



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 12.2
Halifax Regional Council
August 17, 2021
October 19, 2021

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: ORIGINAL SIGNED

For Jenny Lugar, Chair, Heritage Advisory Committee

DATE: July 29, 2021

SUBJECT: **Case H00508: Request to Include 5500 Inglis Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

July 28, 2021 special meeting of the Heritage Advisory Committee, Item 6.2.

LEGISLATIVE AUTHORITY

Heritage Property Act

s. 14(1) A heritage advisory committee may recommend to the municipality that a building, public building interior, streetscape, cultural landscape or area be registered as a municipal heritage property in the municipal registry of heritage property.

HRM By-law No. H-200 - Heritage Property By-law

4. The [Heritage Advisory] Committee shall, within the time limits prescribed by Council or the [Heritage Property] Act, advise the Region respecting:
 - (a) the inclusion of buildings, public building interiors, streetscapes, cultural landscapes or areas in the Registry.

RECOMMENDATION

It is recommended that Halifax 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 of the May 28, 2021 report, as a municipal heritage property under the Heritage Property Act.

BACKGROUND

At the July 28, 2021 special meeting of the Heritage Advisory Committee, the Committee received a staff recommendation report dated May 28, 2021, and received a staff presentation on Case H00508. Staff noted that should the Committee award the property a total score of fifty (50) points or more for the

identified property, out of a possible one-hundred (100), then the staff recommendation is that the Committee recommend the property for registration by Halifax Regional Council.

For additional background information on this item, refer to the staff report dated May 28, 2021 (Attachment 1).

DISCUSSION

At the July 28, 2021 special meeting, following the presentation from staff, the Committee evaluated the proposed heritage property using the Evaluation Criteria for Registration of Heritage Buildings in HRM. The Committee applied the following scores:

Criterion	Score Awarded
1. Age	20
2B. Historical Importance-Architectural Style	14
3. Significance of Architect/Builder	0
4A. Architectural Merit: Construction Type	10
4B. Architectural Merit: Style	6
5. Architectural Integrity	14
6. Relationship to Surrounding Area	10
Total	74

Based on this evaluation, the Committee approved a motion recommending that Halifax Regional Council schedule a heritage hearing for the matter, and to approve the registration to Registry of Heritage Property for the Halifax Regional Municipality.

For further discussion on the heritage registration evaluation criteria as it relates to this application, refer to the staff report dated May 28, 2021 (Attachment 1) and the Scoring Summary for Heritage Buildings (Attachment 2).

FINANCIAL IMPLICATIONS

Refer to the staff report dated May 28, 2021.

RISK CONSIDERATION

Refer to the staff report dated May 28, 2021.

COMMUNITY ENGAGEMENT

Members of the public are permitted to submit correspondence and petitions to be circulated to the Heritage Advisory Committee. The agenda, reports, and minutes of the Heritage Advisory Committee are posted on Halifax.ca.

For further information on Community Engagement as it relates to this item, refer to the staff report dated May 28, 2021.

ENVIRONMENTAL IMPLICATIONS

Refer to the staff report dated May 28, 2021.

ALTERNATIVES

The Committee did not discuss alternatives. Refer to the staff report dated May 28, 2021.

ATTACHMENTS

Attachment 1 – Staff Recommendation Report dated May 28, 2021

Attachment 2 – Scoring Summary for Heritage Buildings.

If the report is released to the public, a copy can be obtained by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: Simon Ross-Siegel, Legislative Assistant, Office of the Municipal Clerk, 902.292.3962



P.O. Box 1749
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Attachment 1
Heritage Advisory Committee
Special Meeting
June 23, 2021
July 28, 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 28, 2021

SUBJECT: **Case H00508: Request to Include 5500 Inglis Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

Application by the property owner, the Universalist Unitarian Church of Halifax.

LEGISLATIVE AUTHORITY

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

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*.

BACKGROUND

In March 2021, the Universalist Unitarian Church of Halifax applied to include their property at 5500 Inglis Street in the Registry of Heritage Property for the Halifax Regional Municipality. The subject property is located on the south side of Inglis Street, on the block bounded by South Bland Street to the east and Brussels Street to the west (Map 1) and contains a two-storey building that was constructed in 1823 and designed in the Georgian architectural style. The building was modified in the 1890s to reflect the Second Empire style.

