

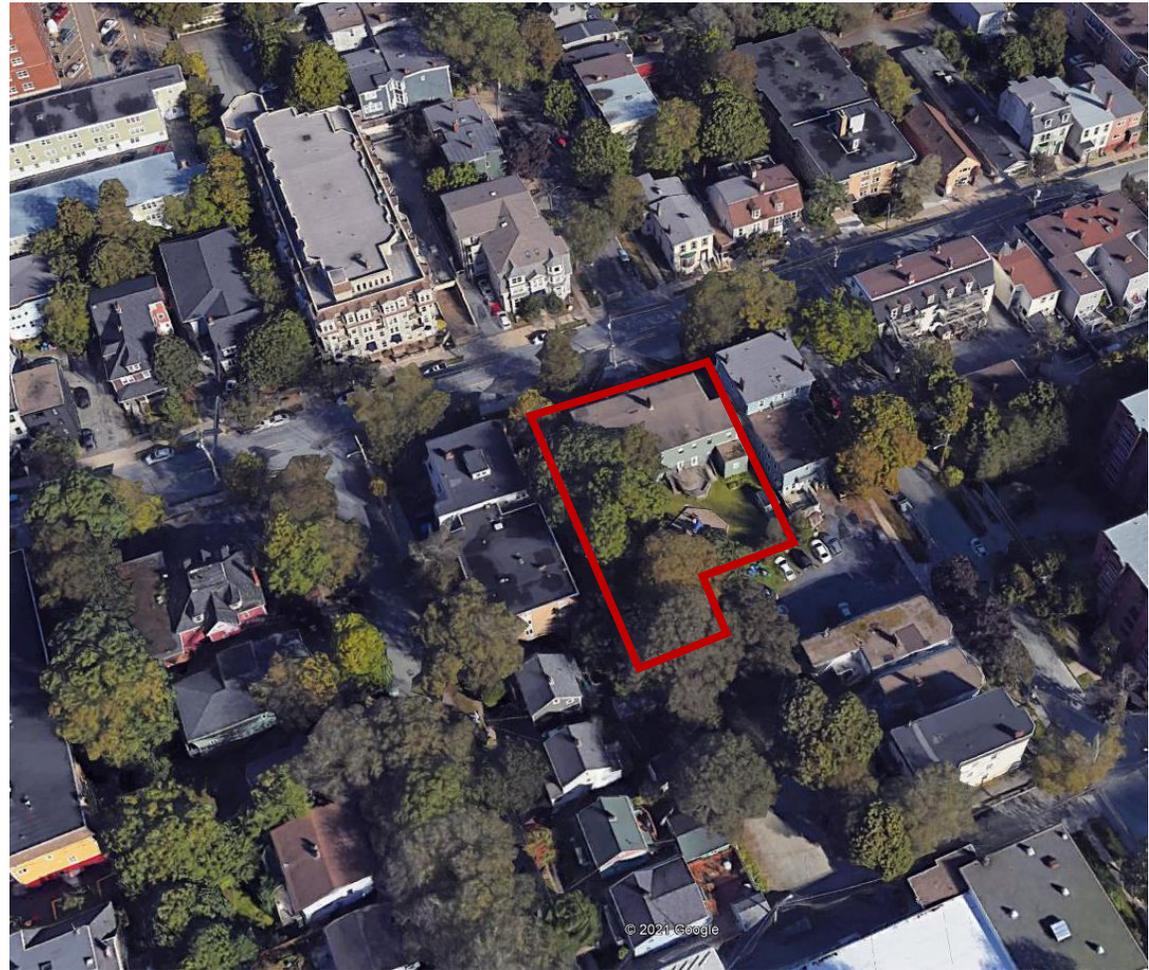
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H00508 - 5500 Inglis Street

