

COUNTY *of* ANNAPOLIS

NATURALLY ROOTED

PUBLIC HEARING AGENDA DITMARS HOUSE, CLEMENTSPORT MUNICIPAL HERITAGE REGISTRATION

Time: 11:00 a.m.

Date: Tuesday, May 20, 2025

Place: Municipal Administration Building, 752 St. George Street, Annapolis Royal, NS

Welcoming Remarks – Warden Diane LeBlanc

The purpose of a Public Hearing is to permit members of the public to make their views known to Council, via oral submissions concerning, solely, the application before Council.

This public hearing has been called in accordance with Section 15 of the *Nova Scotia Heritage Property Act*. At the end of the public hearing the Public Hearing will be closed, and Council will return to its regular session of Council.

Before Municipal Council agrees to include a property in the Annapolis County Municipal Registry of Heritage Properties, a public hearing is held where the registered property owner is given the opportunity to ask questions of Council regarding the heritage registration.

The purpose of this Public Hearing is to discuss heritage registration with James & Christine Povah, who are requesting municipal heritage property registration for 8 Clementsport Road, Clementsport (PID 05103155)) more commonly known as the Ditmars House.

Council also uses this time to explain what heritage registration means and to ensure that the property owner is aware of and in complete agreement with the registration of their property as a municipal heritage property.

All questions and comments throughout the public hearing are to be addressed to the Chair.

Re: Ditmars House , Property Registration Application

Presentation by Staff – Application Specifics and Request – L. Bent

- We have a received application for consideration of including the James & Christine Povah property located at 8 Clementsport Road, Clementsport in the Registry of Municipal Heritage Properties.

- Included with this agenda is the staff report submitted to the Planning Advisory Committee at their meeting of January 7, 2025 for reference.

- While there was an evaluation of the property conducted, the property is a Category I designation. This evaluation is scored a 78 points of 100 and is considered to have historical significance to the community of Clementsport. The Ditmars House was constructed in 1827.

Acknowledgement of Property Owner by the Warden with the owners of the Ditmars House.

- Heritage registration is a legal process enabled through the Provincial Heritage Property Act by which the Ditmars House property is deemed to be significant to Annapolis County by being identified for its historical and cultural value.
- The identification process is called registration, which in itself is a legal device that offers protection against substantial alterations or demolition of a registered heritage property.
- Operationally then, an encumbrance, by way of the Notice of Registration, is placed on the property and registered in the Registry of Deeds.
- Thus any substantial change to the exterior of the property of a registered heritage property requires the approval of Annapolis County Municipal Council before any work is begun.
- Do you acknowledge, understand and accept these conditions of municipal heritage registration?

Call for Oral Presentations (open discussion from the floor – public)

Call for questions or comments from Council Members

Next Steps – L Bent

The usual process for this type of application when the public hearing is complete Council would add an item to the agenda and if affirmative would make a motion to include the Ditmars House property in the Annapolis County Municipal Registry of Heritage Properties and deposit a Notice of Registration in the Registry of Deeds. This Notice of Registration provides the description that it is not to be demolished or the exterior altered without Municipal approval as part of that review, the Planning Advisory Committee is required to be consulted and Council may grant/refuse or attach conditions to the demolition or substantial alteration. Substantial penalty may be sought and the Municipality has the right to apply to the Court to ask for a fine and a reinstatement order.

Closing Comments

Adjournment (Warden)

**MUNICIPALITY OF ANNAPOLIS COUNTY
STAFF REPORT**

TO: Planning Advisory Committee
FROM: Linda Bent, Director of Planning & Inspection Services
DATE: January 7, 2025
SUBJECT: Ditmars House - Heritage Property Registration Review

RECOMMENDATION

An investigation of the James & Christine Povah property was conducted in October of 2024.



Based on a detailed review of the specifics of this application for Heritage Property Registration and local community history, it is my finding that the Ditmars House (circa 1827) scores a total of 78 out of a possible 100 points; thereby placing the James & Christine Povah property in a category denoting ***“a priority in the registration process”***.

