

Heritage Advisory Committee  
June 18, 2025

**HALIFAX**  
Item 9.1.1

**HRTG-2025-00279**  
**Substantial Alteration to**  
**5492 Inglis St, Halifax**

Request to make substantial alterations to a registered heritage property.

# Location

**Applicant:**

Fathom Studio Inc.

**Location:**

5492 Inglis St, Halifax  
(Alexander Stephen House, a municipally registered heritage property).



Approximate representation. Accuracy not guaranteed, see instead Map 1 – Location Map

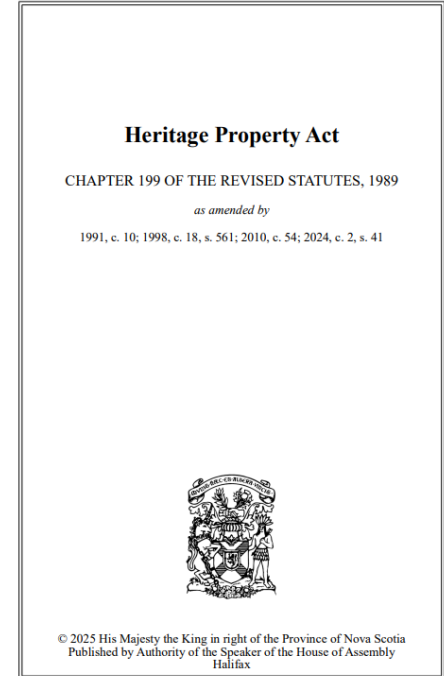
# Substantial Alteration Legislation

The *Heritage Property Act* defines a **substantial alteration** as:

“any action that affects or alters the character-defining elements of a property”

The *Heritage Property Act* defines **character-defining elements** as:

“the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to heritage value and that must be sustained in order to preserve heritage value”



# Heritage Value

- Three-storey building constructed circa 1891 by an unknown builder and first occupied by Alexander Stephen Jr
- Second Empire style with mansard roof, pedimented dormers, and three box bays
- Alexander Stephen Jr. served as president of the Nova Scotia Furnishing Co. He was an Alderman for Ward and Mayor of Halifax from 1897-1899



# Relationship to PLANAPP-2024-01230

- This SubAlt application is associated with a concurrent Heritage Development Agreement (DA) application
- The SubAlt reviews only the proposed substantial alterations and their impacts on the heritage building
- If Regional Council approves the SubAlt, the DA will return to a future H.A.C. meeting and then to Community Council for Public Hearing and decision
- Only at these later DA meetings do we review the development as a whole against all applicable policy
- As part of the associated DA, the applicant will be required to make many non-substantial alterations (rehabilitation work)

# Application

## Proposal:

1. Removal of the existing rear addition (circa 1943) and rear exit stairs/porch (circa 1914) to facilitate the construction of the six-storey multi-residential rear addition;
2. Addition of two new windows (to match existing) on the eastern side of the heritage building (a significant façade);
3. Addition of a roof cricket to the rear of the heritage building's roof (a minimally visible structure required to properly direct water drainage once the proposed addition has been constructed); and
4. Construction of a six-storey multi-residential rear addition, which will be externally and internally connected with the rear of the heritage building.



# Application

## Proposal:

1. Removal of the existing rear addition (circa 1943) and rear exit stairs/porch (circa 1914) to facilitate the construction of the six-storey multi-residential rear addition;



Additions to be removed (1 & 2) are denoted by a dashed pink line.

# Application

## Proposal:

1. Removal of the existing rear addition (circa 1943) and rear exit stairs/porch (circa 1914) to facilitate the construction of the six-storey multi-residential rear addition;

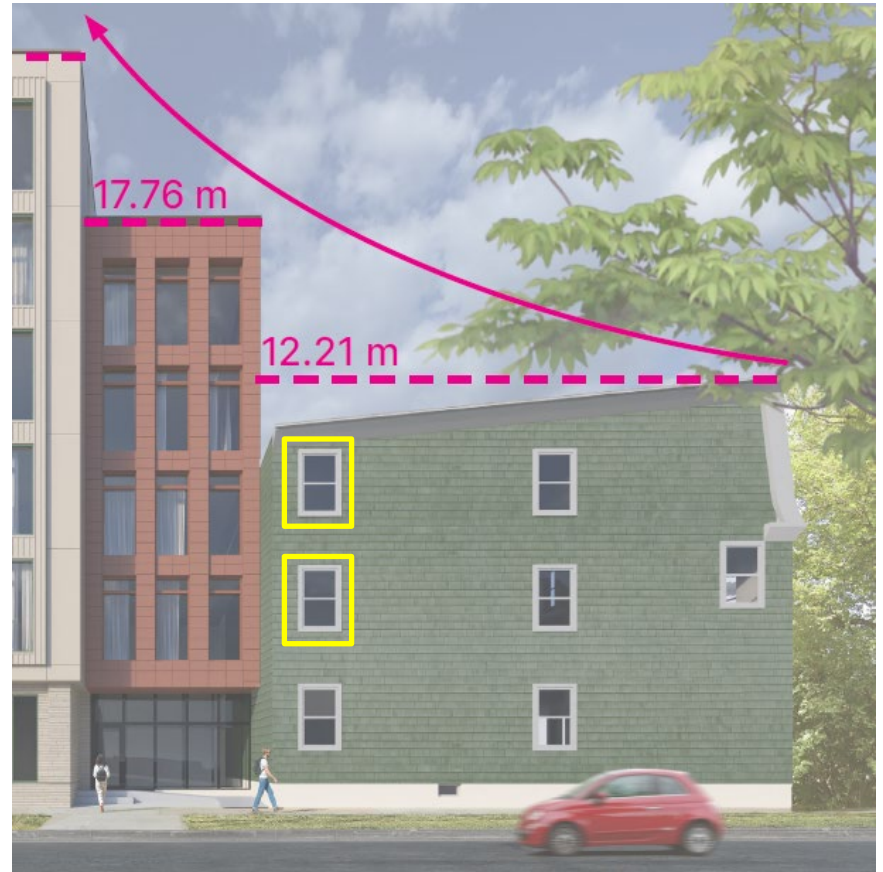
The rear addition and rear stairs/porch do not contribute to the heritage value. Their removal provides space for the proposed new rear addition, which will facilitate the rehabilitation and compatible new use. The removal of the exit stairs/porch will provide space for the accessible entrance ramp.



