 5885 Spring Garden Road (Spring Garden Terrace; Figure 19). The structures at 1538 and 1540 Carlton Street, to the north of 5943 Spring Garden Road, have also been demolished as part of an ongoing planning application. These properties would have once been located on Charles Barnstead's Common Lots 28 and 29. Other older buildings across the street are proposed for demolition as part of another ongoing planning application (Figure 20 and Figure 21).



Figure 17: 5945 Spring Garden Road and 5943 Spring Garden Road, with the former locations of 1538 and 1540 Carlton Street visible to the right (09 February 2021)



Figure 18: Carlton Registered Streetscape as visible from 5943 Spring Garden Road (09 February 2021)



Figure 19: 5945 and 5943 Spring Garden Road, with Spring Garden Terrace visible to the right (09 February 2021)



Figure 20: West portion of buildings to be demolished as part of Case 20218 (09 February 2021)



Figure 21: East portion of buildings to be demolished as part of Case 20218 (09 February 2021)

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Attachment C – Notification Letter to Property Owner

January 4th 2021

-Property Owner Information Redacted-

RE: Evaluation of 5943 Spring Garden Road as a Potential Municipal Heritage Property

Dear Property Owner(s),

In November 2019, based on a recommendation from the municipal Heritage Advisory Committee, Halifax Regional Council initiated a process to evaluate 5943 Spring Garden Road for its potential inclusion in the Registry of Heritage Properties. Members of the committee were concerned about the increasing development pressure in the Carlton Street area and the resulting loss of historic building stock. As such, your property was recommended for evaluation.

Due to high workload and the COVID 19 Pandemic, consideration of your property was postponed but will be initiated in the coming weeks. The process will take several months, during which we are happy to discuss the benefits and implications of registration with you. Heritage registration provides legal protection for buildings under the *Heritage Property Act of Nova Scotia* and provides property owners with access to additional development options, as well as municipal and provincial grants for exterior maintenance and conservation work.

What are the next steps for the heritage evaluation?

In accordance with municipal policies and the *Heritage Property Act*, municipal staff will be researching your property and providing a report to the Heritage Advisory Committee. The committee will score your property out of a possible 100 points based on a list of criteria, enclosed with this letter. If the property scores over 50 points through the evaluation process it will be forwarded to Halifax Regional Council for a heritage hearing and decision on the registration. As the property owner(s), you will be notified by mail if your property receives a high enough score to move onto the heritage hearing stage and you will have an opportunity to address Regional Council before a decision is made to register your property pursuant to the *Heritage Property Act*. Written comments in response to this letter, should be directed to heritage planning staff at the address below.

What are the implications of heritage registration?

If a property is successfully registered, formal approval is required from Regional Council prior to demolition or significant exterior alteration of the building (known under the legislation as a “substantial alteration”). Substantial alterations typically involve changes to the visible architectural features, form or volume of a building. Interior renovations and changes of use are not restricted or affected by registration.

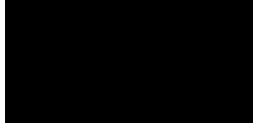
Heritage conservation is a public benefit that improves our neighbourhoods and supports the tourism industry. Preservation of our historic buildings and architecture helps to ensure that Halifax remains a unique community for residents and visitors alike. The Municipality currently provides support to heritage property owners such as:

- access to financial incentives of up to \$25,000 for exterior repairs;
- density bonuses for new development on heritage properties; and
- eligibility for additional development rights through a development agreement

Heritage property owners also have access to provincial government grants for conservation work and professional advice.

I invite you to contact me (contact info below) with any questions you may have, and visit the HRM Heritage Property Program website to learn more about the implications and benefits of heritage registration: www.halifax.ca/heritagepropertyprogram

Regards,



Aaron Murnaghan MCIP LPP CAHP
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Planning & Development
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