APPLICATION SPECIFICS

An application request for Heritage Property Registration of the James & Christine Povah property located in the community of Clementsport, Annapolis County was received on October 21, 2024.

The application was submitted by the property owners (attached to this report).

The particulars of this property are as follows:

- a. Civic Number: 8 Clementsport Road, Clementsport
- b. PID No. 05103155, Assessment Account No. 01332015
- c. Deed Reference: Book 425, Page 476, Registration Date: August 1, 1988

DISCUSSION

The Ditmars House is a significant historical property located in Clementsport, Annapolis County. The house is one of the few remaining examples of 19th-century New England Colonial architectural style in the region, showcasing the craftsmanship and social history of the area. It should be noted that the applicant suggests it is Georgian Colonial. Research indicates that the difference between the two is roof line. New England Colonial is typically a pitched roof, and Georgian Colonial predominately has a hipped or gambrel roof. Annapolis County Built Heritage Inventory Sheet (attached) also states the architectural style is New England Colonial.

The Ditmars House, believed to be constructed in 1827, is named after the prominent Ditmars family who settled in the area in the early 19th century. The Ditmars were

influential in the development of Clementsport as a thriving trade and shipbuilding community. The house represents the settlement pattern, trade practices, and lifestyle of early settlers in Annapolis County.

The character defining elements of the Ditmars House is a two-storey wood-framed building with four-bay façade and off centre doorway with transom. The house features a medium-pitched gable roof with return eaves. The 6 over 6 windows are multi-pane sash windows with simple wood trim. The property also includes a rear ell addition. The house sits on a stone foundation and retains many of its original exterior features.

The Ditmars House is culturally significant as it reflects the prosperity and lifestyle of early 19th-century settlers in Clementsport. The Ditmars family played a vital role in the development of Clementsport's commercial infrastructure, contributing to the shipbuilding and trading industries that shaped the local economy. The house also served as a social hub for gatherings, showcasing the importance of community networks in rural settlements.

The Ditmars House is prominently located along the main road through Clementsport and contributes to the rural and historical character of the area. The house is near other historical buildings, including the Clementsport Baptist Church and the former shipyard, reinforcing the historical narrative of the community as a shipbuilding and trading center in the 19th century.

ALTERATIONS

Very little has changed with the appearance of the Ditmars House property aside from the addition to the rear of the building. The front of the property appears relatively unchanged.

REPAIRS

Overall, the Ditmars House is in excellent state of repair. This is a true testament to the current property owners commitment to their home. The Povah's have owned the property since 1988 and it is well maintained.

The designation as a Municipal Heritage Property will assist the Povah's to be eligible for provincial grants for repairs and restoration.

Photo Credit:
All photos taken by Planning

RECOMMENDATION

As part of the heritage property evaluation conducted on December 9, 2024 an evaluation scoring sheet was completed. The summation of the three scoring subcategories defines a total scoring category. With a total of 78 points, the Ditmars House property rates a Category 1 designation, scoring in this category denotes the property rates: ***“a priority in the registration process”***.

It should be noted that the applicants requested that only a portion of the property be registered. According to the provincial mapping information, the property is approximately 1.88 acres in total area.

Given the recent discussion regarding insurance issues with registered heritage properties, staff spoke with the property owners and verified they have had discussions with their insurance provider, and they have confirmed insurance coverage for the property should it be registered as a municipal heritage property.

Therefore, it is my recommendation that the Planning Advisory Committee recommend to Municipal Council that a representative portion of this property, being the area the main house is situated upon and also including the area of land that extends 10 feet outward surrounding the entire house, be considered for registration as a municipal heritage property.