# Application

## Proposal:

2. Addition of two new windows (to match existing) on the eastern side of the heritage building (a significant façade);



# Application

## Proposal:

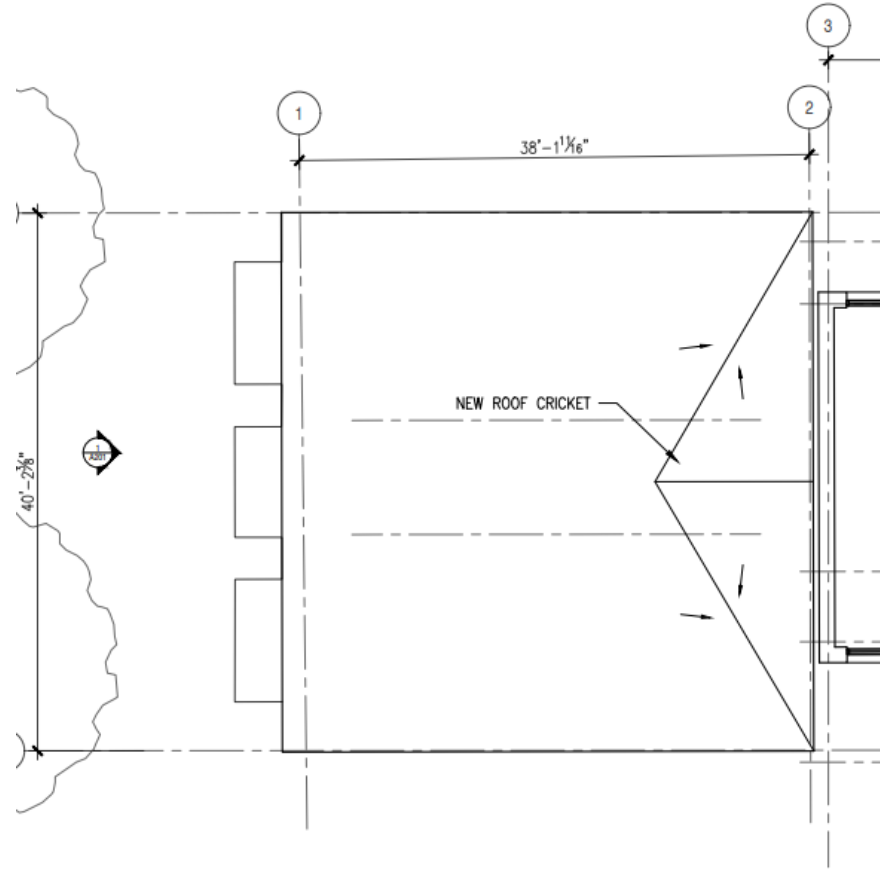
2. Addition of two new windows (to match existing) on the eastern side of the heritage building (a significant façade);

The two new windows proposed for the eastern elevation are an acceptable and minimal intervention. Appropriate design and materials and strategic placement reinforces the existing rhythm of the eastern façade. The windows are necessary to enable comfortable interior living spaces as part of the new compatible use.

# Application

## Proposal:

3. Addition of a roof cricket to the rear of the heritage building's roof (a minimally visible structure required to properly direct water drainage once the proposed addition has been constructed);



# Application

## Proposal:

3. Addition of a roof cricket to the rear of the heritage building's roof (a minimally visible structure required to properly direct water drainage once the proposed addition has been constructed);

The roof cricket would be minimally visible, not alter the overall form and style of the roof and not detract from the heritage value. The roof cricket is necessary to enable proper drainage of rainwater, preventing water damage.

# Application

## Proposal:

4. Construction of a six-storey multi-residential rear addition, which will be externally and internally connected with the rear of the heritage building.



