



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

Item No. 12.1
Halifax Regional Council
October 5, 2021
December 7, 2021

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed
For Jenny Lugar, Chair, Heritage Advisory Committee

DATE: September 23, 2021

SUBJECT: Case H00511: Request to Include 5492 Inglis Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality

ORIGIN

September 22, 2021 meeting of the Heritage Advisory Committee, Item 9.1.1.

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 5492 Inglis Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1 of the July 30, 2021 report, as a municipal heritage property under the Heritage Property Act.

BACKGROUND

At the September 22, 2021 meeting of the Heritage Advisory Committee, the Committee received a staff recommendation report dated July 30, 2021, and received a staff presentation on Case H00511. 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 July 30, 2021 (Attachment 1).

DISCUSSION

At the September 22, 2021 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	13
2A. Relationship to Important Occasions, Institutions, Personages or Groups	15
3. Significance of Architect/Builder	0
4A. Architectural Merit: Construction Type	2
4B. Architectural Merit: Style	6
5. Architectural Integrity	12
6. Relationship to Surrounding Area	10
Total	58

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 July 30, 2021 (Attachment 1) and the Scoring Summary for Heritage Buildings (Attachment 2).

FINANCIAL IMPLICATIONS

Refer to the staff report dated July 30, 2021.

RISK CONSIDERATION

Refer to the staff report dated July 30, 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 July 30, 2021.

ENVIRONMENTAL IMPLICATIONS

Refer to the staff report dated July 30, 2021.

ALTERNATIVES

The Committee did not discuss alternatives. Refer to the staff report dated July 30, 2021.

ATTACHMENTS

Attachment 1 – Staff Recommendation Report dated July 30, 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
Halifax, Nova Scotia
B3J 3A5 Canada

Attachment 1
Heritage Advisory Committee
September 22, 2021

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: *-Original Signed-*

Kelly Denty, Executive Director of Planning and Development

-Original Signed-

Jacques Dubé, Chief Administrative Officer

DATE: July 30, 2021

SUBJECT: **Case H00511: Request to Include 5492 Inglis Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

Application by the property owner, Urban Spaces Limited.

LEGISLATIVE AUTHORITY

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

RECOMMENDATION

Should 5492 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 5492 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 May 2021, Urban Spaces Limited applied to include their 5492 Inglis Street property 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 southwest portion of the Inglis Street / South Bland Street intersection (Map 1). The site contains a three-storey dwelling that was constructed c.1891 in the Second Empire style and was once owned by merchant and former Halifax Mayor, Alexander Stephen.

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 was formerly part of a 50-acre lot that Jonathan Tremain Sr. purchased in 1784. Tremain constructed a ropework factory along the lot's eastern boundary (near the present day Inglis Street / South Bland Street intersection) and subsequently subdivided the land, while his son, John, constructed the dwelling at 5500 Inglis Street in 1823. The lands, which continued to be subdivided, passed through the hands of several prominent residents before the subject property was purchased by Alexander Stephen in 1891 for one dollar. The deed made no reference to a building at that time; however, the McAlpine's 1892-1893 City Directory lists the subject property (then 50 Inglis Street) as Stephen's residence. The existing building was first depicted on the 1895 Fire Insurance Plan.



Figure 1: 5492 Inglis Street (May 4, 2021)

Research indicates that the building was constructed c.1891 and as such, staff recommend a score of 13 points for age.

2. Historical OR Architectural Importance:

Relationship to Important Occasions, Institutions, Personages or Groups

The property was owned by several notable residents before the building was constructed, including the Honourable John Bayley Bland (Commissioner of the Revenues) and Joseph Seeton (American Consul to Halifax).

The dwelling is most closely associated with merchant Alexander Stephen who occupied the home from 1891 until 1894. Stephen worked at A. Stephen & Son, a furniture manufacturer that was founded by his father, Alexander Sr. The company operated along the waterfront but moved to Barrington Street by 1871; they also had a Grafton Street storefront by 1864. By 1893, the company had changed its name to the Nova Scotia Furnishing Co. Alexander Stephen Jr. served as the president of the furniture business, was an Alderman for Ward 3 from 1882-1883 and 1885-1886, and was Mayor of Halifax from 1897-1899.

Due to the property's connection to Alexander Stephen, 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 dwelling is a three-storey, wood-framed dwelling with a masonry foundation that is clad in painted stretcher brick; however, the exact construction type is unknown. The building's exterior, specifically the pedimented dormers, decorative entryway, and wood detailing, would have required a skilled builder.

The exact construction type or technology is unknown. Staff recommend a score between 1 and 3 points.

Style

The building was constructed in the Second Empire style, which was common in Nova Scotia between 1855 and 1900. The style is easily recognized by its defining mansard roof. The one-sided mansard roof faces Inglis Street and is finished with matching dentil detailing along the top and bottom. The building has a square plan and a masonry foundation. The exterior walls are clad with wooden shingles, while scalloped shingles highlight the centre bay.

