



CITY OF MOUNT PEARL -

HISTORIC PLACES INITIATIVE

WRITTEN BY: LAURIE MCLEAN  
HISTORIC PLACES RESEARCHER  
APRIL, 2005

## Abstract

The City of Mount Pearl celebrates its 50<sup>th</sup> anniversary in 2005. The city collaborated with the *Heritage Foundation of Newfoundland and Labrador* and the *Historic Places Initiative* in implementing its first heritage structure inventory as one of numerous events undertaken to honour this landmark achievement.

## Cover Photo

Erwin and Else Mosbacher conduct a *Reichfest*, or “topping out” ceremony on top of the completed frame of their new house at 212 Park Avenue in 1955.

## ACKNOWLEDGEMENTS

The author would like to thank the Heritage Foundation of Newfoundland and Labrador and the City of Mount Pearl for their collaboration in this Historic Places Initiative. Dale Jarvis, Heritage Preservation Officer at HFNL, provided the author with required instruction concerning implementation of the initiative. Funding for the project also came from HFNL. The City of Mount Pearl kindly provided office space, a computer, and access to many of the City's resources. Mount Pearl City Planner, Stephen Jewczyk, and Planning Technician, Kim Blanchard, assisted in designing the heritage questionnaire and offered other pertinent advice. Stephen also edited this report. Finally, many thanks are extended to residents of Mount Pearl who gave information concerning their homes and the city's history.

## TABLE OF CONTENTS

### INTRODUCTION

The Historic Places Initiative.....	1
CITY OF MOUNT PEARL – HISTORIC PLACES INITIATIVE .....	3
Archival Research.....	4
Aerial Photos, Maps and Population Data.....	7
First hand Accounts of Early Settlement and House Construction in Mount Pearl.....	8
Implications of Archival Data for the Mount Pearl – Historic Places Initiative.....	9
Examining Mount Pearl Historic Places.....	11
Heritage Foundation of Newfoundland and Labrador / City of Mount Pearl Heritage Structure Survey.....	12
List of Mount Pearl Historic Places.....	13
Other Mount Pearl Historic Places.....	33
CONCLUSIONS/RECOMMENDATIONS.....	35
TABLES.....	44
FIGURES.....	52
BIBLIOGRAPHY.....	63
APPENDICES.....	66

## LIST OF PHOTOS

Meany House, 701 Topsail Road, 2005.....	15
26 Park Avenue, 2005.....	16
Stan Percy Cottage, 167 Park Avenue, 2005.....	17
Obededom Sellars House, 204 Park Avenue, 2005.....	18
Stan Percy House, 167 Park Avenue, 2005.....	19
Erwin Mosbacher Garage, 1953.....	20
Erwin Mosbacher Garage, 2005.....	21
Erwin Mosbacher Home and Neighbours	
214 – 210 Park Avenue, 1955.....	21
Erwin Mosbacher Home, 2005.....	22
240 Park Avenue, 2005.....	23
10 Dunn’s Lane / shed, 2005.....	24
49 Park Avenue, 2005.....	25
246 Topsail Road, 2005.....	26
906 Topsail Road, 2005.....	27
906 Topsail Road, Front Hall, 2005.....	28
906 Topsail Road, Kitchen Hearth, 2005.....	29
813-815 Topsail Road, pre-1955.....	30
813-815 Topsail Road, 2005.....	30
813-815 Topsail Road, Garage, 2005.....	31
Dunn’s Farm Shed That Became 10 Dunn’s Lane House, pre-1953.....	32

## LIST OF FIGURES

- 1 Early Mount Pearl Farms (from Todd, 1971)
- 2 Territory of Mount Pearl Park Co. (from Todd, 1971)
- 3 Division of Mount Pearl Park into 101 Lots (Mount Pearl City Hall)
- 4 Properties in Mount Pearl Park, 1932 (from Todd, 1971)
- 5 Distribution of Historic Places Identified in 2005

## INTRODUCTION

### The Historic Places Initiative

An *historic place*, as described by the *Historic Places Initiative (HPI)*, can be a building, battlefield, park, archaeological site, cultural landscape, sacred site, bridge, home, cemetery, railway station, manufacturing plant, canoe route, historic district, school, church, canal, courthouse, theatre, market, etc. It could be large and perfectly intact, or modest, or have been altered over time. All are important in illustrating where we have come from and who we are (Canada's Historic Places Initiative 2005:4). This broad perspective on heritage obviously was formulated to include all aspects of our natural and manufactured environments that have influenced and/or resulted from human activity.

The *HPI* was conceived by the federal government in 1999 after the Department of Canadian Heritage determined that 20% of Canada's pre-1920 heritage places had been destroyed during 1969-1999. The *HPI's* objective is to foster greater appreciation of *Historic Places*; to strengthen Canada's capacity to take appropriate action to conserve and maintain the historical integrity of historic places; and to provide financial incentives that will make the preservation and rehabilitation of historic places more viable. The preceding mechanisms facilitate *heritage conservation* which aims to **identify, protect and promote** elements valued by society (Standards and Guidelines for the Conservation of Historic Places in Canada, Introduction:4). Some of the benefits of heritage conservation include **tourism, sustainable economic development and increased civic/regional pride**.

Federal, provincial and territorial representatives collaborated to produce the rules and procedures for a new Canada-wide heritage conservation program. This includes the *Canadian Register of Historic Places* ([www.historicplaces.ca](http://www.historicplaces.ca)) and the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The Canadian Register of Historic Places provides on-line access to formally recognized *historic places* in Canada. There are three criteria for inclusion on the register: (1) be a historic place; (2) be formally recognized by a local, territorial or federal authority; (3) have the required documents.

*The Heritage Foundation of Newfoundland and Labrador* (HFNL) provides formal recognition of *historic places* in this province. HFNL has over 400 heritage properties on its provincial data base and 26 of these have received national recognition. HFNL also implements the *HPI* in Newfoundland and Labrador, providing funds for hiring *Historic Places Researchers* to work in specific communities. *HPIs* can be tailored to meet the goals of particular communities who can also specifically address their heritage issues by creating *Heritage Advisory Committees*, as provided by the provincial statutes such as the *Municipalities Act* and the various cities acts. This provincial legislation permits incorporated communities to designate locally important heritage buildings, structures and lands. HFNL has started a *Provincial Register of Historic Places* which will list all properties deemed important on municipal-provincial levels. Properties that pass the *HPI's* four-step screening process will receive national acknowledgement.

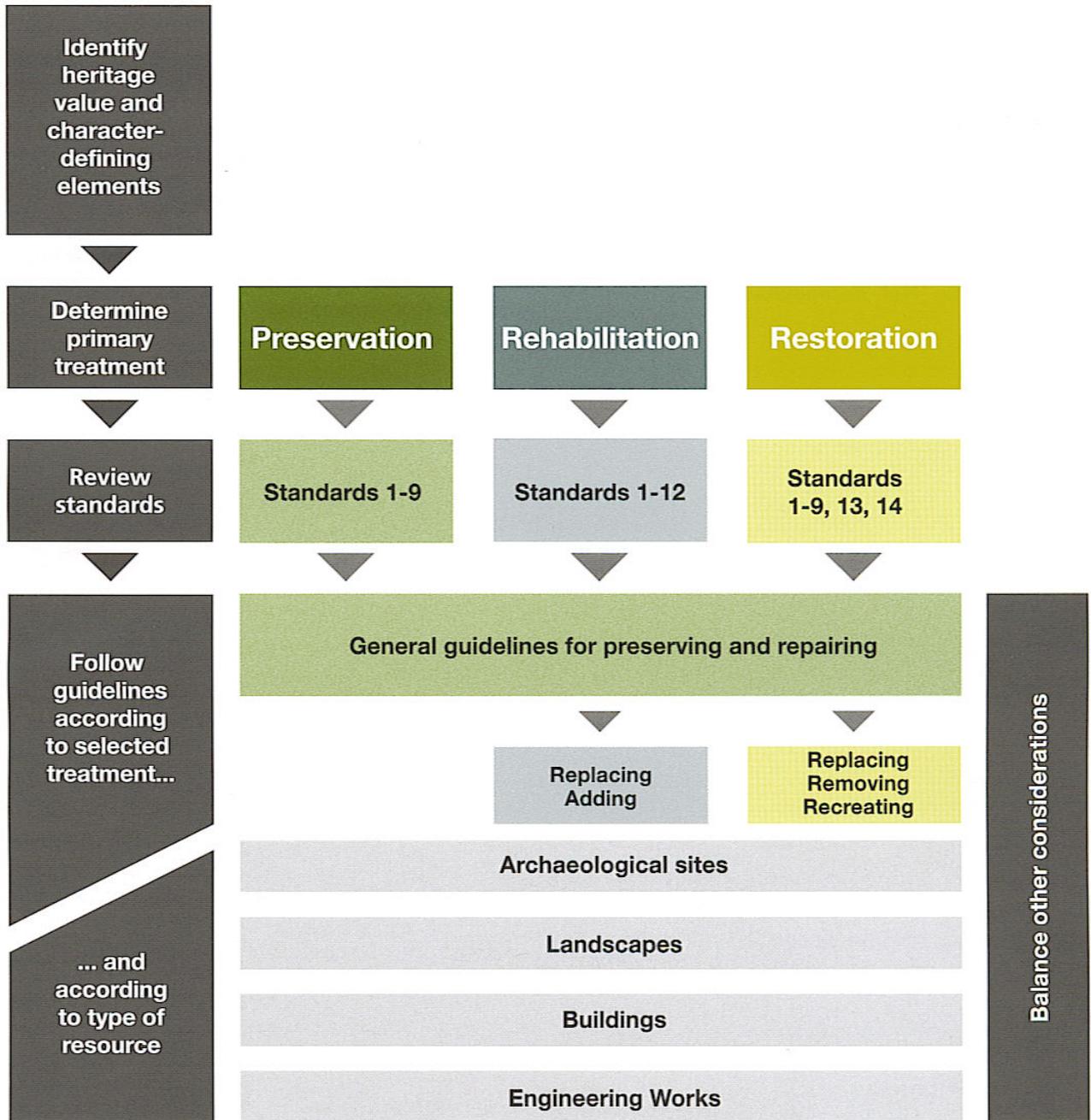
The second *HPI* component provides 14 *Standards and Guidelines for Conserving, Rehabilitating and Restoring Historic Places in Canada*. The number of

applicable standards depends on the condition of the *historic place* which also determines the level of **intervention** required to preserve it. Nine general standards concern **conservation** of *historic places*, three additional standards apply to **rehabilitating** *historic places* and two more are relevant to appropriately **restoring** missing components (see diagram). The invocation of conservation, rehabilitation or restoration techniques reflects a *historic property's* increasing deterioration.

#### CITY OF MOUNT PEARL – HISTORIC PLACES INITIATIVE

The City of Mount Pearl Planning Department, in conjunction with HFNL, decided to carry out an *Historic Places Initiative* in 2005. After submitting an application, followed by an oral interview, the writer was contracted to implement the research. Mount Pearl City Planner, Stephen Jewczyk, provided the writer with the Terms of Reference for the project (Appendix 1). The Mount Pearl HPI started on January 24, 2005 and ended on March 31, 2005.

Mount Pearl is a relatively young community, celebrating its 50<sup>th</sup> anniversary in 2005, but its history goes back to the farms of Captain James Pearl, the Dunscombes, Cowans and others dating to the early 1800s. The Mount Pearl area and its environs continued to be farmed during the 1800s and early 1900s with many of the farms providing “country retreats” for some of St. John’s well-to-do residents (MacKinnon 1981:24, 35). The early twentieth century saw also numerous cottages built in the Waterford River Valley, in what eventually became known as Mount Pearl Park. The growing number of cottages, including a few from an area of planned residential development known as Glendale, led to the amalgamation of Mount Pearl Park and



Glendale into one town in 1955. Given this history, the *City of Mount Pearl Planning Department* and *HFNL* decided that the 2005 *HPI* would attempt to identify and interpret structures that had been built before 1955 in the city. The project would also recommend how the city might utilise its *historic places*.

The *HPI* supplies a number of key terms (Table 1) that are important in **understanding** *historic places* through documentary research, interviewing occupants/past occupants of selected properties and physically examining important localities. **Understanding** *historic places* is basic to **planning** long-term **usage**, combining function with owner's needs and conservation of heritage values.

#### Archival Research

The writer reviewed all available historical information and pertinent Mount Pearl City Hall documents to gain insights into the distribution of buildings and other *historic places* during Mount Pearl's formative stages. Maps and aerial photos of various ages also were examined to detect patterns in house construction over the years. The archival review indicated that a few farms encompassing all of the land in the Mount Pearl region shortly after 1810 represent the first known incidence of human activities there (MacKinnon 1981:23, Figure 4). When Captain James Pearl was granted 500 acres of land west of St. John's in 1829, at least eight smaller farms were already in operation there (McCarthy 1995: 1). In fact, a number of squatters were evicted from Pearl's newly acquired property and moved to the south side of Brookfield Road (Ibid:1). Pearl's original grant included the area that later became known as Mount Pearl Park, but his farm and manor house were located south of the present day City of Mount Pearl (Todd 1971:3, 4; Map 2).

