

Item 9.1.2

HALIFAX

H00546 – 6221 Coburg Road

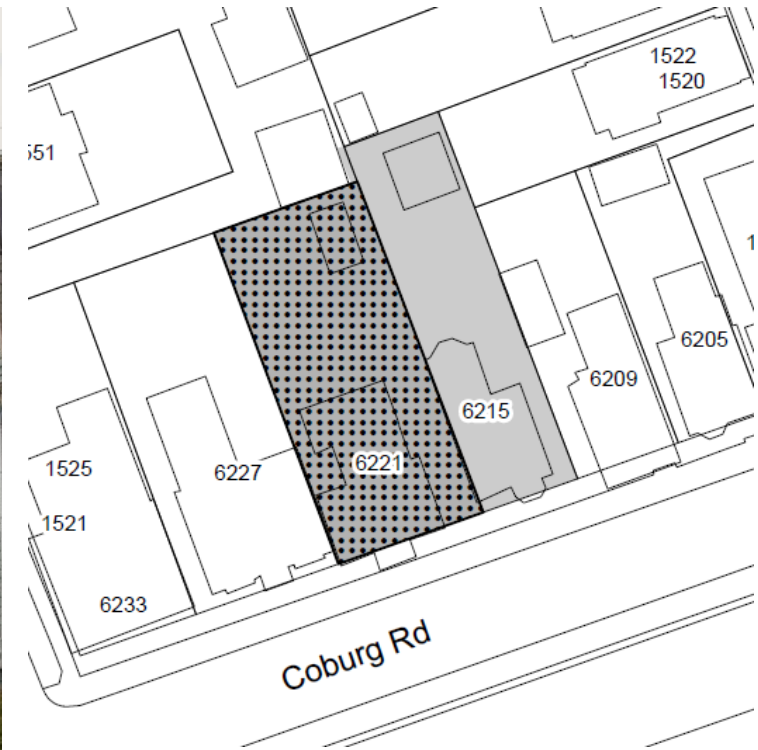
Request to Include Property in the Registry of Heritage
Property for the Halifax Regional Municipality

