



P.O. Box 1749
Halifax, Nova Scotia
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Item No. 14.5.1
Halifax Regional Council
July 18, 2017

TO: Mayor Mike Savage and Members of Halifax Regional Council

SUBMITTED BY: *Original signed*

Aurora Camaño, Vice Chair, Heritage Advisory Committee

DATE: June 28, 2017

SUBJECT: **Case H00450: A Request to Register 33 & 35 Pleasant Street, Dartmouth as a Municipal Heritage Property**

ORIGIN

- Application by the owners, Jason Van Meer and Deborah Dobbin
- Motion from the June 28, 2017 meeting of the Heritage Advisory Committee

LEGISLATIVE AUTHORITY

Heritage Property Act

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

That the Heritage Advisory Committee recommend that Regional Council:

1. Set a date for a heritage hearing to consider the inclusion of 33 and 35 Pleasant Street, Dartmouth in the Registry of Heritage Properties for the Halifax Regional Municipality; and
2. Approve the request to include 33 and 35 Pleasant Street, Dartmouth in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1 of the staff report dated June 15, 2017, as a municipal heritage property.

BACKGROUND

The Heritage Advisory Committee considered the staff report dated June 15, 2017 at their meeting held on June 28, 2017.

Refer to the June 15, 2017 staff report (Attachment 1) for further information on the background this application.

DISCUSSION

At the June 28, 2017 meeting, the Committee evaluated the application using the Evaluation Criteria for Registration of Heritage Properties in HRM. The property scored a total of 53 points out of a possible 100 points and, therefore, it is recommended that the property be registered. Attachment 2 of this report outlines the Evaluation Criteria scoring for this application.

Refer to the June 15, 2017 staff report (Attachment 1) for further discussion on the heritage registration evaluation criteria as it relates to this application.

FINANCIAL IMPLICATIONS

Refer to the June 15, 2017 staff report (Attachment 1) for information on costs associated with this application.

RISK CONSIDERATION

None identified.

COMMUNITY ENGAGEMENT

Heritage Advisory Committee meetings are open to public attendance. The agenda, reports, and minutes of the Committee are posted at Halifax.ca.

Refer to the June 15, 2017 staff report (Attachment 1) for further information on community engagement specific to this case.

ENVIRONMENTAL IMPLICATIONS

None identified.

ALTERNATIVES

The Committee did not provide alternatives. Refer to the June 15, 2017 staff report (Attachment 1) for further information on alternatives.

ATTACHMENTS

Attachment 1 – Staff report dated June 15, 2017

Attachment 2 – Evaluation Criteria Scoring for 33 & 35 Pleasant Street, Dartmouth

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: Jennifer Weagle, Legislative Assistant, Office of the Municipal Clerk 902-490-6517

Item No. 9.1

Heritage Advisory Committee
June 28, 2017

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: *Original signed*

Bob Bjerke, Chief Planner & Director, Planning and Development

DATE: June 15, 2017

SUBJECT: **Case H00450: Request to Include 33&35 Pleasant Street, Dartmouth in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

Application by the owners, Jason Van Meer and Deborah Dobbin.

LEGISLATIVE AUTHORITY

The Heritage Property Act

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.

(2) The municipality shall cause notice of the recommendation to be served upon each registered owner of the building, public-building interior, streetscape, cultural landscape or area that is the subject of the recommendation at least thirty days prior to registration of the building, public-building interior, streetscape, cultural landscape or area in the municipal registry of heritage property.

RECOMMENDATION

It is recommended that the Heritage Advisory Committee recommend that Regional Council:

1. Set a date for a heritage hearing to consider the inclusion of 33 and 35 Pleasant Street, Dartmouth in the Registry of Heritage Property for the Halifax Regional Municipality; and
2. Approve the request to include 33 and 35 Pleasant Street, Dartmouth in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1, as a municipal heritage property.

BACKGROUND

Jason Van Meer and Deborah Dobbin have submitted an application to include the property located at 33 and 35 Pleasant Street, Dartmouth (Map 1) in the Registry of Heritage Property for the Halifax Regional Municipality. The property is currently developed with a five-unit apartment dwelling that is a minimalist example of the Queen Anne Revival architectural style. The date of construction cannot be confirmed. However, municipal records indicate that the original late Victorian residence on the property was destroyed in a fire in February, 1919. The current structure was likely constructed on a similar footprint in the same year, when it began to be listed as a five-unit apartment dwelling in tax assessment records.

This application is being considered in accordance with Sections 14 and 15 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 Properties.

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/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 more than 50 points, 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".

Sub 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 as outlined above 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). The historical research in support of this application has been undertaken by staff with contributions from a research consultant and the property owner. Current photographs of the building can be found in Attachment C.

