



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

Item No. 15.3.2
Halifax Regional Council
July 8, 2025

TO: Mayor Fillmore and Members of Halifax Regional Council

FROM: Tyler Brothers, Chair, Heritage Advisory Committee

DATE: June 18, 2025

SUBJECT: **HRTG-2025-00279: Substantial Alteration to the Municipally Registered Heritage Property at 5492 Inglis Street, Halifax**

ORIGIN

June 18, 2025 meeting of Heritage Advisory Committee, Item 9.1.1.

RECOMMENDATION

The Heritage Advisory Committee recommends that Halifax Regional Council approve the proposed substantial alteration to the municipally registered heritage property 5492 Inglis Street, Halifax, as set out in the staff report dated April 2, 2025.

BACKGROUND

At the June 18, 2025 meeting, the Heritage Advisory Committee received a staff recommendation report dated April 2, 2025 to consider a substantial alteration to the Municipally Registered Heritage Property at 5492 Inglis Street, Halifax.

For further information refer to the attached staff report dated April 2, 2025.

DISCUSSION

The Heritage Advisory Committee considered the staff report dated April 2, 2025 and approved the recommendation to Halifax Regional Council as outlined in this report.

FINANCIAL IMPLICATIONS

Financial implications are outlined in the attached staff report dated April 2, 2025.

RISK CONSIDERATION

Risk consideration is outlined in the attached staff report dated April 2, 2025.

COMMUNITY ENGAGEMENT

The Heritage Advisory Committee is comprised of ten citizen members and two Councillors. Meetings are live webcast on Halifax.ca. The agenda, reports, video, and minutes of the Committee are posted on Halifax.ca.

For further information on Community Engagement refer to the attached staff report dated April 2, 2025.

ENVIRONMENTAL IMPLICATIONS

Environmental implications are outlined in the staff report dated April 2, 2025.

ALTERNATIVES

Alternatives are outlined in the attached staff report dated April 2, 2025.

LEGISLATIVE AUTHORITY

Legislative Authority is outlined in the attached staff report dated April 2, 2025.

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.

Halifax Regional Municipality By-law H-200, *Respecting the Establishment of a Heritage Advisory Committee and a Civic Registry of Heritage Property*:

4. The Committee shall, within the time limits prescribed by Council or the Act, advise the Region respecting:
 - (c) applications to substantially alter the external appearance of or demolish a municipal heritage property;

ATTACHMENTS

Attachment 1 – Staff recommendation report dated April 2, 2025.



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

Attachment 1

Item No. 9.1.1 **Heritage Advisory Committee** **June 18, 2025**

TO: Chair and Members of the Heritage Advisory Committee

FROM: Brad Anguish, Commissioner of Operations

DATE: April 2, 2025

SUBJECT: **Case HRTG-2025-00279: Substantial Alteration to the Municipally Registered Heritage Property at 5492 Inglis Street, Halifax**

ORIGIN

An application by Fathom Studio Inc. to substantially alter the municipally registered heritage property located at 5492 Inglis Street, Halifax.

EXECUTIVE SUMMARY

This report reviews proposed substantial alterations to a registered heritage property located at 5492 Inglis Street, Halifax (Alexander Stephen House) associated with a heritage development agreement application for the same property (HRM case PLANAPP-2024-01230). The proposed alterations include the removal of an existing rear addition and existing rear exit stairs/porch, the addition of two new windows to the eastern (flanking) elevation, the addition of a roof cricket for drainage, and the construction of a new, six-storey, multi-residential rear addition. Staff recommend that the Heritage Advisory Committee recommend approval of the proposed substantial alterations.

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.

BACKGROUND

Existing Site Context

The property at 5492 Inglis Street (the 'subject property'; PID 00065201) was added to the Registry of Heritage Property for the Halifax Regional Municipality in 2021. The registration recognized the heritage value of the c.1891 Second Empire style dwelling known as 'Alexander Stephen House'.

The subject property is located at the southwest corner of the intersection of Inglis Street and South Bland Street in Halifax's South End (see Map 1). It has an area of 939.4sqm and frontage of 12.8m on Inglis St and a flanking length of 65.2m on South Bland Street. The heritage building on the site is a Second Empire style house, the heritage value of which has been summarized in Attachment A. The surrounding neighbourhood contains a mix of residential and commercial uses in buildings of various ages and scales.

Requested Substantial Alterations

The applicant is proposing to make both substantial and non-substantial alterations to the Alexander Stephen House to rehabilitate the dwelling for re-use. An overview of the substantial alterations requested is provided below and expanded upon in Attachment B:

- 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;
- Addition of two new windows (to match existing) on the eastern side of the heritage building;
- 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
- Construction of a six-storey multi-residential rear addition, which will be externally and internally connected to the rear of the heritage building.

Substantial Alteration Legislation

In accordance with Section 17 of the *Heritage Property Act*, a substantial alteration to a municipal heritage property requires Regional Council approval. The *Heritage Property Act* defines a substantial alteration as "any action that affects or alters the character-defining elements of a property". The character-defining elements of a property are defined 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 is defined as "the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations and embodied in character-defining materials, forms, locations, spatial configurations, uses and cultural associations or meanings." Therefore, a determination on the appropriateness of a substantial alteration lies in its effect on the property's unique heritage value and character defining elements.

If Regional Council refuses the requested substantial alteration to the heritage property, the owners may choose to alter the heritage property three years from the date of the application, but not more than four years after the date of the application, in accordance with Section 18 of the *Heritage Property Act*. Should the substantial alteration plans be revised, a new substantial alteration application will be required, which will start a new three-year waiting period.

Heritage Value & Character-Defining Elements

To determine the appropriateness of a substantial alteration, a full understanding of the building's heritage value and character defining elements is required. As a point of reference, staff have prepared a heritage building summary which outlines the heritage value and character defining elements for the principal dwelling (Attachment A). This summary was created using the historic information contained in HRM's heritage property files.

The *Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition)* are used to perform an analysis of the appropriateness of a substantial alteration's impact on a property's heritage value and character defining elements. The *Standards and Guidelines* help to ensure that careful consideration is given to how the proposed alterations may affect the heritage values and character defining elements of the building. The findings of this analysis are provided in Attachment C and summarized in the discussion section of this report.

Relationship to HRM Planning Case PLANAPP-2024-01230

This substantial alteration application (SubAlt) is associated with a concurrent heritage development agreement application (HRM Planning Case PLANAPP-2024-01230). While this application reviews the proposed substantial alterations, the development as a whole will be reviewed under the associated development agreement application. The latter application will return to a future Heritage Advisory Committee (HAC) meeting for recommendation, before proceeding to Halifax and West Community Council for Public Hearing and decision. If Community Council approves the development agreement application, the proposed development must meet the development agreement's conditions to receive a development permit.

Non-Substantial Alterations

As part of the associated heritage development agreement application, the applicant will undertake several alterations that are subject to staff approval during the permitting process but are not subject to consideration by HAC or Regional Council, as they involve maintaining, repairing, or replacing existing features of the heritage building, in a manner that maintains or improves the heritage integrity of the building without substantially altering the character-defining elements. The proposed non-substantial alterations are summarized below:

- Repair or replacement in-kind (as needed) of the existing architectural detailing, including dormers, pediments, brackets, dentils, frieze, soffits, fascia boards, and window trims/surrounds where damage or rot exists;
- Replacement of the modified front box-bay windows with wood-framed windows of design and detailing appropriate to the age and style of the building;
- Addition of one new window (to match existing) on the western side of the heritage building (non-significant façade), and relocation/addition of five windows (either existing or to match existing) on the southern side of the heritage building (non-significant façade);
- Repair or replacement in kind (as needed) of existing wood windows, asphalt-shingle roofing, wood-shingle cladding, front steps, and brick masonry foundation; and
- Repair (as needed) of existing brick chimneys.

DISCUSSION

The overarching term for protecting historic places in Canada is conservation, which is described by the *Standards and Guidelines* as “all actions or processes aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life”. Conservation may specifically involve preservation, rehabilitation, restoration, or a combination of these actions. Applying the *Standards and Guidelines* to the development proposal requires an understanding of the approach to the project, and the character defining elements and heritage values for the property.

In this case, rehabilitation is the primary approach being proposed. Rehabilitation involves the sensitive adaptation of an historic place providing a continuing or compatible contemporary use, while protecting heritage value. Rehabilitation can include the replacement of elements or components of the building with an accurate replica or a new design compatible with the style, era, and character of the historic place. Rehabilitation projects are evaluated using general Standards 1 through 9, and three additional Standards 10 through 12, which relate specifically to rehabilitation.

The existing character-defining-elements of the Alexander Stephen House are proposed to be retained and rehabilitated as necessary. New complementary elements will be introduced, including where unsympathetic modifications have previously been made, and the proposal will enable a compatible contemporary use of the Alexander Stephen House as a mixed-use (residential & commercial) building, ensuring its longevity and incentivising its continuous upkeep.

Staff have completed an evaluation of the proposal using the *Standards and Guidelines*, and the results are provided in Attachment C to this report.