The dwelling was originally owned and constructed by a Loyalist refugee and rope maker, Jonathan Tremain. The property was subsequently owned by several notable Nova Scotians, such as Enos Collins and the Honourable John Bayley Bland, during the 19th century. More recently, the building was used as a boarding house before becoming home to the Universalist Unitarian Church of Halifax (formerly known as the Church of the Redeemer) in 1960. Around that same time, the Church partnered with the Halifax Early Childhood School who operates from the property.

The property became a Provincial Heritage Property in 1984 and was considered for municipal registration by the former City of Halifax in both 1977 and 1983; however, it was unsuccessful. At that time the evaluation criteria were much more limited in scope. This is the first time that 5500 Inglis Street will be evaluated using the current heritage building evaluation criteria.

This application is being considered in accordance with Sections 14 (Recommendation as municipal heritage property) and 15 (Registration as municipal heritage property) of the *Heritage Property Act*.

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 Property.

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 or 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.

DISCUSSION

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 subject property sits on lands that were once part of Bland's Field. This largely undeveloped field contained a rural road that stretched from Barrington Street (then known as Pleasant Street) to Point Pleasant Park. Jonathan Tremain, a Loyalist refugee and rope maker, purchased a large 50-acre lot here in 1784. Tremain then constructed a ropework factory along the lot's eastern boundary (what is today South Bland Street) and subdivided the lot into 11 narrow parcels. Tremain constructed the existing building, which was originally a 1.5-storey dwelling, on the factory lot in 1823. Subsequent property owners made wooden additions to the building prior to 1900.



The building is approaching its 200th anniversary of construction and as such, staff recommend a score of 20 points for age.

2. Historical OR Architectural Importance:

Relationship to Important Occasions, Institutions, Personages or Groups

The Research Report indicates that 5500 Inglis Street was occupied by several persons who contributed to Halifax's history (Attachment B). Jonathan Tremain, the original owner, established a ropemaking business in Halifax and he and his family played a pivotal role in developing the subject block. Other notable owners include, but are not limited to: The Honourable John Bayley Bland, Commissioner of the Revenues; Joseph Seeton, American Consul to Halifax; Enos Collins, merchant, banker and privateer; and Harry L. Chipman, Consul for the Austro-Hungarian Empire.

The property is also associated with the Universalist Church, which formed in 1837 and was formally incorporated in 1843. Their first meeting house was on Hurd's Lane, Halifax; the congregation then built the Church of the Redeemer on Brunswick Street in 1874 (which was added to HRM's Registry of Heritage Property in 1984). The Universalist Church moved to 5500 Inglis Street in 1960 where they continue to *"provide a community that nurtures personal and spiritual growth, practices inclusiveness, celebrates diversity and affirms individual and collective commitment to community service and social justice."*

Due to the property's connection to residents of local significance and the Universalist Church, staff recommend a score of 11-15 points for historical 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 initially a 1.5 storey dwelling with a pitched roof and centre-hall plan, which was constructed using local rubble stones. Rubble stone construction, consisting of rubble-stone-coursed walls roughly squared-up with mortar, was often used for modest buildings; very few local examples of this technique survive today. A small portion the original rubble stone construction is visible on the building's southern wall, though the majority is parged with stucco. The foundation is not visible from the exterior, but it too is likely rubble stone. Several wooden additions were made to the building in the mid-to-late 19th century, though the exact construction techniques are unclear.

The building is a rare and unique example of rubble stone construction. Staff recommend a score between 7 and 10 points.

Style

The building was originally designed in the Georgian style, but it was modified in the 1890s to reflect the Second Empire style, which was popular in Nova Scotia between 1855 and 1900. The Second Empire Style varies in size and level of decoration; however, it is easily identified by its defining feature, the mansard roof (a flat or low-pitched roof with steep shingled sides leading to the eaves, that is often broken up by dormers). Second Empire conversions were a popular gable-roof modification in the late 1800s as it added more usable space to a building's upper storey. The style's intricate exterior detailing (e.g., flat topped windows, bracketed hoods and a variety of surrounds) that shares similarities with the Italianate style.

The building's two-storey height, asymmetrical façade, and rubble stone walls are defining features. The façade displays decorative porches, four one-over-one windows with eared trim and lug sills and a single one-over-one window with entablature and corbel on the first storey. In addition to the mansard roof, the second storey features five dormers with paired one-over-one windows and corbel / dentil detailing. The east and west walls contain 12-pane windows, while the south wall has one-over-one windows. The building possesses two double-stack brick chimneys (one is centrally located and the other is to the west).

