

HALIFAX

H00479 - 6215 Coburg Road

Request to Include Property in the Registry of Heritage Property for
the Halifax Regional Municipality

Heritage Advisory Committee
December 9, 2020

Location

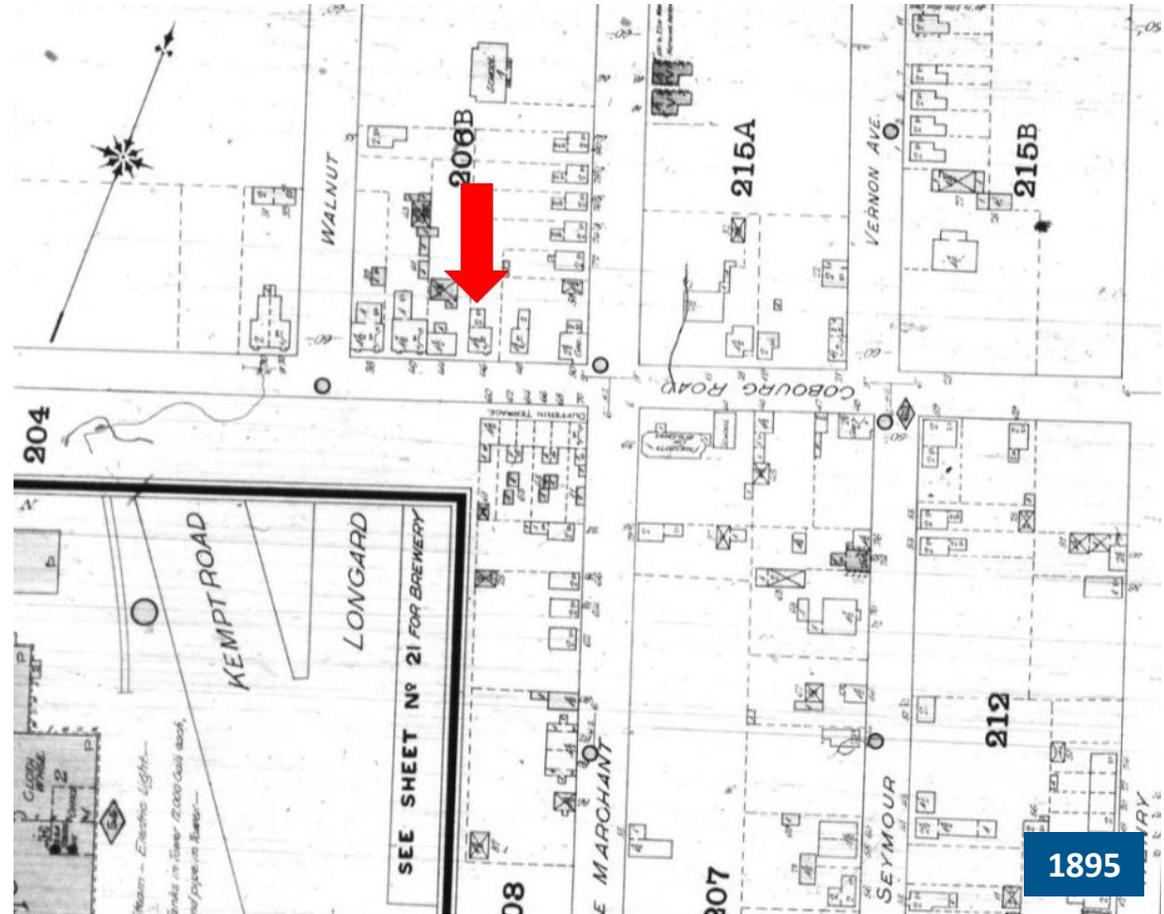
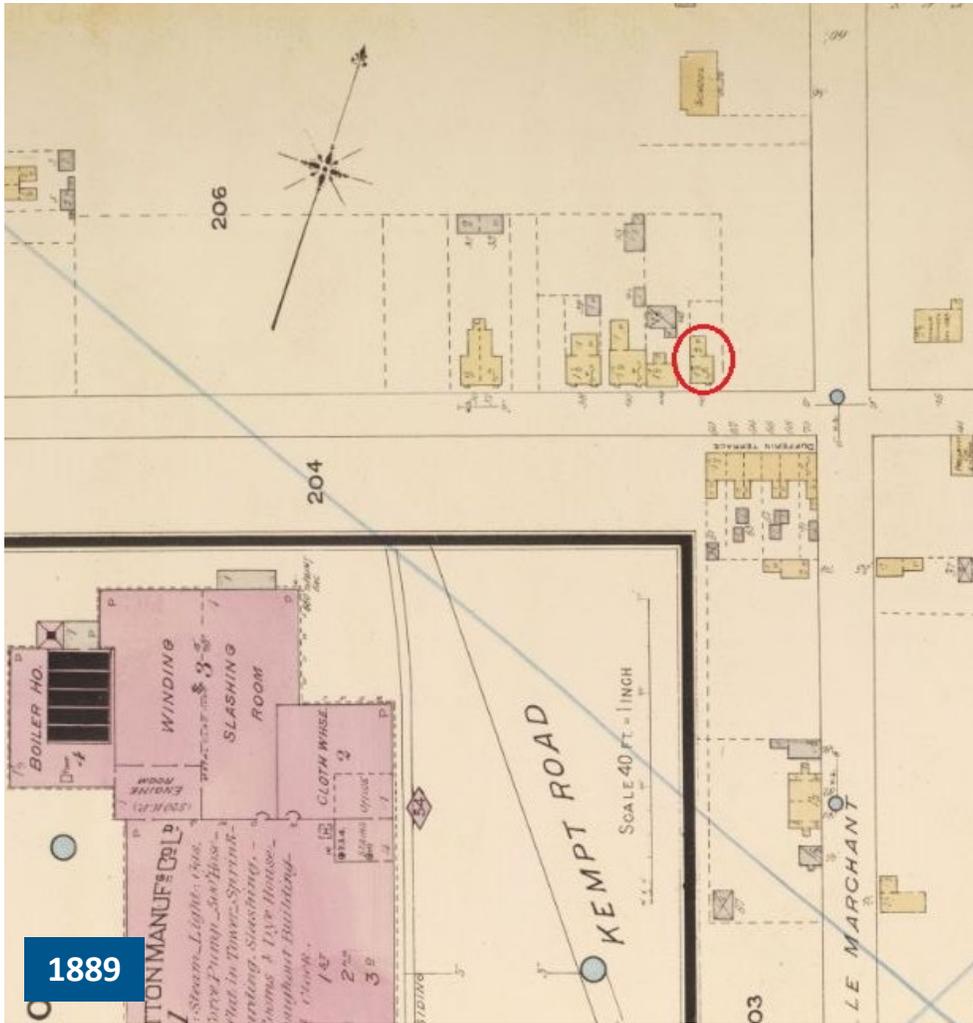


