



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

Item No. 11.5.1
Halifax Regional Council
January 12, 2021

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed

For Lois Yorke, Chair, Heritage Advisory Committee

DATE: December 22, 2020

SUBJECT: **Case H00479: Request to Include 6215 Coburg Road, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

December 9, 2020 special meeting of the Heritage Advisory Committee, Item 9.1.1.

LEGISLATIVE AUTHORITY

Heritage Property Act

s. 14(1) A heritage advisory committee may recommend to the municipality that a building, public building interior, streetscape, cultural landscape or area be registered as a municipal heritage property in the municipal registry of heritage property.

HRM By-law No. H-200 - Heritage Property By-law

4. The [Heritage Advisory] Committee shall, within the time limits prescribed by Council or the [Heritage Property] Act, advise the Region respecting:
 - (a) the inclusion of buildings, public building interiors, streetscapes, cultural landscapes or areas in the Registry.

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Set a date for a heritage hearing to consider the inclusion of 6215 Coburg Road, Halifax, as shown on Map 1 of the staff report dated October 20, 2020, 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 of the staff report dated October 20, 2020, in the Registry of Heritage Property for the Halifax Regional Municipality as a municipal heritage property.

BACKGROUND

At the December 9, 2020 special meeting of the Heritage Advisory Committee, the Committee received a staff recommendation report dated October 20, 2020, and received a staff presentation on Case H00479. Staff noted that should the Committee award the property a total score of fifty (50) points or more for the

identified property, out of a possible one-hundred (100), than the staff recommendation is that the Committee recommend the property for registration by Halifax Regional Council.

For additional background information on this item, refer to the staff report dated October 20, 2020 (Attachment 1).

DISCUSSION

At the December 9, 2020 special meeting, following the presentation from staff, the Committee evaluated the proposed heritage property using the Evaluation Criteria for Registration of Heritage Buildings in HRM. The Committee applied the following scores:

Criterion	Score Awarded
1. Age	13
2. Architectural Importance	14
3. Significance of Architect/Builder	2
4A. Architectural Merit: Construction Type	6
4B. Architectural Merit: Style	6
5. Architectural Integrity	7
6. Relationship to Surrounding Area	10
Total	58

Based on this evaluation, the Committee approved a motion recommending that Halifax Regional Council schedule a heritage hearing for the matter, and to approve the registration to Registry of Heritage Property for the Halifax Regional Municipality.

For further discussion on the heritage registration evaluation criteria as it relates to this application, refer to the staff report dated October 20, 2020 (Attachment 1) and the Scoring Summary for Heritage Buildings (Attachment 2).

FINANCIAL IMPLICATIONS

Refer to the staff report dated October 20, 2020.

RISK CONSIDERATION

Refer to the staff report dated October 20, 2020.

COMMUNITY ENGAGEMENT

Members of the public are permitted to submit correspondence and petitions to be circulated to the Committee. The agenda, reports, and minutes of the Heritage Advisory Committee are posted on Halifax.ca.

For further information on Community Engagement as it relates to this item, refer to the staff report dated October 20, 2020.

ENVIRONMENTAL IMPLICATIONS

Refer to the staff report dated October 20, 2020.

ALTERNATIVES

The Committee did not discuss alternatives. Refer to the staff report dated October 20, 2020.

ATTACHMENTS

Attachment 1 – Staff Recommendation Report dated October 20, 2020

Attachment 2 – Scoring Summary for Heritage Buildings.

If the report is released to the public, a copy can be obtained by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: Simon Ross-Siegel, Legislative Assistant, Office of the Municipal Clerk, 902.490.6519



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

Attachment 1
Heritage Advisory Committee
December 9, 2020

TO: Chair and Members of the Heritage Advisory Committee

-Original Signed-

SUBMITTED BY:

Kelly Denty, Director of Planning and Development

-Original Signed-

Jacques Dubé, Chief Administrative Officer

DATE: October 20, 2020

SUBJECT: **Case H00479: Request to Include 6215 Coburg Road, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

Application by the property owners, Matthew Havenga and Daniel Smith.

LEGISLATIVE AUTHORITY

The Heritage Property Act

RECOMMENDATION

It is recommended that should the property score more than 50 points on evaluation under the HRM heritage property program, 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.

BACKGROUND

In September 2019, Matthew Havenga and Daniel Smith applied to include their property at 6215 Coburg Road, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality. The subject property is located on the north side of Coburg Road, on the block bounded by Lemarchant Street to the east and Walnut Street to the west (Map 1). The subject property contains a two-storey dwelling that was designed in Second Empire style and constructed between 1887-1889.

This application is being considered in accordance with Sections 14 (Recommendation as municipal heritage property) and 15 (Registration as municipal heritage property) of the *Heritage Property Act*.

HRM's *Heritage Property Program*

The purpose of the HRM Heritage Property Program is to help protect and conserve significant heritage resources including buildings, streetscapes, sites, areas, and conservation districts that reflect the rich heritage found in local communities throughout HRM. One of the principal aims of the Heritage Property Program is to recognize significant heritage resources through the inclusion of properties into the Municipal Registry of Heritage Properties.

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" (Attachment A).

The Evaluation Criteria for scoring a property and building are broken down into six categories as follows:

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

Should the HAC score a property with more than 50 points, a positive recommendation will be forwarded to Regional Council. If the property does not score more than 50 points, then the report will not be forwarded to Regional Council.

Nova Scotia Heritage Property Act

HRM's Heritage Property Program receives its authority from the *Heritage Property Act* which seeks:

"to provide for the identification, designation, preservation, conservation, protection and rehabilitation of buildings, public-building interiors, structures, streetscapes, cultural landscapes, areas and districts of historic, architectural or cultural value, in both urban and rural areas, and to encourage their continued use".

Sections 14(2) and 15(1) under the *Heritage Property Act* require that notice of recommendation is given to the property owner at least thirty (30) days prior to any Council decision to include the property in the Registry of Heritage Property for the Halifax Regional Municipality. The property owner is also given an opportunity to address Council before they make a decision on the registration request. Should a positive recommendation be forwarded to Council, heritage staff will ensure the required notices are sent to the owners and deposited at the Registry of Deeds.

DISCUSSION

Heritage registration applications are evaluated by the HAC relative to six evaluation criteria as outlined previously, and described in greater detail in Attachment A. To assist the HAC in their evaluation and scoring, staff offer the following comments based on a historical research report (Attachment B). The historical research in support of this application has been undertaken by an independent research consultant.

1. Age:

The property at 6215 Coburg Road was originally part of John Watt's estate. After Mr. Watt's death, portions of the estate were subdivided and sold. In 1886, Charles and Elizabeth Lownds sold a double lot to Charles Fraser for \$350, which suggests that the land was vacant at the time. Mr. Fraser subsequently sold one of the two lots – now 6215 Coburg Road - to George and Elizabeth Toomey in 1890 for \$2,400. The existing dwelling was shown on the Halifax Fire Insurance Plan from 1889, and McAlpine's Halifax City Directory from 1890 lists Mr. Toomey's home address as Coburg Road. This documentation indicates that the dwelling was constructed between 1887-1889.



Figure 1: 6215 Coburg Road
Source: Google Street View

Due to the age of the dwelling, staff recommend a score of 13 points.

2. Historical OR Architectural Importance:

Important / Unique Architectural Style or Highly Representative of an Era

The dwelling at 6215 Coburg Road was constructed during the Victorian Era (1837-1900). In this era, designers utilized new techniques and materials to construct vibrant buildings with ornate details, and often blended popular architectural elements from previous eras. Many impressive buildings and architectural styles, including Italianate, Second Empire, and Queen Anne Revival emerged during this era.

