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Item No. 9.1.1
Heritage Advisory Committee
April 26, 2023

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed
Cathie O'Toole, Chief Administrative Officer

DATE: April 6, 2023

SUBJECT: **Case H00551: Request to Include 1206 Robie Street, Halifax in the Registry of Heritage Properties for the Halifax Regional Municipality**

ORIGIN

Application for heritage registration by the property owner.

LEGISLATIVE AUTHORITY

The Heritage Property Act

RECOMMENDATIONS

Should 1206 Robie Street, 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 1206 Robie Street, 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*.

BACKGROUND

The property owner has applied to include their property located at 1206 Robie Street, Halifax (Map 1) in the Registry of Heritage Property for the Halifax Regional Municipality. The subject property is situated on the northwest corner of the intersection of Robie and South Streets. The property contains a one-and-a-half storey residential building, which was constructed circa 1875.

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 the Architect/Builder	10
4. Architectural Merit	10
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
Total	100

Should the HAC score a property with more than 50 points on evaluation as a heritage property, a positive recommendation will 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, heritage 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 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 staff's research report (Attachment B).

1. Age

The subject property was originally part of lands owned by Edward Shields, superintendent of the Halifax Poor Asylum. Upon Shields' death, his executors subdivided his land into smaller parcels to accommodate the city's growing middle class. No structures are depicted on the property in an 1866 map of Halifax.

In 1874, Shields' executors sold a portion of his property to John R. Richardson, who was a master carpenter and builder. Richardson is identified as living at the corner of Robie and South as early as McAlpine's 1875-1876 City Directory. The current wood-framed structure at 1206 Robie Street is visible by Hopkin's 1878 map and depicted as a one-and-a-half storey structure in Ruger's 1879 Panoramic View of Halifax.

Given its ca. 1875 construction date, staff recommend a score of 13 points for Age.



Figure 1: 1206 Robie Street (Staff photo, February 22, 2023)

2. Architectural Importance

1206 Robie Street can be described as a vernacular cottage with elements of various architectural styles that were popular during the mid to late 19th century, including Gothic Revival, Italianate and Classical Revival. Vernacular houses were designed to display local traditions and typically used local materials. These houses vary from region to region to create a distinctive local landscape.

In 1864, the Canada Farmer newspaper promoted a Gothic cottage which was designed for a small family. The cottage featured a centre hall with a living room to the left, two bedrooms to the right, and a kitchen at the rear. The exterior featured a centre gable with a pointed or semi-circular window at the centre, symmetrical façade with two brick chimneys at either end, windows with decorative moulding and main entrance with transom and sidelights.

1206 Robie Street may have been inspired by the Canada Farmer's Gothic cottage and represents a localized version of the design. The combination of a centre pitched gable roof typically found in Gothic Revival style buildings combined with five sided Scottish dormers and storm porch is an example of vernacular architecture unique to Halifax. Similar designed structures can be found throughout Halifax and Dartmouth, including the registered properties at 1029 Tower Road (ca. 1873) and 1317 Dresden Row (ca. 1860), Halifax and 86 Ochterloney Street (ca. 1863) in Dartmouth. Another similar designed property is located at 5283 South Street. Although some of these structures predate the Canada Farmer Gothic cottage, it shows an evolution in the design preferences over the years. 1206 Robie Street provides a high level of craftsmanship as evidenced by the detailed woodwork and has a high level of integrity.

As a highly representative example of Halifax's mid to late 19th century vernacular design, staff recommend a score of 16 to 20.

3. Significance of Architect/Builder

1206 Robie Street was built by John R. Richardson, who also was the first resident of the house. Minimal documentation is available to confirm additional buildings Richardson contributed to in Halifax, but it is likely that he or his father, Robert, would have contributed to other similar designed vernacular cottages that were constructed during the mid to late 19th century.

As Richardson undoubtedly had an impact on local architecture in mid to late 19th century Halifax, staff recommend a score of 1 to 3 for the significance of the architect/builder.

4. Architectural Merit

Construction Type or Building Technology

1206 Robie Street was constructed using timber framing, often called post-and-beam construction, which joined large pieces of wood together with joints using mortise-and-tenon construction. Most 19th to early 20th century construction methods are becoming less common in Halifax as construction methods have changed.

