



P.O. Box 1749
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Item No. 12.1
Halifax Regional Council
June 14, 2022
August 23, 2022

TO: Mayor Savage and Members of Halifax Regional Council

Original Signed

SUBMITTED BY:

For Patrick Connor, Chair, Heritage Advisory Committee

DATE: May 27, 2022

SUBJECT: **Case H00516: Request to Include 144 Pleasant Street, Dartmouth in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

May 25, 2022 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 144 Pleasant Street, Dartmouth in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1 of the April 25, 2022 report, as a municipal heritage property under the Heritage Property Act.

BACKGROUND

At the May 25, 2022 meeting of the Heritage Advisory Committee, the Committee received a staff recommendation report dated April 25, 2022, and received a staff presentation on Case H00516. 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 April 25, 2022 (Attachment 1).

DISCUSSION

At the May 25, 2022 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	16
2. Historical Importance	15
3. Significance of Architect	6
4A. Architectural Merit: Construction Type	3
4B. Architectural Merit: Style	7
5. Architectural Integrity	5
6. Relationship to Surrounding Area	5
Total	57

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 April 25, 2022 (Attachment 1) and the Scoring Summary for Heritage Buildings (Attachment 2).

FINANCIAL IMPLICATIONS

Financial implications are outlined in the attached staff report dated April 25, 2022.

RISK CONSIDERATION

Risk consideration is outlined in the attached staff report dated April 25, 2022.

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 Board/ Committee are posted on Halifax.ca.

For further information on Community Engagement refer to the attached staff report dated April 25, 2022.

ENVIRONMENTAL IMPLICATIONS

Environmental implications are outlined in the staff report dated April 25, 2022.

ALTERNATIVES

Alternatives are outlined in the attached staff report dated April 25, 2022.

ATTACHMENTS

Attachment 1 – Staff Recommendation Report dated April 25, 2022

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: Andrea Lovasi-Wood, Legislative Assistant, Municipal Clerk's Office 902.240.7164



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

Item No. 9.1.1
Heritage Advisory Committee
May 25, 2022

TO: Chair and Members of the Heritage Advisory Committee

-Original Signed-

SUBMITTED BY:

Jacques Dubé, Chief Administrative Officer

DATE: April 25, 2022

SUBJECT: **Case H00516: Request to Include 144 Pleasant Street, Dartmouth in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

Application by the property owner, Kenneth Dacey.

LEGISLATIVE AUTHORITY

The Heritage Property Act

RECOMMENDATION

Should 144 Pleasant Street, Dartmouth 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 144 Pleasant Street, Dartmouth 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 August 2021, the property owner applied to include their 144 Pleasant Street property in the Registry of Heritage Property for the Halifax Regional Municipality. The subject property is located on the southern side of Pleasant Street in Dartmouth, near the mid-point of the block bound by Old Ferry Road to the north and Newcastle Street to the south (Map 1). The property contains a 2.5-storey dwelling which was commissioned by James William Johnston (Jr.) and constructed in 1854.

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, 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 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:

The property at 144 Pleasant Street was once part of the Mount Amelia estate, which was owned by the Honourable James William Johnston, Premier of Nova Scotia. A new road (now known as Pleasant Street) was constructed through the estate which created a 2.75-acre triangular lot to the south. The Premier sold this triangular lot to his eldest son, James William Johnston, in 1847. The younger Johnston commissioned the existing dwelling, which was known as “Sunnyside”, in 1854. Johnston, his wife, Katherine Elizabeth Fairbanks, and their nine children lived here until 1891.



Figure 1: 144 Pleasant (October 19, 2021)

Research shows that the building was constructed in 1854 and as such, staff recommend a score of 16 points.

2. Historical OR Architectural Importance:

Relationship to Important Occasions, Institutions, Personages or Groups

The original Mount Amelia estate was owned by the Honourable James William Johnston (Sr.). Johnston was admitted to the bar in 1813, and he practiced law in Kentville and Annapolis before moving to Halifax. Once in Halifax, Johnston helped found the Bank of Nova Scotia, was appointed Solicitor General for Nova Scotia in 1834, and was named a member of the Legislative Council of Nova Scotia. Johnston then entered politics as a Conservative and supporter of Canadian confederation. He was appointed Attorney General in 1841 and served as the Premier of Nova Scotia from 1857-1860 and 1863-1864. Johnston was subsequently appointed Judge in Equity of the Supreme Court in 1864, a position he held for a decade.

James William Johnston (Jr.) graduated from Acadia University and studied law under his father for roughly three years before being admitted to the bar in 1846. Father and son then operated their own firm (James W. Johnston & Son) until 1864. Johnston continued to practice as a lawyer and had several notable appointments, including Queen’s Counsel for Nova Scotia in 1873, ad-hoc judge of a contested election for Dominion Parliament in 1873, and the first County Judge for District 1 of Halifax County in 1876 (which he held until his death in 1900). Johnston, who was a Freemason and a deacon of the Baptist Church in Dartmouth, also drafted the charter for the incorporation of the Town of Dartmouth in 1872.

In 1891, James William Johnston (Jr.) sold the property to his son, Arthur Clement Johnston. Arthur was a Councillor and later Mayor of the Town of Dartmouth from 1891-1897. He served as general chairman of Dartmouth’s relief commission following the Halifax Explosion. He sold the property in 1901.

Due to the property’s connection with the Johnston family, particularly James William Johnston Jr., staff recommend a score between 11 and 15 points for historical importance.

3. Significance of Architect or Builder:

The dwelling was designed by architect Henry Stephen Elliot. Elliot was a prominent local architect who designed many Dartmouth homes, including 27 Newcastle Street (known as Evergreen; now the Dartmouth Heritage Museum) and 99 Ochterloney Street which are both municipal heritage properties. Elliot's other Dartmouth dwellings have been lost. Elliot's resume included larger projects like the Dartmouth Mechanics Institute (later Dartmouth Town Hall) and St. Luke's Parochial School on Morris Street, Halifax; the latter project remains, though it has been converted to dwellings.

Elliot operated a firm with Henry F. Busch between 1864 and 1876. Their design portfolio included the 1496 Lower Water Street (Alexander Keith & Son Brewery), 1695 Hollis Street (Queen Building or Howard & Sons Building), and 5136 Prince Street (Gelder Building), all of which are municipally registered.

Architect Henry Stephen Elliot was well-known throughout Nova Scotia and as such, staff recommend a score between 4 and 6 points.

4. Architectural Merit:

Construction type or building technology

The 2.5-storey dwelling is a light-frame wood construction, meaning that it was constructed using dimensional lumber affixed with manufactured nails. Staff did not conduct an intrusive inspection of the property, so the precise construction technique is unknown. The dwelling could be an early-to-mid example of balloon framing or an early example of platform framing, both of which were prevalent at the time.

The original dwelling sits upon a coursed rubblestone and brick foundation. The brick sections largely consist of stretcher bonds (bricks laid parallel to the wall), though some infrequent courses have header bonds (bricks laid perpendicular to the wall). Small portions of the foundation have been parged with concrete. Remnants of a concrete foundation from a past addition are still present.

While the precise construction type is unknown, light-frame wood construction in both balloon or platform framing was very common during the 1850s. Staff recommend a score between 1 and 6 points.