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

Heritage Advisory Committee
July 28, 2021

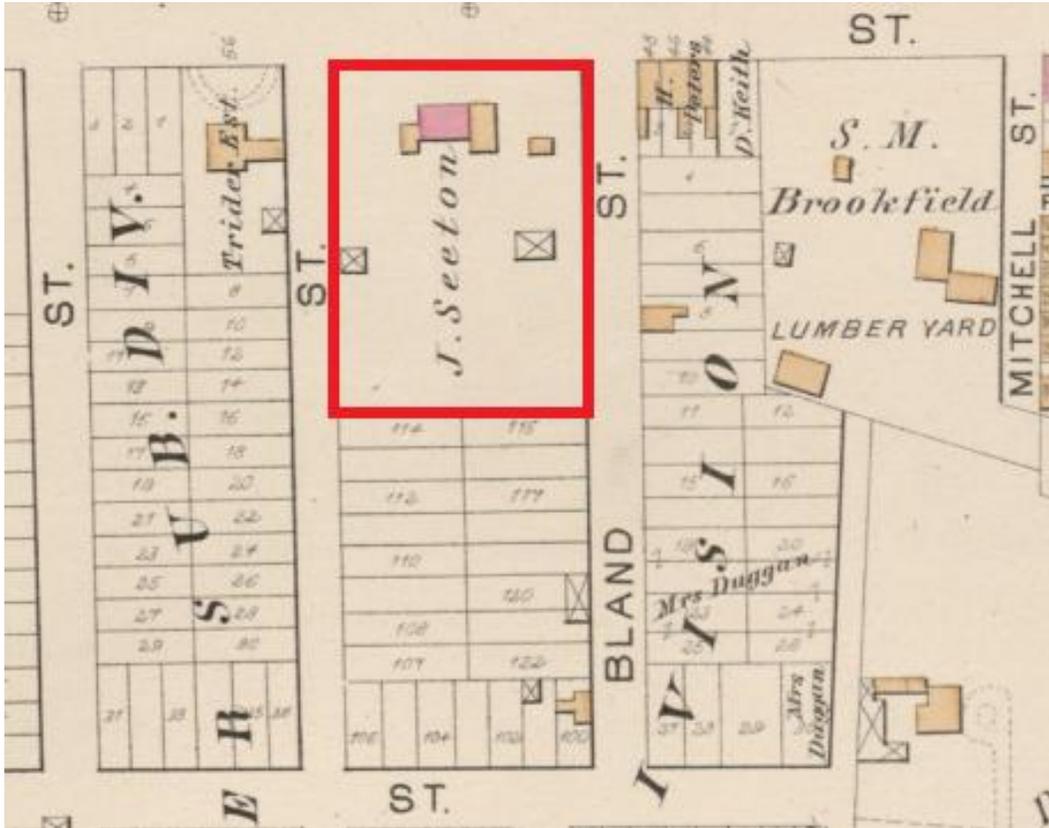
Location



HRM Registration Evaluation Criteria

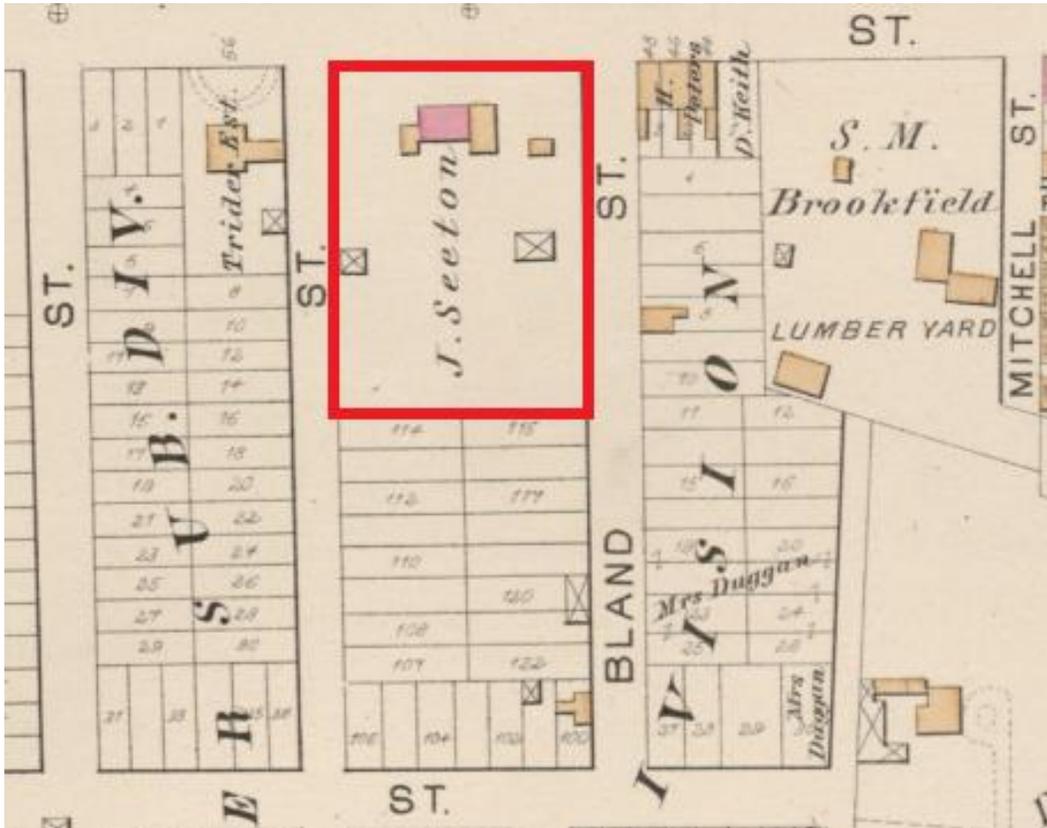
Criterion	Maximum Score
1. Age	25
2. Historical or Architectural Importance	20
3. Significance of Architect / Builder	10
4. Architectural Merit: Construction Type and Style	20
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
Total	100