The dwelling is an example of the Second Empire style, which was popular in Nova Scotia between 1855 and 1900. Thus, the dwelling is a late example of the Second Empire style. The style's most defining feature is the distinctive mansard roof: a flat or low-pitched roof with steep sides leading to the eaves. Mansard roofs are covered in shingles and may incorporate decorative metal cresting or dormers with elaborate windows. Second Empire buildings often have a square or rectangular shape with asymmetric design and intricate details, including decorative brackets, cornices, windows, etc. Many Second Empire buildings have a central tower with entryway, and later examples of the style may display a bay window.

The dwelling at 6215 Coburg Road is a late, yet representative example of the Second Empire style which is reasonably common throughout the municipality. As such, staff recommend a score between 11 and 15 points.

3. Significance of Architect or Builder:

The applicant's neighbours have researched the Coburg Road area and suggest that the existing dwelling may have been built by William Lownds. The Lownds family's estate, which was located to the west of the subject property, was subdivided and granted to four nephews. One of these grantees was William Lownds, a local carpenter. The applicant's submission indicates that Mr. Lownds built several dwellings in the neighbourhood, and it's possible that his work may include Charles Fraser's home at 6215 Coburg Road.

While Mr. Lowndes had a familial connection to the area and constructed several dwellings (including those in the Second Empire style) nearby, the Municipality's researcher could not verify the dwelling's architect or builder.

While the dwelling's builder could not be verified, it is possible that William Lowndes may have constructed the home. Due to this ambiguity, staff recommend a score between 0 and 3 points.

4. Architectural Merit:

Construction type or building technology

The dwelling was constructed using a wooden balloon frame. Balloon framing emerged in the mid-1800s when dimensional lumber and standardized building materials started being produced at a rapid pace; this new technique facilitated faster and more affordable building construction. Balloon framing is characterized by two-storey buildings that incorporate continuous wooden studs that run vertically from the foundation sill plate to the top of the wall (or rafters). The vertical studs are nailed to floor joints, whereas previous framing methods used woodworked joints and pegs to connect elements. Balloon framing was used until the early-1900s.

The dwelling is a mid-to-late example of balloon framing in Halifax, and as such, staff recommend a score between 4 and 6 points.

Style

The dwelling is an example of the Second Empire style, which is easily identified by the style's defining mansard roof. The dwelling's mansard roof incorporates a single dormer above the front entryway, which is flanked to the east by a two-storey bay window; both features are enhanced by intricate wood detailing that was popular during the Victorian Era. Wood detailing is also incorporated into the front entryway, and transom and sidelight windows about the door. These features illustrate the dwelling's Second Empire style.

The building's character-defining elements include:

- Two-sided mansard roof;
- Two-storey, rectangular building mass;
- Wood shingle cladding;
- Window size and location on the front façade;
- Off-set doorway with stained glass sidelights and transom window;
- Two-storey bay window with wood detailing;
- Second-storey dormer window with wood detailing; and
- Decorative corbels on the front entryway, bay window, and second-storey dormer.

Due to the building's moderately rare design features, staff recommend a score between 4 and 6 points for architectural style.

5. Architectural Integrity:

The dwelling's original form and elements have been maintained over time; the wood shingle cladding, mansard roof, front bay, dormer, and wood detailing are original features. Conversely, changes have been made to the home in recent years, the most notable being the addition of vinyl windows to the second-storey bay. It appears that the middle window has maintained its original dimension, however, the two flanking windows have been reduced in size. Furthermore, a previous property owner added four vinyl windows to the dwelling's eastern wall, which was previously windowless, between 2009 and 2012.

Based on the building's construction date, the mansard roof would have originally been finished with wooden shingles, though today it is finished with scalloped asphalt shingles. While these shingles are not original, they do not detract from the dwelling's overall appearance or integrity (as these materials were

common starting in the early 1900s). Building permit records show that a small addition was added to the dwelling's rear in 2009; however, this addition does not have a significant impact on the dwelling's architectural integrity, as it is not visible from the street.

The recent addition of vinyl windows detracts from the dwelling's architectural integrity to a degree, though overall, the dwelling's modifications are somewhat modest. As such, staff recommend a score between 6 and 10 points for architectural integrity.

6. Relationship to Surrounding Area:

The dwelling at 6215 Coburg Road sits prominently on the northern side of Coburg Road, amidst what was once large tracts of sparsely developed estate lands. These lands were subsequently subdivided and developed for residential purposes in the late 1800s; thus, this portion of the streetscape is characterized by a series of late-Victorian era dwellings that share similar massing and architectural features. These dwellings had an influential impact on the surrounding area, as the establish form and character eventually spread northward onto adjacent streets. This established character remains largely intact today.

The dwelling maintains much of its original appearance and Second Empire style, making it a noteworthy example of late-Victorian architecture. The dwelling is complemented by a string of dwellings from the same era, including several Second Empire homes (e.g., 6247-6249 Coburg Road and 6233 Coburg Road). The dwelling provides a connection to the area's former estates, representation of popular housing styles from the 1800s, and an effective transition to modern development (e.g., Dalhousie University to the south and multi-unit buildings to the east).

The building is an architectural asset that reflects the neighbourhood's historical character and Halifax's trends in residential development. As such, staff recommend a score between 6 and 10 points.

FINANCIAL IMPLICATIONS

The HRM costs associated with advertising and processing this application can be accommodated within the approved 2020/2021 operating budget for C340 - Social and Heritage Policy.

RISK CONSIDERATION

There are no significant risks associated with the recommendations in this Report.

COMMUNITY ENGAGEMENT

The community engagement process for a heritage registration is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing achieved through public access to the required Heritage Advisory Committee meeting. As a provision of the *Heritage Property Act*, no registration of a municipal heritage property shall take place until Regional Council has given the owner of the property an opportunity to be heard.

ENVIRONMENTAL IMPLICATIONS

There are no significant environmental implications associated with the recommendations in this Report.

ALTERNATIVE

1. The Heritage Advisory Committee may choose to refuse the application to include 6215 Coburg Road, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality if the property scores less than 50 points based on the evaluation criteria.