Style

The dwelling was constructed in the Gothic Revival style, which was popular in Nova Scotia between 1830-1890. The 2.5-storey structure has a modified cruciform plan (featuring a large south addition and small northeast addition) and a steep gable roof, which is indicative of the style. The steepness of the roof suggests its an early example of the style, as later examples have a more exaggerated pitch. The roof also contains two small gable dormers, projecting eaves with exposed rafters, and three brick chimneys. The dwelling's additions have low-pitched roofs.

The dwelling's exterior is finished with wood shingles and it contains several entryways; however, the original entryway is located on the northwest elevation. The western elevation has three two-over-twelve French casement windows with label mouldings, which were apparently salvaged from the Mount Amelia estate. Below each roof gables lies a narrow, one-over-one attic window that is flanked by a second-storey, single-hung, one-over-one window with matching label mouldings; mouldings which match those of the casement windows and are indicative of the Gothic Revival style. The three triangular-bay windows (one on the north, west, and south elevations) are amongst the structure's most unique character-defining features. These bays have two fixed-sash windows, eight-over-twelve panes, plain trim, and eye-catching frieze mouldings.

Character defining elements of 144 Pleasant Street include, but are not limited to:

- Original 2.5-storey Gothic Revival building;
- Steeply pitched gabled roof with projecting eaves and exposed rafters;
- Narrow single-hung, one-over-one attic windows;

- Single-hung, one-over-one second-storey windows with label mouldings;
- Two-over twelve French casement windows with label mouldings;
- Three triangular bay windows (eight-over-twelve) with simple mouldings and cornice;
- Three brick chimneys (one three-stack, one two-stack with clay chimney pots, and one single stack);
- Two small gabled dormers, one above the eaves and the other intersecting the eaves;
- Wood shingle siding; and
- Brick and coursed rubble foundations.

As a relatively early example of a popular architectural style from the Victorian period, staff recommend a score of between 4 and 6 points.

5. Architectural Integrity:

The original Sunnyside structure remains, though staff could not verify whether the building originally had a true cruciform plan or a slightly off-set cruciform plan. Regardless, research shows that there have been substantial changes to the dwelling's layout over time. This includes a large southern addition and smaller summer kitchen addition in the same vicinity; both features were likely added between 1865 and 1878. It appears that the kitchen addition was converted to a garage in more modern times before ultimately being removed. Additional alterations have also occurred:

- A northeast library addition was constructed;
- The porch on the original front entrance was demolished;
- Several other entrances were added;
- The sidelight and mouldings along the northwest (main) entrance are not original;
- A skylight was installed on the western gable roof; and
- A chimney was removed.

Many of the dwelling's original architectural features remain, including original windows (and fenestration), roof profile, moulding, and triangular bays. Overall, the structure's exterior is in deteriorated and declining condition. At least one window is broken, and others are only in fair condition. The window trim and decorative mouldings are also in fair condition. Many of the exterior elements (such as windowsills, eaves, and dormers) show varying degrees of rot. Additionally, a portion of the southern addition lacks cladding.

There have been several notable alterations to the structure. While portions of the original structure, along with notable architectural features remain, the dwelling's exterior condition is declining. Staff recommend a score between 1 and 5 points.

6. Relationship to Surrounding Area:

In the 1800s, the Pleasant Street area was defined by the presence of late-Georgian and Victorian estates that were constructed for well-known politicians and businesspeople. This dwelling has historical connections to the homes at 27 Newcastle Street and 153 Pleasant Street, as these are the last remaining estates from this era. The dwelling lacks a strong presence along the street due to its setbacks and site grading, yet its height and profile are compatible with newer homes. The property also has historical associations with the Johnston family and architect Henry Elliot who were significant figures in Dartmouth during the 1800s.

Due to the property's association with local history and its existing architecture, staff recommend a score between 1 and 5 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

No environmental implications were identified.

ALTERNATIVE

The Heritage Advisory Committee may choose to refuse the application to include 144 Pleasant Street, Dartmouth 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

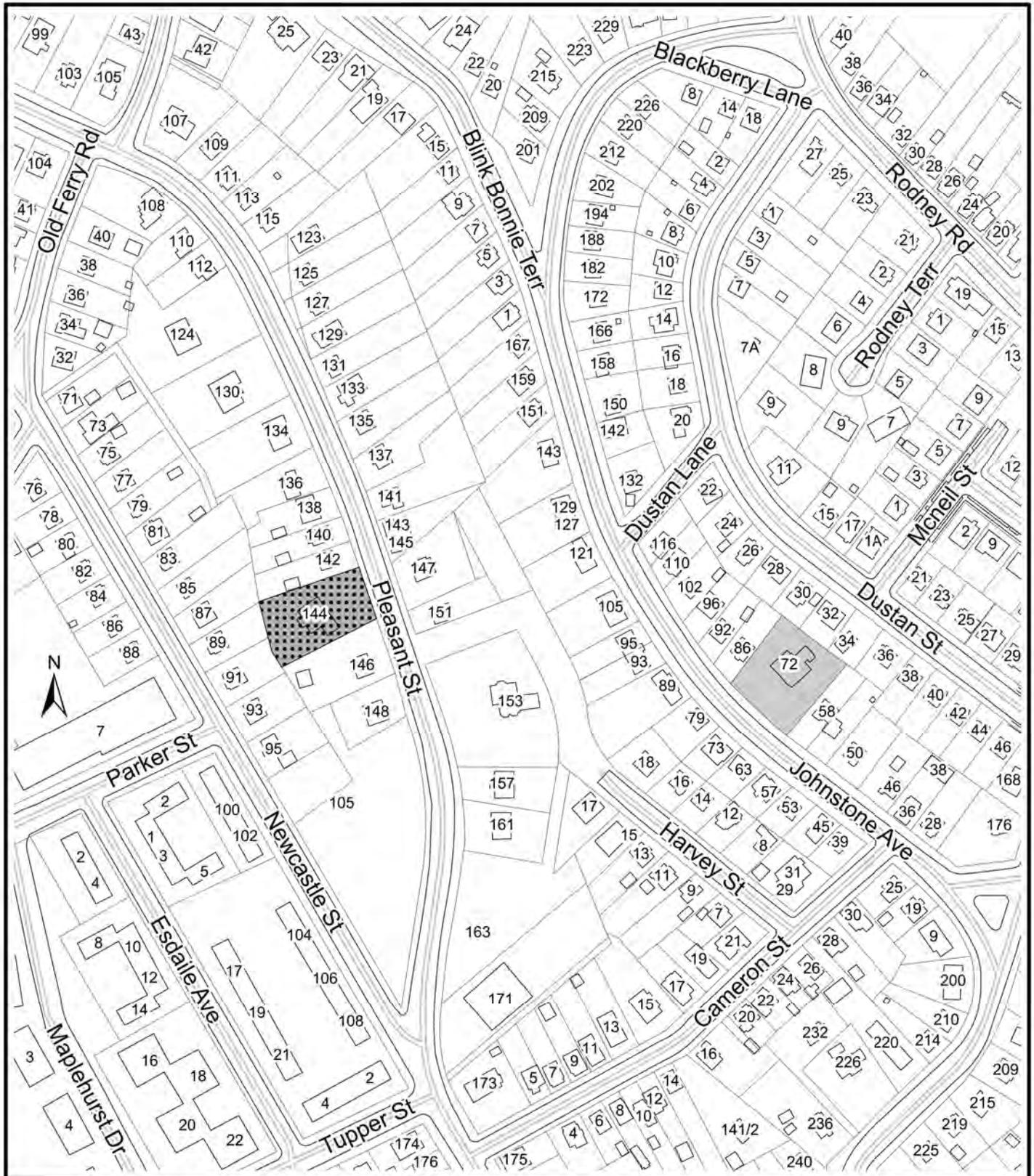
Map 1: Location Map

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: Jesse Morton, Planner II, and Seamus McGreal, Planner III (902) 717-1568