Substantial Alterations

The proposed substantial alterations are requested in order to facilitate the rehabilitation and ensure continued use and ongoing maintenance of the Alexander Stephen House (as proposed under HRM Planning Case PLANAPP-2024-01230). Impacts have been considered and are addressed in the applicant's submissions (Attachment B).

The subject property's heritage value is linked to the Alexander Stephen House. The three-storey, Second Empire style dwelling was constructed circa 1891. Many original character-defining elements of the building remain. Some unsympathetic modifications, such as the replacement of original wood windows in the front box-bays with large picture windows and the rear addition have mildly affected its integrity.

The following substantial alterations to the Alexander Stephen House have been proposed by the applicant and were reviewed by staff pursuant to the *Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition)*. A complete standards analysis is provided in Attachment C to this report. Staff's findings are summarized below.

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 existing c.1943 rear addition and the c.1914 rear stairs/porch do not contribute to the heritage value of the Alexander Stephen House and detract from its heritage integrity. The removal of these additions would restore the original square-plan layout of the heritage building, improving its heritage integrity. The removal of the c.1943 rear addition is required to provide space for the construction of the proposed new rear addition, which will facilitate the Alexander Stephen House's rehabilitation and compatible new use. The removal of the c.1914 rear exit stairs/porch is necessary to provide space for the accessible entrance ramp to the new rear addition.

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 (a significant façade) are an acceptable and minimal intervention. These windows, through their historically appropriate design and materials and their strategic placement reinforces the existing rhythm of the eastern elevation and does not detract from the composition of the eastern façade. Thus, the windows do not detract from the heritage value of the Alexander Stephen House. The addition of these windows is necessary to enable comfortable interior living spaces as part of the new compatible use for the Alexander Stephen House.

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 proposed roof cricket would be minimally visible if not entirely invisible from the perspective of passing pedestrians, does not alter the overall form and style of the roof, and thus would not detract from the heritage value of the Alexander Stephen House. The addition of this roof cricket is necessary to enable proper drainage of rainwater where the proposed new rear addition would abut the exterior of the heritage building, preventing damage by water intrusion.

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

The new six-storey rear addition achieves subordination through the retention of the entire original building in combination with the relatively modest 6-storey maximum height and the use of a five-storey stepped transitional mass. This siting and massing minimizes its visibility from the property's front elevation. The substantial recessing of the five-storey transitional mass helps to emphasize the Alexander Stephen House's square plan and visually separates the heritage building from the new rear addition, reducing its visual impact from the flanking elevation. The rear addition achieves compatibility through design and material choices which clearly reference elements of the Alexander Stephen House, including:

- fluted fibre-cement panels inspired by the fluted pilasters flanking the front window bays of the heritage building;
- brick cladding for the addition's ground floor inspired by the heritage building's brick foundation;
- brick-red ceramic panel cladding for the transitional mass inspired by the colour of the heritage building's chimneys; and
- the continuation of floor-to-floor heights and datum lines established by the heritage building.

The rear addition achieves differentiation through a thoroughly contemporary design and through the recessed five-storey transitional mass which acts as a clear visual break between old and new.

The proposed rear addition is necessary to provide for the rehabilitation of the heritage building and its character-defining elements as part of the associated heritage development agreement application and to provide an ongoing long-term revenue source to enable the heritage building's continued maintenance. The design of the proposed addition and the interior layout of the heritage building are such that if the rear addition were to be removed in future, the Alexander Stephen House could continue to function as a standalone building with its essential form and integrity maintained.

Conclusion

Staff advise that the anticipated impacts to character-defining elements of the Alexander Stephen House are minimal, and that the property's heritage value is conserved. The property's existing character-defining elements will be retained and the new addition to the rear has been designed to minimize its impact on the Alexander Stephen House through its siting, design, and materials. As the entirety of the original square-plan house will be retained and rehabilitated through non-substantial alterations included as part of the associated heritage development agreement application, the overall effect will be one of enhancing the building's heritage value, integrity, and long-term viability.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing this application can be accommodated within the approved 2025/26 budget for Cost Centre C340 – Heritage and Planning Information Services. HRM is not responsible for construction and renovation costs.

RISK CONSIDERATION

No risk considerations were identified.

COMMUNITY ENGAGEMENT

The community engagement process for a substantial alteration 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.

ENVIRONMENTAL IMPLICATIONS

No environmental implications were identified.

ALTERNATIVES

1. The Heritage Advisory Committee may recommend that Council approve the proposed substantial alteration to 5492 Inglis Street, Halifax, with conditions and in so doing should provide reasons for the conditions based on applicable conservation standards.
2. The Heritage Advisory Committee may recommend that Regional Council refuse the proposed substantial alteration to 5492 Inglis Street, Halifax. This is not recommended for the reasons outlined in this report.

Note: The *Heritage Property Act* does not include appeal provisions for decisions of Council regarding substantial alterations, however, if the substantial alteration application is refused, section 18(3) of the *Heritage Property Act* provides that the owners would be permitted to proceed with their proposal three years from the date of the application.

LEGISLATIVE AUTHORITY

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

- 17 (1) Municipal heritage property shall not be substantially altered in exterior or public-building interior appearance or demolished without the approval of the municipality.

By-law H-200, the Heritage Property By-Law

4. The Committee (HAC) shall, within the time limits prescribed by Council or the Act, advise the Region respecting:
 - (c) applications to substantially alter the external appearance of or demolish a municipal heritage property.
12. Applications for alteration of a registered heritage property shall be evaluated in accordance with the Standards for the Conservation of Historic Places in Canada, 2nd Edition as set forth in Schedule 'B-1'. The Guidelines for the Conservation of Historic Places in Canada, 2nd Edition shall be used to interpret and apply the Standards.

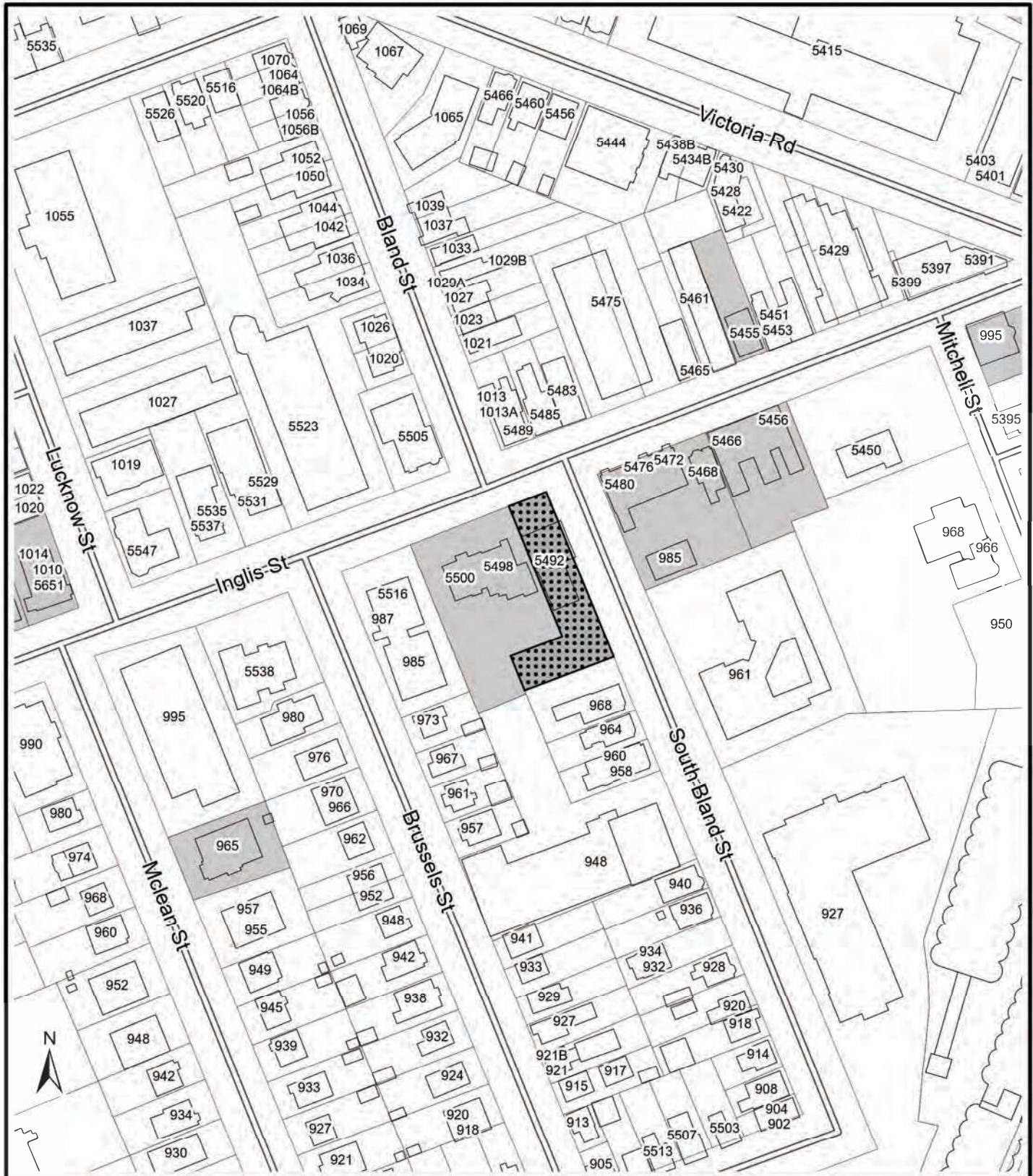
ATTACHMENTS

Map 1 Location Map

Attachment A Heritage Building Summary

Attachment B Heritage Impact Statement, Design Rationale, Plans, Elevations

Attachment C Standards & Guidelines Heritage Staff Evaluation



Map 1 - Location Map

5492 Inglis Street
Halifax

- Registered Heritage Property
- Subject Property

HALIFAX



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

ATTACHMENT A

HERITAGE BUILDING SUMMARY

Alexander Stephen House, 5492 Inglis St, Halifax (c.1891)



Character-Defining Elements:

- 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.