The number of farms increased during the 1800s as a number of St. John's residents built "country estates" a few miles outside town (MacKinnon 1981:34). This trend continued into the twentieth century. In 1923, businessman Roland Morris purchased a large portion of land from what had initially been John Little's farm in the late 1800s. Morris' tract lay on the northwest border of the "cross road" (from Old Placentia Road to Topsail Road) that later became known as Commonwealth Ave. Morris called his estate Glendale after a California suburb and built a blueberry and partridge berry packing plant there. He also grew Christmas trees for commercial harvesting.

Settlement of the Mount Pearl region gradually shifted its emphasis from farming although the concept of a "country getaway" for St. John's residents remained important. In 1928, Roland Morris obtained financial backing from a number of St. John's businessmen and formed the Mount Pearl Park Co. to sell cottages along the Waterford River. The company bought 169 acres from the Glendenning Farm which included the northern portion of Pearl's original grant (Figure 1).

R. Cochius, the architect who designed Bowring Park, drew up a plan for building summer homes on spacious lots along attractive streets that would provide access to recreational areas, parks and two swimming pools at Kane's Valley/Steady Waters and Twin Falls, on the Waterford River (Todd 1971:14). Cochius' 1928 plan divided Mount Pearl Park into 232 lots connected by gently curved streets. Park Avenue, the main thoroughfare, was started in 1928 and tributary roads, including Forest Avenue, Valleyview Avenue, Worrall Avenue and Spruce Avenue, were installed shortly

afterwards on Park Avenue's eastern end. House construction soon began along these roads (Todd 1971:15).

The economic stress of the Great depression forced the Mount Pearl Park Co. to dissolve in 1929. The unsold land was divided among 39 shareholders who received 101 lots that obviously were much larger than the 232 sections proposed by Cochius in 1928 (Table 2). The allotments provided frontage for existing houses and very large rearages on lots measuring up to 175 x 2000 feet (Ibid:16) (Figure 2). The division of Mount Pearl Park into long narrow properties remains apparent throughout this part of the city and is an important heritage characteristic there.

The Park's former shareholders were then free to sell their property as they saw fit, leading to haphazard sectioning and non-regulated house construction. Landowners began cutting through the thick forest that covered much of the Park in order to provide access to more isolated parts of their holdings. These initial cuts appear to have been made along boundaries between properties and gradually evolved into public roadways. Six Mount Pearl streets, namely Firgreen Avenue, Winston Avenue, Pleasant Avenue, Blossom Avenue, Forest Avenue and Worrall Crescent, directly run along 1929's boundaries. Another eight roads, Churchill Avenue, Stapleton Road, Birch Avenue, Maple Street, Sycamore Place, O'Keefe Avenue, Centennial Street and Smallwood Drive are closely aligned and parallel to the boundaries, suggesting that they also resulted from people opening up their long, narrow lots.

Evidence of the random selling and opening of land in Mount Pearl Park is present on a 1941 aerial photo. It shows eight cleared strips of varying width on the north side of Park Avenue west of Valleyview Avenue and Forest Avenue which, in turn,

encircle a large cleared area. There are another eight cleared strips on the south side of Park Avenue plus another three open sections that do not open on the avenue.

Soon after the Park was shared up, Roland Morris sold land near the Park's western end to people trying to escape the high cost of living in St. John's. These families built homes that were smaller than the more expensive structures located near the Park's eastern border (Todd 1971:19). The Park's eastern end traditionally was the focus of cottage building, however, and remained so throughout the 1930s when eastern landowners began selling small lots to people who erected cottages on them. Some landowners opted to build small cottages themselves on small lots which they then sold (Ibid:20). Alf Worrall, for example, built houses on both sides of Park Avenue and on roads east of Forest Avenue.

Roland Morris had spent much of the 1930s away from Newfoundland, but returned to Glendale in 1940. He envisioned a more organized housing development on his original estate on the west side of Commonwealth Avenue, compared to the non-directed construction that took place in Mount Pearl Park. Morris began selling small sections of his land, proceeding southwards from the northeast corner, in 1943.

#### Aerial Photos, Maps and Population Data

Historical information clearly indicates that cottage construction, along with the installation of a few more expensive homes, in Mount Pearl Park during the 1930s was the dominant force in pre-1955 housing patterns in Mount Pearl. Construction of small cottages on small lots in the Glendale area, mainly after 1943, was of shorter duration and was not characterized by the more indiscriminate dividing of land that took place in Mount Pearl Park. Land prices in Glendale still were considerably lower than they were

in St. John's and large building lots were not uncommon there either (Hubert Newhook:personal communication).

Todd's map of 1932 Mount Pearl shows 12 families with properties along Park Avenue and its tributaries. Another structure is present on the eastern side of Commonwealth Avenue and Roland Morris' Glendale estate is evident at the northwestern end of Commonwealth Avenue. The former Marconi Telegraph Station, built in 1914, is shown at the opposite end of Commonwealth Avenue from Glendale (Todd 1971:Map 7). Close examination of the 1941 aerial photo detected 52 structures, including houses and out-buildings. A 1955 topographic map shows 238 buildings in the area encompassed by Mount Pearl municipal boundaries in 2005.

Mount Pearl-Glendale's population in 1956 was 1,979 people, consisting of 447 families and 418 households (Mount Pearl 1958 Municipal Plan:8). This had grown to 2,380 people/506 houses in 1957. By early 1958, most of Mount Pearl's buildings had been constructed during 1943-1958, with 110 houses having been erected during the first 18 months of amalgamation (Ibid:8). In 1957, Mount Pearl homes, on average, had 4.3 people occupying 3.5 rooms, compared to the provincial average of 4.6 residents utilizing 5.5 rooms (Ibid:2). The Mount Pearl homes tended to well-built and adequately maintained (Ibid:8).

#### First-Hand Accounts of Early Settlement and House Construction in Mount Pearl

The City of Mount Pearl's young age means that some of the community's senior citizens are reservoirs of information relating to the area's use as a summer retreat 75 years ago and the gradual birth of a city. The Admiralty House Archives contains nine

typed manuscripts/taped interviews of seniors. The writer read or listened to these documents, looking for clues relating to locations and descriptions of houses and out-buildings.

One of these sources, Hubert Newhook, described building his house, the first to be constructed on Teasdale Street, in the Glendale portion of Mount Pearl in 1953. The other informants refer to cabins and houses along Park Avenue and its east-end feeder roads. Two people mention houses that no longer stand while many others tell of extant structures. Doug Eaton and Cavell Sheppard called their cabins “shacks”, implying their un-insulated, non-serviced condition and their function as summer dwellings.

#### Implications of Archival Data for the Mount Pearl-Historic Places Initiative

Archival research indicated that Mount Pearl’s history begins with the undeveloped land west of St. John’s being turned into farms during the 1800s and early 1900s. Much of this farmland now lies outside Mount Pearl’s boundaries, which means that any potential *historic places* they contain are outside the scope of this project. However, the incorporation of part of Topsail Road within Mount Pearl in 1976 creates the potential for historically important farmland to be researched as part of this *Historic Places Initiative*.

After reviewing archival material, the writer concluded that the former Mount Pearl Park portion of Mount Pearl held the highest potential for containing structures that had been built before 1955. Buildings also were expected from the Glendale area, but this region was less popular throughout Mount Pearl’s early history and therefore a lower number of *historic places* was anticipated. Although Commonwealth Avenue appears to

have been used as a “cross-road” between Old Placentia Road and Topsail Road since the early 1800s, development of property along it lagged behind Mount Pearl Park-Glendale, lowering the likelihood of finding *historic places* there. Commonwealth Avenue’s recent emergence as a commercial district, resulting in the need for large buildings and parking lots, further reduces the chances of finding *historic places* that had been spared by developers.

The author’s theory concerning the possible frequency of *historic places* throughout Mount Pearl was corroborated by preliminary drive-by observations. Smaller, “cottage-sized” homes are common along Park Avenue and its feeder roads on the eastern end. Many of these homes are irregularly placed relative to the road, suggesting that they had been built before civic regulations were in place. A number of homes near the eastern end of Park Avenue have exceptionally long frontages, hearkening back to Mount Pearl Park’s division into long, narrow lots in 1929.

Small, “cottage-sized” homes are also obvious in Glendale’s eastern portion, primarily eastern Glendale Avenue and Roosevelt Avenue, but intuitively, in lower numbers than on Park Avenue. A number of smaller homes along the section of Topsail Road encompassed by Mount Pearl also suggested former cottages from the 1930s-1950s period. Furthermore, larger, older looking homes along this portion of Topsail Road suggested former farm houses whose lands had gradually shrunk around them as Mount Pearl continued to grow.

These observations were supported by the *City of Mount Pearl’s* magnified version of the 1951 aerial photo mentioned earlier. City Cartographic technician Harold Fleet superimposed a map of city streets, complete with house numbers, over the photo,

pinpointing the locations of many pre-1955 structures. This greatly facilitated the author's examination of the homes and interviewing their owners/occupants.

### Examining Mount Pearl *Historic Places*

Having determined the likeliest areas for finding pre-1955 structures in the Mount Pearl, the author had to decide on the means of visiting as many of these sites as possible. Visiting *historic places* is essential to understanding them through observing the number of original attributes such structures retained after 50 years, or longer, of use. This involved a comprehensive appraisal of the house exterior, including the type of roof, exterior covering, type of windows, type of doors, foundation, size of structure and apparent evidence of alterations. **The Heritage Foundation of Newfoundland and Labrador's** *Newfoundland and Labrador Architectural Inventory* is a two-page document for recording such characteristics of a structure (Appendix 2). This form was used for each *historic place* visited. External features in the yard, etc., would also be noted, although the extensive snow cover at this time of year would mask many, if not all, historically significant items.

A second important goal of visiting Mount Pearl's *historic places* involved meeting their original owners/occupants. Obviously, this would not always be possible, given that property changes hands and many original inhabitants would not be available after 50 years or longer. Nonetheless, any first hand accounts of building these *historic places*, along with references to their use, early neighbours and related issues, would be very beneficial to the project.

Heritage Foundation of Newfoundland and Labrador/City of Mount Pearl  
Heritage Structure Survey

The archival research and preliminary visual assessment derived target areas for finding Mount Pearl's *historic places*. The archival data indicated that at least 238 structures existed throughout Mount Pearl in 1955 and the challenge now was how to substantiate the presence of significant places. The author, in consultation with the *City of Mount Pearl's Planning Division*, prepared a two page/10 question survey, asking basic questions about a potential *historic place* (Appendix 3). This survey would determine the status of buildings as pre-1955 units and any special qualities they possessed. One of the survey questions asked for permission for the author to visit the property and make an external examination.

150 copies of the two-page survey were printed at Mount Pearl City Hall. The survey, with supplementary letters from Mount Pearl City Planner, Stephen Jewczyk, and the author, along with a stamped envelope addressed to Mount Pearl City Hall, were bundled into one envelope. The author delivered 140 of these questionnaire packages to properties that had been mentioned in the archives or were present on the 1951 aerial photo that the *City of Mount Pearl's* engineers had fitted with street numbers. People were requested to return the completed form within 10 days to permit tabulation of the data before the end of the project.

The distribution of questionnaires depended on the results of the archival research, suggesting where the highest number of *historic places* would be found. 55 (39 %) were delivered to Park Avenue homes and 38 (27 %) were brought to Park Avenue's eastern tributaries. Topsail Road received 15 (11 %) surveys, 13 (9 %) were taken to

Commonwealth Avenue, 20 (14 %) were distributed throughout Glendale and 1 (1 %) was brought to a small home on the southern end of Blackmarsh Road.

Seventeen of the 140 questionnaires were returned to Mount Pearl City Hall. A few people opted to contact the author via telephone. Seven more questionnaires were delivered to people who requested them. One of these was returned to City Hall. Once a property was proven to be a pre-1955 *historic place*, based on initial owner/occupant feedback, the author obtained permission to examine the locality and speak to its occupants.

#### List of Mount Pearl's Historic Places

The returned **Heritage Structure Surveys**, phoned-in responses and referrals from interviews led to the author examining and confirming 31 Mount Pearl structures as *Historic Places* (Table 2; Figure 3). Another 22 buildings were proven to be *historic places* as well (Table 3), but there was insufficient time to visit them and conduct the required analysis. Some of the latter properties were photographed and their inclusion in this report signifies their importance to Mount Pearl heritage, meaning that any proposed changes to them should be carefully considered.

The 31 examined buildings were measured, photographed and appraised for the presence of external features resulting from their pre-1955 style of construction. In some cases, depending on the interest of the homeowner, internal characteristics were also recorded, but as interior examinations would have involved much more time than was invested this winter-spring and are much more invasive regarding home occupants, this

aspect of buildings was not pursued. Recording of heritage characteristics inside houses would be a very worthwhile endeavour at a later date.

Buildings' recorded attributes amount to their *Character-Defining Elements*, according to *Historic Places Initiative* terminology. These *CDEs* include “the materials, forms, locations, spatial configurations, uses and cultural associations or meanings that contribute to the *heritage value* of a *historic place*, which must be retained in order to retain its *heritage value*”. Tables 4 and 5 show the 11 *CDEs* that were observed at the 31 examined *historic places*. The justification for these *CDEs* is straight forward, basically they are evidence for styles of house construction and external contexts associated with pre-1955 buildings in Mount Pearl. Many of the *CDEs* represent smaller structures that often were finished by the owner/occupant over a number of years. A number of homes were built before roads reached them and did not have water and sewer for years. Many changed their role from summer cottage to permanent dwelling, some were initially outbuildings that eventually were converted into residences, others were homes that were used as sheds at a later time. The recorded *CDEs* provide evidence for these different uses over time as well as other important characteristics.