As mortise-and-tenon construction is becoming less common in Halifax, staff recommend a score between 7 and 10 points.

Style

The building at 1206 Robie Street was designed in the vernacular cottage style. Vernacular houses were designed to display local traditions and used local materials, and the style varies from region to region. 1206 Robie Street displays a unique local version of vernacular architecture, as evidenced by the Gothic Revival style centre gable flanked by Scottish dormers on either side. Although there are other similarly designed cottages found throughout the urban core of Halifax and Dartmouth, 1206 Robie Street has a high level of integrity and a high level of craftsmanship.



Figure 2: Curved metal staircase leading to the storm porch of 1206 Robie Street (Staff photo, 22 February, 2023)

The character-defining elements of 1206 Robie Street include, but are not limited to:

- Vernacular, one-and-a-half storey cottage with rectangular plan;
- Brick, rubblestone and granite foundation;
- Wood shingle cladding;
- Medium gable side roof with moulded returned eaves;
- Centre gable roof on the east elevation with moulded trim, returned eaves and semi-circular four-paned window;
- Scottish dormers flanking the centre gable with paired brackets and pointed low gable;
- Two Scottish dormers on the west elevation;
- One-over-one narrow windows with moulded trim and circular detailing, lintels and decorative corbels;
- Three-paned basement windows with granite lug sills;
- Storm porch with wood panels, pilasters, brackets, and two-over-two windows;
- Single leaf glazed wood entrance on south elevation of storm porch, with transom and original '132' metal civic address above;

- Single leaf wood interior entrance with arched windows, arched sidelights and transom in the storm porch;
- Single stack brick chimneys at each end of the medium gable roof;
- Metal curved staircase leading to storm porch; and,
- Minimal setback from the street.

As a moderately rare example of a mid to late 19th century vernacular cottage, staff recommend a score of 4 to 6 for architectural style.

5. Architectural Integrity

1206 Robie Street has a high level of architectural integrity. Although no historical photos were discovered during research, modifications are evident based on visual inspection and other similar designed properties. The only visible modifications to the exterior have been the partial facing of the foundation with brick and a shed dormer at the rear of the building. There is an exterior door on the west elevation that has been replaced. The outbuilding to the rear of the building is not original. There are otherwise no major modifications or additions.

The alterations to 1206 Robie Street are minimal and as such, staff recommend a score 11 to 15 points for architectural integrity.

6. Relationship to Surrounding Area

1206 Robie Street has physical associations with the neighbouring properties, which also were once part of Edward Shields' land. 1206 Robie Street stands out in the streetscape as one of the oldest structures in this block of Robie Street. It also stands out for its vernacular cottage design, as most structures within this section of Robie Street are designed in the Halifax Box style with minimal decoration. 1206 Robie Street is unique in its centre gable with semi-circular window, Scottish dormers, and intricate decorative detailing. In tandem with its location at a prominent intersection of Robie and South Streets, 1206 Robie Street serves as a landmark in the streetscape.

As a landmark in the local streetscape, staff recommend a score of 6 to 10 points.



Figure 3: View of 1206 Robie Street from the northeast corner of the Robie and South Streets intersection (Staff photo, February 22, 2023)

FINANCIAL IMPLICATIONS

The HRM costs associated with advertising and processing this application can be accommodated within the proposed 2023/2024 operating budget for C340 – Heritage and Planning Information Services.

COMMUNITY ENGAGEMENT

The community engagement process for heritage registrations 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 1206 Robie Street, 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

