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Halifax, Nova Scotia
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Item No. 15.8.3
Halifax Regional Council
December 13, 2022

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed
For Patrick Connor, Chair, Heritage Advisory Committee

DATE: December 1, 2022

SUBJECT: **Case H00546: Request to Include 6221 Coburg Road, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

November 30, 2022 meeting of the Heritage Advisory Committee, Item 9.1.2.

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 the subject property in the Registry of Heritage Property for the Halifax Regional Municipality; and
2. Approve the request to include 6221 Coburg Road in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1 of the November 24, 2022 report, as a municipal heritage property under the Heritage Property Act.

BACKGROUND

At the November 30, 2022 meeting of the Heritage Advisory Committee, the Committee received a staff recommendation report dated November 24, 2022 and received a staff presentation on Case H00546. 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), then 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 November 24, 2022 (Attachment 1).

DISCUSSION

At the November 30, 2022 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	20
2A. Relationship to Important Occasions, Institutions, Personages or Groups	15
3. Significance of Architect/Builder	2
4A. Architectural Merit: Construction Type	10
4B. Architectural Merit: Style	8
5. Architectural Integrity	8
6. Relationship to Surrounding Area	10
Total	73

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 November 24, 2022 (Attachment 1) and the Scoring Summary for Heritage Buildings (Attachment 2).

FINANCIAL IMPLICATIONS

Financial implications are outlined in the attached staff report dated November 24, 2022.

RISK CONSIDERATION

Risk consideration is outlined in the attached staff report dated November 24, 2022.

COMMUNITY ENGAGEMENT

The Heritage Advisory Committee is comprised of ten citizen members and two Councillors. Meetings are live webcast on Halifax.ca. The agenda, reports, video and minutes of the Committee are posted on Halifax.ca.

For further information on Community Engagement refer to the attached staff report dated November 24, 2022.

ENVIRONMENTAL IMPLICATIONS

Environmental implications are outlined in the attached staff report dated November 24, 2022.

ALTERNATIVES

The Heritage Advisory Committee did not provide alternatives.

Alternatives are outlined in the attached staff report dated November 24, 2022.

ATTACHMENTS

Attachment 1 – Staff Recommendation Report dated November 24, 2022.

Attachment 2 – Scoring Summary for Heritage Buildings.

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: Simon Ross-Siegel, Legislative Assistant, Municipal Clerk's Office 902.292.3962



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Attachment 1
Heritage Advisory Committee
November 30, 2022

TO: Chair and Members of the Heritage Advisory Committee

-Original Signed-

SUBMITTED BY:

Jacques Dubé, Chief Administrative Officer

DATE: November 24, 2022

SUBJECT: **Case H00546: Request to Include 6221 Coburg Road, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

Application by the property owners Susy Lewis Giddy and Martin John Giddy.

LEGISLATIVE AUTHORITY

The Heritage Property Act

RECOMMENDATION

Should 6221 Coburg Road 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 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*.

BACKGROUND

In June 2022, Susy and Martin Giddy applied to include their 6221 Coburg Road property in the Registry of Heritage Property for the Halifax Regional Municipality. The subject property is located on the northern side of Coburg Road in Halifax, near the mid-point of the block bound by Lemarchant Street to the east and Walnut Street to the west (Map 1). The property contains a 1.5-storey dwelling which was either built or commissioned by Lawrence Hartshorne and constructed between 1790 and 1796.

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 Property.

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 or 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 50 or more points, a positive recommendation will be forwarded to Regional Council. If the property scores less than 50 points, 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, 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).

1. Age:

The property at 6221 Coburg Road was once part of a 10-acre plot of farmland dating back to the 1749 Lot Draw following the founding of Halifax. The present home appears on the earliest available maps of the area [Church's 1865 Map of Halifax County] indicating the house was constructed pre-1865. The ownership history shows this house as being passed down through multiple generations of the Lownds family beginning with Matthew Lownds Sr. who purchased the property in 1796 and ending with Lillian Lownds, who was foreclosed upon by the bank in 1926.



Figure 1: 6221 Coburg Road (Aug 31, 2021)

The ownership history also shows a noteworthy tenfold increase in the sale value of the 10-acre property from when Lawrence Hartshorne purchased it in 1790 for £15 to when he sold it to Matthew Lownds in 1796 for £150. This suggests that the house was built between 1790 and 1796, with the construction of the house accounting for the sudden large increase in value. The construction method used to build this home, referred to as “poteaux et pièce coulissante” is also consistent with homebuilding methods of the late 1700s. Lawrence Hartshorne was involved in agricultural improvement efforts and established a model farm near Dartmouth, he lived in both Dartmouth and Halifax and built several houses. It is possible that this property too was intended to serve as a model farm and it may have served as an occasional residence for Hartshorne, as his Dartmouth farmhouse did.

Research shows that this building was constructed between 1790-1796, and as such, staff recommend a score of 20 points.

2. Historical OR Architectural Importance:

Relationship to Important Occasions, Institutions, Personages or Groups

Prominent Quaker, abolitionist, businessman and politician, Lawrence Hartshorne, purchased the 10-acre farm on the north side of Coburg Road in 1790 and commissioned the construction of the present house.

Lawrence Hartshorne was born in Black Point, NJ [now Rumson, NJ] in 1755 to Quaker parents. As a Quaker, Hartshorne was a staunch abolitionist, and he is recorded in the Book of Negroes as having freed an enslaved Black family from Lt. Col. Isaac Allen. He emigrated from New York to Nova Scotia in 1773 and established himself first as a hardware merchant, but he also built several homes and established a model farm and a grist-mill / bakehouse operation in Dartmouth, the latter in partnership with Jonathan Tremain.

Hartshorne made his entrance in politics as chief assistant to abolitionist John Clarkson in the project to transport willing Black Loyalist emigrants to Freedom Province [later Freetown] in Sierra Leone. Hartshorne is noted as being the only agent hired for the project to be desirous of the project's success. Indeed, neither the governor of Nova Scotia, John Parr, nor most of the white populace wanted the Black Loyalists to leave

Nova Scotia in any great number. Among other reasons, white Nova Scotians had grown reliant on the Black Loyalists' continued exploitation for cheap labour, and so the white populace launched a propaganda campaign against the project, bribed loyalists to stay, and some even forged fake debts and indentures to disqualify them from emigrating. Hartshorne assisted John Clarkson in spreading the word of the Sierra Leone Company's offer to the Black Loyalists, accompanying him on his visits to Preston and Windsor, and assisting Clarkson in screening applicants, supervising the outfitting and provisioning of ships, and drafting and signing land grant certificates, among other duties. Clarkson notes his gratitude for Hartshorne's esteemed character and ever-ready assistance in multiple letters.

Following this project, Hartshorne rose into political prominence aided by Lieutenant Governor John Wentworth, who appointed Hartshorne to magisterial seats and on local commissions, and who helped him secure lucrative military contracts. In return, Hartshorne frequently loaned the troubled Wentworth family money. Hartshorne was a member of the Legislative Assembly from 1793 to 1799 and a member of the Council of Nova Scotia from 1801 to 1804 and from 1807 to 1822. Hartshorne eventually moved into a large [since demolished] mansion in Dartmouth known as Poplar Hill. He died on March 10th, 1822 and his family remained prominent in business, politics, and society in the following decades.

In 1796, the ten-acre Coburg Road farm was purchased from Hartshorne by Matthew Lownds Sr. [~1760s-1803] an independent farmer who also came to own properties on Grafton Street and in Dutch Village. He and his wife Catherine [Cogsdell] Lownds together had three children, William Lownds, Matthew Lownds Jr., and Susannah Lownds.

Matthew Lownds Jr. [1801-1874] and his wife Charlotte [Henley] Lownds worked the Coburg Road farm until Matthew chose to pursue a career in carpentry, relocating them to 24 Starr Street in 1865. His siblings, William and Susannah moved to the Coburg Road farm that same year. Both remained unmarried until their deaths. Susannah divided the farm into four equal portions and left them to her four nephews: Matthew Alexander Strachan Lownds [1828-unknown], William H. Lownds [1831-1911], Thomas Simeon Lownds [1831-1917], & Charles Henley Lownds [1935-1912].

William H. Lownds was a carpenter and builder and the eldest son of Matthew Lownds Jr. He lived at 22 Starr Street with his wife Elizabeth [Walsh] Lownds [1837-1914] and inherited the easternmost portion of the farm, including the present house, from his aunt Susannah in 1880. William H. Lownds briefly formed a partnership with his brother Thomas Simeon Lownds in the construction company of W & T Lownds on Gottingen Street. The partnership dissolved and the two worked independently, with William later operating his construction and contracting company from the subject dwelling. William would go on to employ his sons in his construction business and he built several houses on both his and his brother's lands, including 6247-49, 6233, 6227, & 6215 Coburg Road, as well as 1569 Walnut Street. His son Walter Lownds [1871-1942] also built 1572 & 1568 Walnut Street.

Lillian Elizabeth [Lownds] Rent [1876-1932] was the youngest child of William H. and Elizabeth Lownds. She married Charles W. Rent [1876-1914], a bookkeeper and later a commercial traveler. The pair lived at [now] 6247-49 Coburg Road until 1913 when they moved with Lillian's mother Elizabeth into the subject property. Her mother and husband both passed shortly thereafter, and Lillian inherited the subject property, known as "the old cottage", from her mother. She took out a series of loans against the property, using at least some of them to commission her brother Walter Lownds to renovate the house in the popular Arts-and-Crafts style around 1917. In 1926, the bank foreclosed on the property and Lillian moved to Dartmouth.

The bank sold the subject property to Edwin E. Gibson [1865-1954] and his wife Fanny [Corbin] Gibson [1876-1947], who rented it out to tenants, including the dental surgeon George Kenneth Macintosh and his wife Mary, who purchased the property in 1941. Macintosh used the house as both residence and dental office, the pair residing there until their deaths.

Due to the property's connections with the provincially significant Lawrence Hartshorne and the locally significant Lownds Family, staff recommend a score between 11 and 15 points for historical importance.

3. Significance of Architect or Builder:

Lawrence Hartshorne is described in *Clarkson's Mission to America 1791-1792* as having “built several houses”. However, staff have been unable to verify whether the subject dwelling was built by Lawrence Hartshorne himself or commissioned by Hartshorne and built by a local carpenter. However, a substantial Arts-and-Crafts renovation in the mid to late 1910s dramatically altered the character of the original vernacular home, and over time has become character-defining in its own right. The builder responsible for this renovation was Walter Francis Lownds, who is responsible for several new homes and renovations in Halifax between 1892 and 1907, and he is reported to have built 1572 & 1568 Walnut Street.

The builder Walter Francis Lownds is of local significance and as such, staff recommend a score between 1 and 3 points.

4. Architectural Merit:

Construction type or building technology

The 1.5-storey dwelling is of timber frame construction, meaning it employs wooden joinery techniques as opposed to metal hardware to secure joints between posts and beams which generally exceed 13cm in cross section and predate dimensional lumber. Staff inspection of the home revealed a subtype of timber frame construction known as ‘poteaux et pièce coulissante’ [translated as post and piece sliding in a channel]. This early form of nail-less, framed wall construction consists of vertical posts with grooves cut into them and either squared logs [poteaux-en-coulisse] or thick-sawn planks [madrriers-en-coulisse] being slid into these grooves, stacked one atop the other to form the exterior wall, to which cladding such as wooden shingles may be attached. This building technique is associated with the foreign protestants who settled Lunenburg and with settlers of New France.

The original dwelling sits upon a coursed rubblestone foundation, with brick window surrounds and concrete sills added later to accommodate basement windows. The outside walls are clad in a mix of aluminum siding and painted wooden shingles.

This ‘poteaux et pièce coulissante’ construction technology is consistent with the building’s age and is now rare, especially in Nova Scotia. As such, staff recommend a score between 7 and 10 points.

Style

The dwelling was originally constructed in the Nova Scotian Vernacular style, sometimes called ‘neoclassical’ or ‘colonial’, which was most popular from 1749 through 1880. The 1.5-storey structure originally had a small rectangular plan, with a summer kitchen built onto the back of the home early in its history, creating a T-shaped plan. The steep gable roof with minimally projecting eaves, dual flanking chimney placement, and symmetrically placed dormers, are all consistent with the vernacular style.

The dwelling received an extensive renovation in the mid to late 1910s in the popular Arts and Crafts style. It is from this renovation that the dormers, which would have originally been either gabled or Scottish, gained their hipped roofs and diapered [diamond] pattern windows. All the front windows were replaced with Arts and Crafts style front windows consisting of either fixed or hung lower sashes and fixed, diapered upper sashes. All front windows are of wood frame true-divided-light construction. The summer kitchen windows are single hung wood frame true-divided-light windows with a six-over-six configuration. A two-storey enclosed front porch with a hipped roof was added in the 1910s renovation. This porch also features an Arts-and-Crafts style porch door with a diamond motif window and tripartite panelling.



**Figure 2: 6221 Coburg Road
internal view of wall
construction with inset photo
showing another example of
‘poteaux et pièce coulissante’
construction (Oct 24, 2022)**

The dwelling's exterior is finished with a mix of aluminum siding and wooden shingles, the roof is finished with asphalt shingles.

