

Item No. 9.3

Halifax Regional Council


November 22, 2011

January 10, 2012

TO: Mayor Kelly and Members of Halifax Regional Council

Original Signed

SUBMITTED BY:

 Mark Archibald, Vice Chair, Heritage Advisory Committee

DATE: November 4, 201

SUBJECT: Case H00359: Application to Consider 5720-22 Inglis Street, Halifax as a Municipally Registered Heritage Property.

ORIGIN

Staff presentation to the Heritage Advisory Committee Meeting of October 26, 2011.

RECOMMENDATION

The Heritage Advisory Committee recommends that Halifax Regional Council:

1. Set a date for a heritage hearing to consider the application; and
2. Approve the registration of 5720-22 Inglis Street, as shown on Map 1 of the September 14, 2011 staff report, under the HRM Heritage Property Program.

BACKGROUND / DISCUSSION

Staff provided a presentation to the Heritage Advisory Committee on October 26, 2011 on the request by Louise and Jim Warren to consider 5720-22 Inglis Street Halifax as a municipal heritage property. The Committee reviewed the information and scored it according to the Evaluation Criteria for Registration of Heritage Buildings. The score necessary for designation is 50, and the application scored 67 (out of a possible 100). The Committee, therefore, is recommending the designation.

BUDGET IMPLICATIONS

There are no budget implications associated with this report. The attached staff report addresses budget implications.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

COMMUNITY ENGAGEMENT

Community Engagement is not required in this matter as members of the Heritage Advisory Committee are volunteers from the general public whose mandate on the Committee is to provide advice to Regional Council.

ALTERNATIVES

The Heritage Advisory Committee did not provide alternatives.

ATTACHMENTS

Attachment 'A': Staff report dated September 14, 2011.

Attachment 'B': Extract from the minutes of the October 26, 2011 Heritage Advisory Committee meeting.

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/agenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Sheilagh Edmonds, Legislative Assistant



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

Heritage Advisory Committee
September 28, 2011

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: Original Signed _____
Austin French, Manager, Planning Services

DATE: September 14, 2011

SUBJECT: Case H00359: Application to consider 5720-22 Inglis Street, Halifax as a Municipally Registered Heritage Property

ORIGIN

Application by Louise and Jim Warren for registration of 5720-22 Inglis Street, Halifax as a municipal heritage property.

RECOMMENDATION

It is recommended that should 5720-22 Inglis Street, Halifax score more than 50 points, the Heritage Advisory Committee recommend that Regional Council:

1. Set a date for a heritage hearing to consider the application; and
2. Approve the registration of 5720-22 Inglis Street, as shown on Map 1, under the HRM Heritage Property Program.

BACKGROUND

Loiuse and Jim Warren have applied to have their property at 5720-22 Inglis Street (known as the Uniacke-Sawyer House) registered as a municipal heritage property, and have submitted historical information in support of the application. The location of the property is shown on Map 1. Photographic and historical information is included in Attachments A, B, and C.

Under the Heritage Property Program, all registration applications for heritage buildings are evaluated by the Heritage Advisory Committee (HAC) using *The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality*, as shown in Attachment D.

Should the property score more than 50 points, a positive recommendation will be forwarded to Regional Council, and in order to meet the requirements of sections 14(2) and 15(1) of the Heritage Property Act, notice of this recommendation will be provided to the property owner at least thirty (30) days prior to any Council decision to register the property. The property owner will also be given an opportunity to be heard before Council votes on the HAC recommendation.

DISCUSSION

Evaluation for potential heritage registration is carried out on the basis of six criteria, as laid out in Attachment D. To assist the HAC in its evaluation and scoring, staff offer the following comments in relation to each criterion.

1. Age:

The Uniacke-Sawyer House was built in 1872 and is almost 140 years old.

2. Historical OR Architectural Importance**2. A) Specific associations with important institutions, personages and groups:**

As described in Attachment B, the property has numerous historical associations with people, who occupied it either as owners or tenants. The historic chain of ownership includes:

- Sophia Catherine Uniacke, the first owner, from 1872 to 1874. Sophia was a descendant of Charles Morris, the surveyor who laid out the original town plan of the City of Halifax. She also owned the Forman-Uniacke House on Hollis Street (now a registered heritage property), as well as Bilton Cottage on the Northwest Arm, named after a family-owned manor house in Bilton, England.
- Lt. Colonel Conrad Sawyer, who was married to Mrs. Uniacke's niece, Victoria, and to whom the ownership of the house was conveyed in 1874.
- Edward Sutcliffe, a wholesale druggist (Forsyth, Sutcliffe & Co.), who owned the property from 1891-1905.

- Alfred E. Jones, a fish merchant & shipping agent (A.G. Jones & Co.), who owned it from 1905- 1932.
- Gerald Wooten, owner from 1932-1970, who divided the house into apartments. At first, the apartments were rented to stable, long-term tenants but, by the 1960s they were rented to university students and the house fell into a state of disrepair.
- Janusz & Maud Rozinski, who owned the house from 1970-1977. Janus was an architect who restored and rehabilitated the house inside and out and built a modern addition at the rear to improve functionality and fire exits for the apartments. Maud Rozinski wrote *Architects of Nova Scotia, a Biographical Dictionary, 1650-1905*.