This report does not describe each visited *historic place* in detail although each example has its own merits. All 31 have been entered on the *Historic Places Initiative* online register ([www.historicplaces.ca](http://www.historicplaces.ca)) which means that people all over the world can now learn about them. All the compiled data will be kept on file at Mount Pearl City Hall as well as the Admiralty House Archives for the benefit of future researchers. This document discusses the overall implications of tabulating *CDEs* concerning conserving *historic places*. Recommendations for conservation/rehabilitation/restoration and use of

*historic places* must consider a number of factors. While properties possessing a bigger share of *CDEs* obviously have a high *heritage value*, localities with slightly lower totals or a combination of different *CDEs* are not necessarily less important.

# 701 Topsail Road, for example, possesses 5/11 noted *CDEs* while 22 other *historic places* have 6/11, or more, significant attributes (Table 6). 701 Topsail is, however, a very interesting property, portraying a unique style of house in Mount Pearl. Preliminary observations of 26 Park Avenue suggest it and 701 Topsail Road share the same original design, but 26 Park Avenue is undergoing major renovations that include additions to the original structure, installation of vinyl siding and new windows that are lowering its *heritage value*. 701 Topsail Road was built by Mr. Meany on part of Dunn's Farm and probably occupied a much larger lot at first. This property is currently surrounded by businesses and Topsail Road which have altered the historic landscape and reduced its *heritage value*. Almost all of Mount Pearl's other *historic places* are situated on larger than usual building lots and/or have other *historic places* as neighbours which add to their list of *Character-Defining Elements*. The relatively small house at 701 Topsail Road, with its intact original architecture, is very much out of place with its current neighbours, but this was not always so.



701 Topsail Road, March, 2005.



26 Park Avenue, March, 2005. Note second floor addition, new windows and vinyl siding.

Four of the top-rated, newly-designated *historic places* possessing nine *CDEs* all occur on Park Avenue. Two of these important structures occur at the same address, 167 Park Avenue. The building shown below is a cabin whose initial 16'8" x 8" portion was built in 1937 by the current owner's grandfather, Stan Percy. Mr Percy expanded the dwelling's size to 16'8" x 20'5" and raised his family in it until the late 1940s when he erected a larger home in front of it. The Percy cottage was used as a shed after the new home was finished.

The cottage has original narrow clapboard, original windows, original style foundation, and a felt roof. Joins in the clapboard and roof show where additions were made to the first structure. Its survival into 2005 is most fortuitous, considering that no



Stan Percy's Cottage, 167 Park Avenue, First Phase of Construction, 1937.

similar building was detected during this survey. Cabins built in the 1930s remain in Mount Pearl, but all have been converted into small versions of modern bungalows that do not encapsulate trademarks of a different era as this one does.

For example, the house built at 204 Park Avenue was built in 1939 for Obededom and Ada Sellars. The house was subsequently equipped with a concrete basement and received one addition. The Boyce family acquired it in 1957, largely because the peaceful character of Mount Pearl Park appealed to Mr. Boyce a veteran of World War II. Mr. Boyce's son, Gilbert, now owns the property and is renovating it. Although the new vinyl siding, windows, and extensive interior improvements result in a loss of *CDEs*, the home's setting on a large lot, the proximity of historic neighbours and the historical information provided by Gilbert Boyce maintain significant *heritage value* for this property.



204 Park Avenue, February, 2005. Note new windows and vinyl siding in front, compared to narrow clapboard in back.

The house that replaced the cottage at 167 Park Avenue is shown below. This is a two-story home measuring 22'3" x 32'5" that is one of the few to have originally been built on a concrete basement during the 1940s in Mount Pearl. Most contemporaneous homes, especially the former cottages, were erected on stakes and their owners excavated basements at a later time. This house retains wooden clapboard and one original window that was not replaced by a vinyl example because of its unique opening process, namely it slides up into a hole in the wall. Furniture manufactured by Stan Percy remains in some of the upstairs bedrooms.

The process of living in a small structure while work proceeded on a more spacious home on the same property, like the Percys at 167 Park Avenue, was often repeated during Mount Pearl's early history. Families frequently moved into the new,



167 Park Avenue – Second onsite *Historic Place*, built in the late-1940s.

larger shelters were before they were completed and the construction work continued whenever people had the time. Many men and women never stopped working on their homes, making them bigger, adding water and sewer, changing the doors and windows, etc.

212 Park Avenue also has two *historic places* that follow a variation of the pattern at 167 Park Avenue. Erwin and Else Mosbacher moved to Newfoundland from Germany and began building a new home in Mount Pearl in 1953. Park Avenue was a gravel road under construction when the Mosbachers first built a 14 x 20' structure on their property after the forest cover had been cleared. They lived in this building, later it became their garage, until their 24 x 32' house was finished in 1955. Except for replacing some windows, adding aluminium siding and attaching a small porch to the rear, both

structures are unchanged (see photos). The house contains furniture that was made by Erwin Mosbacher and original panelling remains inside the front porch. The Mosbacher house has nine *CDEs* while the garage has eight.

The cover to this document shows the young Mosbacher couple holding a German *Richfest*, or “topping out” ceremony, on top of their house’s partially completed roof. In this tradition, a fir wreath or fir tree is placed on the roof of a building once its frame is completed. Everyone involved with the construction celebrates with drinks, usually beer, and food. This ceremony has its roots in Germany when carpenters often moved from job to job to job and the completion of a building’s frame signalled it was time for some of the workers to leave.



Mosbacher Garage, 212 Park Avenue, 1953.



Mosbacher Garage, 2005.



214, 212, 210 Park Avenue, 1955. All three houses remain in 2005.



212 Park Avenue, 2005.

The final property characterized by nine *Character-Defining Elements* is located at 240 Park Avenue. This structure is set far back from the north side of Park Avenue on a long, narrow lot. The building's original 20'10" x 27'4" dimensions are intact, except for the addition of a 7 x 12' porch on its east side. This was needed to accommodate water and sewer following Mount Pearl Park's amalgamation with Glendale.

This *historic place* retains narrow wooden clapboard, its original roof design and some original windows. The base of a former brick chimney in the outside corner where the porch joins the main structure suggests that it was removed to permit attaching the new portion. This property, with its small cottage-style structure set



240 Park Avenue, facing north.

unusually far from the road, symbolizes the isolation of many of Mount Pearl Park's early dwellings.

The five *historic places* possessing eight *CDEs* include one on Dunn's Lane, off the eastern end of Park Avenue, two on Park Avenue and two on Topsail Road. Marie Butler's (Dunn) house at 10 Dunn's Lane possesses seven *CDEs*, but a small shed behind it features eight *CDEs*. This 16'5" x 10'4" building originally was the office for Ed O'Neil's car lot on Blackmarsh Road in the 1930s. Its hipped roof and sloped extension are felt-covered while its exterior is covered with wide and narrow clapboard. The juncture of different roof styles and the joins in clapboard outline the former office and its addition.



Shed at 10 Dunn's Lane, 2005.

A few houses west of Dunn's Road and Dunn's Lane, 49 Park Avenue's eight *CDEs* represent an important *historic place*. While this building does not occupy a long, narrow lot as many of its Park Avenue counterparts do, it and its neighbours have the Waterford River flowing along their back border. The river and its valley probably played a role in limiting the size of these lots on the southeastern end of Park Avenue. Larger lots were sold across Park Avenue from # 49 and westwards on both sides of the road.

# 49 Park Avenue has wide clapboard on its outside and many wooden-edged windows, suggesting original materials. A number of abutting roof styles correspond with specific sections, suggesting that the original structure probably measured 21'2" x 25'4" and has been extended five times, increasing its total area to 1500 square feet from

535. A number of contemporaneous cottages along southeast Park Avenue have been transformed into large two-story homes that retain none of their *Character-Defining Elements*, while others have hardly been altered at all. # 49 Park Avenue falls somewhere in between these two extremes, but it still strongly represents the early architecture and settlement dynamics of Mount Pearl.



49 Park Avenue, March, 2005.

Another Park Avenue address possessing eight *Character-Defining Elements* is located at # 246. This house sits on a large lot like most of its neighbours along this side of western Park Avenue and its close proximity to the street suggests it is of the same vintage as many of the adjacent homes, except for # 240. 246 Park Avenue retains wide wooden clapboard and many of the original wood-encased windows. Although a substantial addition was built at the back of the original 29'4" x 25'10" cottage, the slightly narrower rear section is clearly distinguishable from the older part.



246 Park Avenue, March, 2005.



246 Park Avenue, Rear View, Showing Addition to Original House (2005 photo).

The two Topsail Road Historic Places possessing eight *Character-Defining Elements* differ in many regards from their Mount Pearl Park counterparts. 906 Topsail Road is a classic Queen Anne style building that would not be out of place in historic St. John's. It was built as a summer retreat for Patrick McGrath's family, probably during the late nineteenth-early twentieth centuries, as Provincial Registry of Deeds documents indicate that Patrick McGrath began acquiring land on the north side of Topsail Road in 1894. In 2001, Mary Elizabeth McGrath, Patrick's granddaughter who was born in 1907, reported visiting this "country home" as a young girl, continuing until the age of 15. This means that the house was standing at least a few years before 1922, possibly making 906 Topsail Road Mount Pearl's oldest structure if it was built before 1914 when Admiralty House was constructed.



906 Topsail Road, former Patrick McGrath Country Home.

Although the house has been fitted with vinyl siding and many new windows it retains a high *heritage value*. The replacement windows apparently were designed to fit into existing openings which retains a degree of character. A number of original, wood-encased windows remain on the upper floor. A concrete foundation in the meadow, about 25 metres northeast of the building, suggests an associated farm outbuilding. A line of trees in front of the building marks the former approach to the house from Topsail Road. The present driveway is a few metres west of these trees.

906 Topsail Road's present owner, Judy Reid, was very supportive of the author's examination of her property and permitted a comprehensive interior examination as well. Many original mouldings, doors, ceilings, stained glass in the front porch and three fireplaces are intact, significantly raising the property's *heritage value*.



Front hall, original stairway of 906 Topsail Road.



Kitchen hearth, 906 Topsail Road. Front brick section may have been added.

A two-story duplex home at 813-185 Topsail Road also has eight *Character-Defining Elements*. Alexander Whitten, a merchant on St. John's Southside Road, paid a Mr. Salter to build a single story duplex, measuring 25 x 50', in 1943. Materials came from Whitten's old house on Southside Road. 813-185 Topsail Road was a summer house at first, but Whitten families have lived there year-round since 1944. The second story was added in 1955 and the unit was extended 11.5' backwards in 1974.

Despite its outer covering of vinyl siding and the replacement windows, the building possesses much heritage character. The salt-box style, low-pitched roof is felt-covered and the exterior clearly shows where the back addition and older portion meet. Two stone-in-concrete gateposts at the front of the house remain from its early days. The

interior of 815 retains most of the original floor plan, the author did not see the inside of 813. Original chimneys remain in both parts of the structure.



Rear view of 813-815 Topsail Road, previous to 1955.



813-185 Topsail Road, front view, February, 2005.

The dwelling's *heritage value* is enhanced by the large lot it occupies and its historical context. The Waterford River runs along the property's rear boundary, with Mount Pearl Park, Forest Avenue specifically, across the waterway. A foot bridge across the river links a short lane that runs along the east end of the 813-815 lot to Forest Avenue. A foot bridge has been here throughout much of Mount Pearl's history, making this a very important thoroughfare in the city's development. The river crossing could be classed as a *historic place*, but since this project focussed primarily on architecture, the necessary paperwork was not completed. However, this area warrants further historical research, possibly including archaeological investigations.

The two families who share 813-815 Topsail Road also have divided a *historic places* garage behind the duplex. The garage has seven *CDEs*, including its felt-covered hipped roof, narrow clapboard exterior and the lack of modifications to its foundation and size. It shares the large lot and contextual significance with the associated domestic structure.



Garage/shed, 813-815 Topsail Road (February, 2005).

The five other properties with seven *CDEs* include Marie Butler's (Dunn) at 10 Dunn's Road which also has the *historic places* shed describer earlier. Ms. Butler's cozy home started as a much smaller shed located behind her parents' farmhouse, which was located where Dunn's Road currently joins Topsail Road. The Dunn farmhouse burned down in 1953 and Mrs. Butler's young family lost their home. The shed in the photo below was moved on skids to its present location and was gradually made larger. Its maximum measurements are now 27'6" x 39'10", although its irregular shape means that the corresponding walls are less than this.



Shed that became 10 Dunn's Lane.