ATTACHMENTS

Map 1: Location Map

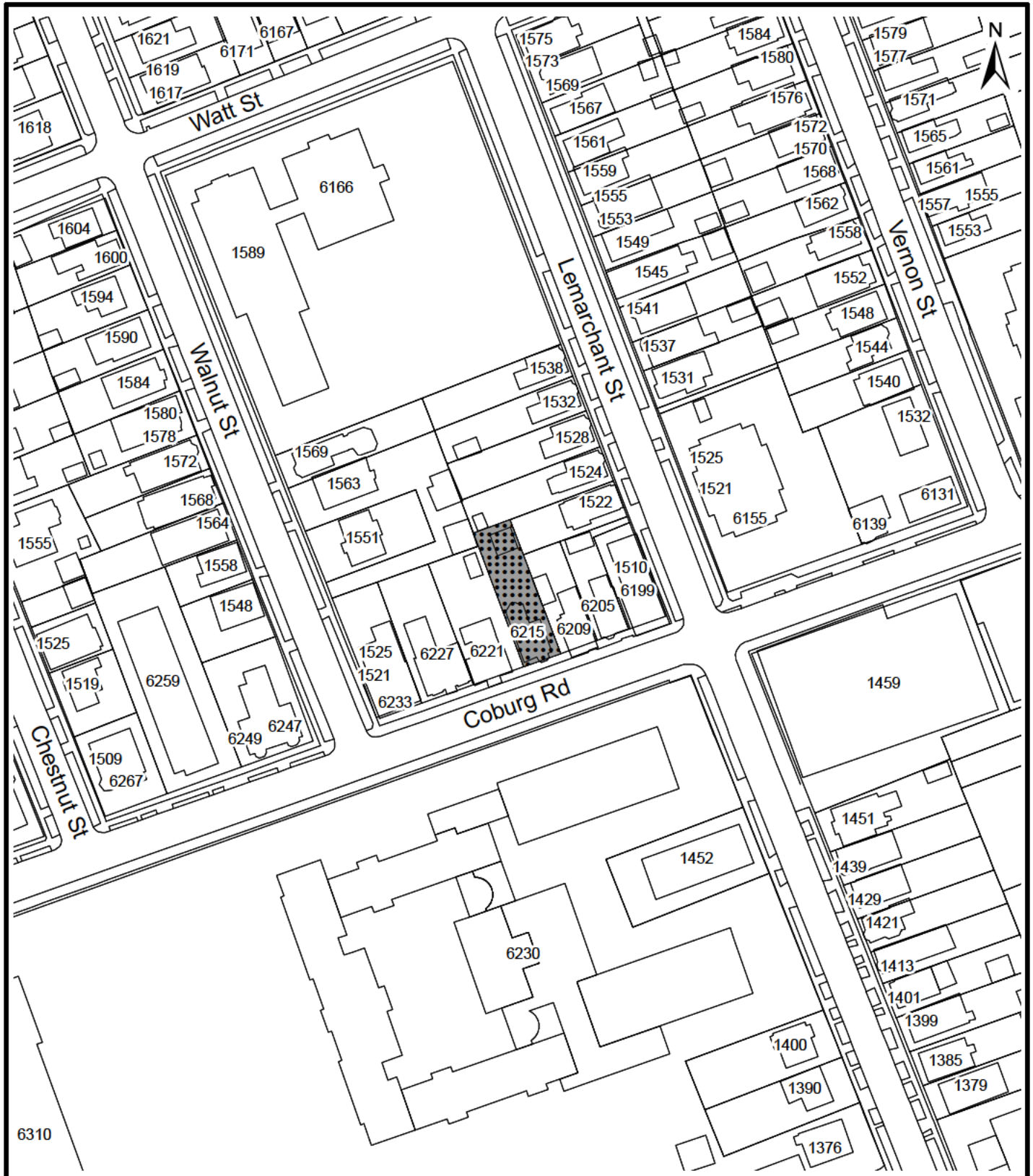
Attachment A: Evaluation Criteria

Attachment B: Historical Research Report

Attachment C: Supplementary Documentation Report (Commissioned by the Applicant)



A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Jesse Morton, Planner II, 902.490.4844

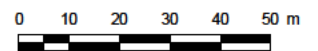


Map 1 - Location Map

6215 Coburg Road,
Halifax

-  Registered Heritage Property
-  Subject Property

HALIFAX



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

Attachment A



HERITAGE PROPERTY PROGRAM

EVALUATION CRITERIA

**Heritage Property Program
Community & Recreation Services**

March 2013

**EVALUATION CRITERIA
FOR REGISTRATION OF HERITAGE BUILDINGS (Revised 2004)**

1. AGE

Age is probably the single most important factor in the popular understanding of the heritage value of buildings. The following age categories are based on local, national and international occasions that may be considered to have defined the character of what is how the Halifax Regional Municipality and its architecture.

Date of Construction	Points	Timeline
1749 - 1785	25	Halifax Garrison Town to the Loyalist migration
1786 - 1830	20	Boom period following construction of Shubenacadie Canal
1831 - 1867	16	From Boom to Confederation
1868 - 1899	13	Confederation to the end of the 19 th century
1900 - 1917	9	Turn of the Century to Halifax Harbour Explosion
1918 - 1945	5	The War Years
1945 - Present	3	Post-War

** Maximum score of 25 points in this category*

2. HISTORICAL OR ARCHITECTURAL IMPORTANCE

A building can receive points for:

- A) Having specific associations with important occasions, institutions, personages and groups,
OR
B) For being architecturally important unique/representative of a particular period.

2A) Relationship to Important Occasions, Institutions, Personages or Groups

Nationally	Points	Comments
Intimately Related	16 - 20	
Moderately Related	11 - 15	
Loosely Related	1 - 10	
Provincially	Points	Comments
Intimately Related	11 - 15	
Moderately Related	6 - 10	
Loosely Related	1 - 5	

Locally	Points	Comments
Intimately Related	11 - 15	
Moderately Related	6 - 10	
Loosely Related	1 - 5	
No relationship to important occasions, institutions, personages or groups.	0	

** Maximum score of 20 points in this category, scoring from one of the three categories only*

2B) Important/Unique Architectural Style or Highly Representative of an Era

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

** Maximum score of 20 points in this category.*

3. SIGNIFICANCE OF ARCHITECT/BUILDER

Is the structure representative of the work of an architect or builder of local, provincial or national importance?

Status	Points	Comments
Nationally	7 - 10	
Provincially Significant	4 - 6	
Locally Significant	1 - 3	
Not Significant	0	

** Maximum score of 10 points in this category.*

4. ARCHITECTURAL MERIT

The assessment of architectural merit is based on two factors:

A) **Construction type/building technology**: which refers to the method by which the structure was built (early or rare uses of materials), and building techniques;

AND

B) **Style**: which refers to the form or appearance of the architecture.

Construction Type/Building Technology		
A) Construction type	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	
B) Style	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	

** Maximum score of 10 points for Construction Type, and a maximum score of 10 for Style - a total maximum of 20 points in this category.*

5. ARCHITECTURAL INTEGRITY

Architectural Integrity refers to the extent to which the building retains original features/ structures/ styles, not the state of the building's condition.

Architecture	Consider any additions/ removal/ alterations to windows, doors, porches, dormers, roof lines, foundations, chimneys, and cladding.	
Exterior	Points	Comments
Largely unchanged	11 - 15	
Modest changes	6 - 10	
Major changes	1 - 5	
Seriously compromised	0	

** Maximum score of 15 points in this category.*

6. RELATIONSHIP TO SURROUNDING AREA

Points	Comments
6 - 10	The building is an important architectural asset contributing to the heritage character of the surrounding area.
1 - 5	The Architecture is compatible with the surrounding area and maintains its heritage character.
0	Does not contribute to the character of the surrounding area.

** Maximum score of 10 points in this category.*

Attachment B

Research Report

6215 Coburg Road, Halifax

Prepared by:

HRM Planning and Development

Based on information submitted by Matthew
Daniel Smith, and Toshio Oki

April 20, 2020

Table of Contents

Age3

Historical or Architectural Importance.....4

Important / Unique Architectural or Highly Representative of an Era.Error!
Bookmark not defined.

Significance of Architect / Builder5

Architectural Integrity6

Relationship to Surrounding Area.....6

References8

Age



Figure 1: 6215 Coburg Road (Google Street View)

The property located at 6215 Coburg Road was originally part of a grant of land to John Watt. After Mr. Watt's death the land passed to his wife. A map of the area from 1878 shows Mrs. Watt's property and home. The map does not show any other dwellings, or lots subdivided from that parcel.

Records indicate a plot of land from the estate of John Watt was sold to Thomas Ritchie. Thomas Ritchie further subdivided that plot and sold a parcel to Charles and Elizabeth Lownds. In 1886, the Lownds sold a "double lot" to Charles Fraser for \$350; this modest sum stated in the deed suggests the lot was vacant at the time of transfer. In 1890, Charles Fraser sold one of the double lots to George and Elizabeth Toomey for \$2,400. This sum indicates that a house on the lot at the time of

sale. The dwelling is also shown on an 1889 fire insurance plan of Halifax and, based on McAlpine's Halifax City Directory from 1890, George M. Toomey lived on Coburg Road before it was assigned street numbers (McAlpine 1890, 354). Prior to 1890 George Toomey is listed as living on Bauer Street (McAlpine 1989, 325). This information indicates the dwelling was constructed in 1887-1889. In 1903 the property's civic address changed to 77 Coburg (McAlpine 1903, 492). In 1961 Coburg Road was renumbered using a grid-based four-digit civic numbering Webster schema, which changed the civic address to 6215 Coburg Road. It is one of the earliest dwellings in the area.