2. B) Architecturally important unique/representative of a particular period:

5720 Inglis Street is an excellent example of the substantial houses built for the wealthy upper classes in mid-late-19th century, south end Halifax. When first built, it was in an estate-like setting on the edge of the expanding south suburb, and was the second house built on this particular part of Inglis Street between South Park and Tower Road (see Attachments B and C).

The house is also an important representative of the heritage preservation movement in Halifax, which came into being in the early 1970s and saw the value of restoring and re-investing in the city's older housing stock. The rehabilitation and restoration of the Uniacke-Sawyer House in 1970-71 was one of the first successful examples of this.

3. Significance of Architect or Builder

The house was built and perhaps designed by architect John H. Johnston, who was the son-in-law and business partner of architect/builder Robert Malcom in the firm of Malcom & Johnston. Robert Malcom started the business in 1832 and by mid-19th century was one of Halifax's prominent builders. In 1856 he also established the Enfield Pottery, which produced bricks, earthenware, and pottery. After John Johnston joined the firm in 1866, it built the Morris Street school in 1868 (where Saint Mary's Elementary now stands). Robert Malcom died in 1869 and John Johnston continued the long-established business until 1926.

The 1970s restoration was undertaken by Janusz Rosinski, who was very active in heritage preservation in Halifax in the 1970s and early 1980s. His company - Historic Restoration Company Ltd. - restored a number of other prominent Halifax buildings including Thorndean (nearby on Inglis Street), the William Pryor house on Hollis Street, and the Hart House and Moren House on the Dalhousie University Sexton campus, all of which are now registered heritage properties.

4. Architectural Merit

4. A) Construction type or building technology:

Masonry construction: stuccoed brick and sandstone

4. B) Style:

The house is designed in a combination of the Second Empire and Italianate styles. Its character-defining elements include:

- 2 ½ - 3 storey height, with bell-cast mansard roof.
- Asymmetrical front façade with corner tower and bay window with copper roof
- Raised first floor level with tall entrance steps.
- Iron stone foundation
- Paired, segmental arched windows on front façade with sandstone trim.
- Wooden sash windows, all original fenestration intact.
- Segmental arched dormer
- Quoined corners on the second floor of the tower.
- Bracketed eaves.
- White stucco exterior.
- Visible side elevation due to corner location.
- Corbelled chimneys.
- Modern rear addition integrated with original rear kitchen wing, with enclosed stairwell and wooden clapboard cladding.

5. Architectural Integrity

- The main body of the house has retained all of its original character.
- The modern addition has hidden the original rear ell from public view but is sensitively designed and sympathetic to the main house in scale, form and materials, such that it does not significantly diminish the integrity of the main building.

6. Relationship to Surrounding Area

The house contributes significantly to the character of the surrounding area through its intact Victorian architecture, its interesting integration of a modern rear addition, its prominent location on a large corner lot with a well-developed ornamental garden. Overall it imparts an impression of substance, wealth, and class that echoes its origins and expresses the social history of this part of Halifax in the mid-late 19th century

Conclusion

The Uniacke-Sawyer House is a well preserved example of mid-late 19th Halifax architecture, and visibly expresses the social history of this part of the city's south end. As such it warrants consideration for registration as a heritage property.

BUDGET IMPLICATIONS

The HRM costs associated with processing this application can be accommodated within the approved operating budget for C-310 Planning and Applications.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing, achieved through the HRM website and public accessibility to the required Heritage Advisory Committee meeting.

ALTERNATIVES

1. Council could approve the application for heritage registration based on the information outlined in this report.
2. Council could reject the application for heritage registration. The Heritage Property Act does not include appeal provisions for decisions of Council regarding the heritage registration.

ATTACHMENTS

Map 1:	Location Map – 5720/5722 Inglis Street, Halifax.
Attachment A:	Photos.
Attachment B:	Articles and Historical Information Submitted with Application.
Attachment C:	1879 Bird's Eye View of Halifax showing location of 5720 Inglis.
Attachment D:	Evaluation Criteria for Registration of Heritage Buildings in HRM.

A copy of this report can be obtained online at <http://www.halifax.ca/boardscom/hac/index.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Bill Plaskett, Heritage Planner, 490-4663

Report Approved by: Austin French, Manager of Planning Services, 490-6717



Map 1 - Location Map

5720 Inglis Street
Halifax, Nova Scotia



Subject Property



Registered Heritage Property

Application for Heritage Registration

HALIFAX
REGIONAL MUNICIPALITY

COMMUNITY DEVELOPMENT
HERITAGE AND DESIGN SERVICES

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

ATTACHMENT A
Uniacke-Sawyer House: 5720-22 Inglis Street

PHOTOS







Aerial View
from
Bing Maps



Side view from Ivanhoe Street, from Google Maps

ATTACHMENT B

Uniacke-Sawyer House: 5720-22 Inglis Street

Articles and Historical Information submitted with Application

- Article from The Griffin (quarterly publication of Nova Scotia Heritage Trust), December, 2010.
- Article by Maud Rosinski, Halifax Magazine, April, 1981.
- Article by Debra Wells-Hopey, Halifax Chronicle Herald, July 23, 2010.
- Chain of ownership and occupancy.

