

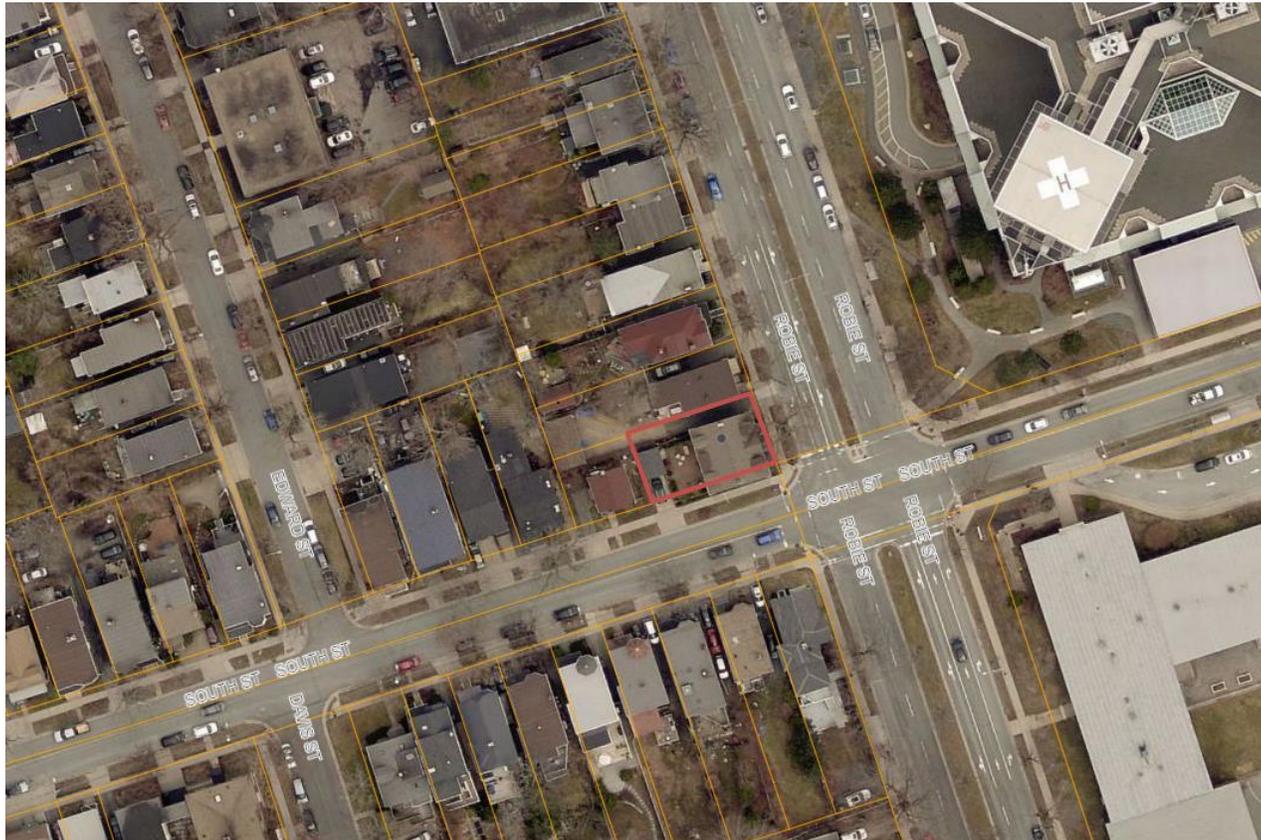
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H00551 – 1206 Robie Street

