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H00542 – 6112 Coburg Road

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

Heritage Advisory Committee
February 22, 2023

Location

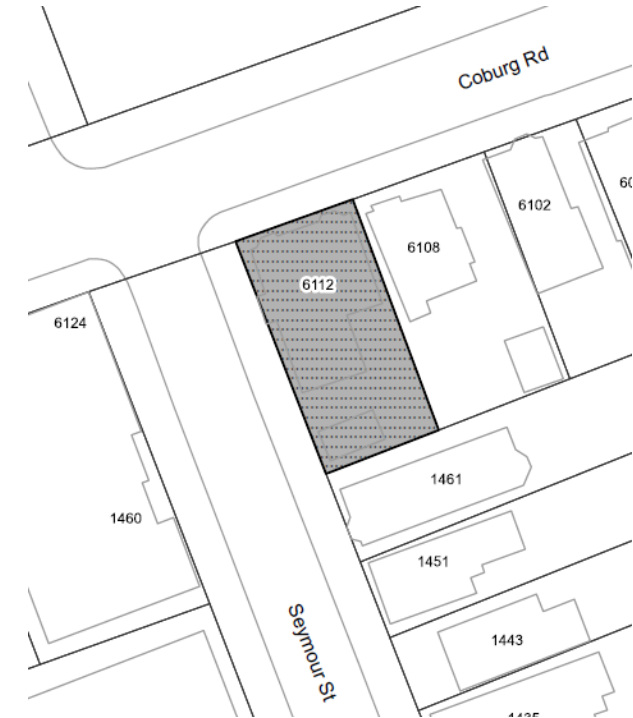


Location



6112 Coburg Road (Nov. 4, 2022)

^Correction of the caption to Figure 1 on page 3 of the associated Staff Report



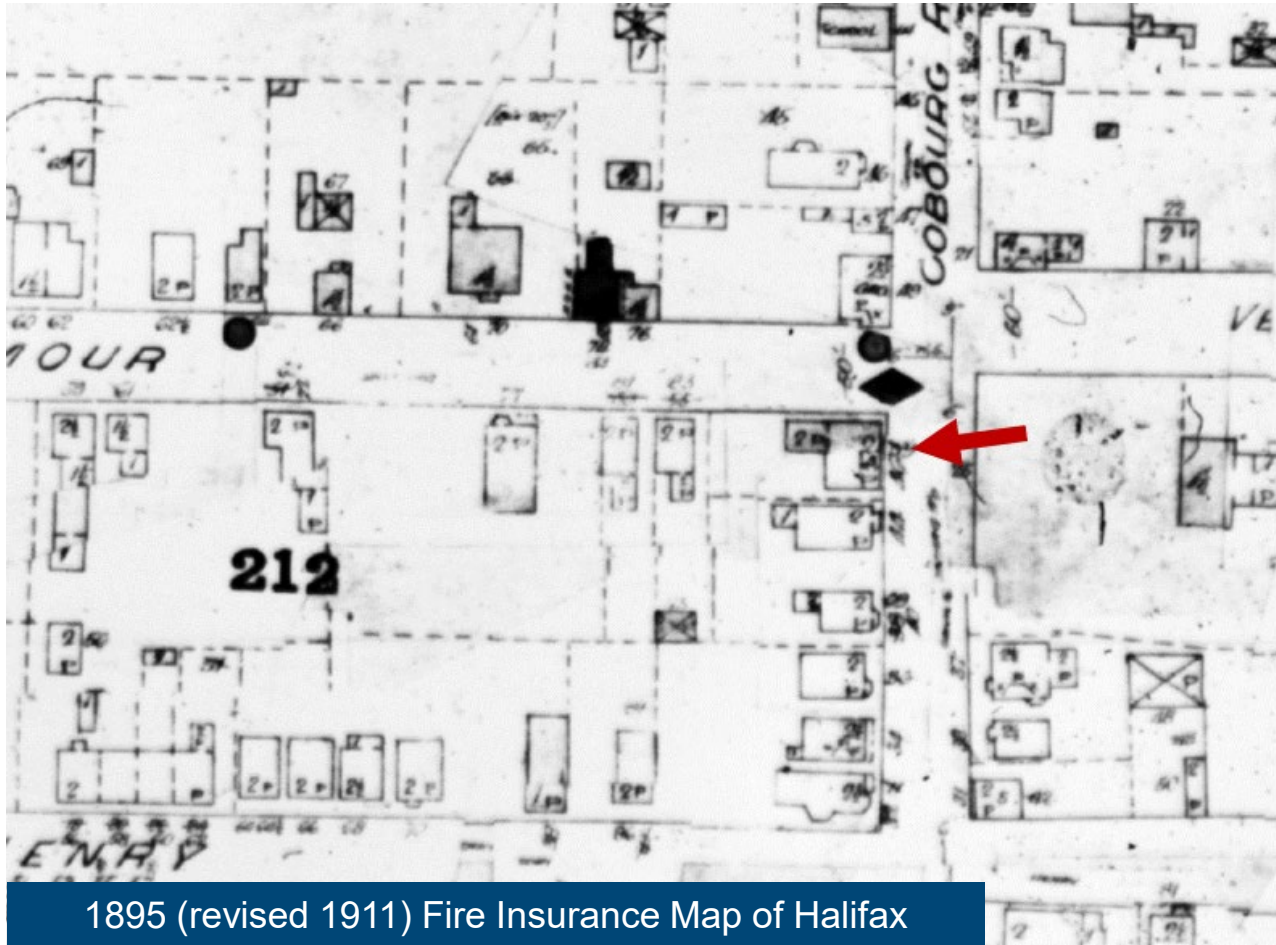
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Registration Evaluation Criteria

