

HERITAGE ADVISORY COMMITTEE MEETING RECOMMENDATIONS
MONDAY, JULY 20, 2020

1. It is recommended that Council approve the issuance of a Heritage Permit for the installation of a ramp at 10 Falkland Street (Schedule "A") with the following conditions:
 - 1) Provided the ramp is located on the West Elevation as submitted; and
 - 2) Provided the ramp is constructed as submitted.

2. It is recommended that Council approve the issuance of a Heritage Permit for the installation of a metal roof at 111 Townsend Street (Schedule "B") with the following conditions:
 - 1) Provided the metal roof has narrow spacing between ribs - spacing between ribs shall not exceed 18 inches;
 - 2) Provided the metal roof has a medium tone matte colour as submitted in the application and attached;
 - 3) Provided a snow-ice guard is installed along the bottom of the roof's slope in proximity to the fascia board to control large slabs of ice and snow from falling off the roof; and
 - 4) Provided the installation shall be complete and consistent throughout with the exception of the bell tower which is excluded from the application.

HERITAGE ADVISORY COMMITTEE MEETING MINUTES

MONDAY, JULY 20, 2020 AT 5:15 P.M.

Via Audio/Video Conference

PRESENT: Councillor Peter Mosher, Chair
Stephen Ernst
Nathalie Irving
Oliver Osmond

ALSO PRESENT: Arthur MacDonald, Heritage Manager
Heather McCallum, Assistant Municipal Clerk

ABSENT: Councillor Ronnie Bachman
David John Lobb

The Chair called the meeting to order at 2:04 p.m.

1. Agenda

Motion: moved and seconded to approve the agenda, including new items 5.e. and 5.f. under New Business. **Motion carried.**

2. April 20, 2020 Heritage Advisory Committee meeting minutes

Motion: moved and seconded to approve the April 20, 2020 Heritage Advisory Committee meeting minutes. **Motion carried.**

3. Public Hearings and Presentations

Nil.

4. Unfinished Business

Nil.

5. New Business

The Committee agree to begin with the new items due to time sensitivity.

f. Request to install a ramp at the rear of 10 Falkland Street (Bluenose Lodge)

The Heritage Manager reviewed his report (**Schedule "A"**).

Motion: Moved and seconded to recommend that Council approve the issuance of a Heritage Permit for the installation of a ramp at 10 Falkland Street (Schedule “A”) with the following conditions:

- 1) Provided the ramp is located on the West Elevation as submitted; and
- 2) Provided the ramp is constructed as submitted.

Motion carried.

- e. Request to install a metal roof on 111 Townsend Street (St. Andrew’s Presbyterian Church)

The HM reviewed his report (Schedule “B”). In response to a question, the HM confirmed that a recommended amendment to the Substantial Alteration Guidelines (Agenda item 5.c.) would mean that this kind of request would no longer require Council approval.

Motion: Moved and seconded to recommend that Council approve the issuance of a Heritage Permit for the installation of a metal roof at 111 Townsend Street (Schedule “B”) with the following conditions:

- 1) Provided the metal roof has narrow spacing between ribs - spacing between ribs shall not exceed 18 inches;
- 2) Provided the metal roof has a medium tone matte colour as submitted in the application and attached;
- 3) Provided a snow-ice guard is installed along the bottom of the roof’s slope in proximity to the fascia board to control large slabs of ice and snow from falling off the roof; and
- 4) Provided the installation shall be complete and consistent throughout with the exception of the bell tower which is excluded from the application.

Motion carried.

- a. Request to remove 82 Kempt Street from HCD (referred by Council to HCD Plan and By-law review) – refer to item 5b staff report

The HM consolidated this request with discussion of Agenda item 5.b. below.

- b. Consideration of revised HCD Background Study and review of the triggers for Public Hearings

The HM reviewed his report (Schedule “C”). The Committee completed the questionnaire on District Boundaries (page 6 of the report) as follows:

Questions:	Yes	No	Control Level
Should the UNESCO World Heritage Site (WHS) be included in the HCD?	<u>Yes</u>	No	<u>1</u>
Should the Architectural Control Area of the Town’s MPS Future Land Use Map be included in the HCD? [See “i” below.]	<u>Yes</u>	No	<u>1</u> or <u>2</u>
Should Linden Avenue and Lower Street be included in the HCD?	<u>Yes</u>	No	<u>1</u> or <u>2</u>
Should the waterfront lands of Lunenburg Foundry be included in the HCD?	<u>Yes</u>	<u>No</u>	<u>2</u>

Should the waterfront lands of ABCO be included in the HCD?	<u>Yes</u>	No	<u>2</u>
Should lands west of WHS be included in HCD?	<u>Yes</u>	No	<u>1</u> of 2
Should lands north of WHS be included in HCD?	<u>Yes</u>	No	<u>1</u> of 2
Should lands east of WHS be included in HCD? [See "ii" below.]	<u>Yes</u>	No	<u>1</u> of 2
Should portions of the Lunenburg Golf Course be included in the HCD? [See "iii" below.]	Yes	<u>No</u>	3

A summary of points of discussion include:

- i. The Committee requested further information as to why the Architectural Control Areas under the Municipal Planning Strategy were not included in the Heritage Conservation District when it was established in 2000.
- ii. It was the consensus of the Committee that they prefer to keep the Blockhouse Hill area, including 82 Kempt Street, within the boundaries of the HCD, with particular reference to the earthworks. The 82 Kempt Street request is to be revisited at the next HAC meeting.
- iii. It was the consensus of the Committee that while the golf course lands should remain an open space if the golf course ceases to exist in the future, this is best included in the Comprehensive Community Plan and Municipal Planning Strategy.

The Committee suggested some revisions to the proposed revised Triggers for a Public Hearing (page 8 of the report, **Schedule "C"**) regarding additions to buildings. The HM will revise the recommendations for review at the next HAC meeting.

c. Consideration of Revised Substantial Alteration Guidelines

This item was deferred to an upcoming HAC meeting.

d. Heritage Trust NS Awards BMO Building and B2 Lofts

This item was provided for information.

6. Adjournment

The next meeting is scheduled for Monday, September 21 at 5:15 p.m. (in person or online TBD).

Motion: moved and seconded to adjourn the meeting. Motion carried.

The meeting was adjourned at 4:04 p.m.

Heather McCallum, Assistant Municipal Clerk

Circulated: _____

Document No: 5(f)
Meeting: HAC – July 20, 2020
Circulate To: HAC, Council, BR,
File:

MEMORANDUM

TO: TOWN COUNCIL/HERITAGE ADVISORY COMMITTEE

FROM: ARTHUR MACDONALD, HERITAGE MANAGER

DATE: JULY 20, 2020

RE: 10 FALKLAND STREET – INSTALLATION OF A RAMP AT THE REAR OF THE REGISTERED MUNICIPAL HERITAGE PROPERTY

1. FACTS

A. Background

The Town has received an application to install a ramp in the rear (West Elevation) of 10 Falkland Street, a Registered Municipal Heritage Property. According to the Town's Alteration Guidelines for Municipally Registered Heritage Properties the installation of ramps and stairs requiring the approval of Council and the issuance of a Heritage Permit. The intent of the ramp is to provide an accessible entrance to the building.