The property's character-defining elements include:

- Georgian-style, two-storey dwelling, which was modified in the late 1800s to reflect the Second Empire style;
- Slate and ironstone walls clad with stucco;
- Asymmetrical façade;
- One-sided mansard roof featuring pediment style gable dormers with paired one-over-one windows and decorative detailing;
- One-over-one north façade windows (five with eared trim and lug sills, one with an entablature and corbels);
- Ten pane windows on the west and east façades;

- Two storm porches with wood paneling and piers;
- Evidence of original gable roof on west façade; and
- Two double stack brick chimneys.

The dwelling is a late, yet unique example of the Second Empire style and staff are recommending a score between 4 and 6 points for style.

5. Architectural Integrity:

The original rubble stone dwelling remains intact, though several exterior alterations were added during the mid-to-late 1800s. In 1849, John Bayley Bland constructed a one-storey ballroom addition to the dwelling's eastern wall, using the same architectural design as the original construction and a one-storey library addition to the dwelling's southwest corner. Between 1891 and 1895, Henry L. Chipman expanded the eastern addition, added the mansard roof and enlarged some windows (Chipman may have also added the front porches).

The rubblestone walls of the original dwelling and wood-framed additions were eventually covered in stucco, though the date of this work is unknown. The building's interior has been renovated several times since the turn of the 20th century, however, very minimal exterior changes have occurred in the last 120 years.

The building has been modified during its history; however, the significant exterior alterations occurred during the 19th century and staff suggest that many have become character-defining elements over time. Staff recommend a score between 11 and 15 points for architectural integrity.

6. Relationship to Surrounding Area:

The building is one of the oldest in the Inglis Street area and it signifies the rural residential character that existed in South End Halifax during the 1820s. The property has strong visual connections to many nearby municipally registered properties, including Thorndean (5680 Inglis Street), Bishops' Row (5472-5474-5480 Inglis Street) and the nine consecutive Victorian Streetscape properties, that reinforce historical development patterns and residential typologies from the 19th century. The property is a fixture of the Inglis streetscape, which contains numerous buildings with a similar style and design and complementary architectural features, such as dormers with dentil detailing and mansard roofs.

The subject property provides an invaluable historical and visual connection to the surrounding neighbourhood and the Inglis Street Heritage Streetscape. As such, 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 5500 Inglis Street, 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. In doing so, the application will not proceed to Regional Council for evaluation.

