

Re: Item No. 12.2

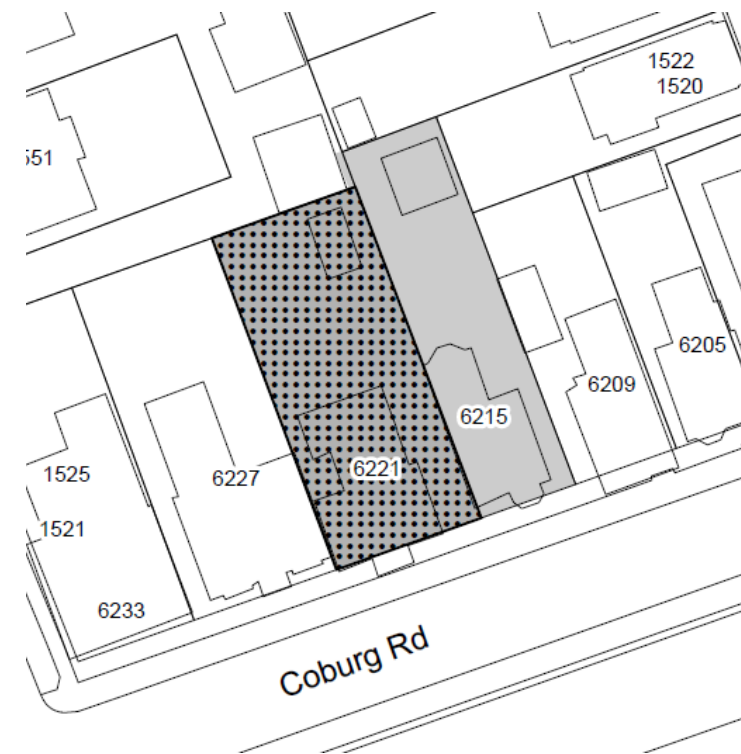
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# **H00546 – 6221 Coburg Road**

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

Regional Council  
January 24, 2023

# Location



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# Registration Evaluation Criteria

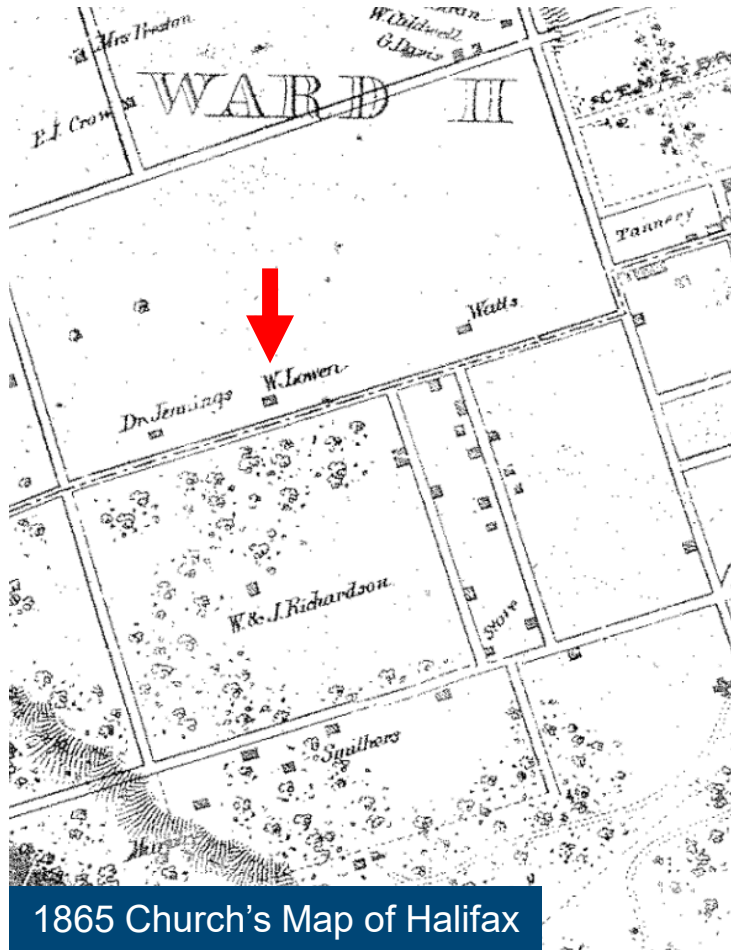
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Criterion	Maximum Score
1. Age	25
2.[a] Historical <u>or</u> [b] Architectural Importance	20
3. Significance of Architect / Builder	10
4. Architectural Merit: Construction Type <u>and</u> Style	20
5. Architectural Integrity	15
6. Relationship to Surrounding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