Standard 2 of the *Standards and Guidelines for the Conservation of Historic Places in Canada [Second Edition]*, states that one must, "conserve changes to an historic place that, over time, have become character-defining elements in their own right." It is with this in mind that the summer kitchen addition, the projecting central bay [porch], three-sided, hipped-roof dormers, and the Arts-and-Crafts style windows and porch door should be considered part of the historical fabric of this house and included in the Character Defining Elements [CDEs].

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; and
- Solid wood glazed and panelled front door located inside the enclosed porch.

5. Architectural Integrity:

During a property inspection, staff were able to verify the original rectangular floorplan and subsequent T-shaped floorplan with the early addition of a rear summer kitchen. This summer kitchen has since received further additions above and to the rear, though none of the additions are visible when viewing the front elevation of the dwelling.

Most of the dwelling's architectural features remain intact from the 1910s renovation forward. These include the Arts-and-Crafts style windows, roof profile, porch, and dormers. Overall, the structure's exterior is in declining condition. With the roof and the aluminum siding showing significant deterioration. The windows, by contrast, are generally in good to very good condition. Most of the exterior's wood shingle cladding has been replaced or covered with aluminum siding.

The dwelling exhibits modest changes and staff recommend a score between 6 and 10 points.

6. Relationship to Surrounding Area:

In the late 1700s Coburg Road and the Old West End was largely undeveloped. Then throughout the 1800s large estates sprung up in the Old West End as wealthy merchants sought refuge from the bustle of the city. The subject dwelling predates even the earliest such estates [Studley Estate and Coburg Cottage] and is potentially the eleventh oldest structure in Halifax. The dwelling's unusual mix of vernacular and Arts-and-Crafts styles help it stand out from the other registered and contributing heritage properties on Coburg Road. This dwelling has historical connections to many homes in the surrounding neighborhood that were built by members of the Lownds family on their former farmlands. And the property also has historical associations with Lawrence Hartshorne, a prominent Quaker, abolitionist, businessman, and politician, who played a significant role in the 1792 Black Loyalist emigration from Nova Scotia to Freedom Province in Sierra Leone.

Due to the property's exceptionally early date of construction and its association with local and provincial history, 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 2022/2023 operating budget for C340 – Heritage and Planning Information Services.

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 6221 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. In doing so, the application will not proceed to Regional Council for evaluation.

ATTACHMENTS

Map 1: Location Map

Attachment A: Evaluation Criteria

Attachment B: Historical Research Report

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: Carter Beaupre-McPhee, Heritage Planning Researcher, 902.719.9604



Map 1 - Location

6221 Coburg Road,
Halifax

- Registered Heritage Property
- Subject Properties



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

Attachment A

HALIFAX REGIONAL MUNICIPALITY HERITAGE PROPERTY PROGRAM EVALUATION CRITERIA

**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.*

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 or 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:

Attachment B

Research Report

6221 Coburg Road, Halifax

Prepared by:

HRM Planning & Development
Carter Beaupre-McPhee, Heritage Planning Researcher

November 15, 2022



HALIFAX

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Age

6221 Coburg Road, Halifax, formerly known as 81 Coburg Road, is situated on the northern side of Coburg Road between the intersections with Walnut Street and Lemarchant Street.

To begin assessment of the property's age one may start with the available maps of the area. In which one finds some inconsistencies appearing to depict the subject property in two separate but nearby locations. A summary of the map findings is provided below:

- The 1865 Church's Map [Figure 3] shows what appears to be the subject property before the addition of its summer kitchen [B] and occupied by William Lownds [misspelled Lowen], located slightly further from Lemarchant Street than would be expected [this is believed to be a mapping error for reasons explained below];
- The 1878 Hopkins Atlas [Figure 4] shows the subject property in the correct location, with its distinctive T-shaped plan, after the addition of the summer kitchen [A];
- The 1879 Ruger's Panorama [Figure 5] shows a small house with no summer kitchen [B] located past Walnut Street and before Chestnut Street, corresponding with the house [B] shown on the 1865 map, but not with the present house's location [A] [this is believed to be a mapping error, as it is one of numerous inconsistencies in this area between the Ruger's Panorama and the Hopkin's Atlas published only one year prior];
- The 1889 Goad's Atlas [Figure 6] shows the T-shaped house [A] in its correct location, matching the 1878 Atlas, and like the 1878 Atlas, shows no other house [B] further west;
- The 1890 Currie's Panorama [Figure 7] shows the T-shaped present house [A] in its correct location just barely visible between the two two-storey houses either side, both of which remain standing today, and this map also shows the house without a summer kitchen [B] exactly as depicted in the 1879 panorama [this is believed to be the same error carried over from the Ruger's Panorama];
- All maps from 1895 [Figures 8-11] onward show the T-shaped house [A] in its correct location.

The only map which shows both [A] and [B] existing concurrently is the 1890 Currie's Panorama [Figure 7], which appears to use the prior Ruger's map as the basis for a revised panorama. This method of revising the Ruger's map would explain how house [B] was directly carried over from the previous map to appear concurrent with house [A], even though both [B] and [A] are likely depicting the same house from two different time periods.

To further rule out the possibility of [A] and [B] existing as two separate houses and to further assist in determining the age of this property, a site visit was conducted with the assistance of the property owners to identify features visible only from the house's interior that would clarify the construction methods used and thus the approximate age of the house. The site visit revealed that the house is of timber frame construction, a subset of post-and-beam construction which employs wooden joinery techniques such as mortise-and-tenon and lap joints instead of modern metal fasteners.¹ The current owners also attest that, when removing a second front door installed by a previous owner, they revealed 6inx8in beams with hardwood [oak] pegs securing the mortise and tenon joints. Staff were also granted access to a small hole in an interior wall, which revealed the internal construction of one of the exterior walls near the western fireplace [see Figure 29].

This revealed what appears to be a wall construction method known as ‘poteaux et pièce coulissante’. This form of nail-less wall construction employs vertical posts with grooves cut into them and squared logs or thick sawn planks slid into these grooves, stacked one atop the other, to form the exterior wall.²⁻⁴ This ‘poteaux et pièce coulissante’ building method was in use as early as the mid 1600s and was only supplanted by the balloon framing building technique by the mid-1800s.^{2,3} It is therefore very reasonable to suggest this house predates the 1878 Hopkins Atlas and thus houses [A] and [B] in the map findings are in fact the same house.

With this construction method in use for such a broad span of time, one must instead turn to the deed history to try and narrow the date of construction, looking for any sudden increases in sale price, which might indicate the construction of a house on the land. The deed history reveals a ten-fold increase in the sale price of the 10-acre farmlands from when Lawrence Hartshorne purchases the land in 1790 for £15 and when he sells it to Matthew Lownds Sr. in 1796 for £150 [see Figure 1]. Hartshorne was actively involved in agricultural improvement through the 1780s and was proprietor of a model farm in Dartmouth.⁵ **Thus, with Hartshorne’s connection to model-farming, the sudden tenfold increase in property value, and the period-appropriate construction method, this house appears to have been built between 1790 and 1796.**

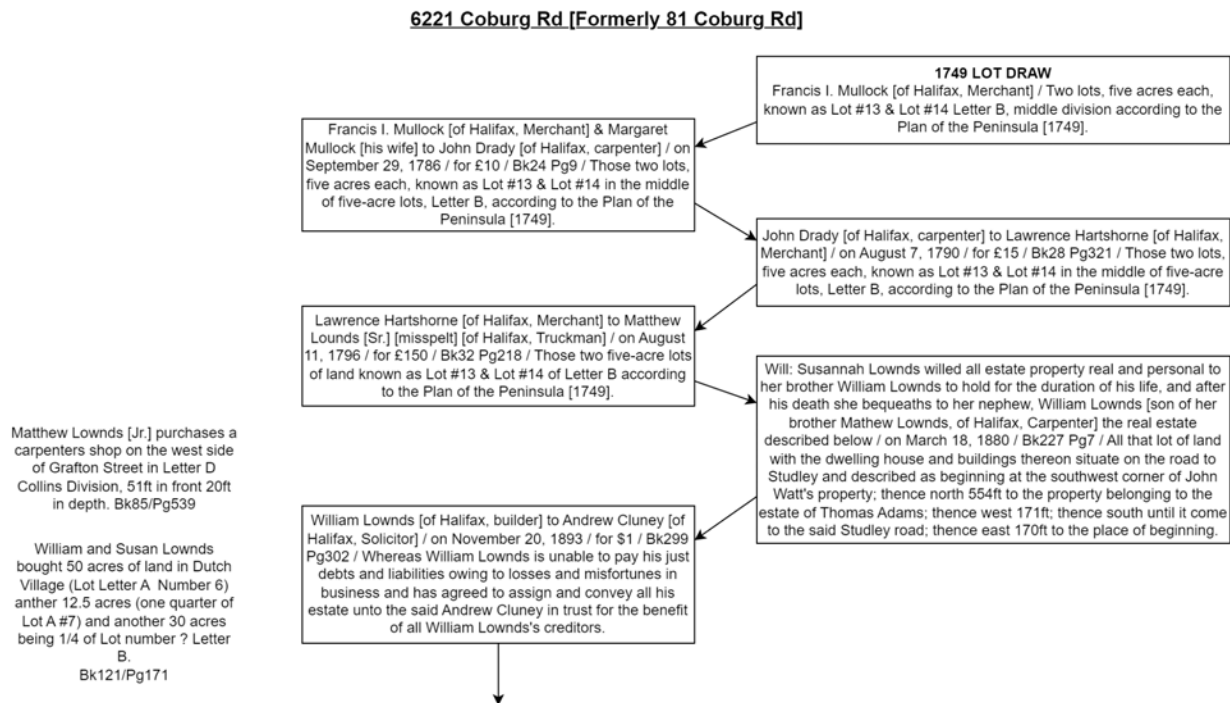


Figure 1: Deed history of 6221 Coburg Road [Part 1]

6221 Coburg Rd [Formerly 81 Coburg Rd]

A piece of the rear of the property was sold in Bk350/Pg630

Elizabeth Lownds lived on the corner of Walnut and Coburg in what was [in 1914] known as 87 Coburg Road, according to her will.

[in 1914] 81 Coburg Rd was colloquially referred to as "the old cottage" by Elizabeth in her will.

Will: Bk444/Pg167

Will was signed by her in 1876

Andrew Cluney [of Halifax, the assignee of William Lownds of Halifax, Builder] to Elizabeth Lownds [of Halifax, married woman] / on March 21, 1894 / for \$1000 / Bk297 Pg262 / Whereas by Deed of Assignment dated November 20, 1893, William Lownds conveyed the property to the said Andrew Cluney in trust for the creditors of William Lownds, and whereas the Deed of Assignment provided that Andrew Cluney could dispose of the property at private sale or at auction, and whereas Elizabeth Lownds's tender of the sum of \$1000 was the only tender made and has been accepted by Andrew Cluney, this indenture witnesseth the conveyance of the following lot from Andrew Cluney to Elizabeth Lownds:

All that lot being to the North of Coburg Road and beginning on Coburg Road at the southwestern corner of lands formerly of John Watt; thence running north along the line of John Watt's lands 200ft; thence west 53ft; thence south 200ft; thence east along Coburg Road to the place of beginning.

And several other adjacent lots.

Will: Elizabeth Lownds bequeathed "the old cottage" at 81 Coburg Road, bounded on the west and east by properties of Angus McDonald and George Toocney[?] to her daughter Lillian Rent / on October 31, 1914 / Bk444 Pg167 / All that lot of land with the dwelling house and buildings thereon situate on the road to Studley and described as beginning at the southwest corner of John Watt's property; thence north 554ft to the property belonging to the estate of Thomas Adams; thence west 171ft; thence south until it come to the said Studley road; thence east 170ft to the place of beginning.

Edwin E Gibson [of Halifax, carpenter] & Fanny Gibson [his wife] to George Kenneth Macintosh [of Halifax, dental surgeon] / on January 31, 1941 / for \$1 / Bk821 Pg469 / All that lot being to the North of Coburg Road and beginning on Coburg Road at the southwestern corner of lands formerly of John Watt; thence running north along the line of John Watt's lands 117.5ft; thence west 53ft; thence south 117.5ft; thence east along Coburg Road to the place of beginning.

Dr. Edward M. Swannie [of Corner Brook, NL, spouse of Marie Furlong] & Suzanne M. Swannie [of St. John's, NL, unmarried] to Wayne Rockwell & Maria Rockwell [of Halifax, husband and wife] / on May 29, 1989 / for \$1 / Bk4746 Pg1192 / All that lot being to the North of Coburg Road and beginning on Coburg Road at the southwestern corner of lands formerly of John Watt; thence running north along the line of John Watt's lands 117.5ft; thence west 53ft; thence south 117.5ft; thence east along Coburg Road to the place of beginning.