The Inglis façade features a central projecting square bay that terminates with a pediment gable extended dormer. This dormer contains dentils and paired brackets, sunbeam wood detailing in the centre, and two two-over-two windows separated by wood piers. The two flanking dormers also have a pediment gable roof and similar wood detailing but display a single two-over-two window. The primary entrance is located at the base of the central projecting bay and is enclosed by a door surround that is designed to convey the appearance of an entablature and classical columns. The surround contains decorative wood paneling, tall-and-narrow sidelights (with an arched top), a central transom (that has a semi-circular design), and matching brackets and dentils.

Excluding the entryway, all windows have flat openings and the windows on the upper storeys have wood piers. Most of the windows are two-over-two wood windows; however, the first-storey windows on the Inglis façade have been changed to large picture windows, there is a stained glass window and six-pane window on the eastern (South Bland) façade, and the rear addition has two square-pane windows.

Character defining elements of 5492 Inglis Street include, but are not limited to:

- Original three-storey Second Empire building;
- Four single-stack brick chimneys;
- Wood shingle siding;
- One-sided mansard roof with wood dentils along the top and bottom edges;
- Original window fenestration and two-over-two windows;
- Stained glass window and a six-pane window on the east façade;
- Central projecting square bay with scalloped shingles;
- Extended central dormer with pediment gable, paired two-over-two windows, and wood brackets, dentils, and sunbeam detailing;
- Two-storey square bays with wood dentils;
- Two dormers with a pediment gable, two-over-two window, and wood brackets and dentils; and
- Decorative door surround with arched transom and sidelights and wood paneling, piers, boxed corners, brackets, and dentils.

The dwelling is a late example of the Second Empire style, though it possesses some unique detailing. Staff recommend a score between 4 and 6 points for style.

5. Architectural Integrity:

The building has good architectural integrity, as the original façade and many architectural features have been preserved. The rear yard addition, which was constructed c.1943, is the most significant modification. The addition is visible from South Bland Street; however, it is not overly visible from Inglis Street and it has minimal impacts on the property's overall heritage value. Some windows have been replaced and modified, including the first-storey picture windows on the north façade.

The building has a good level of architectural integrity and as such, staff recommend a score between 11 and 15 points.

6. Relationship to Surrounding Area:

The property has visual and historical associations to municipally registered properties in the immediate area, including Thorndean (5680 Inglis Street), Bishops' Row (5472-5474-5480 Inglis Street), Samuel Brookfield House (5456-5460-5466 Inglis Street), and the nine consecutive Victorian Streetscape properties. The building complements many additional Inglis Street buildings that have a similar style and design and as such, share architectural elements (like mansard roofs, dormers, and dentil detailing). 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.

The subject property provides strong historical and visual connections to the surrounding neighbourhood and 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

No risks considerations were identified.

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

The Heritage Advisory Committee may choose to refuse the application to include 5492 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