1. Age:

The subject property was originally established by Henry and Ethel Austen in 1893. A photograph of the Five Corners neighbourhood in 1897 shows that the lot had been developed with what appears to be a two-unit late Victorian-style dwelling at that time. The property was purchased by Charles G. Cleveland in January, 1919 and the Annual Report for the Town of Dartmouth indicates that the original structure was completely destroyed by a fire in February, 1919. The current structure was likely constructed later in 1919 as the property began to be listed as a five-unit apartment building in tax assessment records that year, although the exact date of construction is unknown.

As the existing building was constructed between 1918 and 1945, a score of 5 points would be recommended for the age of the building, based on the Municipality's Evaluation Criteria for the Registration of Heritage Buildings.

2. Historical OR Architectural Importance:

Important/Unique Architectural Style or Highly Representative of an Era:

The building located on the subject property is a rare example of a Victorian-style apartment building that was purpose-built as a multi-unit dwelling, rather than converted from a large single detached dwelling. The building was likely constructed in 1919, after the Halifax Explosion and the subsequent shift in the area towards more modern architectural styles. It is, therefore, considered to be a late example of this style of architecture. The structure does not possess the more decorative elements associated with the Queen Anne Revival style. This is likely the result of the later date of construction and the building's intended use as an apartment dwelling.

The building is a rare example of the use of the Victorian style in the years following the Halifax Explosion for a purpose built multi-unit apartment dwelling. As a result, the architectural style would be considered moderately unique at the time of construction and a score between 11 and 15 would be recommended.

3. Significance of Architect or Builder:

Extensive research was undertaken but no information was discovered regarding the identity of the architect or builder of the structure. As a result, for significance of the architect or builder, a score of 0 would be recommended.

4. Architectural Merit:

Construction type or building technology:

The building is a three storey, wood-framed building with wooden shingles. The structure features prominent bay windows on either side of the front of the building connected by balconies on all three floors. It has a flat roof with a prominent protruding cornice line.

As this construction type and technology were fairly common during this era, a score between 1-3 points would be recommended as a somewhat rare example.

Style:

The structure at 33 & 35 Pleasant Street is a five-unit apartment dwelling designed in a minimalist Queen Anne Revival style. The building is believed to have been constructed in 1919 and serves as a rare example of a purpose-built, late Victorian apartment building. The building does not feature many of the more decorative and ornamental features of this style, likely as a result of the later date of its construction.

The character-defining elements of the property include:

- Three storey rectangular form
- Large bay windows mirrored on both sides of the façade
- Prominent protruding cornice line and slender frieze around the flat roof
- Central porch and balconies extending forward to the roof line
- Small rear addition
- Shingled circular crown molding on either side of the façade
- One-over-one single hung windows and even fenestration pattern
- Two doors flanking a central window on the first storey and two windows flanking a central door on the second and third storeys
- Stone and brick foundation
- Flared shingles along watertable above the first storey
- "Victoria" lettering on slender frieze board above the balcony on the third storey

The above noted features contribute to the building's late Victorian architectural style. This style was considered to be rare at the time of construction and was not commonly used in Dartmouth for purpose-built multi-unit apartment dwellings. As a result, a score between 7-10 points would be recommended as a very rare example of its architectural style.

5. Architectural Integrity:

Photographs of the building at 33&35 Pleasant Street from the time of construction are not available but much of the original structure appears to have been maintained. The existing addition at the rear of the building was likely constructed between 1920 and 1934, based on fire insurance maps, and contributes to the heritage character of the building. There is some evidence

of repairs and updates to the foundation, roof, windows and doors. Most significantly, metal flashing has been installed along the roof line of the building and the building's stone and brick foundation has been repaired and replaced with concrete on the eastern wall of the structure. Some repairs are required to the wood siding in certain areas around the water table and foundation.

Changes to the structure have been modest in nature and have generally supported the repair or modernization of the building. Based on HRM's Evaluation Criteria for the Registration of Heritage Buildings, a score between 6-10 points would be recommended.

6. Relationship to Surrounding Area:

The subject property is located on Pleasant Street in an established neighbourhood adjacent to the well-known Five Corners intersection in Dartmouth. This area, established in 1897, has significant heritage character as the historical major intersection of Portland Street, Pleasant Street and Albert Street. The area features a number of existing municipally registered heritage buildings. These include the buildings located on either side of the subject property, the William Keating House and the Joseph Howe Austen House. The subject property is consistent with the established Victorian streetscape and heritage character of this area.

A score between 6-10 points would be recommended as the building is an architectural asset that contributes to the heritage character of the surrounding area. This building represents a strong contributing resource to the streetscape.

