



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 12.1

Halifax Regional Council
March 7, 2023
April 25, 2023

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed
For Brian MacDonald, Chair, Heritage Advisory Committee

DATE: February 22, 2023

SUBJECT: **Case H00542: Request to Include 6112 Coburg Road, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

February 22, 2023 meeting of the Heritage Advisory Committee, Item 9.1.1.

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 6112 Coburg Road in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1 of the staff report dated February 9, 2023, as a municipal heritage property under the Heritage Property Act.

BACKGROUND

At the February 22, 2023 meeting of the Heritage Advisory Committee, the Committee received a staff recommendation report dated February 9, 2023 and received a staff presentation on Case H00542. 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 February 9, 2023 (Attachment 1).

DISCUSSION

At the February 22, 2023 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	13
2A. Relationship to Important Occasions, Institutions, Personages or Groups	15
3. Significance of Architect or Builder	0
4A. Architectural Merit: Construction Type	3
4B. Architectural Merit: Style	6
5. Architectural Integrity	13
6. Relationship to Surrounding Area	10
Total	60

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 February 9, 2023 (Attachment 1) and the Scoring Summary for Heritage Buildings (Attachment 2).

FINANCIAL IMPLICATIONS

Financial implications are outlined in the attached staff report dated February 9, 2023.

RISK CONSIDERATION

Risk consideration is outlined in the attached staff report dated February 9, 2023.

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 February 9, 2023.

ENVIRONMENTAL IMPLICATIONS

Environmental implications are outlined in the attached staff report dated February 9, 2023.

ALTERNATIVES

Alternatives are outlined in the attached staff report dated February 9, 2023.

ATTACHMENTS

Attachment 1 – Staff Recommendation Report dated February 9, 2023.
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: Dorothy Maponga, Legislative Assistant, Municipal Clerk's Office 902.478.2408



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Attachment 1
Heritage Advisory Committee
February 22, 2023

TO: Chair and Members of the Heritage Advisory Committee

Original Signed

SUBMITTED BY:

Cathie O'Toole, Chief Administrative Officer

DATE: February 9, 2023

SUBJECT: **Case H00542: Request to Include 6112 Coburg Road, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

Application by the property owner.

LEGISLATIVE AUTHORITY

The Heritage Property Act

RECOMMENDATION

Should 6112 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 6112 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 May 2022, the property owner applied to include their 6112 Coburg Road property in the Registry of Heritage Property for the Halifax Regional Municipality. The subject property is located on the southern side of Coburg Road in Halifax, at the southeast corner of the intersection of Coburg Road and Seymour Street (Map 1). The property contains a two-storey dwelling which was commissioned by John R. Bourke and constructed in 1892.

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:

6112 Coburg Road, Halifax, formerly known as 46 Coburg Road, and earlier still as 30 Coburg Road, is described in a newspaper article dated December 31st, 1892, listing all the new homes built in Halifax for that year. The article notes a home recently built on Coburg Road belonging to Mr. Burke [Bourke]. This aligns with historic maps of the area and with the deed history which shows John R. Bourke buying the lot in 1891 and taking out a mortgage in 1892.

Research shows that this building was constructed in 1892, and as such, staff recommend a score of 13 points.



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

2. Historical OR Architectural Importance:

Relationship to Important Occasions, Institutions, Personages or Groups

John R. Bourke [also Burke] [b. 1853, d. 1921], originally of Charlottetown P.E.I., moved to Halifax and worked as a hardware clerk, then later as an insurance inspector for the London Life Insurance Company, and later still as a health inspector. Bourke purchased the 49.5ft by 100ft lot on the corner of Seymour Street and Coburg Road in 1891. He built the present dwelling house in 1892 for a total of \$6,000, \$4,000 of which was obtained via a mortgage from the Governors of Dalhousie College. The building was celebrated in its day, being praised as a “handsome wooden residence” in the Halifax Herald. Bourke appears to have suffered financial troubles around the turn of the century, as the Governors of Dalhousie College foreclosed on the subject property in 1901, and Bourke, his wife Frances, and his children relocated to a row house on Spring Garden Road [presently 5966 Spring Garden Road]. Bourke married Frances Karnen and together they had one daughter and two sons. He and his wife remained at their Spring Garden Road residence until their deaths in 1921 and 1927 respectively.

Charles Edwards Willoughby Dodwell [b. 1853, d.1930], originally of Gloucestershire, England, immigrated to Canada and completed a Bachelor of Arts at King’s College in Windsor, Nova Scotia in 1873. He then began work as an assistant engineer on the construction of major Nova Scotian railways and other projects in Ontario and Quebec. In 1891, Dodwell secured the position of District Engineer of the Department of Public Works of Canada, also known as the Dominion Public Works of Canada. Dodwell moved into the subject property in 1902, renting it from the Governors of Dalhousie College until 1918 when the City of Halifax put the property up at auction for arrears of taxes. Dodwell’s lawyer, A. William Jones, acquired the property and conveyed it to Dodwell the following week. Dodwell reached the apex of his career shortly after in 1922, when he is listed as Supervising District Engineer of the Maritimes for the Department of Public Works of Canada.



Figure 2: Charles E. W. Dodwell touring the Studley Quoits Club with Edward, Prince of Wales [later King Edward VIII]

Beyond his accomplished career, he also had a substantial role in the professionalization of the field of engineering. He was one of the founders of the Canadian Society of Civil Engineers [now known as the Engineering Institute of Canada] and its vice president in 1904 and 1918. He also chaired the committee which provided the basis for establishing provincial engineering licensing authorities. Dodwell married Alice M. Dimock and together they had two daughters and four sons. Dodwell and his wife continued to reside at the subject property until their deaths in 1930 and 1922 respectively.

Dr. James Robert Corston [b. 1879, d. 1963], born of Halifax, studied at the Halifax Academy and Dalhousie University, earning his MD in 1902. Dr. Corston established a medical practice in Halifax, and in 1913 he joined Dalhousie College's Faculty of Medicine as a lecturer. In 1931, he purchased the subject property and used it as both his home and his medical practice. Dr. Corston retired from his associate professorship of Medicine and Clinical Medicine in 1945, and he went on to work as the medical examiner for United States Immigration at Pier 21 in Halifax. He also served several years on the Board of Governors of Dalhousie College. Dr. Corston married Frances McDiarmid and together they had one son. He and his wife continued to reside at the subject property until their deaths in 1963 and 1970 respectively.

Owing to Charles E.W. Dodwell's national significance for his contributions to the professionalization of the field of engineering and his role as Supervising District Engineer of the Maritimes for the Department of Public Works of Canada, and the subject property's strong connection to him as his primary residence for 28 years, staff recommend a score of between 11 and 15 points.

3. Significance of Architect or Builder:

Staff were unable to identify the builder or architect responsible for the subject dwelling in the course of research, and as such, staff recommend a score of 0 points.

4. Architectural Merit:

Construction type or building technology

6112 Coburg Road is a two-storey building of light-frame (most likely balloon frame) wooden construction with an L-shaped plan. It is built atop a coursed rubble foundation of slate and granite. The outside walls are presently clad in aluminum siding.

Balloon framing, while common for its own time, was replaced by platform framing from the 1930s onwards, and is growing increasingly less common in present-day Halifax. As such, staff recommend a score between 1 and 3 points.

Style

6112 Coburg Road is an example of the Late-Victorian Eclectic style, incorporating elements of multiple styles, such as Italianate, Halifax House, and Queen Anne. The basic form of the home, box-like and with a near flat roof is characteristic of many homes of the Halifax House [also known as "Halifax Box"] style, particularly with its use of two-storey bay windows. The home's substantial overhanging eaves and bracketed cornice, with paired large corbels flanking sets of smaller brackets is typical of the Italianate style, as is the rectangular bay window on the western elevation. The front entrance borrows its pediment from the Queen Anne style, while the slightly later addition of a rear entrance and enclosed rear porch bears the distinctive craftsman style.

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 craftsman-style rear porch should be considered part of the historical fabric of this house and included in the Character Defining Elements [CDEs].