### Other Mount Pearl *Historic Places*

Tables 2 and 5 lists all the *historic places* examined in this research. As mentioned earlier, it is not possible to describe each property in this report. Many of these *historic places* are worthy of much more detailed analysis and hopefully this paper will serve as a starting point for such endeavours. Each place has its own merits that should be considered in terms of questions pertaining to the continued use of such structures and the preservation of the *Character-Defining Elements*. For instance, many of the lower-ranked *historic places* derive much of their *heritage value* from their significant historical context. Dunn's Road and Dunn's Lane contain a total of five Historic Places with a sixth location awaiting analysis. Although some of the structures have been extensively modified, thereby lowering their individual *heritage value*, their clustering within the former confines of Dunn's Farm, their surviving *Character-Defining Elements* and the first hand information provided by two Dunn sisters, make the Dunn's Road-Dunn's Lane area an important Mount Pearl *historic place*.

Similarly, 9 Forest Road is a former cottage now equipped with a concrete basement, vinyl siding and new windows that have removed some of its original traits. The four adjoining properties also are modernized cabins that retain some of their *CDEs*. The combined presence of these five pre-1955 structures increases all of their *Heritage Value*.

Table 5 shows that the highest-ranked *historic place* from Glendale is 3 Teasdale Street. This house has been much-changed since its construction in 1953, but some of its original characteristics remain. Large-scale renovations, resulting in a loss of *Character-Defining Elements*, were commonly applied to many of Glendale's early cottage-sized

structures. Four of these Glendale homes expanded 26 % to 71 % in size. Six cottages built early in the 1950s on the north end of Roosevelt Avenue fit this classification, but close examination of three of these homes, including owner/occupant interviews, still recovered significant heritage information. Any further proposed modifications to these and similar buildings should consider their known *heritage value* along with their potential for producing new data.

## CONCLUSIONS/RECOMMENDATIONS

The *City of Mount Pearl-Historic Places Initiative* produced detailed evidence for 31 *historic places* within the city. Another 22 structures also meet the criteria for classification as a *historic place*, but there was insufficient time to examine these properties and interview people who were aware of their history. The archival component of this research suggests that there are many more *historic places* waiting to be identified in Mount Pearl as a 1955 map shows at least 238 buildings inside today's civic area.

Classification of a building as a Mount Pearl *historic place* was based on the occurrence of pre-1955 architecture, building lots whose size and shape do not conform to 1955-2005 civic standards and the presence of *historic place* neighbours. Architectural *Character-Defining Elements (CDEs)* include the presence of original style roof, wooden clapboard - especially the narrow type, wood-encased windows, type of foundation, wooden exterior doors, the presence of a triangular pediment over the front door and exterior features, such as old fireplaces. Although most lawns and gardens were snow-covered during the research, observed or reported walkways, wells, or other exterior items associated with early use of the properties were recorded as *CDEs*.

Over-sized building lots are a product of cheap land available in Mount Pearl Park and Glendale before the two areas formed the town of Mount Pearl Park-Glendale in 1955. An exceptionally long distance from house to road is another Mount Pearl *CDE*, representing buildings that were erected before throughways were established and the absence of municipal regulations dictating where homes could be erected. This is the

range of **noted CDEs**, had other traits been present they would have been added to the list. Future *historic places* research may add other distinguishing characteristics.

The Mount Pearl Park area of the city contains 21 of the examined 31 *historic places* and 10 of the 22 non-visited sites. All of these, except 28 Park Avenue and the younger of two *historic places* at 167 Park Avenue, started as small, cottage-sized buildings that were constructed between 1930 and 1955. Some began as summer residences while others, increasingly by the 1950s, were built for full-time occupancy. The two exceptions are the largest original homes found so far in the former park area. 15 of the other Mount Pearl Park buildings subsequently received extensions and all examples, except the cottage/shed at 167 Park Avenue, have been modernized. Despite these modifications, there are many examples of pre-1955 architecture throughout the former Mount Pearl Park.

The preservation of many of Mount Pearl Park's pre-1955 cottages/homes is most fortunate, given the absence of heritage guidelines for renovating such structures. However, examples of ungoverned modifications having removed *historic places'* *Character-Defining Elements* were noted in this report and this loss will increase unless rules are imposed for protecting heritage structures. Based on the positive response the author received while conducting this research, most owners of designated *historic places* will cooperate with programs designed to conserve their property's *heritage value*. One of the highlights of this project is the former Percy cottage at 167 Park Avenue. Although this building's period form remains intact, it requires immediate repairs to the roof, sills and in other areas. The owner, Dave Higdon, grandson of Stan Percy, is acutely aware of the structure's significance to Mount Pearl history and is interested in

preserving his grandfather's home. **The *City of Mount Pearl* should utilize this possible last chance to conserve such a building whose *heritage value* is enhanced by having the *historic place* home that succeeded it still standing as well.**

**In the future, the *City of Mount Pearl* should consider screening all requests for house renovations in Mount Pearl Park for the date of construction, original architectural style, the size of building lot and the presence of contemporaneous historic neighbours. The *City* must also allow for the eventual addition of other heritage criteria as unpredictable challenges arise. Once a building is established as a *historic place*, any proposed modifications should ensure that *Character-Defining Elements* will not be lost and the property's heritage status will remain unambiguous.**

Mount Pearl's Glendale area also has pre-1955 buildings, although in lower frequency than in Mount Pearl Park. Roland Morris, Glendale's owner, built his estate there in 1923, but this area was not a popular summer resort target for St. John's residents. The first houses built here after Morris' were erected early in the 1950s. They were cottage-sized, but were full-time residences. All of the four examined Glendale *historic places* have been enlarged by 26 % to 71 %. Seven other Glendale *historic places* were not examined in detail due to time constraints, but all received add-ons and other alterations since their initial construction.

Although Glendale does not have the resort heritage of Mount Pearl Park, both areas share the practice of owners building modest homes and continuing to upgrade them after they had moved in. Given that the Glendale *historic places* observed so far appear to have lost more *CDEs* than Mount Pearl Park examples have, **it would be**

**prudent for requested modifications to Glendale homes and outbuildings consider their possible pre-1955 status as a first step in conserving remaining the *heritage value of this part of the city*.** The reference to include outbuildings is important because these also have important *heritage value*. Also, as in the cases of 167 and 212 Park Avenue, outbuildings often changed in function from domestic shelters to workshops or store houses. Examination of so-called outbuildings may well provide unexpected important heritage information.

The historic place identified at 906 Topsail Road may be the oldest building in Mount Pearl. It is a Queen Anne style home built in the late 1800s or early 1900s as a summer retreat for Patrick McGrath, who owned a cooperage in St. John's. This well-preserved property is truly a unique piece of architecture in Mount Pearl, an exception to the common practice of building cottage-sized homes and continuing to modify them for years afterwards. The current owner of 906 Topsail Road is very interested in the heritage status of her property which presents the *City of Mount Pearl* with another good opportunity to develop a "flagship" model for showcasing heritage throughout the community.

Three other *historic places* on Topsail Road include a year round residence at # 701 and a single-story duplex at #s 813-815 that started as summer homes, but soon were permanently occupied. # 701 is an interesting example of a unique example of a house whose architectural *CDEs* are largely intact, but its *heritage value* has eroded due to economic development and road construction around it which has destroyed its historical context. It is questionable how long this quaint home can survive in its present commercial locality. Although economic pressure might seem to justify eliminating this

structure, its disappearance would leave Mount Pearl's *historic places* a much more homogeneous collection.

The duplex at 813-815 Topsail Road is now a two-story structure that has over doubled its floor space since its construction in 1943. This property is especially significant because it is located at the intersection of Topsail Road and a short lane leading to a foot bridge connected to Forest Avenue in Mount Pearl Park. This river crossing is one of the traditional entrances to Mount Pearl Park, the others being Dunn's Farm on the east end and the intersection of the "cross road" (now Commonwealth Avenue) and Topsail Road on its western end. It is very conceivable that the area surrounding 813-815 Topsail Road holds further information about Mount Pearl's early history. **The City of Mount Pearl should consider designating the river crossing a *historic place* and installing appropriate signage. Adjoining land on both sides of the river, including 813-815 on the north bank, should be included in this designation of historically important areas, thereby guaranteeing the conservation of remaining *CDEs* and providing a new point of interest for pedestrian traffic using the bridge.**

In sum, the *City of Mount Pearl* must identify its historic places as the first step in conserving them. Further research is required to increase the list of Mount Pearl *historic places*. Identifying a *historic place* and tabulating its *Character-Defining Elements* provide a measure of *heritage value* that helps to determine a particular property's significance to local heritage.

## SUMMARY OF RECOMMENDATIONS

### Future Research

This report summarizes the first effort at identifying Mount Pearl heritage structures, classified here as *historic places* under the terminology of the *Canadian Historic Places Initiative* which provided the majority of financing. **The City of Mount Pearl should consider continuing this research as additional pre-1955 structures in the city await identification.** Furthermore, significant **heritage areas**, such as the foot bridge across the Waterford River and popular swimming areas along the waterway, should be declared *historic places* as a prelude to conserving and researching them.

**Public interpretation** should be incorporated into any further research. Plaques should be erected at significant localities informing the public of the site's location. This historical information would be an interesting addition to the Trailway Park through the Waterford River Valley. People engaged in historic places research should be encouraged to undertake public talks, possibly at Admiralty House Museum. Public interpretation will help to **encourage support for the required municipal legislation** restricting the types of renovations people can undertake on designated heritage structures.

The results of this and future research should be **shared with the Admiralty House Museum and Archives** and the **Centre for Newfoundland Studies/Memorial University** to permit maximum public access to the compiled information. Placing Mount Pearl heritage information in such institutions is another means of **generating public support for the City's need to impose legislation designed to conserve *historic places*.**

Continuation of the *historic places* research would also **facilitate implementing municipal legislation the city should consider for conserving its heritage structures and associated areas** (see below).

#### Conservation of *Historic Places*

This project attempted to rank the identified heritage buildings by tabulating the number of original traits they retained. **Conserving** heritage buildings involves maintaining these *character-defining elements*. Therefore, the *City of Mount Pearl* **should move within its jurisdiction to ensure that future renovations to heritage buildings and construction in historically significant areas are designed not to remove any of these qualities**. As explained in the report, this requires initially **identifying** the character-defining elements of a heritage structure through onsite appraisal and archival research. Subsequent renovations to a heritage property must guarantee the survival of these elements. To do otherwise will result in the loss of architectural heritage and its associated social themes.

The City of Mount Pearl **needs to take action to protect its heritage resources as soon as possible** as the **absence of heritage-protecting legislation** in Mount Pearl means that key *historic places* can quickly disappear. This project found a number of pre-1955 properties whose heritage status was greatly diminished due to uncontrolled development. The case of 701 Topsail Road was cited as one such example. Other properties visited during this research are undergoing renovations that when completed will mask *character-defining elements* the author fortunately was able to observe on parts of the homes being replaced.

### Immediate Attention for Significant *Historic Places*

The **ranking** system developed in this project identified a number of important properties. The two structures **at 167 Park Avenue**, two more at **212 Park Avenue** and the **Queen Anne style home at 906 Topsail Road** are prime examples of **buildings the city should attempt to conserve**. The city should work with the owners of these and other highly ranked properties to ensure that their original features are not altered. The conservation of such structures should include concise public interpretation, possibly a plaque, justifying their preservation.

Conservation of actual *historic places* is **preferable to reconstructions** of representative buildings or models of such objects. The cottage at 167 Park Avenue, which is an incomparable example of a **1937 Mount Pearl Park cottage**, needs immediate repairs to guarantee its survival. The City should come to some understanding with the owner concerning conserving this structure, preferably onsite or elsewhere if necessary. The cottage's *heritage value*, which is enhanced by the pre-1955 home located on the same building lot, will be compromised if it is moved, however.

While 906 Topsail Road is in a better state of preservation than the aforementioned cottage, it has received a number of renovations, such as the addition of vinyl siding and replacement windows, that removed some original characteristics. Further modifications to the house in the **absence of heritage guidelines** from the City of Mount Pearl, will potentially result in further loss of original character.

Similarly, the house and garage at 212 Park Avenue, while less representing less dramatic extremes of architecture, compared to 167 Park Avenue, 906 Topsail Road and

a few other examples, contain high *heritage value*. 212 Park Avenue has well-preserved original architecture and grounds, plus its two buildings symbolize the independent approach to home-building that characterizes many early Mount Pearl residents. This is the **best possible time** to enact legislation guaranteeing that the *heritage value* of this and other Mount Pearl *historic places* is conserved for future generations.

## TABLES

TABLE 1: HISTORIC PLACES INITIATIVE – KEY DEFINITIONS  
(From the *Standards and Guidelines for the Conservation of Historic Places in Canada*)

Character-Defining Elements	The materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the <i>heritage value</i> of a <i>historic place</i> , which must be retained in order to preserve its <i>heritage value</i> .
Conservation	All actions or processes that are aimed at safeguarding the <i>character-defining elements</i> of a cultural resource so as to retain its <i>heritage value</i> and extend its physical life. This may involve “preservation”, “rehabilitation”, “restoration”, or a combination of these actions or processes. Reconstruction or reconstitution of a disappeared cultural resource is not considered conservation and is therefore not addressed in this document.
Guidelines	Statements that provide practical guidance in applying the <i>Standards for the Conservation of Historic Places</i> .
Heritage Value	The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The <i>heritage value</i> of a <i>historic place</i> is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.
Historic Place	A structure, building, group of buildings, district, landscape, archaeological site or other place in Canada that has been formally recognized for its <i>heritage value</i> .
Intervention	Any action, other than demolition or destruction, that results in a physical change to an element of a <i>historic place</i> .
Maintenance	Routine, cyclical, non-destructive actions necessary to slow the deterioration of a <i>historic place</i> . It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.
Minimal Intervention	The approach which allows functional goals to be met with the least physical intervention.
Standards	Norms for the respectful conservation of historic places.