ATTACHMENTS

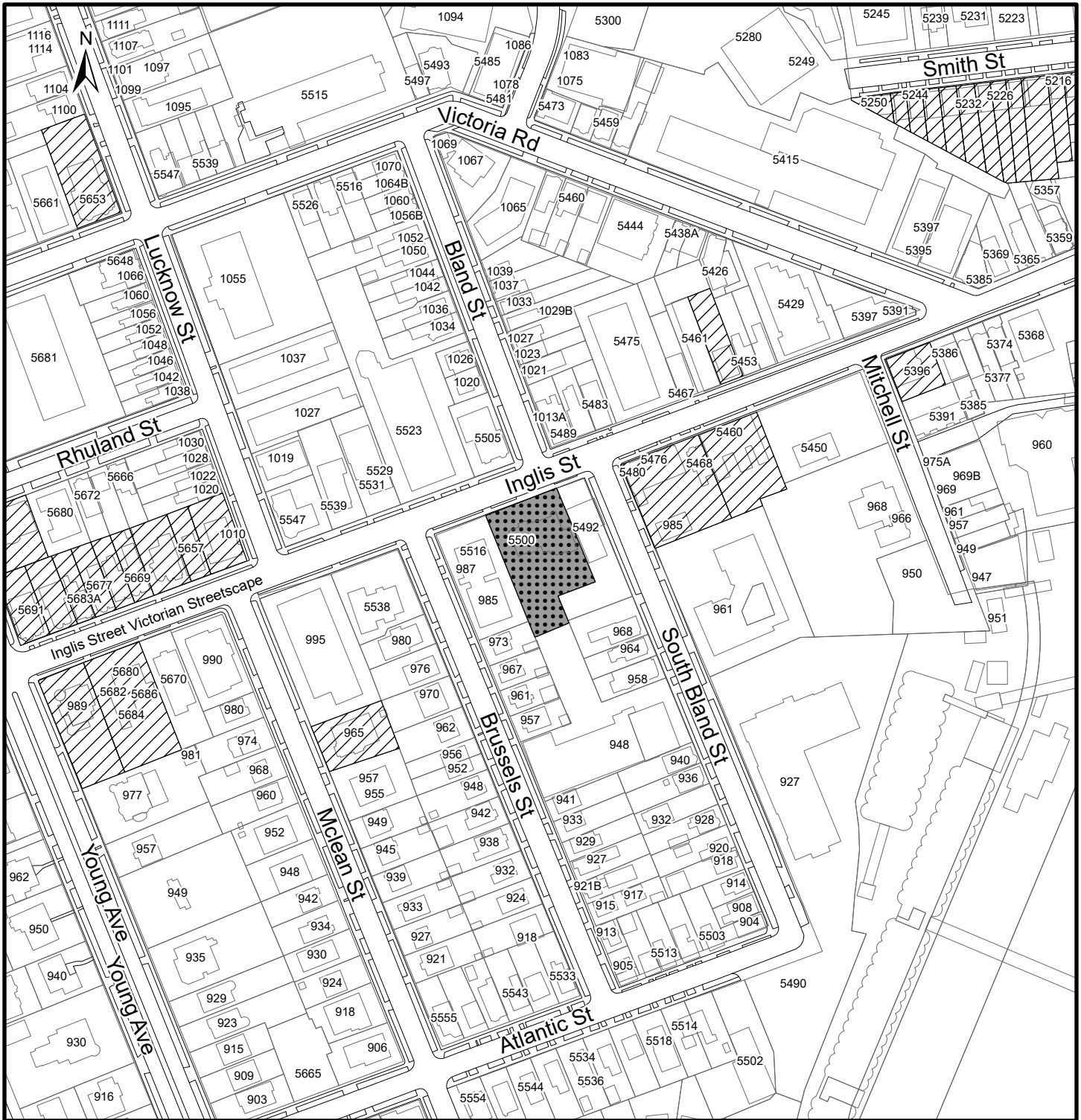
Map 1: Location Map

Attachment A: Heritage Property Program Evaluation Criteria

Attachment B: Historical Research Report

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

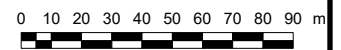


Map 1 - Location

5500 Inglis Street,
Halifax

- Subject Properties
- Registered Heritage Property

HALIFAX



This map is an unofficial reproduction of a portion of the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Halifax Peninsula By-Law Area

Attachment A



HERITAGE PROPERTY PROGRAM

EVALUATION CRITERIA

**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.*

Attachment B

Research Report

5500 Inglis Street, Halifax

Prepared by:

HRM Planning & Development
Elizabeth Cushing, Heritage Planning Researcher
May 7, 2021



HALIFAX

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Age

5500 Inglis Street Halifax, formerly 50 and 52-54 Inglis Street, is situated on the block bound by Inglis Street to the north, South Bland Street to the east, Atlantic Street to the south and Brussels Street to the west.

The dwelling at 5500 Inglis Street is located on lands once known as Bland's Field, located along a back road leading from the Kissing Bridge (the colloquial name for the bridge which once crossed the Freshwater Brook near the present intersection of Barrington Street and Inglis Street) to Point Pleasant Park. In the late 18th to early 19th century, this area of Halifax was largely undeveloped and rural. Jonathan Tremain, a Loyalist refugee and rope maker, purchased a large 50-acre block of land around 1784 (Book 22, Page 319; Watt 1978:1). Shortly after, Tremain built a ropewalk (rope factory) on the east boundary of the property (along present day South Bland Street) and subdivided his 50-acre lot into eleven narrow lots. His sons John and Jonathan took over the business in 1805, and John was willed lots 3 and 5 in 1830 upon Jonathan Sr.'s death (Book 53, Page 286; Watt 1978:2).

John Tremain built a dwelling on the ropewalk lot around 1823. However, ten years later, wealthy merchant Enos Collins sued John for debt owed from the mortgage of the house (Book 57, Page 71; Watt 1978:6). After the Tremain family moved out, the house was rented out to tenants. In 1834, the house was sold through auction to Enos Collins (Book 59, Page 373). After multiple lengthy court cases between Collins and Tremain, John Tremain ultimately left Halifax in 1837 (Watt 1976:8). Collins leased out the property to Edward Allison, a relative of the Honourable Joseph Allison, member of the legislative and executive councils of Nova Scotia. Collins tore down the ropewalk buildings between 1837 and 1843.