Character defining elements of 6112 Coburg Road include, but are not limited to:

- Original two-storey building with an L-shaped floorplan;
- Nearly flat roof;
- Symmetrically placed pair of two-storey bay windows with corner bead mouldings, panelling detail below the first-storey sills and interstitial bell roof supported by large, fluted corbels interspersed with smaller brackets;
- Panelled wooden front door with five-light transom and sidelight arrangement, fluted pilasters, fluted mull posts and mull cover, bulls-eye blocks, and panelled detail below the sidelights;
- Large pediment above the front door supported by a pair of large, fluted corbels flanking a series of smaller brackets;
- Centred pair of single-hung, wood-frame windows above the front entrance;
- Cornice wrapping around the perimeter of the roofline with large, fluted corbels on all elevations, interspersed by smaller brackets only on the northern and western elevations;
- Single-hung, wood-frame windows throughout;
- Unusual casement window on the western elevation with half-ellipse transom above and panelling detail below;
- Rectangular two-storey bay window on the western elevation with fluted pilasters, corner bead mouldings, panelling detail below the first-storey sills and interstitial bell roof supported by large, fluted corbels interspersed with smaller brackets;
- One large four-stack chimney located towards the northwestern corner of the dwelling and two smaller single stack chimneys towards the eastern and southern sides of the dwelling;
- Craftsman-style rear porch with tripartite panelled rear door; and,
- Slate and granite foundation, visible on the eastern elevation.

Overall, the subject dwelling, with its eclectic mix of styles, is somewhat rare and staff recommend a score of between 4 and 6 points.

5. Architectural Integrity:

6112 Coburg Road retains its original L-shaped layout. Nearly all the character defining elements of the subject dwelling remain present to this day, including the three bay windows, the various corbels, brackets, trim work and panelling, the pedimented front door, etc. The small rear porch is considered to be a character-defining element and doesn't detract from the property's heritage integrity. There are two notable changes to the dwelling's exterior. Firstly, the siding of the home, which is presumed to have originally been either wood shingle or wooden clapboard siding, has been covered or replaced with what appears to be aluminum siding bearing a faux wood-grain pattern. Secondly, most of the foundation's visible exterior has been parged with cement, though the original exposed foundation is still visible on the eastern elevation.

Overall, the dwelling remains largely unchanged, and staff recommend a score between 11 and 15 points.

6. Relationship to Surrounding Area:

The subject property is situated on part of the former Lot #2 of the subdivision of the former James B. Uniacke lands, which encompassed lots on both sides of Seymour Street and Lemarchant Street between intersections with Coburg Road and University Avenue. The subject property was built during a period of rapid development in the Old West End neighbourhood from the late 1800s onward, as the neighborhood shifted from a collection of wealthy rural estates to a more middle-class suburb of the growing city.

The immediate surroundings of 6112 Coburg Road consist of a mix of residential and institutional uses. Most buildings in this area range between two and four stories, with the exception of two 10-storey apartment towers located on nearby blocks. The subject property and neighbouring properties are zoned ER-2 [Established Residential Zone 2].

6112 Coburg Road is just over one block away from two other registered heritage properties on Coburg Road, those being Toomey House [6215 Coburg Road] and Hartshorne-Lownds House [6221 Coburg

Road]. Other registered properties can be found further west on Coburg Road and further east on Robie Street. 6112 Coburg Road fits well with the surrounding contributing [unregistered] and registered heritage properties and is a visual focal point due in part to its corner location and in part to its unusually large size.

Given its visual prominence in the context of the greater streetscape, its proximity to other registered properties, and the surrounding density of contributing [unregistered] heritage properties, the subject property is considered a valuable asset to the area's cohesive architectural legacy. 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 6112 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

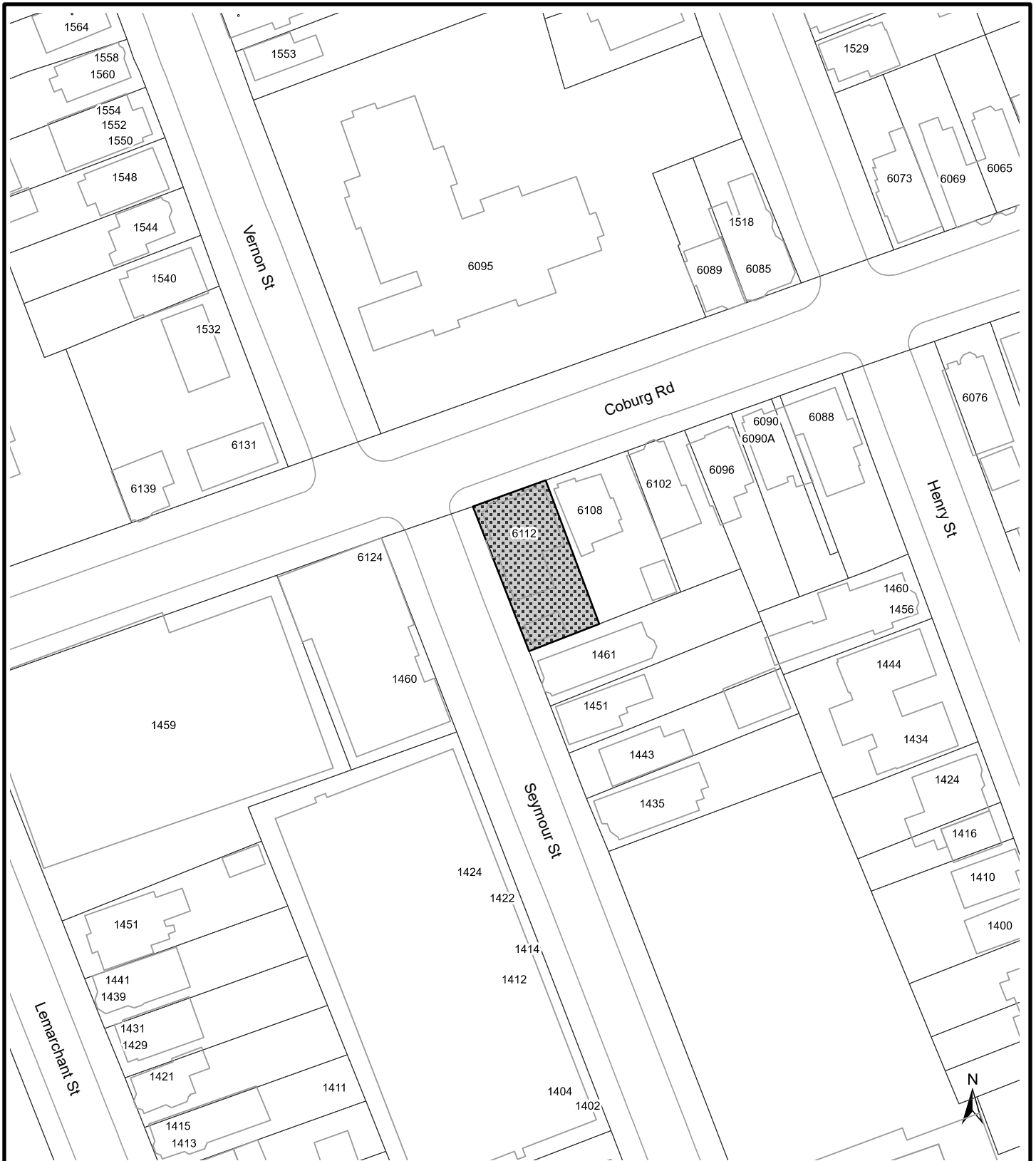
Map 1: Location Map

Attachment A: Evaluation Criteria

Attachment B: Historical Research Report

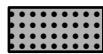
A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Carter Beaupre-McPhee, Heritage Planning Researcher, 902.719.9604



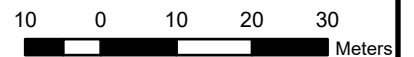
Map 1 - Location

6112 Coburg Road,
Halifax



Subject Property

HALIFAX



The accuracy of any representation on this plan is not guaranteed.