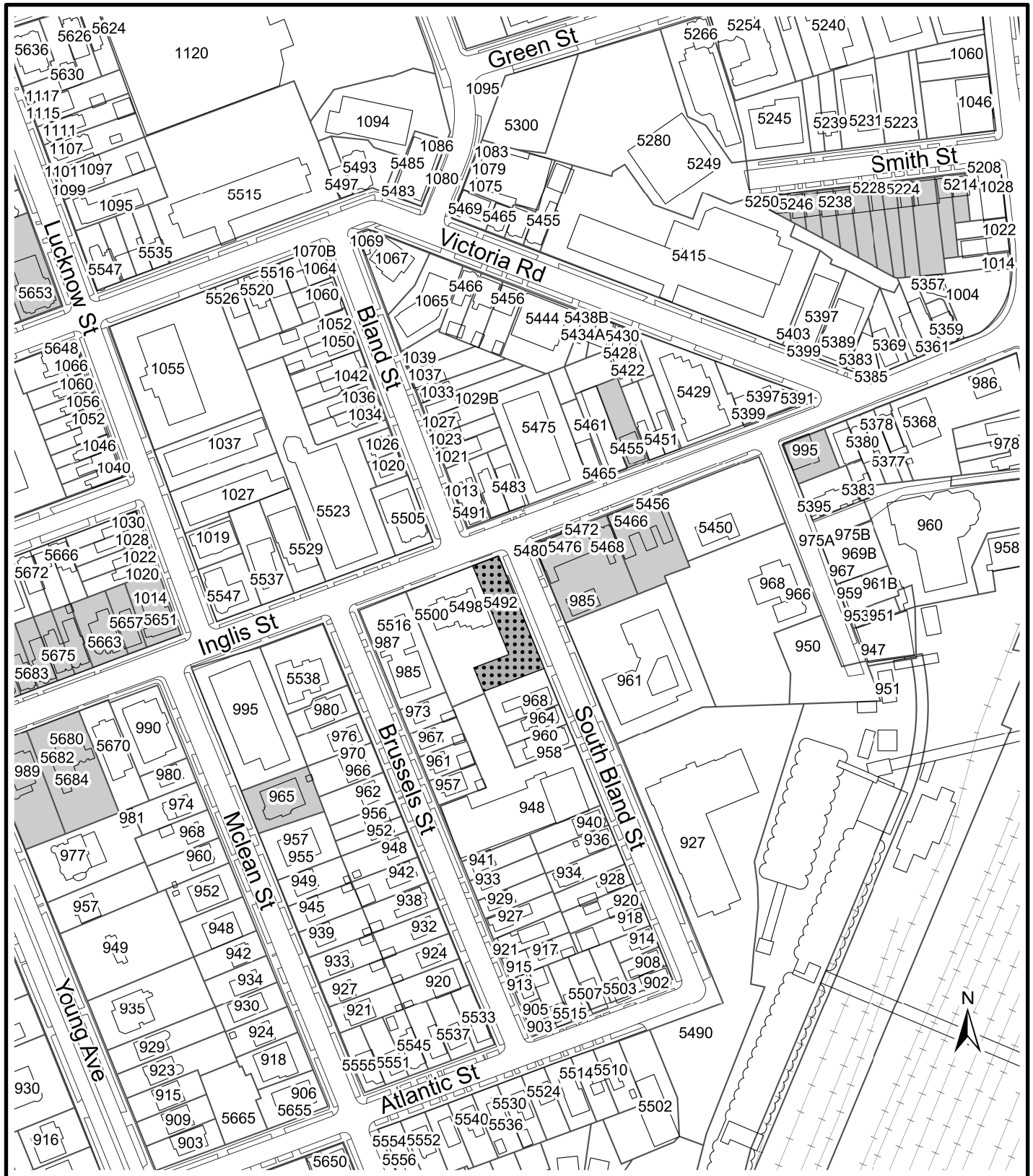
Map 1: Location Map

Attachment A: 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.

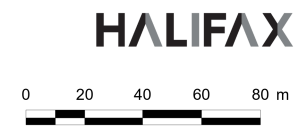
Report Prepared by: Jesse Morton, Planner II, Planning & Development, 902.497.7655



Map 1 - Location Map

5492 Inglis Street,
Halifax

- Registered Heritage Properties
- Subject Property



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

Attachment A

HALIFAX REGIONAL MUNICIPALITY 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.*

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

5492 Inglis Street, Halifax

Prepared by:

HRM Planning & Development
Elizabeth Cushing, Heritage Planning Researcher

July 5, 2021



HALIFAX

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Age

5492 Inglis Street, formerly 50 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 5492 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 (Figure 1). In the late 18th to early 19th century, this area of Halifax was largely undeveloped and rural. The subject property was formerly part of a larger 50-acre property owned by Jonathan Tremain Sr. in the late 18th century, where he operated a ropewalk near the present-day intersection of Inglis and South Bland Street (Watts 1878:2). Jonathan's son, John, was willed the property and constructed the neighbouring dwelling at present day 5500 Inglis Street around 1823 (Watts 1978). The property was subsequently sold to the Honourable John Bayley Bland, and later subdivided into 23 lots. The north half of the Inglis, Bland, Atlantic and Brussels Streets block was sold to Joseph Seeton in 1870 (Watts 1878:13).

The subject property is shown as being vacant and part of J. Seeton's lot by 1878 and 1879 (Figure 2 and Figure 3). Seeton and subsequently his executors began subdividing the property around this time; however, by the 1889 Fire Insurance Plan, the subject property was still vacant (Figure 4). A plan of Seeton's property and Currie's 1890 *View of the City of Halifax* indicates that the subject property remained part of the Seeton lot, although some subdivision to the west and south had taken place (Figure 5 and Figure 6). In 1890, Joseph Seeton's executors subdivided and sold the subject property to Edmund T. Mahon, merchant, for \$1.00 (Book 279, Page 496).

Alexander Stephen, merchant, purchased the property in 1891 from Mahon for \$1.00 (Book 284, Page 396). The deed does not reference a building on the property at that time. The first reference to 50 Inglis Street is in McAlpine's 1892-93 City Directory, which lists Alexander Stephen of Nova Scotia Furnishing Co. as living at the property. The present-day structure is first depicted on historical maps by the 1895 Fire Insurance Plan, as a two-and-a-half storey structure and a civic address of 50 Inglis Street (Figure 7).

John Wynn (sometimes spelled Winn) purchased the property in 1894 from Alexander Stephen for \$9,500.00 (Book 304, Page 319). Captain John Winn with the Royal Engineers is identified as living at the property by the 1895-96 City Directory; however, by the publication of the 1897-98 City Directory, 50 Inglis Street was unoccupied (McAlpine 1898: 586). The Wynn family retained ownership during this time, renting it out briefly from 1898 to 1902. Andrew King, commercial merchant, is listed as living at 50 Inglis Street by McAlpine's 1902-03 City Directory. King worked with James Fraser, a commission and export merchant once located on Bedford Row (McAlpine 1904:259). In 1903, John and Elizabeth Wynn officially sold the property to King (Book 358, Page 299).