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

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1. Age



- Property was built in 1892
- A newspaper article describing all the homes built in 1892 makes note of a home on Coburg Road recently built by “Mr. Burke” [Bourke]
- Corroborated by historical maps, deed history, and Mr. Bourke taking out a mortgage on the property that same year.

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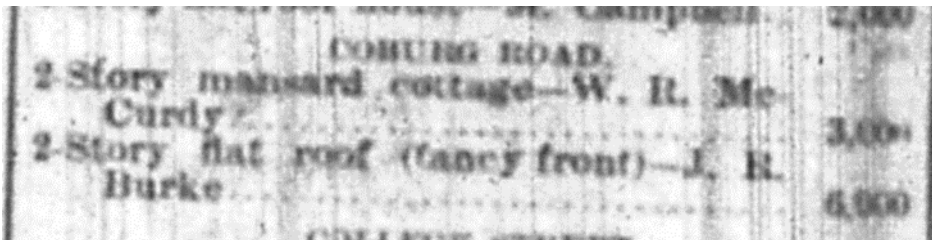
1. Age

Date of Construction	Points	Timeline
1749 - 1785	25	Halifax Garrison Town to the Loyalist migration
1786 - 1830	20	Boom period following construction of Shubenacadie Canal
1831 - 1867	16	From Boom to Confederation
1868 - 1899	13	Confederation to the end of the 19 th century
1900 - 1917	9	Turn of the Century to Halifax Harbour Explosion
1918 - 1945	5	The War Years
1945 - Present	3	Post-War

2a. Historical Importance *[Historical Relationships]*



...to the appearance of the locality.
Mr. Quirk's house on Spring Garden road
and Mr. Goulding's on Dresden row,
and Mr. Burke's on Cobourg road, are
handsome wooden residences. J. C.
Mahon has practically rebuilt at



COBOURG ROAD.
2-Story mansard cottage—W. R. McCurdy 3,000
2-Story flat roof (gable front)—J. R. Burke 6,000

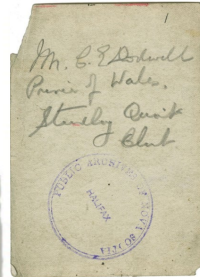
Newspaper clippings from Dec. 31, 1892 edition of the Halifax Herald.