The Honourable John Bayley Bland purchased the property from Collins in 1843 (Book 75, Page 298). Bland was a partner in the firm of Bland and Tobin of St. John's, which was involved in the general trade between Newfoundland and Nova Scotia, the West Indies, Madeira, Liverpool and Quebec (Watt 1976:9). Bland was appointed to the Legislative Council of Newfoundland in 1843 and moved to Halifax when he was appointed to the Commissioner of the Revenue. He also served as a proprietor or shareholder in the Bank of British North America from 1860 to 1870.

In 1849, Bland constructed a one-storey ballroom wing on the east façade, with large windows overlooking the rear garden, while the former dining room was converted to a reception area (Watt 1976:10-11). During this time, a one-storey library was also added to the southwest corner of the house and a rear side window converted into an entrance door. Barns, outhouses and a root cellar were also added to the property. By the 1860s, the property, known as Dorset Cottage, was considered one of the finest in the south suburbs with Inglis Street becoming an increasingly popular residential area (Watt 1976:11 and 13).

Joseph Seeton purchased the house shortly after Bland's death in 1870 (Book 180, Page 29). Joseph and his brother Robert had established a wholesale business and were agents for the Inman Line of Liverpool. Joseph also served as Alderman for the former City of Halifax (Watt 1976:13). By the time of Hopkin's 1878 *City Atlas*, the dwelling is depicted as brick with wood-

framed additions to the west and east (Figure 1). There is another wood-framed dwelling to the east and two stables/sheds to the rear of the property. J. Seeton is identified as the owner of the property.

Seeton subdivided portions of the property, including a lot on the corner of Inglis and Brussels Street. The Seeton family moved out by 1884 and leased out the house to various tenants, including James Ian, who worked at the Army and Navy Depot, and later the Honourable Michael H. Phelan, American Consul in Halifax (Watt 1976:15). Joseph Seeton passed away in 1890 and the house sold to Harry L. Chipman in 1891 (Book 282, Page 451). By this point, the property had been subdivided with several properties on South Bland Street which were sold by Seeton's executors. The east end of the house was enlarged during Chipman's tenure on the property, with the construction of a wing containing an entrance porch, hall, dining room and kitchens, and the gable roof altered to be a mansard roof (Watt 1976:20). Chipman worked at his family's hardware business, later becoming an agent for the Canada Atlantic and Plant Steamship Company. In 1896, Chipman was appointed Consul of the Austro-Hungarian Empire.

In 1957, the property sold from the Chipman family to John Glick Investments (Book 1458, Page 178). The Church of the Redeemer was granted the property from John Glick Investments Limited in 1960 (Book 1692, Page 277). By 1969, the church was renamed Universalist Unitarian Church of Halifax (Book 3208, Page 203) and 5500 Inglis Street was registered as a Provincial Heritage Property in 1984 (Book 3826, Page 541).

The current structure at 5500 Inglis Street was constructed in 1823, making it nearly 200 years old.

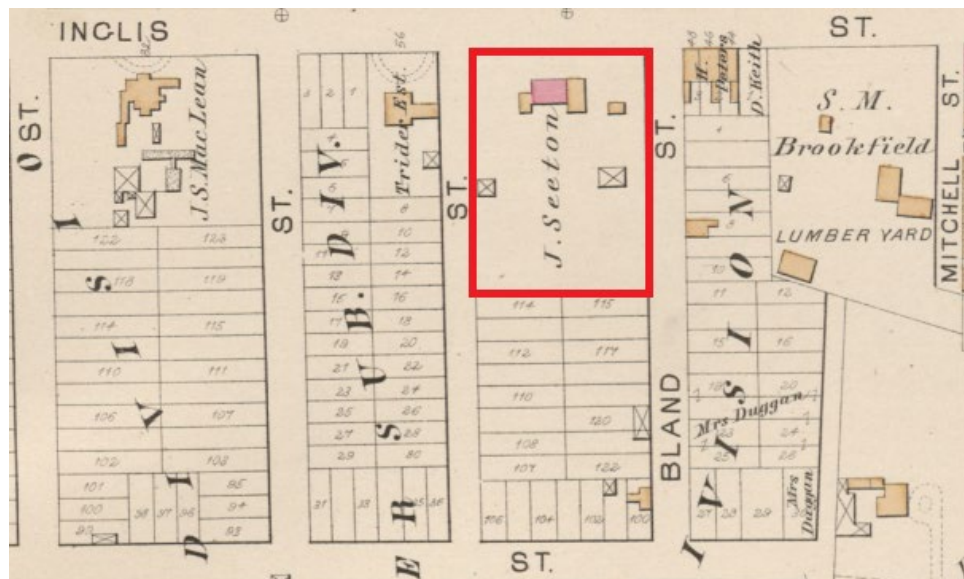


Figure 1: Hopkin's 1878 Atlas with the approximate location of 5500 Inglis Street outlined in red