J. Walter Allison & MacCallum Grant [trustees of the Nova Scotia Savings, Loan and Building Society] to Edwin E Gibson [of Halifax, builder] / on October 25, 1927 / for \$1 / Bk616 Pg325 / All that lot being to the North of Coburg Road and beginning on Coburg Road at the southwestern corner of lands formerly of John Watt; thence running north along the line of John Watt's lands 117.5ft; thence west 53ft; thence south 117.5ft; thence east along Coburg Road to the place of beginning.

[Executors of] George Kenneth Macintosh [formerly of Halifax, deceased] to Edward M. Swannie [of Halifax, medical doctor] & Suzanne Maj Swannie [his wife] / on June 30, 1977 / for \$1 / Bk3136 Pg599 / All that lot being to the North of Coburg Road and beginning on Coburg Road at the southwestern corner of lands formerly of John Watt; thence running north along the line of John Watt's lands 117.5ft; thence west 53ft; thence south 117.5ft; thence east along Coburg Road to the place of beginning.

Wayne Rockwell & Maria Rockwell [of Halifax] to Susy Lewis Giddy & Martin John Giddy [of Halifax] / on December 21, 1993 / for \$1 / Bk5510 Pg302 / All that lot being to the North of Coburg Road and beginning on Coburg Road at the southwestern corner of lands formerly of John Watt; thence running north along the line of John Watt's lands 117.5ft; thence west 53ft; thence south 117.5ft; thence east along Coburg Road to the place of beginning.

Figure 2: Deed history of 6221 Coburg Road [Part 2]

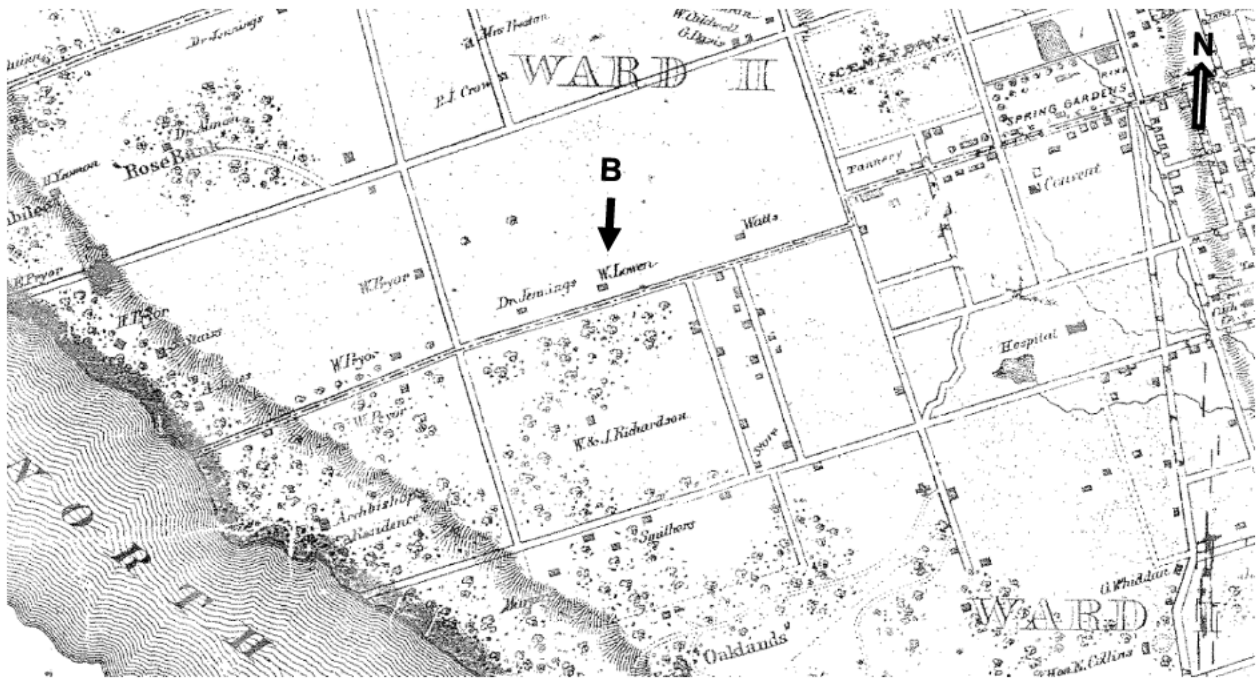


Figure 3: 1865 A. F. Church's map of Halifax County showing William Lowen [sic] on the north side of Coburg Road [a.k.a. Studley Road / Road to Studley] showing the subject property slightly further from Lemarchant Street than would be expected [see Figure 4].⁶

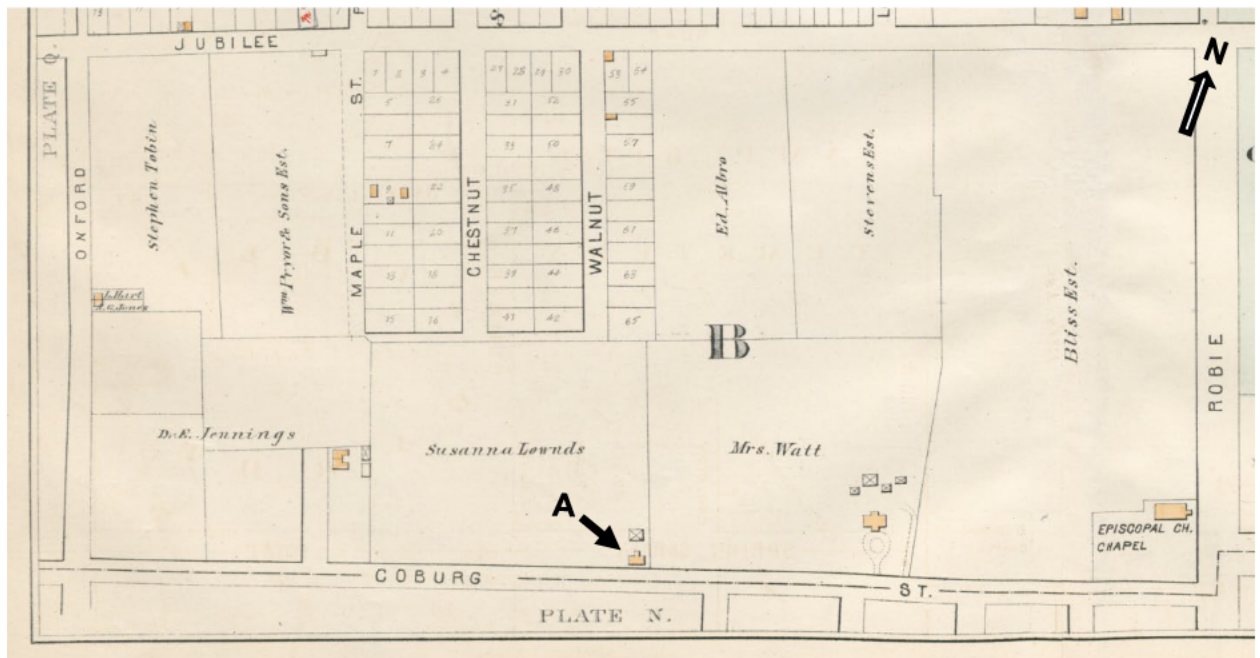


Figure 4: 1878 Hopkins Map of the Halifax County, with the subject property exactly where it stands today, highlighted by an arrow.⁷



Figure 5: 1879 Ruger's Panoramic View of the City of Halifax. The subject property is depicted further from Lemarchant Street than would be expected. This is believed to be a mapping error, as it is one of several inconsistencies between the 1879 panorama and the 1878 Hopkins Map [see Figure 4].⁸

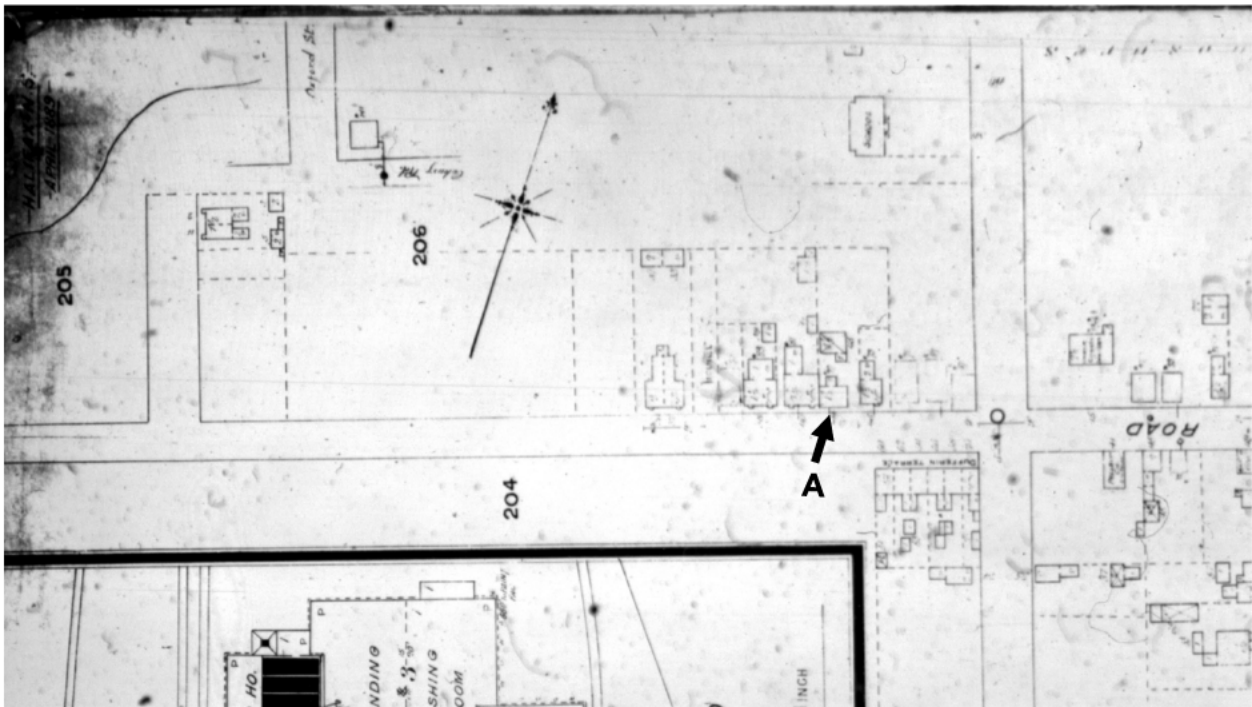


Figure 6: 1889 Goads Atlas of Halifax with the subject property highlighted by an arrow.⁹

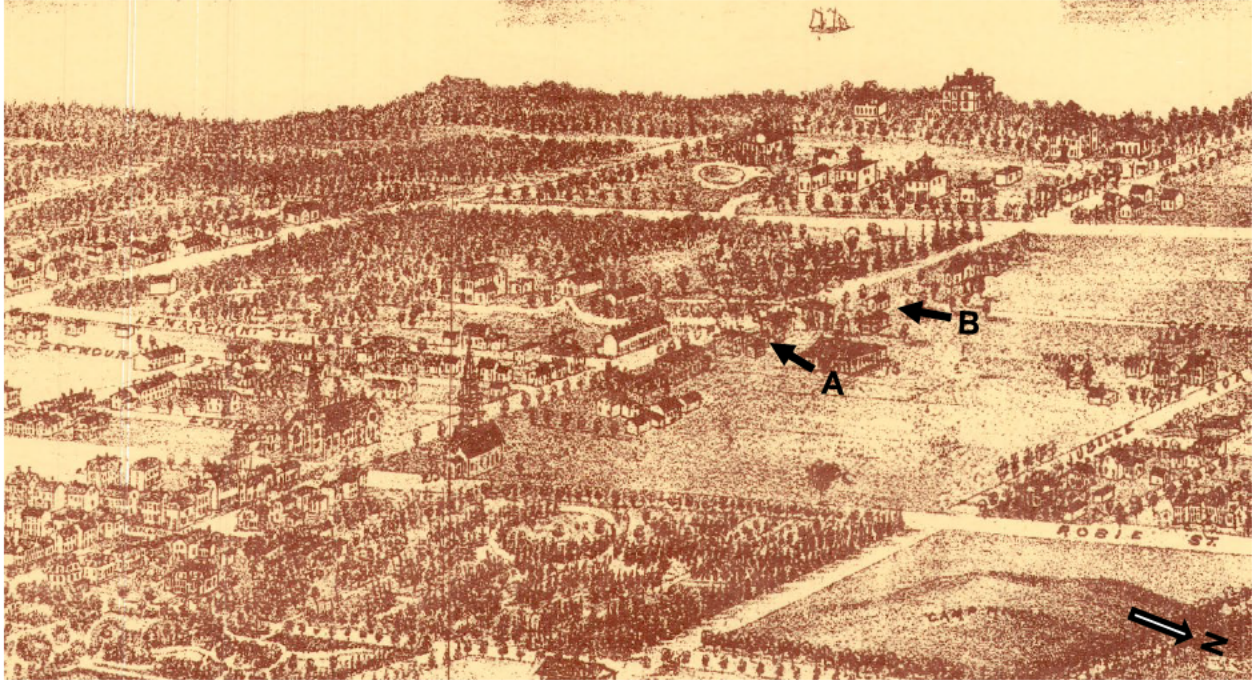


Figure 7: 1890 Currie's Panoramic Map of Halifax showing the subject property flanked on either side by two-storey homes.¹⁰