**TABLE 2: MOUNT PEARL PARK CO. LTD. SHAREHOLDERS**

<b>NAME</b>	<b># OF LOTS</b>	<b>DESIGNATED LOTS</b>
BAIRD, D.M.	6	22C, 23C, 4D, 17D, 5A, 24A
BUSSEY	1	COMMONWEALTH AVE
CANNING, A.E.	4	20C, 3D, 10D, 17A
CANNING, J.E.	2	11C, 20A
CHOWN, A.E.	3	13C, 26D, P.A. EAST
COCHIUS, R.	6	18C, 19C, 15D, 16D, 27A, 6A
ELLIOT, J.P.	1	P.A. EAST/SOUTH
FRANCIS, H.	3	24C, 5D, 22A
GILLINGHAM	1	COMMONWEALTH AVE
JANES, H.	1	(P.A. EAST/SOUTH
KNIGHT, A.	1	(P.A. EAST/SOUTH
MARSHALL, A.	12	15A, 16A, 4-7C, 7-8D, 21-22D, 13-14A
MCGRATH	1	1 LOT (P.A. EAST
MCKINLEY, J.	6	1C, 9C, 12D, 13D, 9A, 21A
MOORE	1	COMMONWEALTH AVE
MORRIS, ROLAND	10	12C, 15-16C, 14D, 18D, 24D, 10A, 7-8A, P.A. EAST/SOUTH)
MORRIS, RUPERT	4	(2C, 11D, 9A, P.A. EAST)
MORRIS, RUTH	3	(8C, 9D, 23A)
NEWMAN	1	(P.A. EAST)
O'BRIEN, M.J.	7	(3C, 14C, 25D, 27D, 11-12A, P.A. EAST)
OLSEN, CAPT	4	(10C, 19D, 4A, P.A. EAST/SOUTH)
PENNEY, F.	3	(27C, 1D, 3A)
PERRY	1	(P.A. EAST/SOUTH)
PIPPY, CHES	3	21C, 2D, 18A?)
SNOW, G.	3	25C, 6D, 26A)
SYMONDS	1	P.A. EAST)
TAYLOR	1	P.A. EAST)
THISTLE	2	P.A. EAST/SOUTH)
WHITE, L.	1	P.A. EAST/SOUTH)
WHITELY, G.	3	17C, 20D, 25A)
WORRALL, A.E.	4	26E, 23D?, P.A. EAST, P.A. EAST/SOUTH)
Y. CO.	1	P.A. EAST/SOUTH)
<b>TOTAL (39)</b>	<b>39</b>	<b>101</b>

**KEY**

COMMONWEALTH AVE. – NON-NUMBERED LOT

P.A. EAST – NON-NUMBERED LOT IN THE EASTERN END OF PARK AVENUE,  
NORTH SIDEP.A. EAST,/SOUTH – NON-NUMBERED LOT IN THE EASTERN END OF PARK  
AVE., SOUTH SIDE

TABLE 3: CITY OF MOUNT PEARL – 2005 HISTORIC PLACES INITIATIVE  
SUMMARY OF HISTORIC PLACES

ADDRESS	YEAR	BUILDER	ORIGINAL OCCUPANTS	CURRENT OWNER
1 COMMONWEALTH AVE	PRE-1952		RITA ROSE?	KENNETH MEEKER
6 DUNN'S ROAD	PRE-1952		DUNN	HELEN DUNN
8 DUNN'S PLACE	1940s		DUNN	THERSA MURPHY
10 DUNN'S PLACE	PRE-1952	DUNN	ART, MARIE BUTLER	MARIE BUTLER
10 DUNN'S PLACE (SHED)	PRE-1952		ED O'NEILL	MARIE BUTLER
12 DUNN'S PLACE	PRE-1950s	GERALD DUNN	GERALD DUNN	GERRY DUNN
9 FOREST ROAD		FRED BEST?		SHELLY SMITH
18 PARK AVE	1930s			THISTLES
26 PARK AVENUE				
28 PARK AVE	EARLY 1950s			RANDALLS
49 PARK AVE				JASON LODER
120 PARK AVE	1940s			FRANK NEVILLE
124 PARK AVE	1952	BERNARD SQUIRES	BERNARD, JEAN SQUIRES	JEAN SQUIRES
167 PARK AVE (SHED)	1937	STAN PERCY	STAN PERCY	DAVE HIGDON
167 PARK AVE (HOUSE)	LATE 1940s	STAN PERCY	STAN PERCY	DAVE HIGDON
204 PARK AVE.	1930s	OBEDEDOM SELLARS	OBEDEDOM SELLARS	GILBERT BOYCE
212 PARK AVE.	1955	ERWIN, ELSE MOSBACHER	ERWIN, ELSE MOSBACHER	ELSE MOSBACHER
212 PARK AVE (GARAGE)	1953	ERWIN, ELSE MOSBACHER	ERWIN, ELSE MOSBACHER	ELSE MOSBACHER
240 PARK AVE	1940s	MR. OLIVER?	MR. OLIVER?	HEIDE PEARCE
242 PARK AVE	1952	MARTIN SCHWERDTFE GER	MARTIN SCHWERDTFE GER	HEIDE PEARCE
246 PARK AVE.	1940S?			HEIDE PEARCE
5 PINEBUD AVE	EARLY 1950s			MARY TRASK
7 ROOSEVELT AVENUE	1940s, EARLY 1950s		BISHOP FAMILY	
8 ROOSEVELT AVE	1953	GUSTAV FREY	GUSTAV, PAULA FREY	PAULA FREY
12 ROOSEVELT AVE			GOSS	BARRY DICKS
9 ROOSEVELT AVE	EARLY 1950s		GRIMES	LEANNE O'REILLY
3 TEASDALE STREET	1953	HUBERT NEWHOOK	HUBERT NEWHOOK	HUBERT NEWHOOK
701 TOPSAIL ROAD	PRE-1955		MIKE MEANEY	
813-815 TOPSAIL ROAD	1943	MR. SALTER	ALEXANDER WHITTEN	DAVE WHITTEN/ JUNE HOLDEN
813-815 TOPSAIL ROAD (GARAGE)	1940s			"
906 TOPSAIL ROAD	PRE-1922		PATRICK MCGRATH	JUDY REID

TABLE 4: MOUNT PEARL HISTORIC PLACES MENTIONED BY 2005 INFORMANTS AND HISTORICAL DOCUMENTS, BUT NOT VISITED IN 2005

6 COMMONWEALTH AVENUE
23 DUNN'S ROAD
20 PARK AVENUE
64 PARK AVENUE
CHILLY WILLY'S/ 125 PARK AVENUE
126 PARK AVENUE
194 PARK AVENUE
202 PARK AVENUE
210 PARK AVENUE
214 PARK AVENUE
3 ROOSEVELT AVENUE
10 ROOSEVELT AVENUE
17 ROOSEVELT AVENUE
20 ROOSEVELT
NEEDS STORE/ 4 FIRST AVENUE
5 TEASDALE STREET
7 TEASDALE STREET
844 TOPSAIL ROAD
872 TOPSAIL ROAD
891 TOPSAIL ROAD
984 TOPSAIL ROAD
14 VALLEYVIEW AVENUE (22)

TABLE 5: MOUNT PEARL – 2005 HISTORIC PLACES INITIATIVE OBSERVED CHARACTER-DEFINING ELEMENTS

<b>LIST OF CHARACTER-DEFINING ELEMENTS OBSERVED IN MOUNT PEARL HISTORIC PLACES</b>
(1) ORIGINAL WINDOWS
(2) ORIGINAL SIDING
(3) ORIGINAL ROOF SHAPE
(4) ORIGINAL FOUNDATION
(5) ORIGINAL INTERNAL FEATURES (WALL COVERING, ROOM DIVISIONS, FLOORING, ETC. – NOT OBSERVED IN ALL EXAMPLES)
(6) ORIGINAL DIMENSIONS PERCEIVABLE, INCLUDING EXAMPLES WITH ADD-ONS AND OTHER ALTERATIONS
(7) PRESENCE OF TRIANGULAR DOORWAY PERDIMENT
(8) PRESENCE OF HISTORIC PLACES NEIGHBOURS (AS A MEASURE OF REGIONAL HERITAGE VALUE)
(9) LARGER THAN NORMAL BUILDING LOT
(10) UNIQUE STYLE OF ARCHITECTURE
(11) EXTERNAL FEATURES, INCLUDING FRAGMENTS (CHIMNEYS, WALKWAYS, WELLS, ETC.)

TABLE 6: MOUNT PEARL *HISTORIC PLACES*,  
RANKED ACCORDING TO TOTAL NUMBER OF  
*CHARACTER-DEFINING ELEMENTS*

ADDRESS	CULTURAL DEFINING ELEMENTS PRESENT	TOTAL CDEs
167 PARK AVENUE (HOUSE)	1, 2, 3, 4, 5, 6, 8, 9, 10	9/11
167 PARK AVENUE (SHED)	1, 2, 3, 4, 5, 6, 8, 9, 10	9/11
212 PARK AVENUE (HOUSE)	1, 2, 3, 4, 5, 6, 8, 9, 10, 11	9/11
240 PARK AVENUE	1, 2, 3, 4, 6, 8, 9, 10, 11	9/11
10 DUNN'S PLACE (SHED)	1, 2, 3, 4, 5, 6, 8, 9, 10	8/11
49 PARK AVENUE	1, 2, 3, 5, 6, 8, 10, 11	8/11
246 PARK AVENUE	1, 2, 3, 4, 6, 8, 9, 10	8/11
813-815 TOPSAIL ROAD	3, 4, 5, 6, 8, 9, 10, 11	8/11
906 TOPSAIL ROAD	1, 3, 4, 5, 6, 8, 9, 10, 11	8/11
10 DUNN'S PLACE	3, 4, 5, 6, 8, 9, 10	7/11
9 FOREST ROAD	1, 3, 6, 7, 8, 9, 10	7/11
204 PARK AVENUE ~	1, 2, 3, 6, 8, 9, 10	7/11 ~
212 PARK AVENUE (GARAGE)	1, 3, 4, 6, 8, 9, 11	7/11
3 TEASDALE STREET	1, 3, 5, 6, 8, 9, 10	7/11
813815 TOPSAIL ROAD (GARAGE)	2, 3, 4, 6, 8, 9, 10	7/11
28 PARK AVENUE	1, 3, 4, 6, 8, 9	6/11
18 PARK AVENUE	3, 5, 6, 8, 9, 10	6/11
124 PARK AVENUE	3, 4, 5, 6, 8, 10	6/11
242 PARK AVENUE	1, 3, 6, 8, 9, 10	6/11
5 PINEBUD AVENUE	1, 2, 3, 6, 8, 10	6/11
9 ROOSEVELT AVENUE	3, 5, 6, 8, 9, 10	6/11
26 PARK AVENUE* ~	3, 5, 6, 8, 9, 10	6/11* ~
8 DUNN'S LANE	3, 5, 6, 8, 10	5/11
12 DUNN'S LANE	3, 6, 8, 9, 10	5/11
7 ROOSEVELT AVENUE*	3, 6, 8, 9, 10	5/11*
8 ROOSEVELT AVENUE	1, 3, 6, 8, 9	5/11
12 ROOSEVELT AVENUE	3, 5, 6, 8, 10	5/11
701 TOPSAIL ROAD	1, 2, 3, 6, 10	5/11
6 DUNN'S ROAD	3, 6, 8, 9	4/11
1 COMMONWEALTH AVENUE	1, 3, 5	3/11
120 PARK AVENUE	3, 6, 8	3/11