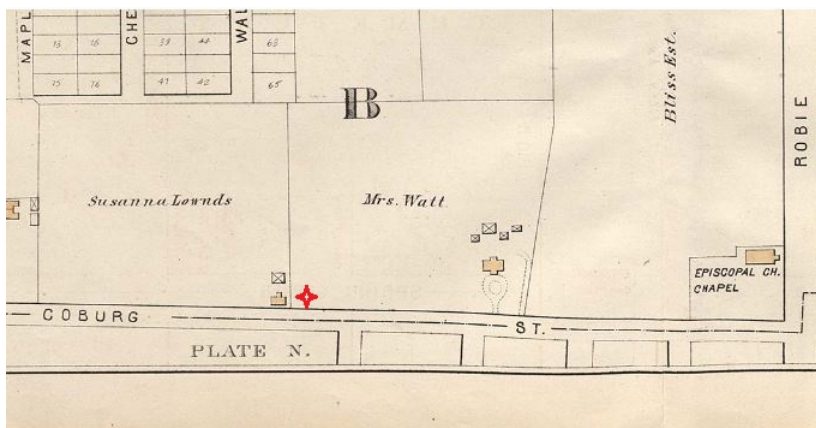


Figure 2: Map of Coburg Road, with the Approximate Location of 6215 Coburg Road (Hopkins 1878)

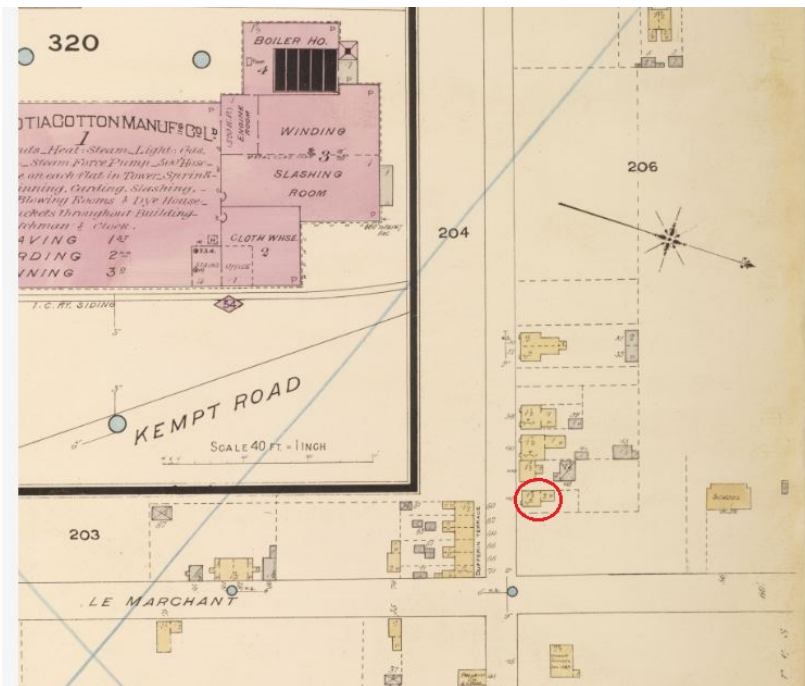


Figure 3: 1889 Fire Insurance Plan of Halifax, with the Existing Dwelling at 6215 Coburg Road

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

It does not appear any notable occupants, persons, groups or businesses ever resided at 6215 Coburg Road, but its significance lies in its connection to the surrounding area. As previously mentioned, the residence predates most other homes in the area, Dalhousie's Studley Campus, and LeMarchant Street becoming an official roadway. Its architectural style is like that of other homes built in the area, some of which still exist today.

Construction Type & Technology

The applicant noted that the dwelling was constructed using a wooden balloon frame. Balloon framing emerged in the mid-1800s when dimensional lumber and standardized building materials started being produced at a rapid pace; this new technique facilitated faster and more affordable building construction. Balloon framing is characterized by buildings (typically two-storeys in height) that incorporate continuous wooden studs that run vertically from the foundation sill plate to the top of the wall (or rafters). The vertical studs are nailed to floor joints, whereas previous framing methods used woodworked joints and pegs to connect structural elements. Balloon framing was used until the early-1900s (CMHC, 1960; Kibbel III, n.d.; Sidler, 2015).

Style

The dwelling at 6215 Coburg Road is of Second Empire style, which was most popular in the United States and Canada between 1855-1900. The dwelling is characterized by the style's defining feature, a mansard roof (i.e., a flat or low-pitched roof with steep sides leading to the eaves) in addition to elaborate wood ornamentation and a symmetrical building mass. The mansard roof also contains a wooden dormer, which is typical of the style. The dormer has nice woodworking as well as corbels on either side of the window. The front of the dwelling has a two-storey bay window which also has corbels at the top of the first and second floor to support the eaves. Unfortunately, the wooden windows in the second-floor portion of the bay window have been replaced with vinyl windows in recent years.



Figure 4: 6215 Coburg Road (Google Street View)

The front entrance contains stained glass sidelights and a transom light (i.e., a window above the door). This type of entryway was common for both the style and era as it allowed for additional light to come into the dwellings; many dwellings used a long and narrow rectangular footprint with little or no side windows (the present dwelling included).

Character-Defining Elements

- Two-sided mansard roof;
- Two-storey, rectangular building mass;
- Wood shingle cladding;
- Off-set doorway with stained glass sidelights and transom window;
- Two-storey bay window with wood detailing;
- Second-story dormer window with wood detailing; and
- Decorative corbels on the front entryway, bay window, and second-storey dormer.

Significance of Architect / Builder

The property owners submitted research that was completed by their neighbours. A. Ian Austen and Peggy Mahon have researched the history of the Coburg Road area and suggest that the dwelling 6215 Coburg Road may have been constructed by William Lownds. The Lownds family owned the estate to the west of John Watt's estate; the Lownds estate was subdivided transferred to Susanna Lownds' four nephews following her death. One of these grantees,

William Lownds, was a carpenter and contractor. Several of his sons, including Williams Jr, followed him into the profession.

Austen and Mahon suggest that William Lowndes built the dwelling on his property at 6233 Coburg Road, along with several other homes along Coburg. They believe that Mr. Lowndes built the home for Charles Fraser (who eventually became his son-in-law). Many dwellings in the neighbourhood share a physical resemblance and the Second Empire style; however, the municipality's researcher could not verify 6215 Coburg's architect or builder.

Architectural Integrity

The existing dwelling's architectural integrity is good. The building's original form has been largely maintained over time; the wood shingle cladding, mansard roof and eaves, front bay, dormer, and wood detailing are original features. That being said, several changes have been made to the home in recent years, the most notable being the addition of vinyl windows to the second-storey bay. It appears that the middle window has maintained its original dimensions, however, the two flanking windows have been reduced in size. Furthermore, a previous property owner added four vinyl windows to the dwelling eastern wall, which was previously windowless, between 2009 and 2012.

Based on the building's construction date, the mansard roof would have originally been finished with wooden shingles, though today it is finished with scalloped asphalt shingles. While these are not original, they do not detract from the dwelling's overall appearance. HRM building permit records show that a small addition to the rear of the dwelling in 2009. That addition does not have a significant impact on the dwelling's architectural integrity, as it is not visible from the street.

On the back portion of the residence, above the kitchen window, there is a large hand painted mural depicting an idyllic scene (unknown painter and date).

Relationship to Surrounding Area

In the early 1800s, Coburg Road was known as Studley Road; a name acquired from the Studley farm that abutted the road's south boundary from 1801 and 1911 (and was subsequently sold to Dalhousie University). The property at 6215 Coburg Road was originally located on what was a portion of the Watt family estate, amongst an area defined by large estate lands, including those owned by the Lownds and Bliss families. These estates were subsequently subdivided and developed for residential purposes.

The existing dwelling at 6215 Coburg Road sits prominently on the northern side of Coburg Road. This portion of the streetscape is characterized by old residential dwellings that date back to the late Victorian Era, which share similar massing and architectural features. These dwellings from the late-1800s created a uniform residential form and character that eventually spread northward on adjacent streets (though the range of architectural styles expanded). This established character remains largely intact today.