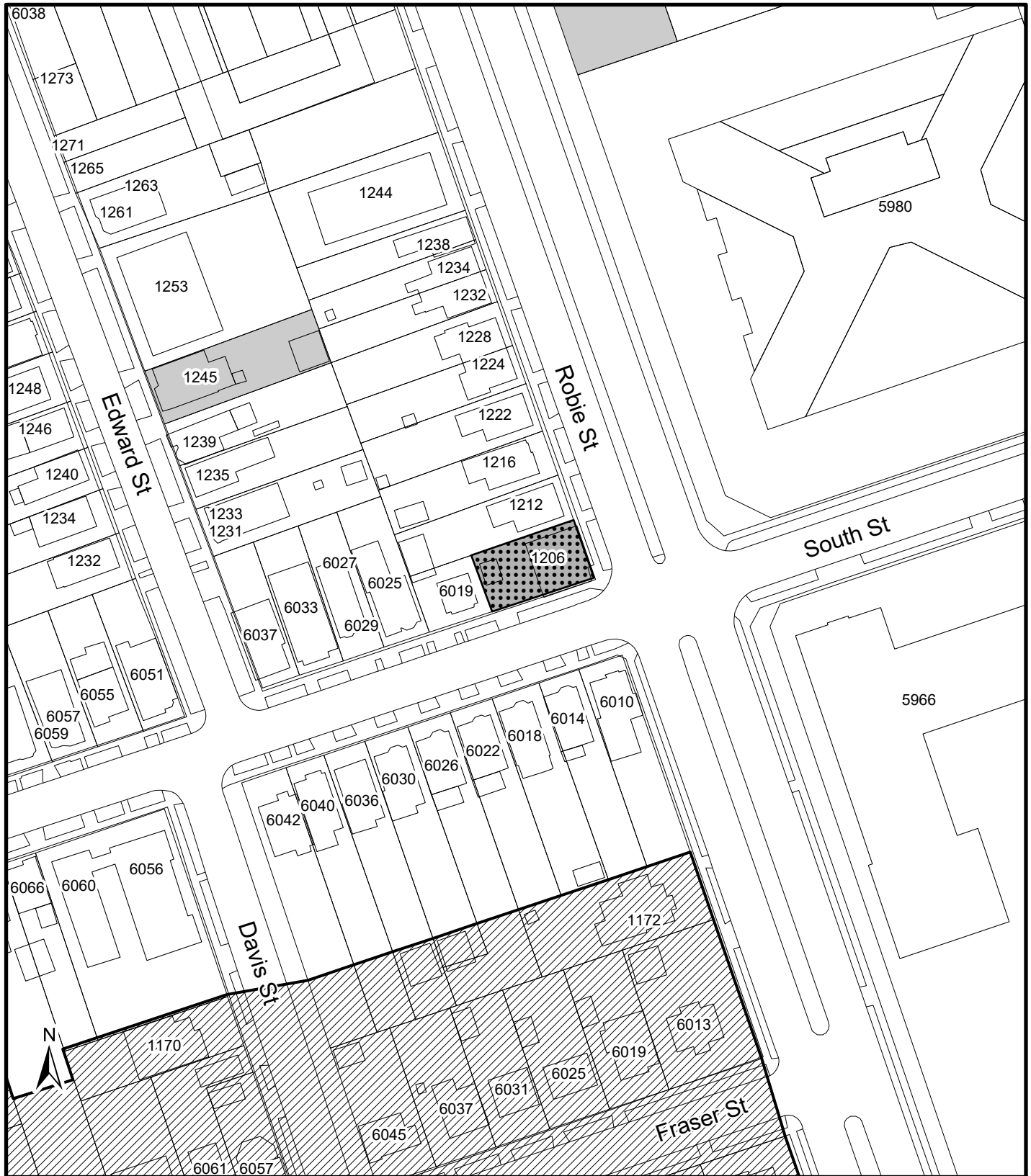
Map 1: Location Map

Attachment A: Evaluation Criteria

Attachment B: Staff 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: Elizabeth Cushing, Planner II – Heritage, 902.478.2586



Map 1 - Location Map

1206 Robie Street,
Halifax, NS

-  Subject Property
-  Registered Heritage Property
-  Oakland Road Proposed Heritage Conservation District Boundary



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.*

Attachment B

Research Report

1206 Robie Street, Halifax

Prepared by:

HRM Planning & Development
Elizabeth Cushing, Planner II - Heritage

20 March 2023



HALIFAX

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Age

1206 Robie Street, Halifax, formerly 132 Robie Street, is situated on the northwest corner of the Robie and South Streets intersection.

The property was originally part of lands owned by Edward Shields, superintendent of the Halifax Poor Asylum. Upon Shields' death, his executors subdivided his land into smaller parcels to accommodate the city's growing middle class (Figure 1). No structures are depicted on the property in 1866 (Figure 2). During this time, the area surrounding the subject property was largely undeveloped.