Map 1 - Location Map

144 Pleasant Street,
Dartmouth

-  Registered Heritage Property
-  Subject Property



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.*

Research Report

144 Pleasant Street, Dartmouth

Prepared by:

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

January 4, 2022

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Age

144 Pleasant Street, colloquially known as “Sunnyside”, is situated on the southern side of Pleasant Street, Dartmouth between the intersections with Newcastle Street and Old Ferry Road and was built in 1854. The lot was originally part of the large Mount Amelia estate owned by The Honourable James William Johnston, Premier of Nova Scotia (NSPOL, 1847). The construction of the New Road from Dartmouth to South East Passage [now known as Pleasant Street], which ran through the Mount Amelia Estate, created a triangular parcel of roughly 2.75 acres, which the Premier sold to his son James William Johnston [the younger] in 1847 for £125 (Martin, 1957; NSPOL, 1847).

The younger Johnston commissioned Henry Elliot, a locally significant architect who had designed a number of large homes in the area, to design a home for him and his family on this sloped, triangular lot which offered good views of the harbour (Martin, 1957). The home, which was to be known as “Sunnyside” was completed in 1854, and would go on to be where the younger Johnston and his wife, Katherine Elizabeth Fairbanks, would have their nine children (Acadian Recorder, 1900; American Biographical Publishing Co., 1881). The house’s gothic revival architectural style is consistent with this time period (Humphreys & Sykes, 1980).

Deed History for 144 Pleasant Street

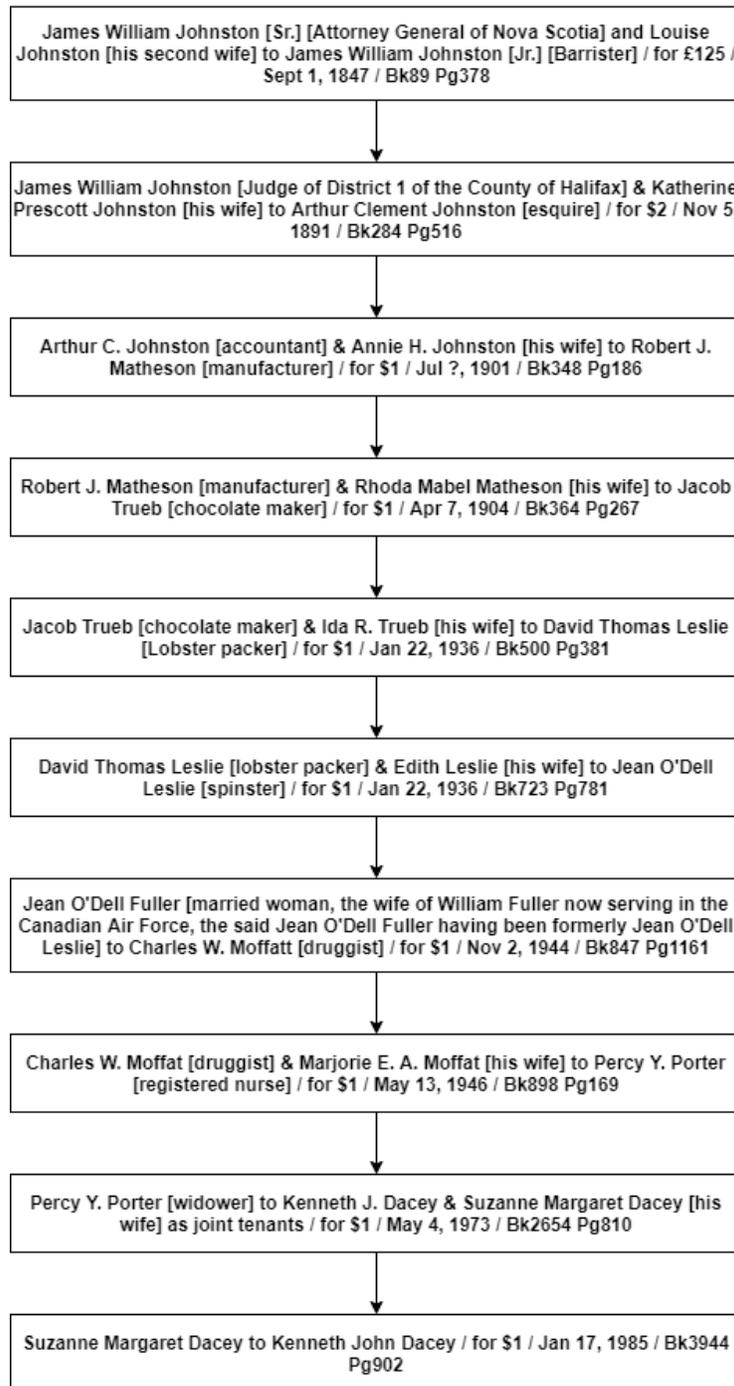


Figure 1: Deed history of 144 Pleasant Street



Figure 2: 1865 A.F. Church Map of Halifax County showing "J.W. Johnstone Jr." and "Sunny Side" written next to the subject property [note the lack of additions to the building footprint] (Church, 1865)



Figure 3: Section of the 1878 Hopkins's Map of the Town of Dartmouth with the subject property highlighted within a box [note the additions to the southern end of the building] (Hopkins, 1878)



Figure 4: Section of a 1927 fire insurance map for Dartmouth, Nova Scotia showing 144 Pleasant Street highlighted with a box (Underwriters Survey Bureau Limited, 1927)



Figure 5: Section of a 1934 fire insurance map for Dartmouth, Nova Scotia showing 144 Pleasant Street highlighted with a box (Underwriters Survey Bureau Limited, 1934)