B. Proposal

A sketch of the ramp is enclosed for your review (**Attachment "A"**). The subject property is located in the Architectural Control Area of the Town's Municipal Planning Strategy and is registered as a Municipal Heritage Property. It is not located within the Old Town Heritage Conservation District. In keeping with the Town's Alteration Guidelines for Municipally Registered Heritage Properties (**Attachment "B"**), the installation of ramps and stairs are considered to be substantial alterations. Pursuant to the Heritage Property Act an application for a substantial alteration to a Municipal Heritage Property shall be referred to the Heritage Advisory Committee for comments, and be approved by the municipality. The municipality may grant the application either with or without conditions or may refuse it.

Upon review of the building's heritage registration application and Statement of Significance (**Attachment "C"**) the proposed installation of the ramp along the rear (west elevation) will not have a significant impact on the building's unique features as described in the application or the character-defining elements as described in the Statement of Significance.

2. ISSUES AND OPTIONS

The municipality may grant the application either with or without conditions or may refuse it.

3. FINANCIAL IMPACT

There are no direct financial impacts to the Town with regards to this application.

4. STRATEGIC PLAN RELEVANCE

This project is in keeping with:

Strategic Plan Goal #1- Promote a high quality of life for residents;

5. RECOMMENDATION AND DRAFT MOTION

It is recommended that Council approved the issuance of a Heritage Permit for the ramp at 10 Falkland Street with the following conditions:

- 1) Provided the ramp is located on the West Elevation as submitted; and
- 2) Provided the ramp is constructed as submitted.

Motion: Moved by _____, Seconded by _____ that Council approves the issuance of a Heritage Permit for the installation of a ramp at 10 Falkland Street with the following conditions:

- 1) Provided the ramp is located on the West Elevation as submitted; and
- 2) Provided the ramp is constructed as submitted.

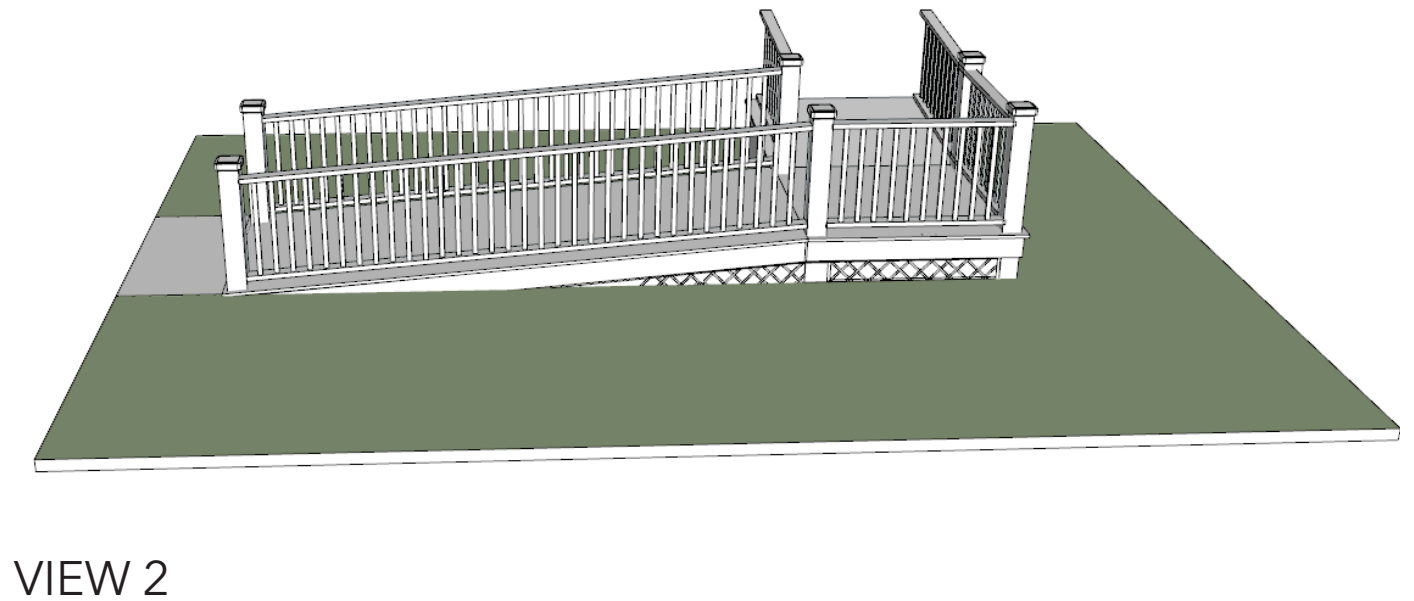
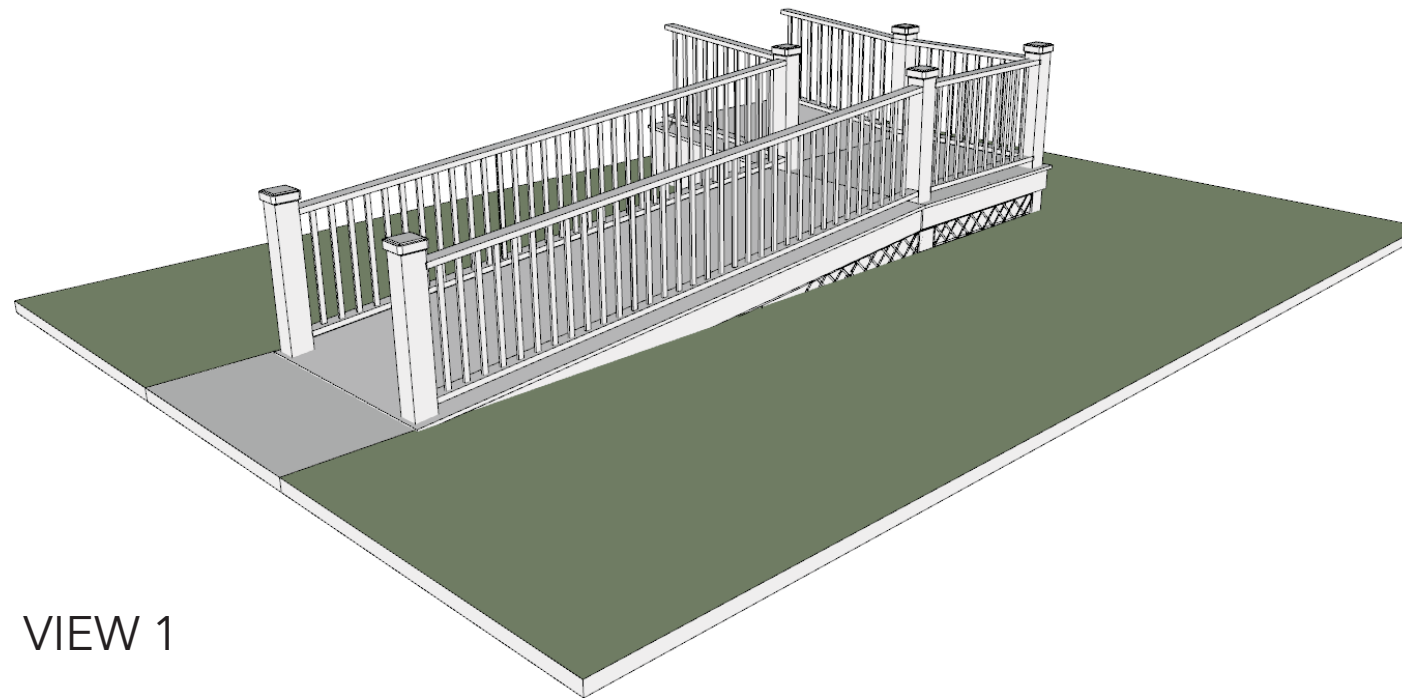
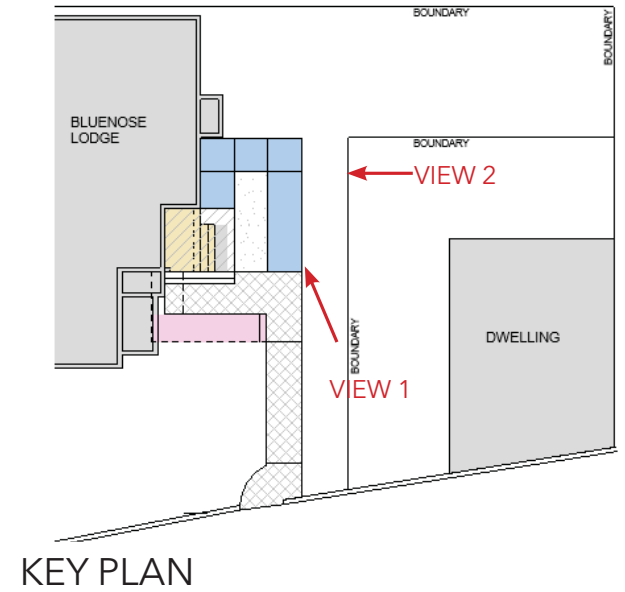
ATTACHMENTS:

- A. 10 Falkland Street – Application for Ramp
- B. Alteration Guidelines for Municipally Registered Heritage Properties
- C. 10 Falkland Street – Building’s Heritage Registration Application and Statement of Significance

Alternative B Preliminary Detailing of Corner Landing in Compliance with Town of Lunenburg Heritage District Guidelines

NOTE:

THE STRUCTURE AND DETAILING OF PAVING, RAMP, GUARDS AND HANDRAILS WILL COMPLY FULLY WITH THE TOWN OF LUNENBURG HERITAGE CONSERVATION GUIDELINES AND THE NOVA SCOTIA BUILDING CODE.



ATTACHMENT B

Alteration Guidelines for Municipally Registered Heritage Properties Town of Lunenburg

As Recommended by HAC and Approved by Council February 13, 2006

1.0 Scope

These guidelines apply to all municipally registered heritage properties in the Town of Lunenburg, whether located outside of or inside the Heritage Conservation District.

2.0 Background

The Heritage Property Act allows municipalities to identify and protect structures of heritage significance. The Lunenburg Heritage Advisory Committee, established in March of 1981, has registered sixty-one (61) properties following a request from the owner and investigation by the Heritage Advisory Committee. These properties are located throughout Town, including within the Heritage Conservation District. The adoption of the Heritage Conservation Plan and By-law in 2000 effectively registered all of the buildings within the Heritage Conservation District, so further individual registrations within the Heritage Conservation District are not possible.

For those individually registered properties within the District, both a Heritage Permit and a Certificate of Appropriateness issued under the Heritage Conservation By-law are required for any external alterations.

3.0 Process

All applications to alter a registered heritage property shall be made to the Heritage Officer, who will review each application and determine whether the proposed change is a substantial or non-substantial alteration. If the Heritage Officer is unable to determine whether a proposed change is substantial or non-substantial, the application shall follow the process for a substantial change.

If the proposed changes are determined by the Heritage Officer to be non-substantial, the Heritage Officer will send a letter to the applicant advising that a Heritage Permit is not required.

If the proposed changes are determined to be substantial, a report will be prepared by the Heritage Officer for consideration by the Heritage Advisory Committee and recommendation to Council.

4.0 Substantial and Non-Substantial Alterations

For clarity, both substantial and non-substantial alterations are listed. Any non-substantial alteration must meet the criteria of the Heritage Conservation District Guidelines.

The following shall be considered substantial alterations:

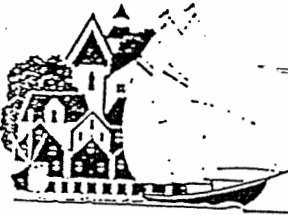
- additions, including porches, verandas, entries, stairways and dormers
- addition or removal of windows or window openings
- changes to the openings for doors or windows
- change in roof pitch or style (including pitch or style of a dormer)
- removal of porches, verandas, entries, stairways, dormers, windows, trim materials of any type, or chimneys
- change in style or design of railing or guards on porches or stairs
- addition of an accessory building

- addition of utilities such as air conditioning units, kitchen vents
- landscaping elements such as stairways which are not connected to the main building
- re shingling of roofs where not required for maintenance, including changes in the type of shingle
- the installation of turf stone (added by motion of Council May 25, 2006)
- the addition of utility structures (added by motion of Council March 27, 2008)

The following shall be considered non-substantial alterations:

- changes in storm windows from painted wood to aluminum
- fences which meet the criteria of the Heritage Conservation District Guidelines
- replacement/repair where no changes are intended
- use of vinyl window inserts if no other changes taking place
- replacement of shingles with clad board with the same exposure, and clad board with shingles
- placement of commercial advertising signs
- items which the Heritage Officer considers to be maintenance (ie. reshingle roof if needed)
- replacement of doors or storm doors with doors which meet the Heritage Conservation Guidelines
- replacement of non-traditional elements with traditional (ie clad concrete steps with wood; shingle a wall now covered in plywood)
- addition of glass doors inside wooden storm doors (added by motion of Council September 28, 2006)
- wooden rain barrels and other minor accessory structures (added by motion of Council November 10, 2006)
- the installation of wooden gutters (September 29, 2009)

ATTACHMENT C



TOWN OF -
LUNENBURG

SCHEDULE "A"

U.N.E.S.C.O. World Heritage Site

DATE REC'D	Nov 20, 2000
DISTRIBUTED TO	HAC Maddy, Ben
COPIES	80
FILE	Council Delegation

APPLICATION TO REGISTER AS A MUNICIPAL HERITAGE PROPERTY
IN THE TOWN OF LUNENBURG

Name of Property:

BLUENOSE LODGE

Civic Address:

10 FALKLAND STREET

Present Owner:

ROYANNE SKERRETT

Action Requested by:

ROYANNE SKERRETT

DOCUMENT NO.

5011

MEETING

HAC. Nov 21, 00

EVALUATION CRITERIA:

(Note: Houses built 1940 or later and houses with synthetic (vinyl, aluminum, etc.) siding will not be considered for registration.)

Potential
Points

Points
Awarded by
Committee

15

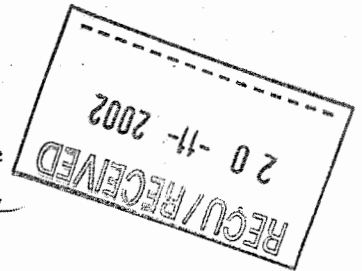
1. Age of Property? (should be pre-1940) approximately 130 years

How was age determined? (attach documents) the Inventory of Historic Buildings (Lunenburg)

15

2. Present Condition of Building (give details) exterior is very well kept. The interior is being upgraded this winter (2002).