**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

6112 Coburg Road, Halifax

Prepared by:

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

January 30, 2023



HALIFAX

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Age

6112 Coburg Road, Halifax, formerly known as 46 Coburg Road, and earlier still as 30 Coburg Road, is situated on the southern side of Coburg Road between the intersections with Henry Street and Seymour Street. The property sits at the southeast corner of the intersection between Coburg Road and Seymour Street.

The present dwelling was built on a 49.5ft by 100ft rectangular lot immediately adjacent to the lands of Albert H. Buckley. Historical maps show the lot as vacant in 1890, while the first appearance of the house occurs in the original unrevised portions of the 1895 (revised to 1911) Fire Insurance Plan for Halifax [see Figure 5], pinning the construction date sometime between 1890 and 1895.

A newspaper article dated December 31st, 1892, listing all the new homes built in Halifax for that year notes a home recently built on Coburg Road belonging to Mr. Burke [Bourke]. This aligns with the aforementioned maps and with the deed history, which shows John R. Bourke buying the lot in 1891 and taking out a mortgage in 1892. Bourke then appears in city directories residing in the home [then 30 Coburg Road] by 1894. **It is reasonable to suggest that this newspaper article is accurate, that John R. Bourke commissioned the construction of the subject dwelling, and that it was completed in 1892.**

Deed History for 6112 Coburg Road
[Formerly 46 Coburg Road, Formerly 30 Coburg Rd]