An aerial photo from 1921 identifies the original square building footprint of the house (Figure 8). The King family retained ownership of the property until 1943, when Wilhelmina L. King, widow of Andrew, sold the property to the Navy League of Canada (Book 856, Page 307). It is during their

tenure on the property that the wood-framed, two-storey rear addition was constructed (Figure 10). The property was named 'Whinnie's Lodge' by the 1914 (Revised 1951) Fire Insurance Plan and had the same building footprint as the present-day structure.

The property changed hands multiple times in the latter half of the 20th century. The Navy League of Canada granted the property to Vernon A. Murphy in 1949 (Book 1050, Page 201). In 1961, Vernon and his wife Helen sold the property to Evelyne Bernadine Howard (Book 1780, Page 501). Howard sold the property to Raymond and Agnes Martell in 1968 (Book 2232, Page 52), who subsequently sold the property to Johannes M. Dekker & Associates Limited in the following year (Book 2294, Page 897). Ruron Company Limited purchased the property in 1974 from Johannes M. Dekker & Associates Limited (Book 2861, Page 796). The property is currently owned by Turock Holdings Ltd. (formerly Urban Spaces Limited), who purchased it from Ruron Company Limited in 2007 (Document #88500310). This purchase included two other lots on South Bland Street (964 and 968 South Bland Street).

Based on the property records, historical mapping and directories, the subject property was constructed circa 1891 for Alexander Stephen, merchant.



Figure 1: Plan Division of Part of the Bland Field with the subject property identified in red (Halifax Municipal Archives G-1-1110)

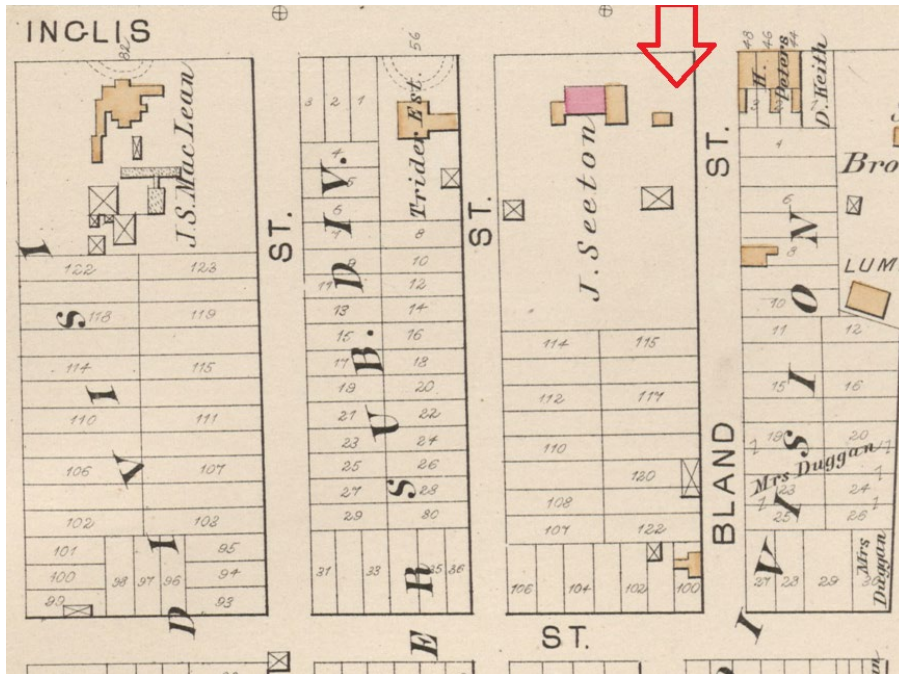


Figure 2: Hopkin's 1878 City Atlas of Halifax with the subject property identified in red