The Victoria Apartments represents a unique structure and typology for Dartmouth and as such deserves significant discussion as to its merit as a potential registered heritage building. There are few examples of late Victorian purpose-built apartment buildings in Dartmouth, and this represents a very late example of Victorian architecture in the Queen Anne Revival Style (although a very simple example of that style).

FINANCIAL IMPLICATIONS

The HRM costs associated with advertising and processing this application can be accommodated within the approved 2017/2018 operating budget for C002 – Urban Design.

RISK CONSIDERATION

There are no significant risks associated with the recommendations contained within 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 accessibility 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

No concerns identified.

ALTERNATIVES

1. The Heritage Advisory Committee may choose to reject the application to include 33&35 Pleasant Street, Dartmouth in the Registry of Heritage Property for the Halifax Regional Municipality. 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

Attachment C: Photographs of 33&35 Pleasant Street




A copy of this report can be obtained online at <http://www.halifax.ca> or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: Kathleen Fralic, Planner II, 902.292.2470

Report Approved by: Original signed
Jacob Ritchie, Urban Design Manager, 902.490.6510




MAP 1 LOCATION MAP - 33-35 PLEASANT STREET

-  Building
-  Application Location
-  Existing Municipally Registered Heritage Property

HALIFAX
 Planning & Development
 Heritage

0 4.759.5 19 28.5 38
 Meters





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.*

Historical and Architectural Research Report

33-35 Pleasant Street

Prepared by Emma Sampson for Jacob Ritchie, Urban Design Program
Manager
05-07-2017

Ownership, Age of Building & Site Summary:

Researcher's Note: Definitive information about this parcel was not forthcoming, particularly information linking this parcel with specific dates. Tax Assessment Records and City Directories of the period of key interest (c. 1895-1920) did not make available information about specific parcels or civic numbers for Dartmouth, therefore the caveat is given that the information presented is the most well-reasoned conclusions based on the evidence available, but should not be accepted as absolute fact.

33-35 Pleasant Street, also known as the Victoria Apartments, is a three-storey, wood-framed, multi-unit apartment building located in the historic Dartmouth core. Three houses down from the well-known Five Corners area of the city, it is part of a well-established neighbourhood full of heritage character and is itself surrounded on both sides by Registered Heritage Properties. Noted by its symmetrical bay front, with balconies adjoining these bays on each level, as well as its titular "VICTORIA" displayed below the roof, the building appears to have undergone relatively small change from its original construction as a five-unit apartment building. While there is little information to be found in relation to the construction of the house, the Annual Report for the Town of Dartmouth, 1919, states that on February 20, 1919, as the result of fire, "Charles Cleveland's house (Victoria apartments) Pleasant St., completely destroyed." The existing building, then, was likely constructed as a replacement in a period following the loss of the original structure, though the exact date is not known.

The parcel, PID 00235952, is described as follows:

All of those certain lots, pieces or parcels of land and premises situate, lying and being on the North-Eastern side of Pleasant Street (formerly Bishop Street) in the Town of Dartmouth and County of Halifax, which said lands may be more particularly described as follows, that is to say:
Beginning at a point on the North-Eastern side of Pleasant Street and distant measured in a North-Westerly direction, 182 feet from its intersection with the Northern boundary of the Cole Harbour Road;
Thence to run North-Westerly along the said North-Eastern boundary of Pleasant Street, 61 feet, 4 meters;
Thence to run North-Easterly, forming a contained angle of 92 deg 15' with the last described line, 123 feet;
Thence at right angles South-easterly, 67 feet; and
Thence South-Westerly 125 feet to the place of beginning.

Being that area enclosed by red lines on certain plan of property formerly of Henry E. and Ethel M. Austen signed by H.B. Pickings, P.L.S. and attached to deed from James H. Austen, Trustee under Indenture of January 15th, 1893 and recorded in the Registry of Deeds at Halifax in 293/296 of Ethel M. Austen, widow, Harold E. Austen and Louise S. Forbes of the first part, and said Ethel M. Austen, Kenneth Forbes, Louise S. Forbes of second part and Charles G. Cleveland of Dartmouth, N.S., of third part, containing lots deeded by J. Howe Austen et ux to Henry E. Austen by Indentures of November 7, 1884, and recorded in 250/506 and lands deeded by J.H. Austen et ux to Ethel M Austen by deed dated May 1, 1896, and recorded in 280/320 at Halifax.