Attachments:

Photos of the property

Application from property owners

Evaluation Form

Site Map

Built Heritage Inventory Sheet

Front of Property



Rear Yard



Side Yard



Return Eaves



6 over 6 Windows



RECEIVED OCT 21 2024

APPLICATION FOR HERITAGE PROPERTY REGISTRATION

Municipality of the County of Annapolis
PO Box 100
ANNAPOLIS ROYAL, NS
B0S 1A0

Date: SEPT 29/2024

Attention: The Warden and Councillors of Annapolis County

<u>JAMES & CHRISTINE</u> <u>8 CLEMENTSPORT RD</u>	
I/We, <u>POVAH</u>	of <u>CLEMENTSPORT, N.S.</u> are the registered owner(s) of
NAME	MAILING ADDRESS
<u>8 CLEMENTSPORT RD., CLEMENTSPORT, N.S.</u>	
NAME OF PROPERTY AND CIVIC NUMBER	
Annapolis County, Nova Scotia, and do hereby make application to register our property:	
<input checked="" type="checkbox"/> (NO) <u>the entire property</u>	or <input checked="" type="checkbox"/> (YES) <u>part of the property</u>

JAMES POVAH
Registered Owner (s)

902-247-9794
Home Phone Number

CHRISTINE POVAH
Registered Owner (s)

Business Phone Number

Suggested property name: DITMARS HOUSE

*Please Note: Along with this application is a questionnaire, please answer all the questions to the best of your knowledge. The completed questionnaire must accompany this application for your application to be considered complete. Failure to supply this information may result in your application being delayed.

HERITAGE REGISTRATION QUESTIONNAIRE

The following is a list of questions that will assist in documenting the history and historical association of your property. As part of the registration process of a heritage property in Annapolis County, a report is prepared for the Annapolis County Heritage Advisory Committee for their consideration. It is asked that you complete this questionnaire to the best of your knowledge. Where possible, it is helpful to provide supporting documents concerning your property such as old deeds, newspaper articles, photographs, etc. Please send only copies of these documents rather than originals.

It would also be helpful if the assessor could meet with you in your home so that you might point out special features which add to the authenticity of the dating of construction.

1. When was the building(s) constructed? *1827 - WE HAVE 3 IRON PLAQUES OVER WHAT WERE 3 FIREPLACES (NOW ONLY 2) WHICH READ: 2 (FORGED AT ANNAPOLIS IRON MINING CO. ONCE JUST ACROSS THE MOOSE RIVER) IHD 1827*
2. Who constructed the building(s)? *ISAAC HAROLD DITMARS (GRANDSON OF ISAAC WAS KNOWN AS 'LONG IKE' HE WAS 6'5" - OUR CEILING'S ARE 8'6" ORIGINAL SETTLER TO CLEMENTSPORT; DOWNE DITMAR (DOWNE) PROBABLY IN THE 1800'S*
3. Why was the building(s) constructed originally and what was the building(s) used for over time? Explain with specific dates, persons or events. *FAMILY HOME, LATER AN ADDITION OF A PUB, NOW NON-EXISTANT / FOR 20 YEARS (1989 TO 2009) CHRISTINE & JAMES POVAH OPERATED A BED & BREAKFAST & ART GALLERY / THE OLDE PART OF CLEMENTS*
4. Where did the materials used in the construction of the building(s) come from? *NOT SURE, BUT LIKELY FROM THE DITMAR PROPERTY WHICH IS ALMOST 5 ACRES TODAY, MOSTLY TREED. D.B. & "THE POVAH GALLERY"*
5. How much did it cost to construct the building(s)? *DON'T KNOW.*
6. What is the overall condition of the building(s)? *IN EXCELLENT SHAPE CONSIDERING ITS VINTAGE*
7. What repairs are needed to restore the building(s) to the original condition (especially repairs needed to the exterior of the structure)? *NONE*