The Uniacke-Sawyer House, 5720 Inglis Street, Halifax

Garry D. Shutlak

For over a century there were only two houses on the south side of Inglis Street between Young Avenue and Ivanhoe Street: the Fluck residence at 96 Inglis and the Uniacke-Sawyer house at 98 [now 5720] Inglis Street. Both houses were designed in the Second Empire style of architecture with Italianate details, the Fluck house in wood and the Uniacke house of stuccoed brick and sandstone.

The original owner of 96 Inglis Street was George Jacob Fluck, a hairdresser born in Bavaria who emigrated, arriving in Halifax in 1851. He married Sarah Loder Howard, daughter of Sarah Howard of S. Howard & Sons, British and Imported Dry Goods, Hollis Street. The couple occupied their residence from 1871 until Sarah L. died there in 1914 and George J. in 1919.

The neighbouring house at 98 Inglis was completed and advertised for sale in June 1872. It was built and perhaps designed by John A. Johnston, originally for himself. The 1871 city directory identifies Mr. Johnston as an architect, and a contractor with the firm Malcolm and Johnston. He was also the son-in-law of his partner, Robert Malcolm. According to his obituary, it was Mr. Johnston who introduced heather into Point Pleasant Park.

The property was sold to Sophia Catherine Uniacke née Delesdernier (1806-1877), widow of Norman Fitzgerald Uniacke. Mrs. Uniacke also owned the Forman-Uniacke House at 24 Hollis Street and Bilton Cottage on the North West Arm. In 1874, Mrs. Uniacke assigned all of her personal and real estate to Conrad and Victoria Sawyer. Victoria Sawyer was her niece, the daughter of Sophia's brother, Horatio Nelson Delesdernier. As she stated in the deed, "being infirm in health and being desirous of the care and attention of [Victoria] and in testimony of her gratitude and affection for said [Victoria], she transferred her personal and real estate to



Uniacke-Sawyer house. (Courtesy of NSARM)

the Sawyers. Mrs. Uniacke died in Boston on May 4, 1877.

Conrad Hutchidson [sic] Denton Sawyer (ca. 1837-1881), more commonly known as Conrad Sawyer, was a Lieutenant in the 62nd Regiment when he married Victoria Delesdernier. He retired as a Lieutenant-Colonel in the Nova Scotia Militia. When first married, he and Victoria resided with Mrs. Uniacke at 24 Hollis Street. From at least 1867, they resided at Bilton Cottage, which was named after Mr. Sawyer's family home. Eventually in 1875 Conrad and Victoria moved into 98 Inglis Street. They had three children, Manfred, Sophy or Sophia and Harry Edward or Henry E. Sawyer, all born in Halifax. Conrad Sawyer removed to the Manor House, Bilton, England sometime in 1878 and died there at the age of 44 on June 25, 1881.

The family continued to own the Halifax houses and rented them to a series of tenants. The first was Major Ferdinand B. Mainguy of the Royal Engineers, who rented the house, 1878-1881, followed by Henry G. Smith, Judge of the Supreme Court, 1881-1886. Victoria Sawyer and her family re-occupied the house, 1886-1889. In 1891 Edward B. Sutcliffe, of Sutcliffe, Forsyth & Company, wholesale druggists, purchased the property from the Sawyer family. It was sold in 1905 to Alfred E. Jones, of A.G. Jones & Co., merchants and shipping agents. Alfred E. Jones was the son of Alfred Gilpin Jones, Lieutenant-Governor of Nova Scotia, 1900-1906, and brother

of noted artist, Frances Jones and of author, Alice Jones. He resided in the house, 1905-1932, and died there.

In 1932, Mr. Gerald Wootten purchased the house and converted it into upscale apartments. Some tenants like Mrs. W.T. (Annie) Begg and Christopher Lonsdale resided in their apartments for many years or until their deaths. The roster of tenants included bankers, barristers, even a meteorologist. By the 1960s, the apartments were being rented to university students.

The venerable building was purchased in 1970 by architect Janusz Rosinski and his wife Maud and its rehabilitation was completed in 1971. In February of that year they had an open house for the members of the Heritage Trust of Nova Scotia. Initially the secretary of the Council of Maritime Premiers rented the main unit, where he entertained the premiers and senior government officials. It was also visited by the late Pierre Berton, when a member of Heritage Canada, and by then-Prime Minister Pierre Elliott Trudeau. The house, with its four rental units, was placed on the market in 1977.

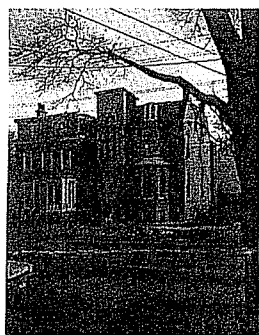
Some readers may remember the publicity a few months ago when the Uniacke-Sawyer house was listed for sale with Brvant Realty Atlantic. We hope that the market will be kind to this grand house and that it will, once again, find owners sympathetic to its storied past.