In 1874, Shields' executors sold a portion of his property to John R. Richardson, who was a master carpenter and builder (Book 193, Page 273). The current wood-framed structure at 1206 Robie Street is visible by Hopkin's 1878 map and depicted as a one-and-a-half storey structure in Ruger's 1879 *Panoramic View of Halifax* (Figure 3 and Figure 4). Richardson is identified as living at the corner of Robie and South as early as McAlpine's 1875-1876 City Directory.

Goad's 1911 Fire Insurance Plan shows minimal changes to the building except for the construction of an outbuilding to the rear of the property (Figure 5). The building remained in the Richardson family until 1920 (Book 514, Page 193).

Based on the above historical documentation, the existing structure at 1206 Robie Street was constructed circa 1875 and at time of writing is 148 years old.

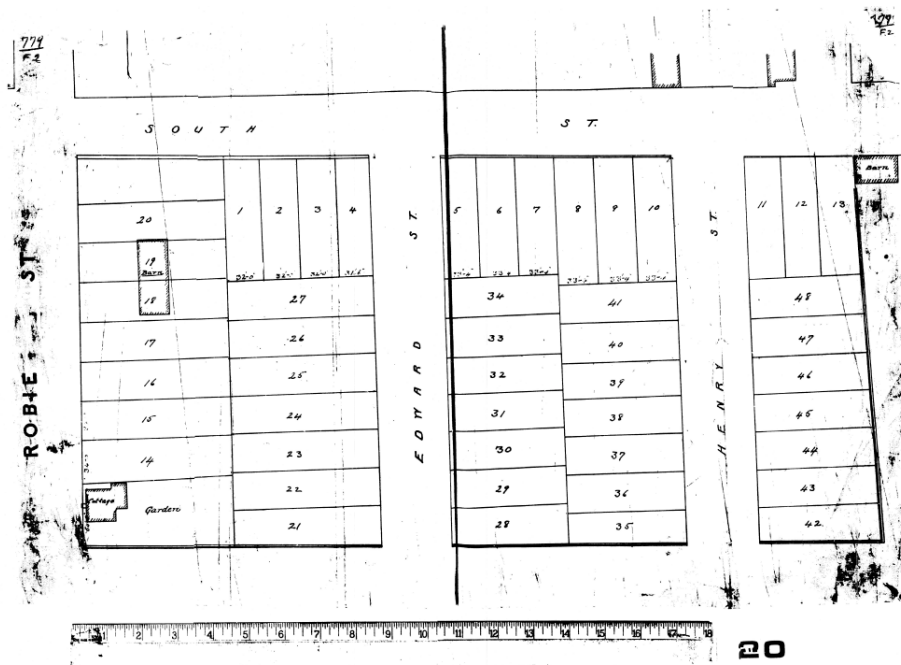


Figure 1: Plan of Edward Shields' Property (Unnamed Surveyor, 1897)



Figure 2: 1866 Map of City of Halifax with the approximate location of the subject property identified in red (Surveyor Unknown)

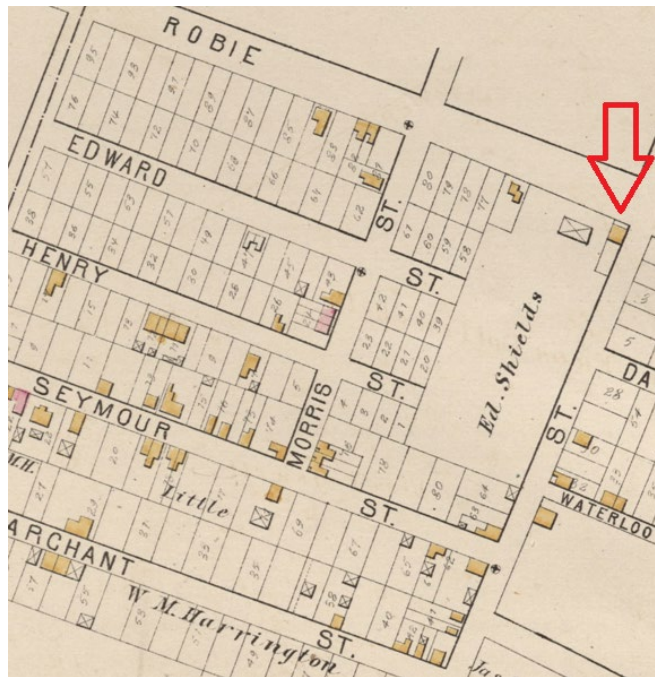


Figure 3: Hopkin's 1878 City Atlas of Halifax with the subject property identified in red