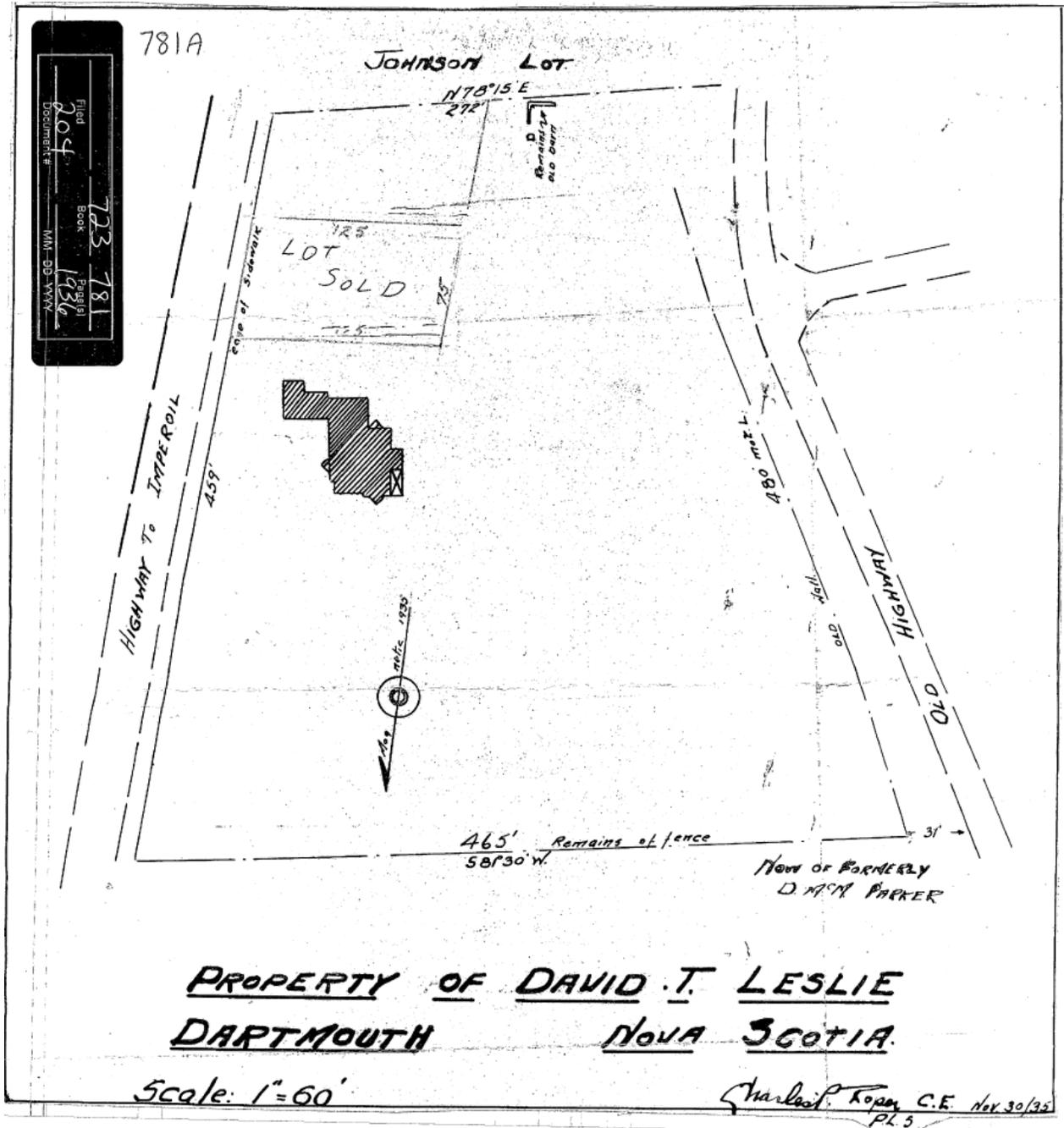


Figure 6: 1936 Survey map of 144 Pleasant Street [note that the Highway to Imperoil is now Pleasant Street and the Old Highway is now Newcastle Street] (NSPOL, 1936)

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

The dwelling at 144 Pleasant Street has historical associations with the Honourable James William Johnston [b. 1792; d. 1873], his eldest son James William Johnston [Jr.], and his grandson Arthur Clement Johnston.

The Honourable James William Johnston

The dwelling is sited on what was originally part of the large estate known as Mount Amelia and owned by the Honourable James William Johnston (NSPOL, 1847).

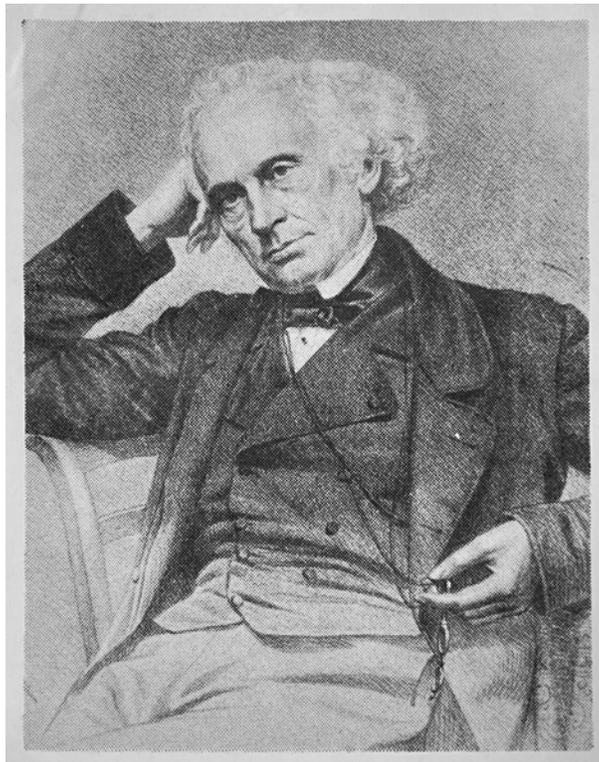


Figure 7: Portrait of the Honourable James William Johnston (Nova Scotia Archives, n.d.)

The honourable James William Johnston was born August 29, 1792, in Jamaica to loyalist parents Dr. William Martin Johnston and Elizabeth Lichtenstein (Find a Grave, 2014, 2016a, 2016b). After his father's death in December of 1807, Johnston and his mother moved to Nova Scotia, arriving in 1808 (Calnek, 1884). Johnston's brother-in-law, Thomas Ritchie, became his new guardian and gave him his start in the legal profession as a clerk at his law office (Sutherland, 1972). Johnston was admitted to the bar in 1813, and he practiced law in Kentville and Annapolis before moving to Halifax in search of greater opportunity (Calnek, 1884).

During his rise to prominence in Halifax, Johnston formed ties with the business community and was one of the large group of mostly Halifax businessmen who founded the Bank of Nova Scotia, which was incorporated in 1832 (Scotiabank, 2021; Sutherland, 1972). He was appointed Solicitor

General for the province of Nova Scotia in 1834 and at the same time named a member of the Legislative Council (Calnek, 1884). By 1838 Johnston had entered politics as a conservative and supporter of confederation (Calnek, 1884). A descendant of loyalists, he was open with his perceived shortcomings of responsible government (Sutherland, 1972). While he acknowledged the right of the people to be represented, he sought to temper the pace of radical change, advocating for caution and moderation in reform amidst the political landscape of increasing partisanship (Calnek, 1884). He was appointed Attorney General in 1841, and having become the accepted leader of the Conservatives, went on to serve as Premier of Nova Scotia from 1857-1860 and 1863-1864 (American Biographical Publishing Co., 1881; Calnek, 1884; Nova Scotia Legislature, 2017). In 1864 he was appointed Judge in Equity, a position which he held for about ten years. In 1873, he was selected by Sir John A. Macdonald to be the next Lieutenant Governor, a position which Johnston accepted but which his poor health prevented him from assuming (Sutherland, 1972). He died later that same year.