The Sawyer House

It was a sun-lit October day in 1971 and a reception was being held in the Sawyer House for Pierre Trudeau by the newly-appointed Chairman of the Council of Maritime Premiers, Edward Gallant. The Gallants, after a search for a house that could provide a spacious and elegant setting for large scale entertaining, had leased the townhouse section of the just-restored house at 5720 Inglis Street and they immediately prepared to launch the work of the council with a reception for the prime minister. The Maritime premiers and 150 guests from the three provinces.

In 1970, this unusual home was on the market but there

The architectural style of the Sawyer House is high Victorian on the interior. The exterior, however, is a curious mix of Italianate villa, with its tower and double, round-headed windows, and Second Empire, with its mansard roof, stucco and brick and sandstone trim.



were no buyers. Over the years, the 20-room house had deteriorated, requiring a tour-de-force in structural repairs and an entirely new economic approach to pay the cost of rehabilitation. Properties on the west side of South Park Street had already been assembled and the demolition of this whole block was imminent. The city had no legislation, no planning or zoning to prevent such devastation, not even a policy as an alternative to the prevailing "tear down and rebuild" form of development. Without question, the house had serious structural defects: the basement was condemned by the city health officer and the partitioning had ruined some of the larger rooms but the ballroom and the staircase were magnificent. The challenge was irresistible for the restoration architect who finally purchased the property.

The story of the Sawyer House began with events that shook Halifax in the summer of 1870. James Forman, the cashier of the Bank of Nova Scotia since its founding, admitted to "owing large sums of money to the bank." He was forced to hand over, as security for his indebtedness, his considerable real estate property holdings, including Thorndean, his home on Inglis Street, and the land extending west to Tower Road and south to Atlantic Street. The bank subdivided this land into building lots serviced by the extension to South Park Street (now Yungue Avenue) and by Ivanhoe Street.

In the basement there are two apartments. The two-bedroom back unit has an eat-in kitchen with the original brick chimney and ceiling-high



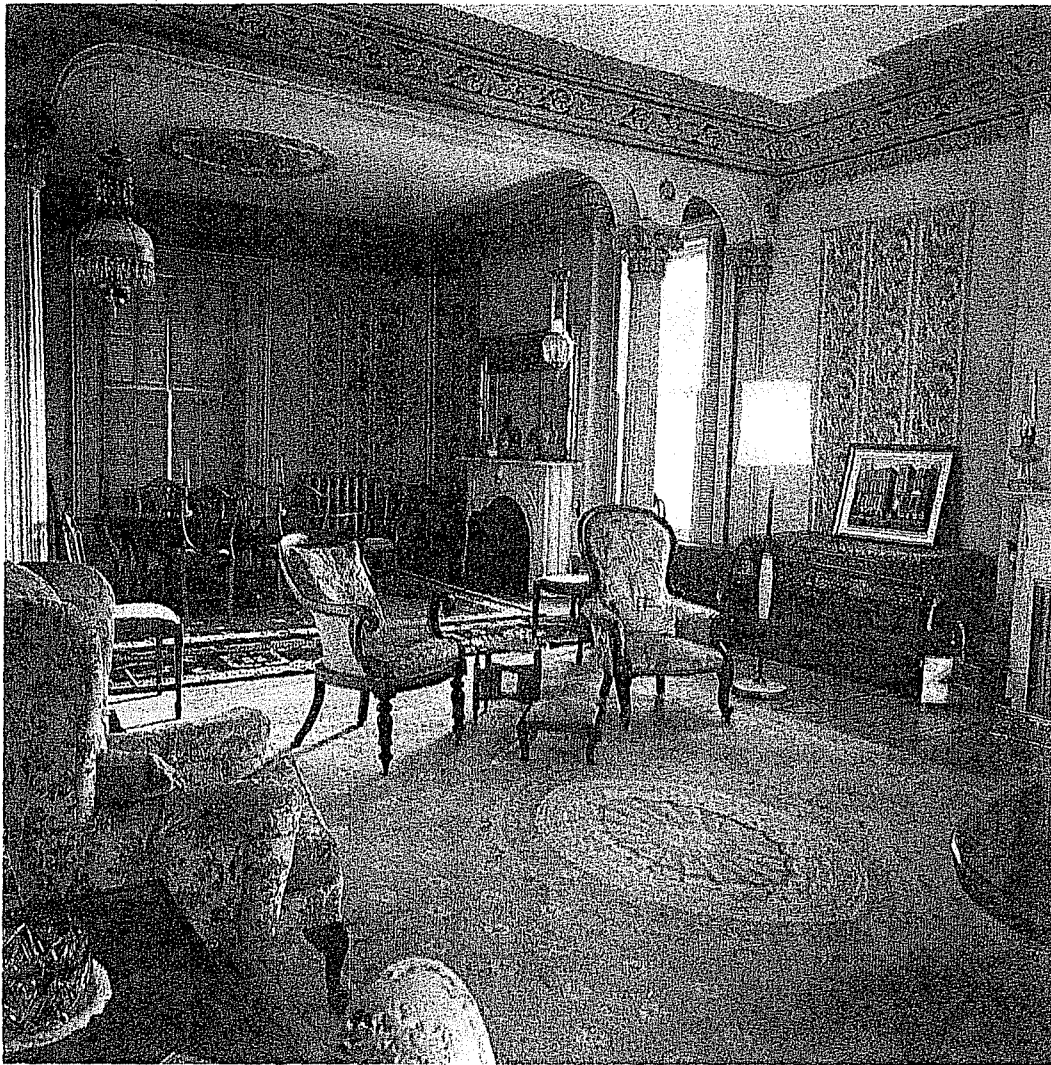
cupboard. The flagstone floor extends into a living room that retains the original wainscoting and a double window to the garden. The bachelor unit has a bay window in the living room looking out onto the street and a fireplace with a finely-detailed, cast-iron screen.