Heritage Advisory Committee
November 30, 2022

Location



Location



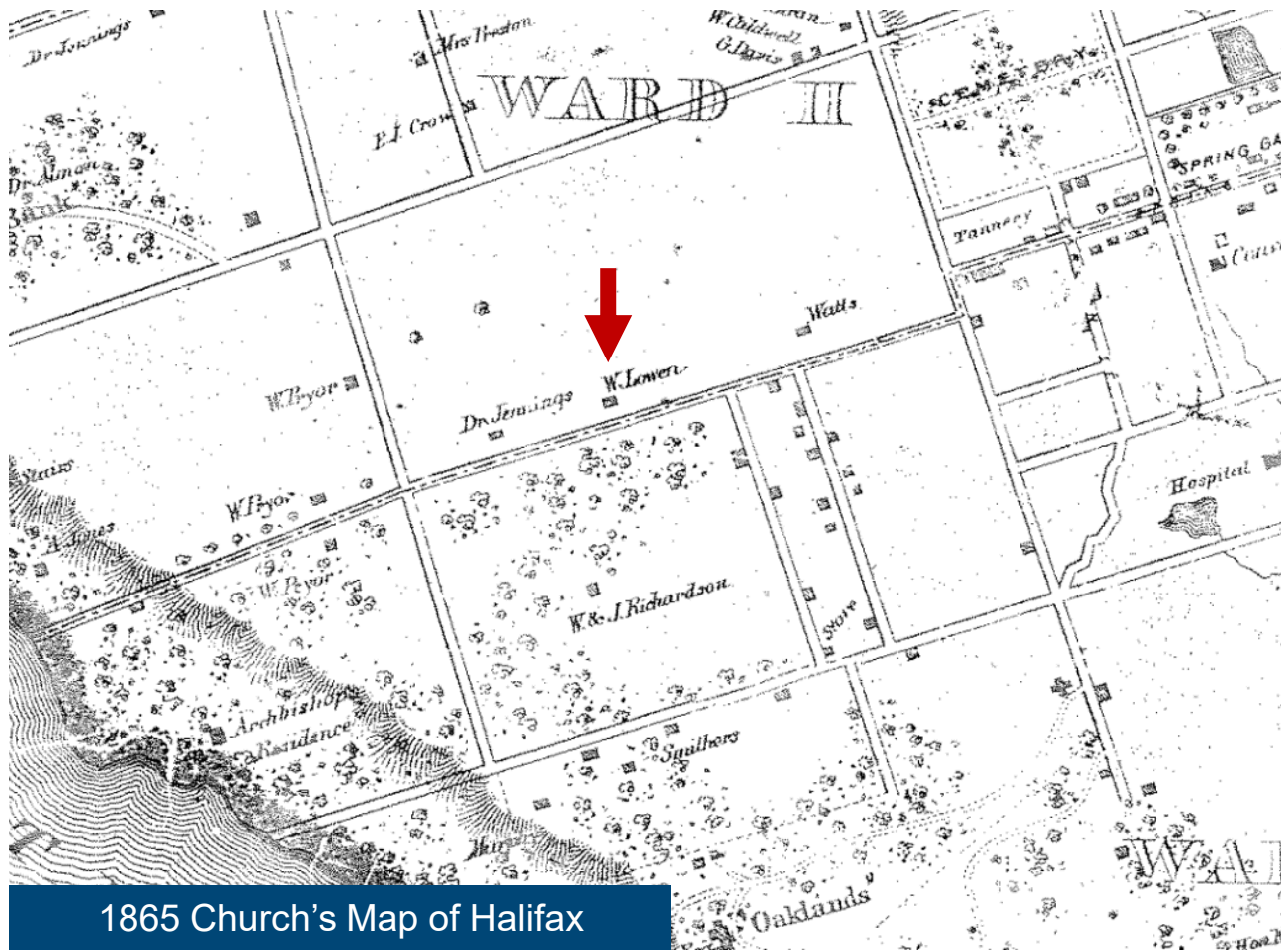
HALIFAX

Registration Evaluation Criteria

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

HALIFAX

1. Age



1865 Church's Map of Halifax

- Property was built between 1790 and 1796
- Deed history shows a tenfold increase in property value over this period
- Construction technology is consistent with a home of this age

HALIFAX

1. Age

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

2a. Historical Importance *[Historical Relationships]*



Watercolour of Black Loyalists arriving in Freedom Province [now Freetown], Sierra Leone