Figure 1: Deed history of 6112 Coburg Road

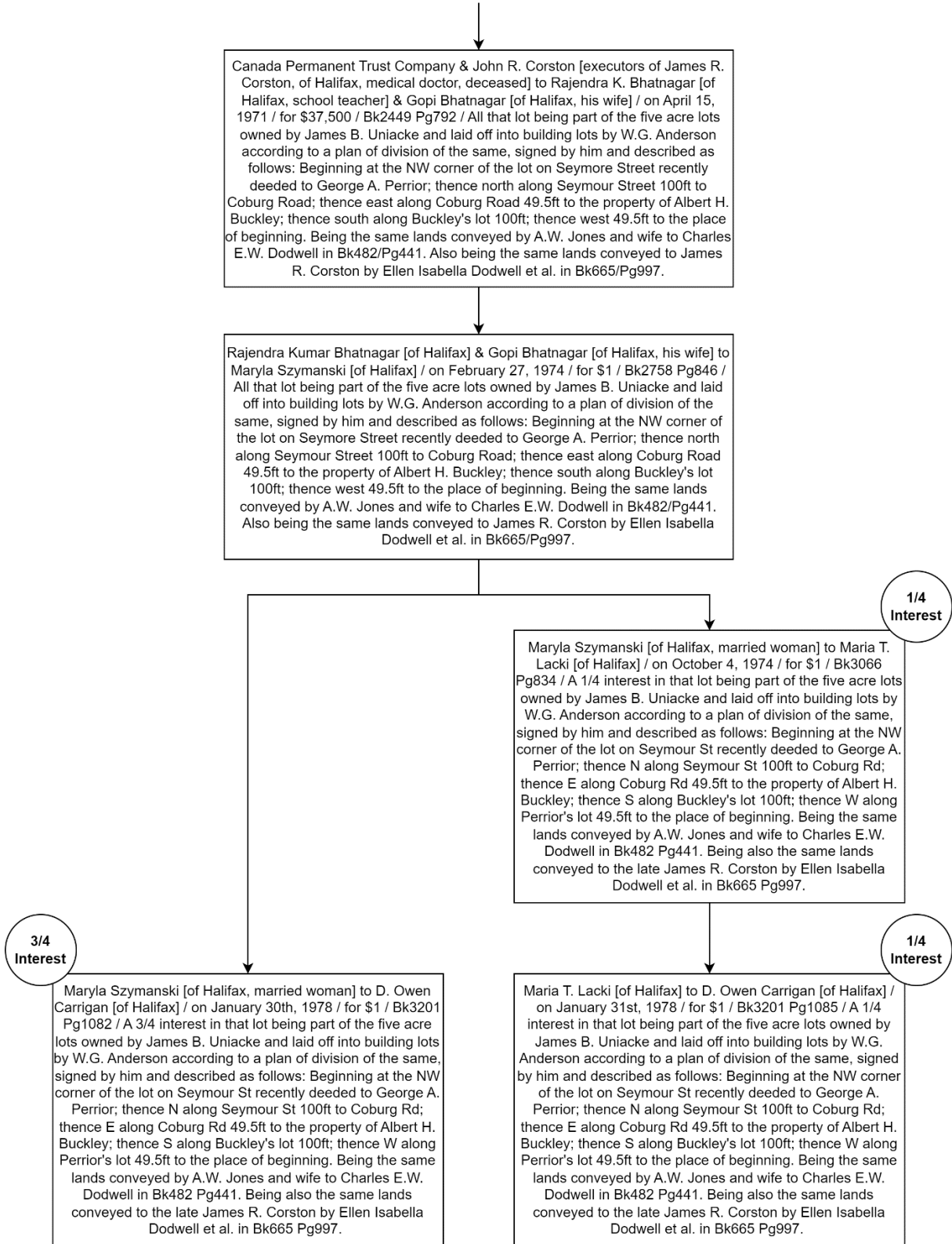


Figure 2: Deed History of 6112 Coburg Road Continued

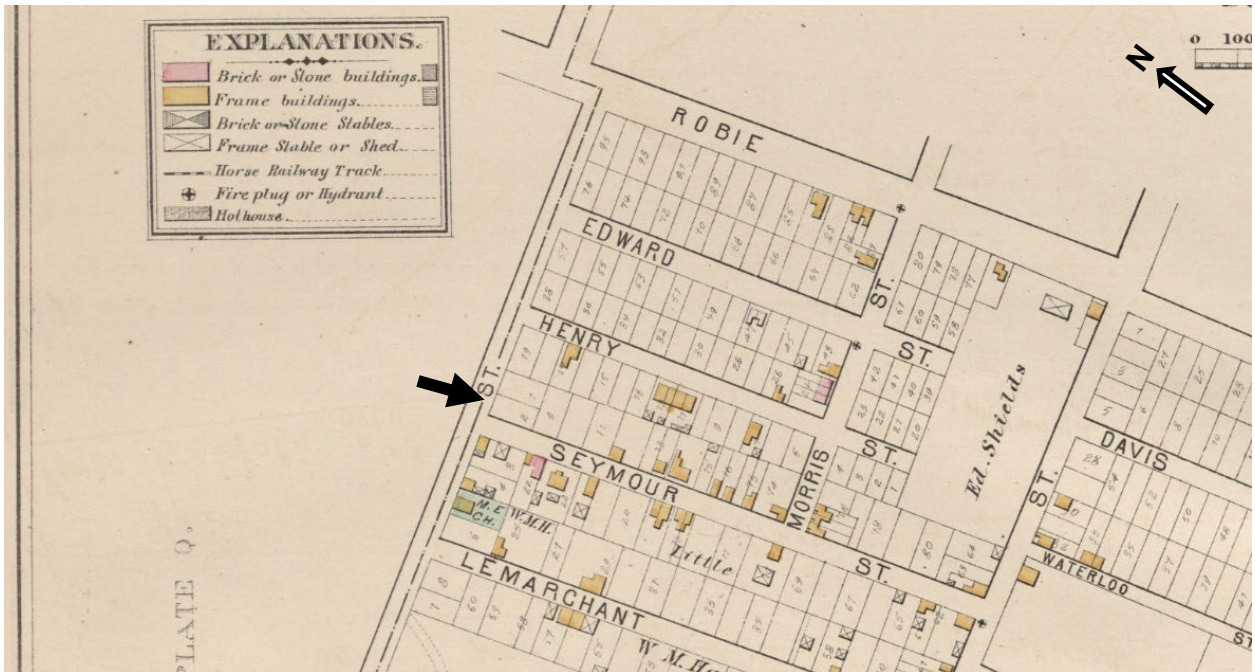


Figure 3: 1878 Hopkins Atlas

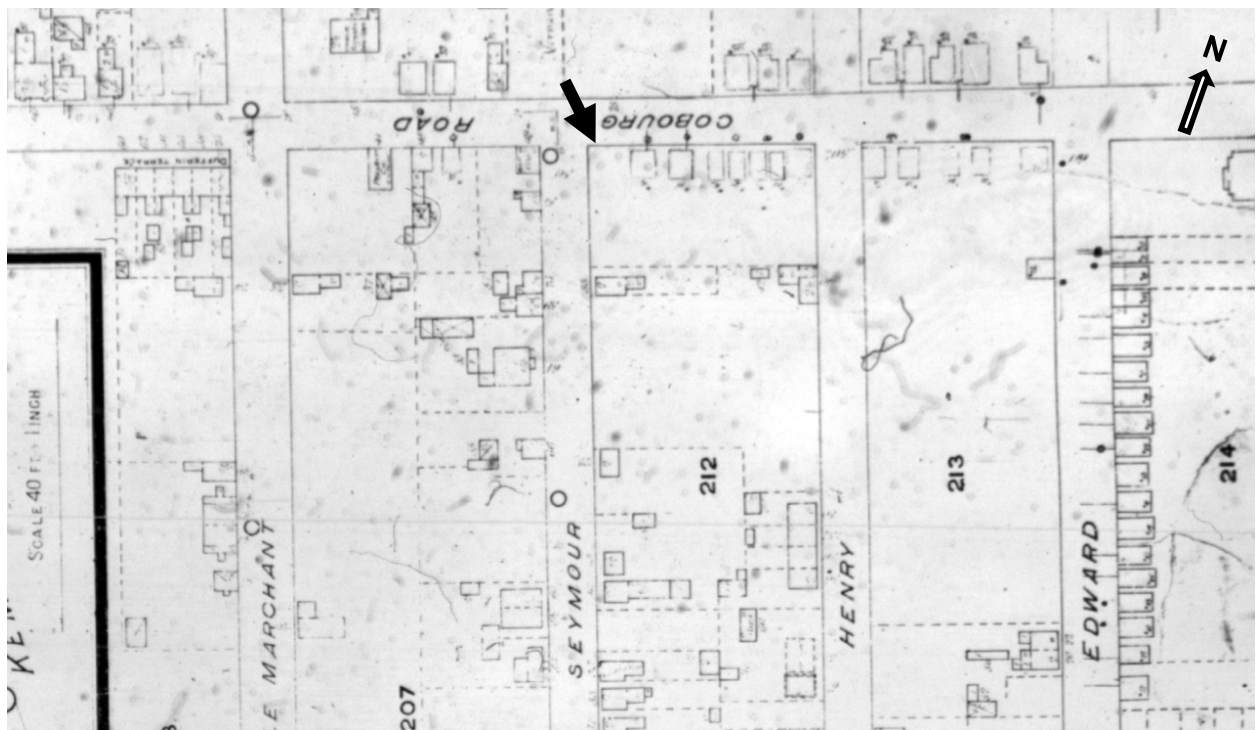


Figure 4: 1889 Goads Atlas

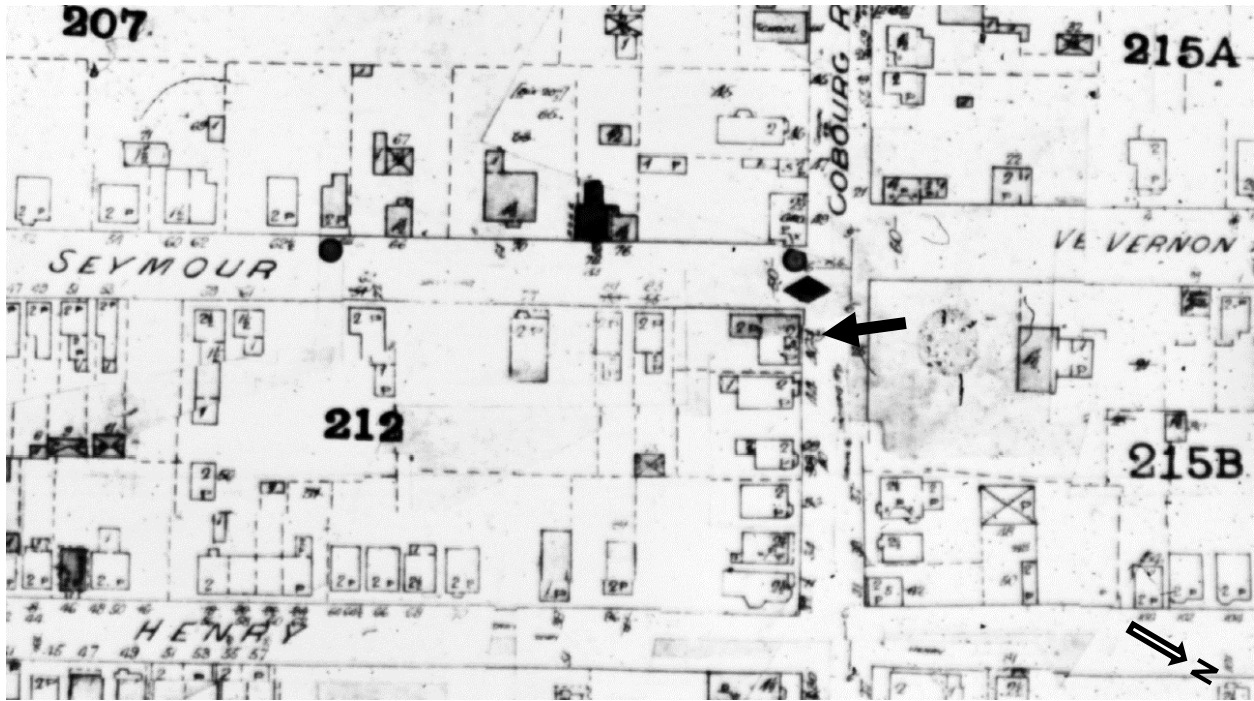


Figure 5: 1895 (Updated to 1911) Fire Insurance Plan of Halifax, the earliest map on which the subject dwelling appears