\*REQUIRES MORE ANALYSIS

~ ONGOING RENOVATIONS MAY REDUCE TOTAL CDEs

TABLE 7: MOUNT PEARL – 2005 HISTORIC PLACES INITIATIVE

## STRUCTURE MEASUREMENTS

ADDRESS	ORIGINAL	MODERN
1 Commonwealth Avenue	Undetermined smaller	27'8" - 33'5" x 20'10" - 46'11" 8.43-10.19 x 6.35-14.3 1447.75 sq' / 134.5 m <sup>2</sup>
6 Dunn's Road	30'4" x 26'4" (9.25 x 8.04 m) 771.69 sq' / 71.69 m <sup>2</sup>	Unchanged
8 Dunn's Lane	28'6" x 26'5" (8.69 x 8.06 m) not including 3 porches 1027.23 sq' / 95.43 m <sup>2</sup>	Unchanged
10 Dunn's Lane		24'10" - 27'6" x 33'2" - 39'10" (7.56-8.37 x 10.12-12.14 m) 914.32 sq' / 84.94 m <sup>2</sup>
10 Dunn's Lane (shed)		16'5" x 10'2" - 10'4" (5.0 x 3.1-3.15 m) 169.54 sq' / 15.75 m <sup>2</sup>
12 Dunn's Lane	Undetermined smaller	20'7" - 31'10" x 31'10" (6.27-9.71 x 10.68 m) 846.5 sq' / 78.64 m <sup>2</sup>
9 Forest Avenue	24'4" x 24'6" (7.42 x 7.47 m) 596.45 sq' / 55.41 m <sup>2</sup>	24'4" x 32'6" (7.42 x 9.91 m) 792.25 sq' / 73.6 m <sup>2</sup>
18 Park Avenue	22' X 21'6" (6.71 X 6.55 m) 473.2 sq' / 43.96 m <sup>2</sup>	30' - 12'7" X 44'6" (9.14-3.83 X 13.56m) 765.55 sq' / 71.12 m <sup>2</sup>
26 Park Avenue	30'5" x 26'2" (9.27 x 7.28 m) 796 sq' / 73.97 m <sup>2</sup>	30'5" x 33'5" (9.27 x 10.18 m) 1016 sq' / 94.37 m <sup>2</sup>
28 Park Avenue	12'8" - 32'3" x 4 - 41'1" (3.86 - 9.83 x 1.22 - 12.52 m) 1326.16 sq' / 123.2 m <sup>2</sup>	Unchanged
49 Park Avenue	21'2" x 25'4" (6.45 x 7.72 m) 535 sq' / 49.79 m <sup>2</sup>	29'6" - 40'9" x 44'11" (9 - 12.41 x 13.7 m) 1500 sq' / 139.38 m <sup>2</sup>
120 Park Avenue	15'3" - 24'2" x 25'10" - 29'11" (4.65-7.37 x 7.87-9.12 m) 686.54 sq' / 63.78 m <sup>2</sup>	15'3" - 24'2" x 42'4" - 46'3" (4.65-7.37 x 12.9-14.1 m) 1085.36 sq' / 100.83 m <sup>2</sup>
124 Park Avenue	27'9" x 24'5" (8.46 x 7.44 m) 677.5 sq' / 62.94 m <sup>2</sup>	Unchanged
167 Park Avenue (shed)	16'8" x 8' (5.08 x 2.44 m) 133.48 sq' / 12.4 m <sup>2</sup>	16'8" x 20'5" (5.08 x 6.22m) 340.15 sq' / 31.6 m <sup>2</sup>
167 Park (house)	22'3" x 32'5" (6.78 x 9.88 m) 721.1 sq' / 66.99 m <sup>2</sup>	Unchanged
204 Park Avenue	27' x 19'6" (8.23 x 5.94 m) 526.26 sq' / 48.89 m <sup>2</sup>	12'4" - 27' x 7'7" - 35'7" (3.76-8.23 x 2.31-10.85 m) 849.41 sq' / 78.91 m <sup>2</sup>
212 Park Avenue (house)	24' x 32' (7.3 x 9.8 m) 770.08 sq' / 71.54 m <sup>2</sup>	Small back porch added
212 Park Avenue (garage)	14' x 20' (4.3 x 6.1 m) 282.35 sq' / 26.23 m <sup>2</sup>	Unchanged
240 Park Avenue	20'10" - 21'2" x 27'4" (6.35 - 6.45 x 8.33 m) 573.84 sq' / 53.31 m <sup>2</sup>	20'10" - 27'10" x 27'4" (6.35-8.48 x 8.33 m) 660.93 sq' / 61.4 m <sup>2</sup>

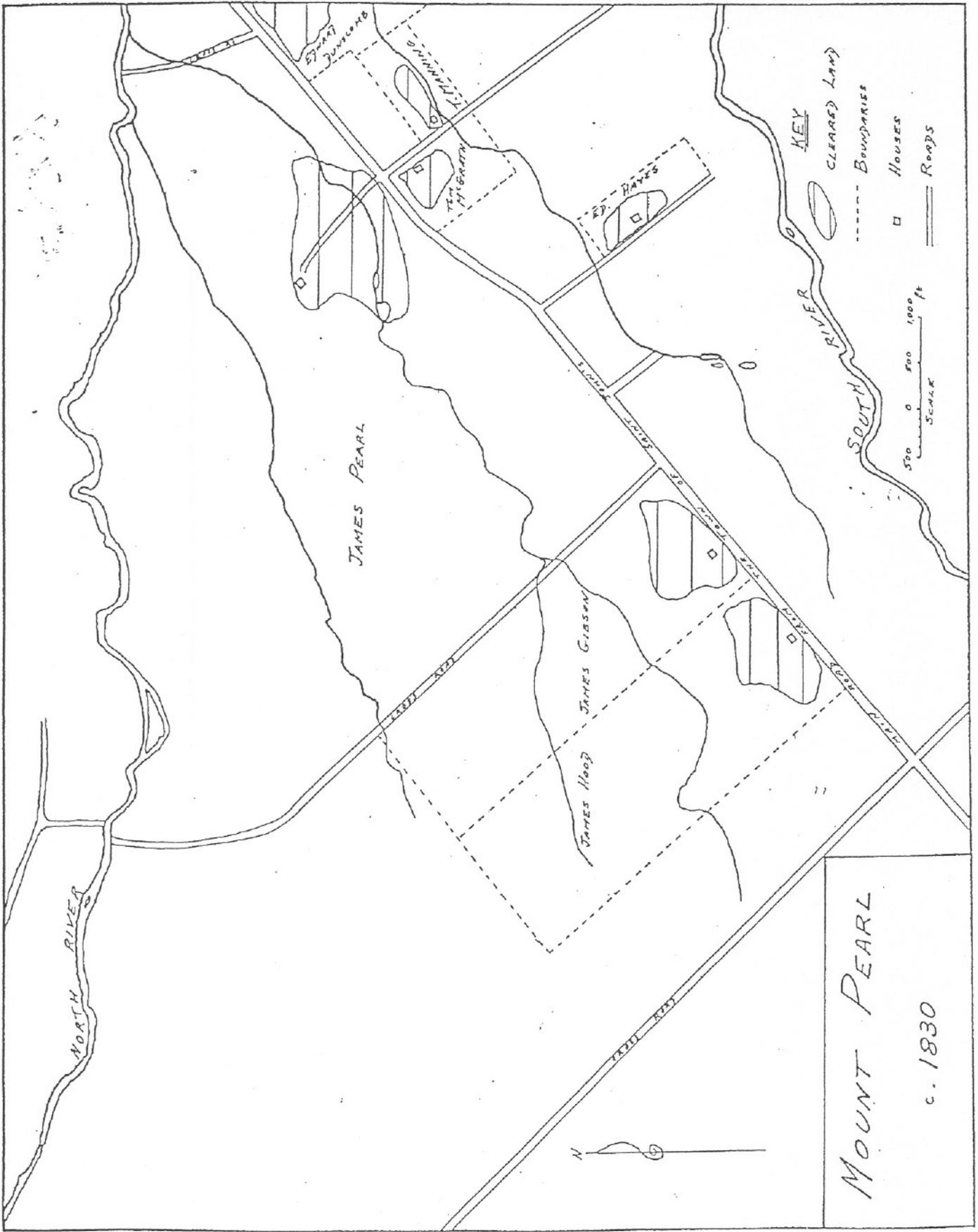
TABLE 7 (continued): STRUCTURE MEASUREMENTS

LOCATION	ORIGINAL SIZE	PRESENT SIZE
242 Park Avenue	25'4" x 27'4" (6.35 x 8.33 m) 569.43 sq' / 52.9 m <sup>2</sup>	72'6" x 25'4"-26'11" (22.1 x 7.7-8.2 m) 1876.86 sq' / 174.36 m <sup>2</sup>
246 Park Avenue	29'4" x 25'10"- 32' (8.94 x 7.87-9.75 m) 802.37 sq' / 74.54 m <sup>2</sup>	19'10"-29'4" x 25'10"- 44' 6.05-8.94 x 7.87-13.41 m) 1040.37 sq' / 96.65 m <sup>2</sup>
5 Pinebud Avenue	11'3"- 29'9" x 4'- 27' (3.43 – 9.07 x 1.22 – 8.23 m) 729.28 sq' / 67.75 m <sup>2</sup>	11'3" – 29'9" x 4 – 34' (3.43 – 9.07 x 1.22 – 10.36 m) 861.25 sq' / 80.01 m <sup>2</sup>
8 Roosevelt Avenue	25' x 23' (7.77 X 7.01 m) 586.33 sq' / 54.47 m <sup>2</sup>	9.44-7.77 x 15.40 (38' - 25'6" x 50'6") 1359.96 sq' / 126.34 m <sup>2</sup>
9 Roosevelt Avenue	24' x 16'9" (7.34 x 5.11 m) 403.77 sq' / 37.51 m <sup>2</sup>	29'- 24' x 16'9" – 34'11" (8.53 – 7.34 x 5.11 – 10.64 m) 907.32 sq' / 84.29 m <sup>2</sup>
12 Roosevelt Avenue	24'7" x 15' (7.5 x 4.57 m) 368.89 sq' / 34.27 m <sup>2</sup>	24'7"- 39' x 13'8"- 43'2" (7.5 – 11.89 x 4.16-12.85 m) 1261.46 sq' / 117.19 m <sup>2</sup>
3 Teasdale St.	24'3" x 46' (7.4 x 14.05 m) 1119.16 sq' / 103.97m <sup>2</sup>	11-11.7 x 7.4-10.7 m (36-38'5" x 24'3"-35'1") 1511.52 sq' / 140.42 m <sup>2</sup>
701 Topsail Road	7.68 x 7.07 m (25'2" x 23'2") + 1.7 x 3.24 m (5'7" x 10'7")/porch 643.81 sq' / 59.81 m <sup>2</sup>	Unchanged
813-815 Topsail Rd	50' x 25' (15.24 x 7.62 m) 1250sq' / 116.13 m <sup>2</sup>	50'2" x 36'9" (15.29 x 11.2 m) 1843 sq' / 171.25 m <sup>2</sup>
813-815 Topsail Rd garage	38' x 25'3" (11.57 x 7.69 m) 959.5 sq' / 89.14 m <sup>2</sup>	Unchanged
906 Topsail Rd.	40' x 32' (12.2 x 9.2 m) 1280 sq' / 118.91 m <sup>2</sup>	Unchanged

## FIGURES

FIGURE 1  
Early Mount Pearl Farms  
(from Todd, 1971)

FIGURE 1  
Early Mount Pearl Farms  
(from Todd, 1971)



MOUNT PEARL  
 c. 1830

## FIGURE 2

Mount Pearl Park C.

(from Todd, 1971)