HERITAGE REGISTRATION QUESTIONNAIRE CONTINUED

8. Is the building(s) on the original site of construction, if not, where was the original site?
YES.
9. Has the building(s) ever burnt down, if so, when?
NO.
10. Has the exterior of the building ever been structurally altered or cosmetically altered from its original appearance? Please note the type of alteration(s) and the date(s).
WE EXTENDED THE KITCHEN BY 4', USING ONLY OLD WINDOWS OF SIMILAR VINTAGE AS REST OF HOUSE (C. 2005)
(6 OVER 6) & STYLE
11. Were there any other building(s) removed from the property?
NO. YES. SEE ANSWER TO QUESTION 3 RE A PUB ATTACHED TO THE WEST SIDE OF OUR HOUSE, BUT REMOVED, PROBABLY MANY YEARS AGO. WORK DONE
12. Does the building(s) have a distinct design unique in the local area?
YES. GEORGIAN COLONIAL - THERE IS A SIMILAR HOUSE IN WOLFVILLE, RANDALL HOUSE, NOW A MUSEUM - OUR HOUSE IS IN MUCH BETTER CONDITION (C. 1800 BUILT)
13. Why was the particular style or design of the building(s) chosen by the builder?
THE DITMARS FAMILY WERE DUTCH COLONISTS FROM LONG ISLAND, NY & THEY BUILT IN THE STYLE OF HOMES FROM THAT AREA. → GEORGIAN COLONIAL
14. How do other building(s) in the local area compare to your building(s) in terms of age, condition, style, design, etc.?
THERE IS A 'LONG HOUSE' NEXT DOOR - OF SIMILAR DESIGN BUT LARGER IT ALSO "A DITMARS HOUSE - OTHER OLD HOUSES, BUT NOT AS OLD AS OURS, IN CEMENT SPOT
15. Does your building(s) relate to a specific individual, group, organization or institution of note in local, provincial or national history? Explain. YES, SEE ANSWER COUNTRY LEGEND WIFE CARTER'S AUNT OWNED OUR HOUSE TO QUESTION 2 & HE WAS SEEN SITTING ON FRONT STEPS PLAYING GUITAR. RE DITMARS. THIS ACCORDING TO GREENMERRITT, PREVIOUS OWNER, NOW DEAD.
16. Does your building(s) relate to a specific event(s) in history which was notable on a local, provincial or national level? Explain.
NOT THAT WE KNOW OF.

GREEN
I BELIEVE
WAS NEPHEW
OF WIFE CARTER
& LOOKED JUST
LIKE HIM,
WE HAVE BEEN TOLD.

(IN DITMARS' DAY)

WE BELIEVE THAT THE PROPERTY WAS ONCE MUCH LARGER THAN IT IS TODAY,
BUT SOLD IN PIECES OVERTIME.

17. How did or does now the surrounding property relate to your building(s)? Please explain in terms of original land parcel size, subdivision of the property over time and the use or change in use of the property over time. WE HAVE 5 ACRES OF LAND^(HILL) JUST SOUTH OF THE RUS HOOKING STUDIO (NO LONGER ACTIVE AS SUCH) OWNED BY LESLIE LANÇILLE. THIS WAS PREVIOUSLY A COMMUNITY CENTER - THE BUILDING WAS ONCE A SCHOOL HOUSE, & WAS MOVED TO ITS PRESENT SITE FROM ACROSS THE MOOSE RIVER. THE OWNERS OF OUR PROPERTY GAVE THE LAND TO THE COMMUNITY (DURESHIRES) RIVER.
18. If you answered on the Application for Heritage Property Registration that it is your intent to register only a portion of your property, please explain what portion you wish to have registered and why. Please attach a site plan of your property describing in detail the dimensions, area, existing buildings, driveways, fence lines, brooks, streams, rivers or other distinctive features along with a north reference point to further explain your intent.

OUR HOUSE SITS ON A PARCEL OF LAND ALONGSIDE A CREEK^{THAT RUNS} TO THE ~~WEST~~ (CLEMENTS PORT FALLS) THIS PARCEL IS A 3/4 ACRE. THEN AS MENTIONED ABOVE, (SEE QUEST 17) WE HAVE A 5 ACRES OF HILLSIDE JUST SOUTH OF THE RUS HOOKING STUDIO. THIS IS A HILLSIDE OF RAW LAND COVERED IN TREES WITHOUT ANY BUILDINGS. WE DO NOT INTEND TO REGISTER THIS 5 ACRE PARCEL.