John R. Bourke [also Burke] b. 1853, d. 1921

- Worked as a hardware clerk, inspector for the London Life Assurance Company, and as a health inspector
- Purchased the lot in 1891
- Built the present dwelling for \$6,000 in 1892
- The house was praised in the Halifax Herald as a “handsome wooden residence”
- Dalhousie foreclosed on the home in 1901 and the Bourke family relocated to 158 Spring Garden Road [now 5966 Spring Garden Road]

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2a. Historical Importance *[Historical Relationships]*



Charles Edward Willoughby Dodwell b. 1853, d. 1930

- Worked as assistant engineer on the construction of rail lines and bridges in Nova Scotia, Ontario, and Quebec
- In 1891, he became the District Engineer for the Dept. of Public Works of Canada
- By 1922, he was the Supervising District Engineer of the Maritimes for the Dept. of Public Works of Canada
- He was one of the founders of the Canadian Society of Civil Engineers [now the Engineering Institute of Canada]
- Dodwell rented the subject property from 1902 to 1918
- Through his lawyer, he purchased the property at tax auction in 1918, residing there until his death in 1930

Photograph showing Charles E. W. Dodwell and Edward, Prince of Wales [later King Edward VIII] touring the Studley Quoits Club

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2a. Historical Importance *[Historical Relationships]*



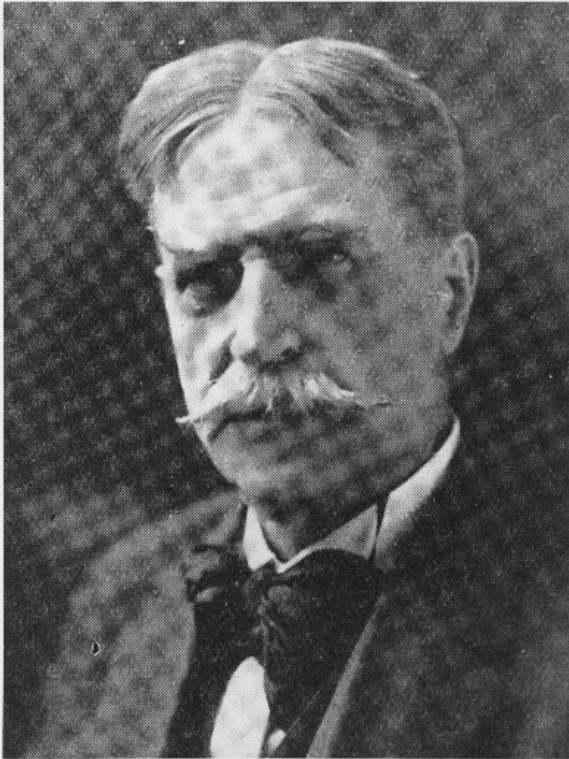
Portrait of Dr. James R. Corston (1931)

Dr. James Robert Corston b. 1879, d. 1963

- He earned his MD at Dalhousie in 1902
- He established a medical practice and worked at Dalhousie as a lecturer/associate professor of medicine and clinical medicine from 1913 to 1945
- He served on Dalhousie's Board of Governors for several years
- In his retirement, he worked as a medical examiner for United States Immigration at Pier 21
- Dr. Corston purchased the property in 1931, using it as both his residence and his medical practice, and residing there until his death

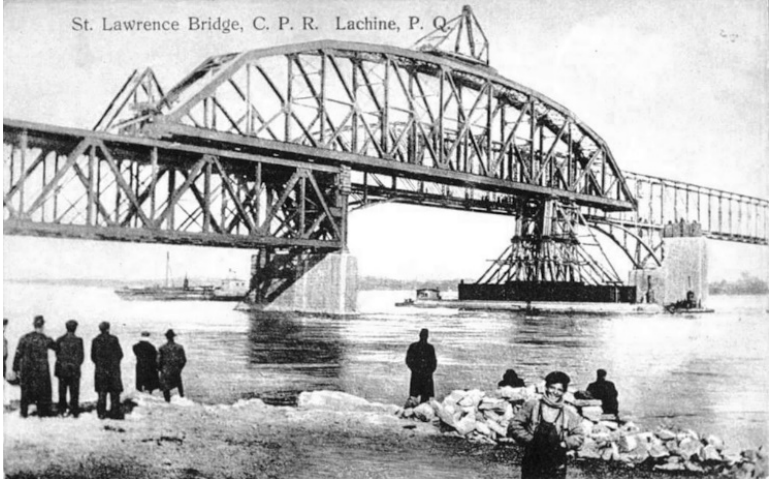
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2a. Historical Importance *[Historical Relationships]*