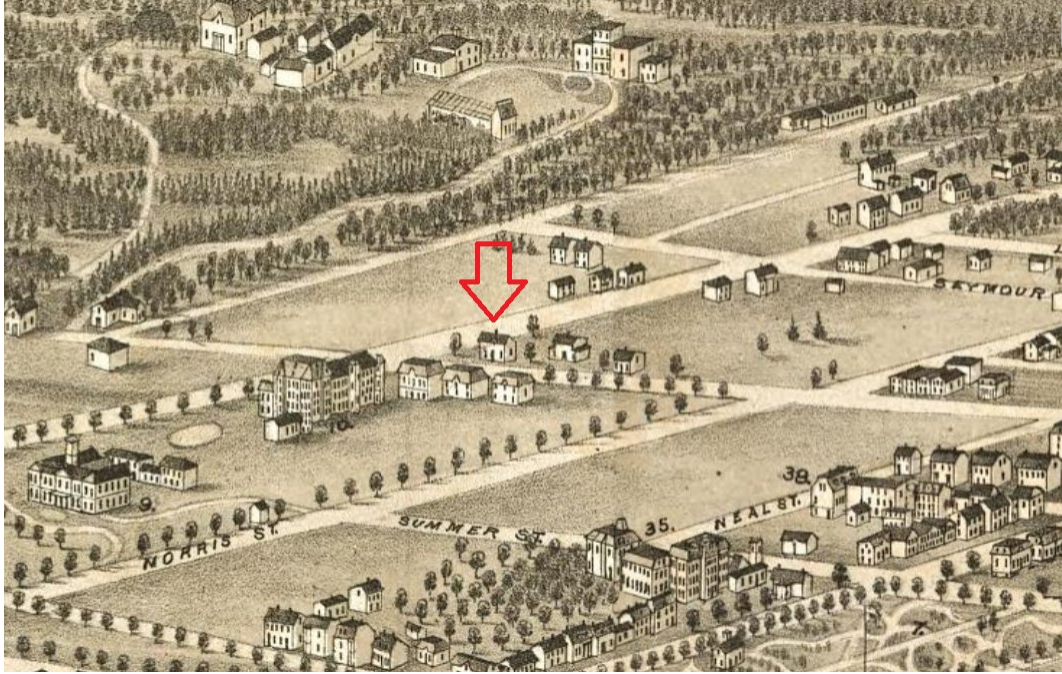


Figure 4: Rutgers 1879 Panoramic View of Halifax with the subject property identified in red