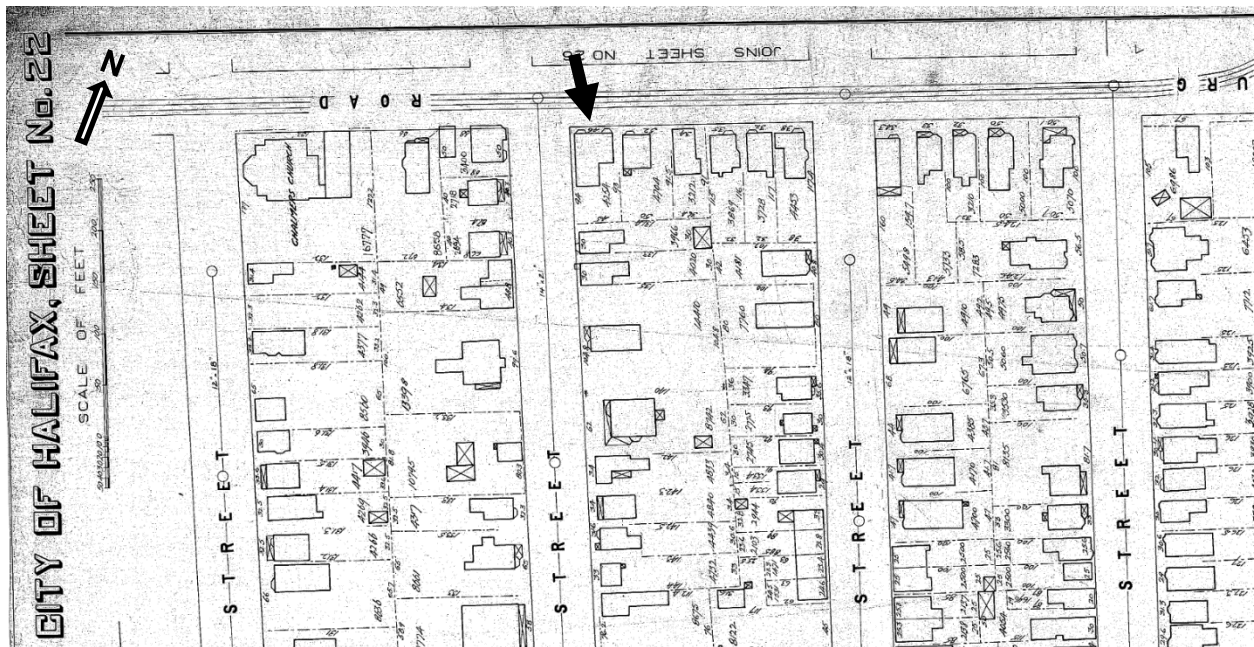


Figure 6: 1918 H.B. Pickins Assessment Map



Figure 7: 1921 Air Survey

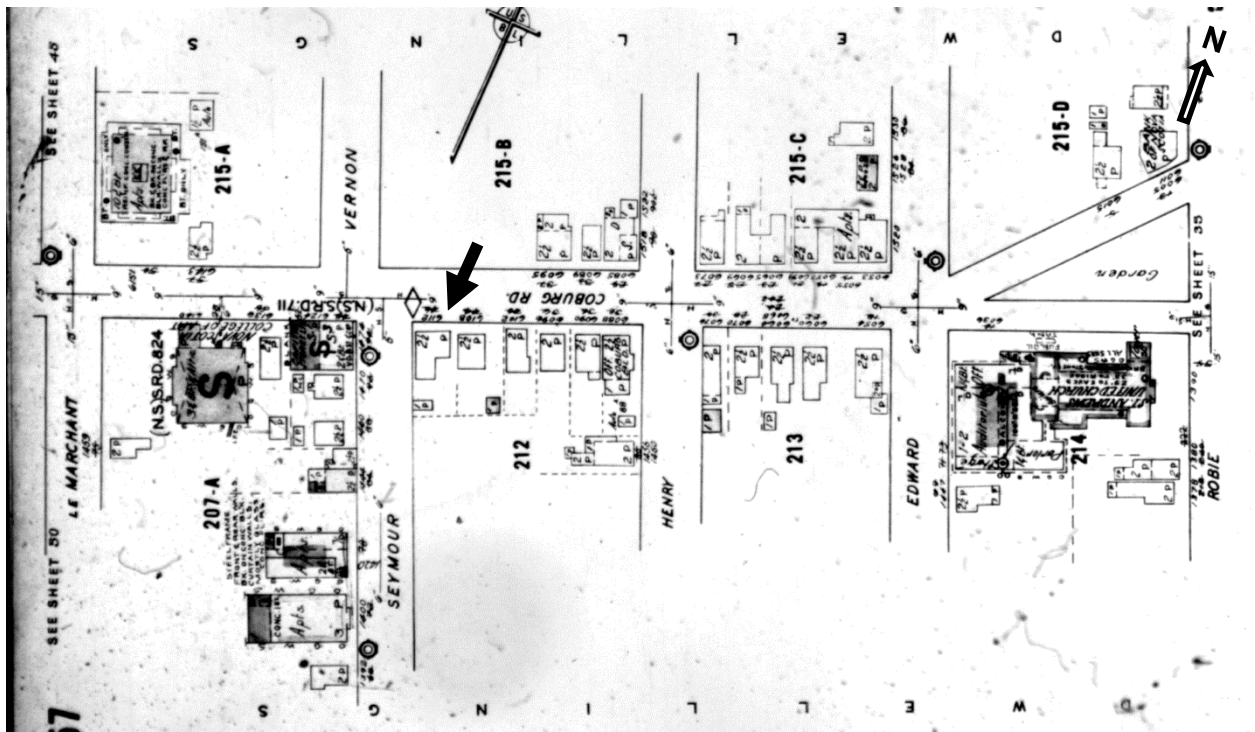


Figure 8: 1963 Halifax Fire Insurance Plan

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

The dwelling at 6112 Coburg Road has historical associations with John R. Bourke [Burke], who commissioned the home, Charles E. W. Dodwell, Supervising District Engineer of the Maritimes for the Department of Public Works of Canada, and Dr. James R. Corston, medical doctor and associate professor at Dalhousie College.

John R. Bourke [also Burke] [b. 1853, d. 1921](Government of Canada, 1901)

John R. Bourke was a man of Irish descent born in Charlottetown, PEI in 1861.(Government of Canada, 1911) He married Frances [Karnen] Bourke and together they had one daughter, Frances, and two sons, E. Carlyle and Harold.(Government of Canada, 1901) Bourke worked several jobs, including as a hardware clerk, an insurance inspector for the London Life Insurance Company, and a health inspector.(Government of Canada, 1891, 1891; Province of Nova Scotia, 1921)

In 1891, John R. Bourke purchased the lot on the corner of Coburg Road and Seymour Street from the news editor William Dennis for \$700.(NSPOL, 1891) He then commissioned the construction of the subject dwelling in 1892.(Halifax Herald, 1892) In a newspaper article from December 31st, 1892, discussing all the new homes constructed that year, Bourke's home is praised as a handsome wooden residence and it's revealed that the home cost \$6,000 to construct, \$4,000 of which was obtained via a mortgage from the Board of Governors of Dalhousie College.(Halifax Herald, 1892; NSPOL, 1892) By the turn of the century, Burke appears to have suffered financial trouble, as the Governors of Dalhousie College foreclosed on Bourke's home in 1901, taking ownership.(NSPOL, 1901)

The Bourke family relocated to a row-house at 158 Spring Garden Road where they remained until their deaths [see Figure 10].(McAlpine's, 1902) John R. Bourke died on November 8th, 1921, and his wife Frances died on June 30th, 1927.(Province of Nova Scotia, 1921, 1927)

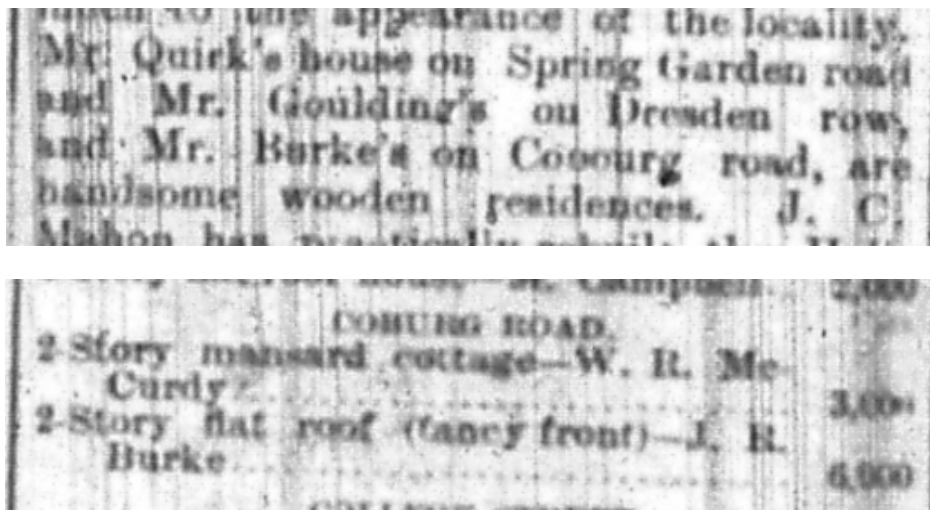


Figure 9: Pair of newspaper clippings describing the subject property, taken from an article on new houses built in Halifax in 1892.(Halifax Herald, 1892)



Figure 10: 5966 Spring Garden Road [rightmost unit], formerly 158 Spring Garden Road. (Google Streetview, August, 2018)

Charles Edwards Willoughby Dodwell [b. 1853, d.1930](Wagner, n.d)