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# 1. Age



1865 Church's Map of Halifax



6221 Coburg Road in 2022

- 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

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## 2a. Historical Importance

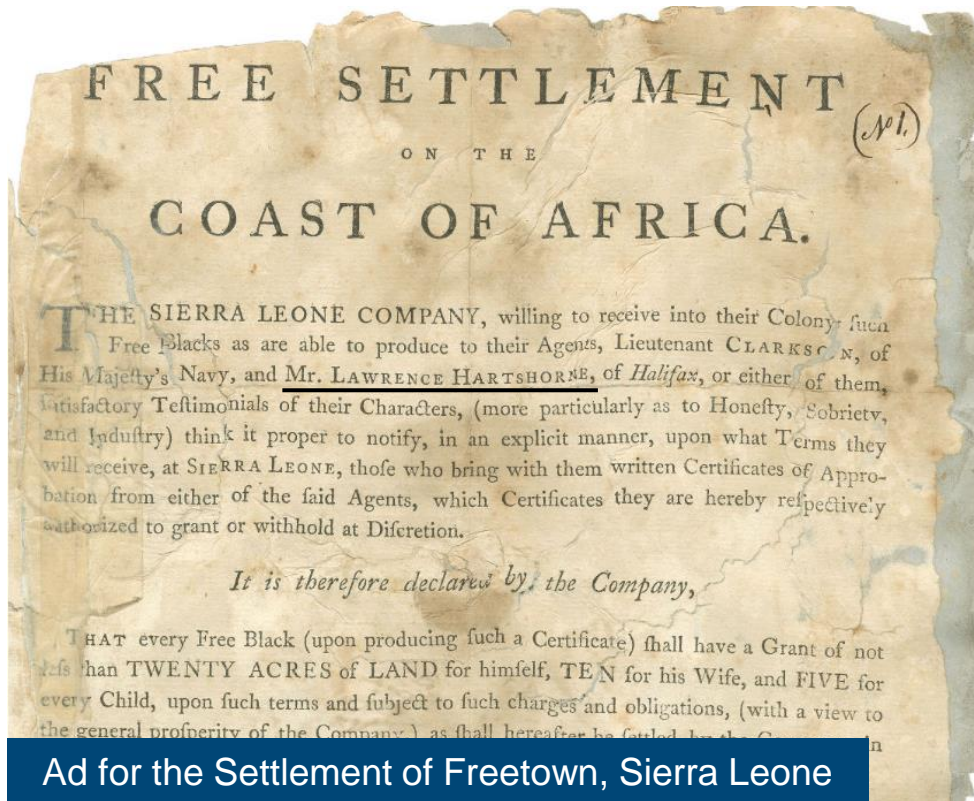


A millstone and plaque commemorating the Hartshorne-Tremain Grist Mill

### 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

# 2a. Historical Importance



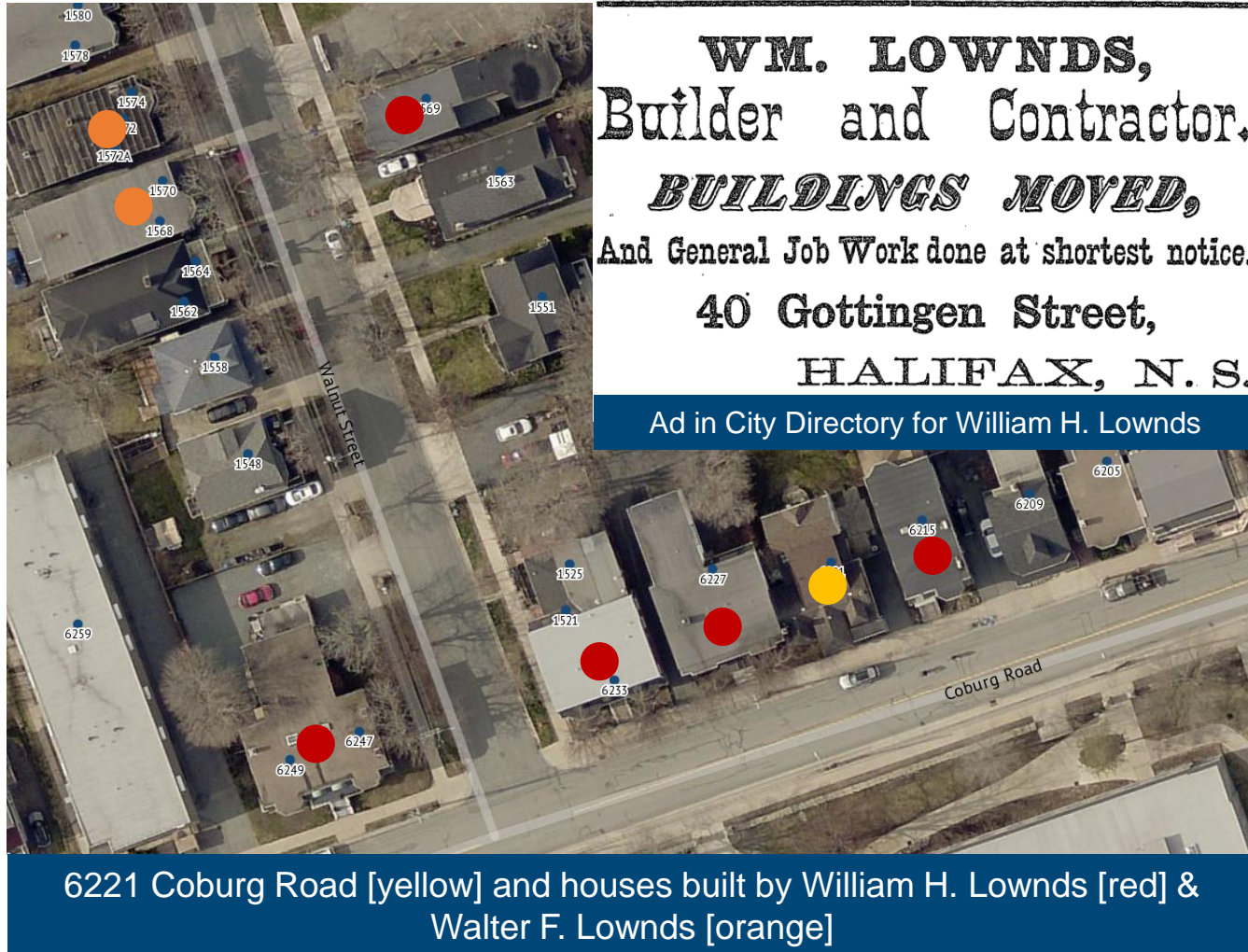
## The Sierra Leone Project:

- Conceived as a free equal colony by abolitionist Granville Sharp
- Thomas Peters and Granville Sharp convinced the British Government to transport willing Black Loyalists to the colony, where they would be given land
- Despite efforts by the white populace to stop them leaving, 1192 Black Loyalists set sail in 1792
- Lawrence Hartshorne, as chief assistant to John Clarkson aided in spreading the word, screening applicants, supervising the outfitting of ships, etc.

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# 2a. Historical Importance *[Historical Relationships]*