Heritage Value:

The Alexander Stephen House (5492 Inglis St, Halifax) was added to the Registry of Heritage Properties for the Halifax Regional Municipality in 2021. The property's heritage value is embodied in the 3-storey Second-Empire-style dwelling, which was constructed circa 1891 by an unknown builder and first occupied by Alexander Stephen Jr.

Alexander Stephen Jr. worked at A. Stephen & Son, a furniture manufacturer founded by his father, Alexander Stephen Sr. The company operated along the waterfront but moved to Barrington Street by 1871. They also had a Grafton Street storefront since at least 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.

ATTACHMENT B
HERITAGE IMPACT STATEMENT AND DESIGN RATIONALE

Inglis St Development

Heritage Impact Statement

July 2024

Prepared for

Carter Beaupre-McPhee,
Heritage

Turock Holdings Ltd

Halifax, NS

Submitted By

Chris Crawford
Partner, Director of Architecture and Interiors
chris.crawford@fathomstudio.ca
fathomstudio.ca
40 King Street
Dartmouth, NS
B2Y 2R4

Fathom



We are Fathom Studio

We are strategists, designers, storytellers, technicians and community change makers. Under one roof you will find architects working side by side with urban planners, landscape architects, wayfinding specialists, and graphic designers.

We collaborate with clients to understand their objectives and requirements, and those of residents, visitors, funding agencies, and businesses. We also collaborate with colleagues to ensure different perspectives are brought to light. We apply this approach to all our work—from parks and trails to museums, from downtowns to buildings.

PLAN DIVISION OF PART OF THE BLAND FIELD

Image source: Halifax Municipal Archives

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1.0 Introduction

1.1 — Site location and description



The development site encompasses the property numbered 5492 Inglis St in Halifax, just west of the Port of Halifax. The site is on the corner of Inglis and South Bland St, and contains one municipally registered heritage building.

The neighbourhood context contains a wide variety of building types and uses. Neighbours include the Halifax Grain Elevator, commercial and retail uses such as cafes, restaurants, industrial uses, mid- & high-rise residential buildings, and low-density residential buildings. The Port of Halifax and Point Pleasant Park are nearby to the South.

 Subject site

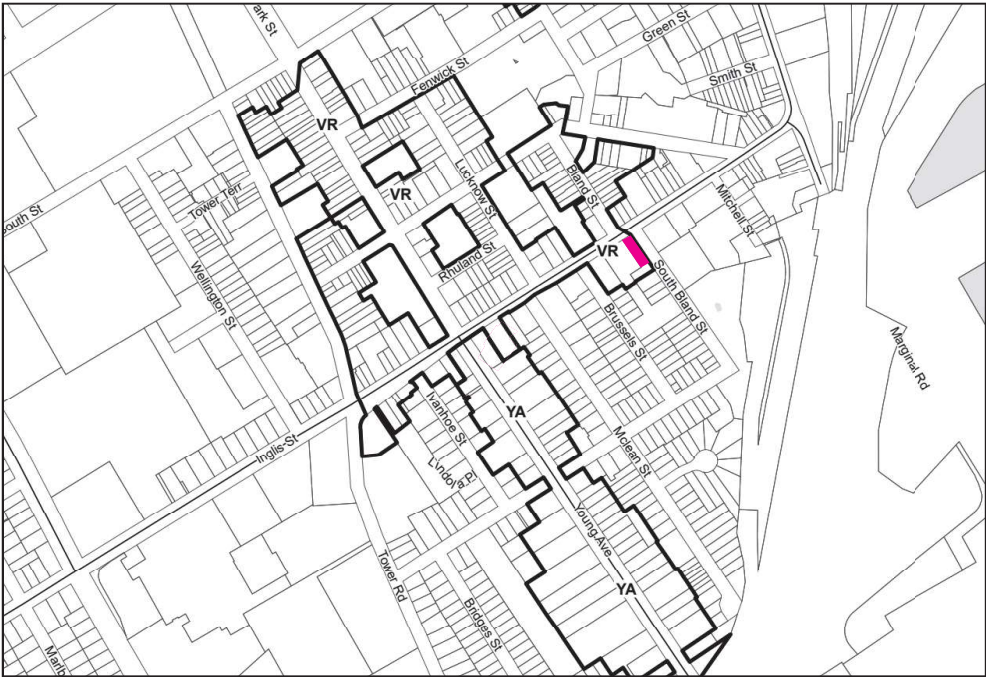
1.2 — Heritage context and policy review

Heritage context

The development site contains one building that is included on the Registry of Heritage Properties in the Halifax Regional Municipality:

- 5492 Inglis Street c. 1891
- Council stated its intention to designate under sections 14 and 15 of the Heritage Property Act, and the property was added to the register on July 30, 2021.

Additionally, staff are currently proposing the Victoria Road (VR) Heritage Conservation District (HCD) which would include the subject property. There are no policies in place for this HCD at this time.




Subject site

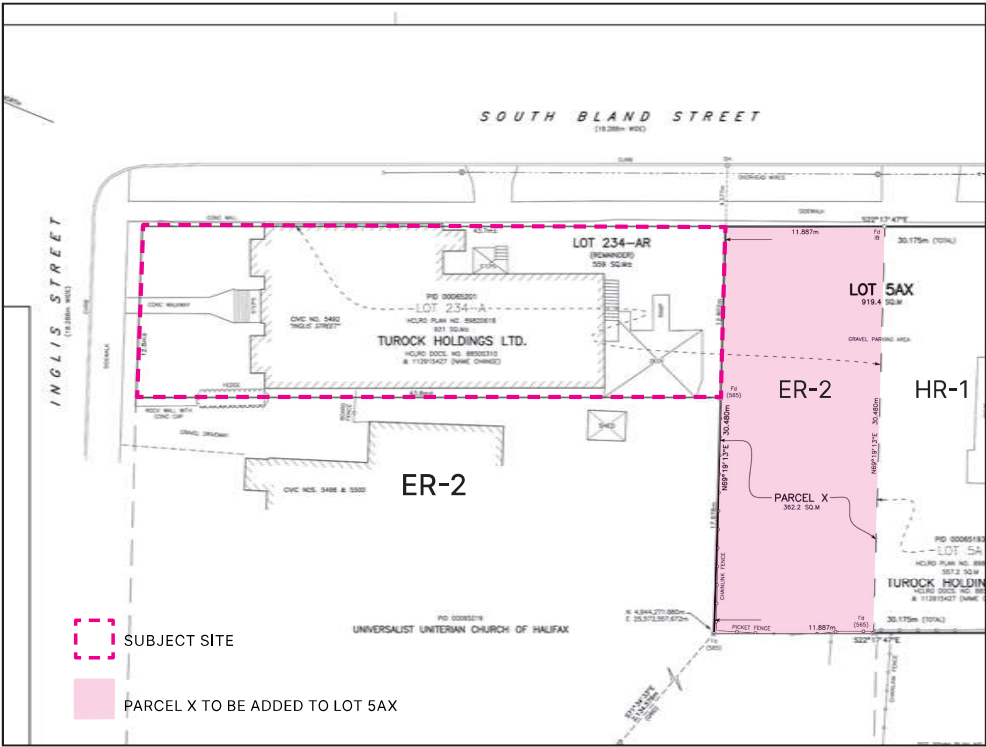
HERITAGE CONSERVATION DISTRICTS UNDER CONSIDERATION
From the Halifax Secondary Municipal Planning Strategy.
Annotated by Fathom Studio

Policy review

The following policies were reviewed in the preparation of this report:

- Heritage Property Act (R.S., c.199)
- Standards and Guidelines for the Preservation of Historic Places in Canada
- Regional Centre Secondary Municipal Planning Strategy
- Regional Centre Land Use By-Law

 Subject site



CURRENT CONTEXT

The subject site is zoned ER-2 and comprises 561 m² (6,033 ft²) over 1 lot: PID 00065201. Parcel X (stranded lot) will be added to 5AX - refer to Section 6.2 Planning and Land Use

Adjacent properties are ER-2 and HR-1. Neighbours are 3-storey townhomes to the east, 3-storey apartment buildings to the north; a Church and Preschool to the west, and detached single-family homes and apartment buildings to the south.