Grantor	Grantee	Date	Book	Page
Joseph H. Austen & Ethel M. Austen (Henry M. Austen, deceased)	Charles G. Cleveland	January 01, 1919	490	670
Cleveland Realty Corp. (Harriet V. Cleveland, pres.; Grover N. Cleveland, sec.)	John McNab	May 06, 1957	1466	339
John McNab (Estate)	Minnie Brown Davison (Sister, petitioned)	August 18, 1967	2195	183
Minnie B. Davison	Cheryl Elizabeth Dauphinee & Roy Franklyn Newcombe	March 29, 1976	3000	548
Cheryl E. Newcombe & Roy F. Newcombe	Linda Mary Sutherland	February 27, 1979	3304	130
Linda Mary Sutherland	(Notice of Registration)	January 17, 2006	8061	337
David Chatterton, Alison Chatterton, Steven Chatterton	Jason Earl van Meer & Deborah Anne Dobbin	May 28, 2009	Warranty Deed	

Historical & Architectural Importance

This property is noted for being part of the Pleasant Street Victorian Streetscape and its adjacency to Five Corners, as well as being immediately neighbored by two Municipal Heritage Properties: the William Keating House, at 31 Pleasant (cons. 1860), and the Joseph Howe Austen House, at 37 Pleasant (cons. 1877).

An 1897 photo of Five Corners shows what appears to be a two-family home existing in the same footprint, however this building, much like the Joseph Howe Austen House next door, appears to be of the Victorian Eclectic style, with a blend of Second Empire and Italianate elements. Fire Insurance maps suggest that a two-family residence of similar footprint and location on the lot existed at least as early as 1899, and tax assessment records list Brantz Austen, Joseph Howe Austen's son, as the owner. The building's use as an apartment building did not occur until 1919 upon purchase by Charles G. Cleveland, as per tax assessment records where it is listed in 1919 and subsequent years as a five-unit apartment. It is difficult to say whether the structure shown in the 1897 photo was the same structure that burned in the 1919 fire, however the footprint suggests that the rebuild by Cleveland may have made use of the original foundation, or at least its shape.

Architecturally, this building is a very minimalist example of the Queen Anne Revival. While it does not possess the more decorative and ornate elements typically seen with the style, it does have many of the standard attributes. These include the large bay windows mirrored on both sides of the front facade, the bell-cast flare to the shingled siding above the plain wood course on the first level, and the anti-macassar brackets bracing the roof on either side of the front facade. Given the late date of construction relative to the style of the building, this fits a narrative of a more vernacular interpretation, as Cleveland's focus was likely on replacing his apartments rather than spending time and money on architectural detail.

The Victoria Apartments appear to have maintained much of the original structure, with modest changes. A photograph from a 1987 provincial government suggests that vinyl siding may have been installed over the lower level, although that has since been removed. In the same photo, the columns supporting the porches appear in groupings of three and though it is difficult to tell, may be of a more decorative style than the posts that are currently installed. Most of the windows have been replaced, although all as double-hung, and at least two windows on the right side of the building have been removed and filled in. On the front of the building, the windows have retained their wood casings and trim, and if not original, have been replaced in kind. Casing and trim has been removed on most windows elsewhere on the building. The foundation has been repaired in various styles over time. On parts of the left side

of the building and at the rear, a stone foundation is visible. On the left side, this has been patched and replaced with a brick fill. On the right side of the building, a concrete layer has been applied, and at the rear right corner, lines are visible in concrete from the placement of rough framework.

The rear addition, based on fire insurance maps, was built later, likely between 1920 and 1934. As an addition, it complements the original structure, being slightly smaller in height, and only half the width of the building, extruding from the center of the structure. It possesses a mix of new and old windows, and new doors, with some wood trim retained. A porch comes off the rear into the parking area, likely as a more modern addition.

Some areas of the building are in need of repair as a result of being wood construction, such as the bell-cast flare on the siding and other areas near the foundation where shingles have rotted away. There does not appear to be much damage to the structure itself. Updates have been made around the building. The windows and doors have been modernised, as previously mentioned, the low-pitch roof has been updated, including new metal flashing, and shingles have been replaced as required.

Charles Grover Cleveland (1894-1961) purchased the property from the Austen family in 1919. The Austen family, well-established in Dartmouth, owned a number of properties in the town, including the house next door, where Joseph Howe Austen lived. Joseph's paternal grandmother, Mary Ede, remarried in 1798 following the death of her first husband, Henry Austen. Her second husband was John Howe, with whom she had two children, the youngest being Joseph Howe, former premier and lieutenant-governor of Nova Scotia.

Cleveland himself would found Cleveland Realty Ltd., a family company that was run by his wife, Harriet Victoria (possibly the namesake for the apartments), and his son, Grover Norman. Charles and Harriet owned and resided in the property at 851 Young Ave. in Halifax, locally known as the Cleveland Estate, although that property was recently unable to be registered as a heritage property prior to development.