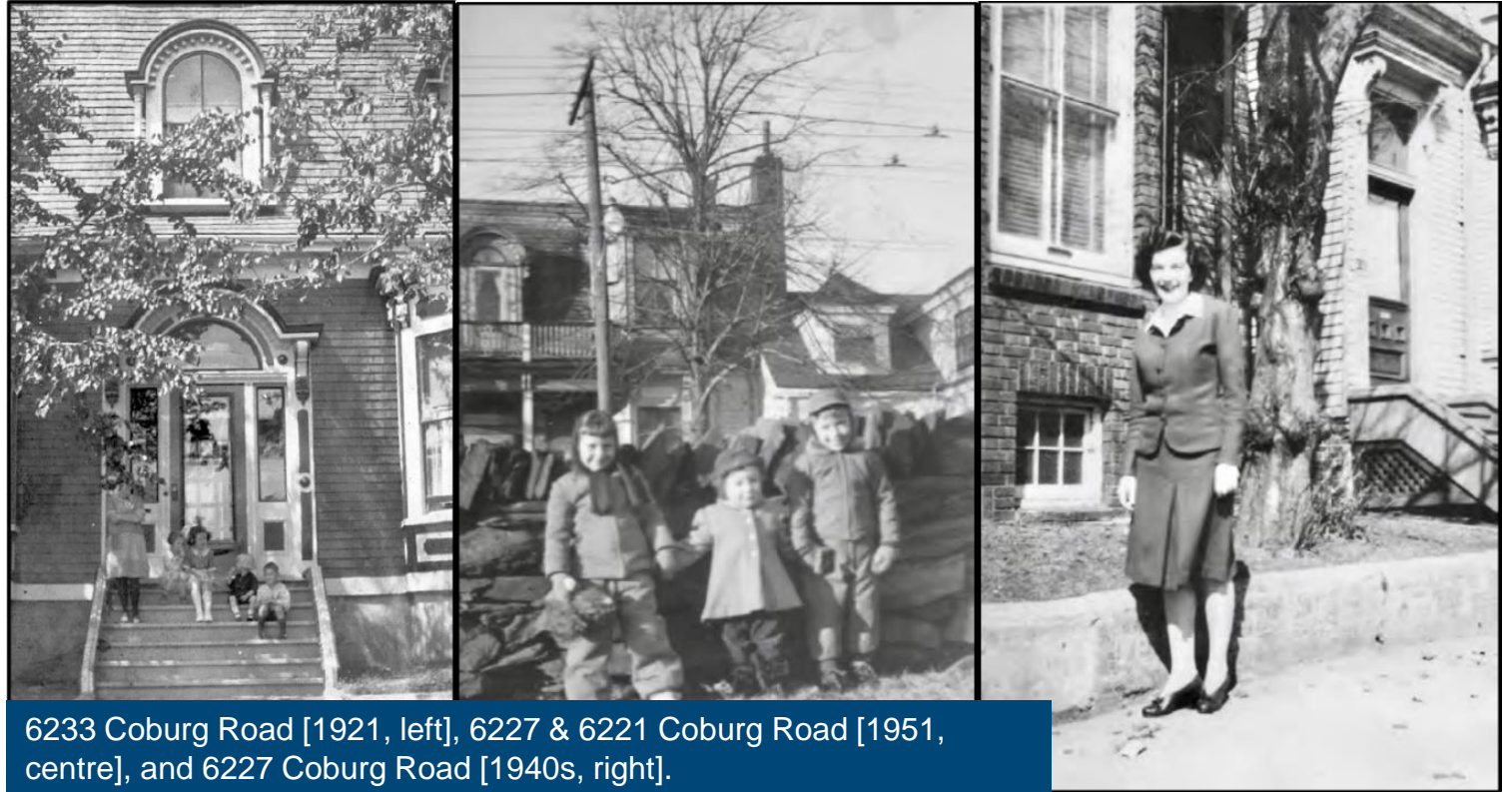
## Lownds Family Connections:

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

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# 3. Significance of Architect/Builder

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



6233 Coburg Road [1921, left], 6227 & 6221 Coburg Road [1951, centre], and 6227 Coburg Road [1940s, right].

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## 4a. Architectural Merit [*Construction Type*]

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- Timber frame wood construction
- Poteaux et pièce coulissante wall construction (very rare)
- Coursed rubblestone foundation

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## 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

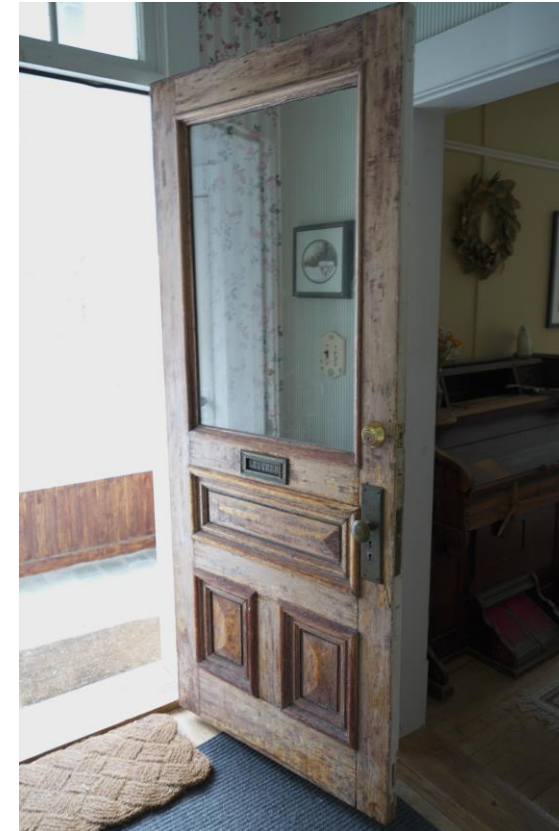


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## 4b. Architectural Merit *[Style]*