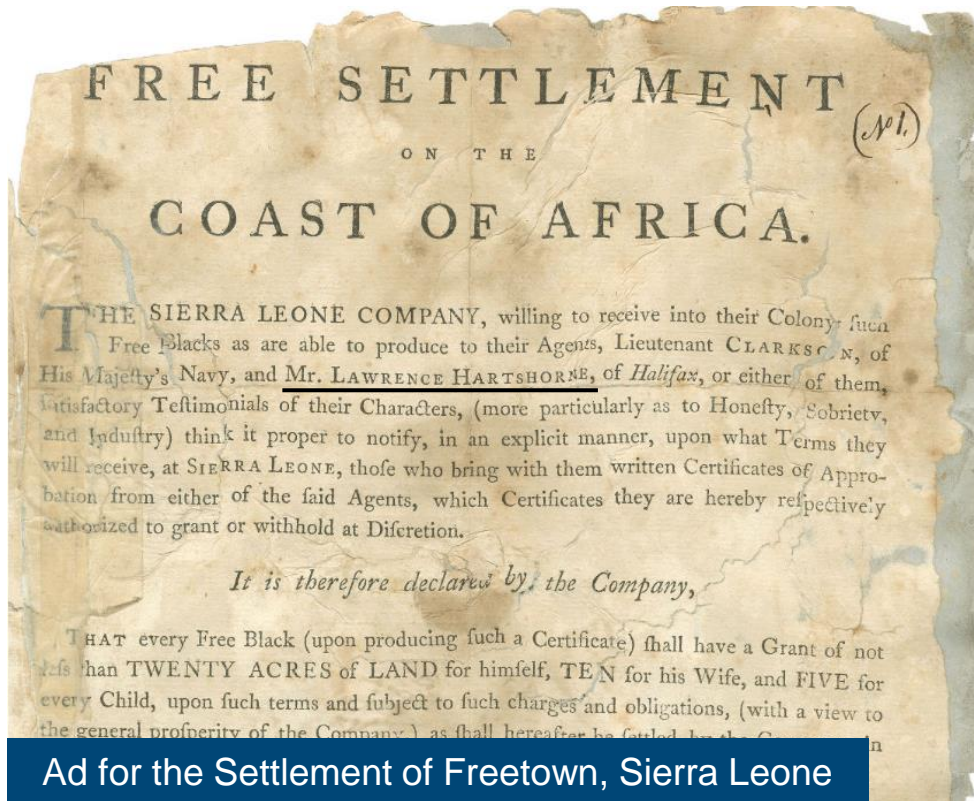


Lawrence Hartshorne:

- Quaker, abolitionist, businessman, politician
- Freed an enslaved Black family from Lt. Col Isaac Allen in NY
- Established a model farm, grist-mill and bakehouse
- MLA from 1793-1799, member of the Council of Nova Scotia from 1801-1804 & 1807-1822