References

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Historical and Architectural Research Report

33-35 Pleasant Street

Photographic Attachments

Prepared by Emma Sampson for Jacob Ritchie, Urban Design Program
Manager
05-07-2017

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- 2. Fire Insurance Maps**
 - a. 1914
 - b. 1920
 - c. 1934
- 3. Town of Dartmouth Annual Report - 1919**
- 4. Property Tax Assessment Records**
 - a. 1919
 - b. 1920
- 5. 1897 Photo - Five Corners**
- 6. 1987 Photo - Five Corners**

Site Visit - April 22, 2017























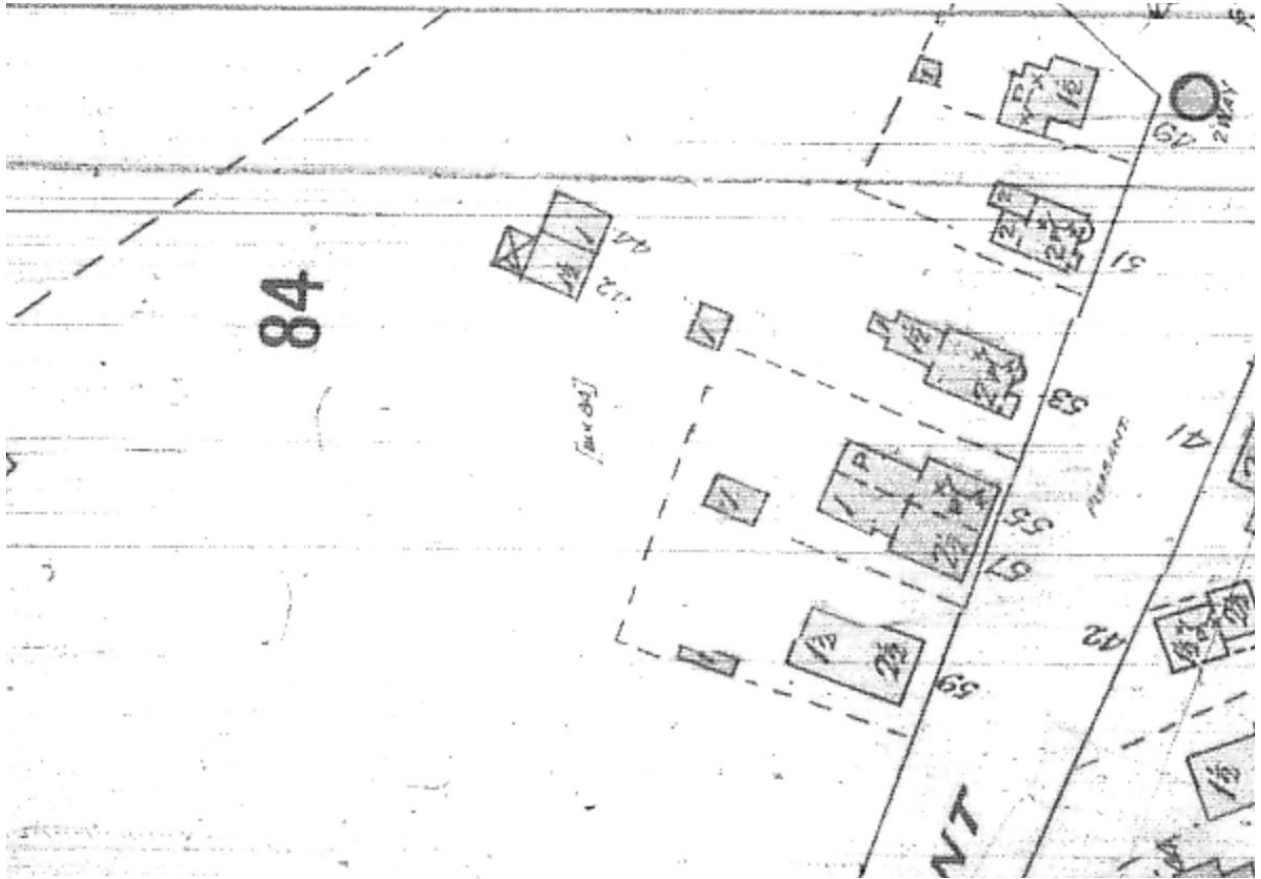




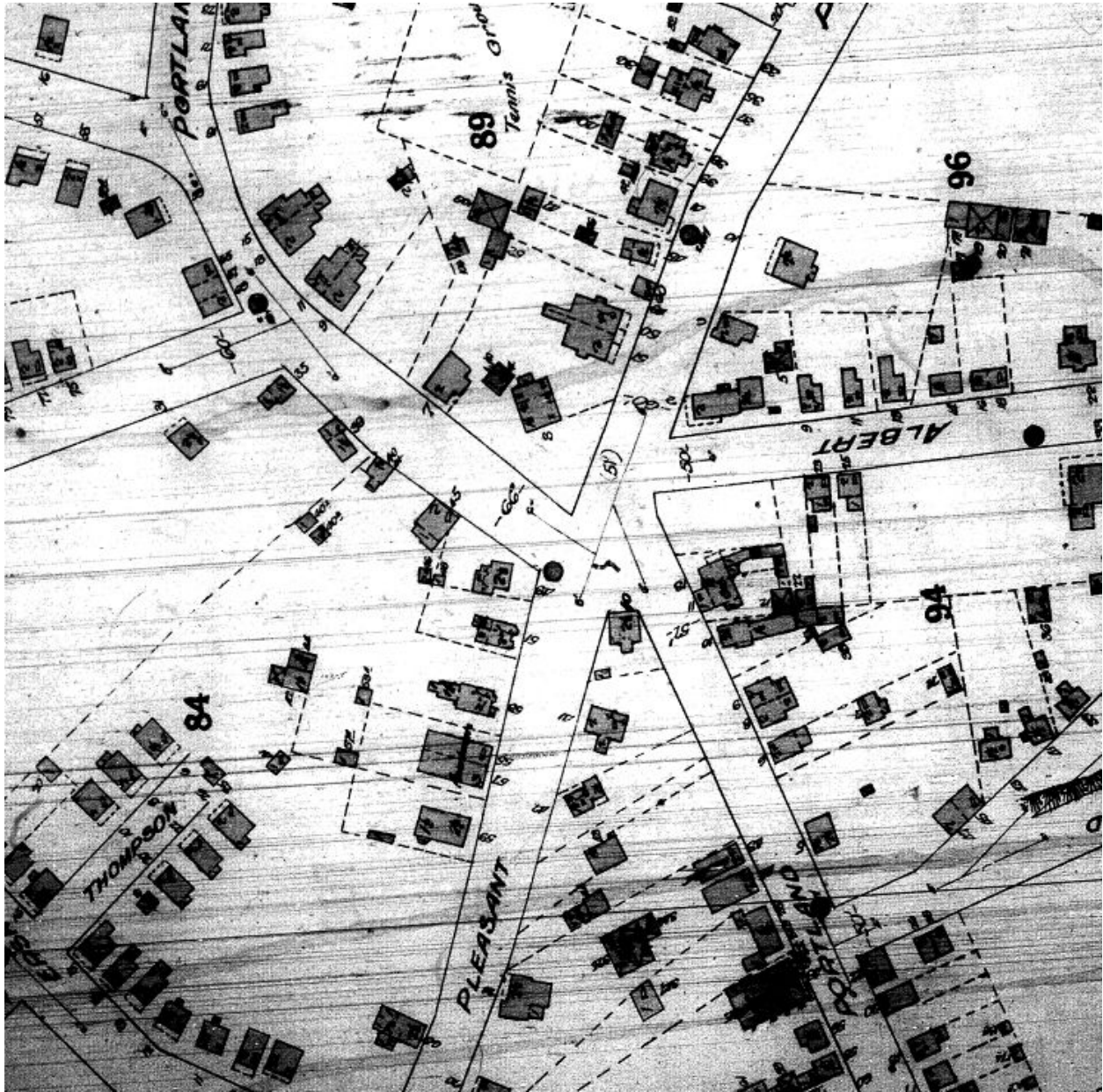