Figure 5: Coburg Road Looking West (Google Street View)

The dwelling maintains much of its original appearance and Second Empire style, making it a noteworthy example of late Victorian architecture. The dwelling is complemented by a string of dwellings from the same era, including several Second Empire homes (e.g., 6247-6249 Coburg Road and 633 Coburg Road). The dwelling also helps provided an effective transition to Dalhousie University to the south and modern multi-unit buildings to the east.



Figure 6: Dalhousie University Daycare and Residence Office, South of the Subject Property (Google Street View)



Figure 7: Intersection of Coburg and LeMarchant with Ten-storey Apartment Building and Dalhousie's Mona Campbell Building (Google Street View)

References

Austen, Ian and Mohone, Peggy (n.d.). *This Old House: A History of Houses Built in the Coburg Road/Walnut Street Area of Halifax, NS, from 1769 to 1924*. Halifax, Canada: Not Published.

Canada's Historic Places (2020, May 5). Second Empire Architecture. Retrieved from: https://www.historicplaces.ca/en/pages/29_second_empire.aspx

Central Mortgage and Housing Corporation (CMHC) (1960). *Catalogue of House Building Construction Style*. Ottawa, Canada: CMHC

Halifax County Registry of Deeds, Bk. 260 Pg. 296

Halifax County Registry of Deeds, Bk. 273 Pg. 517

Halifax County Registry of Deeds, Bk. 444, Pg. 451

Halifax County Registry of Deeds, Bk. 4325 Pg. 552

Halifax Insurance Plan 1889 (2020, April 3). Collections Canada. Retrieved from: <http://www.bac-lac.gc.ca/eng/collectionsearch/Pages/collectionsearch.aspx?q=Halifax+insurance+plan&start=0&num=10&DataSource=Archives#6cf09a38-92f0-4955-acc3-4d739f6175b4-1>

Hopkins, H.W. (1878). *City Atlas of Halifax, Nova Scotia*. From Actual Surveys and Records by and under the supervision of H.W. Hopkins, civil engineer. Provincial Survey and Pub. Co. G. B. Vandervoort Manager.

Kimbrel III, William (2020, May 11). Balloon Framing. Retrieved from: <http://www.oldhouseweb.com/how-to-advice/balloon-framing.shtml>

McAlpine's Halifax City Directory (1890)

McAlpine's Halifax City Directory (1897)

McAlpine's Halifax City Directory (1900)

McAlpine's Halifax City Directory (1903)

McAlpine Directories (April 2, 2020). Retrieved from: <http://www.collectionscanada.gc.ca/obj/001075/f2/nlc008227.pdf>

Penney, Allen (1989). *Houses of Nova Scotia*. Formac Publishing Company Ltd. & Nova Scotia Museum.

Sidler, Scott (2015, August 10). How to Tell if You Have a Balloon Frame House. Retrieved from: <https://thecraftsmanblog.com/how-to-tell-if-you-have-a-balloon-frame-house/>

Wentworth Studio (2020, May 5). Second Empire / Mansard Style. Retrieved from: <https://www.wentworthstudio.com/historic-styles/second-empire/>

6215 COBURG ROAD

Halifax, Nova Scotia

July 15, 2020

HERITAGE REGISTRATION SUPPLEMENTARY DOCUMENTATION REPORT



Report by:

Elizabeth Cushing

Cushing Design Group

INTRODUCTION

The following Supplementary Documentation Report focuses on the property at 6215 Coburg Road in Halifax Regional Municipality, Nova Scotia (the ‘property’). The purpose of this report is to: determine the age of the building on the property and provide a site summary; identify historical importance and ownership history; and, identify any contextual relationships. The intent of the report is to provide staff at the Halifax Regional Municipality (HRM) additional context for their heritage designation recommendation report on the property to be submitted to Regional Council at a later date.

AGE

Civic Address: 6215 Coburg Road (formerly 46, 77 Coburg Road).

The property at 6215 Coburg Road is located in the southwest corner of what was formerly part of Mrs. Mary Watt’s property (Figure 1 and Figure 2). Mary Watt was the widow of John W. Watt, and their property was located on Block B of the estate of Sarah A. Bliss (McAlpine 1878).

The present building at 6215 Coburg Road is first depicted on historical maps in Goad’s 1895 Fire Insurance Plan as a one-and-a-half storey building with a two-storey rear addition and civic address of 46 Coburg Road (Figure 3).

Minimal changes to the building are visible by 1899 (Figure 4), and by 1910 the civic address changed to 77 Coburg Road (McAlpine 1910: 643). By 1914, the house is identified as a two-storey building (Figure 5). Minimal changes are visible by the 1918 Assessment Plan (Figure 6).

By 1951, a one-storey garage was constructed to the rear of the house (Figure 7). The civic address changed to 6215 Coburg Road by the revised 1971 Fire Insurance Plan; otherwise, no changes are illustrated (Figure 8). A northeast addition was constructed between 1971 and present day.

Based on historical mapping, property ownership history and architectural style (see pages 7 and 10), it can be concluded that the house at 6215 Coburg

Road was constructed between 1888-1890 during Charles D. Fraser's tenure on the property.



Figure 1: Portion of Hopkin's 1878 City Atlas of Halifax, with the approximate location of present day 6215 Coburg Road identified in red

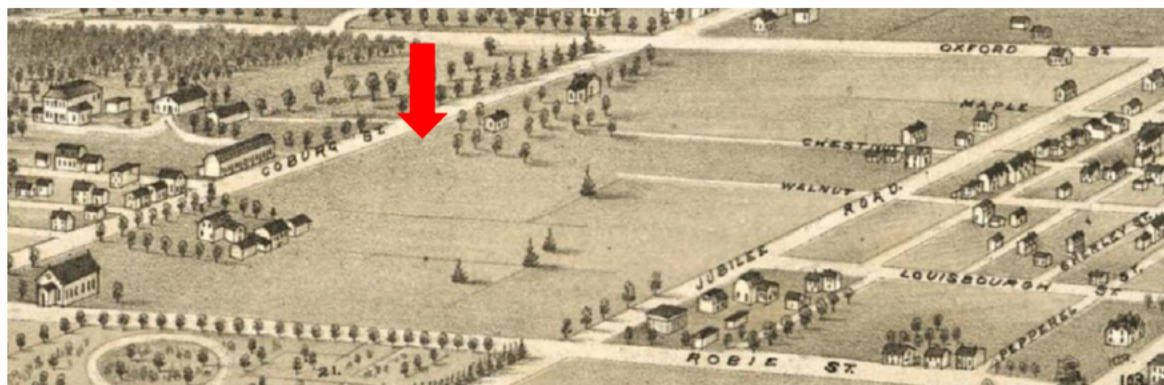


Figure 2: Portion of Ruger's 1879 Panoramic View of Halifax, with the approximate location of present day 6215 Coburg Road identified in red