On the ground floor, the main entrance leads into a two-level townhouse with a ballroom (or double parlour) that stretches the entire depth of the building. The former butler's pantry accommodates a modern kitchen and the dining room opens to a glassed-in back porch. On the second floor there are two very large bedrooms, two dressing rooms and a study. An additional staircase leads to a bachelor unit at the back of the second floor and to a top-floor, two-bedroom unit where the living room features brick chimneys and structural timbers bracing a cathedral ceiling. The top floor also has the private use of a large sundeck.

The double parlour on the ground floor stretches the full length of the house and features 15-foot-high ceilings, corinthian columns and marble fireplaces. The rooms were the setting for a reception for Prime Minister Trudeau in 1971.

The rehabilitation of the Sawyer House had considerable local impact. Neighbouring property values stabilized and owners started to repair and repaint their houses, checking further land assembly. In the late 70s the city passed a municipal plan with a heritage preservation policy, recommending the north side of Inglis Street, from Lucknow Street to Tower Road, a heritage resource.

The Sawyer House is a home as well as an income property for Dr. Gerald Gordon, whose abiding interest lies in amateur theatrical productions. In fact,

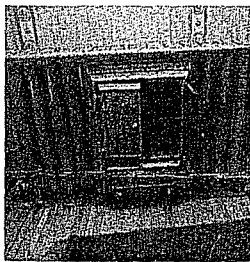


his double parlour would be a perfect spot to stage a revival of Victorian entertainment with charades and *tableaux vivants*.

In January 1872, a house built on the southeast corner of the Inglis-Ivanhoe intersection was bought by Sophie Uniacke (nee deLesderniers), widow of the Hon. Norman Uniacke, a former attorney general of Lower Canada. Mrs. Uniacke, who was in poor health, immediately deeded the house to her daughter Victoria and her son-in-law, Colonel Conrad Sawyer, "for their care and affection." Conrad Sawyer was a romantic looking Englishman and a colonel in the militia, who fondly

addressed letters to his wife, "My dear Squaw . . ." He died

The downstairs features a radiator with a cavity for warming plates.



prematurely and his widow eventually sold the house in 1889.

For the next 14 years, Edward B. Sutcliffe, wholesale druggist and great-grandfather of the editor of *Halifax Magazine*, owned the house. Then, the Inglis Street home was briefly occupied by a barrister, Daniel O'Neil, before he sold it in 1906 to Alfred E. Jones, president of Jones and Whitman, who lived there until 1930. (His father was the Hon. Alfred Gilpin Jones, shipping owner and a lieutenant governor of Nova Scotia.)

In 1930, Gerald Wooten acquired the house as an income

property. His first tenants were the RCMP, who posted dire notices about "wanted" men on the partitions in the house. When the RCMP moved to permanent quarters the house was turned into apartments attracting tenants such as Judge Thomas Coffin and J. R. Kaye. But time was taking its toll. The house entered into a decline and became a burden for Mr. Wooten's sisters, who had inherited it. In 1970, they decided to sell.

A restoration architect bought the property, the Sawyer house was given a new lease on life, and the available space was divided into five units.

Sawyer House

The home has continued to be restored and improved in all aspects, including the installation of an award-winning garden featuring a pond and mature shrubbery

debra wells-hopey

... foundations

IT IS 1872 — Sir John A MacDonald is Prime Minister, the new Canadian Pacific Railway is formed and the brigantine Mary Celeste is found abandoned at sea. Bustles and bonnets are all the rage in ladies fashion, while top hats are required for upper class men.

Also in this year a home is built on Inglis St. in Halifax. Today it is for sale.

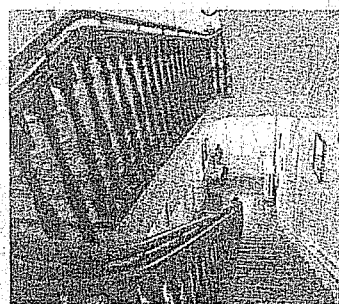
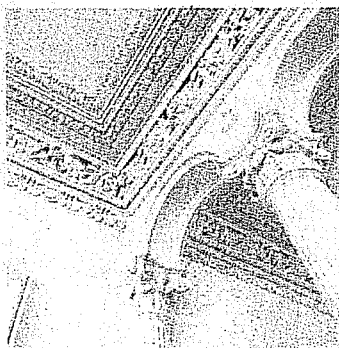
The Sawyer House is unique to say the least. An example of a combination of architectural styles, the exterior is a mix of Italianate Villa (with its tower and double round-headed windows) and Second Empire with its mansard roof. The whole property is stucco brick with sandstone trim.