Historical or Architectural Importance

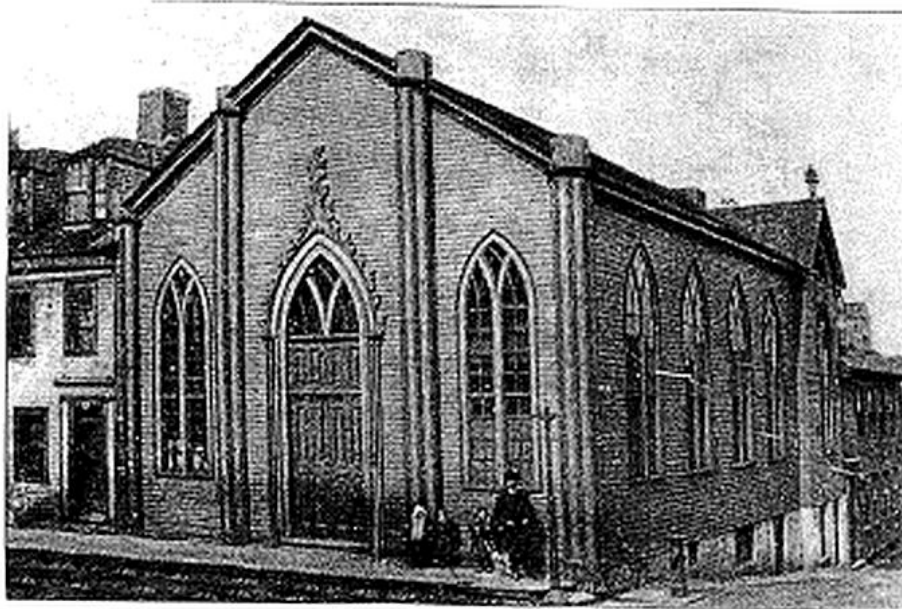
Relationship to Important Occasions, Institutions, Personages or Groups

As noted in the previous section, 5500 Inglis Street has been occupied by several persons who significantly contributed to Halifax, either as a merchant, politician or consul. The Tremain family played a pivotal role in the development of this block of Inglis Street, having purchased the land in 1784 and later subdividing the property into eleven lots. Other notable owners include but are not limited to: The Honourable John Bayley Bland, Commissioner of the Revenues; Joseph Seeton, American Consul to Halifax; and, Harry L. Chipman, Consul for the Austro-Hungarian Empire.

5500 Inglis Street also has historical associations with the Universalist Church. Organized in 1837, the congregation was incorporated in 1843 and shortly after, the first meeting house was constructed on Hurd's Lane, Halifax, in the area now occupied by the Cogswell Interchange (Universalist Unitarian Church of Halifax n.d.; Watts 1978:1; Figure 2). The congregation built the Church of the Redeemer, a Florentine Gothic style church, on Brunswick Street in 1874 (Figure 3 and Figure 4). Shortly after WWII, the congregation sold the Brunswick Street church due to declining congregation numbers and relocated to Chebucto Road.

In 1960, the Universalist Church moved to its present location on Inglis Street (Watts 1978:1). During this time, the church partnered with the Halifax Early Childhood School, who to date also operate from 5500 Inglis Street. The Church and congregation have largely been supported over the past nearly 150 years through a trust fund left to them by William P. West, a wealthy West India merchant (Universalist Unitarian Church of Halifax n.d.).

Today, the Universalist Unitarian Church of Halifax continues with its mission to provide a “community that nurtures personal and spiritual growth, practices inclusiveness, celebrates diversity and affirms individual and collective commitment to community service and social justice” (Universalist Unitarian Church of Halifax n.d.).



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

Figure 2: Illustration of the Universalist Church first Halifax location on Hurd's Lane and Starr Street (Source: Universalist Unitarian Church of Halifax n.d.)



