

H00479 - 6215 Coburg Road

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

Regional Council - Heritage Hearing
February 23, 2021

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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Location



2. Architectural Importance

HAC Score: 14 / 20



- 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 detailing, side-hall entryway, and two-storey bay

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4a. Architectural Merit (*Construction*)

HAC Score: 6 / 10



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

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4b. Architectural Merit *(Style)*

HAC Score: 6 / 10

- 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



5. Architectural Integrity

HAC Score: 7 / 15



- Many original elements remain, though alterations exist
- New vinyl windows (with modified dimensions) in second-storey bay
- Vinyl windows on eastern wall
- Rear addition and deck

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6. Relationship To Surrounding Area

HAC Score: 10 /10



- 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 near other Second Empire dwellings

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Heritage Advisory Committee Scoring

Criterion	Maximum Score	HAC's Score
1. Age	25	13
2. Historical or Architectural Importance	20	14
3. Significance of Architect / Builder	10	2
4. Architectural Merit: Construction Type and Style	20	12
5. Architectural Integrity	15	7
6. Relationship to Surrounding Area	10	10
Total	100	58

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Recommendation

That Halifax Regional Council 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

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Thank You