The first owner of the home was Mrs. Sophie Uniacke, widow of the Hon. Norman Uniacke, former attorney general of Nova Scotia. Unfortunately, Mrs. Uniacke became ill soon after making her purchase and subsequently deeded the home to her daughter, Victoria, and son-in-law, Colonel Conrad Sawyer.

Throughout the years the face of Halifax has changed greatly. Many of the original homes have been torn down or renovated beyond recognition. A special few, however, have been saved from the hands of progress, including the home at 5720 Inglis.

In 1970, the 6,616 square foot home was purchased by restoration architect Janusz Rosinski and his wife, Maude. Within a year the couple had the home restored to its original façade. During this redevelopment the house easily came together as five independent units, all with their own entrance, kitchen and bathroom.

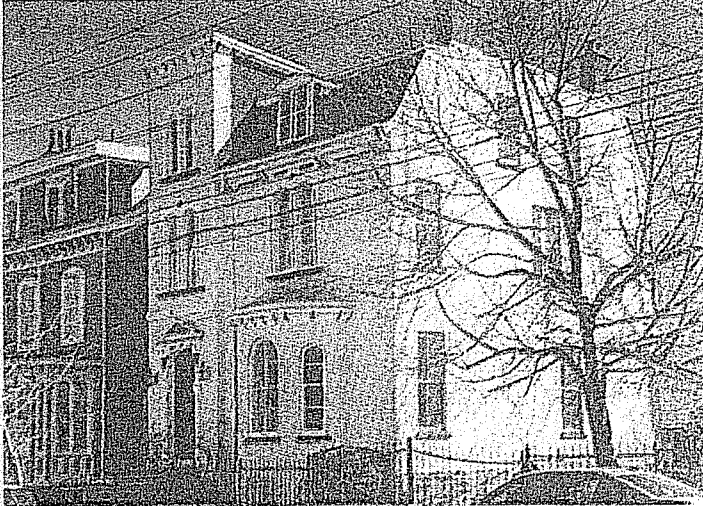
The front door of the home is topped by an impressively-carved sandstone pediment, designating the entrance to the two-level townhouse. To the right of the lofty hall is the double parlour with two white marble fireplaces (the home has six in total!)



Original features of this home that exist today include the ornate ceiling medallions, Corinthian columns and plaster mouldings in the 12-foot-high double parlour or "ball room."

The former butler's pantry accommodates the new, modern kitchen. The original dining room has a unique radiator/plate warmer and is open to a glazed-in sunroom. On the second floor

Homes etc.



there are two very large bedrooms, modern floor-to-ceiling marble bathrooms and a study.

A special staircase was built in the back of the home to access the bachelor

unit at the back of the second floor, as well as the top-floor two-bedroom apartment. This unit's living room

continued on / 11

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Sawyer House

continued from / 4

features the original brick chimneys and structural timbers bracing the cathedral ceilings and extends to a large roof sundeck.

The basement lends itself well to housing its own unit — with two bedrooms and an eat-in-kitchen with the original brick cooking hearth and ceiling-high cupboard. The flagstone floor extends to the living room which retains the original wainscoting and a double window to the garden.

There is also a bachelor unit with a bay window looking to the street in the living room and a fireplace with an Italian tile floor.

When the renovations were completed in 1971 the home was chosen as the perfect venue to host a reception for then Prime Minister Pierre Trudeau.

Let's stop here for a moment and imagine the dashing Mr. Trudeau (was he with Margaret then?) toasting his host, Edward Gallant, the newly-appointed Chairman of the Council of Maritime Premiers in this elegant and ornate environment.

What was he drinking? What was the small talk of the day? Was it a faux pas to mention the FLQ? Did he use the term "Fuddle Duddle?" Were they listening to Carole King or that new chap, Elton John? We do know he danced with someone in the ballroom — but who was it?

Oh, the questions abound.

The current owners of The Sawyer House have taken their responsibility seriously. The home has continued to be restored and improved in all aspects, including the installation of an award-winning garden featuring a pond and mature shrubbery.

The house is currently being used as a single-family home with the exception of the bay-windowed bachelor apartment. However, sadly yet inevitably, it is time for them to pass the home along to the next steward of the past.

This structure, with its wealth of history is a Halifax landmark. And it could be yours.

Are you ready to be a custodian of the next century?

98 Inglis Street

1872 - Uniacke, Sophia, widow Norman, 24 Hollis Street

1872 - Inglis Street

THE SUBSCRIBER has been instructed to offer for sale the new brick house just finished by Mr. Johnson(sic) for his own occupation near park Street containing nine elegant rooms besides kitchen, pantries, cellar, storerooms, linen closets, bathroom, etc.

THE CITIZEN: 29 June 1872 p2, c.7

THE REPORTER: 04 July 1872 p.4, c.2

BRITISH COLONIST: 20 June 1872 p.2

1873 - Uniacke, Sophia , widow Norman F, 98 Inglis Street

1874- Uniacke Sophia, widow Norman, 98 Inglis

1875 - Sawyer, Conrad

1876 - Sawyer Conrad

1877 - Sawyer Conrad

1878 - no listed

Street - Mainguy Ferdinand B

1879 Ferdinand B[eckwith] Mainguy Major R E

1881- Ferdinand B Mainguy, Major R E

1882 - Henry G Smith, Judge S.C

1883 - Henry G Smith, 98-100 Inglis

1886 - Hon. Henry G Smith, S.C.