Original Intactness (intactness of structure is more important than maintenance condition) (note any changes and when they occurred - estimate if time not known) circumvent 1946 an addition was done to allow room for a restaurant (formerly known as Solomon Sundry).



5

3. Association with Individual(s)?
(has it been in the family for a long
time) present owner has owned
for a 2 years.

5

4. Association with Organization(s) or
Business(s)? (at one time or for a
length of time) The Bluecross Lodge
has run as a B+B since 1946.

5

5. Association with Historic Event(s)?
The Bluecross Lodge is one of the first
buildings built in the New Town. It
is also one of the oldest ones in
Luxemburg and is well known.

6. ARCHITECTURE

35

Architect Notre dames, Italianate Tower

Builder Charles Brown (-----)
5 points

Style, Construction and Design Information
(-----)
25 points

- Unique to the Town (how rare and how
good an example if not rare) The
building is one of a kind and
very prominent.

- Unique to an era of the Town's History
(evolution) first house built in the
New Town. Very located in center
town where new and old town
meet.

- Unique on a Provincial or Federal Perspective One of the oldest forms in Lunenburg

- Other details _____

(-----)
5 points

Describe any unique features on building (eg, widows walk, trim, window shapes, decorative shingling, etc.)

Italianate ~~stone~~ tower, Palladian style doorway, rounded windows on third floor, moldings are heavy bracketed wood moulding, 4 stories including tower

10

7. Importance of Property to Streetscape (comment on how house blends in or stands out on the street)

The ledge is where new and old town Lunenburg meet. It is one of the busiest streets and the building has extreme curb-appeal.

5

8. LANDMARK

Do you consider this property to be a landmark? Why?

Yes, location is great and the building is very prominent

9. ADDITIONAL INFORMATION

5

Is there any other information that you feel is important and should be included that does not fit into a previous category _____

Total
Points

100

Total
Awarded

55 POINTS ARE REQUIRED TO BE DESIGNATED

PHOTOGRAPHS (Minimum 4 - all sides; Maximum 8)

Must show total building, plus doors, windows and details.

ADDITIONAL INFORMATION

Do you know of any other source, ie - book, report, newspaper article or individual that has additional information about this property which may be of interest to the Committee (attach copies if you are able)

Application submitted by: Roxanne Skerrett

Address: 1 Lerone Street, P.O. Box 399

Phone: 634-8851 (O) _____ (H)

Date: November 20, 2002

Home Owners Signature(s): Roxanne Skerrett

a:\peter\heritage.s11

The Bluenose Lodge carriage house was built in the 1880's and is now used as a residence.

#1 Lorne

1883-90



The Bluenose Lodge is one of the most prominent buildings in the NewTown. With its blue, wood shingled, mansard roof; its sharp Gothic dormers ornamented with sawn wooden tracery; and its imposing 4 storey, Italianate tower, it is highly visible at one of the Town's busiest street corners. The tower is particularly interesting. On the first level is a Palladian style doorway with sidelights and a semi-circular fanlight finished with heavy, bracketed hood mouldings. On the second level there is a double, mullioned, round-headed window, and, on the third level, a single, round-headed window, again, each with heavy, moulded entablatures. The truncated hip roof on the fourth or attic level has small gablet dormers on each side. Each level is defined by a bracketed cornice and the decreasing scale of each storey emphasizes the height of the structure. The clapboard wall surface is finished with wide, double bracketed cornerboards and a heavy bracketed fascia which encircles the building under the eaves.

Historic photos and the 1879 BEV reveal that this property was occupied by a 2½ storey, gable roofed house before the present structure was built. The earlier house was built about 1873 for William Morash and is identified in his name on the Church map (c1883). Records suggest that about 1885 the older house was either removed (it may have become the carriage house - see above) or was thoroughly altered into the building that we see today and which is shown with its mansard roof and tower on the 1890 BEV. In 1886, it sold to Charles W. Morash, a prominent merchant/builder who owned it for more than 30 years. In 1921, the property sold to Capt. Carl Kohler. In 1946, it was purchased by Claude Vincent and converted to a lodge. The single storey dining room was added at that time. The Bluenose Lodge has continued in operation since then under several subsequent owners.

#18 Falkland

This was one of the first houses to be built when the NewTown lots first became available in 1862. Falkland St. at that time had an uninterrupted view of the harbour and was an attractive and fashionable location for the building of houses for the Town's wealthy and successful people.

The house was built originally for Joseph Lockhart, a merchant with the firm of Lockhart and Herman, General Importers of Staple and Fancy Goods (see also #6 Lorne), but was sold in 1870, for \$1,700, to James D. Eisenhauer. Eisenhauer was the owner of the prominent waterfront firm of James D. Eisenhauer & Co. (see #138 Montague) and is a notable figure in the history of the Town. A biographical profile from the records of the Presbyterian Church of which he was a parishioner, states that he "was elected to the legislature in 1861, re-elected in 1872 and 1875, and in 1887 was elected to the House of Commons as Federal member for Lunenburg County. He was also a central figure in the construction of the Nova Scotia Central Railway which opened in 1887 and connected Lunenburg with the Town of Middleton, being the major shareholder in the railway company."

The house is a good example of the style sometimes referred to as "Fisherman's Gothic." On its main elevation, facing the street, are three pointed dormers, the central one projecting outward and downward in characteristic Lunenburg fashion, protecting the doorway below. Each dormer has pointed, lancet windows with small panes. The doorway itself has full sidelights and a transom window, and the underside of the projecting dormer is accented by decorative sawn tracery. The clapboard siding is trimmed by wide corner boards which retain their raised, moulded capitals. The balanced facade is completed by two symmetrically placed chimneys. There is an ell at the rear which was added before 1879 (see 1879 BEV).

The house is set back from the street and has a circular pathway leading up to the front steps. It is said that this was the first house in Lunenburg to install electric lights.



