

Municipal Heritage Designation: 294 Falmouth Back Rd., Falmouth PID 45036720

Council

December 16, 2021

something inspiring awaits



Application

- An application was received on January 20, 2021 from Richard and Helen Murphy to consider registering the residential building at 294 Falmouth Back Rd., Falmouth (PID 45036720) as a Municipal Heritage Property
- Mr. Murphy requested that the application be put on hold in April 2021 until a necessary roof replacement was completed
- Planner Poirier received correspondence on November 18, 2021 that the applicant was ready to proceed



Application Cont.

- The heritage designation is being sought for only the main dwelling on the property
- Accessory buildings and the land itself will not be covered under the heritage designation



Site Visit

February 2021



Rear Elevation



Covered Porch on Façade



Site Visit Cont.

February 2021



Interior wood and stone work



Original stone and mortar foundation



Selection Criteria

- Selection Criteria for examining whether a property is eligible to be registered as a Municipal Heritage Property was approved by Council on November 24, 2020
- Information about the property is measured against each criterion and then scored
- This ensures that properties are of local heritage significance before being registered
- This property scored 82 points out of 140



Selection Criteria

Context / Environment

- The residential building sits on a 16.84 acre lot
- The building is considered a symbol of community importance due to its connection to John Manning and it is important to help maintain the dominant rural agricultural character of the area
- The building is on the original site with some major additions to the building over time. These additions include the fully covered front porch along the front façade, the shed style dormer on the second-floor rear elevation, the kitchen on the east side of the building and the mud room on the rear.
- These additions are in keeping with the original structure and do not detract from the historical significance of the building



Selection Criteria

History and Culture

- In 1763, a 500 acre land grant was granted to Walter Manning, a Halifax Merchant who was originally from Ireland. Walter Manning deeded part of this property to his cousin, Peter. Peter's son, John Manning inherited the property and built the farmhouse between 1790 and 1795.
- John Manning was a prominent member of the community. The Seasoned Timbers book by the Heritage Trust of Nova Scotia (pg. 52) states that John Manning “held the rank of Lieutenant in the Hants County Militia; represented Falmouth in the Legislative Assembly from 1812 to 1818; and was the Chairman of the Town meeting from 1810 to 1852.”



Selection Criteria

Architecture

- The Seasoned Timbers book by the Heritage Trust of Nova Scotia (pg. 52) states that John Manning “built a solid conventional type house, a rectangle with a massive centre chimney.”
- The book reports that John Manning built the foundation of stone and mortar, used post and beam construction with 12”-14” beams at a length of thirty-two feet to support the floor, and used handmade brick to build the walls of the home



Selection Criteria

Architecture Cont.

- The Houses of Nova Scotia book by Allen Penney (pg. 56) describes that construction was “refined to a large degree, with frames sometimes visible inside but always prefabricated prior to final assembly. Hence the Roman numerals incised at the pegged joints”. This would mean that the post and beam construction found in this home would be a common example of the building technology used during this time period.



Selection Criteria

Architecture Cont.

- The house would be classified as a one-and-a-half storey New England Colonial style building with its steeply pitched gable roof, large central chimney and wood beam construction
- There are a few items that are unique to this property with respect to a New England Colonial style classification of building. These items would have been added after the original build. These additions include the fully covered front porch along the front façade, the shed style dormer on the second-floor rear elevation, the kitchen on the east side of the building and the mud room on the rear. As noted, the additions do not detract from the historical significance of the building.



Selection Criteria

Architecture Cont.

- Although the builder, John Manning, was a prominent member of the community he was not known as an architect or builder
- The building is in excellent state of repair and the property owners are committed to continuing the maintenance of the property

Statement of Significance

- A Statement of Significance (SOS) describes what the historic place is and why it is important
- The SOS has three sections:
 - Location and description of the historical place
 - Explanation of the historical value of the property to the community, province, or country
 - Character-defining elements: the elements of the property that establish the character of the property and need to remain for the property to keep its historical value
- The SOS outlines to residents, property owners and Council what items make the property historically valuable to ensure those items are not significantly altered over time



Façade – East



From Owner – April 2021



From Owner – November 2021



Rear Elevation



From Owner – April 2021



From Owner – November 2021

From the southwest



From Owner – April 2021



From Owner – November 2021



From the northwest



From Owner – April 2021



From Owner – November 2021



Statement of Significance

Description of Historical Place

- “294 Falmouth Back Road is a one-and-a-half storey New England Colonial style home situated on the top of a hill with a large front lawn extending from the house down to the street. The home is not visible from the Falmouth Back Road due to its placement on the property and the landscaping around the home. The designation includes only the main residential building.”



Statement of Significance

Heritage Value

- “294 Falmouth Back Road is considered to have heritage value due to its age, architectural style and association with John Manning. The house is a one-and-a-half storey New England Colonial style home in design and proportion and retains many of its original features including a massive central chimney, the steep gable roof and a virtually intact interior.
- Also known as the Manning-MacDonald-Boyce Farm House, the house was built by John Manning between 1790 and 1795. John Manning has significant ties to Falmouth. He was elected Chairman of the Falmouth Town Council from 1810 to 1852 and elected a member of the Nova Scotia Legislative Assembly from 1811 to 1818. The house and farm were occupied by members of the Manning family until 1896.”

Statement of Significance

Character Defining Elements

- Character-defining elements of the Manning-MacDonald-Boyce Farm House relate to the design and architectural style of the home, including:
 - One-and-a-half storey structure with a gable roof and massive central chimney
 - Stone and mortar foundation visible from exterior
 - Post and beam construction with 12"-14" beams at a length of thirty-two feet to support the floor and handmade brick walls (brick noggin)
 - Wooden shingle cladding on the exterior walls
 - Covered front porch along the façade with a central doorway
 - Ganged windows within the dormer on the second floor rear elevation
 - Three-sided bay window on the main floor rear elevation
 - Six-over-six windows on the rear, south west and north west elevations

Plaque

- The Heritage Property Act allows municipalities to place a plaque on municipal heritage properties
- Both Windsor and West Hants have done so in the past
- If the property is designated a municipal heritage property a plaque will be placed on the home
- The design of a new plaque for WHRM will be considered early in 2022
- A plaque costs approximately \$700; funds are available in the 2021-2022 budget to cover the cost of the plaque



Process

Staff review, create Statement of Significance and Recommendation

HAC Review and Recommendation – December 2

Council Review and Decision – December 16

Notice of Recommendation sent to Owner and LRO
(30 days before Registration)

Council hosts Owner Hearing
(21+ days after Notice of Recommendation sent)

Notice of Registration filed in Municipal Registry and LRO; Owner Notified
(30-120 days from Notice of Recommendation)

Plaque Ordered

Ceremony Held



Recommendation

...that Council follow the process to designate the main residential building located at 294 Falmouth Back Rd., Falmouth PID 45036720 as a Municipal Heritage Property.



West Hants

something inspiring awaits

westhants.ca