Johnston's first wife Amelia Elizabeth [Almon] Johnston [b. 1800; d. 1837], whom he married December 17, 1821, gave birth to his eldest son James William Johnston [Jr.] in 1824. She gave birth to several more children, but died young in 1837 at the age of 36 or 37 (Nova Scotia Archives, 1821). Johnston married his second wife Louisa Pryor Wentworth [b. 1809; d. 1879] on August 2, 1845 (Government of Nova Scotia, 1845). Louisa died at Sunnyside at the age of 70 (Martin, 1957).

[The Mount Amelia and Sunnyside Estates](#)

The honourable James William Johnston built his estate in Dartmouth, including a 14-room home, in 1940, and he named the estate "Mount Amelia" after his late wife (Parker, 1998). The estate predated the existence of what is now referred to as Pleasant Street, and it was the construction of this "New Road" around 1847 which split the estate and created the triangular lot formed by its intersection with the "Old Road" [now Newcastle Street] (Martin, 1957). The Honourable James William Johnston sold this triangular lot to his eldest son James William Johnston [Jr.] in September of that year, for a total of £125. The younger Johnston would go on to commission the notable architect Henry Elliot [who had designed multiple large homes in the area] to design "Sunnyside", and its construction was completed in 1854 (Martin, 1957).

[Judge James William Johnston \[Jr.\]](#)

The Honourable James William Johnston's eldest son, James William Johnston [Jr.], was born January 10, 1824 (Acadia University, 1953).



Figure 8: Portrait of James William Johnston Jr. (Notman Studio, 2016)

The younger Johnston graduated from Acadia College and subsequently studied law under his father in the Halifax firm of Johnston and Twining from 1843 to 1846 before being admitted to the bar that same year (Acadia University, 1953; Niece/Nephew of J.W. Johnston Jr., n.d.). The firm of Johnston & Twining ultimately dissolved and the Johnstons, father and son, continued under the name James W. Johnston & Son until the elder Johnston was appointed the first Judge in Equity of the Supreme Court in 1864 (Acadian Recorder, 1900). The younger Johnston then partnered with John Y. Paysant and in 1873 was appointed Queen's Counsel for Nova Scotia, a designation originating from the United Kingdom and bestowed by the government to lawyers for exemplary service (Acadia University, 1953; Alnaji, 2018; American Biographical Publishing Co., 1881). The younger Johnston was appointed ad-hoc judge of a contested election for Dominion Parliament in 1873, and was appointed the first County Judge for District 1 of Halifax County in

1876 (Acadia University, 1953). He held this office until his death on Nov 20, 1900 (Acadia University, 1953).

Beyond his legal career, the younger Johnston was a Freemason, at one point holding the rank of Master Mason, and was also an active member of the Baptist denomination, serving as deacon of the Baptist Church in Dartmouth (American Biographical Publishing Co., 1881). In 1849, he was one of the directors of the newly formed Nova Scotia Loan and Building Society (Martin, 1957). One of his most notable legal and political contributions came in 1872, when he drafted a charter for the incorporation of the Town of Dartmouth based on the charter for the City of Halifax, and in July of the same year, ratepayers voted in favour of incorporation (Martin, 1957).

Before moving to Sunnyside, the younger Johnston lived at what is now 105 Pleasant Street, a home which, like Sunnyside, still stands to this day (DeWitt, 1974). In 1846 he married Katherine Prescott Fairbanks, daughter of the late Honourable John Eleazer Fairbanks (American Biographical Publishing Co., 1881).



Figure 9: Portrait of Katherine Prescott Fairbanks (*Katherine Prescott Fairbanks*, 2020)

The rapidly growing family moved to Sunnyside in 1854 and Katherine ultimately gave birth to nine children, four of which did not make it to adulthood (Acadian Recorder, 1900; Niece/Nephew of J.W. Johnston Jr., n.d.). Of those who did reach adulthood, their eldest son, Prescott Johnston, would go on to manage a coal mine in Cape Breton; their other son, Arthur Clement Johnston would become an accountant for Dominion Savings Bank, at Halifax; and their daughter Edith Blagden would marry Frederick Hamilton, chief electrician aboard the *Minnie* cable steamship (American Biographical Publishing Co., 1881; Government of Canada, 1901; Niece/Nephew of J.W. Johnston Jr., n.d.). There is minimal information on the couple's two other daughters.

Arthur Clement Johnston

In 1891, the younger James William Johnston sold Sunnyside to his son Arthur Clement Johnston [b. December 15, 1854; d. March 7, 1933], who already owned the adjacent triangular lot to the south which was once part of the Sunnyside lands [see Figure 3] (McClure, n.d.; NSPOL, 1891). Arthur C. Johnston was a councillor and later mayor of the town of Dartmouth from 1891-1897, and served as general chairman of Dartmouth's relief commission following the Halifax Explosion (Chapman, 2001). Arthur would continue his charitably-minded work by chairing the Dartmouth Relief Association, which was formed to assist the unemployed and their families as they struggled through the fallout of the great depression (Chapman, 2001). Arthur C. Johnston sold Sunnyside in 1901 (NSPOL, 1901).



Figure 10: Arthur Clement Johnston [centre] and family (Veinot, 2020)

Important / Unique Architectural Style or Highly Representative of an Era

This building at 144 Pleasant Street is representative of the era of grand estates on the outskirts of Dartmouth, of which most have been lost (Martin, 1965). It is also representative of the somewhat restrained varieties of gothic revival architecture that can be found throughout Nova Scotia (Archibald & Stevenson, 2003). This style, including its more decorative variations, was common from 1850 through to 1870 (Humphreys & Sykes, 1980). The dwelling's very narrow attic windows and the triangular bay windows are quite unique for the style.

Significance of Architect or Builder

144 Pleasant Street was designed by architect Henry Stephen Elliot [b. 1823; d. 1892] (Department of Culture, Recreation & Fitness, n.d.; Martin, 1957; Rosinski, 1994). Henry was a prolific and prominent local architect (Hill, 2021; Rosinski, 1994). He is credited for designing many historic Dartmouth residences, including Evergreen, which is now the Dartmouth Heritage Museum [27 Newcastle Street], Seaview [demolished], Brightwood [demolished], and Octagon House [demolished], among others (Hill, 2021). His larger projects included the Dartmouth Mechanics Institute which later became Dartmouth's first town hall [demolished], the Union Marine Insurance Company building [demolished], and St. Luke's Parochial School, which has since been converted to residential dwellings [5320-5322-5324-5326-5328 Morris Street] (Delefes, n.d.; Hill, 2021; Rosinski, 1994). In partnership with Henry F. Busch, their firm designed the Halifax County Jail [demolished], the Alexander Keith & Son Brewery [1496 Lower Water Street], and the Queen and Geldert buildings [1695 Hollis Street & 5136 Prince Street], among others (Hill, 2021).

Given that 144 Pleasant Street would have been designed quite early in Henry's career, it is possible his father John Elliot may have supervised construction as he did for Henry's Dartmouth Mechanics' Institute (Rosinski, 1994).

Architectural Merit

Construction Type or Building Technology

The dwelling at 144 Pleasant Street is a 2.5-storey building of light-frame, wooden construction. It is built atop a masonry foundation of coursed rubble and brick, with some portions of the foundation parged with concrete. Concrete foundations remain for an addition to the southwest of the building [once a summer kitchen], though the walls and roof of the summer kitchen have since been demolished (*Untitled Plans of First and Second Floor of 144 Pleasant Street*, n.d.). The brick portions of the foundation are primarily stretcher bond bricks with infrequent courses of header bond bricks. The outside walls are clad in wooden shingles and the roof in asphalt shingles.