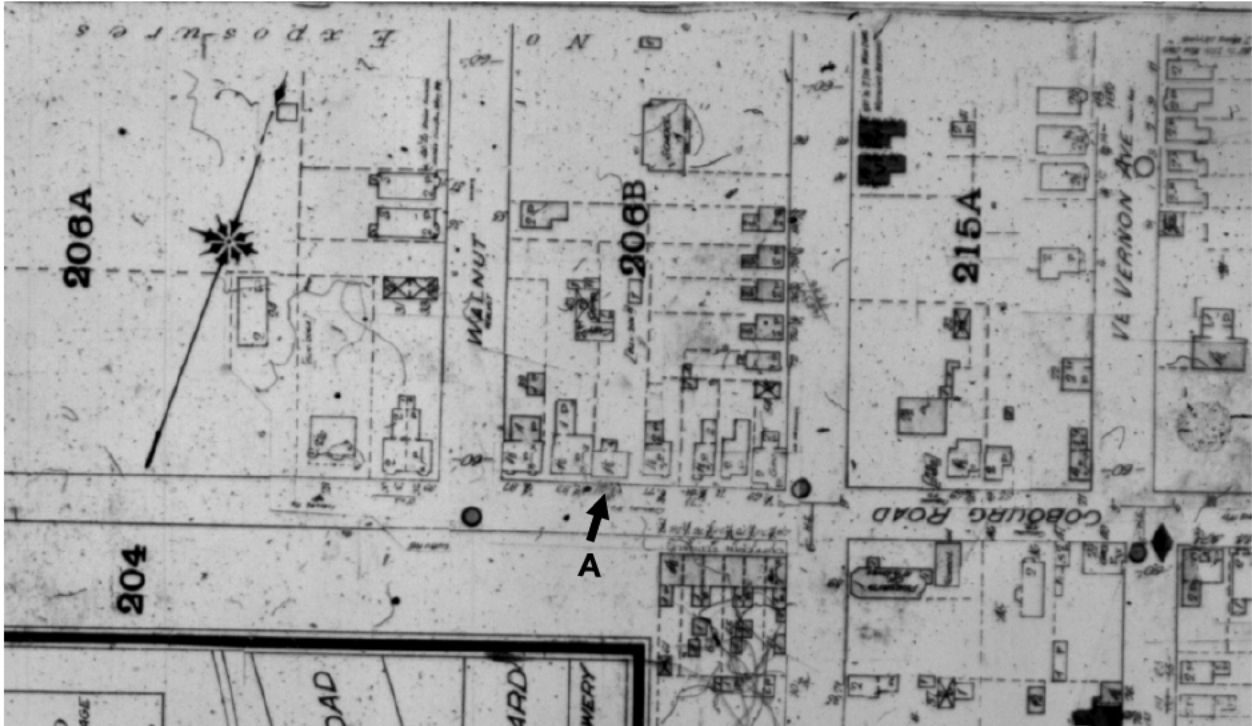


Figure 8: 1895 Fire Insurance Plan with the subject property highlighted by an arrow.¹¹

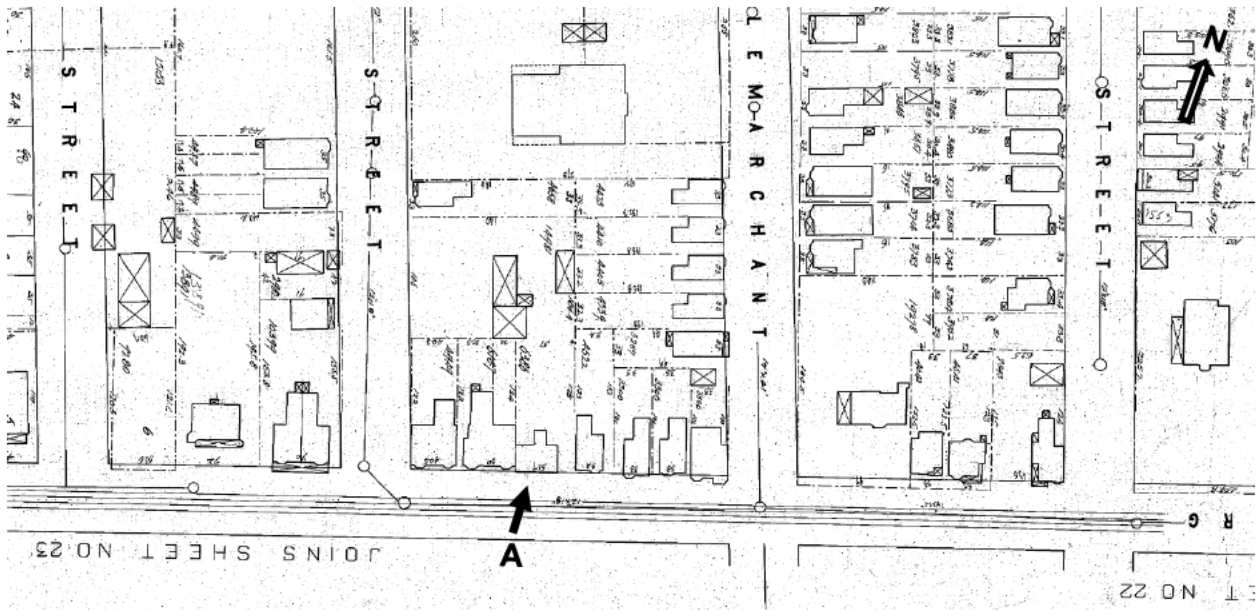


Figure 9: 1918 H.B. Pickins Assessment Plan with the subject property highlighted by an arrow.¹²



Figure 10: 1921 Air Survey with the subject property highlighted by an arrow.¹³

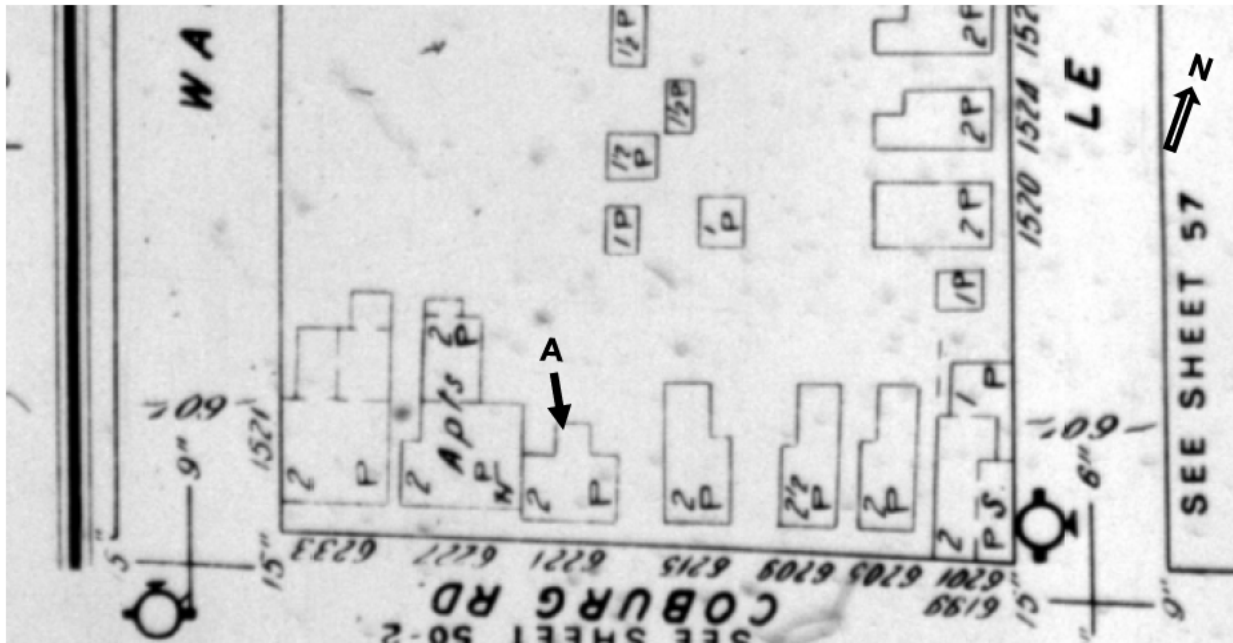


Figure 11: 1964 Fire Insurance Plan with the subject property highlighted by an arrow.¹⁴

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

The dwelling at 6221 Coburg Road has historical associations with the prominent Quaker loyalist, abolitionist, merchant, and politician, Lawrence Hartshorne Sr., as well as several generations of the Lownds family of Halifax, a family mostly of farmers, carpenters, builders, and contractors, who were responsible for the construction of many contributing heritage homes in the vicinity.

Lawrence Hartshorne Sr. [b. 1755, d. 1822]

As discussed in the age section of this report, the deed history and historical property values indicate that Lawrence Hartshorne built or commissioned the construction of the present house. Hartshorne was born in Black Point, New Jersey to a quaker family.⁵ In 1780, he married Elizabeth Ustick, the daughter of a hardware merchant.⁵ Hartshorne was an abolitionist, owing to his Quaker upbringing, and while in New York he freed an enslaved Black family from Lt. Col. Isaac Allen, as recorded in the *Book of Negroes* [see Figure 12].^{16,17} He joined the loyalist exodus from New York in 1783, settling in Halifax as a hardware merchant, in partnership with Thomas Boggs, and using his connections to acquire grants of several thousand acres in Nova Scotia.⁵ Around this time, he got involved in agricultural improvement—the promotion of modern, scientific farming methods.⁵ He established a model farm in Dartmouth, became treasurer of the Colonial Societas, Nova Scotia's first agricultural society, and built a grist-mill and bakehouse in Dartmouth with business partner Jonathan Tremain.^{5,18} It is possible that this 10-acre farm on Coburg Road was part of these efforts and may have been another model farm. The house may have been used by him as an occasional residence, much like his Dartmouth farmhouse.¹⁵

Inspection Roll of Negroes.

<i>Vessels Names and their Commanders.</i>	<i>Where Brought.</i>	<i>Negro's Names.</i>	<i>Age.</i>	<i>Description.</i>	<i>Claims.</i>		<i>Names of the Persons in whose Possession they now are.</i>
					<i>Names.</i>	<i>Places of Residence.</i>	
<i>Ship Spring.</i>	<i>S. Johns.</i>	<i>George Black.</i>	<i>35</i>				<i>Lt. Col. Isaac Allen.</i>
	"	<i>Ann Black.</i>	<i>25</i>				"
	"	<i>Ruben</i>	<i>7</i>				"
	"	<i>Saukey</i>	<i>5</i>				"
<i>Remarks.</i>							
<i>Freed by Lawrence Hartshorne as certified.</i>							

Figure 12: First entry of the first page of the Book of Negroes, showing a Black family with two children, formerly enslaved by Lt. Col. Isaac Allen, freed by Lawrence Hartshorne.¹⁶

The Quaker community is well noted for its historic rejection of slavery's legitimacy and its general sympathies for the plight of enslaved and formerly enslaved Black peoples. It is this abolitionist sympathy which presumably motivated Hartshorne's entry into politics as Chief Assistant to John Clarkson, in the project to transport willing Black Loyalists of Nova Scotia and New Brunswick to Freedom Province [now known as Freetown, Sierra Leone].^{5,16} Hartshorne was hired as an agent in Halifax (alongside three other agents in Nova Scotia) to assist Clarkson in informing local Black Loyalists of the project and of The Sierra Leone Company's offer of land, to collect names of interested potential emigrants, and to assist Clarkson in interviewing and processing applicants [see Figure 13].¹⁹ Hartshorne's prominence in Halifax won the pair the relative cooperation of Council and the Assembly as they went about the project, and he is particularly noted as the only one among the four agents hired to seem desirous of the project's success.¹⁹ Hartshorne accompanied John Clarkson on his visits to Preston and Windsor and also assisted Clarkson in supervising the outfitting of ships, inspecting the provisions for the journey, and drafting land grants, regulations, and advice on governance for the settlers.¹⁵ John Clarkson, in letters to The Sierra Leone Company directors as well as to abolitionist Henry Thornton, expressed his gratitude for Hartshorne's universally esteemed character and readiness to assist in all matters.¹⁵