HALIFAX

2a. Historical Importance *[Historical Relationships]*

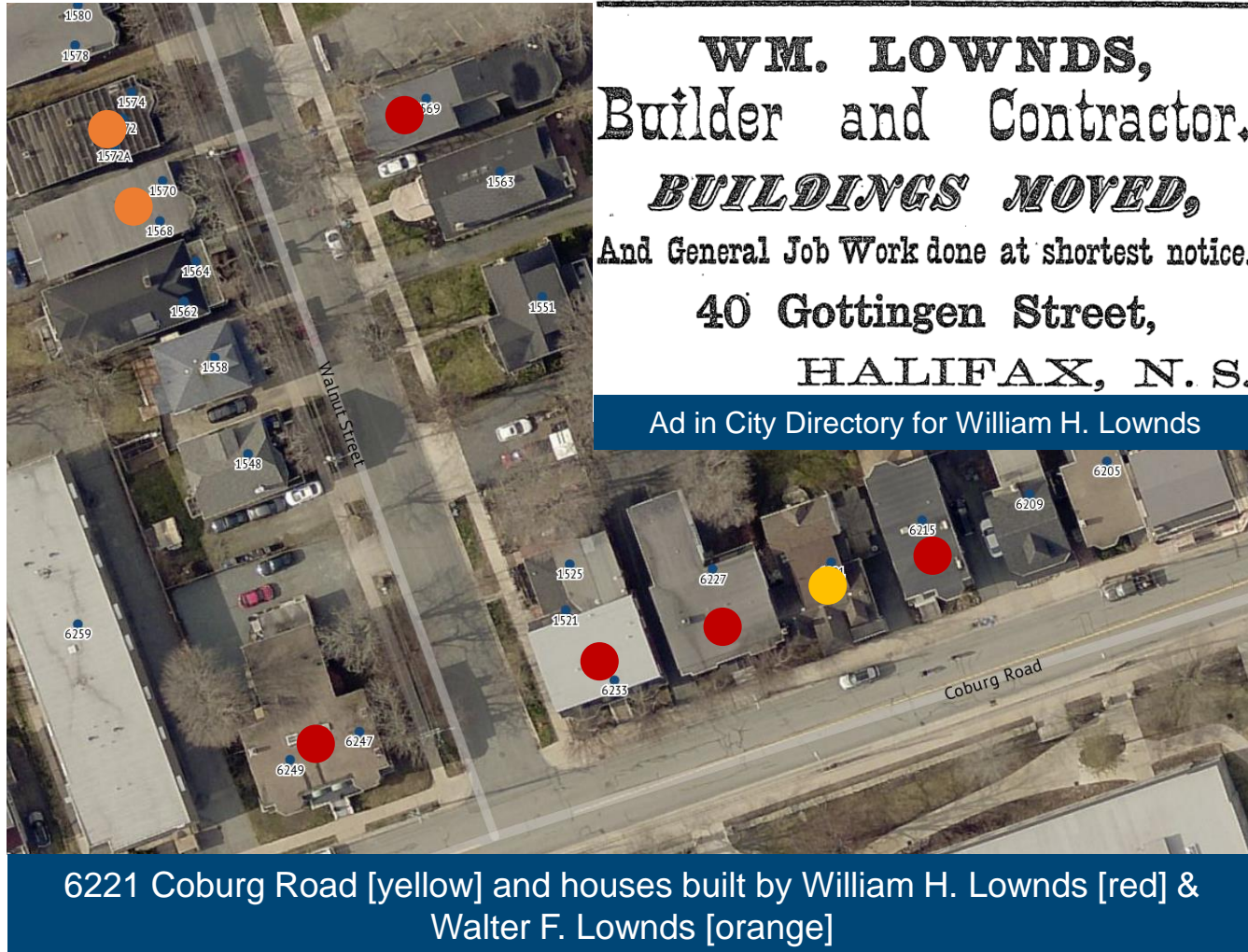


Hartshorne and the Sierra Leone project:

- Granville Sharp conceives of a free and equal colony in Sierra Leone
- Sierra Leone Company sends John Clarkson to Nova Scotia with an offer of land to settlers
- The offer attracts great interest and 1192 Black Loyalists set sail
- Hartshorne, as chief assistant, spreads the word, processes applicants, supervises the outfitting of ships, etc.

HALIFAX

2a. Historical Importance *[Historical Relationships]*



Lownds Family Connections:

- Matthew Lownds Sr.
- Matthew Lownds Jr.
- William & Susannah Lownds
- William H. Lownds
- Lilian Elizabeth [Lownds] Rent