Style

144 Pleasant Street was constructed in a reserved Gothic Revival style reflecting the fashions in architecture of the time (Archibald & Stevenson, 2003). The single-detached, 2.5-storey dwelling has a modified cruciform plan with an addition on the south side. Its roof pitch, while steep, is suggestive of its age, being on the earlier end of gothic revival's popularity, before roof pitch became heavily exaggerated (Penney, 1989). The addition features a low gable roof and the former library, which juts out from the northeastern corner, features a low hipped roof.

One of the most prominent features of the building is its three triangular-bay windows on the northern, eastern, and southern exterior walls. These bays are especially tall and consist of two fixed-sash windows, each with an eight-over-twelve arrangement of panes divided by a thick mullion and rail, and thinner muntins. These windows have plain side trims, modest upper mouldings and slip sills at the bottom. These bays feature hipped roofs supported by slightly more complex mouldings, and the northern bay has a pair of smaller, single-hung, eight-over-four basement windows with slip sills and no frames.

Other prominent features can be found on the upper level. The gables each feature a single-hung, one-over-one window of standard proportions with slip sills and label mouldings, typical of the gothic revival style (Archibald & Stevenson, 2003). Directly above these more standard windows sit small and slender single-hung, one-over-one attic windows which lend a unique character.

The roof features projecting eaves with exposed rafters and a plain, boxed cornice. Projecting from the roof, there are three brick chimneys, two located centrally - a two-stack [originally three-stack] with decorative clay chimney pots, and a three stack in disrepair - as well as a third single stack located in the large southern addition. The roof also features a small gabled dormer on the western elevation intersecting the eaves with a single-hung one-over-one window, as well as an even smaller gabled dormer on the northern elevation above the eaves [again, single-hung, one-over-one], as well as a modern skylight on the western gable.

The western elevation has three two-over-twelve, inward-opening, French casement windows, reportedly transplanted from Mount Amelia, each with label mouldings (Kulpas, 1975b). This elevation features non-original doors on either side of the gabled projection leading to sheer drops with no porch or steps. The northern elevation features the aforementioned gable and bay window arrangement, plus a walk-out entrance from the basement consisting of a pair of French doors opening to a concrete retaining wall and staircase, as well as a pair of single-hung one-over-one windows looking into what was once the library. The eastern elevation features the same gable and bay window arrangement, as well as an entrance to the former library consisting of a single leaf semi-glazed nine-pane door with two recessed, beveled panels below, this entrance is believed to be non-original. This elevation also features the large non-original entrance to the southern addition and the remains of the foundations for the summer kitchen addition which was once converted to a garage. Lastly, the southern elevation features the narrow end of the large southern addition as well as the gable and bay window arrangement.

Character defining elements of 144 Pleasant Street include, but are not limited to:

- Original 2.5-storey Gothic Revival building;
- Steeply pitched gabled roof with projecting eaves and exposed rafters;
- Narrow single-hung, one-over-one attic windows;
- Single-hung, one-over-one second-storey windows with label mouldings;
- Two-over twelve French casement windows with label mouldings;
- Three triangular bay windows (eight-over-twelve) with simple mouldings and cornice;
- Three brick chimneys (one three-stack, one two-stack with clay chimney pots, and one single stack);
- Two small gabled dormers, one above the eaves and the other intersecting the eaves;
- Wood shingle siding; and
- Brick and coursed rubble foundations.



Figure 11: Northeastern elevation of 144 Pleasant Street (October 19, 2021)



Figure 12: Northwestern elevation of 144 Pleasant Street (October 19, 2021)



Figure 13: Western elevation of 144 Pleasant Street (October 19, 2021)



Figure 14: Southern bay window and addition [viewed from the west], 144 Pleasant Street (November 1, 2021)



Figure 15: Detail of northern bay window, 144 Pleasant Street (October 19, 2021)

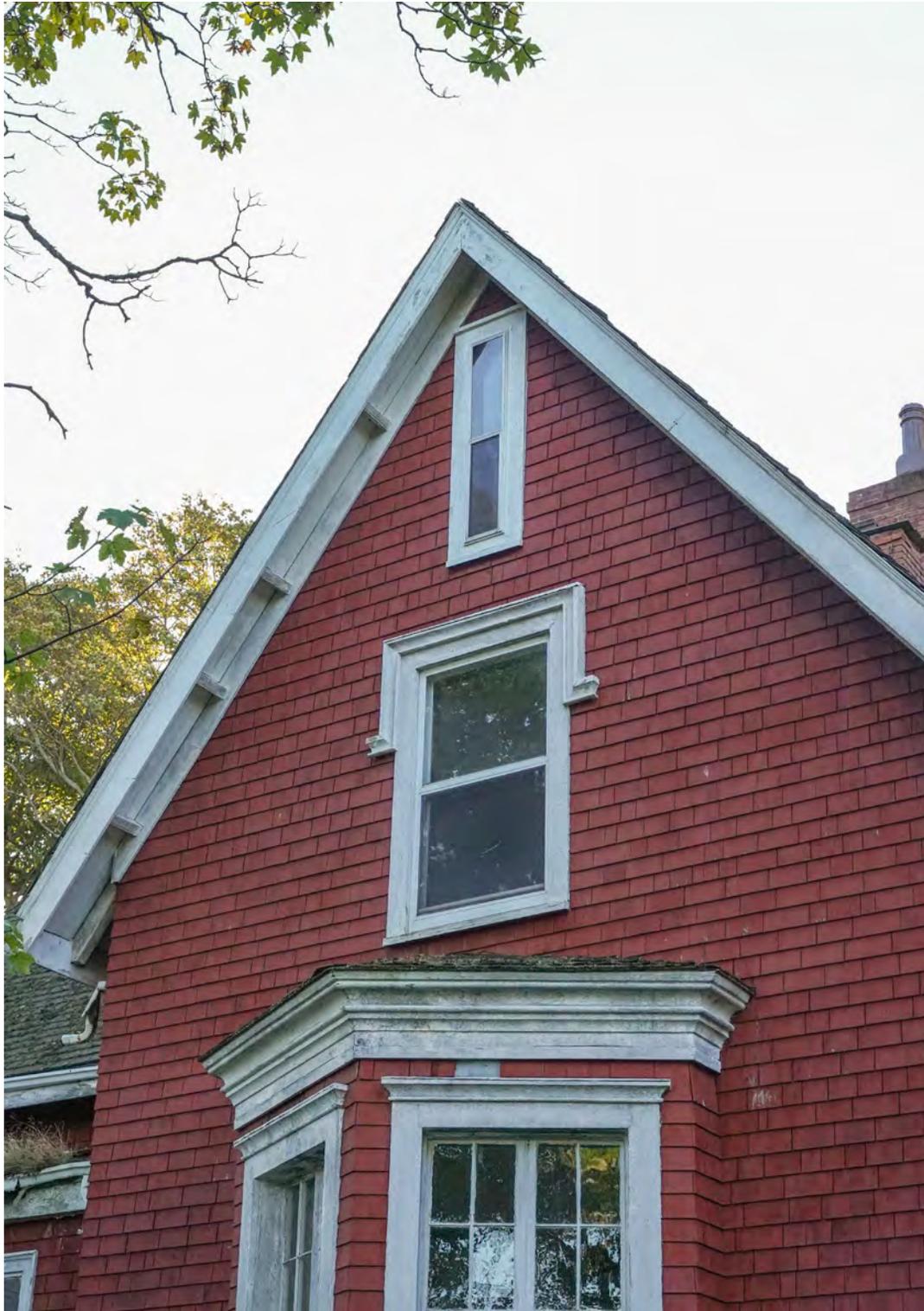


Figure 16: Detail view of northern gable, second-storey window and attic window, 144 Pleasant Street (October 19, 2021)