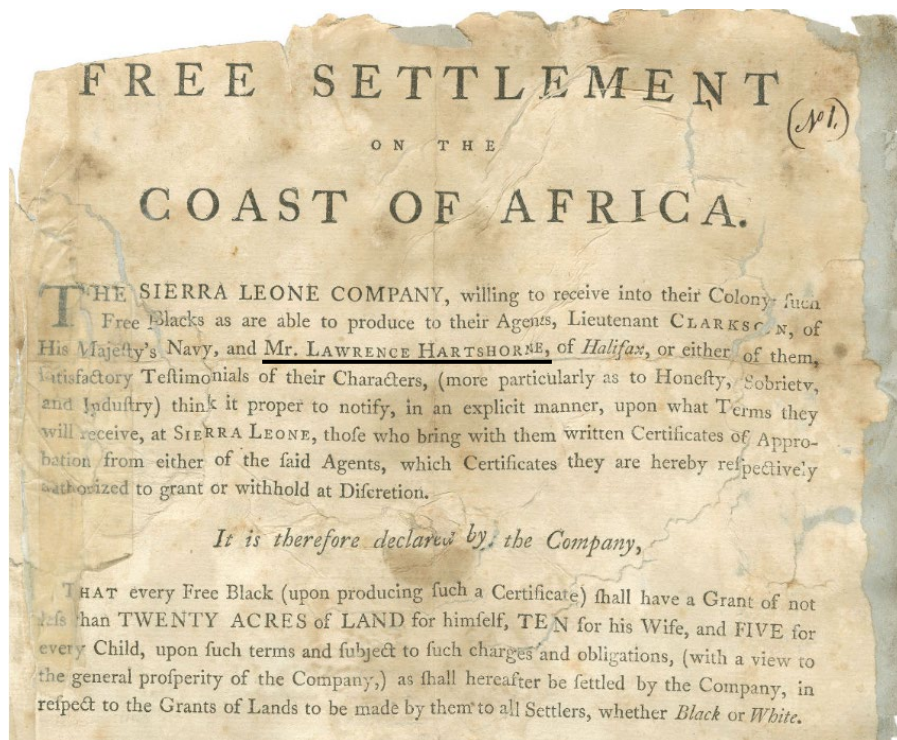


Figure 13: Advertisement for the settlement of Freetown, Sierra Leone, with Lawrence Hartshorne's name underlined.²⁰

Later, Hartshorne's rise into politics was greatly helped by the favour he held with Lieutenant Governor John Wentworth, who appointed him to magisterial seats and on local commissions, as well as helping him secure military contracts among other projects.⁵ Hartshorne in-turn loaned the Wentworth family money whenever they found themselves in financial difficulty.⁵ Hartshorne moved into a [since demolished] mansion in Dartmouth known as Poplar Hill, married his second wife Abigail Tremain [daughter of his business partner Johnathan Tremain], and fathered a total of three sons and six daughters across the two marriages.⁵ He served as a member of the Legislative Assembly from 1793 to 1799 and as a member of the Council of Nova Scotia from 1801 to 1804 and from 1807 until his death on March 10th, 1822.¹⁵ His family remained prominent in political, economic, and social circles in subsequent decades.⁵

A note on the early history of Freedom Province [later 'Freetown'], Sierra Leone:

Freedom Province was born of the utopian ideas of the early-abolitionist, Granville Sharp, who conceived of establishing a free and equal colony on the western coast of Africa near Sierra Leone settled by London's unemployed Black Poor, with equal division of land and a radical democracy of elected 'tythingmen' representing groups of ten families and elected 'hundredors' representing groups of ten tythingmen²¹ The first attempt at settlement saw 411 settlers sail from England to Sierra Leone to settle lands purchased from a local Temne Chief.²¹ This attempt was severely hampered by weather and disease, while disputes with the Temne Chief's successor caused still greater problems, including the kidnapping and sale of settlers back into slavery, and a raid by the Temne in 1789 which destroyed the settlement.¹⁹ Sixty-four remaining settlers took up temporary residence in a nearby village and The Sierra Leone Company was incorporated to

manage the project going forward and was granted ownership of the lands and control of the colony.¹⁹

The Company recognized it needed many more settlers, and this coincided with the arrival of Thomas Peters in London, bearing petitions outlining the grievances of Nova Scotia's Black Loyalists regarding the government's broken promises of land grants and the racism and inequities of Nova Scotian society.¹⁹ Peters and Sharp convinced the British Government to pay for the transport of willing Black Loyalist emigrants to the colony at Sierra Leone.¹⁹ Naval Lieutenant, John Clarkson accompanied Peters back to Nova Scotia to disseminate the company's offer of lands in Sierra Leone to Nova Scotia and New Brunswick's Black populace.¹⁹ There was great interest in the offer.¹⁹ In total, 1196 Black Loyalists emigrated from Nova Scotia to Sierra Leone, comprising around one third of the Black Loyalist population.²² Evidence suggests that most Black Loyalists would have left for Sierra Leone if they could, but they were limited by transportation capacity, a demanding selection process, and the disqualification of indentured servants and those with outstanding debts.^{19,22} Furthermore, Nova Scotia's white populace relied heavily on the exploitation of the Black Loyalists for cheap labour, and thus white society "[made] use of every artful devise' to keep [Black people] in their state of dependence in Nova Scotia," including refusing to provide attestation of character, offering bribes to stay, launching a propaganda campaign against the project, and even forging fake debts and indentures to disqualify them.¹⁹

At the time of Clarkson's recruitment drive across Nova Scotia, the Company's directors in London were still working on the colony's constitution.¹⁹ While Clarkson had assumed the constitution would carry on in the vein of Sharpe's original vision and promised as much to the Loyalists, there were no communications from the Company to Clarkson to update him on their plans.¹⁹ Thus, when the Loyalists arrived in Sierra Leone, they found many promises not upheld, with land grants delayed and smaller than promised, and a government of quarrelsome white councillors and a company-appointed governor, superseding the Black tythingmen and hundredors.¹⁹ The Company's later implementation of quit-rents and continued refusal to allow Black judicial or governmental representation led to an attempted rebellion in 1800, which was stamped out by the Company.¹⁹

By 1802 it was clear that The Sierra Leone Company had failed to produce a profitable, agriculturally productive colony, and the British Government would take control of the colony in 1808.²¹ Poor soil, insufficient knowledge of tropical agriculture, and tax disputes pushed the settlers from agriculture into trade, which formed the new economic foundation of the colony and saw Freetown become an important trading port.²¹ Historian John Peterson writes, "in the independent actions of the settlers during the colony's first twenty years of existence, one may find in microcosm its subsequent history in the nineteenth century." Under colonial rule, Sierra Leone's population would continue to grow with slaves freed by the British Navy, known as 'recaptives', and its lands would expand into neighbouring native African territories through both diplomatic and military means.²¹ Sierra Leone would eventually negotiate independence from British colonial rule on April 27th, 1961.²³

[Matthew Lownds Sr. \[b. ~1760s, d. 1803\] & Catherine \[Cogsdell\] Lownds \[b. 1771, d.1857\]](#)²⁴⁻²⁶

Matthew Lownds Sr. was a yeoman [independent farmer] and truckman [one who transports goods] living in Halifax. In 1789, he married Catherine Cogsdell, daughter of James Cogsdell.²⁵ Based on this marriage date and the typical ages of marriage for the time period, staff have

estimated that Matthew Lownds was born in the early 1760s.²⁷ Matthew first purchased a pair of adjacent lots in Downtown Halifax known as Lot #16 [in 1789] and Lot #8 [in 1794] in Letter C of Calendar's division [see Figure 14], and he later went on to purchase 10 acres of land along Coburg Road [in 1796, see Figure 15], 50 acres of land in Dutch Village [in 1799, see Figure 16], and Lot #4 Letter C in Ewers division [in 1801, see Figure 14].²⁸⁻³² Together, Matthew and his wife Catherine had two sons and a daughter, William Lownds, Matthew Lownds Jr., and Susannah Lownds, respectively. Matthew Lownds Sr. died September 22nd, 1803, with Catherine dying later on August 29, 1857 [see Figure 17], and it appears their lands on Coburg Road were passed to their daughter Susannah Lownds.^{24,26,33}

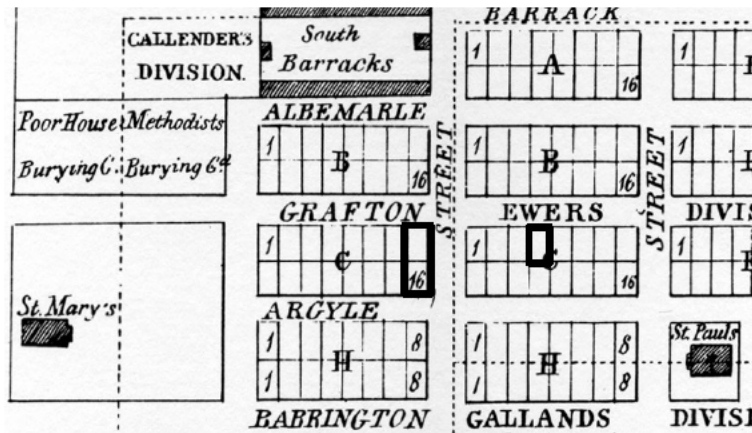


Figure 14: Section of the 1835 Plan of the Town of Halifax with the three lots purchased by Matthew Lownds Sr. highlighted by thick black outlines.³⁴



Figure 15: Portion of the 1749 Map of the Peninsula of Halifax with Lot #13 & Lot #14 Letter B in the division of five acre lots, which would go on to be purchased by Matthew Lownds Sr. in 1796, highlighted by a white outline.³⁵

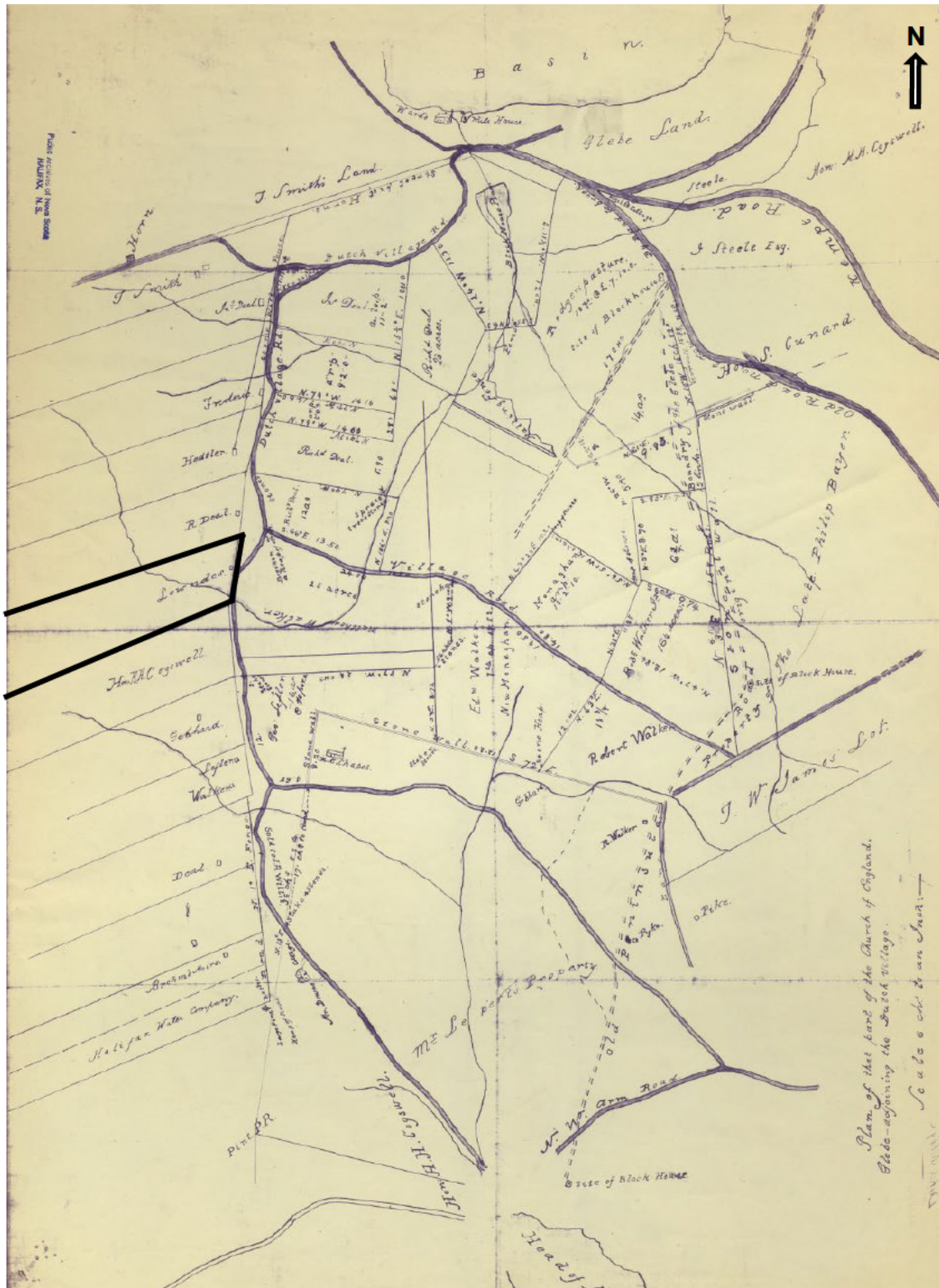


Figure 16: Undated map of the Church of England glebe adjoining Dutch Village, with the 50-acre lot purchased by Matthew Lownds Sr. and later included in a mortgage taken by William and Susan Lownds highlighted by a thick black outline. These lands roughly correspond with part of the present-day Fairview neighbourhood between Sunnybrae Avenue and School Avenue.³⁶