HALIFAX

2a. Historical Importance *[Historical Relationships]*

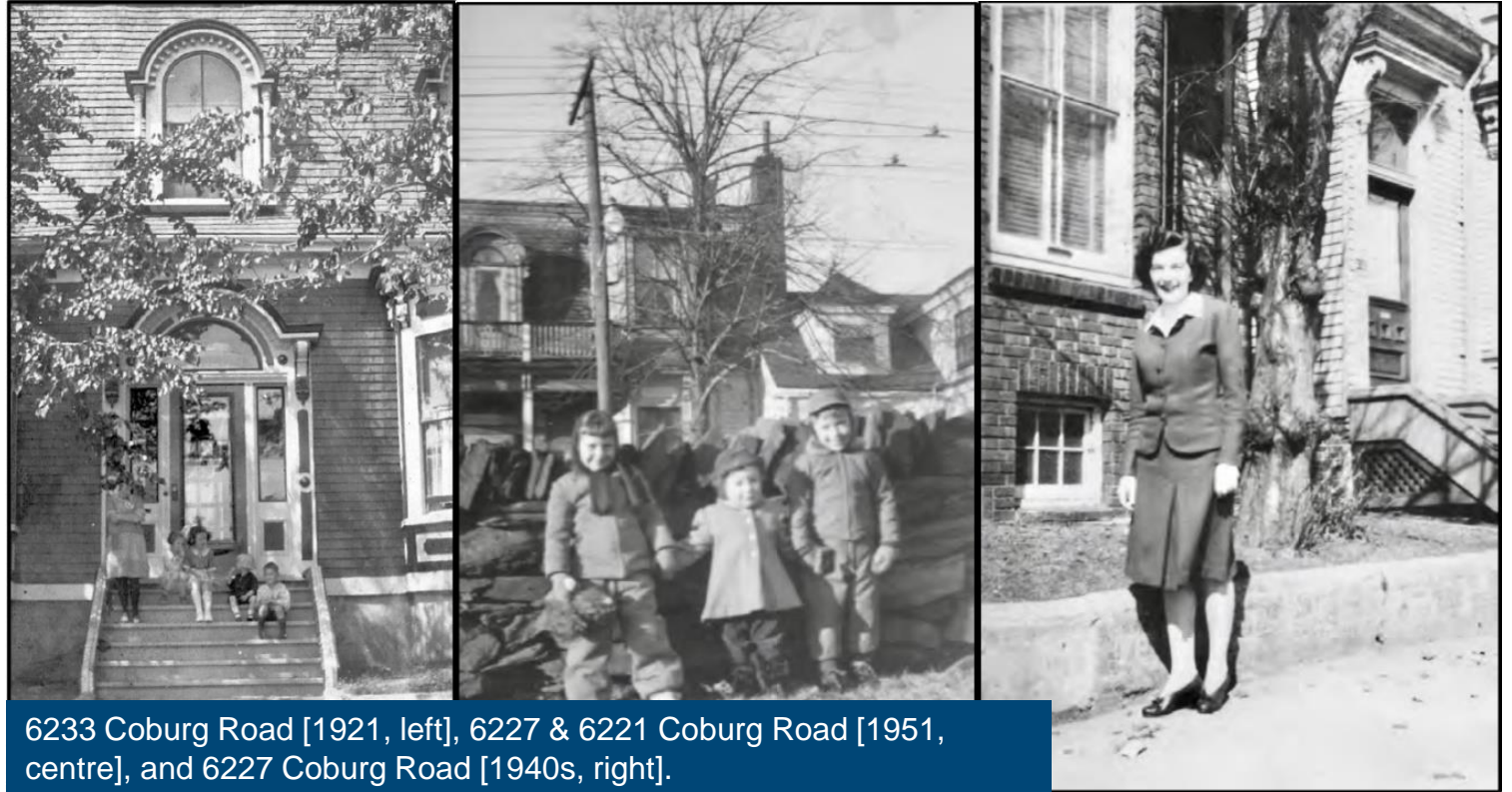
Locally	Points
Intimately Related	11- 15
Moderately Related	6 - 10
Loosely Related	1 - 5
No relationship to important occasions, institutions, personages or groups.	0

HALIFAX

3. Significance of Architect/Builder

- Original builder unknown
- Arts-and-Crafts renovation by builder Walter Francis Lownds

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



HALIFAX

4a. Architectural Merit [*Construction Type*]



- Timber frame wood construction
- Poteaux et pièce coulissante wall construction
- Coursed rubblestone foundation

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

HALIFAX

4b. Architectural Merit *[Style]*

- Originally a Nova Scotian vernacular style home [a.k.a. neoclassical, colonial] and a particularly early example
- Renovated in the mid to late 1910s in an Arts-and-Crafts style with elements common to craftsman and four-square homes
- Creates a unique transitional style combining elements of the two



HALIFAX

4b. Architectural Merit *[Style]*

Character defining elements of 6221 Coburg Road include, but are not limited to:

- Original one-and-a-half storey building of timber frame construction with early post-and-groove [poteaux et pièce coulissante] wall construction;
- T-shaped layout with small summer kitchen at rear;
- Steeply pitched gable roof;
- Symmetrically placed pair of three-sided, hipped-roof dormers;
- Dual red-brick chimneys situated at either end of the building, just inside the outer walls;
- Symmetrical three-bay front façade with two-storey, projecting central bay with hipped roof creating an enclosed porch;
- Arts-and-Crafts style wood-frame, true-divided-light front windows with diapered [diamond patterned] upper sashes and plain lower sashes;
- Arts-and-Crafts style porch door with true-divided light glazing and tripartite vertical panelling;
- Wood frame, true-divided-light, six-over-six windows in the summer kitchen addition;
- Solid wood glazed and panelled front door located inside the enclosed porch.