2.0 Background research and analysis

2.1 — Site history

5492 Inglis Street, formerly 50 Inglis Street, is situated within the block bordered 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 occupies land that was historically referred to as Bland's Field, located along a back road leading from the Kissing Bridge (the colloquial name for the bridge that crossed over Freshwater Brook near today's Barrington Street and Inglis Street intersection). During the late 18th to early 19th century, this area of Halifax was mostly rural and undeveloped.

Originally part of a larger 50-acre property owned by Jonathan Tremain Sr. in the late 18th century, the subject property housed a ropewalk near the current intersection of Inglis and South Bland Street (Watts 1878:2). Jonathan Tremain Sr.'s son, John Tremain, inherited the property and built the adjacent dwelling at what is now 5500 Inglis Street in 1823 (Watts 1978). The property was later sold to John Bayley Bland and subsequently subdivided into 23 lots. In 1870 the northern half of the block was sold to Joseph Seeton.

Records indicate that the subject property was vacant and part of Joseph Seeton's larger lot by 1878 and 1879, during which he began subdividing the property. Although some subdivision had occurred to the west and south, the 1889 Fire Insurance Plan still showed the subject property as vacant. Maps from 1890, including a plan of Seeton's property and Currie's View of the City of Halifax, indicate that the subject property remained part of Seeton's estate, despite ongoing subdivision efforts.

In 1890, the executors of Joseph Seeton's estate subdivided the remaining estate and sold the subject

property to Edmund T. Mahon, a merchant, for one dollar (Book 279, page 496).

The residence at 5492 Inglis Street holds historical significance due to its associations with prominent Halifax merchants. Alexander Stephen, who purchased the property from Mahon, was a merchant that lived in the house from 1891 to 1894. He was involved in A. Stephen & Son, later known as Nova Scotia Furnishing Co., a furniture manufacturer. Stephen also served as the Mayor of Halifax from 1897 to 1899.

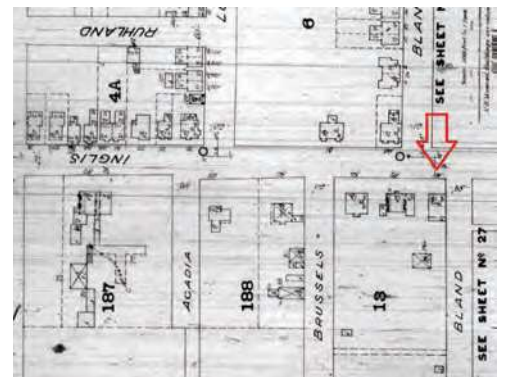
In 1894, Captain John Wynn purchased the property from Alexander Stephen for \$9,500 (Book 304, page 319). He is listed as residing at the property according to the 1895-96 City Directory but no longer occupied the property by the publication of the 1897-98 City Directory. (McAlpine 1898: 586). Despite this, the Wynn family retained ownership during this period and rented it out briefly from 1898 to 1902. Andrew King, a commercial merchant, is documented as residing at 50 Inglis Street in McAlpine's 1902-03 City Directory. In 1903, John and Elizabeth Wynn formally sold the property to Andrew King (Book 358, Page 299).

The King family remained owners of the property until 1943 when it was sold to the Navy League of Canada (Book 856, Page 307). During this time the two-storey rear addition was constructed.

Throughout the latter half of the 20th century its ownership changed hands multiple times as the area continued to develop into the suburb we see today. The Navy League of Canada granted the property to Vernon A. Murphy in 1949 (Book 1050, Page 201), who later sold it to Evelyn Howard in 1961 (Book 1780, Page 501). Howard then sold the property to Raymond and Agnes Martell in 1968 (Book 2232, Page 52), later

selling it to Johannes M. Dekker & Associates Limited the following year (Book 2294, Page 897). Ruron Company Limited purchased it in 1974 from Johannes M. Dekker & Associates Limited (Book 2861, Page 796). Currently, Turock Holdings Ltd. (formerly Urban Spaces Limited) owns the property, having acquired it from Ruron Company Limited in 2007 (Document #88500310), which also included two adjacent lots on South Bland Street (964 and 968 South Bland Street).

*Note that the content of this section is sourced from the HRM staff report recommending the heritage registration of this building, and is not original.



GOAD'S 1895 FIRE
INSURANCE PLAN

2.2 — Site history

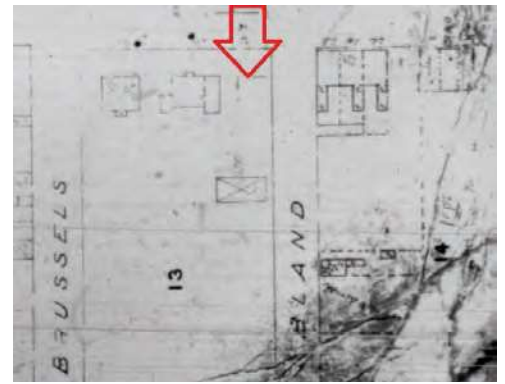
5492 Inglis Street, formerly 50 Inglis Street, is situated within the block bordered by Inglis Street to the north, South Bland Street to the east, Atlantic Street to the south, and Brussels Street to the west.

The dwelling occupies land that was historically referred to as Bland's Field, located along a back road leading from the Kissing Bridge (the colloquial name for the bridge that crossed over Freshwater Brook near today's Barrington Street and Inglis Street intersection). During the late 18th to early 19th century, this area of Halifax was mostly rural and undeveloped.

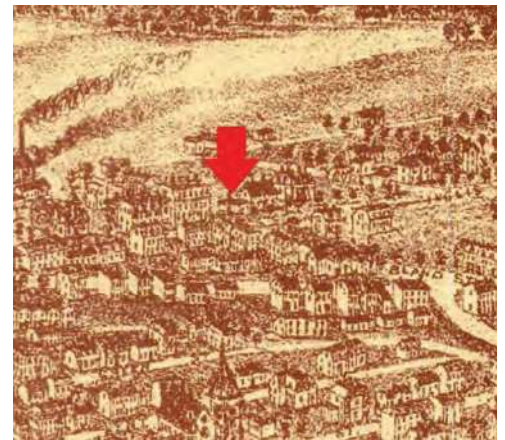
Originally part of a larger 50-acre property owned by Jonathan Tremain Sr. in the late 18th century, the subject property housed a ropewalk near the current intersection of Inglis and South Bland Street (Watts 1878:2). Jonathan Tremain Sr.'s son, John Tremain, inherited the property and built the adjacent dwelling at what is now 5500 Inglis Street in 1823 (Watts 1978). The property was later sold to John Bayley Bland and subsequently subdivided into 23 lots. In 1870 the northern half of the block was sold to Joseph Seeton.

Records indicate that the subject property was vacant and part of Joseph Seeton's larger lot by 1878 and 1879, during which he began subdividing the property. Although some subdivision had occurred to the west and south, the 1889 Fire Insurance Plan still showed the subject property as vacant. Maps from 1890, including a plan of Seeton's property and Currie's View of the City of Halifax, indicate that the subject property remained part of Seeton's estate, despite ongoing subdivision efforts.

*Note that the content of this section is sourced from the HRM staff report recommending the heritage registration of this building, and is not original.



GOAD'S 1889 FIRE INSURANCE PLAN



CURRIE'S 1890 VIEW OF THE CITY OF HALIFAX

In 1890, the executors of Joseph Seeton's estate subdivided the remaining estate and sold the subject property to Edmund T. Mahon, a merchant, for one dollar (Book 279, page 496).

The residence at 5492 Inglis Street holds historical significance due to its associations with prominent Halifax merchants. Alexander Stephen, who purchased the property from Mahon, was a merchant that lived in the house from 1891 to 1894. He was involved in A. Stephen & Son, later known as Nova Scotia Furnishing Co., a furniture manufacturer. Stephen also served as the Mayor of Halifax from 1897 to 1899.

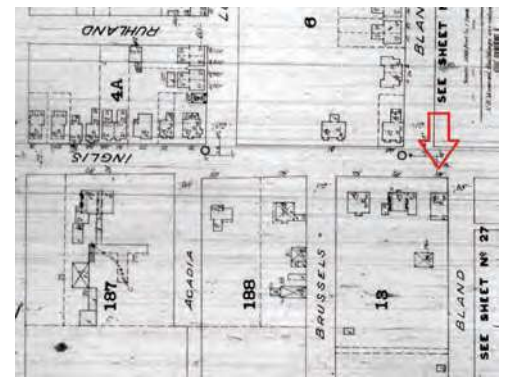
In 1894, Captain John Wynn purchased the property from Alexander Stephen for \$9,500 (Book 304, page 319). He is listed as residing at the property according to the 1895-96 City Directory but no longer occupied the property by the publication of the 1897-98 City Directory. (McAlpine 1898: 586). Despite this, the Wynn family retained ownership during this period and rented it out briefly from 1898 to 1902. Andrew King, a commercial merchant, is documented as residing at 50 Inglis Street in McAlpine's 1902-03 City Directory. In 1903, John and Elizabeth Wynn formally sold the property to Andrew King (Book 358, Page 299).

The King family remained owners of the property until 1943 when it was sold to the Navy League of Canada (Book 856, Page 307). During this time the two-storey rear addition was constructed.