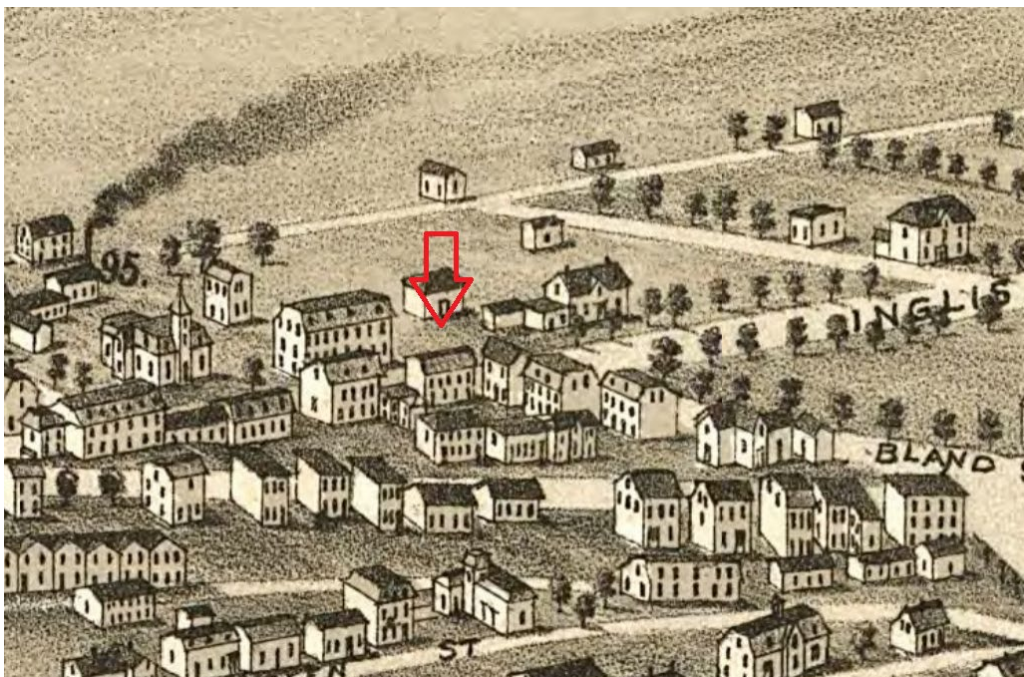


Figure 3: Ruger's 1879 Panoramic View of Halifax with the subject property identified in red



Figure 4: Goad's 1889 Fire Insurance Plan with the approximate location of the subject property identified in red

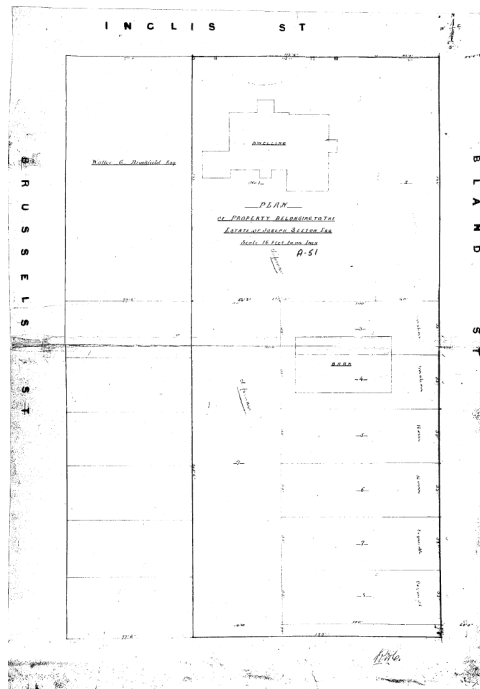


Figure 5: Property Belonging to the Estate of Joseph Seeton Esquire, registered in 1900 (Plan No. 51, Drawer A)

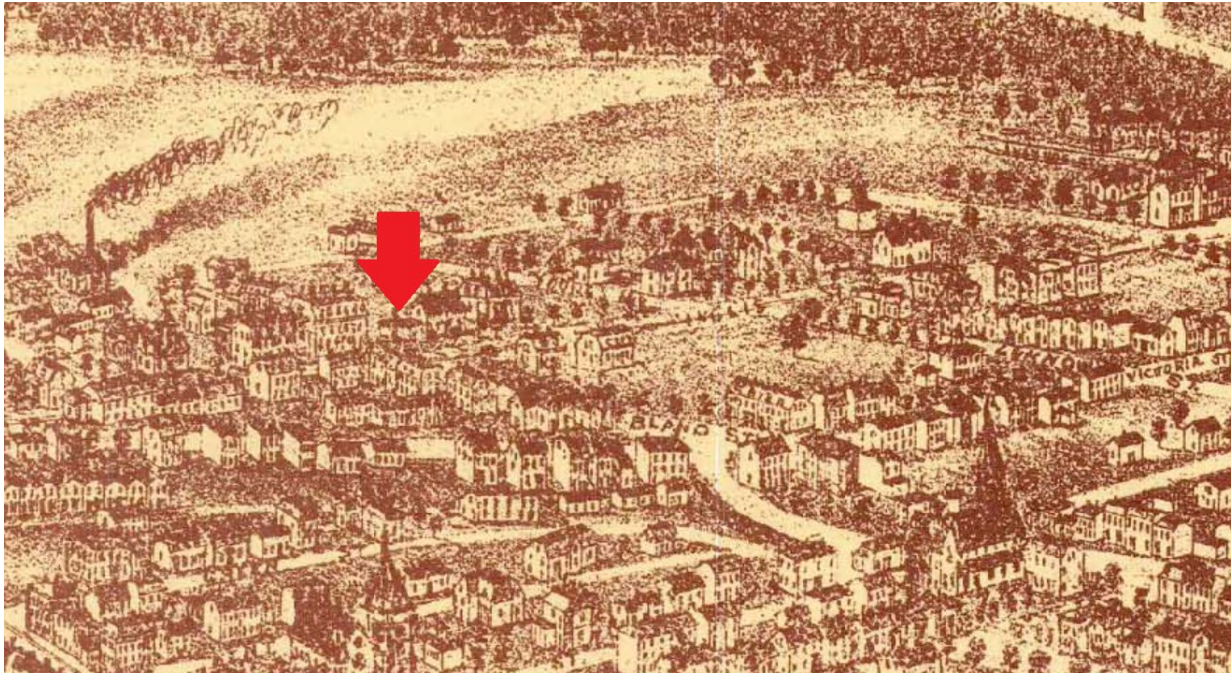


Figure 6: Currie's 1890 View of the City of Halifax with the subject property identified in red