HRM Registration Evaluation Criteria

Criterion	Maximum Score
1. Age	25
2. Historical or Architectural Importance	20
3. Significance of Architect / Builder	10
4. Architectural Merit: Construction Type and Style	20
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
Total	100

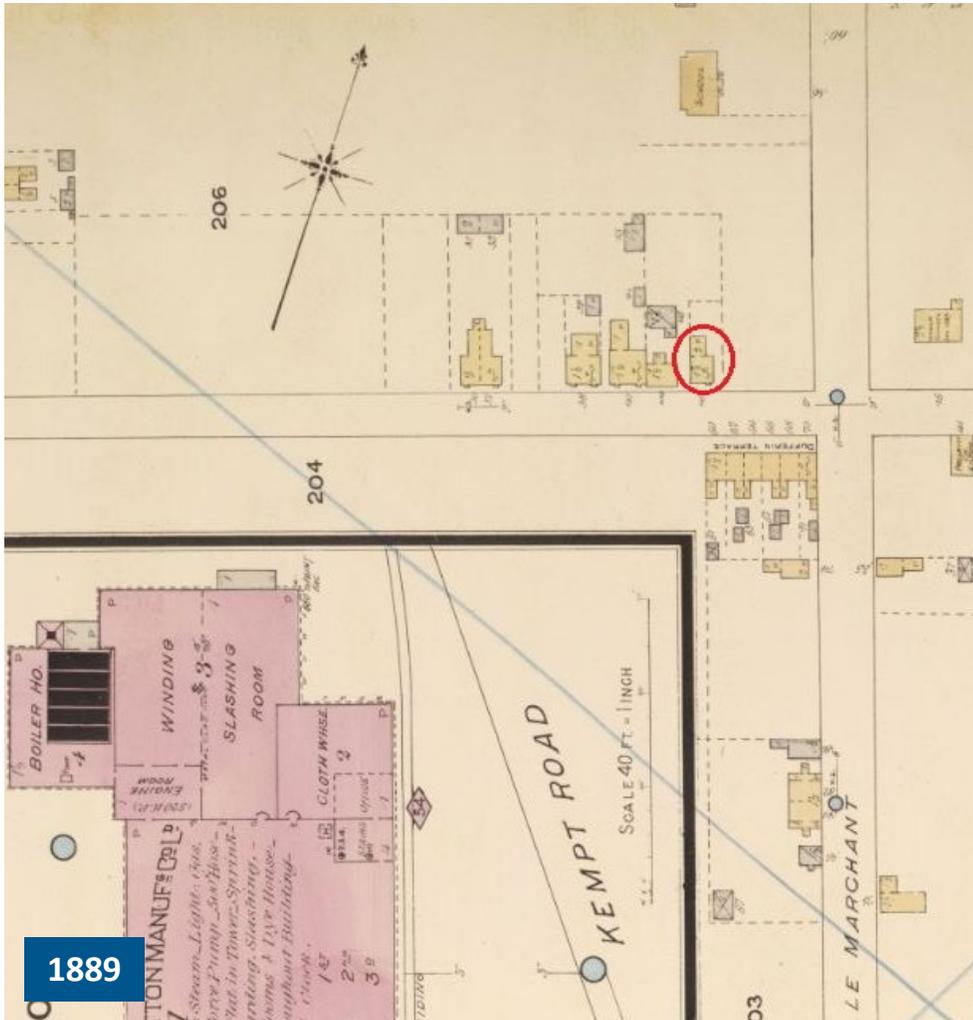
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1. Age



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1. Age



Date of Construction	Points
1749 - 1785	25
1786 - 1830	20
1831 - 1867	16
1868 - 1899	13
1900 - 1917	9
1918 - 1945	5
1945 - Present	3

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2. Architectural Importance



- The dwelling was constructed during Victorian Era (1837-1900)
- Late example of the Second Empire architectural style (1855-1900)
- Displays the style's defining feature, the mansard roof
- Other Second Empire features include a square / rectangular shape, symmetric design, intricate details, side-hall entryway, and two-storey bay.