Throughout the latter half of the 20th century its ownership changed hands multiple times as the area continued to develop into the suburb we see today. The Navy League of Canada granted the property to Vernon A. Murphy in 1949 (Book 1050, Page 201), who later sold it to Evelyne Howard in 1961. (Book 1780,

Page 501). Howard then sold the property to Raymond and Agnes Martell in 1968 (Book 2232, Page 52), later selling it to Johannes M. Dekker & Associates Limited the following year (Book 2294, Page 897). Ruron Company Limited purchased it in 1974 from Johannes M. Dekker & Associates Limited (Book 2861, Page 796). Currently, Turock Holdings Ltd. (formerly Urban Spaces Limited) owns the property, having acquired it from Ruron Company Limited in 2007 (Document #88500310), which also included two adjacent lots on South Bland Street (964 and 968 South Bland Street).

*Note that the content of this section is sourced from the HRM staff report recommending the heritage registration of this building, and is not original.



GOAD'S 1895 FIRE INSURANCE PLAN

2.3 — Current context

Neighbourhood

The development site is surrounded by a variety of residential typologies: heritage homes split into smaller apartments, multi-storey apartment buildings, semi-detached single family homes, and detached single family homes. There also many commercial buildings including grocery stores, corner stores, and restaurants.

Many students reside in the South End with Saint Mary's University, Dalhousie University, and the University of Kings college nearby. Young families also live in the neighbourhood with pre-, primary, junior, and high schools present in the South End. The area is also home to many young professionals due to its proximity to downtown Halifax, the universities, and the hospitals.



AERIAL VIEW LOOKING TOWARDS INGLIS AND SOUTH BLAND STREETS

Source: Google Earth

3.0 Heritage value

3.1 — 5492 Inglis St



5492 INGLIS ST

Source: HRM Staff Report

Age

The subject property was initially part of a 50-acre lot purchased by Jonathan Tremain Sr. in 1784. He established a ropework factory near the present-day Inglis Street / South Bland Street intersection and later subdivided the land. His son, John, built the house at 5500 Inglis Street in 1823. The property changed hands among several notable residents before Alexander Stephen acquired it for one dollar in 1891. Despite no mention of a building in the deed, the McAlpine's 1892-1893 City Directory listed it as Stephen's residence. The first depiction of the existing building on the property appears on the 1895 Fire Insurance Plan.

Historical or architectural importance

Before the house was built, the property had notable owners including John Bayley Bland, who was the Commissioner of the Revenues, and Joseph Seeton, who served as the American Consul to Halifax.

Alexander Stephen was a merchant who lived there from 1891 to 1894. He was involved in A. Stephen & Son, a furniture manufacturing business. They had a storefront on Grafton Street in 1864 and the factory had moved from the waterfront to Barrington St by 1871. By 1893, the business was renamed the Nova Scotia Furnishing Co. Alexander Stephen Jr. served as president of the furniture business, was an Alderman for Ward 3 from 1882-1883 and 1885-1886, and served as Mayor of Halifax from 1897-1899.

Significance of architect/builder

No information regarding the architect or builder was identified.

Architectural merit

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 building was designed in the Second Empire architectural style, popular in Nova Scotia from 1855 to 1900. This style is seen in its distinctive mansard roof, which faces Inglis Street. The roof features matching dentil detailing at both the top and bottom edges. The building has a square footprint with a masonry foundation. Its exterior walls are covered in wooden shingles, with scalloped shingles accentuating the centre bay.

The front of the building facing Inglis Street has a central projecting square bay that ends with a dormer featuring a pediment gable. This dormer is adorned with dentils and paired brackets, and two two-over-two windows separated by wooden piers. Flanking this central dormer are two additional dormers, each with a pediment gable roof, similar wood detailing, and containing a single two-over-two window.

At the main entrance, located beneath the central bay projection, there is a door surrounded by an elaborate frame designed to resemble classical columns and an entablature. The frame includes decorative wood panels, tall narrow sidelights with arched tops, a semi-circular transom, and matching brackets and dentils.

*Note that the content of this section is sourced from the HRM staff report recommending the heritage registration of this building, and is not original.

Except for the entrance, all windows have flat openings and are surrounded by wooden piers on the upper floors. Most of these windows are two-over-two wood windows except for the first-floor windows facing Inglis Street which have been replaced with large picture windows. Additionally, there is a stained glass window above a six-pane window on the eastern facade and an oval-shaped window on the western facade.

Architectural integrity

The building maintains its architectural integrity with the preservation of the original facade and many architectural features. The most significant alteration is the rear yard addition built around 1943. While visible from South Bland Street, it has minimal visibility from Inglis Street and does not significantly impact the property’s heritage value. Some windows have been replaced and altered on the heritage building, such as the large picture windows on the ground floor of the Inglis facade.

Relationship to surrounding area

The property is visually and historically connected to municipally registered properties in its vicinity, including Bishops’ Row (5472-5474-5480 Inglis Street), Thorndean (5680 Inglis Street), Samuel Brookfield House (5456-5460-5466 Inglis Street), and the row of nine consecutive Victorian Streetscape properties. Its architectural style, featuring mansard roofs, dormers, and dentil detailing, complements many other buildings along Inglis Street. The entire street is characterized by a mature tree canopy dominated by Linden trees, enhancing its overall character.

Character-defining elements

- Original three-storey Second Empire building;
- Four single-stack brick chimneys;
- Wood shingle siding;
- One-sided mansard roof with wood dentil along the top and bottom edges;
- Stained glass window and a six-pane window on the east facade;
- 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.

*Note that the content of this section is sourced from the HRM staff report recommending the heritage registration of this building, and is not original.



ALEXANDER STEPHEN
Source: Nova Scotia Archives

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

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

1868 ADVERTISEMENT FOR A. STEPHEN & SON
Source: McAlpine 1868

Application for REPAIRS
To the Inspector of Buildings
Halifax, N. S. 21 day of July 1943
Address: 50 Inglis St. Owner: J. C. Cairney & Son
No. of rooms: 7. Streets where situated: 28. Frontage: 45 feet. Material of building: Framed
The work proposed to be done consists of:
An addition to rear - 12' x 12' Casement
Wall - Framed - Sheetrock
Partitions - Roof - No chimney
Address: 50 Inglis St.
The estimated cost of repairs is \$7000.
The undersigned hereby certifies that the work proposed to be done is in 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 structure shall be removed from the street area at least the 1st day of Oct 1943
on which date the permit expires

BUILDING PERMIT FOR REAR ADDITION OF 50 INGLIS ST
Source: Halifax Municipal Archives



EXAMPLE OF AN ALEXANDER STPHEN & SON CHAIR
Source: Payzant 1943

4.0 Description of proposed development

4.1 — Description of proposed development

The property occupies a site area of 561 m² (6033 ft²) and includes one municipal heritage building with a 1940s addition on the southern end of the site. The heritage house fronts Inglis St and flanks South Bland St (PID 00065201).

The proposed development includes a new six-storey portion fronting South Bland St with a five-storey mass stepping down to the three-storey heritage building fronting Inglis St. The five-storey mass is set back 2.1 m from the South Bland St property edge. This massing strategy largely maintains the site's existing streetwall and neighbourhood character by preserving all of the heritage building's original mass and footprint, and by providing a return for the rear corners of the heritage building to help define its original form.

The proposed building will include approximately 31 residential units and will include 78m² of ground-floor retail space. It will also include 60m² of interior amenity space and over 39m² of additional landscaped areas at grade and on rooftops. The proposed building will include 16 class "A" bicycle parking spaces and 4 class "B" parking spaces.

3. Adopt a strategy of minimal intervention, through adaptive re-use and sensitive and appropriate repair.
4. Remove the 1940's addition in recognition of its limited character-defining elements.
5. Restore the original heritage building and its identified character-defining elements in accordance with best practices outlined in the Standards and Guidelines for the Conservation of Historic Places in Canada.

Framework

The proposed development is guided by the following objectives:

1. Conserve as much of the heritage building as possible while allowing new construction and additional density on the site.
2. Maintain the legibility of the heritage building's Second Empire facade and square plan, both by conserving the majority of the building and maintaining its visibility from its two street frontages.

5.0 Impact of proposed development

5.1 — Impact Assessment

The development proposal described in the previous section employs a mixture of strategies for conservation and new construction that seeks to best conserve the intact and authentic heritage asset, amplify its expression, and reinforce the character of the neighbourhood and local streetscape.

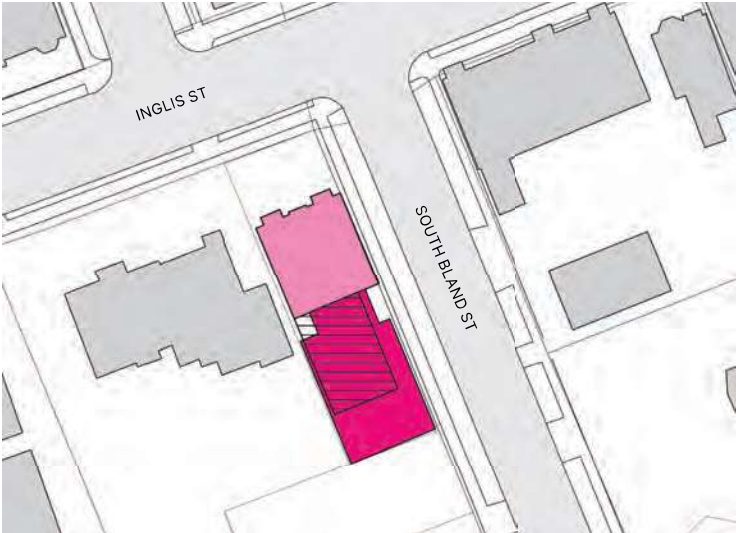
The proposal retains all of the building's character-defining elements and presence on Inglis and South Bland streets, integrating it with a new six-storey addition. The proposed six storey development replaces an existing two-storey addition at the rear of the heritage building.