Charles E. W. Dodwell [see Figure 11] was born in Gloucestershire, England, the son of Reverend George Dodwell. (Stayner, n.d.; Wagner, n.d) He immigrated to Canada and obtained his Bachelor of Arts at King’s College in Windsor, N.S. in 1873. (Stayner, n.d.) Dodwell then worked as an assistant engineer on the construction of major railways in Nova Scotia. (Wagner, n.d) Other projects Dodwell worked on include the St. Lawrence Bridge at Lachine, Quebec [see Figure 12], the portion of the Ontario to Quebec Railway travelling from Smith Falls to Toronto, and the rail line and bridges at St. Anne’s, Stocker’s Creek, and Vaudreuil. (Wagner, n.d)

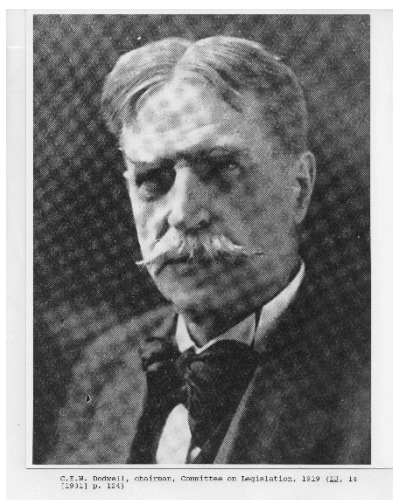


Figure 11: Charles E. W. Dodwell

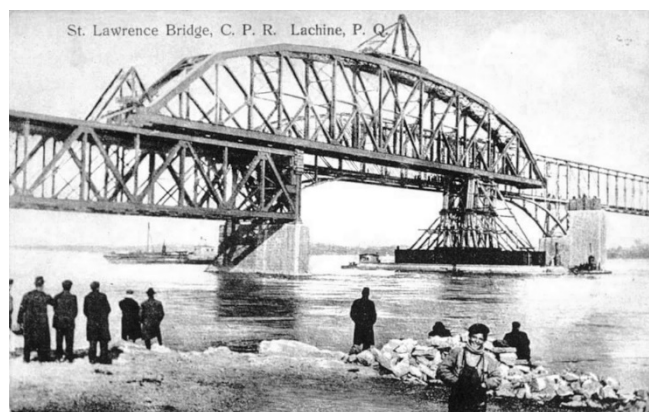


Figure 12: St. Lawrence Bridge at Lachine, Quebec, circa 1913. (Lachine, 1913)

In 1891, Dodwell became district engineer of the Department of Public Works of Canada, also known as the Dominion Public Works of Canada, with offices in the Roy Building on Barrington.(McAlpine's, 1902; Wagner, n.d) The Governors of Dalhousie College, having taken ownership of the former Bourke house, proceeded to rent the subject property to Charles E. W. Dodwell from 1902 until 1918, when the City of Halifax put the subject property up at auction for arrears of taxes, and it was purchased by A. William Jones, who is presumed to be Dodwell's lawyer.(McAlpine's, 1902; NSPOL, 1918a) Jones promptly conveyed the property to Dodwell just over a week later.(NSPOL, 1918b) By 1922, Dodwell had reached the apex of his career, becoming the Supervising District Engineer of the Maritimes for the Department of Public Works of Canada and was, by this time, working out of an office in the new Customs House on Bedford Row [since demolished].(McAlpine's, 1918; Wagner, n.d)

Outside of his direct work, Dodwell did much to help professionalize the field of engineering.(Wagner, n.d) Dodwell helped found the Canadian Society of Civil Engineers [now the Engineering Institute of Canada], serving as its vice president in 1904 and 1918.(Wagner, n.d) He also chaired the committee that established the basis for provincial engineering licensing authorities, such as the Association of Professional Engineers of Nova Scotia, of which he was the first president.(Wagner, n.d)

He married Alice M. Dimock in 1879, and together they had two daughters, Isabelle and Frances, and four sons, George P.V., Edward L., Harold W., and Cyril G.(FamilySearch, 2023a; Government of Nova Scotia, 1879; Hants Journal, 1930) Charles E. W. Dodwell and his wife Alice resided in the subject property until their deaths on December 29th, 1930 and October 3rd, 1923 respectively.(Government of Nova Scotia, 1923, 1930)



Figure 13: Photo of Charles E. W. Dodwell and Edward, The Prince of Wales [later King Edward VIII] touring the Studley Quoits Club in 1914.(Unknown artist, 1914)

[Dr. James Robert Corston \[b. 1879, d. 1963\]\(Dalhousie University Archives, n.d.b\)](#)

Dr. James Robert Corston was born in Halifax on March 12th, 1879 to father James F. Corston and mother Nancy [MacLellan] Corston.(Dalhousie University Archives, n.d.b; Government of Nova Scotia, 1963) He studied at the Halifax Academy and Dalhousie University, earning his Doctor of Medicine [MD] in 1902.(Dalhousie University Archives, n.d.b) He married Frances McDiarmid on November 4th, 1908.(Government of Ontario, 1908) Together they had one son, John Corston in 1910.(FamilySearch, 2023b) Dr. James R. Corston joined Dalhousie College as a lecturer in therapeutics and renal diseases at the Faculty of Medicine in 1913.(Dalhousie University Archives, n.d.a) He would go on to teach at Dalhousie as an associate professor of Medicine and Clinical Medicine until 1945.(Dalhousie University Archives, n.d.b)

On May 18, 1931, James R. Corston purchased the subject property from the trustees of Charles E.W. Dodwell, and it served as both his home and his medical practice.(McAlpine's, 1939; NSPOL, 1931) Dr. Corston retired from his associate professorship in 1945.(Dalhousie University Archives, n.d.a) He served on Dalhousie's Board of Governors for several years and went on to work as a medical examiner for United States Immigration at Pier 21 in Halifax.(Dalhousie University Archives, n.d.b; MemoryNS, n.d.) Dr. James R. Corston and his wife Frances resided at the subject property until their deaths on August 17th, 1963 and December 23, 1970, respectively.(Government of Nova Scotia, 1963, 1970)

Important / Unique Architectural Style or Highly Representative of an Era

The dwelling at 6112 Coburg Road is a late-Victorian eclectic home, incorporating elements of Italianate, Halifax House, and Queen Anne style homes.(Archibald & Stevenson, 2003) The Late Victorian Eclectic style was most popular from 1880 through 1915.(Penney, 1989) For more information, please refer to the architectural merit section of this report.

Significance of Architect or Builder

Staff were unable to identify the builder or architect responsible for the subject dwelling in the course of research.

Architectural Merit

Construction Type or Building Technology

6112 Coburg Road is a two-storey building of light-frame (most likely balloon frame) wooden construction with an L-shaped plan. It is built atop a coursed rubble foundation of slate and granite [see Figure 25]. The outside walls are presently clad in aluminum siding. Balloon framing, while common for its own time, was replaced by platform framing from the 1930s onwards, and is growing increasingly less common in present-day Halifax.