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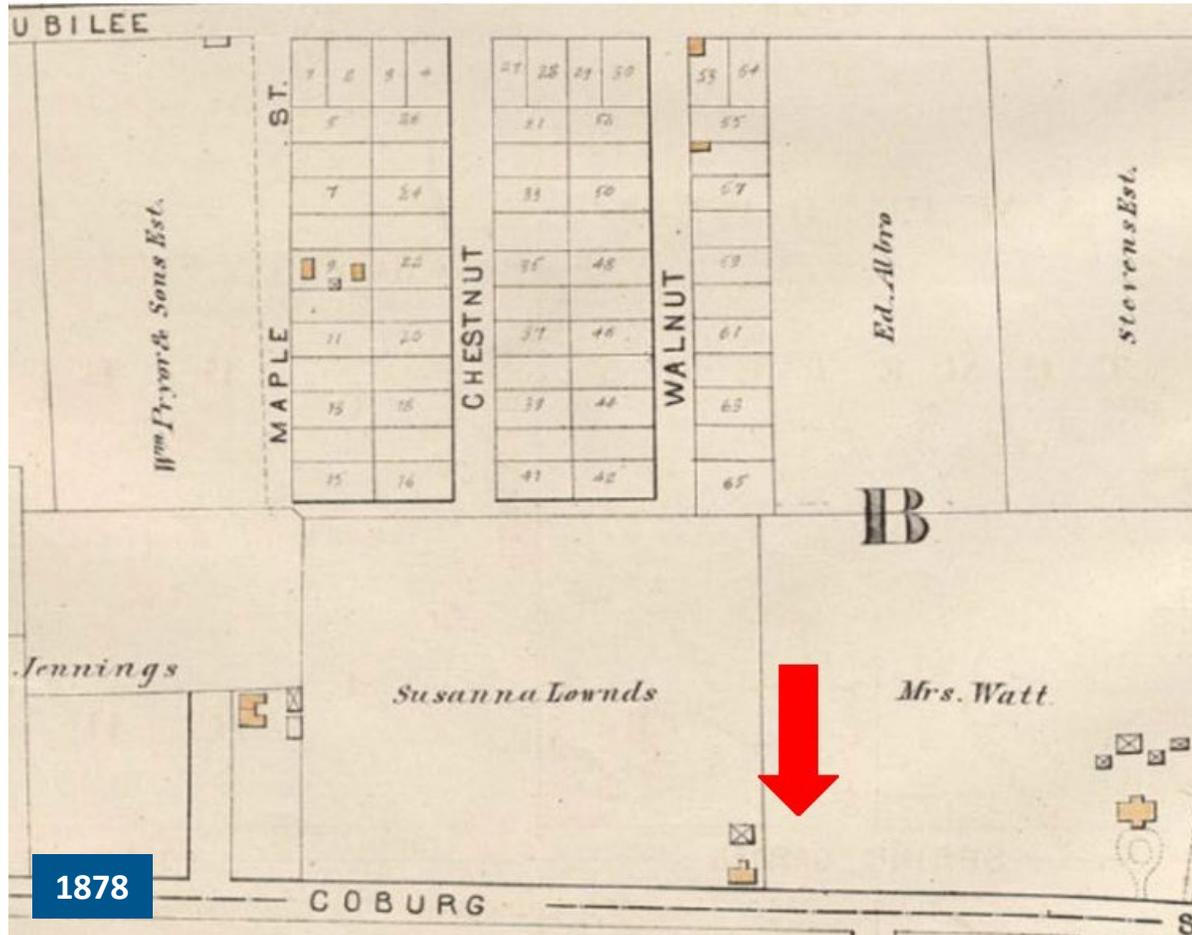
2. Architectural Importance



Importance	Points
Highly important, Unique, or representative of an era	16 - 20
Moderately important, Unique, or representative of an era	11 - 15
Somewhat important, or representative of an era	10 - 1
Not important, Unique, or representative of an era	0

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3. Significance of Architect



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4a. Architectural Merit (*Construction Type*)



- Wooden dwelling with balloon framing
- Used from the mid-1800s until the early-1900s
- Two-storey buildings with continuous wooden studs that run vertically from foundation to the top of the wall

A) Construction type	Points
Very rare/ early example	7 - 10
Moderately rare/ early	4 - 6
Somewhat rare/ early example	1 - 3
Not rare/ common example	0

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4b. Architectural Merit (*Style*)

- Example of the Second Empire style (1855-1900)
- Exhibits the style's trademark mansard roof, along with other features that reflect the style
- Character defining elements:
 - Two-storey, rectangular structure
 - Two-sided mansard roof w/ second storey dormer
 - Wood shingle siding
 - Two-storey bay window with wood detailing
 - Decorative corbels
 - Front entryway with transom and sidelight windows



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B) Style	Points
Very rare/ early example	7 - 10
Moderately rare/ early	4 - 6
Somewhat rare/ early example	1 - 3
Not rare/ common example	0