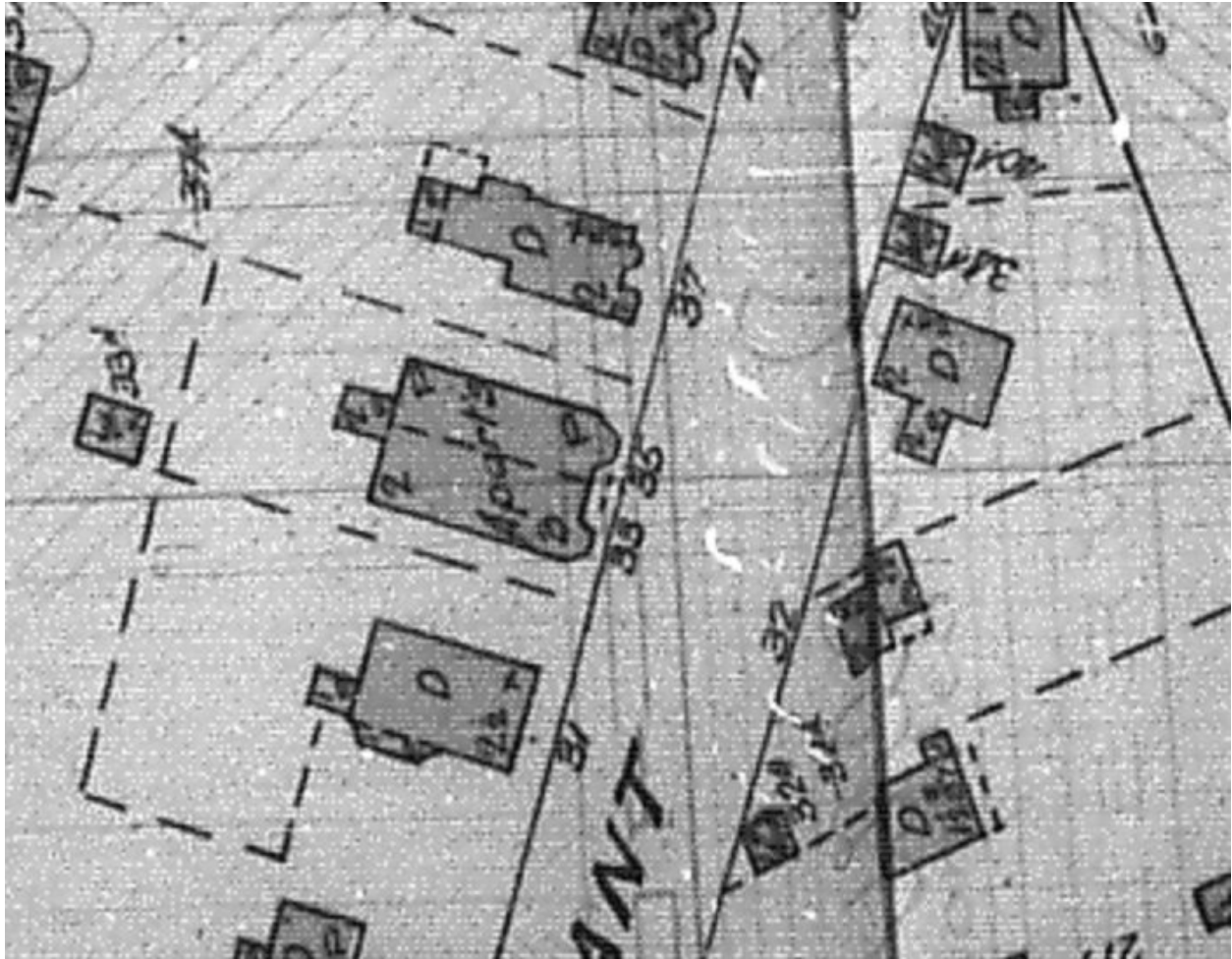
Fire Insurance Maps



Pleasant Street, 1914 - Property listed as civic numbers 55-57



Pleasant Street, 1920 - Property listed as civic numbers 55-57, primary footprint more representative of present structure.



Pleasant Street, 1934 - Current civic numbers listed, and rear addition is included.

Town of Dartmouth - Annual Report, 1919.

GOVERNMENT OF THE TOWN OF DARTMOUTH

(INCORPORATED 1873)

FOR THE MUNICIPAL YEAR 1919.

MAYOR—HENRY O. SIMPSON, M. D.

PRESIDING COUNCILLOR—ROBERT LYNCH.

COUNCILLORS

Ward 1—Ellsworth Smith, C. A. McLean.
Ward 2—Robert Lynch, E. H. McElmon.
Ward 3—Alfred Carter, Joseph P. Whebby.

BOARD OF SCHOOL COMMISSIONERS

Councers. McLean (Ch.), Whebby and McElmon
John Kilroy and John Ritchie.

COMMISSIONERS OF DARTMOUTH PARK

The Mayor, (Ch), Councillors Whebby and Smith.
R. L. Graham and J. W. Tufts.

DARTMOUTH FERRY COMMISSION

The Mayor, (Ch.), Councillors Carter and Lynch
A. C. Johnston, George A. Sterns, W. P. Moseley,
Jas. Harrison.

TOWN OFFICERS

Stipendiary MagistrateWilliam R. Foster
Town SolicitorWilliam R. Foster
Town Clerk and TreasurerAlfred Elliot
Deputy Town Clerk and Treas.W. T. Smith
Supt. of Water works & Sts.Eugene Nichols
Assessors,H. S. Congdon, Chas. W. Bell, G. A. Sterns
AuditorsGeo. Foot. W. Creighton

Truck; also the matter of building a new Fire Station which is much needed.