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

Heritage Advisory Committee
26 April 2023

Location



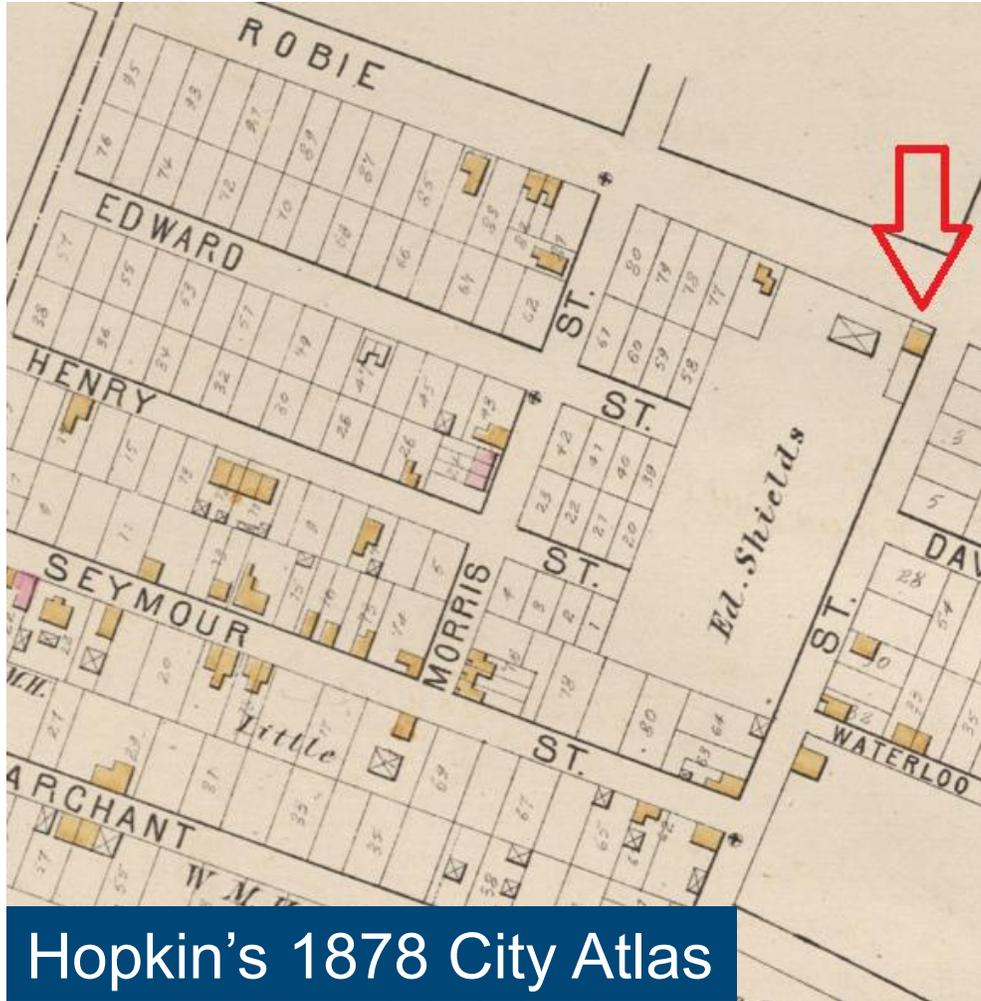
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Registration Evaluation Criteria

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: Construction Type <u>and</u> Style	20
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
Total	100

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1. Age



- Visible by Hopkin's 1878 City Atlas on land formerly owned by Edward Shields
- Built by and for John R. Richardson, master carpenter and builder
- Richardson identified as living at the property by McAlpine's 1875-1876 City Directory
- Other notable tenants include Reverend George Michael Ambrose (1877-1959) of St. Luke's Cathedral
- Subject property built by 1875

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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. Architectural Importance

- Vernacular 'Gothic cottage' with elements of other popular mid to late 19th century styles
- Example of the vernacular style unique to Halifax with five sided Scottish dormers and storm porch



1206 Robie Street
(February 2023)



A SMALL GOTHIC COTTAGE.

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2a. Architectural Importance



1029 Tower Road
(April 2020)



5283 South Street
(March 2023)



1317 Dresden Row
(February 2023)

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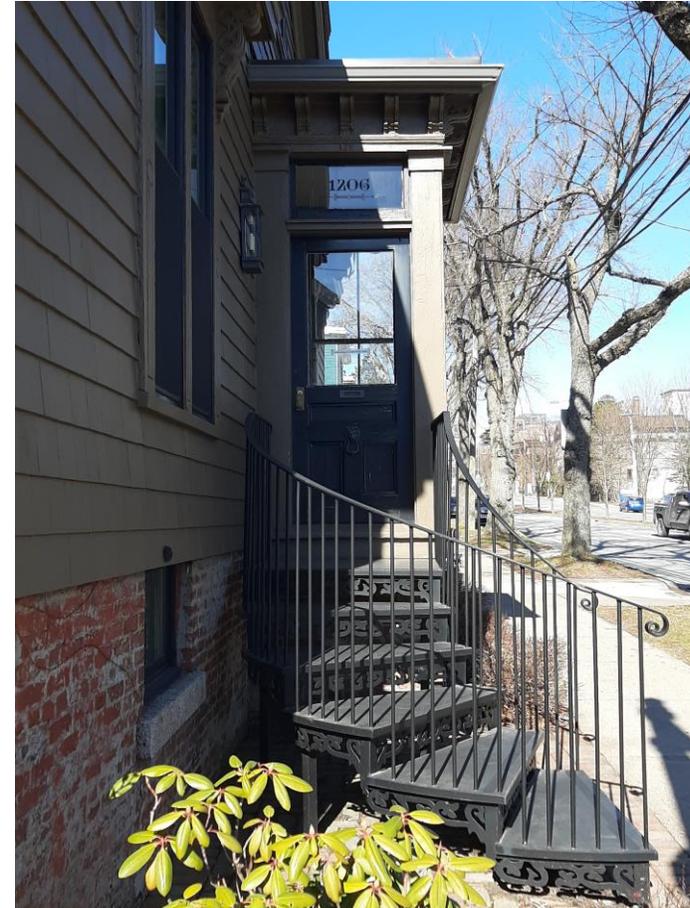
2b. Architectural Importance