Style

6112 Coburg Road is an example of the late-Victorian eclectic style. It is a building incorporating elements of multiple styles, such as Italianate, Halifax House, and Queen Anne. The basic form of the home, box-like and with a near flat roof is characteristic of many homes of the Halifax House

[occasionally Halifax Box] style, particularly with its use of two-storey bay windows. (Archibald & Stevenson, 2003) From the Italianate style the home borrows its substantial overhanging eaves and bracketed cornice, with large corbels flanking sets of smaller brackets [see Figure 22]. (Archibald & Stevenson, 2003) The pairing of the larger corbels is another typical feature of the Italianate style. (Archibald & Stevenson, 2003) The final trait borrowed from the Italianate is the unusual rectangular bay window on the western elevation [see Figure 23]. The front entrance borrows its pediment from the Queen Anne style, which revived the pediment as an architectural feature commonly found above entrances [see Figure 19]. (Archibald & Stevenson, 2003)

The final touch to this eclectic home is a slightly later addition in the form of a rear entrance and enclosed rear porch, which bear the distinctive craftsman style [see Figure 24]. (Penney, 1989) 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 craftsman-style rear porch 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 6112 Coburg Road include, but are not limited to:

- Original two-storey building with an L-shaped floorplan;
- Nearly flat roof;
- Symmetrically placed pair of two-storey bay windows with corner bead mouldings, panelling detail below the first-storey sills and interstitial bell roof supported by large, fluted corbels interspersed with smaller brackets;
- Panelled wooden front door with five-light transom and sidelight arrangement, fluted pilasters, fluted mull posts and mull cover, bulls-eye blocks, and panelled detail below the sidelights;
- Large pediment above the front door supported by a pair of large, fluted corbels flanking a series of smaller brackets;
- Centred pair of single-hung, wood-frame windows above the front entrance;
- Cornice wrapping around the perimeter of the roofline with large, fluted corbels on all elevations, interspersed by smaller brackets only on the northern and western elevations;
- Single-hung, wood-frame windows throughout;
- Unusual casement window on the western elevation with half-ellipse transom above and panelling detail below;
- Rectangular two-storey bay window on the western elevation with fluted pilasters, corner bead mouldings, panelling detail below the first-storey sills and interstitial bell roof supported by large, fluted corbels interspersed with smaller brackets;
- One large four-stack chimney located towards the northwester corner of the dwelling and two smaller single stack chimneys towards the eastern and southern sides of the dwelling;
- Craftsman-style rear porch with tripartite panelled rear door; and
- Slate and granite foundation, visible on the eastern elevation.



Figure 14: Southern elevation (Nov. 4, 2022)



Figure 15: Southeastern elevation (Nov. 4, 2022)



Figure 16: Southwestern elevation (Nov. 4, 2022)



Figure 17: Rear elevation (Nov. 4, 2022)



Figure 18: Eastern elevation (Nov. 4, 2022)



Figure 19: Detail of front door (Nov. 4, 2022)



Figure 20: Detail of lower bay (Nov. 4, 2022)



Figure 21: Detail of front porch (Nov. 4, 2022)



Figure 22: Detail of upper bay (Nov. 4, 2022)



Figure 23: Detail of side bay (Nov. 4, 2022)



Figure 24: Detail of side window and rear porch (Nov. 4, 2022)



Figure 25: Detail of exposed foundations (Nov. 4, 2022)

Architectural Integrity

Layout, Additions, and Character Defining Elements

6112 Coburg Road exhibits a high level of architectural integrity with respect to layout, additions, and character defining elements.

Layout and Additions:

The original layout of this house was an L-shaped plan [see Figure 5].(Hopkins, 1878) This layout appears unchanged to this day, except for the addition of a craftsman-style rear porch, which based on its style was likely added in the early 20th century. This porch is considered to be character defining in its own right due to its age, style, and visual prominence as viewed from Seymour Street, and thus in keeping with Standard 2 of the *Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition)* has been included in the list of character defining elements and does not detract from the architectural integrity of the subject dwelling.

Character Defining Elements:

Nearly all the character defining elements of the subject dwelling remain present to this day, including the three bay windows, the various corbels, brackets, trimwork and panelling, the pedimented front door, etc. There are two notable changes to the dwelling's exterior. Firstly, the siding of the home, which is presumed to have originally been either wood shingle or wooden clapboard siding, has been replaced with what appears to be aluminum siding bearing a faux wood-grain pattern [see Figure 26]. Secondly, most of the foundation's visible exterior has been parged with cement, though the original exposed foundation is still visible on the eastern elevation [see Figure 25].



Figure 26: Closeup of aluminum siding (Nov. 4, 2022)

Condition

6112 Coburg Road is generally in good condition. The wooden windows are mostly in good condition due to the use of storm sashes which have protected them from the elements. The aluminum siding is in good condition. There are no condition concerns with the foundation. The condition of the roof could not be assessed. Corbels, brackets, panelling, and other trim pieces appear to be in good condition. Many windowsills show indications of potential rot, as is common in many older homes. Wooden sills are prone to rot given prolonged exposure to water. The front door pediment is in fair condition, while the rest of the front entrance is in good condition. The Craftsman style rear porch is in fair condition.

Relationship to Surrounding Area

6112 Coburg Road bears a relationship to the surrounding neighbourhood through its association with a period of rapid development in the Old West End neighbourhood, its ties to Dalhousie University, and its proximity to other registered heritage property and contributing heritage properties on Coburg Road.

Neighbourhood History and Development Patterns:

This block bound by Coburg Road, Seymour Street, University Avenue, and Henry Street, and neighbouring blocks were formed as part of the subdivision of the lands of James B. Uniacke by William G. Anderson in 1853 [see Figure 27]. For most of the 1800s, the Old West End was primarily comprised of large estates owned by wealthy families. (McGuigan, 2007) It was from roughly the 1880s through the turn of the century that the City of Halifax began to rapidly expand westward, and the formerly rural Old West End began to populate with the burgeoning middle classes. (McGuigan, 2007) Coburg Road attracted many upper-middle class families who built large homes in a variety of styles. 6112 Coburg Road is one such example, and was praised in its day for its handsome styling. (Halifax Herald, 1892) The Old West End became home to Dalhousie College's new Studley campus in the 1920s, and 6112 Coburg Road bears a relationship to Dalhousie through both Dalhousie's ownership of the property in the early 1900s and through the tenancy of associate professor Dr. James R. Corston in the mid 1900s.

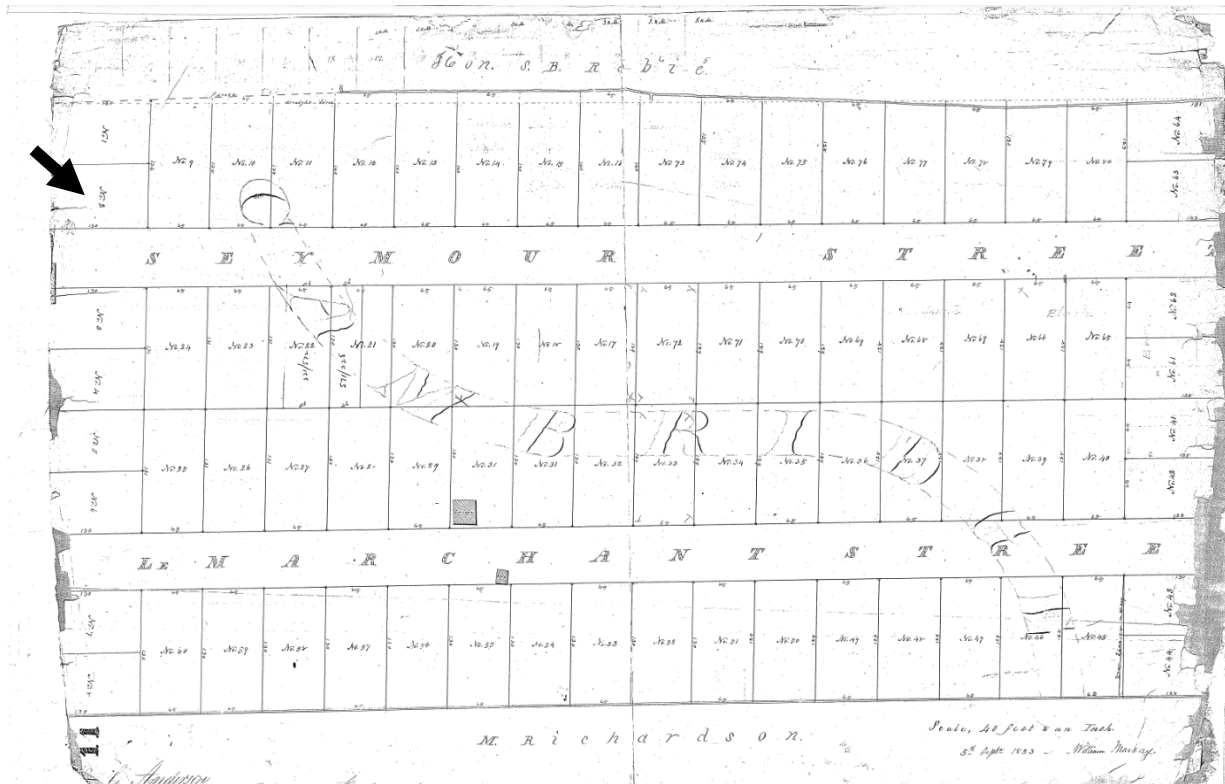


Figure 27: Plan of Subdivision of the former James B. Uniacke Lands by J.W Anderson

Neighbourhood Scale and Use:

The immediate surroundings of 6112 Coburg Road consist of a mix of residential and institutional uses, owing to its proximity to Dalhousie University's Studley Campus. Most buildings in this area range between two and four storeys for residential use with the exception of two 10-storey apartment towers located on nearby blocks. The subject property and other nearby properties on the south side of Coburg Road between Seymour Street and Henry Street are zoned ER-2 [Established Residential Zone 2] typically permitting at most two-unit dwellings up to 11m in height as-of-right.