Overall Site Strategy

By setting the new mass in behind the heritage building, the proposed development will maintain the predominant streetwall height and scale of Inglis St. In order to increase density on the site, the 1940s addition will be removed and replaced with the new six-storey addition.

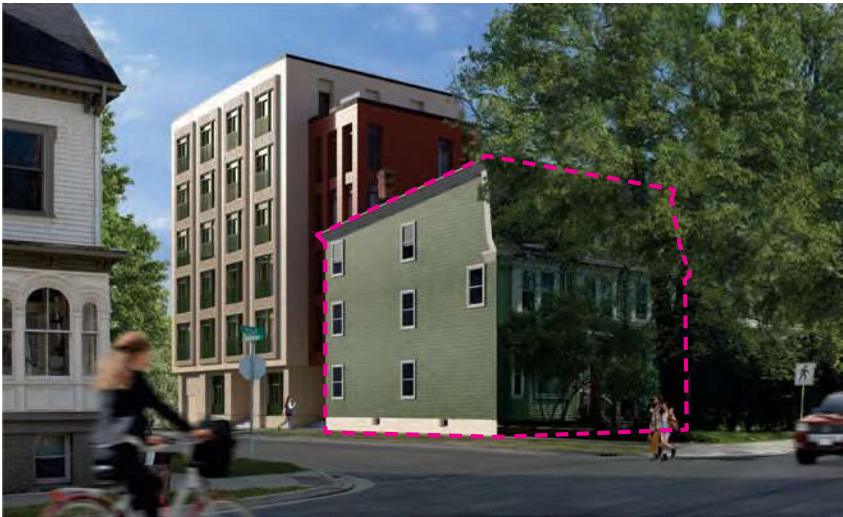
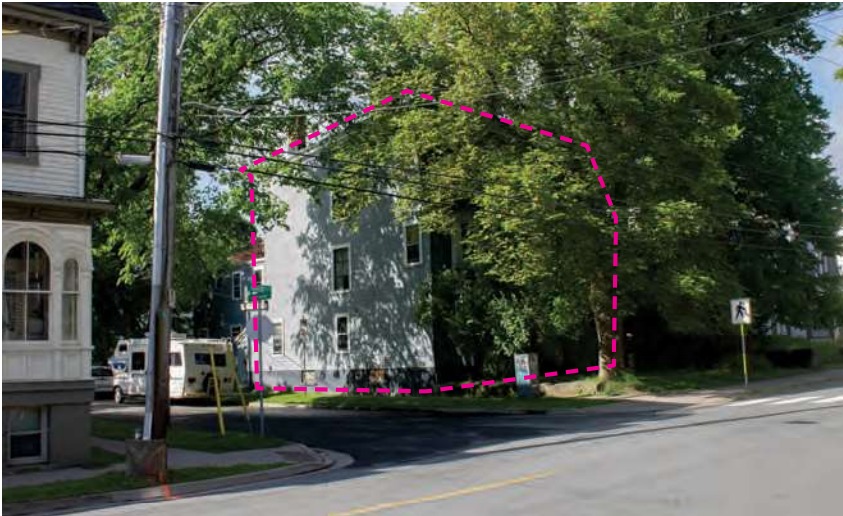
SITE CONFIGURATION
The 1940s addition is replaced by the new six-storey massing

- 6-STOREY NEW ADDITION
- 3-STOREY HERITAGE HOUSE
- 2-STOREY 1940s ADDITION



Impact on Streetscape

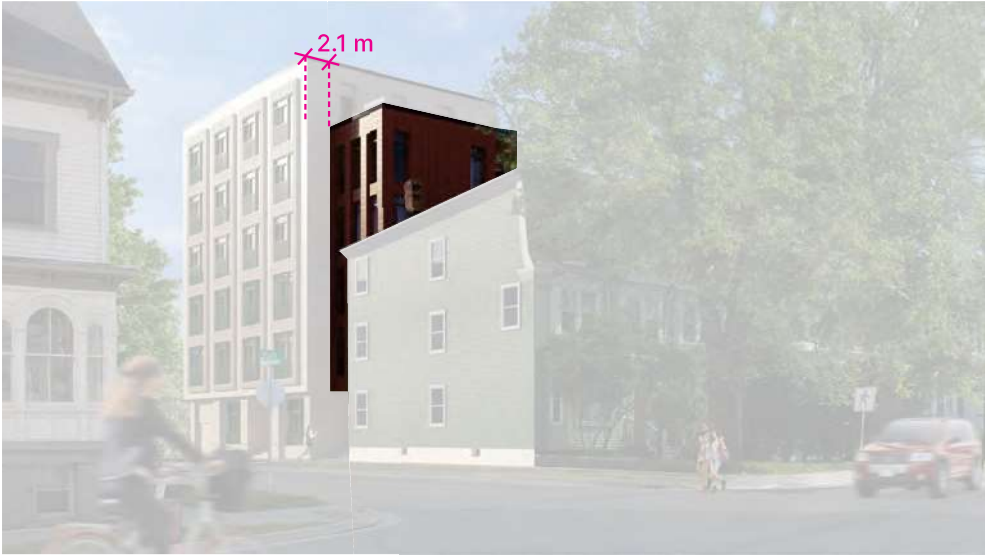
The heritage house sits at the corner of Inglis and South Bland St with an elm and a linden tree in front of the Inglis St facade. While walking along Inglis Street the development will mostly be hidden from view, with the heritage house and trees remaining as the focal point. The trees surrounding Inglis St will help conceal the proposed six-storey structure even further during the spring and summer months.



IMPACT ON STREETScape

The property's Inglis St frontage will remain the same, conserving the neighbourhood's streetscape. The top image was taken in early June.

An intermediate five-storey mass eases the transition between the existing three-storey structure and the proposed six-storey addition. This mass serves as a transition from new to old. While the six-storey addition lacks stepbacks, the transitional mass steps back in plan, accentuating the entrance to the residence and adding interest to the streetwall.



INTERMEDIATE MASS
The intermediate mass steps back in plan and steps down in elevation to create a transition between the heritage house and the six-storey mass



**STEPPED MASSING
ELEVATION**

The five-storey mass helps connect the new addition to the heritage house.

Impact on Architectural Integrity

The development proposal is centered around a conservation strategy that prioritizes authenticity and minimal intervention.

We propose that the rear addition be removed to make room for the new six-storey residential addition. This portion of the building was built c. 1943 and does not have any of the character-defining elements, as identified in the HRM Heritage report, that are found in the Second Empire heritage house built c. 1891.

Two interior stairs in the new addition will replace the existing exit stair at the rear of the heritage house. The storm porch will also be removed to accommodate the entrance to the new addition.

A cricket will be added to the existing roof to ensure drainage of water once the addition is in place. It is highly unlikely that this alteration will be visible from the street.

All character-defining elements will be retained and restored in accordance with Standards 8-11 in *Standards and Guidelines for the Conservation of Historic Places in Canada*.