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	

3. Significance of Architect/Builder

- John R. Richardson, builder and master carpenter
- Robert Richardson, father, also a carpenter

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*]



Evidence of timber framing
(Property owner photo)

- Constructed using timber framing (post-and-beam)
- Rubblestone foundation partially parged with brick with granite sills

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]*

- Character defining elements include:
 - 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.

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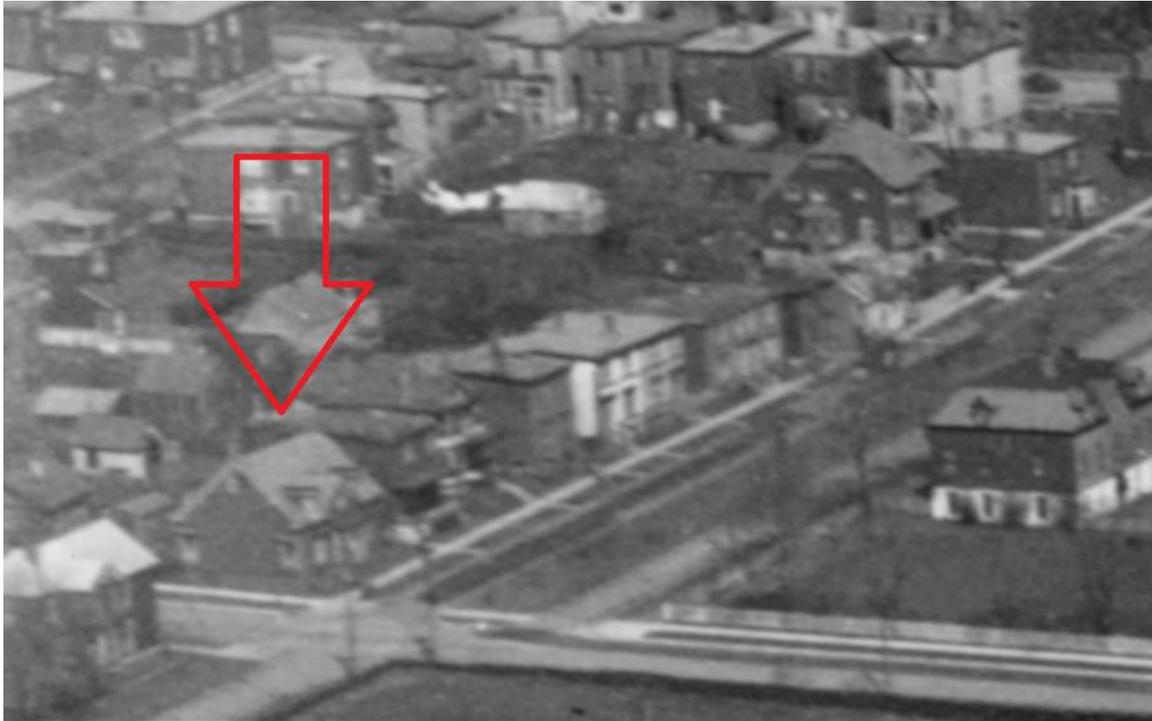
4b. Architectural Merit *[Style]*



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



1206 Robie Street
(1922 Aerial Photo)

- Very minor modifications
- Foundation has been partially faced with brick
- Rear shed dormer
- Exterior door on rear of the building has been replaced

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5. Architectural Integrity



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



- Stands out as a landmark in the streetscape
- One of the oldest structures within this block of Robie Street
- Vernacular cottage design unique to this stretch of residential buildings

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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.



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Recommendation

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.

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Thank You!