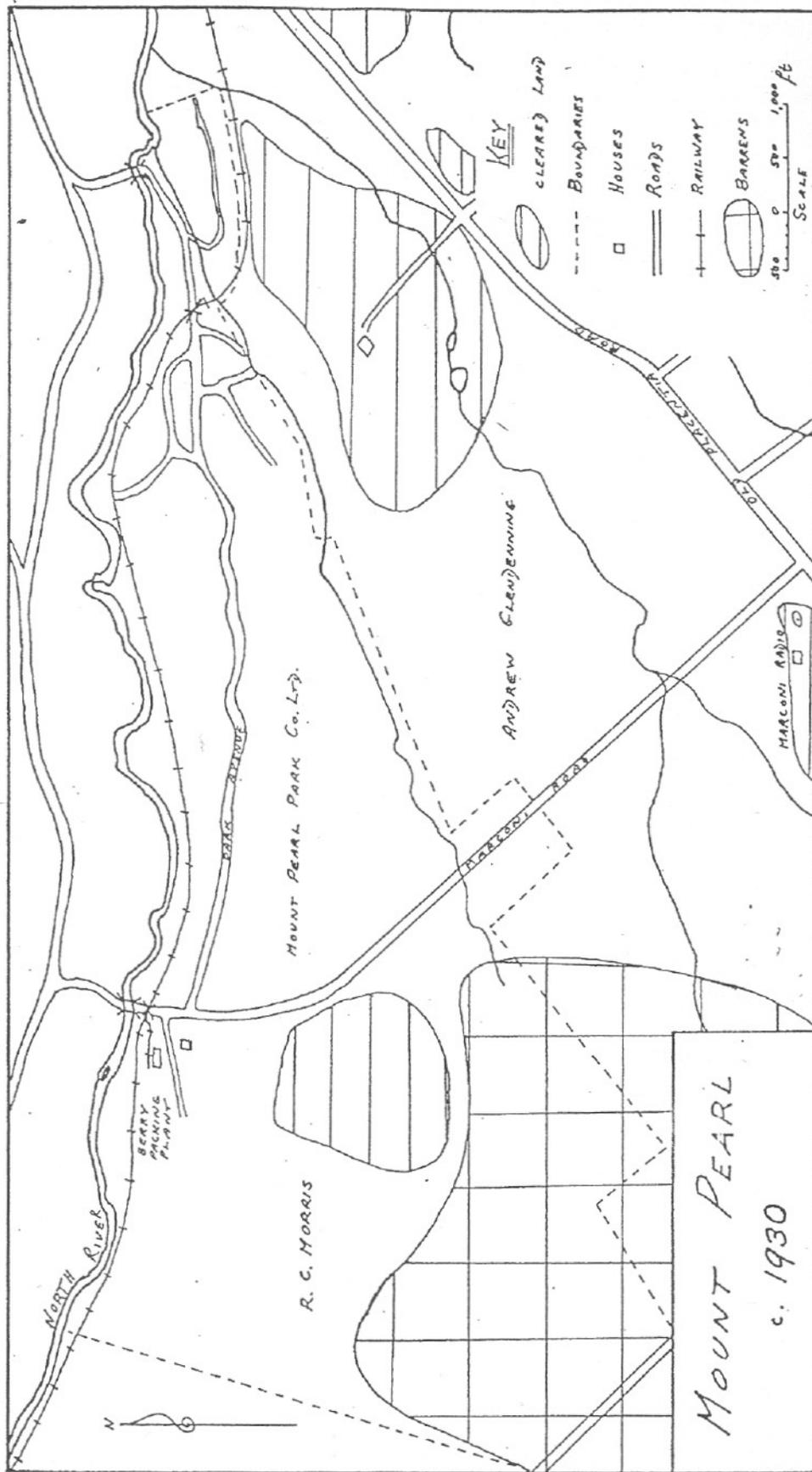


FIGURE 3

101 Lots in Mount Pearl Park Shared Among Partners

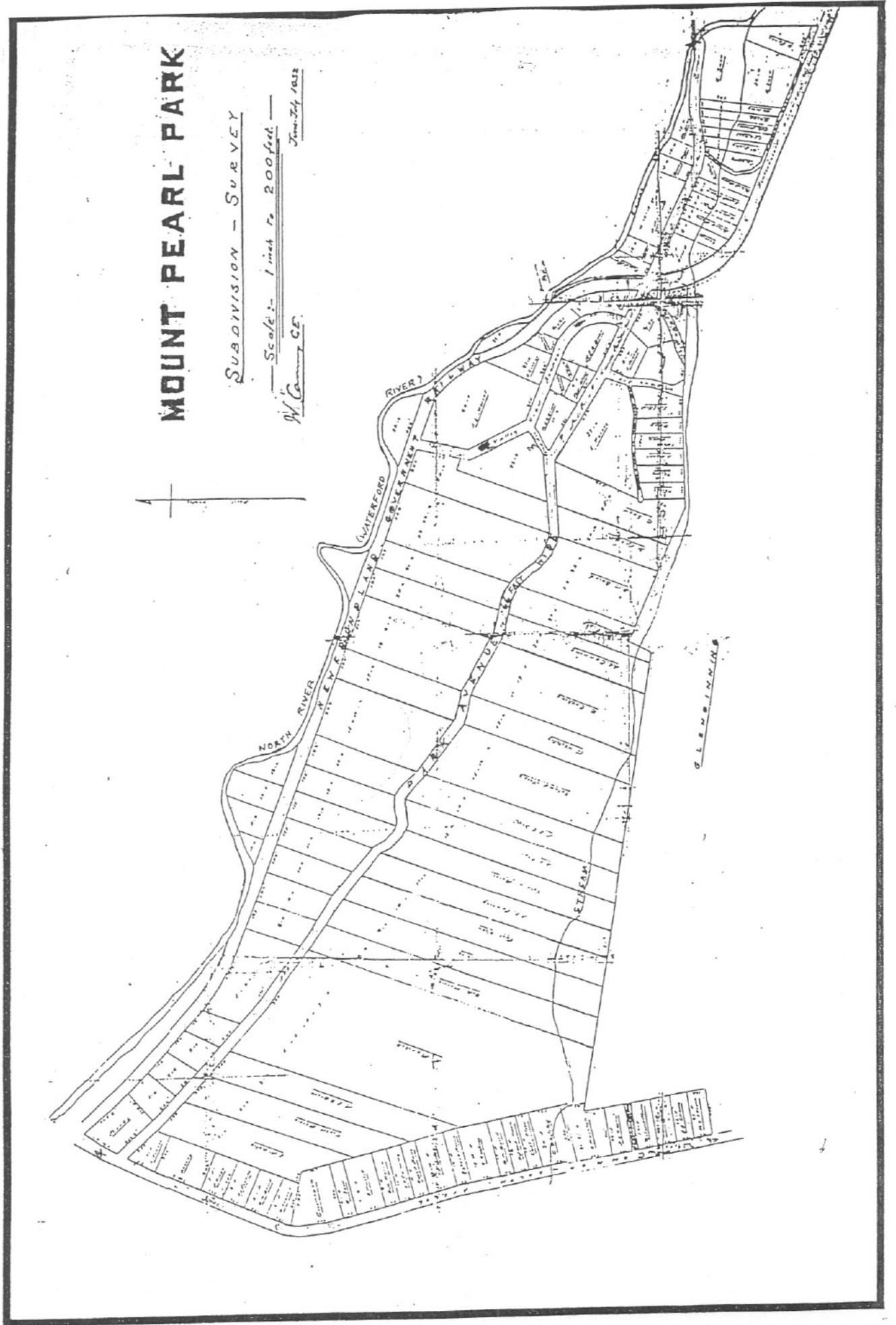
(from Mount Pearl City Hall)

Subdivision Survey of Mount Pearl Park, June-July 1932

# MOUNT PEARL PARK

SUBDIVISION - SURVEY

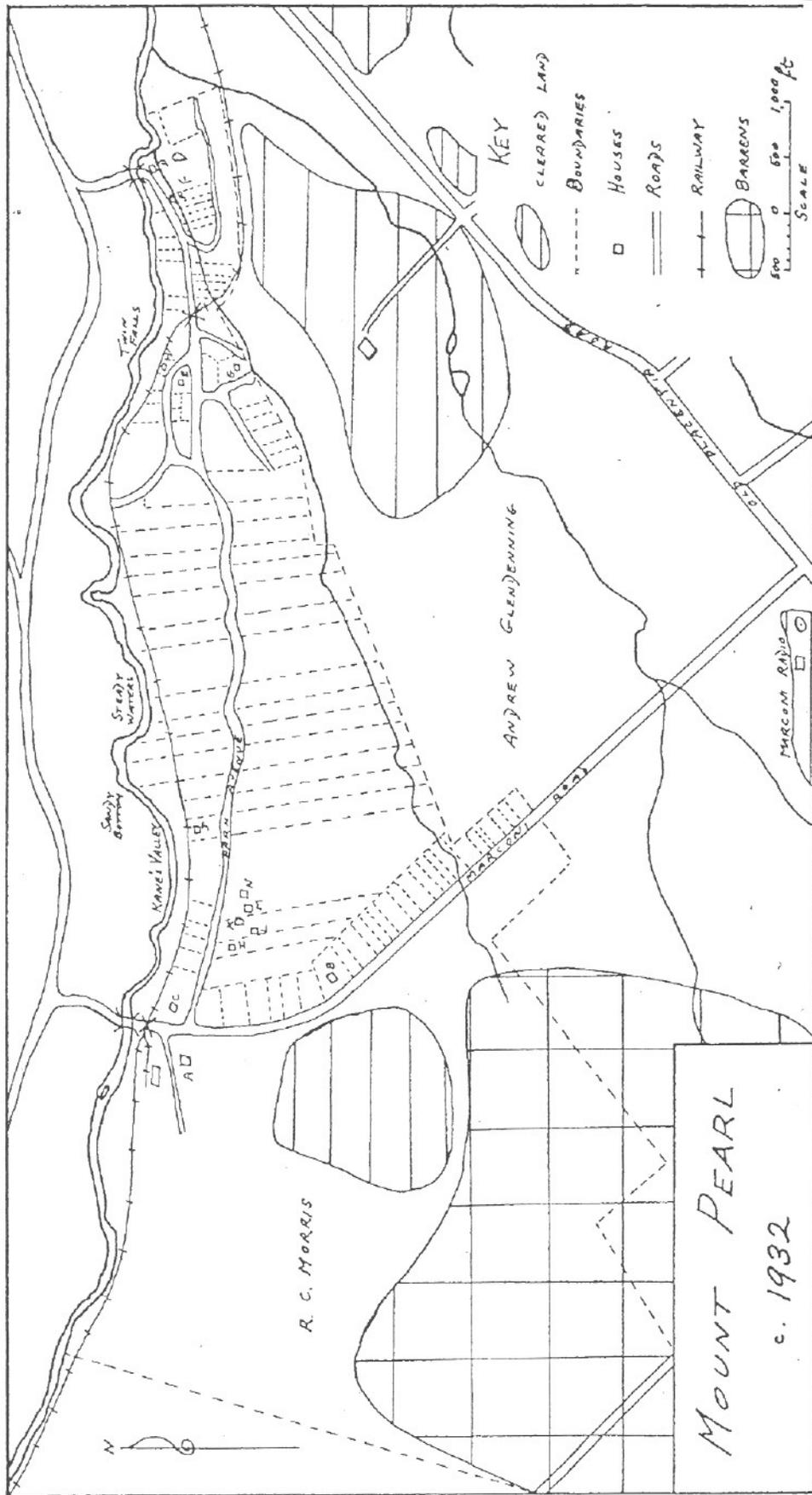
Scale: 1 inch = 200 feet  
W. C. [Signature] C.E. June 24 1932



## FIGURE 4

Houses in Mount Pearl Park as of 1932

(from Todd, 1971)



MOUNT PEARL  
c. 1932

## FIGURE 5

Distribution of *Historic Places* Throughout Mount Pearl



## BIBLIOGRAPHY

## First Hand Information

Joan O'Keefe Memoirs (Sept 15, 1994), on file at Admiralty House Archives, Mount Pearl Archives. 1944

Olga Wiseman Interview (Jan 24, 2001), on file at Admiralty House, Mount Pearl Archives. 2001.

Robert Nash Interview (Feb 26, 2004), on file at Admiralty House Archives, Mount Pearl. 2004.

Helen Hood (Worrall) Interview (May 6, 2004). On file at Admiralty House Archives, Mount Pearl. 2004.

Austin and Theresa Smith Interview (March 30, 2004). On file at Admiralty House Archives. Mount Pearl. 2004.

Doug Eaton Interview (April 14, 2004). On file at Admiralty House Archives, Mount Pearl. 2004.

Cavell Sheppard Interview (February 19, 2001). On file at Admiralty House Archives, Mount Pearl. 2001.

Hubert Newhook Interview (January 15, 2001). On file at Admiralty House Archives, Mount Pearl. 2001.

Betty Thistle Interview. On file at Admiralty House Archives, Mount Pearl.

Nathan Penney Interview. Conducted February 16, 2005.

## Written Sources

- Barnes, Howard F. History of Newfoundland Road-building until 1854. Unpublished MA Thesis, Acadia University. 1971.
- Canada's Historic Places Initiative, Overview of the Conservation Tools. Canada's Historic Places. 2005.
- City of Mount Pearl Planning Department. Mount Pearl City Plan – 1995.
- Hibbs, R. The Newfoundland Road Booster and Trade Advocate. Union Publishing Co., St. John's. 1924.
- Lester, Sharon. The History of Mount Pearl and the Surrounding Area. Unpublished Paper, Admiralty House Archives. 1973.
- Mackinnon, Robert Alexander. The Growth of Commercial Agriculture Around St. John's, 1800-1935: A Study in Local Trade in Response to Urban Demand. Unpublished M.A. Thesis, Department of Geography, Memorial University of Newfoundland. 1981.
- McCarthy, Mike. A Brief History of Mount Pearl. Unpublished paper, Admiralty House Archives. Mount Pearl. 1995.
- Meaney, Brian T. Our Town Was Started By Anglers: Some Comments on the Historical and Geographical Origins of the Town of Mount Pearl. Unpublished article, Admiralty House Archive. Mount Pearl. 1979.
- Mosdell, Laura. A History of the City of Mount Pearl. High School research paper, Admiralty House Archives. 1992
- Murray, Hilda Chaulk. Cows Don't Know Its Sunday: Agricultural Life in St. John's .
- Provincial Planning Division, Department of Municipal Affairs and Supply. Town of Mount Pearl Park-Glendale Report on Municipal Plan – 1958. St. John's. 1958.
- Standards and Guidelines for the Conservation of Historic Places in Canada. Parks Canada. 2005.
- Todd, William A. Reconstructions and Evolution of the Town of Mount Pearl Park-Glendale Before Incorporation in 1955. Unpublished paper, Admiralty House Archives. 1971.

## MAPS, PHOTOGRAPHS

Aerial Photo NF 15-569. Map Library, Queen Elizabeth II Library, Memorial University  
1941 of Newfoundland and Labrador. St. John's.

Aerial Photo A-13257-PL9. Map Library, Queen Elizabeth II Library, Memorial  
1951 University of Newfoundland and Labrador. St. John's.

St. John's, Newfoundland, Canada 1 N/10 West Half (Topographic Map). Map Library,  
1955 Queen Elizabeth II Library, Memorial University of Newfoundland and  
Labrador. St. John's. 1955. Second edition, updated from 1941.

APPENDICES

APPENDIX 1

Terms of Reference for City of Mount Pearl – Historic Places Initiative

## INVENTORY OF HERITAGE PROPERTIES

### TERMS OF REFERENCE

1. Undertake an inventory of pre-incorporation (pre-1955) properties and buildings that currently exist within the City of Mount Pearl and have heritage significance.
2. Identify the location of such properties and buildings on the City mapping.
3. Determine the relative heritage significance of these properties and buildings through on-site inspection, archival research and interviews with current and former property and/or building owners.
4. Identify those properties and/or buildings that should be pursued for heritage designation under the City of Mount Pearl Act and/or the Canadian Registry of Historic Places.
5. At the conclusion of the work term, submit a report (paper and digital format) comprised of text, maps, drawings and photos that:
  - 5.1 Locates properties and/or buildings of heritage significance within the City of Mount Pearl.
  - 5.2 Provides details on the significance of each property and/or building identified in the report.
  - 5.3 Makes recommendations on the heritage designation of identified properties, possible measures for the protection and conservation of identified heritage properties/buildings and the need for further research on specific properties or buildings.