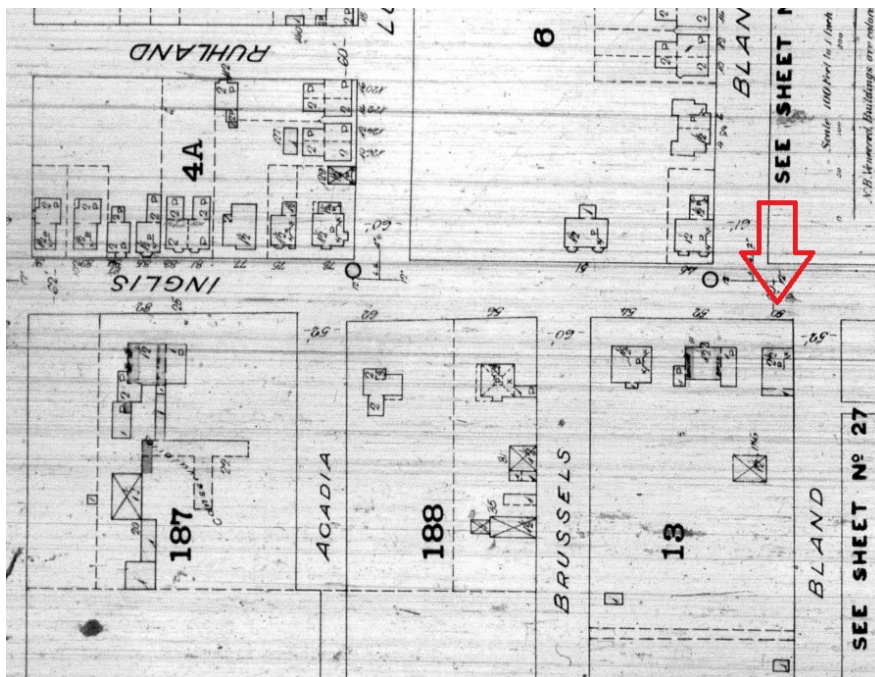


Figure 7: Goad's 1895 Fire Insurance Plan with the subject property identified in red



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Figure 8: Aerial photo from 1921, with the subject property identified in red (National Air Photo Library)

Addition No. 28451

INGLIS St. No. APPLICATION FOR ~~REPAIRS~~

To the Inspector of Buildings Halifax, N. S. 21 day of July 1943

Sir:—The undersigned hereby applies for a permit to repair a building according to the following specifications:

Location Inglis St. No. 50 J. W. Corner of Beard St.
 Owner Navy League of Canada Builder H. G. Ivany Address 56 Allondy
 No. of stories 2 Height above sidewalk 28 Frontage 45 Depth Material of Building Framed

The work proposed to be done consists in

An addition in rear - 12" Casement
Wall - Framed - Shingled
Tar & Groyne Roof - No chimney
ashes or Paper Firestop

The estimated cost of repairs is \$ 9000

Permission is also applied for to enclose that portion of the street in front of the building extending into the street five ft. The undersigned hereby agrees that all work on the said building shall be done in strict accordance with the laws and ordinances of the City of Halifax, and also with the conditions printed on the back of the permit, which have been read by the applicant.

Every obstacle will be removed from the street on or before the 1st day of Oct 1943 on which date this permit expires.

[Redacted] Applicant.

Figure 9: Building Permit for Rear Addition of 50 Inglis Street (Halifax Municipal Archives 102-391)

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

The dwelling at 5492 Inglis Street has historical associations with notable Halifax merchants, including Alexander Stephen, who occupied the house from 1891 until 1894 (Figure 10). Stephen worked at A. Stephen & Son, subsequently Nova Scotia Furnishing Co., a furniture manufacturer (Figure 11). The company was started by his father, Alexander Stephen Sr., who was of Scottish descent. In 1864, the company had a storefront on Grafton Street (Payzant 1939). By the 1871 Census, Stephen Sr. lived in Ward 1 with his wife, Mary, and their children Alexander, Annie, Jessie, James, William, Eliza, and Fannie. Once located along the waterfront, A. Stephen & Son moved to 101 and 103 Barrington Street by 1871 (Figure 12 and Figure 13). The company name changed to Nova Scotia Furnishing Co. by 1893 (Figure 14).

At the time of the 1891 Census, Alexander Stephen Jr. lived with his wife Sarah and their children Charles, Harry, Frank, Claire, Hilda, and Maud, along with a 'domestic worker' named Annie Fitzgerald on Tower Road. After leaving 50 Inglis Street, the Stephen family moved to 99 South Park Street (McAlpine 1898:450). Stephen Jr. served as president of the family furniture business, was an Alderman for Ward 3 from 1882-1883 and 1885-1886 and was Mayor of Halifax from 1897-1899 (Halifax Regional Municipality n.d.).