- RETAINED
- REMOVED
- ADDED (ROOF CRICKET)
- 1

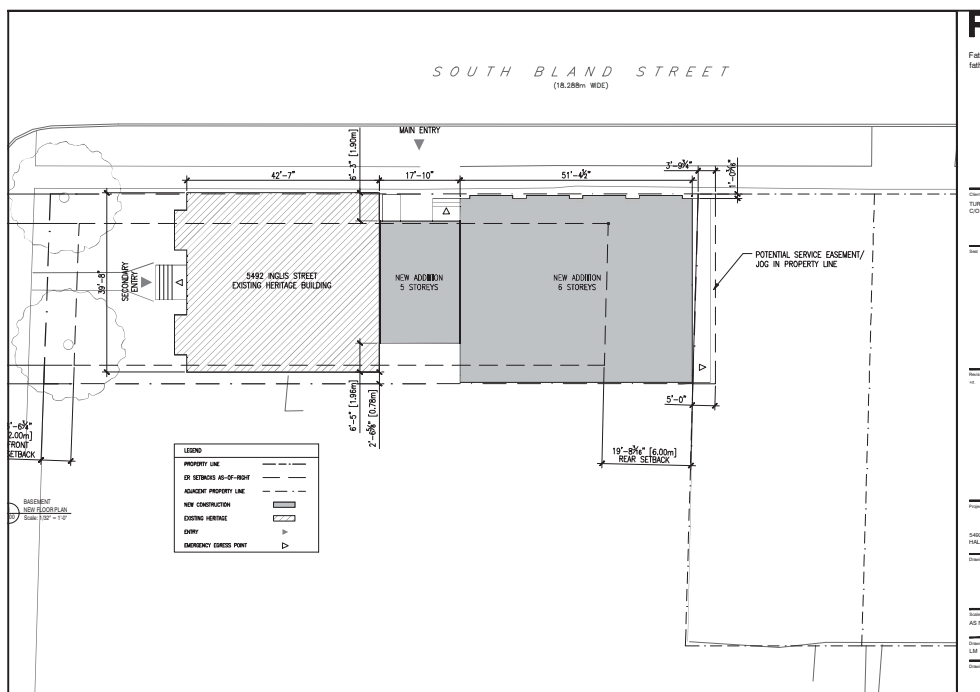
1940S-ERA ADDITION
- 2

REAR STAIR



6.0 Design rationale

6.1 — Planning and land use



The site is currently zoned ER-2 under the Regional Centre Land Use By-law (LUB) which permits multi-unit dwelling use on the lot. Note that the heritage building would not be permitted here if proposed today as it would not comply with side and flanking setbacks. The LUB stipulates a maximum building height of 8m which was changed in June 2024 with the Housing Accelerator Fund LUB amendments from 11m. Neighbouring lot zoning varies, with an adjacent HR-1 lot and an ER-2 lot. The two mid-rise apartment buildings across the street on South Bland Street that are zoned HR-1, with a maximum height of 26.0m.

The proposed development consists of a three-storey heritage mass measuring 11.75 meters tall, a five-storey intermediate mass standing at 17.75 meters, and a six-storey mass of 21.85 meters. It includes 30 residential units, two commercial units, one interior amenity space and one outdoor amenity space. The residential unit mix is approximately 80% studio, 13% one-bedroom, and 7% 2-bedroom.

The proposed building sets a five-storey mass back at the east and west elevations to create a break between the heritage building and the new addition, and providing relief for the corners of the heritage building. There is an additional five foot setback on the first level to articulate the new entrance. On the main 6-storey mass of the new addition, a slight cantilever above level 1 helps articulate the facade further.

The lot will be subdivided to prevent the creation of a stranded lot with this development. The southern part of the L-shaped lot (parcel X) will later be added to the adjacent HR-1 lot (5AX).

6.2 — Design strategy

The development proposal seeks to bring residential density to the site while being mindful of its heritage and the neighborhood's character. It incorporates materials and architectural elements that reflect the site's historical significance rather than conceal it. The design aims to seamlessly integrate into Halifax's urban environment, employing superior materials and construction methods.

The proposed new addition is strategically positioned near the rear of the property, respecting the prominence of the Second Empire heritage building. Subtle materiality and color choices harmonize with the existing structure, ensuring they complement rather than overshadow it. Articulation of the addition in a thoughtful manner will further emphasize the heritage house as the focal point of the site.

The proposed design strategy aims to retain or enhance heritage elements while contributing high-quality urban design and new dwelling spaces to South End Halifax.

Strategy:

- Celebrate the form, siting, detailing, and architectural style of the heritage building by referencing or alluding to it, while not obscuring the original.
- Maintain an architectural hierarchy that is subordinate to the heritage building, through careful choices of massing, detailing, and articulation.
- Use high quality materials that reinforce this hierarchy, and contribute positively to the urban landscape of the city.
- Acknowledge and reference the architecture and scale of other nearby buildings.

Celebrating heritage

Allowing the heritage house to remain prominent on the site is a critical gesture toward celebrating its character. To achieve this, all of the proposed massing is pushed to the rear of the site where the 1940’s addition currently sits. This massing strategy maintains the original heritage house in its entirety, and maintains the small-scale character of the streetwall by keeping the new addition far from Inglis St.

The Second Empire style features of the house are critical to its heritage value: its mansard roof, symmetrical facade, two dormers with a pediment gable and square bays with wood dentils. The proposed design continues this narrative by employing a language of repeated, symmetrical, and narrow window bays, in response to those on the house.

Finally, the proposed development is designed to remain subordinate and distinguishable from the heritage building in several ways despite its mass. Floor elevations have been selected to closely match the existing floor-to-floor heights of the heritage building, referencing the existing horizontal datums of the heritage building to strengthen its composition and prevent visual clashes.

The heritage building will also remain the most finely textured and detailed portion of the new development as a whole. At the same time, this proposal seeks to introduce new moments of interest, employing a regular rhythm of “bays” on the new facade. Fluted fibre cement clads the bays of the six-storey mass, referencing the fluting seen on the heritage house. Elsewhere on the new development, detail and ornamentation is sparse and articulation is regular. The effect overall is that the heritage house should remain the focus of the site.



REFERENCES TO SECOND EMPIRE FEATURES: HERITAGE

Two box bays with dentils and fluted detailing adorn the Inglis facade of the heritage house. They are characteristic of the Second Empire style.



"BAYS" OF THE NEW ADDITION



REFERENCES TO SECOND EMPIRE FEATURES: PROPOSED

Repeated 'bays' clad in fluted high density fibre cement panels refer to the Second Empire massing and detailing of the heritage house, but are minimally detailed to ensure attention is not taken away from the heritage building.

Connecting new to old

The intermediate mass acts as a transition between the heritage house and the new development. It separates the two masses while also acting as a bridge connecting them, striking a balance. It is set back from the street to create a clear separation between the new and old, allowing the heritage house to be viewed both on its own and as part of the whole.

The first level of the transitional mass is set back an additional five feet to frame the entrance. Walking through this transitional space is designed to feel like entering a tunnel, with the wood shingle materiality of the heritage house on the right and the masonry of the addition on the left. It is a space between the new and old with a bridge above connecting the two.



BRICK FOUNDATION DATUM
Carrying over the brick foundation datum from the heritage house to the new development helps establish a connection between the old and the new.



High-quality materials

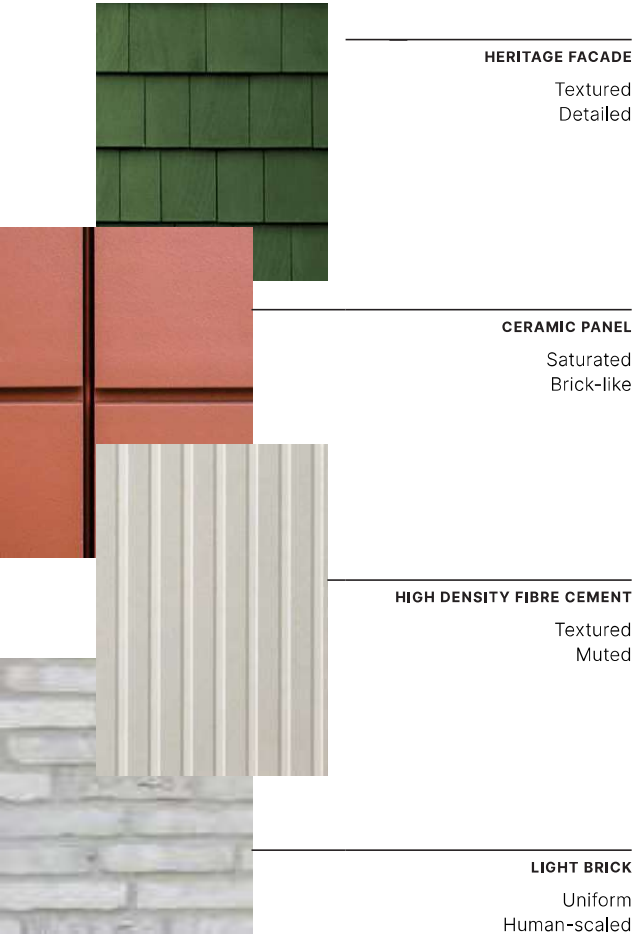
The new development is designed to contribute positively to the material landscape of the South End, while achieving the goal of highlighting the heritage house as the focus of the block.

A light brick masonry is used at the street level of the addition to ground the design and bring a human scale to the streetscape. This is a material prevalent in the neighbouring context of The Terrace Apartments and the Grainery Lofts. The new addition continues the brick foundation datum with a slight inset line.

The rest of the six-storey mass is clad in a high-density fibre cement. The “bays” are clad in a fluted variation, emphasizing their connection to the historic features and introducing texture to the new facade. A smooth, paneled variation of the high-density fibre cement serves as a subtle backdrop for these “bays.” The material exhibits a nuanced tonal and textural variety akin to wood, without mimicking it outright.

The transitional mass is clad in a teracotta-coloured ceramic panel. This choice evokes the materiality of the red-brick buildings nearby and the chimneys atop the heritage house.

Lastly, a rich green has been applied to the shingles of the heritage house to ensure it stands out. The colour and texture complement the materiality of the addition. This colour is extended to the aluminum window frames of the six-storey mass once again visually connecting the old to the new.



MATERIAL PALETTE
Examples of the proposed materials show in combination.