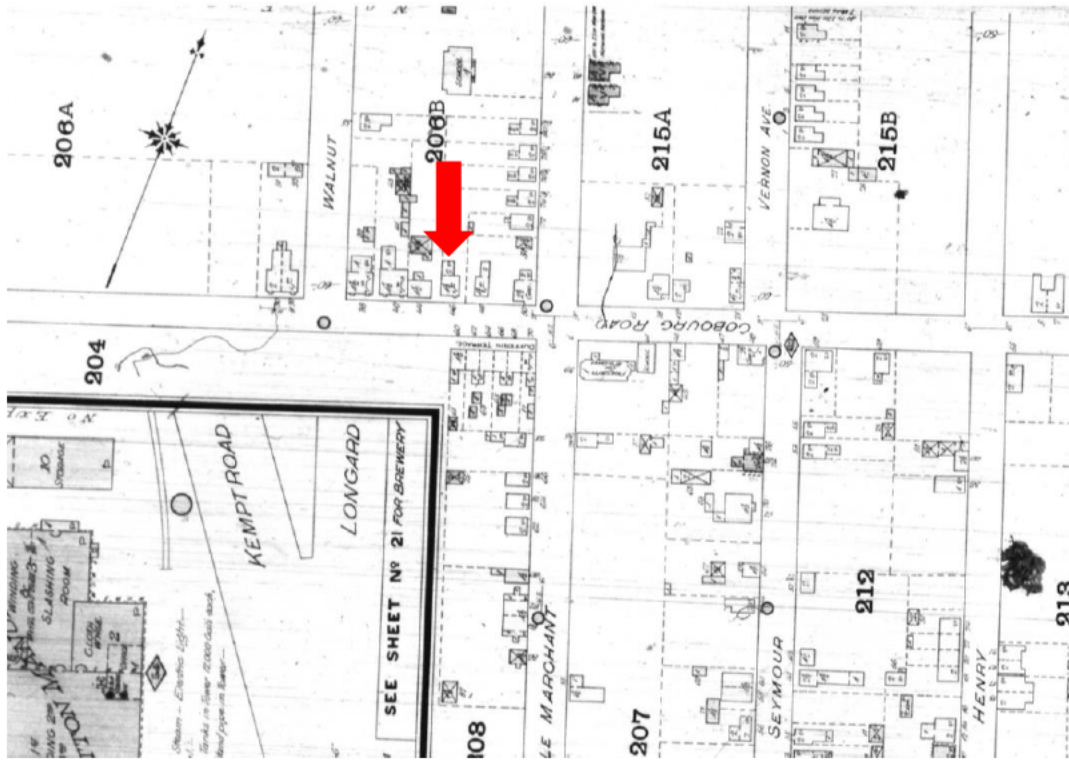


Figure 3: Portion of Goad's 1895 Fire Insurance Plan, with the subject property identified in red

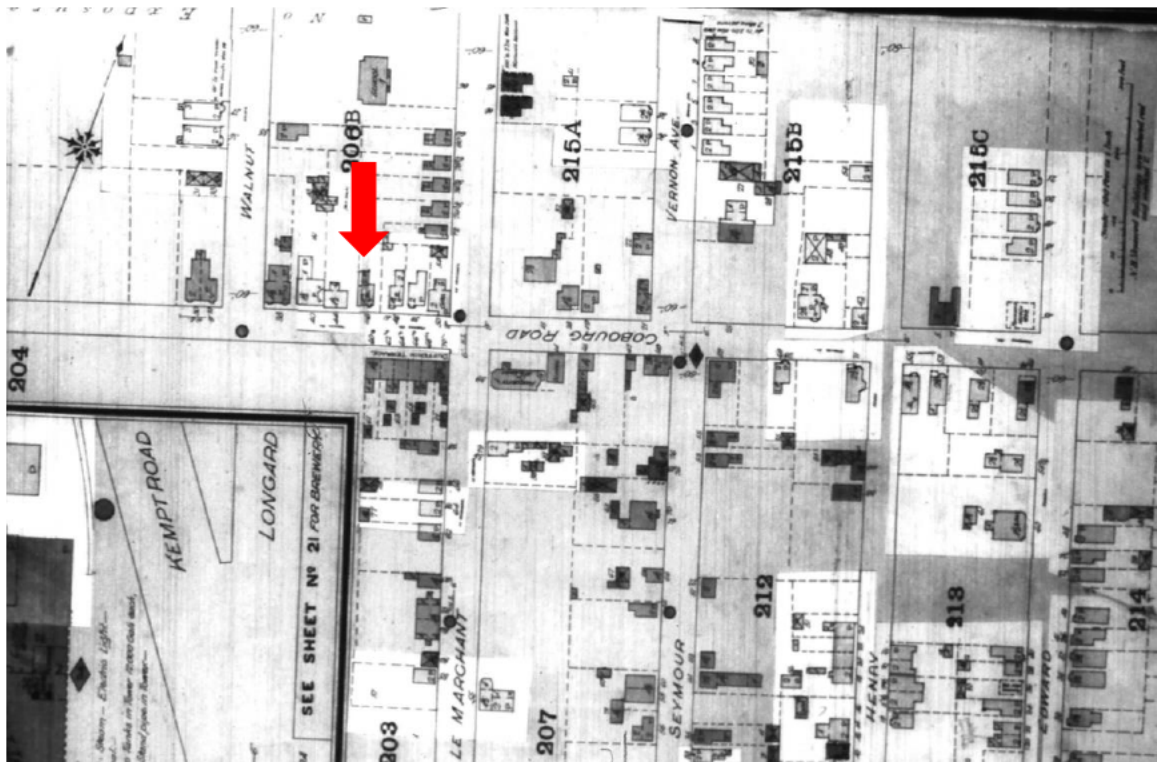


Figure 4: Portion of Goad's 1899 Fire Insurance Plan, with the subject property identified in red

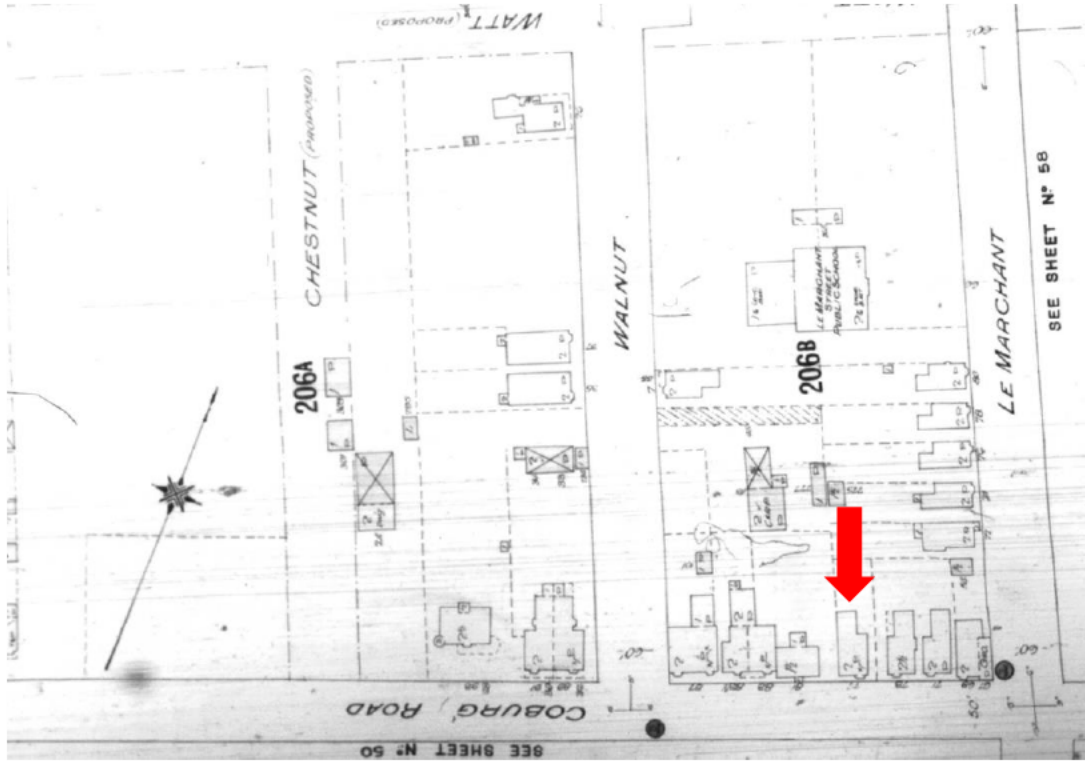


Figure 5: Portion of God's 1914 Fire Insurance Plan, with the subject property identified in red