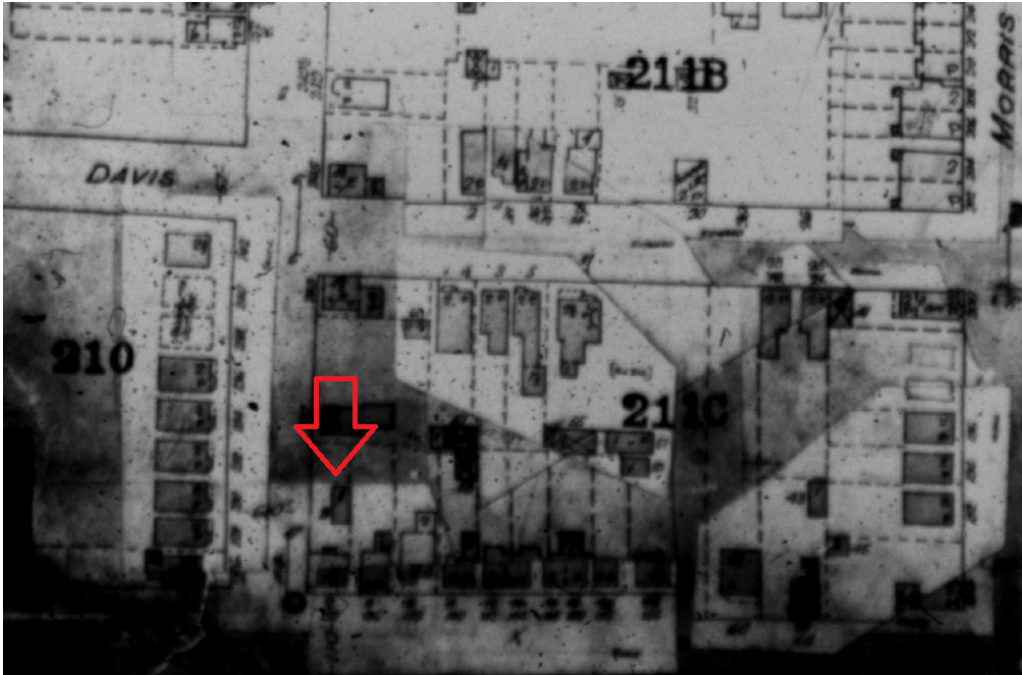


Figure 5: Goad's 1911 Fire Insurance Plan with the subject property identified in red

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

The building at 1206 Robie Street was built by John Robert Richardson in 1875. Other tenants of 1206 Robie Street with community significance include Reverend George Ambrose and Professor Frank Dougherty.

John Robert Richardson (1827-1889) was of Irish descent and worked as a master carpenter and builder. His father, Robert Richardson, also worked as a carpenter. In 1865, John married Helen Eliza (née Adams). They had a total of seven children together: Annie, Mary, Helen, Robert John, John Alexander, James Nevins and Arthur. Their children Mary, Robert John, Helen, and Arthur died in infancy. By the 1881 Census, the only children listed are Annie, John and James. Richardson died in 1889 at the age of 62 and is buried at Camp Hill Cemetery in Halifax. Although records of Richardson's carpentry work are limited, it is feasible to conclude that John R. Richardson contributed to other buildings throughout Halifax and Dartmouth. Similar designed structures to 1206 Robie Street that were also constructed in the mid to late 19th century include 1029 Tower Road, 1317 Dresden Row and 5283 South Street in Halifax, and 86 Ochterloney Street in Dartmouth (see Important / Unique Architectural Style or Highly Representative of an Era section). The Richardson family retained ownership of the property until 1920.

Reverend George Michael Ambrose (1877-1959) was born in Digby, Nova Scotia in 1877 to John and Charlotte Ambrose (née Barss). According to the 1891 Census, his father John was a Rector at the Trinity Anglican Church in Digby. Ambrose had seven siblings: John R, Charlotte, Helen, Edith, Josephine, Edwin, and Henry. He graduated from King's College in 1900 and received his M.A. in 1903 (Diocesan Synod Journal 1959). Ambrose was made Deacon in 1900 and ordained as Priest at St. Mark's Church in Halifax the following year (Figure 6). Ambrose married Almyra Victoria (née Balcombe (sometimes spelled Balcom)) in 1904 while he was appointed priest-in-charge of Port Dufferin, Nova Scotia. Amyra was the daughter of Hon. Henry Balcombe, Member of Parliament. In 1903 Ambrose moved to Stewiacke, before becoming assistant at St. Luke's Cathedral in Halifax. From 1908 to 1910 he lived in British Columbia but returned to Nova Scotia to serve at the Sackville and Bedford parishes. Ambrose served in both World Wars and received medals for his efforts (Figure 7). Almyra was active in Y.M.C.A. and received a Certificate of Commendation for her Red Cross work (Baker 1968). Ambrose became Rector of St. Mark's in 1919 and the present-day St. Mark's Church at 5522 Russell Street was built during his tenure. In 1924, he served as District Secretary of the Canadian Bible Society until 1929 when he became the Hospital Chaplain in Halifax. Ambrose retired in 1949 and died ten years later in Halifax at the age of 81. The Ambrose family retained ownership of the house at 1206 Robie Street for 44 years (Book 2530, Page 434).



Figure 6: St. Paul's Hall, Anglican Synod, 1934. Canon Ambrose is identified as being in the photo, but his exact location is unclear (Source: Nova Scotia Archives)



Figure 7: Reverend Ambrose World War Medals, donated to the Nova Scotia Archives by his wife Almyra (Source: Nova Scotia Archives)

Frank Peter Dougherty (1928-2019) was born in Montreal. He studied at Clarkson College of Technology and Penn State, obtaining a M.Sc. and Ph.D. in Accounting. Frank was an accounting professor at Saint Mary's University between 1978 and 1993 (Donald K. Walker Funeral Directors 2023). He married Joyce Dougherty and together had five children: Deanne, Karyn, Don, Michael, and Frank. The Dougherty family purchased the house in 1979 and lived there for approximately 16 years.