1887- Manfred Sawyer, 98-100 Inglis

Victoria Sawyer, wid. Col. Sawyer, 98 Inglis

1888- M.J.C. Sawyer, clerk Examiner's Board

Victoria Sawyer, wid Conrad

1889 - Edward B Sutcliffe, h 98 Inglis

S Forsyth & Co(Forsyth, Sutcliffe & Co.,)wholesale druggists, 193-195 Hollis

1907 - Alfred Ernest Jones
A.G. Jones & Co.,

1932 - Alfred E Jones, president Robin, Jones & Co dies 98 Inglis Street 22 February, 1932

1952 -
Christopher & Louise Lonsdale, mgr, Bank of Montreal

1954 - Mrs H T Briggs should be Begg
Jean K Begg, asst acct Bank of NS
Briggs & Co., H P Briggs , president, tobacco, 25 Young Avenue

1955 - Mrs H T Begg
Mrs Louise Lonsdale
98B
Dirk H and Elsinga Hilberdink, welder Cousin Equipment Company

1956- Mrs H T Begg
Jean K Begg, Steno., B of NS
Mrs Louise Lonsdale, widow of Chris
98 B
Dirk H and Zwaasinga Hilberdink

1957 - Mrs Henry T Begg, Annie Moved sometime in 1957 to 111 Young Avenue
Joseph & Myrtle Mulherin, road master CNR track
98B
Dirk H & Zwaagina Hilberdink

1958 - Harold H and Edith Neily
Audrie Wright
Jean Carr, nurse, Grace
Lorraine Gordon. Nurse V G
Janice Hunter, nurse VON
Mae Chisholm.
Christina Chisholm,
98B
Percy and Ida Senter, Sgt Commissioners

1959 - Geraldine Johnson, teacher, Hawthorne Sch
1. Margary Parnell
2. May E Chisholm, clk National Defense(Navy)
Joan Martell, public health nurse, ,D of Pub H & Wel
Jean Anthony, nurse

98B

Percy and Ida Senter

1960 - Geraldine Johnson

Jean Anthony

1. Elizabeth Derabbie, steno VG

2. May E Chisholm

1961

1962

1963 - 5720 Joseph & Beatrice Gracie* houseman Lord Nelson

B A Gracie, dishwasher, Nova Scotian

1964 - Joseph & Beatrice Gracie

1965 - vacant

1966 - Lloyd and Beulah Thibodeau, driver salesman Saveway Cleaners

Maurice Thibodeau with A-1 Chimney sweep

1967- ditto

1968 - no return

1969 - Donald H and Esther Morrison

George D and Phyllis Muggah, student

A E Bent, student

R Raymond, student

L M Cook, student

1970 - vacant

1971 - vacant

1972 - Edgar and Annette Gallant, sec. Council of Premiers

1973- ditto

1974 - Philip and Susan Robinson
Julian F Lyle and Maureen , Coppers & Lybrand, chartered accounts

1975 - ditto

1976 - Maureen Lynn, 5720
Margo Spafford 5722

1977/78 - Gerald & ~~Louise~~ Gordon * 5720
1 - Jacqueline Loney* 5722
2- Locklyn Whynot *
4- J Humphrey*
Anne Hale *

1979 - Gerald & Louise Gordon* 5720
1 - not return 5722
2 - Dorothy Boyer *
4- no return
5- David Scott*