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

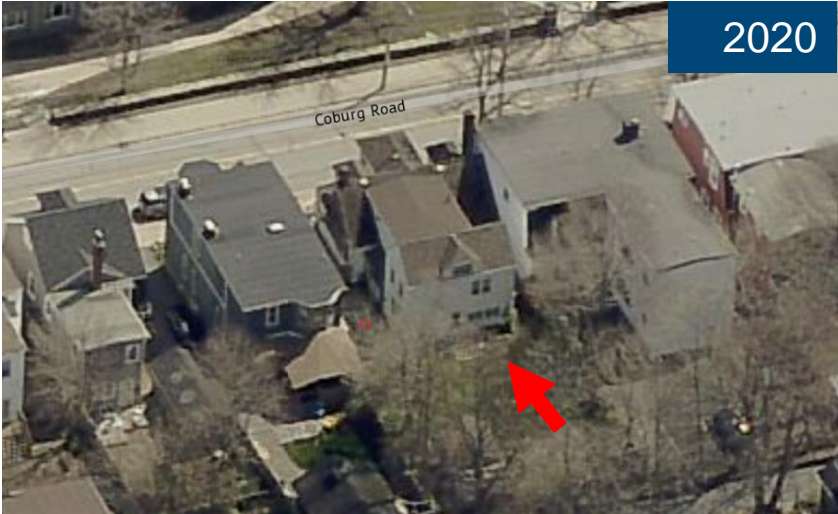
- Original one-and-a-half storey building of timber frame construction with early post-and-groove [poteaux et pièce coulissante] wall construction;
- T-shaped layout with small summer kitchen at rear;
- Steeply pitched gable roof;
- Symmetrically placed pair of three-sided, hipped-roof dormers;
- Dual 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; and
- Coursed rubblestone foundation. ← Added



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# 5. Architectural Integrity



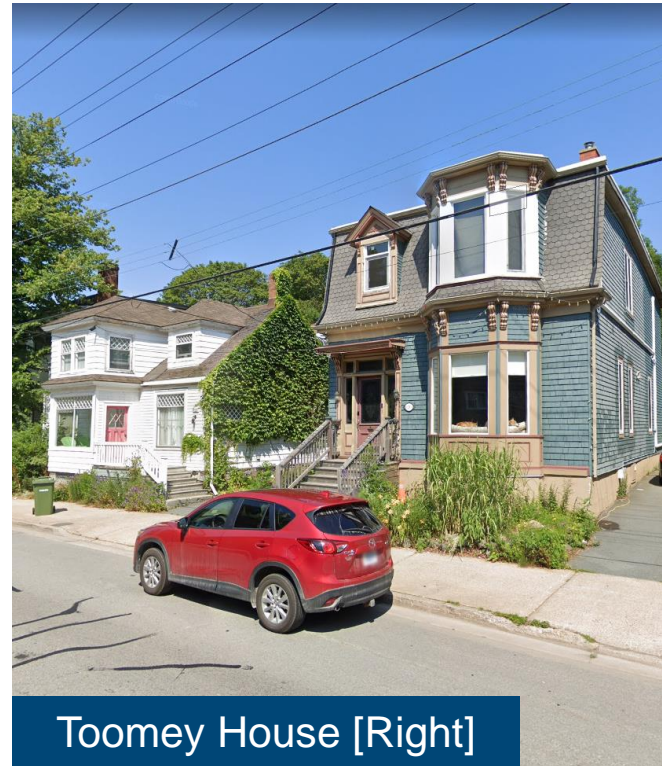
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# 6. Relationship to Surrounding Area



Aerial of Coburg Road



Toomey House [Right]

- 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

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# Registration Evaluation Criteria

Criterion	Score Awarded
1. Age	20
2. Historical or Architectural Importance	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
<b>Total</b>	<b>73</b>

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# Recommendation

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That Halifax Regional Council 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 of the November 24, 2022 report, as a municipal heritage property under the *Heritage Property Act*.

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**Thank You**