Figure 17: Gravestone of Catherine Lownds in Camp Hill Cemetery (September 28, 2022)

[Matthew Lownds Jr. \[b. 1801, d. 1874\] & Charlotte \[Henley\] Lownds \[b. 1811, d. 1877\]](#)^{37,38}

Matthew Lownds Jr. worked as a yeoman, presumably farming his father's lands.³⁹ On January 19th, 1825, he married Charlotte Henley, daughter of Cornelius Henley.³⁹ Together they had 5 children: Mary Jane Lownds [1825-1927], Matthew Alexander Strachan Lownds [1828-unknown], William H. Lownds [1831-1911], Thomas Simeon Lownds [1831-1917], and Charles Henley Lownds [1835-1912].⁴⁰ Matthew Lownds is listed in the 1864-65 Hutchinson's Nova Scotia Directory as living on Coburg Road.⁴¹ This is the earliest available directory, and it is likely that Matthew, Charlotte, and their children resided on his father's Coburg Road farmlands even earlier, given his profession of yeoman.⁴¹ Matthew and his wife moved to a new home at 24 Starr Street in 1865 [see Figure 18], coinciding with Matthew Lownds's change of profession to carpenter.^{6,41,42} Matthew resided at the Starr Street residence until his death in 1874, with his widow Charlotte residing there until her own death on February 13, 1877.^{38,43-45}

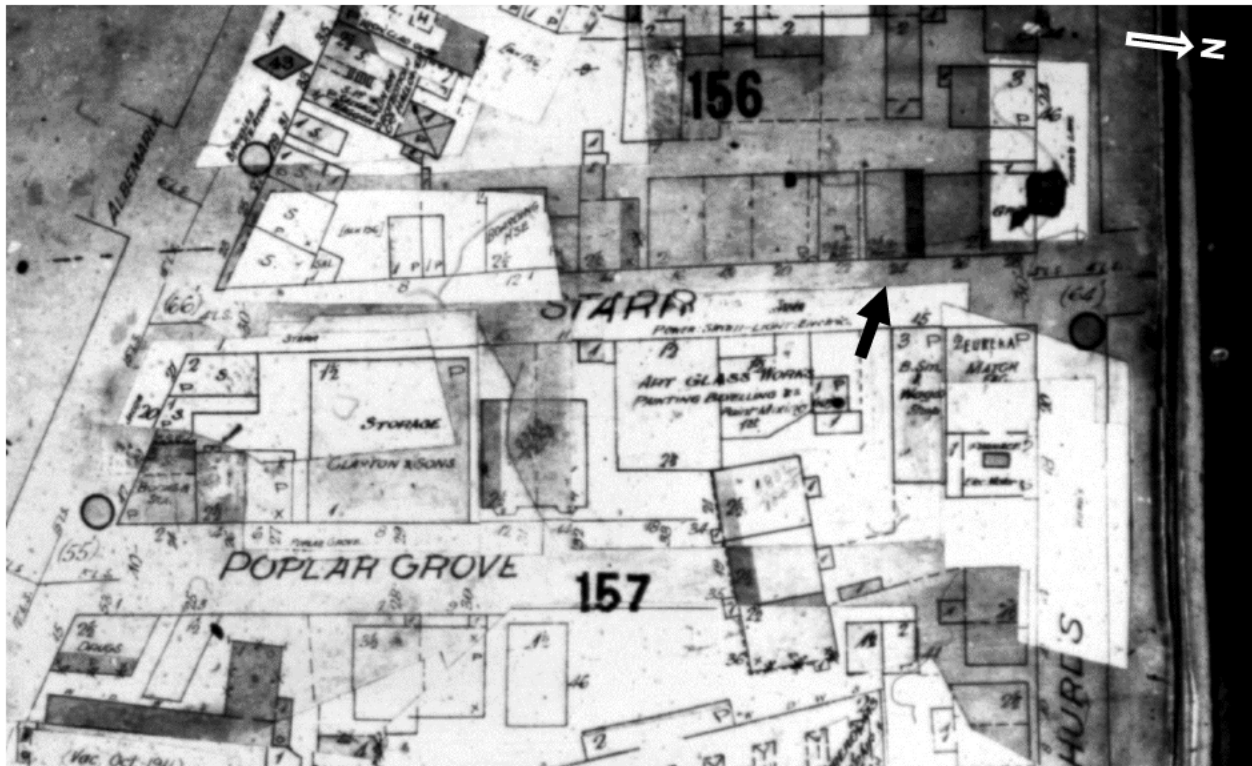


Figure 18: 1895 Halifax Fire Insurance Plan (Updated to 1911) with 24 Starr Street highlighted by an arrow.

[William Lownds \[b. 1792, d. 1876\] & Susannah Lownds \[b. 1803, d. 1879\]](#)⁴⁶

William Lownds [not to be confused with his nephew, William H. Lownds, or grand-nephew, William L. Lownds] was a bachelor and never married.⁴⁰ Likewise, his sister Susannah never married.^{40,47} The two moved in together on the Coburg Road farm in 1865, at the same time that their brother, Matthew Lownds Sr., and his wife were moving away from the Coburg Road farm to 24 Starr Street.^{6,41,42} William Lownds, with his last name misspelt as “Lowen” is shown as the resident of the lands in the 1865 A. F. Church’s Map of Halifax County [see Figure 3].⁶ William Lownds would carry on the farming of the Coburg Road lands until his death on April 23, 1876.^{46,48–50} After William Lownds’s passing, Susannah continued to reside on the Coburg Road farm until her own death in June of 1879.^{46,50,51} The 1878 Hopkins Atlas of Halifax County shows Susannah Lownds [misspelt as Susanna] listed as resident of the Coburg Road lands [see Figure 4], said road being frequently referred to as Studley Road or the Road to Studley.⁶

City directories show Susannah Lownds resided at the subject property until her death on June 22nd, 1879 [see Figure 20].^{45,46,51} In her will, she subdivided her large 8.5 acre property into four even portions for her nephews, the four sons of her brother Matthew Lownds Jr. [see Figure 19].³³ Only one of these four lots was noted to contain a dwelling house at this point in time, that being the easternmost portion willed to her nephew William H. Lownds which contained Susannah’s former home [the subject property].³³

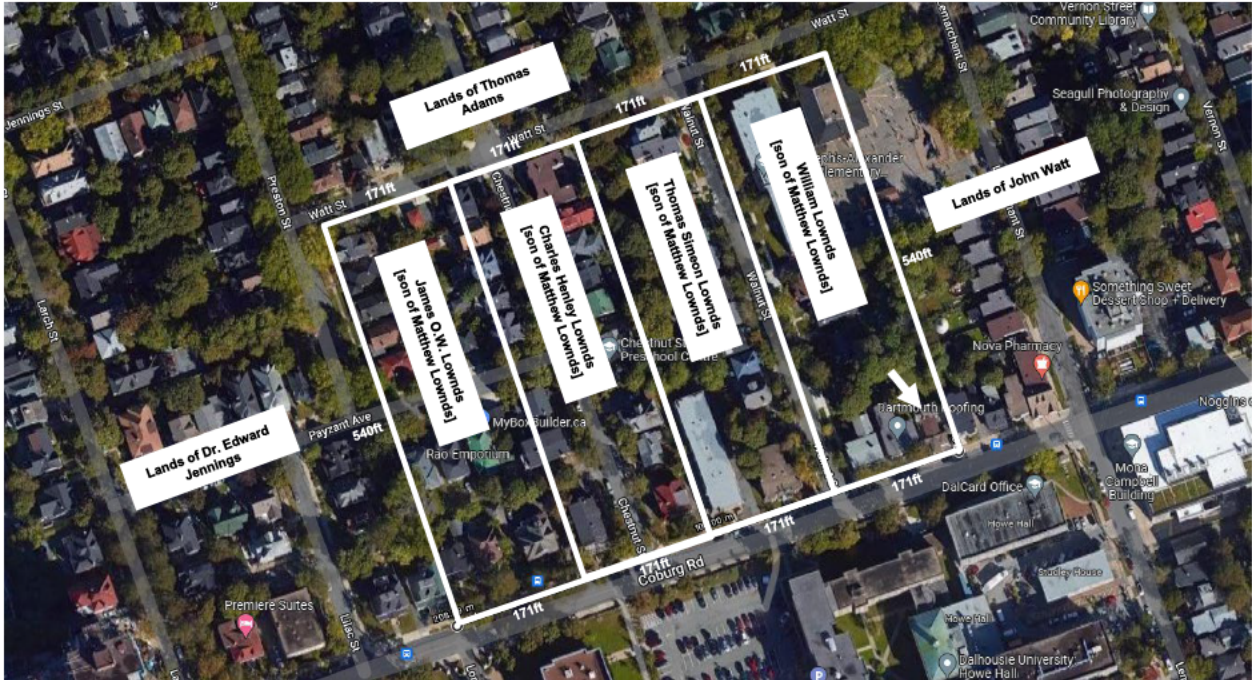


Figure 19: Google Maps view of the area, with the approximate boundaries of lands subdivided and willed by Susannah Lownds to her nephews in 1880, with the subject property highlighted by an arrow.⁵²



Figure 20: A pair of photos showing the top [left] and bottom [right] of a damaged gravestone at Camp Hill Cemetery marking the graves of both William Lownds and his sister Susannah Lownds. (September 28, 2022)

William H. Lownds [b. 1830, d. 1911] and Elizabeth [Walsh] Lownds [b. 1837, d. 1914]^{53,54}

William H. Lownds was born in 1830, the eldest of the four sons of Matthew Lownds Jr. and his wife Charlotte.^{40,47,53} William married Elizabeth Walsh in 1856.⁴⁷ Together they had 6 children: Charles M. Lownds [1858-1930, postal clerk], William L. Lownds [1863-unknown, carpenter and builder], Stanley Adolphus Lownds [1866-1906, carpenter], Walter Francis Lownds [1871-1942, carpenter and builder], Susannah “Susan” Charlotte Lownds [1873-1932], and Lillian Elizabeth Lownds [1876-unknown].^{47,55} From 1866 until 1881, William and Elizabeth Lownds resided at 22 Starr Street next to his parents’ house at 24 Starr Street, with an exception from 1879-1880 after William purchased his parents’ former home and briefly resided at 24 Starr Street.^{47,51,56,57}

When Susannah Lownds parcelled out the Coburg Road lands in her will [split evenly between her four nephews, see Figure 19] it was William H. Lownds who inherited the easternmost lot, which included Susannah’s dwelling house, in 1880.⁵² The other three lots, by contrast, were all empty.⁵² William and his wife Elizabeth sold their home at 22 Starr Street in 1881 and relocated to Susannah’s former home on Coburg Road.^{47,58}

William H. Lownds, following in the footsteps of his father, Matthew Lownds Jr., and his brother, Thomas Simeon Lownds, found work as a carpenter and house builder. From 1872-1873, he and his brother Thomas were partners in the construction company W & T Lownds, located initially at 36 Gottingen Street and the following year at 40 Gottingen Street.^{43,59} This partnership dissolved and the two returned to working independently. In 1876, William H. Lownds took out an ad towards the rear of the McAlpine’s city directory advertising himself as a builder and contractor [see Figure 21].⁴⁹ William H. would later operate his construction and contracting business out of his home, the subject property on Coburg Road.⁴⁷ Meanwhile his brother, Thomas Simeon Lownds, changed careers and opened a successful and respected grocery business at [then] 57 Grafton Street [the corner of Grafton and Sackville Streets], the same shop property originally purchased by his grandfather Matthew Lownds Sr.^{56,60} This business was a fixture of Grafton street until 1903.^{61,62} William H. Lownds’s sons, William L., Stanley A., and Walter F., worked with their father in carpentry and construction from the early 1880s to 1900.⁴⁷ William H. Lownds and family are credited with the construction of many contributing heritage houses still standing in the vicinity of 6221 Coburg Road [see section titled Significance of Architect or Builder].

William H. Lownds ran into financial difficulties in November of 1893 and, unable to pay his debts, he had to convey all his estate, including the subject property to the solicitor Andrew Cluney in trust for his creditors.⁶³ At the ensuing auction for William’s Coburg Road home, his wife Elizabeth was the only bidder, and so she managed to purchase the property back for \$1000.⁶⁴ William H. and Elizabeth Lownds lived at 81 Coburg Road [the subject property] until 1896 when they moved in with their daughter Susan and her husband Charles Fraser at 89 Coburg Road [now 6247 Coburg Road].⁴⁷ William died on July 15, 1911 and Elizabeth later moved back to 81 Coburg Road, where she remained until her death on August 16, 1914.^{47,53,54}

WM. LOWNDS,
Builder and Contractor.
BUILDINGS MOVED,
And General Job Work done at shortest notice.
40 Gottingen Street,
HALIFAX, N. S.