1994 - Gerald & Louise Gordon

1995 - Louise Stringer

1996 - not verified

1997 - not verified

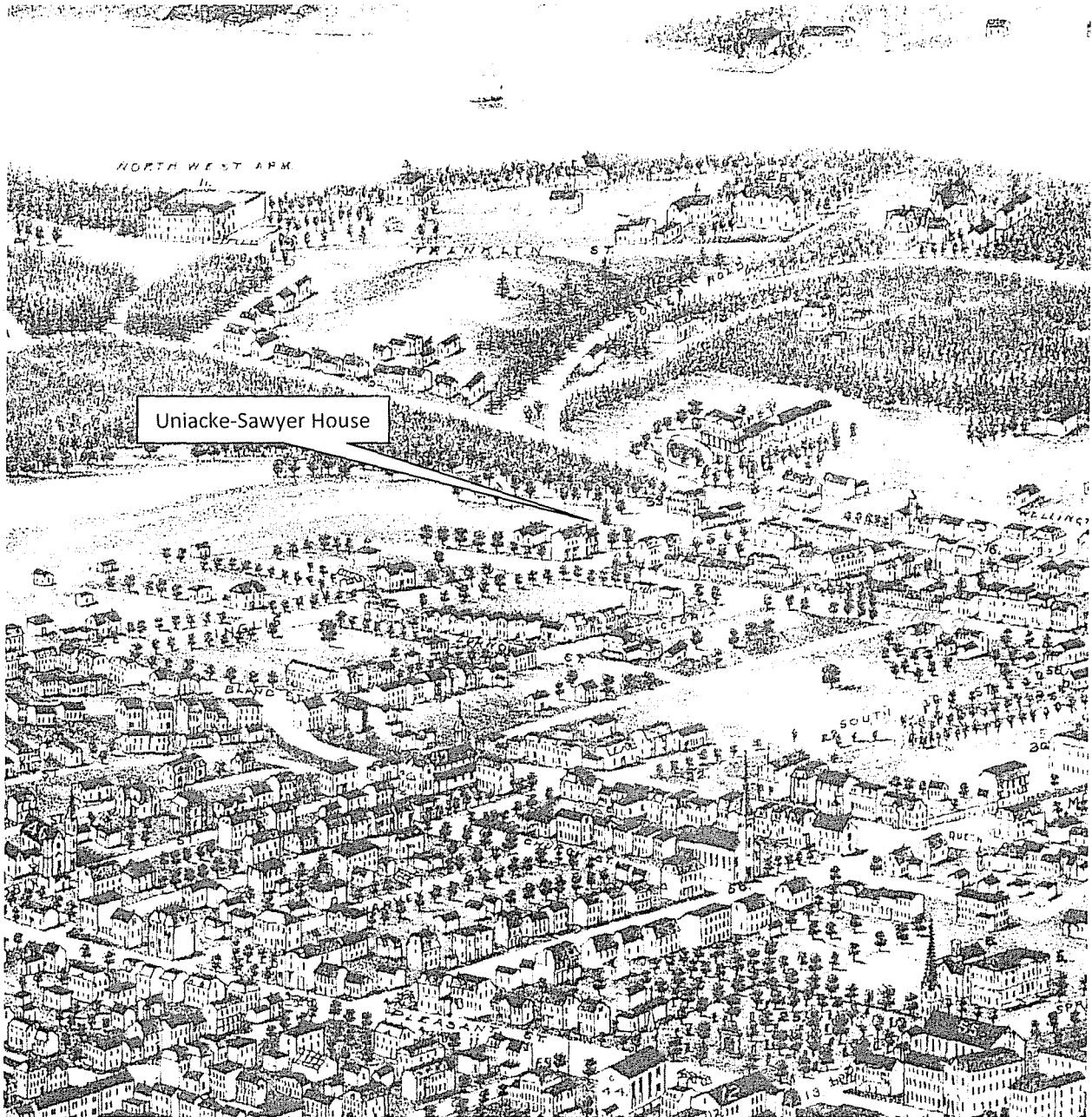
Purchased in fall of 1970 by Janusz and Maud Rosinski the rehabilitation of the building was completed in 1971. In February of that year they had an open house for the members of the Heritage Trust of Nova Scotia. The main unit was originally rented to the secretary of the Council of Maritime Premiers where he entertained the Premiers and senior government officials. It was also visited by the late Pierre Berton when a member of Heritage Canada and Prime Minister Pierre Elliott Trudeau. The house and its four rental units was placed on the market in 1977.

28
Since 1990, the property has been owned by Gerald and Isabel Gordon.

α Since 1994 Louise Stricker-Wood (Gordon)
1996 " α Tim & Dawn

ATTACHMENT C

Excerpt from 1879 Bird's Eye View of Halifax



ATTACHMENT D

HRM EVALUATION CRITERIA FOR REGISTRATION OF HERITAGE BUILDINGS

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.

Construction Date	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/representative of an era	16 - 20	
Moderately important / unique / representative of an era	11 - 15	
Somewhat important / representative of an era	10 - 1	
Not important/ unique/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 Significant	7 - 10	
Provincially Significant	4 - 6	
Locally Significant	1 - 3	

** 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;

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 example	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 example	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/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

7.1.2 Case H00359: Application to Consider 5720-22 Inglis Street, Halifax, as a Municipally Registered Heritage Property

Ms. Fox advised that Committee that she had a conflict in regard to this matter and would remove herself from the discussion and vote.

A staff report dated September 14, 2011 was submitted.

Mr. Plaskett provided the presentation on the application by Louise and Jim Warren for registration of 5720-22 Inglis Street, Halifax as a municipally registered heritage property.

The Committee reviewed the application evaluating it against the HRM Criteria for Registration of Heritage Buildings and scoring it as follows:

Criterion	Highest Possible Score	Score Awarded
1. Age	25	13
2. a) Relationship to Important Occasions, Institutions, Personages or Groups OR 2. b) Important/Unique Architectural Style or Highly Representative of an Era	20	17
3. Significance of Architect/Builder	10	2
4. a) Architectural Merit: Construction type/building technology	10	5
4. b) Architectural Merit: Style	10	7
5. Architectural Integrity	15	13
6. Relationship to Surrounding Area	10	10
Total	100	67

SCORE NECESSARY FOR DESIGNATION 50

Designation Recommended? YES ☒ NO ☐

MOVED by Councillor Uteck, seconded by Ms. Sorensen that, with 5720-22 Inglis Street, Halifax scoring 67 points, the Heritage Advisory Committee recommend that Regional Council:

1. Set a date for a heritage hearing to consider the application; and
2. Approve the registration of 5720-22 Inglis Street, as shown on Map 1 of the September 8, 2011 staff report, under the HRM Heritage Property Program.

MOTION PUT AND PASSED.