Sketch from 1890 BEV



#18 c1862



Sketch from 1890 BEV



#10 1873-85

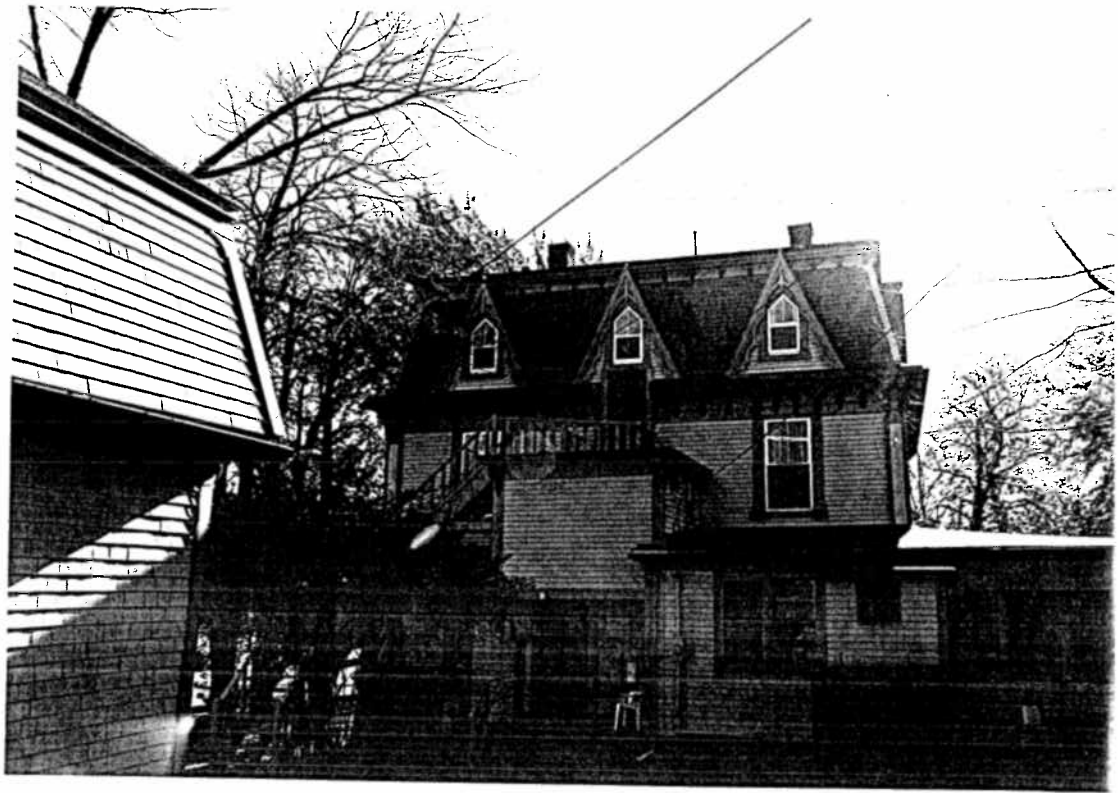
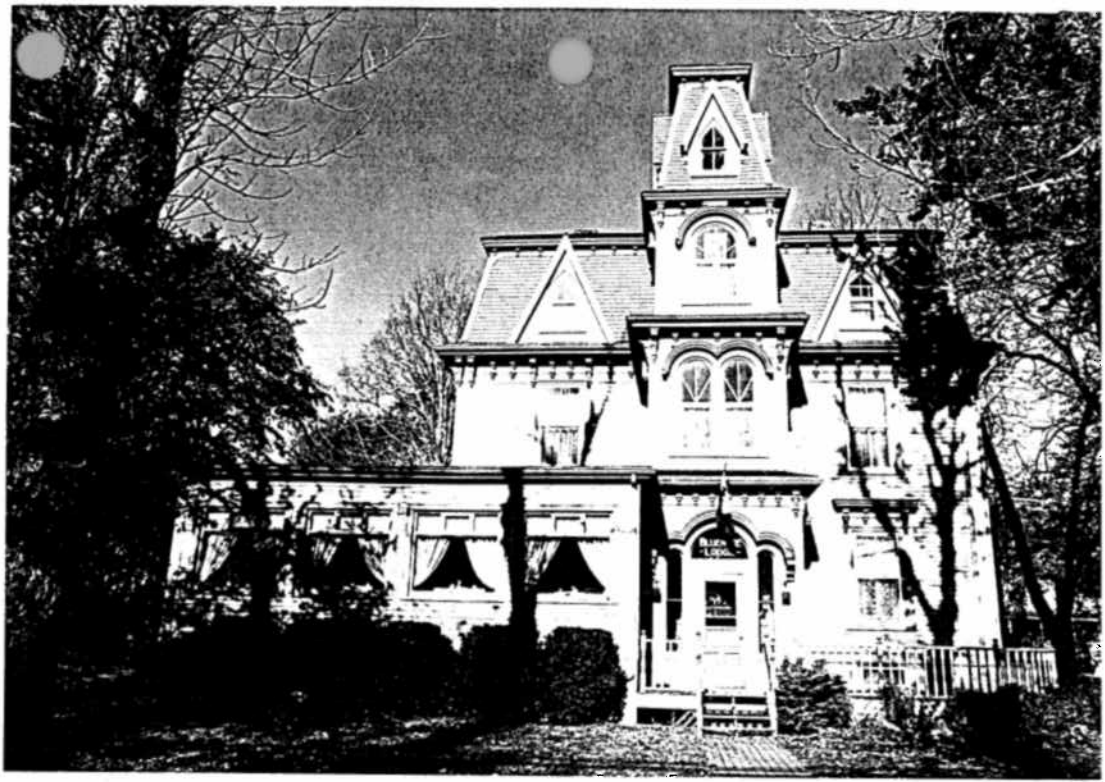
DUFFERIN STREET

FALKLAND STREET

Charles Hewitt,
of Hewitt and
partner, H.W.
at block at #38

Church map
1870's as "Floral
a single Gothic
with projecting
(see 1890 BEV).
is 5 sided with
slightly larger
eave. Bracketed
corner sections and
decorated, bell-cast
cornice part of the
between 1890-93,
of and 2 storey
ing, which in-
was added in
ve been made
each other and
architecturally
ful design.
member, of the

daughter,
Minnie
the first vice-
y on Gallows
53.





Bluenose Lodge, 10 Falkland St
P. 1



Historic Places Initiative Municipal Records

NOTES:

* Mandatory Fields are marked with (*)

Controlled Vocabulary is used for certain fields. Please refer to the Documents and Standards Handbook for examples.

Submission Information

* Submitted By (Name)	Rebecca Kennedy		
* Contact Email	research.lunenburg@ns.sympatico.ca		
Assessment Number			

Identification Attributes

E1	* Unique F/P/T Identifier	37MNS0060		
E2	* Jurisdiction	NS		
E3	* Name of Historic Place	Bluenose Lodge		
E29	Other Name(s)	Other Name Type	Other Name	

Formal Recognition

E6	* Formal Recognition Authority	Local Governments (NS)		
E8	* Formal Recognition Type	Town Heritage Property		
	Formal Recognition Statute	Heritage Property Act		
E9	* Formal Recognition Date (YYYY/MM/DD)	2003/02/27		

Location

E39	* Province/Territory	NS		
E40	Economic Region	Southern Nova Scotia		
E41	District (County)	Lunenburg		
E42	Sub-District (Municipality)	Town of Lunenburg		
E43	Community (Town)	Lunenburg		
E44	Locality (Neighbourhood)	New Town		
E45	Street Number	10		
	Street	Falkland Street		
E47	Cadastral Reference/Land Unit (PID)	60055688		
E48	* Cartographic Identifier (Complete) UTM or Latitude/Longitude	UTM		
		Coordinate Determination	Datum	Zone
				Northing
				Easting
		Latitude/Longitude		
		Coordinate Determination	Datum	Latitude
		digital maps	NAD83	44.378056
				-64.317222

Description

E15	* Description of Boundaries	Bluenose Lodge is located on Falkland Street in Lunenburg's New Town area, with frontage on both Dufferin Street and Lorne Street. The boundaries of this historic place are the legal property boundaries at the time of designation and under the Heritage By-law on the building and land is designated a Municipal Heritage Property.		
E16	* Area of Historic Place (m ²)	900		
E17	* Contributing Resources	Number of Resources	Type of Contributing Resources	
		1	building	
E18	* Original Function Category(ies)	Residence		
E19	* Original Function Type(s)	Single Dwelling		
E49	Current Function Category(s)	Commerce		
E32	Current Function Type(s)	Hotel (Inn)		
E33	Construction Date From (YYYY)	1885		
	Construction Date To (YYYY)	1889		
E34	Significant Dates From (YYYY)			
	Significant Dates To (YYYY)			
E35	Associated (Event/Person/Organization/Architect/Builder)	Associated EPOAB	Description	
		BUILDER	Charles Brown	
		PERSON	Charles W. Morash, Claude Vincent	
E36 & E37	Theme(s)	Theme Category	Theme Type	
		Peopling the Land	settlement	
		Developing Economies	trade and commerce	
E31	Ownership of Historic Place	private		
	Owner Name	Tartan E Distribution Inc.		
	Owner Mailing Address	PO Box 16, Lunenburg, Nova Scotia B0J 2C0		