2005 02 18

APPENDIX 2

Heritage Foundation of Newfoundland and Labrador  
Architectural Inventory

# Newfoundland and Labrador Architectural Inventory - General Architecture Page

Date Recorded:

Recorded By:

Building Name:

Address:

Postal Code:

Lat/Long (decimal degrees):

Property Width (m):

Property Depth (m):

**BUILDING TYPE:**

SINGLE DETACHED

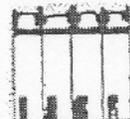
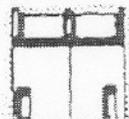
DUPLEX RELATED

DUPLEX UNRELATED

ROW RELATED

ROW UNRELATED

OTHER



**ROOF TYPE:**

STEEP GABLE

DOUBLE FRONT PEAK

SINGLE FRONT PEAK

MANSARD

SALTBOX

SADDLE HIP

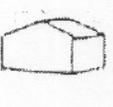
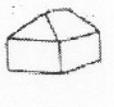
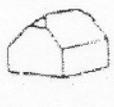
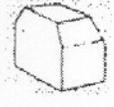
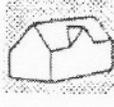
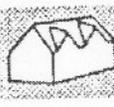
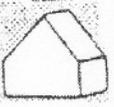
HIP

LOW PITCH

MID PITCH

FLAT

OTHER



**ROOFING MATERIAL:**

(A) WOOD SHINGLE (B) FELT (C) ASPHALT (D) SLATE (E) OTHER

**DORMER POSITION:**  
FLUSH WITH EAVE LINE

CUT THROUGH EAVE LINE

ABOVE EAVE LINE

NONE

OTHER



**DORMER TYPE:**  
PEAK

HIP

GAMBREL

SHED

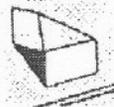
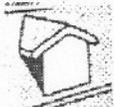
BAY

EYEBROW

SEMICIRCULAR

5 SIDED BAY

OTHER



**EXTERIOR SHEATHING:**

NARROW CLAPBOARD

WIDE WOOD CLAPBOARD

BOARD & BATTEN

WOOD SHIPLAP

WOOD SHINGLE

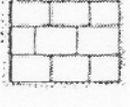
CUT STONE ASHLAR

FIELD STONE

BRICK

VINYL

OTHER



**TYPE OF CONSTRUCTION:**

VERTICAL LOG FULL STUDDED

VERTICAL PLANK

MORTISE & TENON

NAILED TIMBER FRAME

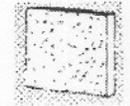
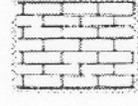
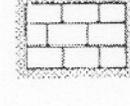
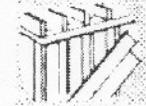
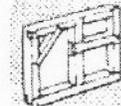
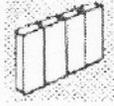
STONE

BRICK

CONCRETE

UNDETERMINED

OTHER



**FOUNDATION TYPE:**

(A) ABOVE GROUND (B) BELOW GROUND (C) UNDETERMINED

**FOUNDATION MATERIAL:**

STONE WALL

STONE PILE

STONE W/ WOOD

WOOD POST

HEWN LOG

CONCRETE

CONCRETE AND STONE

OTHER



**STOREYS:**

1

1.5

2

2.5

3

3.5

4 OR MORE

IRREGULAR

OTHER



**PLAN:**

SQUARE

RECT. LONG F.

RECT. SHORT FACADE

L

U

T

H

CIRCLE

POLYGON

IRREGULAR

OTHER

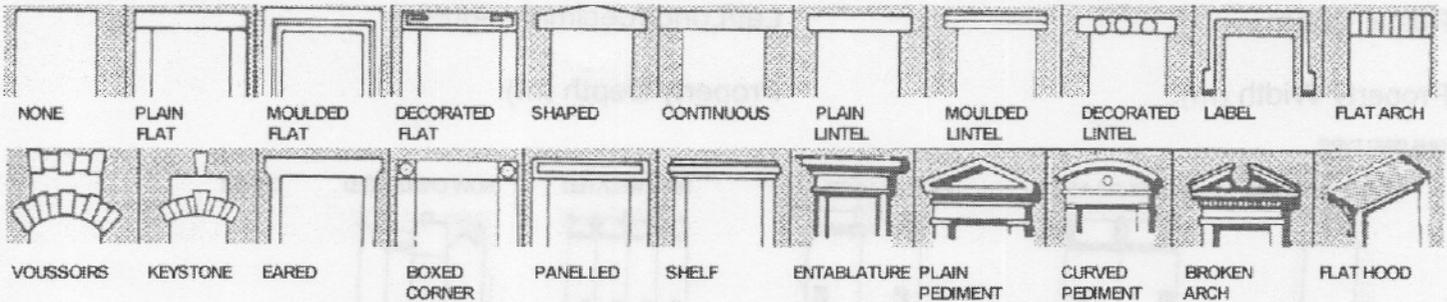


# Newfoundland and Labrador Architectural Inventory - Architectural Details Page

## Main door shape:

**Main door material:** 1 - solid wood      2 - wood plank      3 - wood panel      4 - wood w/glass  
 5 - modern metal      6 - metal w/glass      7 - glass      8 - other

## Door Trim/Decoration:



## Main entrance

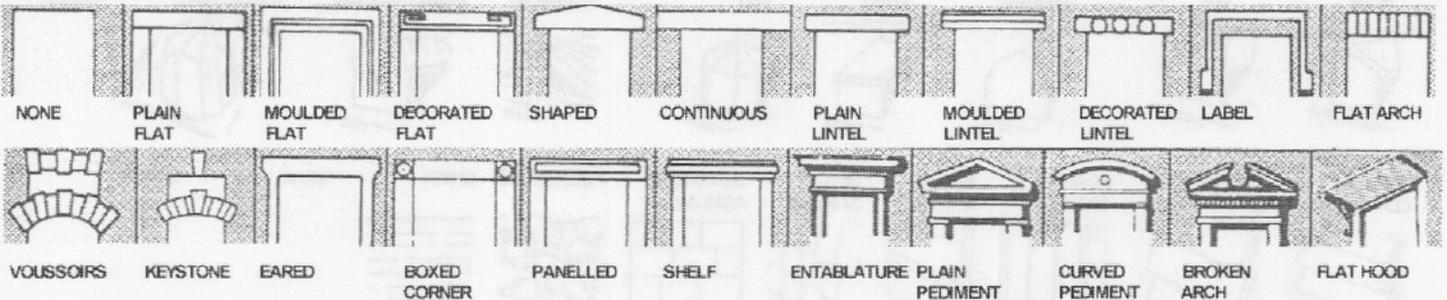
**Location:** 1 - front facade      2 - rear facade      3 - left gable end      4 - right gable end      5 - other  
**Stairs:** 1 - straight front      2 - straight side      3 - double      4 - none  
**Porch type:** 1 - stoop      2 - covered/open      3 - part enclosed      4 - enclosed  
 5 - recessed      6 - none

## Typical Window shape:

**Typical type:** 1 - single hung      2 - double hung      3 - casement      4 - vertical slider  
 5 - horizontal slider      6 - fixed      7 - undetermined      8 - other

**Typical Panes:** 1/1      2/2      3/6      2/4      6/6      picture      other

## Window Trim/Decoration:



## Roof and Eaves Trim:



**Alterations** (note any visible alterations to the structure)

**Other unusual or notable finishes or details:**

APPENDIX 3

Heritage Foundation of Newfoundland and Labrador /  
City of Mount Pearl

Heritage Structure Survey



OFFICE OF CITY PLANNER

**CITY OF MOUNT PEARL**

3 Centennial Street  
Mount Pearl, Newfoundland  
A1N 1G4  
Tel: (709) 748-1029  
Fax: (709) 748-1111

February 16, 2005

File No:

TO WHOM IT MAY CONCERN:

**INVENTORY OF HERITAGE PROPERTIES**

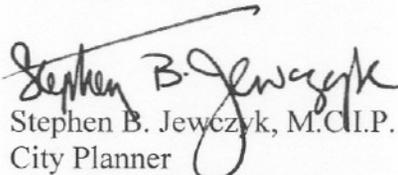
In recognition of its 50<sup>th</sup> Anniversary as a municipality, the City of Mount Pearl is undertaking an inventory of possible heritage properties within its municipal boundaries. For the purpose of this inventory, the inventory will identify those properties and buildings that existed at the time of the incorporation in 1955. The objective of the inventory is to identify these properties and to obtain as much information about the property and/or building to determine its heritage significance to Mount Pearl.

The City is undertaking this inventory in conjunction with the Heritage Foundation of Newfoundland and Labrador. Mr. Laurie McLean will be undertaking this inventory on behalf of both the City and the Heritage Foundation. Mr. McLean has identified those properties which may have some significance from a heritage perspective. He will then follow up and attempt to verify the significance of these properties and buildings through research, site inspections, interviews and photographs. Any assistance you can provide Mr. McLean is greatly appreciated by the City of Mount Pearl.

At the conclusion of this project, a report will be prepared that will identify the properties that are determined to be significant with further detailed information on each property so identified.

If you have any questions or require clarification, please contact the undersigned at 748-1029.

Yours very truly,

  
Stephen B. Jewczyk, M.C.I.P.  
City Planner  
Planning Department

February 18, 2005  
Laurie McLean  
Heritage Foundation of Newfoundland and Labrador /  
City of Mount Pearl Historic Places Partnership  
2 Centennial Street  
Mount Pearl, NL  
A1N 1G4  
Phone: 748-1139  
email:lmclean@mtpearl.nf.ca

Dear Resident

I am an employee of the Heritage Foundation of Newfoundland and Labrador which records information concerning this province's heritage structures. Heritage buildings are usually older than modern bungalows, condominiums, etc., and were built in a different style that makes them stand out from newer examples. Many of the materials and building techniques used in heritage structures differed from those are used today. Recording the presence of heritage structures and describing them provides much information about a community's history, including the lives of regular citizens.

Although Mount Pearl is a young community, celebrating its 50<sup>th</sup> birthday this year, it has an interesting history starting with the farm of Captain James Pearl in 1829. Additional farms developed in the region, including Topsail Road, after Pearl's and others' early efforts, but very few people lived here until the 1930s. By then, St. John's residents had begun building summer cottages along the Waterford River in the area that eventually became known as Mount Pearl Park-Glendale. The number of cottages in this area increased until Mount Pearl Park-Glendale incorporated into a town in 1955.

The Heritage Foundation of Newfoundland and Labrador, in cooperation with the City of Mount Pearl, is currently compiling a list of buildings that pre-date the 1955 incorporation of Mount Pearl Park-Glendale. I have examined historical information concerning Mount Pearl's development, including old maps and aerial photos that show the locations of some pre-1955 structures throughout Mount Pearl Park-Glendale and Topsail Road from Dunn's Road to Kenmount Road. Your property/structure has been tentatively identified as one of the remaining pre-1955 buildings.

We hope you will complete this short questionnaire and return it, using the enclosed pre-stamped envelope, within 10 days to permit sufficient time to process the information. Furthermore, I would like to talk to people who remember building cottages or homes previous to 1955. I am also attempting to contact people who came to Mount Pearl Park, etc. as children and can remember their cottages and their neighbours'. If you can help us in this pursuit of Mount Pearl history-heritage, it would be greatly appreciated.

Thank You

Laurie McLean



HERITAGE FOUNDATION OF NEWFOUNDLAND AND LABRADOR /  
CITY OF MOUNT PEARL



HERITAGE STRUCTURE SURVEY

(Please return via enclosed envelope within 10 days of receiving)

(If you would like help in answering these questions, please contact  
Laurie McLean at 748-1139 or [lmclean@mtpearl.nf.ca](mailto:lmclean@mtpearl.nf.ca))

Name of person filling out questionnaire \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_

1) Do you know the year in which your house was built? \_\_\_\_\_

\_\_\_\_\_

2) Do you know the name of the person who built your house?

\_\_\_\_\_

\_\_\_\_\_

3) Are you the original owner of the house? \_\_\_\_\_

\_\_\_\_\_

4) If you are not the original owner, do you know who was?

\_\_\_\_\_

5) Do you recall any special characteristics about your house (unique trim, special wood  
or other material, landscaping, etc.)?

\_\_\_\_\_

\_\_\_\_\_



HERITAGE FOUNDATION OF NEWFOUNDLAND AND LABRADOR /  
CITY OF MOUNT PEARL



HERITAGE STRUCTURE SURVEY  
(continued)

6) How has the house been altered over the years?

---

---

---

7) Do you have any old pictures, maps, plans or deeds pertaining to the house?

---

8) Are you willing to loan any materials to the Heritage Foundation for careful copying? They will be quickly returned to you.

---

9) Would you mind if Heritage Foundation employee Laurie McLean visited your house to photograph it, measure it and record its special qualities? \_\_\_\_\_

---

10) Do you have any other comments pertaining to your house and Mount Pearl history?

---

---

---

---

---

---