Figure 21: 1876 ad in the McAlpine's Halifax City Directory advertising William H. Lownds, builder and contractor.⁴⁹

Lillian Elizabeth [Lownds] Rent [b. 1876, d. 1932] & Charles W. Rent [b. 1876, d. 1914]^{47,65-67}

Lillian Elizabeth Lownds was born June 18, 1873, the youngest child of William & Elizabeth Lownds.⁴⁷ She married Charles W. Rent on June 18, 1896. Charles was the son of George Rent, proprietor of Rent's Stove and Kitchen Furnishing Depot at [then] 31 Barrington Street [see Figure 20]. Charles worked as a bookkeeper for Crump and Perrier, a Plumbers and Gasfitters company [see Figure 22].⁶⁸⁻⁷¹ He would later work as a bookkeeper for his brother-in-law, Walter Francis Lownds, who was a builder and contractor.⁶⁸⁻⁷¹ Towards the end of his life Charles worked as a commercial traveller.⁶⁸⁻⁷¹ The two resided at 89 Coburg Road until 1913, when Charles, Lillian, and Lillian's mother Elizabeth moved into the subject property at 81 Coburg Road.⁷¹ Both Lillian's mother and her husband passed away in 1914, and Lillian inherited 81 Coburg Road, which was referred to colloquially as "the old cottage" in Elizabeth's will.^{54,65,72}

Lillian continued to live at 81 Coburg Road and took out a series of loans against the property in 1916, 1918, 1920, 1922, 1923, and 1926.⁷³⁻⁸⁰ At least some of these loans were used by Lillian to commission the Arts-and-Crafts style renovation of the home, which was completed sometime before 1921.¹³ The only surviving building permit for this property shows Lillian Rent commissioning her brother, Walter Francis Lownds, to modify the house's porch and verandah in 1917 [see Figure 23]. In 1926, the Nova Scotia Savings, Loan, and Building Society foreclosed on the property.⁸¹ In the ensuing auction it was purchased by the said Nova Scotia Savings, Loan, and Building Society for \$1800, who sold it the following year to Edwin E. Gibson for an undisclosed sum.^{81,82} Lillian moved to 102 Lawrence Street by 1927 and remained there until her presumed death in 1932.^{66,67,83}

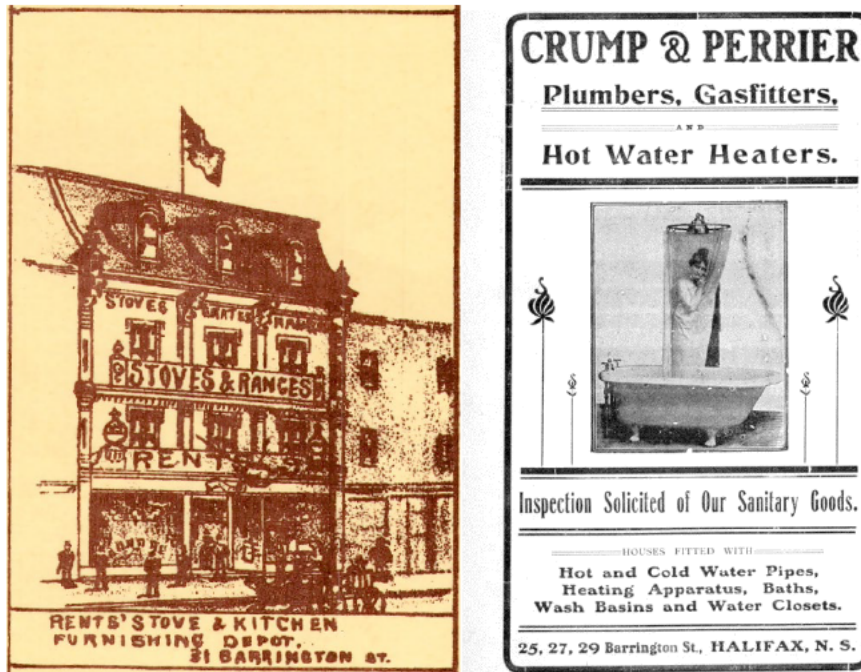


Figure 22: A depiction of George Rent's Stove and Kitchen Furnishing Depot found in the border of the 1890 Panoramic Map of Halifax [left] and a 1905 Advertisement for Crump and Perrier Plumbers and Gasfitters [right].^{10,69}

Coburg Rd. No. 81 APPLICATION FOR REPAIRS. No. 5516

To the Inspector of Buildings, Halifax, N. S. *4th* day of *April* 1917

Sir:—The undersigned hereby applies for a permit to repair a building according to the following specifications:

Location *Coburg Rd. St. No. 81 north* side between *Walnut* and *LeMarchant* St.

Owner *Mrs Rent* Address *W. Lownds* Address

No. of stories _____ Height above sidewalk _____ Frontage _____ Depth _____ Material of building _____

The work proposed to be done consists in *Alter Porch & Repairs to Same & Verandah*

The estimated cost of repairs is *\$200⁰⁰*

Permission is also applied for to enclose that portion of the street in front of the building extending into the street four ft.

The undersigned hereby agrees that all work on the said building shall be done in strict accordance with the laws and ordinances relating to the erection of buildings within the City of Halifax, and with the conditions printed on the back of the permit.

Every obstacle will be removed from the street on or before the *30th* day of *April* 1917

on which date this permit expires.

Applicant.

Figure 23: A building permit (application for repairs) for renovations to the porch and verandah of 81 Coburg Road, by builder William Lownds for client Lillian Rent.⁸⁴

Edwin E. Gibson [b. 1865, d. 1954] & Fanny [Corbin] Gibson [b. 1876, d. 1947] / George Kenneth Macintosh [b. unknown, d. 1976] & Mary Macintosh [b. unknown, d. unknown]⁸⁵⁻⁸⁸

Edwin E. Gibson, son of Errington and Elizabeth Gibson, was a carpenter and contractor in Halifax.⁸⁸ He married Fanny Corbin on December 7, 1896.⁸⁹ The pair purchased 81 Coburg Road from the Nova Scotia Savings, Loan and Building Society in 1927.⁸² Prior to this purchase the pair had lived on Vernon Street near Coburg Road and also in Bedford.^{73,90,91} The 1926-27 City Directory shows Edwin had also worked as a Plumbing Surveyor for the Municipal Government.⁷³ The couple resided at 123 Lemarchant Street and rented out 81 Coburg Road to tenants.^{67,92,93} Their first tenants included Percy M. Walsh, a sales manager for Nova Motors Ltd., and his wife Margaret, who rented from 1930-1931.^{92,94} Gibson later rented the house to George Kenneth Macintosh and his wife Mary from 1933 onwards.⁶⁷ Macintosh was a dental surgeon, and he and his wife went on to purchase 81 Coburg Road from Gibson in 1941.⁹⁵ The home served dual purposes as both a residence and a dental office, and the couple resided in the home until their deaths. After George Macintosh's death in 1976, 81 Coburg Road was sold by his executors.^{85,86}

Important / Unique Architectural Style or Highly Representative of an Era

This building at 6221 Coburg Road is a very unique transitional style, representative of a mix of both the Nova Scotia vernacular style from its original construction and the Arts-and-Crafts style from a thorough renovation which took place in the mid to late 1910s. The vernacular style [sometimes referred to as neo-classical or colonial] was prevalent from 1608 through 1880.⁹⁶ Whereas the Arts-and-Crafts style, or rather the various styles it inspired, were most popular from 1900 through 1920.⁹⁷ For more information, please refer to the architectural merit section of this report.

Significance of Architect or Builder

Builder Responsible for the Original Structure: Unknown

Due to the age and vernacular style of this property, it cannot be said with sufficient certainty who the original builder of this house was. There was a tenfold increase in the value of the 10-acre property from when Lawrence Hartshorne purchased it in 1790 for £15 to when he sold it to Matthew Lownds in 1796 for £150. This would suggest the home was built between 1790 and 1796 and it was the construction of this home which accounted for the sudden large increase in value. The construction methods used to build this home are also consistent with homebuilding methods of the late 1700s.^{2,3} Lawrence Hartshorne is credited by archivist Charles Bruce Fergusson with having "built several houses"; however, Hartshorne being a wealthy merchant and major property owner, in-context it appears much more likely that he commissioned houses to be built by local carpenters, including the subject dwelling, which he may have then rented to a tenant farmer.

Builder Responsible for the Arts and Crafts Renovation: Walter Lownds [b. 1871, d. 1942]⁴⁷

The only surviving historical building permit for this property was applied for by Walter Francis Lownds in 1917 on behalf of Lillian [Lownds] Rent [see Figure 23].⁸⁴ This permit for alterations to the porch and verandah of the house coincides both with the peak of popularity of the Arts and

Crafts architectural styles and with a series of loans taken out against the property by Lillian, presumably for these extensive renovations. It is therefore reasonable to suggest that all the Arts and Crafts renovations were carried out by Walter Lownds. Some further background on the history of the Lownds family carpentry business is provided below:

William H. Lownds was a carpenter, house builder, and contractor. He operated out of a workshop on Gottingen and later out of his home at 81 Coburg Road, the subject property. He briefly formed a partnership with his brother Thomas Simeon Lownds, forming the construction company of W & T Lownds, which existed between 1872 and 1873, before the two brothers returned to working independently. William H. Lownds had multiple sons who worked for him in construction and contracting. Authors of *This Old House*, A. Ian Austen and Margaret (Peggy) Mahon describe their involvement as follows:

William L. or William L. Jr. is listed in the McAlpine Directories from 1881-82 to 1899-1900 (14 yrs) as a carpenter and builder and boarding on Coburg Road. It is possible that circa 1899 William L. died or moved away from Halifax, as he is no longer listed in the directory after that date. Stanley is listed in the directories first as a plumber, then student, then carpenter and builder from 1891-92 to 1903-04 (12 yrs). Stanley died in 1906. Walter is listed from 1892-93 to 1925-26 (33 yrs) first as a carpenter, builder and then contractor. After 1901-02 Walter is listed as a contractor at 1-3 Walnut Street. He is listed in the McAlpine Business Directory from 1902-03 to 1916-17 at 1-3 or 3 Walnut Street (except for 1 year when he is listed at “Coburg Road”). After 1917 he is listed at 57 Hollis Street, then 113 Henry Street, followed by 197 Portland Street in Dartmouth.⁴⁷

From 1880 to 1894 William H. Lownds is reported to have built five prominent houses on Coburg Road, two of which were on the lands he inherited. These include the following houses:

- 6233 Coburg Road [built c. 1879-1880, formerly 87 Coburg Road]
- 6227 Coburg Road [built c. 1882-1886, formerly 83 Coburg Road]
- 6247/6249 Coburg Road [built c. 1887-1888, formerly 89/91 Coburg Road]
- 6215 Coburg Road [built c. 1887-1889, formerly 77 Coburg Road]
- 1569 Walnut Street [built c. 1894, formerly 7 Walnut Street]⁴⁷



Figure 24: Historic photos of 87 Coburg Road in 1921 [left], 83 and 81 Coburg Road in 1951 [centre], and 83 Coburg Road in the 1940s [right].⁴⁷

Walter Lownds ran his own contracting business, and his name is associated with several building permits for new homes and renovations between 1892 and 1907.⁴⁷ He employed his own carpenters from 1902 to 1911.⁴⁷ He is reported to have built 1568 Walnut Street and 1572 Walnut Street by the year 1895 on lands which he and Frank Reardon purchased from Thomas Simeon Lownds.⁴⁷ There are several other houses in the surrounding neighbourhood which bear many design similarities to those confirmed to have been built by the Lownds family and those houses may too have been built by the Lownds.

Architectural Merit

Construction Type or Building Technology

6221 Coburg Road is a 1.5 storey building of timber-frame construction. Timber framing is an early subtype of post-and-beam construction which employs traditional wooden joinery techniques as opposed to using metal hardware to secure joints. This timber frame is built atop a foundation of coursed rubble, with brick window surrounds, and modern concrete windowsills [see Figures 25 & 35]. The outside walls are presently clad in a mix of aluminum siding and wood shingles. As is characteristic of timber frame homes, the posts and beams used predate dimensional lumber, with most beams exceeding 5in by 5in in cross-sectional dimensions.^{1,98} The current property owners, when reconfiguring the home's front door arrangement, also discovered 6in by 8in posts with mortise and tenon joints secured by oak pegs, again typical of timber framing.