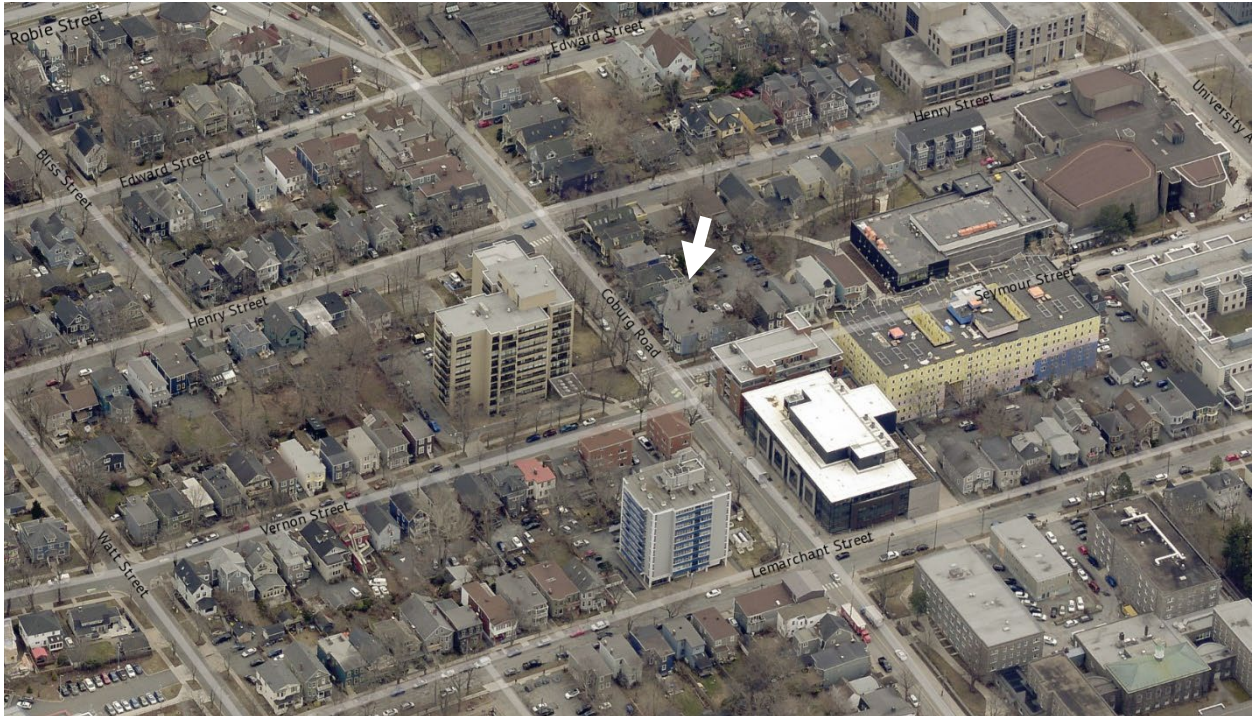


Figure 28: Aerial pictometry image looking southeast with 6112 Coburg Road highlighted by an arrow. (April 12, 2022)

Surrounding Registered Heritage Properties:

6112 Coburg Road is just over one block away from two other registered heritage properties on Coburg Road, those being Toomey House [6215 Coburg Road] and Hartshorne-Lownds House [6221 Coburg Road]. Other registered properties can be found further west on Coburg Road and further east on Robie Street. 6112 Coburg Road fits well with the surrounding contributing heritage properties and is a visual focal point due in part to its corner location and in part to its unusually large size.

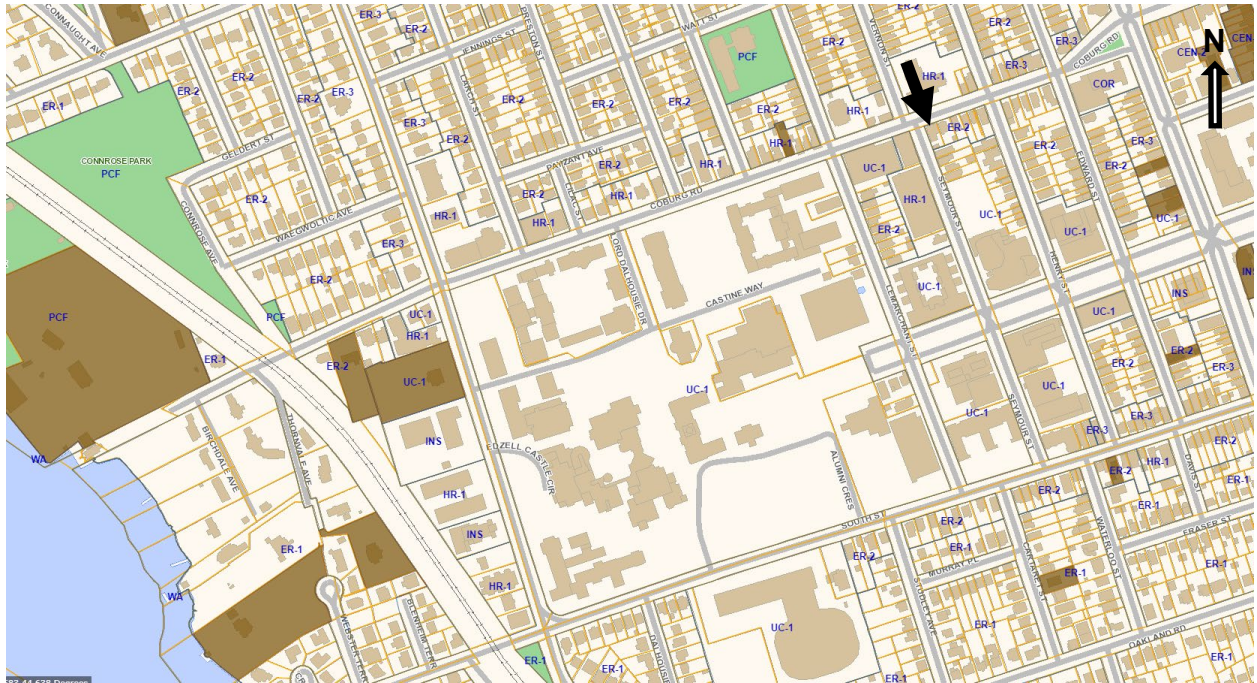


Figure 29: Map showing all currently registered heritage properties in the surrounding area shaded in brown and 6112 Coburg Road highlighted by an arrow.



Figure 30: View looking west, with 6112 Coburg Road to the left. (Nov. 4, 2022)



Figure 31: View looking east, with 6112 Coburg Road to the right. (Nov. 4, 2022)



Figure 32: View looking south along Seymour Street, 6112 Coburg Road to the left. (Nov. 4, 2022)

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Attachment 2

Scoring for Case H00542

Criterion	Score Awarded
1. Age	13
2A. Relationship to Important Occasions, Institutions, Personages or Groups	15
3. Significance of Architect/Builder	0
4A. Architectural Merit: Construction Type	3
4B. Architectural Merit: Style	6
5. Architectural Integrity	13
6. Relationship to Surrounding Area	10
Total	60