Important / Unique Architectural Style or Highly Representative of an Era

1206 Robie Street can be described as a vernacular cottage with elements of various architectural styles that were popular during the mid to late 19th century, including Gothic Revival, Italianate, and Classical Revival. Vernacular houses were designed to display local traditions and typically used local materials (Historic England 2016). These houses vary from region to region and create a distinctive local landscape.

In 1864, the Canada Farmer newspaper promoted a Gothic cottage which was designed for a small family (Ontario Architecture n.d.). The cottage featured a centre hall with a living room to the left, two bedrooms to the right, and a kitchen at the rear. The exterior featured a centre gable with a pointed or semi-circular window at the centre, symmetrical façade with two brick chimneys at either end, windows with decorative moulding and main entrance with transom and sidelights (Figure 8).

1206 Robie Street may have been inspired by the Canada Farmer's Gothic cottage and represents a localized version of the design. The combination of a centre pitched gable roof typically found in Gothic Revival style buildings combined with five sided Scottish dormers and storm porch is an example of vernacular architecture unique to Halifax. Similar designed structures can be found throughout Halifax and Dartmouth, including the registered properties at 1029 Tower Road (ca. 1873; Figure 9) and 1317 Dresden Row (ca. 1860; Figure 10), Halifax and 86 Ochterloney Street (ca. 1863) in Dartmouth. Another similar designed property is located at 5283 South Street (Figure 11). Although some of these structures predate the Canada Farmer Gothic cottage, it shows an evolution in the design preferences over the years based on the steepness of the centre gable (wide centre gable in early 19th century, steeply pitched centre gable mid-19th century, and medium pitched centre gable for the latter half of the 19th century). 1206 Robie Street provides a high level of craftsmanship as evidenced by the detailed woodwork and has a high level of integrity.



A SMALL GOTHIC COTTAGE.

Figure 8: Small Gothic Cottage as featured in Canada Farmer Newspaper, 1864 (Ontario Architecture n.d.)



Figure 9: 1029 Tower Road (Staff photo, April 2020)



Figure 10: 1317 Dresden Row (Staff photo, 22 February 2023)



Figure 11: 86 Ochterloney Street (Staff photo, 22 February 2023)



Figure 12: 5283 South Street (Staff photo, 01 March 2023)

Significance of Architect or Builder

1206 Robie Street was built by John R. Richardson, who also was the first resident of the house (see Relationship to Important Occasions, Institutions, Personages or Groups). Minimal documentation is available to confirm additional buildings Richardson contributed to in Halifax, but it is likely that he and/or his father, Robert, would have built other similarly designed vernacular cottages that were constructed during the mid to late 19th century in both Halifax and Dartmouth.

Architectural Merit

Construction Type or Building Technology

1206 Robie Street was constructed using timber framing, often called post-and-beam construction, which joined large pieces of wood together with joints using mortise-and-tenon construction. Most 19th to early 20th century construction methods are becoming less common in Halifax as construction methods have changed.



Figure 13: Mortise and tenon construction as visible from the basement of 1206 Robie Street (Source: Property Owner)

Style

The building at 1206 Robie Street was designed in the vernacular cottage style (Figure 14 to Figure 22). Vernacular houses were designed to display local traditions and used local materials, and the style varies from region to region. 1206 Robie Street displays a unique local version of vernacular architecture, as evidenced by the Gothic Revival style centre gable flanked by Scottish dormers on either side. See Important / Unique Architectural Style or Highly Representative of an Era for more information.