Statement of Significance

E20	* Description of Historic Place	Bluenose Lodge is a tall, wooden nineteenth century building located on Falkland Street in Lunenburg's New Town area, with frontage on both Dufferin Street and Lorne Street. The immediately noticeable features of the building are the steep mansard roof and gable dormers, the four storey central tower on the front facade, and the large lawn separating the building from the street. Municipal designation extends to both the building and surrounding land.		
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E21	* Heritage Value of Historic Place	<p>Bluenose Lodge is valued for its age, architecture, and as a landmark building in Lunenburg, N.S.'s New Town. Bluenose Lodge is located at a busy crossroads in Lunenburg's New Town area, which was a fashionable new area of development in the late nineteenth century. The house is made more visible by the four-storey front tower with elements of Italianate design. The Lodge also has prominent steep gable dormers, a high mansard roof and large lawn. All of these elements contribute to the height of the building, and make it more impressive for the viewer at ground level. Records suggest the previous building on this property was removed or relocated in 1885; it may have been the carriage house, which is still located behind Bluenose Lodge. By 1890, according to the Bird's Eye View map of that year, the present building had been constructed. At that time, the property was owned by wealthy merchant and builder Charles W. Morash. The Morash family was well known in Lunenburg as builders and carpenters, and built many Lunenburg homes in the late nineteenth century. The property was not resold until 1921, and again in 1946, when it was converted i</p> <p>Source: Notice of Recommendation to Register as a Town Heritage Property, Heritage Designation File 66400-40-60, Tc</p>						
E22	* Character-Defining Elements	<p>The character-defining elements of Bluenose Lodge relate to its location and nineteenth century architecture, including:</p> <p>its location at the foot of Dufferin Street and the beginning of Falkland Street, a major intersection used in travel to and from Lunenburg, and its contribution to both the Falkland Street and Dufferin Street late Victorian streetscape, as well as all elements of Italianate design, including the four storey central tower, with a double mullioned, round-headed window on the second floor, and a single round-headed window on the third floor, a Palladian style doorway with sidelights and a all elements of Second Empire design, including the mansard roof with dormers and a bracketted cornice at both the upper and lower eaves, truncated hip roof on the tower with dormers, and symmetrical placement of windows; all elements borrowed from other nineteenth century design that were fashionable at the time, including the steep gable dormers and tower gablets with pointed windows, the clapboard cladding with wide bracketted cornerboards and a</p>						
Images								
E23	* Image(s)	<p>BluenoseLodge1.jpg BluenoseLodge2.jpg</p>						
E24	* Image Description	<p>Bluenose Lodge, New Town Lunenburg, Falkland Street facade, 2004 Bluenose Lodge, New Town Lunenburg, historic photo, date unknown</p>						
E25	* Image Caption	<p>Falkland Street façade Historic photo, Bluenose Lodge</p>						
E26	* Copyright	<p>Heritage Division, Nova Scotia Department of Tourism, Culture & Heritage, 2004 Heritage Division, Nova Scotia Department of Tourism, Culture & Heritage, 2004</p>						
E27	Misc. Info.	<p>Courtesy of the Fisheries Museum of the Atlantic</p>						
E28	* Image Type	<p>Exterior photo Exterior photo</p>						
Documentation								
E4	* Location of Supporting Documentation	<p>Town of Lunenburg, 119 Cumberland Street, P.O. Box 129, Lunenburg, Nova Scotia, B0J 2C0, FILE 66400-40-60 W. Plaskett, Lunenburg: An Inventory of Historic Buildings (Lunenburg: Lighthouse Press, 1984)</p>						
E30	Cross-Reference to Collection							
E38	Website Link(s)	<table border="1" data-bbox="587 1682 1161 1738"> <thead> <tr> <th data-bbox="587 1682 874 1704">Link Type</th> <th data-bbox="884 1682 1161 1704">Link</th> </tr> </thead> <tbody> <tr> <td data-bbox="587 1704 874 1727">Local Government web site</td> <td data-bbox="884 1704 1161 1727">http://www.explorelnunburg.ca</td> </tr> <tr> <td></td> <td data-bbox="884 1727 1161 1738">http://users.eastlink.ca/~bnoselodge</td> </tr> </tbody> </table>	Link Type	Link	Local Government web site	http://www.explorelnunburg.ca		http://users.eastlink.ca/~bnoselodge
Link Type	Link							
Local Government web site	http://www.explorelnunburg.ca							
	http://users.eastlink.ca/~bnoselodge							
	Website Description	<p>Overview of Lunenburg, including architectural tour and town history provided by the Town of Lunenburg. Details on the current Bluenose Lodge, history, rates and facilities.</p>						
Administration								
E10	* Name of F/P/T Registrar	<p>Meghan Hallett</p>						
	Owner Notification	<p>SENT</p>						
E12	* Owner Response	<p>NA</p>						
	* Contact Email	<p>RegistrarHPI@gov.ns.ca</p>						
Municipal Records Management								
	Memo:	<p>CONSENT - should be okay. Have to talk to owners again.</p>						

Circulated: _____

Document No: 5(e)
Meeting: HAC – July 20, 2020
Circulate To: HAC, Council, BR,
File:

M E M O R A N D U M

TO: TOWN COUNCIL/HERITAGE ADVISORY COMMITTEE
FROM: ARTHUR MACDONALD, HERITAGE MANAGER
DATE: JULY 13, 2020
RE: 111 TOWNSEND STREET – INSTALLATION OF METAL ROOF ON REGISTERED MUNICIPAL HERITAGE PROPERTY

1. FACTS

A. Background

The Town has received an application to install a metal roof at 111 Townsend Street. The St. Andrew's Presbyterian Church is a Registered Municipal Heritage Property. According to the Town's Alteration Guidelines for Municipally Registered Heritage Properties the installation of a new metal roof over an existing asphalt shingle roof would be deemed to be a "Substantial Alterations" requiring the approval of Council and the issuance of a Heritage Permit.

B. Proposal

An application for the metal roof is enclosed for your review (**Attachment "A"**). The subject property is located in the Old Town Heritage Conservation District and is registered as a Municipal Heritage Property. In keeping with the Town's Alteration Guidelines for Municipally Registered Heritage Properties (**Attachment "B"**), the proposal is deemed to be a substantial alteration requiring Council's approval and the issuance of a Heritage Permit. Pursuant to the Heritage Property Act an application for a substantial alteration to a Municipal Heritage Property shall be referred to the Heritage Advisory Committee for comments, and be approved by the municipality. The municipality may grant the application either with or without conditions or may refuse it.

Upon review of the building's "Statement of Significance" (**Attachment "C"**) the proposed installation of the metal roof would not have a significant impact on the building's character-defining elements. The existing asphalt roof is not defined as a character-defining element of the building.