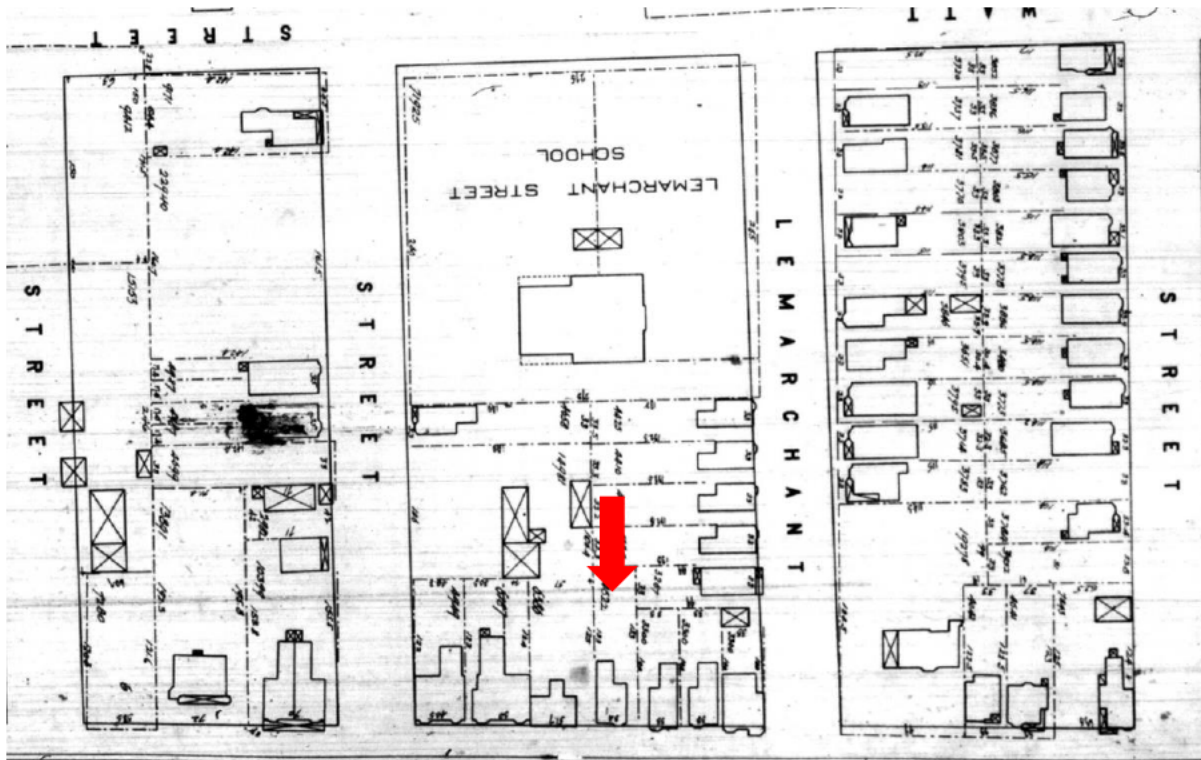


Figure 6: Portion of the 1918 Insurance Plan, with the subject property identified in red

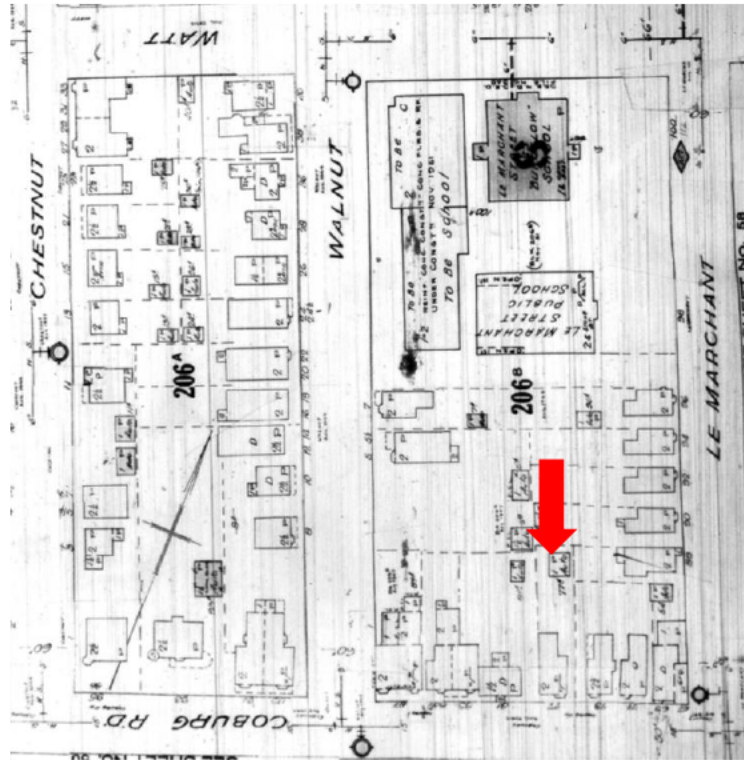


Figure 7: Portion of 1951 Fire Insurance Plan, with the subject property identified in red

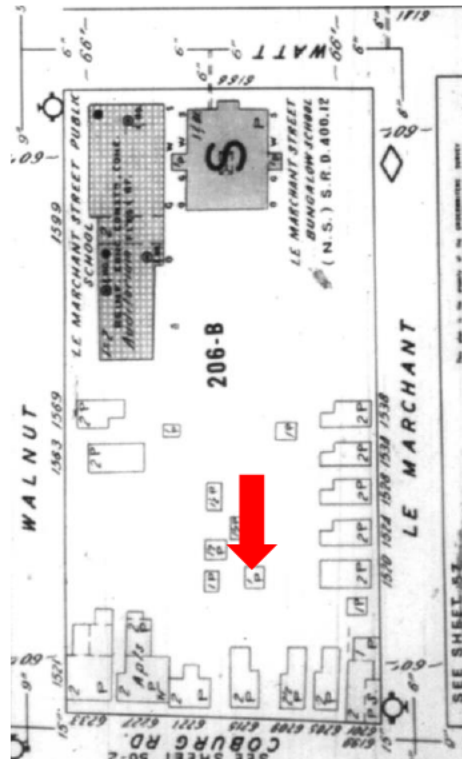


Figure 8: Portion of Revised 1971 Fire Insurance Plan, with the subject property identified in red

HISTORICAL ASSOCIATIONS

Occupants, Institutions and Occasions

The property at 6215 Coburg Road is located on what was formerly John W. Watt and Mary Watt's property. After Mary Watt passed away, the property was granted through Sheriff's Deed to Robert Theakston (Table 1).

Theakston sold the property to Thomas Ritchie for \$100, who subsequently sold the property to Charles D. Fraser for \$200.

Charles D. Fraser is identified in McAlpine's 1879-1880 Directory as a Post Office Clerk residing at 167 Barrington Street. By 1888-89, Fraser is listed as living at 5 Coburg Road with neighbours including: Charles Lownds (Post Office Clerk); William Richardson (commercial merchant); William Lownds (builder); and William McKerron (customs broker; McAlpine 1888-89: 392). Oral history suggests that Charles D. Fraser hired William Lownds to construct the house at 6215 Coburg Road but no written documentation was found to prove this.

In 1890, Fraser sold the property to Elizabeth Toomey for \$2,400, with the increase in value suggesting a structure was now built on the property. Street numbers are not identified in McAlpine's 1890-91 Directory; however, George Toomey of Baldwin & Co. and his wife Elizabeth are listed as living at Coburg Road. Baldwin & Co. was a china, glass and earthenware shop once located at 223 to 227 Barrington Street and 149-150 Granville Street (McAlpine 1890: 43; Figure 9 and Figure 10). Originally from Newfoundland, the 1891 Census lists George as 40 years old and living with his wife Bessie (Elizabeth) and children George, Fred and Fanney. By 1901, they also had a daughter named Annie.