# Application

## Subordination:

- Retention of the entire original building
- Modest six-storey height
- Five-storey stepped and recessed transitional mass
- Addition's visibility is minimized from the front elevation by the stepped mass
- Addition is visually separated on the flanking elevation by the recessed mass





# Application

## Compatibility:

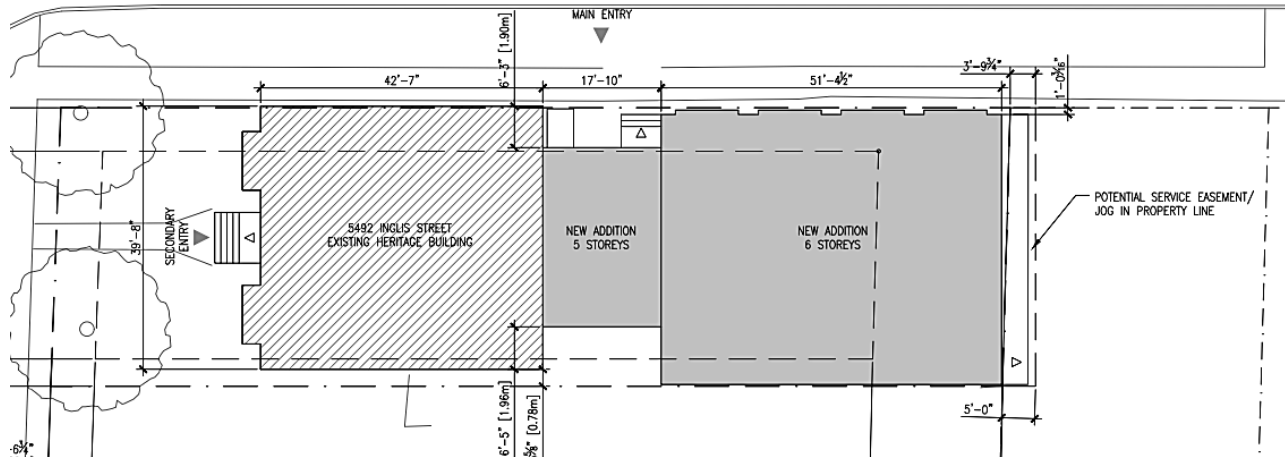
- Design and material choices which clearly reference elements of the heritage building
- Fluted fibre-cement panels
- Brick cladding for the addition's ground floor
- Brick-red ceramic panel cladding
- The continuation of floor-to-floor heights and datum lines



# Application

## Differentiation:

- Thoroughly contemporary design contrasts with the heritage building
- Recessed five-storey transitional mass provides a clear visual break between old and new



# Application

## Other Considerations:

- Necessary to provide for the rehabilitation of the heritage building as part of the associated DA application
- Provides an ongoing long-term revenue source to enable the heritage building's continued maintenance
- The design of the addition and the interior layout of the heritage building are such that the addition is theoretically reversible



Aerial view of the subject property

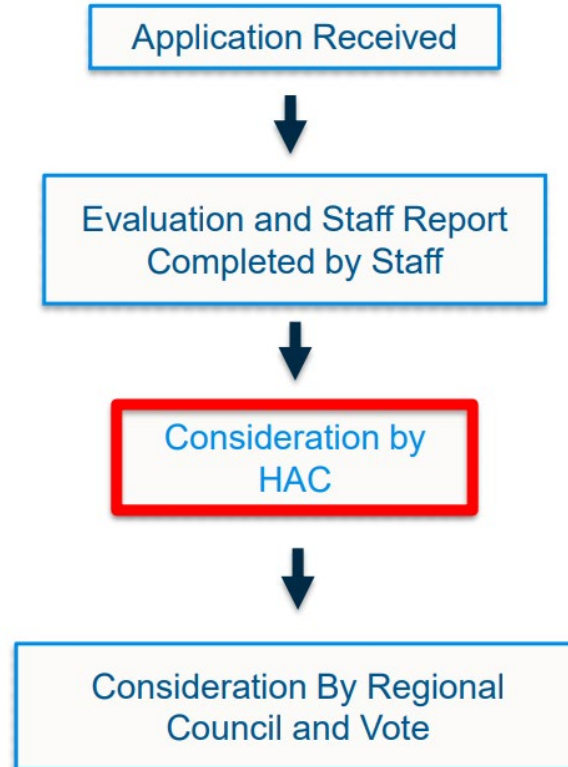
# Conclusion

- Anticipated impacts to character-defining elements are minimal
- Heritage value is conserved
- Existing character-defining elements will be retained
- The proposed new addition to the rear has been designed to minimize its impact on the heritage building through its siting, design, and materials
- The overall effect will be one of enhancing the building's heritage value, integrity, and long-term viability



Street view of the proposal

# Process



# Recommendation

It is recommended that the Heritage Advisory Committee recommend that Regional Council approve the proposed substantial alteration to the municipally registered heritage property at 5492 Inglis Street, Halifax, as set out in this report.



Heritage Advisory Committee  
June 18, 2025

**HALIFAX**

**Thank You**