1. Age



J.W. Hopkins Atlas (1878)

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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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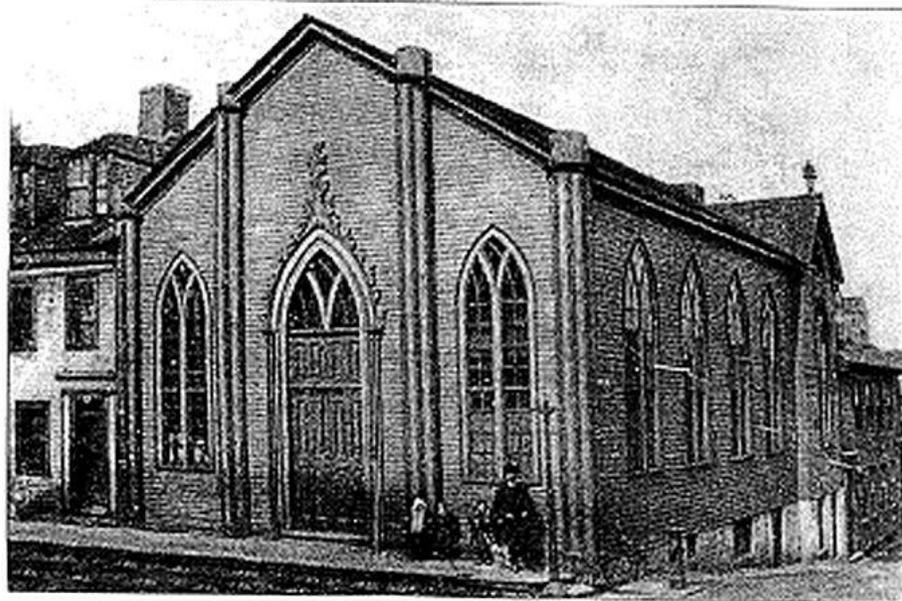
2. Historical Importance



- Jonathan Tremain Sr., Loyalist refugee, started developing the original 50-acre lot; his son, John, built the dwelling
- The property was subsequently owned by other notable residents:
 - Enos Collins
 - The Honourable John Bayley Bland
 - Joseph Seeton
 - Harry L. Chipman

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2. Historical Importance



The First Universalist Church of Halifax, corner of Hard's Lane and Starr Street, dedicated 1844.

Also associated with the Universalist Church, which formed in 1837 and moved to the subject property in 1960

Locally	Points
Intimately Related	11- 15
Moderately Related	6 - 10
Loosely Related	1 - 5
No relationship to important occasions, institutions, personages or groups.	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*)



- Originally a 1.5-storey dwelling with a pitched roof, constructed using local rubble stones
- Very few local examples of this construction technique
- Several wooden additions made in the 1800s

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)*

- Originally designed in the Georgian style; modified in the 1890s to reflect the Second Empire style (1855-1900)
- Displays several Second Empire features
- Character defining elements:
 - Slate and ironstone walls clad with stucco;
 - Asymmetrical façade;
 - Mansard roof w/ pediment style gable dormers, paired window and detailing
 - One-over-one windows on the façade;
 - Twelve pane windows on the east and west walls;



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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



- Original rubble stone dwelling remains intact; though several significant alterations occurred in the mid-to-late 1800s
- Bland Alterations (c.1849):
 - One-storey ballroom addition (eastern wall) and one-storey library addition (southwest corner)
- Chipman Alterations (1891-1895):
 - Expanded eastern addition, added mansard roof and enlarged some windows
- Walls covered in stucco

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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 oldest dwellings on Inglis Street; represents rural residential character from the 1820s
- Visual and historical connections to nearby municipally registered properties
- Fixture of the Inglis Streetscape, which has numerous buildings of a similar age, style and design

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.

Recommendation

Should 5500 Inglis Street, 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:

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 5500 Inglis Street, 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