Figure 17: Detail view of western-facing dormer and central chimneys, 144 Pleasant Street (October 19, 2021)

Architectural Integrity

Layout and Additions

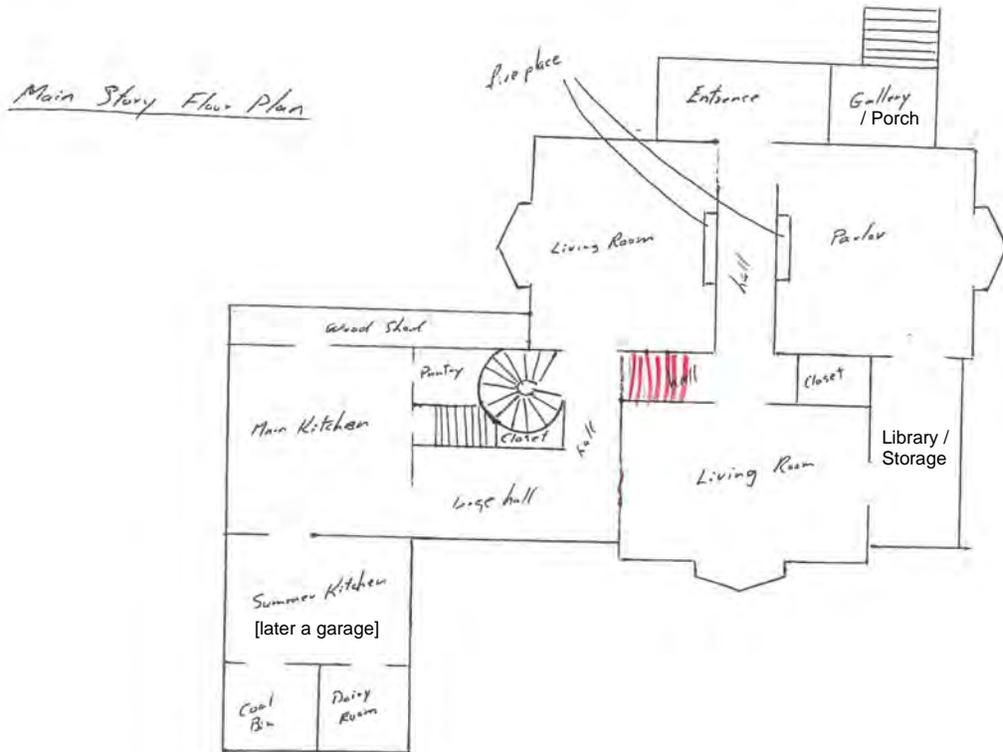


Figure 18: Layout of the Main Level of 144 Pleasant Street [drawn 1975, with clarifications added 2021] (Kulpas, 1975a)

144 Pleasant Street has a moderate level of architectural integrity, as there's been substantial changes to its layout. It appears the dwelling may have originally had a cruciform plan, but this could not be verified (*Untitled Plans of First and Second Floor of 144 Pleasant Street*, n.d.). The large southern addition and the smaller summer kitchen addition were likely built between 1865 and 1878, based on historical maps by A.F. Church and J.W. Hopkins [compare figures 2 & 3]. The summer kitchen addition with dairy and coal bin has been demolished, leaving only its poured concrete foundation behind. This relatively modern foundation type likely stems from its later conversion to a garage (DeWitt, 1974). The gallery/porch off the original front entrance has been demolished.

Condition

Many of the building's exterior elements, including windowsills, bay window cornices, eaves, and dormers, show varying degrees of potential wood rot; however, the label mouldings and some window trims are in better condition [see figures 11 through 17]. There is significant foundation damage to the northwestern corner of the house [see figure 25], and the roof is in poor condition [see figures 11, 12, 13, & 17]. A large portion of the eastern side of the main southern addition

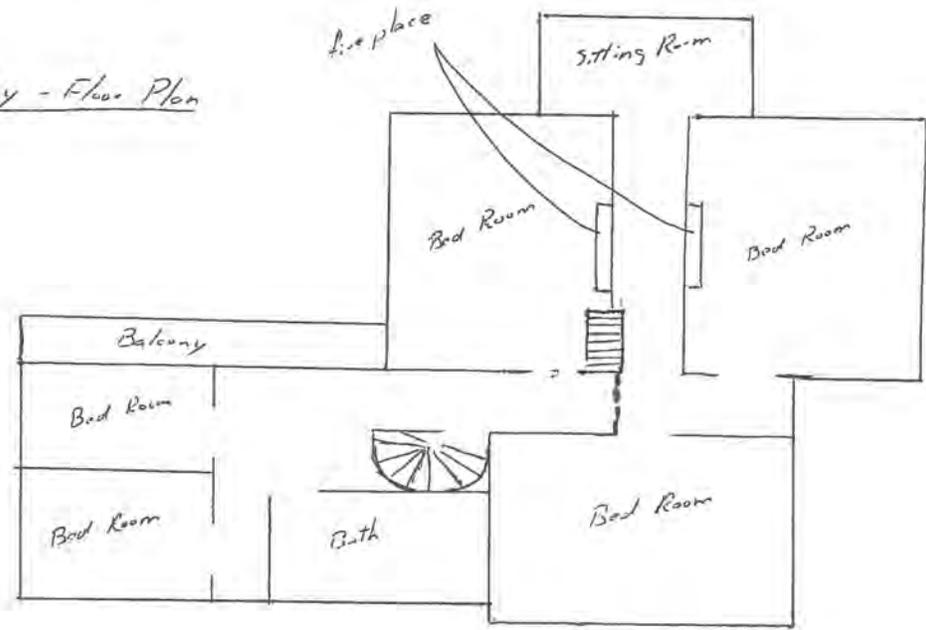
remains without exterior cladding because it was not reclad in wooden shingles following the demolition of the summer kitchen / garage [see figure 26].

Evidence from two sets of hand-drawn floor plans suggests that the only original entryway location is the northwest entry where the original porch was once located; however, photographic evidence shows that the present door, sidelight, and mouldings at this entry are non-original [compare figure 12 with figures 21 & 22] (DeWitt, 1974; Kulpas, 1975a; *Untitled Plans of First and Second Floor of 144 Pleasant Street*, n.d.; *Untitled Series of Photographs of 144 Pleasant Street*, n.d.). The entrance on the eastern side of the large southern addition, with its two sidelights, is wholly non-original [compare figures 24 & 26]. The entrances on the eastern side of the former library and on the south side of the main entry hall, while showing their age, were nevertheless added sometime after the Leslie's ownership (DeWitt, 1974).