7.0 Conservation strategy/ mitigation measures

7.1 — Proposed conservation strategy

5492 Inglis St Heritage House

The proposal maintains all of the building's character-defining elements, only removing the 1940s addition, the rear storm porch and exterior stair. The following mitigation measures are recommended to ensure conservation work is done properly:

- Thorough photographic and architectural documentation should be completed prior to any alterations.
 - A conservation expert, with CAHP designation, should be engaged and consulted throughout the demolition and construction process to advise on best practices
 - Avoidance measures should be put in place and may include but are not limited to: erecting temporary fencing, establishing buffer zones, weather protection, and structural monitoring, especially during high-risk phases.
 - Salvage building materials during demolition, store safely throughout construction and, wherever possible, reuse to repair any damages that occur elsewhere on site.
 - As per Standard 9, repair and replacement work should be identifiable upon close inspection and records of all conservation work, including maintenance, should be kept to allow for easy retrieval of that information in the future.
 - As per Standard 10, repair rather than replace character-defining elements. Where there is not sufficient evidence to inform replacement, new work should be compatible with the heritage character.
 - As per Standard 11, new work should be physically and visually compatible with, subordinate to and distinguishable from the historic fabric.
- A detailed condition assessment should be prepared prior to demolition. Working with a structural engineer, this will help to inform the extent of stabilization and reinforcement required based on current conditions.

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ATTACHMENT C

STANDARDS AND GUIDELINES EVALUATION

The following document reviews the Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition) as applied to Case HRTG-2025-00279: Application for Substantial Alterations to the municipally registered heritage property at 5492 Inglis Street, Halifax.

Standards and Guidelines

Standard	Staff Comments
Standard 1 Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.	The development proposal will conserve the heritage value of Alexander Stephen House, and the proposed substantial alterations enhance the heritage integrity of the heritage property without removing heritage value. The location of the heritage property on the lot will remain unchanged.
Standard 2 Conserve changes to an historic place that, over time, have become character-defining elements in their own right.	No elements which are Standard 2 character-defining (i.e. have become character-defining over time) will be removed.
Standard 3 Conserve heritage value by adopting an approach calling for minimal intervention.	<p>The <i>Standards and Guidelines</i> note that minimal intervention is not to be rigidly understood as doing “little, nothing, or the least possible”. But rather it is understood to mean identifying interventions which “balance technical and programmatic requirements with protecting heritage value”.</p> <p>The existing rear addition is non-original and dates from c.1943. This addition is wood framed with a concrete block foundation, utilitarian in form and haphazard in composition, it compromises both the original square plan of the Alexander Stephen House and compromises what was likely originally a symmetrical rear elevation. The existing rear addition does not contribute to the heritage value of the Alexander Stephen House. Its removal is therefore an acceptable and necessary alteration to reinstate the original square plan and facilitate the Alexander Stephen House's rehabilitation and adaptive re-use.</p> <p>The rear exit stairs/porch are believed to date from 1914 based on historical mapping. These stairs/porch are located at the southeast corner of the building. In design, they are windowless, devoid of any architectural details, and detract from the square plan of the original building. They do not contribute to the heritage value of the Alexander Stephen House. The removal of these stairs/porch are necessary to provide space for an accessible entrance ramp to the proposed new rear addition.</p>

	<p>The two new windows to be added to the eastern elevation of the building (a significant façade) will match existing windows in form, materials, and detailing, and are necessary to provide comfortable, naturally lit and ventilated interior living space as the building's interior is reconfigured into new residential units. Their placement is carefully considered and enhances the rhythm and overall composition of the eastern elevation.</p> <p>The addition of a roof cricket to the rear of the Alexander Stephen House's roof is necessary to properly direct rainwater and snowmelt, protecting both the Alexander Stephen House and the proposed new addition from accumulation or improper drainage of water, enhancing the longevity and resilience of both structures. The roof cricket will be minimally visible from the pedestrian perspective and will not negatively impact the heritage value of the Alexander Stephen House.</p> <p>The construction of a six-storey multi-residential addition to the rear of the Alexander Stephen House is necessary to provide both an immediate source of funding to substantially rehabilitate the heritage building and its character-defining elements and to provide an ongoing long-term revenue source to enable the heritage building's continued maintenance. The proposed new rear addition, through its use of a 5-storey intermediate mass which is recessed on both sides, better emphasizes the square plan of the Alexander Stephen House and more clearly differentiates itself from the original building than the existing c.1943 rear addition.</p> <p>The proposed substantial alterations above are viewed as an acceptable balance between technical and programmatic requirements of the new compatible use and protection of the Alexander Stephen House's heritage value.</p>
<p>Standard 4 Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.</p>	<p>The rehabilitation and preservation of Alexander Stephen House will be based on historic photographs and physical evidence and will follow the <i>Standards and Guidelines</i>. No elements from other historic places or a combination of features that never coexisted are proposed.</p>
<p>Standard 5 Find a use for an historic place that requires minimal or no change to its character-defining elements.</p>	<p>The proposed use of Alexander Stephen House consists of multi-residential and local commercial uses. The substantial alterations including the rear addition, new windows, and so on, require minimal changes to character-defining elements, as outlined in more detail in Standard 3.</p>

<p>Standard 6 Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.</p>	<p>Temporary closure and mothballing measures will be used during the construction period to protect Alexander Stephen House. A detailed condition assessment of the Alexander Stephen House will be prepared prior to commencing work on the demolition of the rear addition, including working with a structural engineer to assess and implement any necessary stabilization and reinforcement measures. Archaeological resources will be addressed at the point of site intervention with permit applications. The provincial government will be notified of the site intervention and process any necessary applications in accordance with the <i>Special Places Protection Act</i>.</p>
<p>Standard 7 Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.</p>	<p>The substantial alterations proposed will see minimal changes to character-defining elements, maintaining and respecting the Alexander Stephen House's heritage value. The proposed rehabilitation work is not a substantial alteration and thus beyond scope of this review.</p>
<p>Standard 8 Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.</p>	<p>The Alexander Stephen House will be maintained on a regular basis under the proposed development agreement (PLANAPP-2024-01230) if approved. The retention and maintenance of the heritage building is a condition of the proposed development.</p>
<p>Standard 9 Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.</p>	<p>Character-defining elements of the Alexander Stephen House will be preserved and rehabilitated. All interventions will be documented through this application and subsequent permits. The new windows being introduced will be identifiable on close inspection through the use of date-stamping in inconspicuous locations.</p>
<p>Standard 10 Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.</p>	<p>Character-defining elements will be repaired where possible and replaced only where necessary. Where a character-defining element is sufficiently deteriorated, it will be replaced in-kind, matching the form, material and detailing of the original element. This work will be informed by photographic and physical evidence.</p>
<p>Standard 11 Conserve the <i>heritage value</i> and <i>character-defining elements</i> when creating any new additions to an <i>historic place</i> or any related new construction. Make the new work physically and visually compatible with,</p>	<p>New construction will not remove or compromise character-defining elements. Substantial alterations will see minimal change to character-defining elements and will conserve the heritage value of the Alexander Stephen House. The new rear addition achieves</p>

<p>subordinate to and distinguishable from the historic place.</p>	<p>subordination, compatibility, and differentiation through various means:</p> <ul style="list-style-type: none"> - Subordination is achieved by several means, including locating the new massing to the rear of the Alexander Stephen House, preserving the heritage building's prominence at the corner of the block. The retention of the original building, with its significant depth, combines with the relatively modest 6-storey maximum height and the use of a 5-storey stepped transition massing, to ensure the new rear addition is minimally visible from pedestrian perspective of the front elevation. The recessing of the 5-storey transitional mass helps to emphasize the square plan of the Alexander Stephen House and visually separate it from the new rear addition, reducing the addition's visual impact from the flanking elevation. The Alexander Stephen House remains the predominant element in the overall composition of the proposed development. - Compatibility is achieved through design and material choices in the new rear addition. Direct references to architectural elements of the Alexander Stephen House are incorporated into the design of the new rear addition. In particular, the new rear addition features four vertical bays delineated by fluted fibre cement panels, which are inspired by the fluted plasters flanking the front window bays of the heritage building. The floor to floor heights of the new addition and the datum line established by the heritage building's brick foundation are continued in the new rear addition. As well, the material choice of brick at the ground floor of the new addition provides a human-scaled design at the pedestrian level that complements and references the brick foundation of the heritage building and the choice of ceramic panels for the transitional mass in a red-brick colour, referencing the heritage building's red-brick chimneys. - Differentiation is achieved through both the clearly contemporary design of the new rear addition, but also more particularly through the design of the 5-storey transitional mass. This mass is substantially recessed, acting as a visual break between the heritage building and the rest of the new rear addition's massing. It is the most simplified and contemporary portion of the new rear addition, providing a clear stylistic contrast that separates the heritage building and the more overtly referential six-storey mass of the new rear addition.
<p>Standard 12</p>	<p>The connection between the proposed new rear addition and the Alexander Stephen House, as well as</p>

Create any new additions or related new construction so that the essential form and integrity of an <i>historic place</i> will not be impaired if the new work is removed in the future.	the structural design and interior layouts of both, are such that the new rear addition could be removed in the future and the Alexander Stephen House could continue to function as a standalone building with its essential form and integrity maintained.
Standard 13 Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound version of the same elements.	Not applicable, rehabilitation is the primary treatment type.
Standard 14 Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical documentary and/or oral evidence.	Not applicable, rehabilitation is the primary treatment type.