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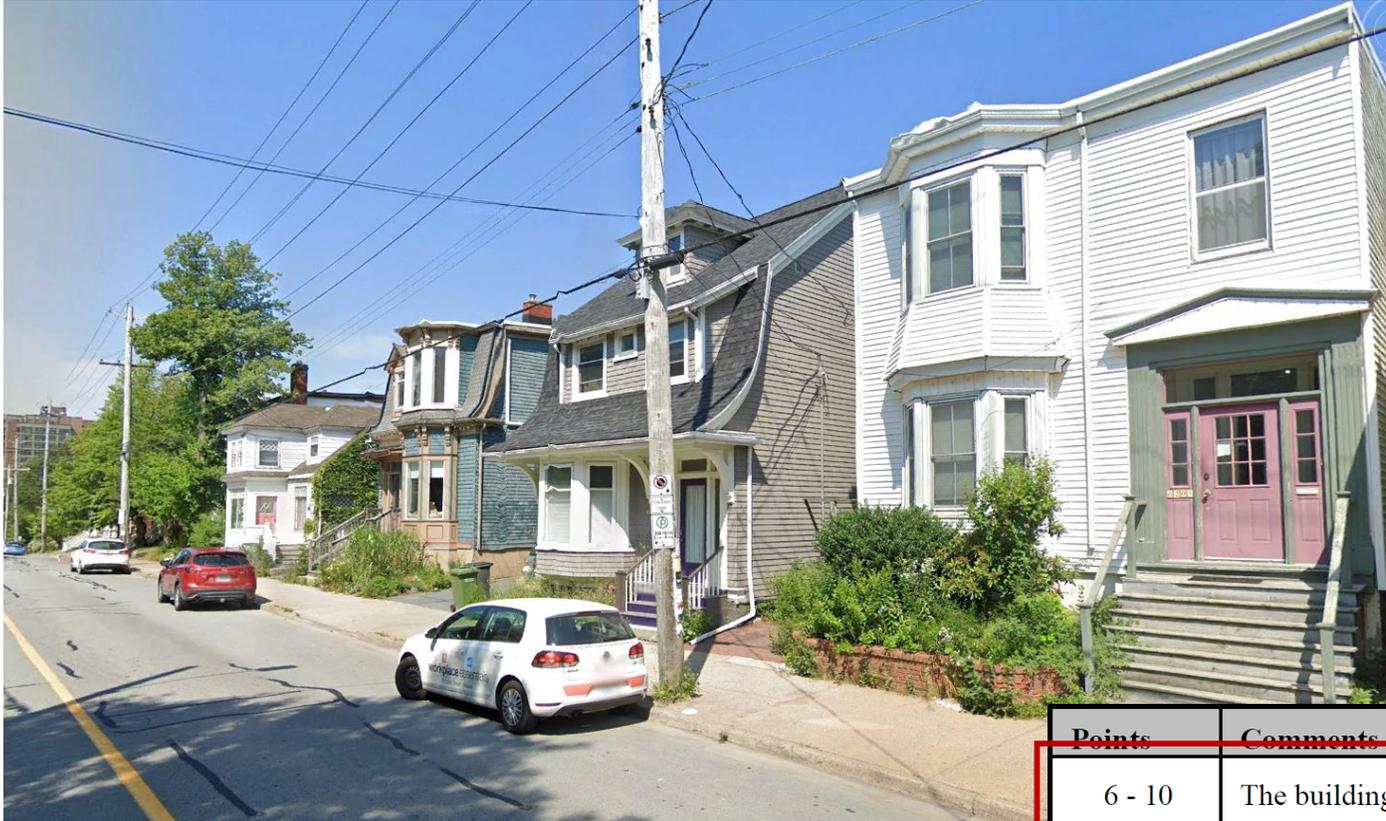
5. Architectural Integrity



Exterior	Points
Largely unchanged	11 - 15
Modest changes	6 - 10
Major changes	1 - 5
Seriously compromised	0

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6. Relationship To Surrounding Area



The immediate area was once estate lands, but today its characterized by a series of late-Victorian dwellings

The dwelling largely maintains its original appearance and is adjacent to other Second Empire dwellings

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.

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0	Does not contribute to the character of the surrounding area.

Recommendation

It is recommended that the Heritage Advisory Committee recommend that Regional Council:

1. Set a date for a heritage hearing to consider the inclusion of 6215 Coburg Road, Halifax, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality; and
2. Approve the request to include 6215 Coburg Road, Halifax, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as a municipal heritage property.

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Thank You