Most of the original windows are present, and of those which are, many have been retrofitted with storm sashes for improved insulation and protection from the elements [see figures 12 through 17]. One window on the western elevation is broken and a modern skylight has been installed in the roof of the western gable [see figure 17]. The original stained-glass skylight above the spiral staircase could not be readily viewed upon site inspection and it remains unknown if this feature is still present (DeWitt, 1974).

The home once had as many as four chimneys, of which three remain (DeWitt, 1974). The two central chimneys remain present and would have both originally been three-stack chimneys, servicing the basement, main, and upper storeys (Kulpas, 1975a). The southern central chimney was likely modified to be two-stack rather early in the building's history, following the construction of the large southern kitchen addition. Since then, it remains well intact, including the two decorative clay chimney pots. The other northern central chimney which once featured three triangular chimney caps has been mostly destroyed [compare figures 17 and 23]. The third chimney on the southern end of the large addition is intact.

Second Story - Floor Plan



Floor Plan of Basement

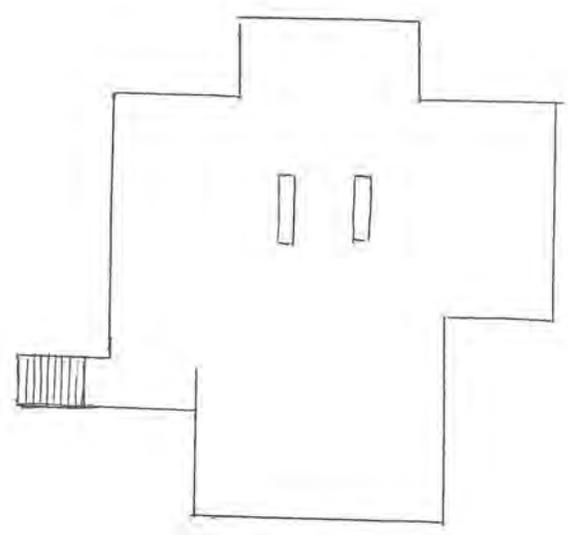


Figure 19: 1975 floor plans of the upper and basement levels of 144 Pleasant Street (Kulpas, 1975a)



Figure 20: Northeast elevation of 144 Pleasant Street est. 1970s-1980s (*Untitled Series of Photographs of 144 Pleasant Street, n.d.*)



Figure 21: Northwest elevation of 144 Pleasant Street est. 1970s-1980s (*Untitled Series of Photographs of 144 Pleasant Street, n.d.*)



Figure 22: Western elevation of 144 Pleasant Street est. 1970s-1980s (*Untitled Series of Photographs of 144 Pleasant Street, n.d.*)



Figure 23: Detail view of west-facing dormer and central chimneys of 144 Pleasant Street est. 1970s-1980s (*Untitled Series of Photographs of 144 Pleasant Street, n.d.*)



Figure 24: Eastern elevation of 144 Pleasant Street est. 1970s-1980s (*Untitled Series of Photographs of 144 Pleasant Street, n.d.*)



Figure 25: Detail view of foundation damage to northwestern corner of 144 Pleasant Street (October 19, 2021)



Figure 26: Detail view of foundations for the former summer kitchen/garage addition and of the eastern side of the main addition (August 30, 2021)

Relationship to Surrounding Area

144 Pleasant Street bears a relationship to the surrounding neighbourhood through its consistency with the neighbourhood's modest scale and residential typology, but also through the neighbourhood's history and the architect, Henry Elliot, who, among many other projects, designed several prominent estate houses in Dartmouth (Follini, 2015; Rosinski, 1994).

Pleasant Street, and the surrounding area were home to a great many estates built during the late-Georgian and Victorian eras by prominent political and business leaders and often designed by prominent architects. Most of these estates have been lost, including nearby Mount Amelia, the home of the Honourable James William Johnston [Sr.], which was demolished in 1912 (Martin, 1965). Sunnyside, while one of the more modest estates, remains one of the few which survives to this day and is also one of the few surviving residential designs of architect Henry Elliot.

As one looks around at the adjacent properties, Sunnyside stands out for being set back further from the street than the other homes [see figures 27 and 28]. This is because it originally sat on a much larger lot of land which extended down to the Old Ferry Road, with the front of the house facing west and a long curving driveway which accessed both Pleasant Street and Old Ferry Road [now Newcastle Street] (DeWitt, 1974; NSPOL, 1847). It also sits below sidewalk height, a characteristic it shares with its neighbour located two houses further to the south along Pleasant Street [see figures 28 and 29].

Running diagonally across Pleasant Street in a southerly direction from Sunnyside, at 153 Pleasant Street, is Locust Knoll [also known as Harvey House], a large, Second Empire style home built in 1873 for Dr. Alfred C. Cogswell, a Halifax dentist [see figures 29 and 29] (Archibald & Stevenson, 2003; Lindsay, 1974). Like Sunnyside, Locust Knoll is another one of the few remaining grand estate homes of Dartmouth's past.

Running diagonally across Pleasant street in a northerly direction from Sunnyside, at 141 Pleasant Street, is the gatekeeper/coachman's house of the Esdaile Estate [see figure 31] (Martin, 1965). While the Esdaile home has since been demolished, the coachman's house remains a good example of an accessory dwelling one would have found on several of these grand estates (Hopkins, 1878; Martin, 1965).

Sunnyside is related to two other surviving Dartmouth homes which were designed by Henry Elliot. The first is 26 Newcastle Street, also known as Evergreen (Rosinski, 1994). Built in 1867, Evergreen was originally the 28-room home of Judge Alexander James, and now houses the Dartmouth Heritage Museum [see figure 32] (Brinton, 1959; Rosinski, 1994). Like Sunnyside, Evergreen is notable for being one of the other surviving grand estates of Dartmouth's past. The second is at 99 Ochterloney Street, which Elliot designed for his son Alfred, who served as Dartmouth's town clerk for many years [see figure 33] (Follini, 2015).



Figure 27: View of 144 Pleasant Street's surroundings as viewed from the north [144 Pleasant Street is indicated by an arrow] (November 1, 2021)



Figure 28: View of 144 Pleasant Street's surroundings as viewed from the south [144 Pleasant Street is indicated by an arrow] (November 1, 2021)



Figure 29: View of 144 Pleasant Street's surroundings, looking south [Locust Knoll indicated by arrow A and 144 Pleasant Street indicated by arrow B] (November 1, 2021)



Figure 30: Locust Knoll [153 Pleasant Street] (November 1, 2021)



Figure 31: Esdaile Estate Coachman's House [141 Pleasant Street] (November 1, 2021)



Figure 32: Evergreen House [26 Newcastle Street] (November 1, 2021)



Figure 33: Henry Elliot House [99 Ochterloney Street] (November 1, 2021)

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Attachment 2

Scoring for Case H00516: Request to Include 144 Pleasant Street, Dartmouth in the Registry of Heritage Property for the Halifax Regional Municipality

Criterion	Score Awarded
1. Age	16
2. Historical Importance	15
3. Significance of Architect/Builder	6
4A. Architectural Merit: Construction Type	3
4B. Architectural Merit: Style	7
5. Architectural Integrity	5
6. Relationship to Surrounding Area	5
Total	57