Staff were also permitted to view the internal construction of one of the exterior walls near the western fireplace [see Figure 29]. This revealed what appears to be a style of post-and-groove wall construction known generally as 'poteaux et pièce coulissante' [translated as post and piece sliding in a channel].^{2,3} This form of nail-less, framed wall construction consists of vertical posts with grooves cut into them and either squared logs [poteaux-en-coulisse] or thick-sawn planks [madrers-en-coulisse] being slid horizontally into these grooves, stacked one atop the other to form the exterior wall, to which cladding such as wooden shingles may be attached [see Figure 28].^{3,4} This construction method and its derivatives have been in use for over 300 years, and it is particularly associated with the settlers of New France and the French and German settlers of Lunenburg.^{2,97} It is also sometimes referred to as the Hudson's Bay Style and was the standard method of construction for the Hudson's Bay Company's trading posts across Canada.² This construction method was gradually displaced by balloon-frame construction, which first emerged in the 1830s and had spread widely by the mid-1800s.³ While once very common, buildings of this construction type are now quite rare in Canada and are primarily concentrated in Quebec, Ontario, and the western provinces.⁴



Figure 25: Photo showing thickness of the foundation. (October 24, 2022)



Figure 26: Photo showing subfloor and joist structure. (October 24, 2022)



Figure 27: Photo of the very large, exposed collar ties in the upper storey of the home. (October 24, 2022)

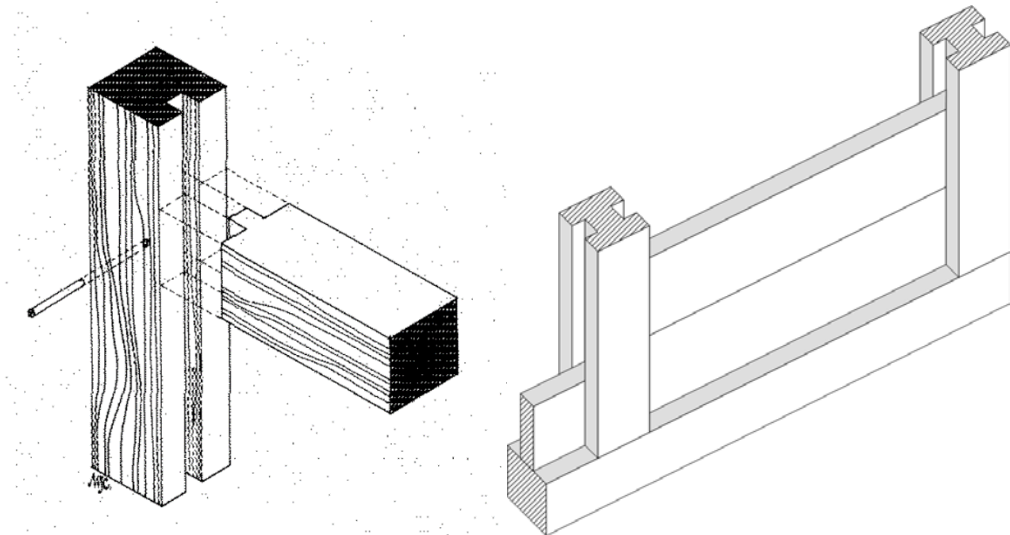


Figure 28: Diagrams showing the wall construction techniques of poteaux-en-coulisse [left] and madriers-en-coulisse [right].^{2,99}



Figure 29: View of the internal construction the subject property's western wall, showing what appears to be either squared-logs or thick-sawn planks slotted into channels in the vertical posts of the house's frame [a technique known as poteaux et pièce coulissante] and the western brick chimney. (October 24, 2022) At bottom-left is an inset photo showing an example of "poteaux-en-coulisse" wall construction.

Style

The residential building at 6221 Coburg Road is a very unique transitional style of home, displaying both characteristics of its original vernacular style as well as characteristics of a later Arts-and-Crafts style renovation.

The vernacular style is varied, but designs are generally simple and practical, reflecting the tastes and abilities of local builders who lacked the training afforded to professional architects. Often, vernacular architecture incorporates elements that are specific to a given locality.¹⁰⁰ Broadly speaking, Nova Scotian vernacular architecture usually consists of houses which are one-and-a-half to two storeys tall with simple designs consisting of a symmetrical 3 or 5 bay façade, a steeply pitched gable roof with or without dormers, a central doorway, and either a large central chimney or two smaller chimneys set either side of the house, just inside the outer walls.⁹⁶ Nova Scotian vernacular architecture is sometimes referred to as 'Neoclassical' or 'Colonial', with grander examples tending to receive the name "Georgian".¹⁰¹

The Arts-and-Crafts movement, meanwhile, emerged in late-Victorian Britain as a reaction to industrialization. It held great respect for traditional methods of craftsmanship and historic domestic building forms and adapted them to the decorative arts and architecture in ways that were simultaneously traditional and often in some sense modern.¹⁰² This inspired several post-Victorian styles which rose to popularity from 1900 through 1920, with some styles carrying into the 1940s. These included craftsman, bungalow, four-square, colonial revival, and Tudor revival styles.^{97,102}

6221 Coburg Road exhibits many hallmark features of the vernacular style. These include its one-and-a-half storey tall structure with symmetrical 3 bay façade, its steeply pitched gable roof with two symmetrically placed dormers, and its two chimneys set either side of the house. The dormers were presumably either five-sided Scottish dormers or three-sided gable dormers prior to the Arts-and-Crafts renovation. The building was originally a simple rectangular plan, however a small summer kitchen was added to the rear of the property sometime before 1878, creating a T-shaped plan.⁷

6221 Coburg Road also exhibits several features which are the result of a major post-Victorian renovation in the Arts-and-Crafts style in the mid to late 1910s. This major renovation dramatically altered the style of the home, applying Arts-and-Crafts stylistic elements more commonly found on craftsman, foursquare, and some colonial revival style homes, all of which were popular at the time.⁹⁷ These features include the true-divided-light, wood-frame windows with plain lower sashes and diapered [diamond pattern] upper sashes; the three-sided, hipped-roof dormers [common to Nova Scotian four-square style homes]; the porch door with diamond motif glazing and tripartite vertical panelling.^{97,103} The house also exhibits a two-storey central projecting bay with hipped roof, which creates space for an enclosed porch. This projecting central bay also appears to be an addition to the original structure and part of the Arts-and-Crafts renovation.

Standard 2 of the *Standards and Guidelines for the Conservation of Historic Places in Canada [Second Edition]*, states that one must, "conserve changes to an historic place that, over time, have become character-defining elements in their own right." It is with this in mind that the summer kitchen addition, the projecting central bay [porch], three-sided dormers, and the Arts-and-Crafts style windows and porch door should be considered part of the historical fabric of this house and included in the Character Defining Elements [CDEs].

Character Defining Elements [CDEs]

CDEs of 6221 Coburg Road include, but are not limited to:

- Original one-and-a-half storey building of timber frame construction with 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; and
- Solid wood glazed and panelled front door located inside the enclosed porch.



Figure 30: Southern elevation (August 31, 2022)



Figure 31: Southeastern elevation (August 31, 2022)



Figure 32: Southwestern elevation (August 31, 2022)



Figure 33: Northern elevation (October 24, 2022)



Figure 34: Eastern elevation. Note the original exterior wall of the summer kitchen, which is recessed under the upper-storey addition. (October 24, 2022)



Figure 35: Detail of the foundation (August 31, 2022)



Figure 36: Detail of the dormers (August 31, 2022)



Figure 37: Detail of front door (October 24, 2022)



Figure 38: Detail of front porch (September 29, 2022)

Architectural Integrity

Layout, Additions, and Character Defining Elements

6221 Coburg Road exhibits a moderately high level of architectural integrity with respect to layout, additions, and character defining elements. In keeping with Standard 2 of *The Standards and Guidelines for the Conservation of Historic Places in Canada [2nd Edition]*, the extensive Arts-and-Crafts renovation of this home in the 1910s does not detract from the architectural integrity of this property. However, later modifications may be considered to do so.

Layout and Additions:

The original layout of this house was a simple rectangular plan. Early on in the house's history the addition of a single-storey summer kitchen to the rear created its distinctive T-shaped plan [see Figure 4].⁷ This summer kitchen addition was retained and added to over time. The 1921 Air Survey [see Figure 10] suggests that at least as far back as the Arts and Crafts renovation, the summer kitchen addition had been expanded to be two-storeys tall. Similarly, the 1921 Air Survey suggests the protruding two-storey front porch has existed at least since then. However, sometime between the Air Survey and the 1940s, a further one storey addition was added to the rear of the home [see Figure 40], and later still this rear addition had been expanded into a two-storey rear addition [see Figures 33, 34, & 41]. This addition remains fully obscured by the original structure when viewing the front elevation [see Figure 30]. As this addition is tacked onto the back of the "T" projection, the T-shaped layout remains intact, but has been transformed into an "I" shaped layout.

Character Defining Elements:

Most of the character defining elements since the 1910s Arts-and-Crafts renovation remain intact. All the Arts and Crafts style windows with their true-divided-light, wooden construction, and decorative diapering are present. The dual brick chimneys are present and retain their vernacular style placement. The four-square style dormers remain unchanged. The front door [not to be confused with the porch door] has been moved slightly from its original centered position, which vernacular style would dictate. This is due to George K. Macintosh installing a second door next to it as the entrance to his dental office. The wood-shingle siding remains on the eastern side of the front wall and on the eastern side of the summer kitchen, but has been replaced or covered with aluminum siding elsewhere. The foundation has received some modern changes, notably the concrete sills for the windows; however, it retains much of its original materials.

Condition

6221 Coburg Road is generally in fair to poor condition. The wooden windows are mostly in very good condition at least in part due to the use of storm sashes on many windows. The only window exhibiting significant condition issues is the lower left front window which is severely weathered. The aluminum siding is generally in fair to poor condition, with the left front wall again suffering the worst wear. The small portion of wood-shingle siding is in slightly better condition. The roof and eaves are in poor to very poor condition. Visible portions of the foundation appear to be in good condition, though the roots of the large creeping plant on the eastern side of the house may be cause for concern. The chimneys appear to be in fair condition.



Figure 39: Section of a 1937 aerial view of Studley Campus with the subject property highlighted by an arrow.¹⁰⁴



Figure 40: Section of a 1940s aerial view of Studley Campus with the subject property highlighted by an arrow. Note the rear addition which has since changed.¹⁰⁵



Figure 41: Aerial pictometry showing the rear of 6221 Coburg Road and its additions. (May 6, 2020)

Relationship to Surrounding Area

6221 Coburg Road bears a relationship to the surrounding neighbourhood through its exceptional age, its consistency with the block's modest scale of primarily one-and-a-half to two-and-a-half storeys, the Lownds family's substantial role in the development history of these lands and the construction of several nearby homes, and its proximity to a neighbouring registered heritage property.

Neighbourhood History and Development Patterns:

This block bound by Coburg Road, Lemarchant Street, Watt Street, and Walnut Street, and neighbouring blocks were formed as part of the gradual subdivision of large estates/farmlands formerly belonging to Dr. Edward Jennings, multiple generations of the Lownds family, and John Watt [see Figures 4 & 19]. This block in particular is comprised of roughly half lands formerly belonging to the Lownds family [the western half] and half lands formerly belonging to the Watt family [the eastern half]. Of the four nephews to whom Susannah Lownds divided and bequeathed her lands, it was William H. Lownds who took to developing both he and his brother Thomas's lands with the most fervor.⁴⁷ More than just subdividing, William H. Lownds and other family members played an integral role in the construction of many houses on these lands, most of which stand to this day and can be considered contributing heritage properties.⁴⁷ The Lownds family also sold land to the Board of School Commissioners in 1886 for the construction of the Old West End's first school, Lemarchant, built in 1887 to accommodate the rapid growth of the surrounding neighbourhood.^{47,106} The school was sited in the same location as the present-day Lemarchant-St. Thomas Elementary School. Finally, the Lownds family notably sold land to the City of Halifax for the completion of the southern portion of Walnut Street.⁴⁷

Neighbourhood Scale and Use:

The immediate surroundings of 6221 Coburg Road consist of a mix of residential/minor commercial uses north of Coburg Road and institutional uses south of Coburg Road where Dalhousie University Studley Campus is located. Most buildings in this area range between two

and two-and-a-half stories for residential use with the exception of two 10-storey apartment towers located on nearby blocks. Institutional uses across the street top out at four-storeys. The subject property and other nearby properties on the north side of Coburg Road are zoned HR-1 [Higher-Order Residential Zone 1] typically permitting 3-6 storeys as-of-right, which places the subject property and other contributing heritage properties along the street at higher risk of demolition.



Figure 42: Aerial pictometry image looking south with 5812-5814 North Street highlighted by an arrow. (April 12, 2022)

Surrounding Registered Heritage Properties:

6221 Coburg Road is directly adjacent to a registered heritage property at 6215 Coburg Road known as Toomey House [see the property labelled “A” in Figure 43]. Coburg Road and nearby streets feature a wealth of unregistered but contributing heritage properties, including other homes built by the Lownds family during the late 1800s.⁴⁷ Many of them exhibit or once exhibited beautiful Second Empire architectural details.⁴⁷ 6221 Coburg Road is the oldest home in this vicinity and furthermore one of the oldest homes in Halifax. It is a strikingly unusual heritage home, owing to its playful mix of vernacular and Art-and-Crafts styles, which helps it to stand out among the streetscape. For these reasons it contributes greatly to the heritage character of the area.



Figure 43: Map showing all currently registered heritage properties in the surrounding area shaded in brown and 6221 Coburg Road highlighted by an arrow.

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Attachment 2

Scoring for Case H00546: Request to Include 6221 Coburg Road, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality

Criterion	Score Awarded
1. Age	20
2A. Relationship to Important Occasions, Institutions, Personages or Groups	15
3. Significance of Architect/Builder	2
4A. Architectural Merit: Construction Type	10
4B. Architectural Merit: Style	8
5. Architectural Integrity	8
6. Relationship to Surrounding Area	10
Total	73