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

HALIFAX

5. Architectural Integrity



HALIFAX

5. Architectural Integrity



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

HALIFAX

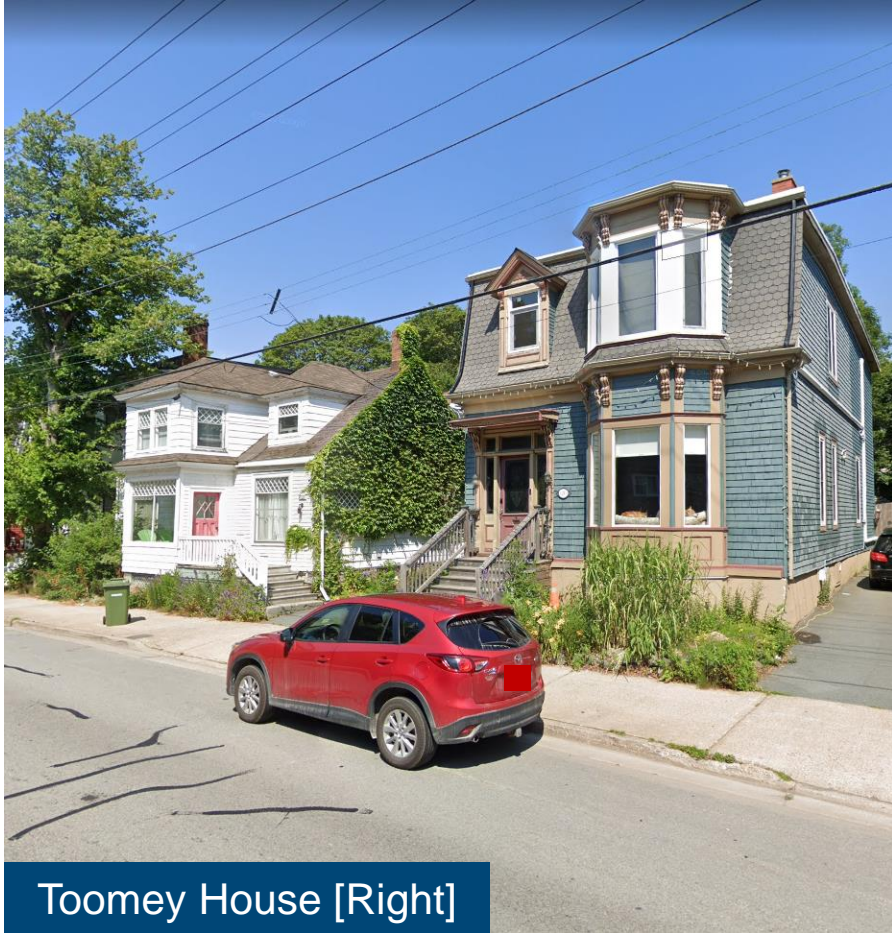
6. Relationship to Surrounding Area



- Predates the grand estates of the Old West End's early history
- Potentially the eleventh oldest building in Halifax
- Local development patterns influenced by the Lownds family and their subdivision and development of the old farmlands
- Compatible scale and unique style relative to surroundings

HALIFAX

6. Relationship to Surrounding Area



Toomey House [Right]

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.

Recommendation

Should 6221 Coburg Road, Halifax score 50 or more points on evaluation as a heritage property under the HRM Heritage Property Program, the Heritage Advisory Committee recommends that Regional Council:

1. Set a date for a heritage hearing to consider the inclusion of the subject property in the Registry of Heritage Property for the Halifax Regional Municipality; and
2. Approve the request to include 6221 Coburg Road, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1, as a municipal heritage property under the Heritage Property Act.

HALIFAX

Thank You