C. E. W. Dodwell, chairman, Committee on Legislation, 1919 (LJ, 19 [1931] p. 124)

Portrait of Charles E. W. Dodwell (1929)



Postcard showing St. Lawrence Bridge in Lachine, QC (one of Dodwell's earlier projects)

Nationally	Points
Intimately Related	16 - 20
Moderately Related	11 - 15
Loosely Related	1 - 10



3. Significance of Architect/Builder

- Original architect and/or builder unknown

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



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4a. Architectural Merit [*Construction Type*]



- Light-frame [balloon frame] wooden construction
- Built atop a coursed rubblestone foundation of slate and granite
- Balloon framing was replaced by platform framing from the 1930s onwards and is growing less common

A) Construction type	Points
Very rare/ early example	7 - 10
Moderately rare/ early	4 - 6
Somewhat rare/ early example	1 - 3
Not rare/ common example	0

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4b. Architectural Merit *[Style]*



- Late-Victorian Eclectic style
- Basic form of a Halifax House [Halifax Box] with the characteristic use of two-storey bay windows
- Overhanging eaves, bracketed cornice with paired corbels, and rectangular bay window are characteristic of the Italianate style
- Pedimented front entrance is characteristic of the Queen Anne style

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4b. Architectural Merit *[Style]*

Character-defining elements of 6112 Coburg Road are as listed in the Staff Report, but most notably include:

- Symmetrically placed pair of two-storey bay windows on the northern elevation and a two-storey rectangular bay window on the western elevation;
- Large pediment above the front door supported by a pair of large, fluted corbels flanking a series of smaller brackets; and,
- Panelled wooden front door with five-light transom and sidelight arrangement featuring:
 - Fluted pilasters;
 - Fluted mull posts and mull cover;
 - Bulls-eye blocks; and,
 - Panelled detail below the sidelights.

B) Style	Points
Very rare/ early example	7 - 10
Moderately rare/ early	4 - 6
Somewhat rare/ early example	1 - 3
Not rare/ common example	0

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5. Architectural Integrity

- Retains its original L-shaped layout
- Nearly all character defining elements remain present
- Craftsman-style rear porch is considered character-defining and does not detract from the integrity
- Two notable changes:
 - Wooden shingle or wooden clapboard siding has been covered or replaced with aluminum siding
 - Most of the foundation has been parged with cement



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

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6. Relationship to Surrounding Area



Aerial of Coburg Road

- Part of Lot #2 of the former James B. Uniacke lands
- Dwelling dates from a period of rapid expansion of the middle classes westward
- Compatible scale with surroundings
- The unusually large size and corner location give this house greater prominence on the street
- Proximity to other registered properties on Coburg Road and many contributing [unregistered] heritage properties

6. Relationship to Surrounding Area



Nearby registered properties: Hartshorne-Lownds House [left] and Toomey House [right]



Subject property [at right] and surrounding [unregistered] contributing heritage

Points	Comments
6 - 10	The building is an important architectural asset contributing to the heritage character of the surrounding area.
1 - 5	The Architecture is compatible with the surrounding area and maintains its heritage character.
0	Does not contribute to the character of the surrounding area.

Recommendation

Should 6112 Coburg Road, Halifax score 50 or more points on evaluation as a heritage property under the HRM Heritage Property Program, the Heritage Advisory Committee recommends that Regional Council:

1. Set a date for a heritage hearing to consider the inclusion of the subject property in the Registry of Heritage Property for the Halifax Regional Municipality; and
2. Approve the request to include 6112 Coburg Road, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1, as a municipal heritage property under the Heritage Property Act.

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Thank You