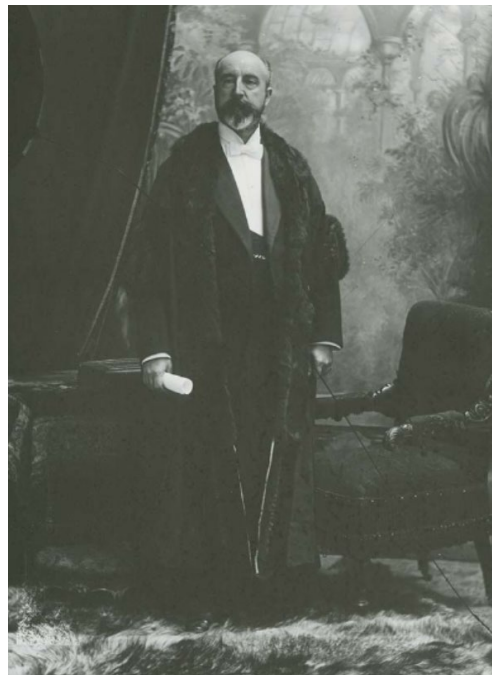


Figure 10: Undated photo of Alexander Stephen, Mayor of Halifax (Nova Scotia Archives N-4541)



Figure 11: Example of an Alex. Stephen & Son. Designed Chair (left; Payzant 1943)

A. STEPHEN & SON,
 WHOLESALE MANUFACTURERS,
AND DEALERS IN EVERY DESCRIPTION OF
FURNITURE AND WOODEN-WARE,

Pails,
Tubs,
Brooms,
 Washboards,
 Clothespins.

—
 CHEAP

Bedsteads,
Chairs,
Tables,

—
 ENGLISH

Cane Chairs
 AND
IRON
 Bedsteads.



LOUNGES, SOFAS, FEATHER BEDS,
PARLOR AND CHAMBER SETS,
Bureaus, Clothes Wringers,
 MATTRESSES, GLASSES, CHILDREN'S CARS, &c.

FACTORIES AT ELLERSHOUSE.
OFFICE AND WAREROOMS,
SOUTH FERRY WHARF,
 HALIFAX, N. S.

Figure 12: 1868 Advertisement for A. Stephen & Son (McAlpine 1868:8)

A. STEPHEN & SON,
 MANUFACTURERS OF
FURNITURE & WOODENWARE,
 OF EVERY DESCRIPTION,
 Now Occupy their SPACIOUS NEW WAREROOMS,
Corner PRINCE AND BARRINGTON STREETS,
 (Near St. Paul's Church.)



Having now the Largest Warerooms and the Largest and best assorted Stock of Furniture in the Province, we are in a position to supply
FURNITURE AND WOODENWARE
 Equal, both in Style and Durability, to any manufactured in the Dominion or the States, and at Prices which defy Competition.

Cane & Wood Chairs, Bedsteads, Walnut & Grained Chamber Suits, Parlor Suits, Mattresses, Patent Bed Lounges, Pails, Washboards, Clothes Pins, Children's Carriages, Bird Cages, etc., etc.

Orders by Mail carefully attended to. Particular attention paid to Packing and Shipping Goods.

A. STEPHEN & SON,
 CORNER PRINCE AND BARRINGTON STS., --- HALIFAX, N. S.

Figure 13: 1871 Advertisement for A. Stephen & Son (McAlpine 1871:5)

Nova Scotia Furnishing Co., Ltd.
 — SUCCESSORS TO —
A. STEPHEN & SON.
 — MANUFACTURERS OF —
FURNITURE.

The Leading House in the Maritime Provinces for
Parlor & Chamber Suites,
 Chairs, Spring Beds, Mattresses, &c.

CARPETS.
 Oilcloth, Linoleum, Rugs, Matting,
CURTAINS, WINDOW BLINDS,
CURTAIN POLES, &c.

We are also the largest Importers of the above Goods, and keep constantly on hand an Immense Stock. Give us a call or send for Catalogue and Price List.

A. STEPHEN & SON,
 101 & 103 Barrington Street.
 HALIFAX, N. S.

Figure 14: 1893 Advertisement for Nova Scotia Furnishing Co. Ltd. (McAlpine 1893:4)

Important / Unique Architectural Style or Highly Representative of an Era

The building at 5492 Inglis Street is a representative example of the Second Empire style, 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 headspace on the top storey. Several dormers typically break up the roofline and can be ornate and decorated. Second Empire homes often have a bay window, sometimes with a bay dormer above (Archibald and Stevenson 2003: 70). The Second Empire style can be found throughout Inglis Street, including the neighbouring properties at 5516 and 5500 Inglis Street.

Significance of Architect or Builder

Historical research did not identify that the dwelling at 5492 Inglis Street was constructed by a notable architect or builder.

Architectural Merit

Construction Type or Building Technology

The dwelling at 5492 Inglis Street is a three storey, wood-framed dwelling with masonry foundation. The interior was not accessed; however, the exterior displays superior craftsmanship through the wood dentil and bracket detailing, pediment dormers, square bays and main entrance with transom and sidelights.