HERITAGE PROPERTY EVALUATION CRITERIA

The Heritage Property Registration Process is designed to provide a framework that the Annapolis County Planning Advisory Committee (PAC) can use to assess the individual significance and character of potential buildings, streetscapes, and historical sites for future designation or registration as heritage properties. This uniform set of criteria will allow for a rational grading of heritage properties established at different times while reflecting different historical development eras of Annapolis County.

CATEGORY I: DEVELOPMENT ERA AND AGE

This section of criteria has two sub-categories. The first describes a heritage property as acquainting the viewer with a particular era in history. In addition, the property may also represent a time of socio-economic development, creating an atmosphere of past events. The second criteria deals strictly with the age of the heritage property.

Potential heritage properties which are important due to their age usually commands a recommendation for "Automatic Designation" (A.D.) for registration as a heritage property. However, "Automatic Designation" does not mean the property is registered as a heritage property, but rather it is automatically recommended to be registered as a heritage property, pending other criteria requirements. (Essentially by assigning A.D. status this will render the preliminary request form as academic.)

In close association with the age of the property is the relation to an "Era of Development". Therefore a heritage property representing the "Planters" or "Loyalists" era is listed as being excellent, yielding 25 points. Two separate criteria under this section are developed because a property may represent an era of development but not actually be old regarding the original construction material (e.g. reconstruction of the Grist Mill).

a. Development Era

	Era	Time	Description - Points
1)	Micmac	1604 (Prior)	Hunting and Gathering "Automatic Designation"
2)	French Acadians	1605 - 1755	French/English Wars "Automatic Designation"
3)	New England Planters	1755 - 1800	Nova Scotia Divided into Loyalists and British Five Counties (1759) Settlement Colonization Significant "Excellent - 25"
4)	Transportation, Education, Religion, Population and Economic Establishment	1800 - 1840	General Growth and Development of County "Very Good - 15"
5)	Industrial Growth (e.g. Shipbuilding, Trade)	1840 - 1890	Age of Sail, Prosperous Years in all Facets of County Life "Good - 8"
6)	Stagnant to Declining Years, First World War	1890 - 1914	County Losing Prominence as Focal Point of Trade and Development, Decentralization "Fair/Poor - 2"

b. Age

Age of Property	Description - Points
Pre 1812	"Automatic Designation" Before the War of 1812
1812 - 1840	Excellent - 20
1840 - 1890	Very Good - 10
1890 - 1914	Good - 3

CATEGORY II: ARCHITECTURAL

The second set of criteria deals with the architectural merits of heritage properties in Annapolis County. This section is broken down into the architectural sub-categories of construction, design, site, alterations, conditions and style.

- a. Construction: Rare or only one existing of this architectural type in Annapolis County is considered very important in this category. As well as the method of construction involving a particular framework or materials used if they are to be considered as being notable or unique. It is important to make assessment according to the number of survivors of this type of construction. Therefore if structure is perfect and is an extremely early example, but there are many examples in the County, then it (the property) becomes less important.
- b. Design: An assessment of the property's general attractiveness involving the workmanship and craftsmanship, described as an exceptional example of design to the County's built environment is to be considered. Also, how the design contributes to general aesthetic qualities of the property is considered. Design is related to the function that the building had and the technology of the time, artistic merit or otherwise uniqueness of its design.
- c. Site: Does the heritage property occupy its original site of construction? Ranges vary from: 1) structure has not been moved; 2) placed on new foundation in its original location; 3) relocation but on original site area in close proximity to original location; and 4) has been moved to a new site. In this case, an assessment of group range 1 will be given the highest ranking.
- d. Alterations: Consider the extent to which the building is altered from its original construction, and degree to which this is viable, especially from the outside casual observer (includes the impact from weathering). Two or more alterations call for a very low score. However, each alteration should be judged on their own merits according to age and sensitivity to the main structure. Range of description include a property that is unchanged by alterations to one which has totally lost its character.
- e. Condition: Consider the building's structural condition and the state of repair that the building is in, concerning its main fabric, roof and impact of future additions. Generally speaking, the assessment criteria will relate to the exterior of the building. Changes, alterations additions, etc. should be noted in the comments section.
- f. Style: Does the property have the ability to reflect a notable, rare, unique or early example of architectural style in history (e.g. Gothic Revival, Classical Architectural Styles). Comparison to other similar styles plus the purpose of the designer should be elements in the decision to assess a point score. Therefore the number of designs surviving will play a role in the determined value of a heritage property.