Figure 3: Former Brunswick Street Location of the Church of the Redeemer, 1899 (Source: Nova Scotia Archives O/S F107 H13 C23)

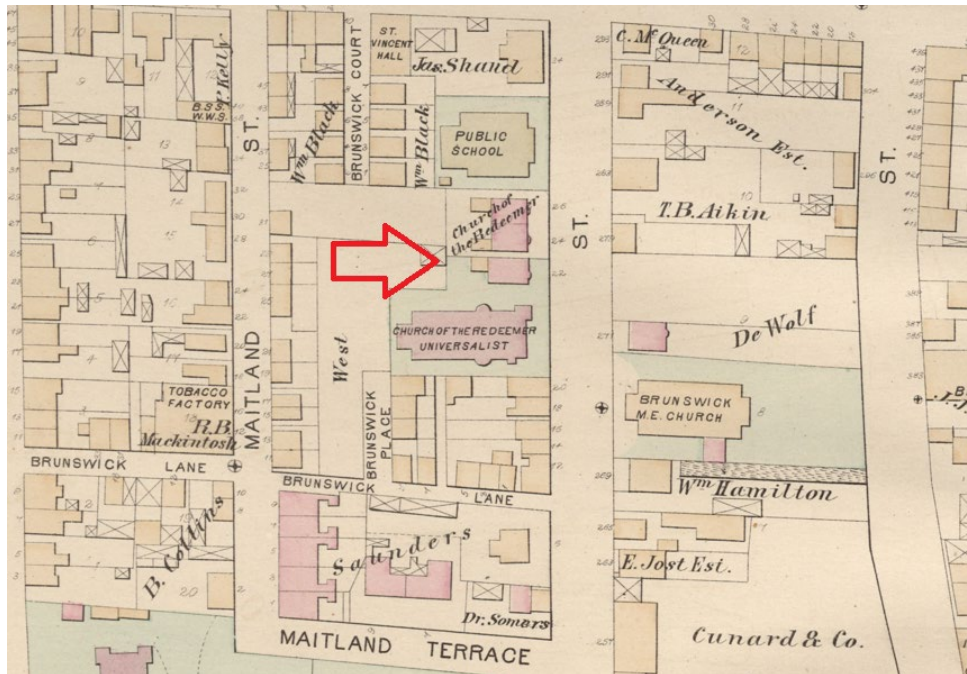


Figure 4: Church of the Redeemer Property on Brunswick Street as shown in Hopkin's 1878 City Atlas

Important / Unique Architectural Style or Highly Representative of an Era

5500 Inglis Street was originally constructed in the Georgian style, with a gabled roof and square main plan. Harry Chipman added the mansard roof between 1891 and 1895, giving the building its current Second Empire style appearance.

The Second Empire style was popular in Nova Scotia from 1855 to 1900 (Penney 1989:78). The style can be characterized by a mansard roof with a steep slope at the eaves and topped with a low-pitched or flat roof. This roof style allowed for additional height on the top storey. Several dormers often break up the roofline and can be very ornate and decorated. Overall, 5500 Inglis Street has a good level of integrity considering the late 19th century modifications to the structure. The style can be found throughout Inglis Street, including the neighbouring properties at 5516 and 5492 Inglis Street.

Significance of Architect or Builder

Historical research did not identify whether John Tremain hired a notable architect or builder to construct 5500 Inglis Street.

Architectural Merit

Construction Type or Building Technology

5500 Inglis Street was initially constructed with rubble stone walls, while the later additions are wood-framed. Rubble stone constructed in courses was often used for modest, utilitarian buildings, with roughly squared up mortar (English Heritage n.d.). Although not currently visible from the exterior beyond a small section of the south façade, the dwelling is a unique example of rubble stone construction.

Style

5500 Inglis Street was originally constructed in the Georgian style and was modified in the late 19th century to reflect the popular Second Empire style. The style generally varies in size and level of decoration; however, it is easily recognized by its mansard style roof (Archibald and Stephenson 2003: 67). Often the roof is nearly flat on top, with a steeply pitched, shingled roof broken up by either pediment, gable or arch dormers. The exterior decoration reflects similar traits to the Italianate style, with flat topped windows, bracketed hoods and a variety of surrounds. In Nova Scotia, the Second Empire style was adapted for small town lots or large suburban estates (Archibald and Stephenson 2003:69). At the end of the 19th century, adding a mansard roof was a popular method of modernizing gable-roofed houses while adding more usable space to the top storey. Most of these modified homes were initially constructed of brick or stone and the difficulty in matching the original construction material makes this type of modification stand out.

5500 Inglis Street is a single-detached, two-storey building with a rectangular long façade (Figure 5 and Figure 7). There are additions to the east and rear of the the building. The original walls were constructed of rubble stone which has been clad in stucco, except for the rear addition which is wood shingle. The foundation is not visible from the exterior but likely is a continuation of rubble stone. The building has a one-sided mansard roof clad in shingles. There are five front-facing dormers with two one-over-one windows, gable pediment style roofline, dentils and corbel detailing (Figure 8).