Character Defining Elements

The character defining elements of 1206 Robie Street include, but are not limited to:

- Vernacular, one-and-a-half storey cottage with rectangular plan;
- Brick, rubblestone and granite foundation;
- Wood shingle cladding;
- Medium gable side roof with moulded returned eaves;
- Centre gable roof on the east elevation with moulded trim, returned eaves and semi-circular four-paned window;
- Scottish dormers flanking the centre gable with paired brackets and pointed low gable;
- Two Scottish dormers on the west elevation;
- One-over-one narrow windows with moulded trim and circular detailing, lintels and decorative corbels;
- Three-paned basement windows with granite lug sills;
- Storm porch with wood panels, pilasters, brackets, and two-over-two windows;
- Single leaf glazed wood entrance on south elevation of storm porch, with transom and former '132' metal civic address above;

- Single leaf wood interior entrance with arched windows, arched sidelights and transom in the storm porch;
- Single stack brick chimneys at each end of the medium gable roof;
- Metal curved staircase leading to storm porch; and,
- Minimal setback from the street.



Figure 14: East elevation of 1206 Robie Street (Staff photo, 22 February 2023)



Figure 15: North elevation (Staff photo, 22 February 2023)



Figure 16: West elevation (Staff photo, 22 February 2023)



Figure 17: South elevation (Staff photo, 22 February 2023)



Figure 18: South and east elevation (Staff photo, 22 February 2023)



Figure 19: Corbel detailing on the moulded lintel, south elevation (Staff photo, 22 February 2023)



Figure 20: Centre gable with semi-circular window and storm porch, east elevation (Staff photo, 22 February 2023)



Figure 21: Storm porch showing interior detailing, including semi-circular glazed entrance with transom and sidelights (Staff photo, 22 February 2023)



Figure 22: Curved staircase leading to the exterior wood glazed door with transom above on the storm porch. Original 132 civic address is visible above the transom (Staff photo, 22 February 2023)

Architectural Integrity

The single-detached, one-and-a-half storey residential building at 1206 Robie Street has a long rectangular façade. The building stands on a granite and painted rubblestone foundation which has been partially clad in red stretcher brick. There is an above ground level basement. The building is clad in painted wood shakes. The medium gable side roof has moulded returned eaves. The east elevation has a centre gable with Scottish dormers on either side. The centre gable has moulded trim and returned eaves and the dormers have paired brackets. There are two additional Scottish dormers on the rear of the building. Single stack brick chimneys are on the offset left and right.

Windows are flat and narrow one-over-one with moulded lintels and corbels. A storm porch covers the main entrance on the east elevation and has panel detailing and brackets. Storm porch windows are two-over-two. A semi-circular window is in the centre gable. The centre main entrance is accessible through the side of the storm porch, which contains a flat, glazed single-leaf wood door with transom. The storm porch door is accessible by a curved set of metal stairs with railing.

1206 Robie Street has a high level of architectural integrity. Although no historical photos were discovered during research, modifications are evident based on visual inspection and other similar designed properties (Figure 9 to Figure 12). Visible modifications to the exterior include the partial facing of the foundation with brick and a shed dormer at the rear of the building. There is an exterior door on the west elevation that has been replaced. The outbuilding to the rear of the building is not original. There are otherwise no major modifications or additions.

Relationship to Surrounding Area

1206 Robie Street has physical associations with the neighbouring properties which also were once part of Edward Shields' land. 1206 Robie Street stands out in the streetscape as one of the oldest structures in this block of Robie Street. It also stands out for its vernacular cottage design, as most structures within this section of Robie Street are designed in the Halifax Box style with minimal decoration (Figure 23 and Figure 24). 1206 Robie Street is unique in its centre gable with semi-circular window, Scottish dormers, and intricate decorative wood detailing. In tandem with its location at a prominent intersection of Robie and South Streets, 1206 Robie Street serves as a landmark in the streetscape.

Surrounding Registered Heritage Properties:

There are five registered heritage properties within the vicinity of 1206 Robie Street:

- 1245 Edward Street (R.A. Hobrecker House, 1897-1898);
- 6080 South Street (Acadia Cottage, 1816);
- 1124 Robie Street (Oakland Lodge, 1885);
- 1141 Cartaret Street (Oakland Cottage, 1899); and,
- 5988 University Avenue (Morris Street Engine House, 1907).

The property is also approximately 55m north of the proposed Oakland Road Heritage Conservation District.



Figure 23: Robie Street facing north near the intersection with South Street (Staff photo, 22 February 2023)



Figure 24: Robie Street and South Street intersection (Staff photo, 22 February 2023)

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