CATEGORY III: HISTORICAL ASSOCIATION

This evaluation deals with the property's association with an individual of local, provincial or national significance. In addition, can the property be associated with a local or nationally known architect and events. Other considerations include the property's value to represent a wide range of cultural, social, political, military, economic or industrial history. It is suggested to consider the property's usefulness as a teaching and cultural asset.

- a. Individual: Is the property associated on a community, provincial or national level, with a person, group, institution, or organization which has made a significant contribution in history or has an interesting life (e.g. involved in local daily routines, took part in notable activities or events). It is important to rationally assess the significance of each person, group, organization, or institution separately according to a set of criteria. The significance of this criteria should be of reasonable age (e.g. dating back two generations or so). Evaluation is conducted according to the property's degree of connection with a noted person, group, organization, or institution.
- b. Event: The property's association with an event that has previously made a significant contribution to the local county communities, provincially and on a national scale. Again this scoring is dependent upon the property's ability to associate itself to an event of local, provincial and national significance.
- c. Landmark: The building is a familiar structure of the past or present, possessing sentimental value which consequently has the result of transcending the building's function. The property becomes inseparable from the public's perception of cultural history and lifestyle of Annapolis County (conduct a possible public survey). Grading should follow from the structure's ability to represent the community or County as a symbol, to the property not being familiar or conspicuous.
- d. Environment: Does the property contribute to the local environment and site considering the visual character of the site or local area. This compatibility of the property in relation to the local area or site may change with time and as the surrounding area builds up, the property being evaluated may lose some of its prominence. Grading should range from the property's most to least important characteristic, regarding the contribution of the building in establishing the dominant character of the area and the specific characteristics of the site itself.

CATEGORY IV: TOTAL SCORE

It is important to note that while individual scoring categories of a sub-category may in total exceed the maximum score permitted of a sub-category; however, in no instance, can this individual scoring total exceed the designated sub-category maximum.

The final purpose of the evaluation system is to determine the relative value of each heritage property. Therefore it is important to clearly define the general categories which classify each property. Three total score categories are discussed:

Category 1: Consists of properties with points in the range of 75 - 100. Heritage properties in this category have priority in the registration process (heritage properties with more points have higher priority).

Category 2: Consists of properties with points in the range of 74 - 45. These properties have a lower priority than Category 1; however, they still have potential for registration.

Category 3: Consists of properties with points in the range of 44 and below and are said to have some value with regards to the local environment. These properties may not be as important in rural areas as it is in urban concentrations.

SECTION 6

ANNAPOLIS COUNTY
HERITAGE PROPERTY EVALUATION FORM

Owner's Name James & Christine Povah
Mailing Address 8 Clementsport Road, Clementsport, BOS 1E0 Telephone # 902-247-9794
General Location of Property 8 Clementsport Road, Clementsport
Present Use of Property Residential (Single Family Dwelling)
Property Identification # 05103155
Assessment Account # 01332015
Assessed By Linda Bent Date December 9, 2024

EVALUATION CRITERIA SCORING

<u>I. Development Era, Age</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>F/P</u>
a. <u>Era</u>				
Micmacs (pre-1604)				"Automatic Designation"
Acadians (1605-1755)				"Automatic Designation"
Planters (1755-1800)			25	
General Growth (1800-1840)			15	
Industrial Growth (1840-1890)			8	
Decentralization (1890-1914)			2	

b. <u>Age</u>				
Pre-1812				"Automatic Designation"
1812-1840			20	
1841-1890			10	
1891-1914			3	