The north façade windows are one-over-one with eared trim and lug sills, while one of the windows on the east addition has an entablature and corbel detailing. The original interior shutters are also visible from the exterior. The west and east façades have 12-pane windows, while the south façade is one-over-one. A double stack brick chimney is located at the centre of the building and another on the offset right. There are two entrances on the north façade, each include a single-

leaf entrance and storm porch with wood panelling and piers (Figure 9). One of the storm porches also has bracket detailing. There are two single-leaf entrances with transoms on the south façade.

Character-defining elements of 5500 Inglis Street include:

- Georgian style dwelling which was modified in the late 19th century to reflect the Second Empire style;
- Slate and ironstone walls clad with stucco;
- Asymmetrical façade;
- One-sided mansard roof featuring pediment style gable dormers with paired one-over-one windows and decorative detailing;
- One-over-one north façade windows (five with eared trim and lug sills, one with an entablature and corbels);
- 12-pane windows on the west and east façades;
- Two storm porches with wood panelling and piers;
- Evidence of original gable roof on west façade; and
- Two double stack brick chimneys.



Figure 5: North façade of 5500 Inglis Street (May 4, 2021)



Figure 6: North and east façades of 5500 Inglis Street (May 4, 2021)



Figure 7: South façade of 5500 Inglis Street (May 4, 2021)



Figure 8: Dormers with pediment style roof, dentils and corbels (May 4, 2021)



Figure 9: Storm porch entrance with piers, wood panelling and bracket detailing (May 4, 2021)

Architectural Integrity

The original house constructed by John Tremain was one-and-a-half storeys with a pitched roof, rubble stone walls and centre hall plan (Figure 10). In 1849, a one-storey ballroom was added on the east side of the house, with a similar design as the main house (Figure 11). Between 1891 and 1895, the east side of the house was again expanded, and a mansard roof added to the building. Remnants of the original pitched roof is still visible on the west façade (Figure 12). The rubble stone walls of the original house and wood-framed additions were eventually covered in stucco; however, it is unknown when this change took place.

The Universalist Unitarian Church of Halifax modified the ground floor of the original building to be open concept to better suit their need for a meeting space; however, these interior changes do not impact the exterior or overall appearance of the building.

Most of the exterior interventions took place in the mid-to-late 19th century with minimal changes since.



Figure 10: Evidence of original rubble stone walls underneath stucco cladding on south façade (April 9, 2021)



Figure 11: East addition (May 4, 2021)



Figure 12: Evidence of original gable roofline on the west facade (May 4, 2021)

Relationship to Surrounding Area

5500 Inglis Street has visual and historical connections with the other registered heritage buildings at 5651-5691 Inglis Street (Inglis Street Heritage Streetscape), 5472-5480 Inglis Street and 5680 Inglis Street (Thorndean; Figure 13 to Figure 15). Several Inglis Street buildings have a similar style and design as 5500 Inglis Street and include architectural elements such as dormers with dentil detailing and mansard rooflines (Figure 16). The entire stretch of Inglis Street contains a mature tree canopy consisting largely of the Linden species which further adds to the character of the street.

5500 Inglis Street is one of the oldest buildings within this block of Inglis Street, along with Thorndean (ca. 1835), and originally would have had a similar gable roof line (Figure 17). It is a representative example of when this area of south end Halifax was predominately rural.



Figure 13: Inglis Street Heritage Streetscape at 5651-5691 Inglis Street (May 4, 2021)



Figure 14: Registered heritage property at 5472-5480 Inglis Street (May 4, 2021)



Figure 15: Registered heritage property at 5680 Inglis Street, known as Thorndean (May 4, 2021)



Figure 16: 5500 Inglis Street and neighbouring properties at 5492 and 5516 Inglis Street, with similar Second Empire style details (May 4, 2021)



Figure 17: Gable roofline of Thorndean at 5680 Inglis Street (May 4, 2021)

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Attachment 2

Scoring for Case H00508: Request to Include 5500 Inglis Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality

Criterion	Score Awarded
1. Age	20
2B. Historical Importance-Architectural Style	14
3. Significance of Architect/Builder	0
4A. Architectural Merit: Construction Type	10
4B. Architectural Merit: Style	6
5. Architectural Integrity	14
6. Relationship to Surrounding Area	10
Total	74