C. A. McLEAN

Chairman.

Fires during the year 1919, were the following:—

Jan. 7—W. E. Bauld's house, Tufts' Cove, completely destroyed.

Jan. 13.—Tug Boat on Marine Slip, considerable damage.

Feb. 20—Charles Cleveland's house (Victoria apartments) Pleasant St., completely destroyed.

April 17—Capt. Hefler's house, King St., considerable damage.

May 18—E. D. Smith's building and Salvation Army Hall, completely destroyed.

Nov. 19—Bryson Coal Co., Considerable damage.

No. classed as causing very little damage	6
No. classed as causing no damage	43
No. of False Alarms	4

Total 53

Tax Assessment Records - 1919

Name	Location	Count	Description	Value
Cooper John Sr	Pine Myrtle	2	House	1500.
Cooper Arthur	Pa Road	1	House	100.
Chittick Mrs Jessie	Pa Road	1	House	100.
		1	House	500.
		2	House	1300.
Cleveland C.G.	Pleasant	1	House	500.
Comod J.B.	Pa Road	1	House	1000.
	Portland	3	Land	100.
Comod S.M.	Pa Road	1	House	300.
		1	House	300.
		1	House	300.
Cleveland G.H.	Pa Road	1	House	400.
Cleveland Mrs Margaret	Pa Road	1	House	300.
Crook W.D.	Portland	1	House	200.
Brighton Mrs Alice	Portland	1	House	200.

Cleveland, C.G. - Pleasant - 1 - House (Austen)

500	1500		
D 700	\ 100		57
D 1000	\ 100		55
1700 D	\ 500		19
400 P			
1900 D			
400 D			
700 P			
200 P	5300		
4000 D			109
8000 D			
1900 R	6400 \ 300		Ross C. Day house pt
3400 D	\ 1000		45
1400 D			
3000 D	4400		
R 100			
2000 D	\ 300		44
2500 D			
400 P			
400 P			

Continued - Valuation of Property = \$4000

Tax Assessment - 1920

ASSESSMENT ROLL			
NAME OF OWNERS OR TENANTS	STREET	WARD	DESCRIPTION OF PROPERTY
Conrod Aubrey J	Erskine	1	House & Inn
Conrod Alex	Thompson	1	Shop & Mart
	Erskine	1	House & Inn
			Lot
Cooper John Sr	Park Road	1	House in rear
Cooper Arthur	Park Road	1	House & Inn
Cleveland Mrs Harriet V	Park Road	1	House
	Pleasant	1	5 ap House
	Park Road	1	2 two flat
	Maple	2	3 ap House
	Myrtle		6 ap House
Chittick Mrs Jessie (Smith)	Park Road	1	House & Inn
			Stable
			D. House
			House
		2	Lake front

Cleveland, Mrs. Harriet V. - ^New Pleasant - 1 - 5 ap. House

1 House \$1000
1 D House
1 5 ap House
1 2 two flat
3 3 ap House
3 6 ap House

TOWN OF DARTMOUTH, 1910.

WARD	VALUATION OF PROPERTY		EXEMPTION	LEDGER FOLIO	REMARKS
	TOTAL REAL	TOTAL PERSONAL			
1	1200 D 500 P 1700.	100. 200 200		36	
1	1200 D 300 P 1000 D 2500.	100.		32	
1	D 700.	100.		57	
1	D 1000.	100.		55	
1	3500 D 10000 D 8000 D 4500 D 8000 D 34000.	300.		109	

Continued - Valuation of Property = \$10,000

W.L. Bishop Photo, 1897



Original Photo, Five Corners looking down toward Pleasant Street. 33-35 Pleasant is the farthest house back.



Enlarged view of the property, Joseph Howe Austen House is to the right of the building.

1987 Photo from Heritage Inventory Collection



33-35 Pleasant Street visible in far left of photograph.

HERITAGE ADVISORY COMMITTEE SCORING SUMMARY

Property	Date Reviewed	Reviewer
33 & 35 Pleasant Street, Dartmouth	June 28, 2017	Heritage Advisory Committee

Criterion	Highest Possible Score	Score Awarded
1. Age	25	5
2. a) Relationship to Important Occasions, Institutions, Personages or Groups OR 2. b) Important/Unique Architectural Style or Highly Representative of an Era	20	15
3. Significance of Architect/Builder	10	1
4. a) Architectural Merit: Construction type/building technology	10	3
4. b) Architectural Merit: Style	10	10
5. Architectural Integrity	15	9
6. Relationship to Surrounding Area	10	10
Total	100	53

SCORE NECESSARY FOR DESIGNATION

50

Designation Recommended?

YES NO