Category I: Subscore a & b **Range 5 - 25** **[15]**

II. Architectural

a. Construction _____	0 to 10	[5]
b. Design _____	0 to 10	[7]
c. Site _____	0 to 10	[7]
d. Alterations _____	0 to 10	[5]
e. Condition _____	0 to 10	[8]
f. Style _____	0 to 10	[7]

Category II: Subscore a to f **Range 5 - 40** **[39]**

III. Historical Association

- a. Individual _____ 0 to 20 [5]
- b. Event _____ 0 to 20 [5]
- c. Landmark _____ 0 to 20 [7]
- d. Environment _____ 0 to 10 [7]

Category III: Subscore a to d **Range 5 - 35 [24]**

TOTAL SCORE [78]

Total Score Category: 1 2 3

Comments:

1. Property Size Recommended House with a 10-foot side and rear yard

Total Property Size 1.88 acres

2. Date of Construction 1827

3. Alterations a small extension of the kitchen area was added in 2005.

4. Building Condition The house appears to be in very good condition. The property is well maintained

5. Repairs Needed None known at this time

6. Future Renovations Planned None known at this time

7. Architectural Style/Details of Note New England Colonial. Medium pitched side gable roof with return eaves. Transom over door and 6 over 6 windows.

Recommendations by Assessor: Category 1 – “A Priority in the Registration Process”



Annapolis County Built Heritage Inventory

PID:
Provincial ID: OIBNS01911
AAN:
MFN: 43-02-00998
Civic Address:
Community: Clementsport
Postal Code: B0S 1E0
Location: Corner of Highway #1 and the
 Clementsport Road
Municipality: Municipality of the County of Annapolis
County: Annapolis



Municipally Registered?

When?:

Year Built: 1813 to 1846
Builder:
Original Use: Hotel
Current Use: Hotel
Current Ownership: Private

Architectural Comment: New England Colonial style town house. Medium pitched side gable roof with return eaves. Two storey wood frame construction. Four bay façade with off center doorway. Transom over the door. 6x6 double hung windows. Flat hoods over the windows and door transom. Slope chimney. Shingle siding. One storey addition in rear. Stone foundation.

Historical Comment: When Douwe Isaac Ditmars will was written in 1846, there was already "John Henry Ditmars dwelling house" on the lot.(1) The will was probated in 1849. Douwe Isaac received the land from John Burrell in 1813. Douwe Isaac live don the part of the lot to the west so it would appear that John Henry who was born in 1795 (2) built this house around the time that he was married but no evidence to that fact was found. According to Lovell's Directory of 1871, John Henry Ditmars was a hotel keepeer and a Justice of the Peace. Louisa A Ditmars, wife of Adelbert Ditmars got the property in 1872 and they ran a hotel here also.(4) It is now the Olde Port of Clements Bed and Breakfast.

Contextual Comment: This large house is situated facing the intersection of the main highway through Clementsport and the road that winds along the Moose River to Clementsvale.

Owners

<u>Last Name</u>	<u>First Name</u>	<u>From</u>	<u>To</u>	<u>Occupation</u>	<u>Book/Page</u>
Ditmars	Douwe Isaac	1813	1849		15/92
Ditmars	John Henry	1849	1872		Probate D-#47
Snedden	Mary	1872	1872		66/50