Style

5492 Inglis Street was constructed in the Second Empire style. The single-detached, two-and-a-half storey dwelling has a square plan with a two-storey rear addition (Figure 9 to Figure 14). It stands on a masonry foundation clad in painted stretcher brick, with a partial above-ground basement. All exterior walls, including the rear addition, are clad in painted wood shingles, with scalloped shingles on the centre square bay. The mansard roof is one sided on the north façade, with dentil detailing at the top of the flat roof. The dentil detailing is mirrored at the bottom of the mansard and along the top of the first-storey square bays.

There are three dormers punctuating the mansard roof. The central square bay has a pediment gable extended dormer with both dentils and paired brackets, and a sunbeam wood detailing at the centre, and two, two-over-two windows which are separated by wood piers. The two flanking dormers also have a pediment gable roof with wood brackets, dentils, and wood piers; however, they contain a single two-over-two window. There are four single brick chimneys; two on the offset left and two on the offset right.

All windows have a flat opening, and the windows on the upper storeys have wood piers. Most of the windows are two-over-two wood windows; however, the windows on the north façade first storey have been modified to large picture windows. There is also a stain glass window and six-

pane window on the east (South Bland) façade. The rear addition windows also appear to be two-over-two, although some have a square opening.

The single-leaf main entrance has a flat opening and is centred on the north façade, within the central square bay. This primary entrance is enclosed by a door surround that is designed to convey the appearance of an entablature and classical columns. The surround contains decorative wood paneling, tall-and-narrow sidelights (with an arched top), a central transom (that has a semi-circular design), and matching brackets and dentils. The entrance is accessed by a small set of wood stairs with railing. A secondary single-leaf entrance on the east exterior wall has been partially boarded with plywood. There are three additional single-leaf entrances on the south exterior wall; one leading to the main block of the house and two on the rear addition. One of the rear addition entrances is on the second storey and accessed by a set of wood stairs with railing.

Character defining elements of 5492 Inglis Street include, but are not limited to:

- Original three-storey Second Empire building;
- Four single-stack brick chimneys.
- Wood shingle siding;
- One-sided mansard roof with wood dentils along the top and bottom edges;
- Original window fenestration and two-over-two windows;
- Stained glass window and a six-pane window on the east façade;
- Central projecting square bay with scalloped shingles;
- Extended central dormer with pediment gable, paired two-over-two windows, and wood brackets, dentils, and sunbeam detailing;
- Two-storey square bays with wood dentils;
- Two dormers with a pediment gable, two-over-two window, and wood brackets and dentils; and
- Decorative door surround with arched transom and sidelights and wood paneling, piers, boxed corners, brackets, and dentils.



Figure 15: North (Inglis) façade of 5492 Inglis Street (May 4, 2021)



Figure 16: East (South Bland) façade of 5492 Inglis Street (May 4, 2021)



Figure 17: East and south exterior walls of 5492 Inglis Street (May 4, 2021)



Figure 18: South (rear) exterior wall of 5492 Inglis Street (May 4, 2021)



Figure 19: West exterior wall of 5492 Inglis Street (right; May 4, 2021)



Figure 20: North (Inglis) façade of 5492 Inglis Street (May 4, 2021)

Architectural Integrity

5492 Inglis Street has a good level of integrity. The most significant modification was the rear addition, which was constructed circa 1943. While the addition is visible from the South Bland streetscape, it is not overly visible from Inglis Street and it does not have a significant impact on the property's overall heritage value. Some windows have also been replaced and modified, including the first-storey picture windows on the north façade. Building permits for the property from the 20th century indicate that there used to be a wood fence surrounding the property, later replaced with pipe rail. This has since been removed.

Relationship to Surrounding Area

5492 Inglis Street has visual and historical associations with the other registered heritage buildings at 5500 Inglis Street, 5651-5691 Inglis Street (Inglis Street Heritage Streetscape), 5472-5480 Inglis Street and 5680 Inglis Street (Thorndean; Figure 21 to Figure 23). Several Inglis Street buildings have a similar style and design as 5492 Inglis Street and include architectural elements such as dormers with dentil detailing and mansard rooflines. 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.



Figure 21: Second Empire style homes on Inglis Street, including 5492 Inglis Street to the left (May 4, 2021)



Figure 22: Neighbouring properties to the east of 5492 Inglis Street (May 4, 2021)



Figure 23: Registered Inglis Streetscape to the west of 5492 Inglis Street (May 4, 2021)

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Attachment 2

Scoring for Case H00511: Request to Include 5492 Inglis Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality

Criterion	Score Awarded
1. Age	13
2A. Relationship to Important Occasions, Institutions, Personages or Groups	15
3. Significance of Architect/Builder	0
4A. Architectural Merit: Construction Type	2
4B. Architectural Merit: Style	6
5. Architectural Integrity	12
6. Relationship to Surrounding Area	10
Total	58