George Toomey passed away by the 1926 Directory, and Elizabeth passed away in 1938, leaving the property at 6215 Coburg Road to their daughter Annie. The Toomey family retained ownership of 6215 Coburg Road until 1987.



Figure 9: Baldwin & Co. on Barrington Street, undated (Source: Nova Scotia Archives)



Figure 10: Baldwin & Co. at 148-150 Granville Street, undated (Source: Nova Scotia Archives)

Table 1: Property Ownership History for 6215 Coburg Road

YEAR	GRANTEE	GRANTOR	COMMENTS
2015 - PRESENT	Daniel Smith & Matthew Havenga	James S. Salt and Angela C. Wylie	Document number 107035967
---	Record of property transfer from Brodie to Salt and Wylie could not be found		
2005	Lot consolidated – Lots 1 and 2		Book 8039, Page 195. Took place during Paul and Judith Brodie's tenure on the property
1987	Paul F. Brodie and Judith Baxter Brodie	Joan O. Power	Book 4325, Pages 552-556
1987	Joan O. Power	Annie Toomey	Statutory Declaration. Book 4325, Page 550
1938	Annie Toomey	Elizabeth H Toomey	Will. Book 764, Page 407
1890	Elizabeth Hunter Toomey	Charles D. Fraser	\$2,400 consideration. Book 273, Page 517
1888	Charles D. Fraser	Thomas and Isabel Ritchie	\$200 consideration. Book 268, page 120
1884	Thomas Ritchie	Robert Theakston	\$100 consideration. Book 248, page 447
1883	Robert Theakston	John W. Watt	Sheriffs Deed, \$2000 debt or damage and the sum of \$17.10. Book 243, Page 187
1883	George Mitchell, executor	Mary Watt, widow of John W. Watt	Will. Book 227, Page 210.

Historical Period

The building at 6215 Coburg Road was constructed during the Late Victorian Period (1885-1900; Halifax Regional Municipality 2018).

RELATIONSHIP TO SURROUNDING AREA

Architectural Style

Style (Second Empire)

6215 Coburg Road was constructed in the Second Empire style, popular in Nova Scotia from 1855 to 1900 (Penney 1989: 78-79; Figure 11 to Figure 15). Characteristic features of the style include: a steeply sloped roof; dormers; arched cornices with brackets and Classical detailing; and, plain or semi-circular or segmental arch windows. The Second Empire style can be found in neighbouring properties, including: 6247-49 Coburg Road; 1521 Walnut Street; and 6076 Coburg Road (Figure 16). Second Empire features of 6215 Coburg Road are described in further detail below.



Figure 11: South façade



Figure 12: South and west façades



Figure 13: South and east façades



Figure 14: North façade



Figure 15: View of 6215 Coburg Road facing east



Figure 16: Second Empire style house at 6247-49 Coburg Road

Architectural Details

Exterior

The building at 6215 Coburg Road is a single-detached, two-storey residence with a rectangular short façade and rear addition. The structure stands on a fieldstone foundation that has been parged with a cement mixture. It is clad with wooden shingles and has a one-sided mansard roof with wood returned eaves and moulded fascia (Figure 17). There is a gable dormer on the south façade with projecting eaves, decorative motifs at the centre, and panel detailing (Figure 18). Two single brick chimneys are located to the offset right.

Windows are flat with plain trim. On the south façade is a two-storey bay window which has brackets along the roofline and panel detailing (Figure 19). Another two-storey bay window is located on the north façade, which on the second storey has a centre semi-circular window (Figure 20). The flat,

single-leaf and glazed main entrance is located off-centre on the south façade and has sidelights with a multiple-light transom and entablature (Figure 21). The main entrance is accessible through a set of straight wood stairs with railings. The north façade entrance has a single-leaf door and storm door, with a transom and sidelights (Figure 22). A timber framed porch door covering is above the north entrance.

To the rear of the house is a garage clad in wood siding with a gable roof, rafter tail style detailing and cupola (Figure 23). At the centre of the gable roof is a pointed window. The structure has a double garage door.



Figure 17: Mansard roof with returned eaves



Figure 18: Gable dormer with projecting eaves on the south façade



Figure 19: Two-storey bay window on the south façade



Figure 20: Two-storey bay window on the north façade



Figure 21: Single-leaf entrance with sidelights, multiple-light transom and entablature



Figure 22: North façade entrance



Figure 23: Garage to the rear of the house, facing north

Interior

There are several interior features worth noting as elements contributing to the heritage value of 6215 Coburg Road.

The main entrance features the original wood glazed single-leaf door which leads to a second single-leaf door surrounded by beveled glass multiple-light transom and sidelights (Figure 24). This entrance opens into the main hallway which contains an arched staircase leading to the second storey (Figure 25). The staircase features decorative trim on the stringers and a brass newel post lamp. There are several stone fireplaces throughout the house, including in the living room and dining room (Figure 26). Although no longer operable, the mantles have been retained along with the cast iron surrounds.

There is what appears to be an acid etched glass window at the rear of the dining room which features a floral design (Figure 27 and Figure 28). This window, along with the beveled glass entrance, are features that may have been added to the house when George Toomey owned the property. This glasswork may be a rare and unique example of Baldwin & Co.'s work and warrants further investigation.



Figure 24: Main entrance



Figure 25: Arched staircase in the main floor hallway



Figure 26: Stone fireplace in the living room



Figure 27: Dining room featuring acid etched window



Figure 28: Acid etched window between the dining room and northeast addition

SUMMARY OF PROPERTY'S HISTORY AND HERITAGE VALUE

The property located at 6215 Coburg Road has heritage value as a two-storey, wood frame Second Empire style residence constructed circa 1888. The Second Empire style is evidenced by the one-sided mansard roof, wood returned eaves, gable dormer with decorative motifs and paneled detailing, two-storey bay window with brackets and paneling, and main entrance with sidelights, multiple-light transom and entablature. The property has historical associations for its link to George Toomey, who worked for the Halifax-based china and glassware company Baldwin & Co. The Toomey's retained ownership of the property until 1987. Contextually, the property has value as one of the few remaining late Victorian era houses on Coburg Road.

REFERENCES

Canadian Underwriters' Association

1952 Insurance Plan of the City of Halifax Volume 1. Plan dated August 1952. Partially Revised 1961, 63, 64, 65, 71. Toronto. Nova Scotia Archives, microfilm.

Goad, Charles

1889-1914 *Fire Insurance Map of Halifax*. Charles E. Goad, Montreal. Nova Scotia Archives, microfilm.

Halifax Regional Municipality

2018 Case H00445: Schmdtville Heritage Conservation District: Public Hearing. Electronic resource:
<https://www.halifax.ca/sites/default/files/documents/city-hall/regional-council/180717rc112pres-staff.pdf>

Hopkins, H.

1878 *City Atlas of Halifax, Nova Scotia*. Provincial Survey and Publishing Company, Halifax.

McAlpine, D.

1869-1927 *McAlpine's Halifax City Directories*. NSARM.

Penney, A.

1989 *Houses of Nova Scotia: an illustrated guide to Architectural Style Recognition*. Formac Publishing Company and the Nova Scotia Museum, Halifax.

Pickings, H.B.

1918 City of Halifax Assessment Plan. Halifax. Nova Scotia Archives, microfilm.

Ruger, A.

1879 *Panoramic View of the City of Halifax, Nova Scotia*. N.p.

Underwriters' Survey Bureau, Limited

1951 Insurance Plan of the City of Halifax Nova Scotia. Plan dated Nov. 1914, Revised to July 1949. Toronto. Nova Scotia Archives, microfilm.

Attachment 2

Scoring for Case H00479: Request to Include 6215 Coburg Road, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality

Criterion	Score Awarded
1. Age	13
2. Architectural Importance	14
3. Significance of Architect/Builder	2
4A. Architectural Merit: Construction Type	6
4B. Architectural Merit: Style	6
5. Architectural Integrity	7
6. Relationship to Surrounding Area	10
Total	58