Annapolis County Built Heritage Inventory

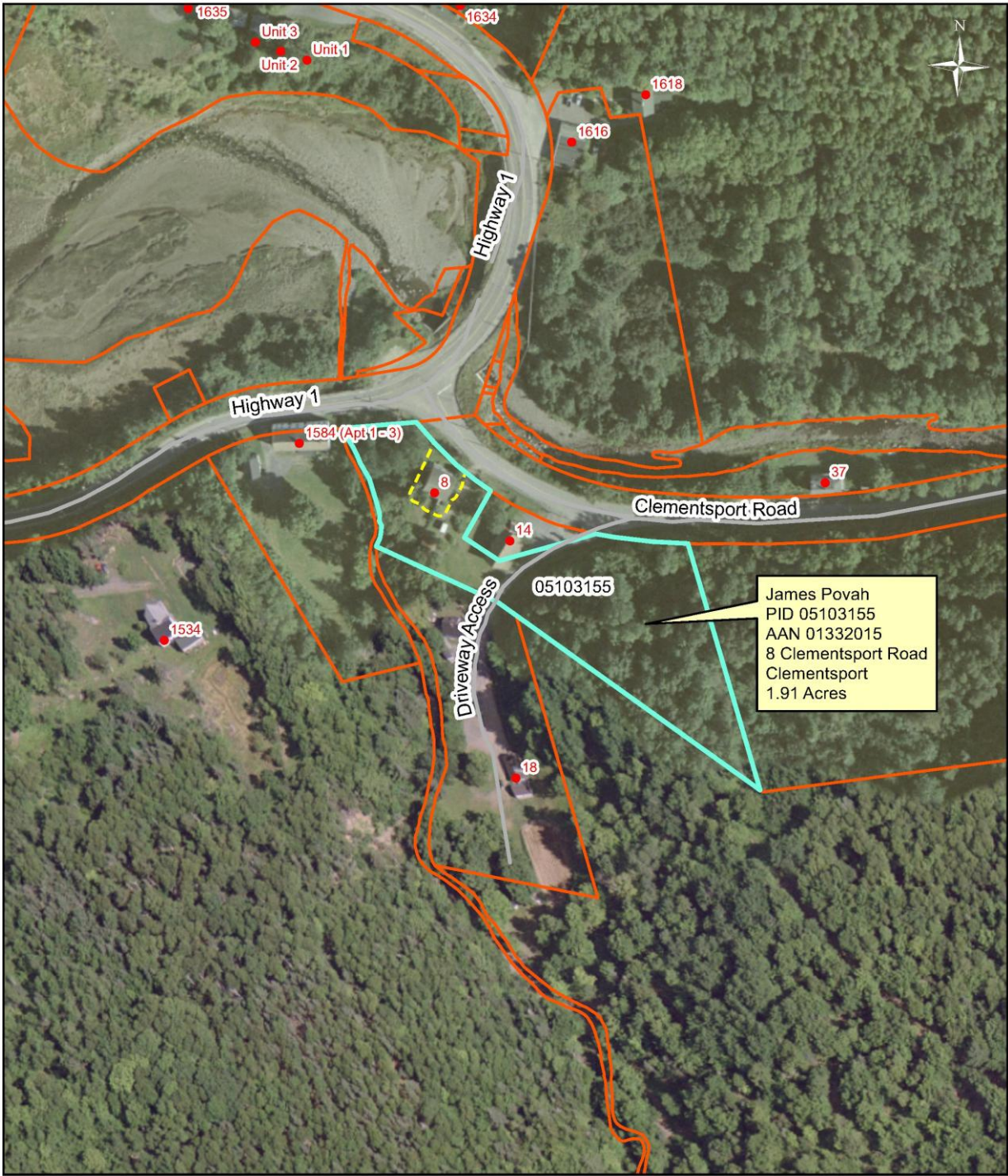
Ditmars	Louisa Alice	1872	1879		67/244
Parker (in trust)	Henry	1879	1907	Farmer	76/72
Jones	Watson	1907	1907		136/272
Merritt	James H	1907	1919	Farmer	136/277
Merritt	Addie	1919	1943		186/570
Merritt	Herbert Roscoe	1943	1947		202/100
Merritt	Glenn Eldon	1947	1949		208/543
Dukeshire	Ira	1949	1982	Mail driver/Taxi driver	209/399
Dukeshire	Allen	1982	1988		388/33
Povah	James & Christine	1988			425/476

Historical Associations:

Sources:

- (1) Registry of Probate
- (2) History of the County of Annapolis - W A Calnek
- (3) Lovell's Directory - 1871
- (4) Oral tradition

Site Form Created By: Wendy MacDonald	Data Entered By: Justine MacDonald
Site Form Date: 01-Aug-91	Entered Date: 17-Feb-07



1:2,000