The installation will cover all roof surfaces with the exception of the bell tower. The installation is required to repair a leak over the organ area. If everything goes well and there are sufficient funds in the future, the church intends to install a metal roof over the bell tower as well. The textured charcoal colour is the closest metal colour available that would be in keeping with the colour of the asphalt shingles located on the bell tower.

In addition they plan on installing a snow/ice guard roughly 8 inches from the fascia board so large slabs of ice and snow cannot fall off the roof without being broken up before they hit the sidewalk or surrounding yard.

The application has also been sent to the Fire Chief as well as the Town's Fire Inspector for comments. Both have advised that they have no issues with the installation of the metal roof on the St. Andrew's Presbyterian Church.

2. ISSUES AND OPTIONS

The municipality may grant the application either with or without conditions or may refuse it.

3. FINANCIAL IMPACT

There are no direct financial impacts to the Town with regards to this application.

4. STRATEGIC PLAN RELEVANCE

This project is in keeping with:

Strategic Plan Goal #1E – Fostering Lunenburg's development as a cultural hub;

5. RECOMMENDATION AND DRAFT MOTION

It is recommended that Council approved the issuance of a Heritage Permit for the metal roof at 111 Townsend Street with the following conditions:

- 1) Provided the metal roof has narrow spacing between ribs - spacing between ribs shall not exceed 18 inches;
- 2) Provided the metal roof has a medium tone matte colour as submitted in the application and attached;
- 3) Provided a snow-ice guard is installed along the bottom of the roof's slope in proximity to the fascia board to control large slabs of ice and snow from falling off the roof; and
- 4) Provided the installation shall be complete and consistent throughout with the exception of the bell tower which is excluded from the application.

Motion: Moved by _____, Seconded by _____ that Council approves the issuance of a Heritage Permit for the installation of a metal roof at 111 Townsend Street with the following conditions:

- 1) Provided the metal roof has narrow spacing between ribs - spacing between ribs shall not exceed 18 inches;
- 2) Provided the metal roof has a medium tone matte colour as submitted in the application and attached;
- 3) Provided a snow-ice guard is installed along the bottom of the roof's slope in proximity to the fascia board to control large slabs of ice and snow from falling off the roof; and
- 4) Provided the installation shall be complete and consistent throughout with the exception of the bell tower which is excluded from the application.

ATTACHMENTS:

- A. 111 Townsend Street – Application for a Metal Roof
- B. Alteration Guidelines for Municipally Registered Heritage Properties
- C. 111 Townsend Street – Statement of Significance, Municipal Heritage Property

Acknowledged by:

Bea Renton
Town Manager/Clerk



TOWN OF LUNENBURG
HERITAGE, DEVELOPMENT PERMIT AND ENCROACHMENT LICENSE APPLICATION FORM

Date: July 10/2020
Civic Address: 111 Townsend Street Lunenburg.

PID: _____ ZONE: _____ HCD ARCH CONTRL MuDesHER

Applicant Information:

Name: St. Andrews Presbyterian Church.
Mailing Address: Box #218, 111 Townsend Street Lunenburg. B0J 2C0
Telephone: _____ Cell: _____ Fax: _____
Email: _____

Property Owner Information: Same as applicant/owner

Name: Property Co-Chair Gordon Wright
Mailing Address: Box 1574 397 Green Street Lunenburg N.S. B0J 2C0
Telephone: 902-634-4502 Cell: 902-298-2703 Fax: -
Email: MPGORDONWRIGHT@G-MAIL.COM (call lower case)

Proposed Use and Construction:

Current use:
 Single-unit dwelling Describe: _____
 Multiple occupancy Describe: _____
 Commercial Describe: _____
 Institutional Describe: Presbyterian Church
 Other Describe: _____

Proposed use:
 No change
 Change to _____

Proposed scope of project:

- To install metal roof over main body + choir + office addition of main building.
- 28 Gauge Textured ABM Profile Panel, a heavy gauge metal panel that will be applied with non glare matte finish (Charcoal color) Since leaks are appearing in existing roof we will install main roof first and then consider bell tower roof at later date.

Contractor Information:

Same as applicant; or

Name: Walls Metal Roofing Telephone: 902-298-3022

Email: joe@wallsmetalroofing.com Cell: 1-902-956-9288

Documentation attached:

- Site Plan showing distances to lot lines
- Photograph of existing conditions
- Elevation drawings
- Other _____

Permits/Fees:

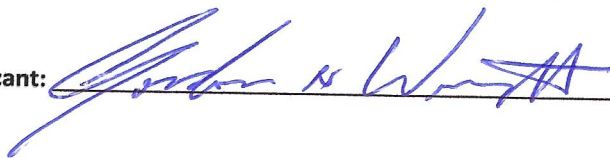
- Old Town Heritage Certificate of Appropriateness (free)
- Heritage Permit (free)
- Development Permit (free)
- Encroachment License (\$100.00)
- Indemnification Agreement for a portable/sandwich board sign

Applicant Declaration:

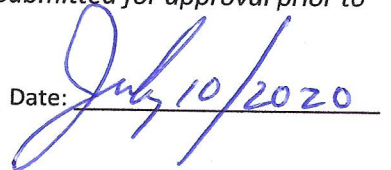
I solemnly declare:

1. That I am the authorized agent of the owner/the owner named in this application for a permit.
2. If the owner is a corporation or partnership, I have the authority to sign for the corporation or partnership.
3. That the plans and specifications submitted are prepared for the construction or alteration of the building or buildings described.
4. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge and made with a full knowledge of the circumstances connected with the same.
5. It is clearly understood by the undersigned that this is only an application and does not authorize the applicant to proceed with any work until all required permits are issued.
6. It is clearly understood by the undersigned that the changes in the design must be submitted for approval prior to construction.

Signature of Authorized Applicant: _____



Date: _____



OFFICE USE ONLY

Permits required for this project:

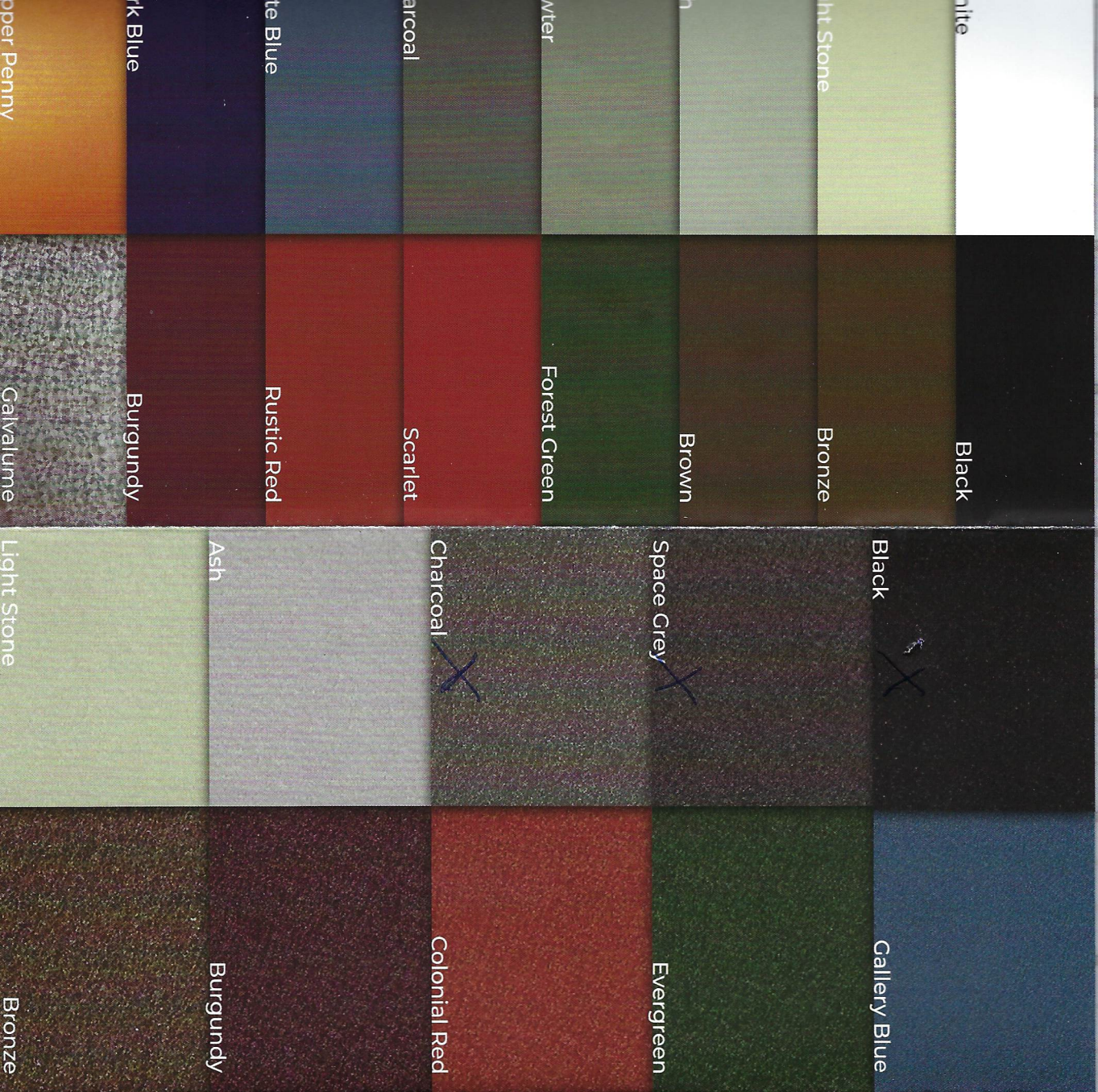
- Development Permit
- Encroachment License (GEMC \$100.00)
- Indemnification agreement for a portable/sandwich board sign
- Heritage Permit
- Old Town Certificate of Appropriateness
- Building Permit (under separate application)

Glossy

- Versatile 28 Gauge Steel
- 40 year color warranty

Textured

- Premium 26 Gauge Steel
- 40 year color warranty



Metal Sales

Now offering Metal Roofing Packages to home owners and contractors

Metal Roofing Package Includes:

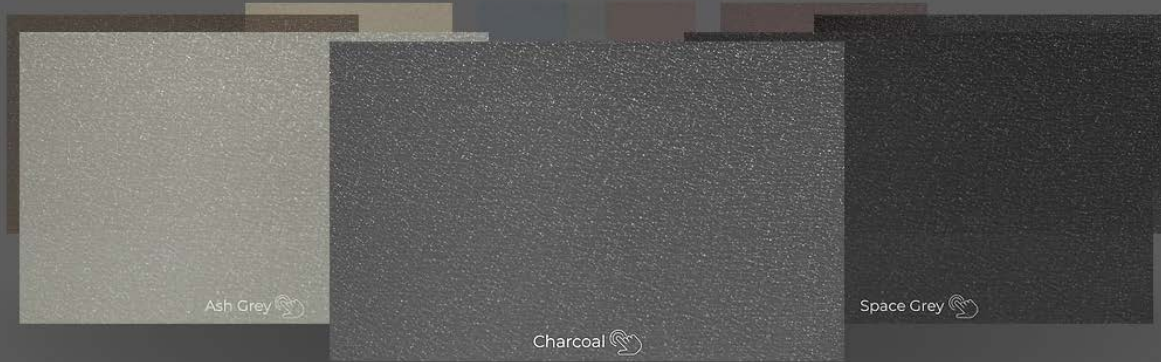
- Roofing Panels
- Metal Trims/Flashing
- Fasteners
- Strapping
- Rubber Boot Flashing
- Foam Closures
- Caulking



Delivery Available

26 Gauge Galvalume or Galvanized

*We strive to make our colour charts as accurate as possible, but they are not guaranteed. For 100% colour accuracy, please visit our showroom.



Charcoal Matte colour -The texture charcoal

ATTACHMENT B
Alteration Guidelines for Municipally Registered Heritage Properties
Town of Lunenburg
As Recommended by HAC and Approved by Council February 13, 2006

1.0 Scope

These guidelines apply to all municipally registered heritage properties in the Town of Lunenburg, whether located outside of or inside the Heritage Conservation District.

2.0 Background

The Heritage Property Act allows municipalities to identify and protect structures of heritage significance. The Lunenburg Heritage Advisory Committee, established in March of 1981, has registered sixty-one (61) properties following a request from the owner and investigation by the Heritage Advisory Committee. These properties are located throughout Town, including within the Heritage Conservation District. The adoption of the Heritage Conservation Plan and By-law in 2000 effectively registered all of the buildings within the Heritage Conservation District, so further individual registrations within the Heritage Conservation District are not possible.

For those individually registered properties within the District, both a Heritage Permit and a Certificate of Appropriateness issued under the Heritage Conservation By-law are required for any external alterations.

3.0 Process

All applications to alter a registered heritage property shall made to the Heritage Officer, who will review each application and determine whether the proposed change is a substantial or non-substantial alteration. If the Heritage Officer is unable to determine whether a proposed change is substantial or non-substantial, the application shall follow the process for a substantial change.

If the proposed changes are determined by the Heritage Officer to be non-substantial, the Heritage Officer will send a letter to the applicant advising that a Heritage Permit is not required.

If the proposed changes are determined to be substantial, a report will be prepared by the Heritage Officer for consideration by the Heritage Advisory Committee and recommendation to Council.

4.0 Substantial and Non-Substantial Alterations

For clarity, both substantial and non-substantial alterations are listed. Any non-substantial alteration must meet the criteria of the Heritage Conservation District Guidelines.

The following shall be considered substantial alterations:

- additions, including porches, verandas, entries, stairways and dormers
- addition or removal of windows or window openings
- changes to the openings for doors or windows
- change in roof pitch or style (including pitch or style of a dormer)
- removal of porches, verandas, entries, stairways, dormers, windows, trim materials of any type, or chimneys
- change in style or design of railing or guards on porches or stairs
- addition of an accessory building

- addition of utilities such as air conditioning units, kitchen vents
- landscaping elements such as stairways which are not connected to the main building
- re shingling of roofs where not required for maintenance, including changes in the type of shingle
- the installation of turf stone (added by motion of Council May 25, 2006)
- the addition of utility structures (added by motion of Council March 27, 2008)

The following shall be considered non-substantial alterations:

- changes in storm windows from painted wood to aluminum
- fences which meet the criteria of the Heritage Conservation District Guidelines
- replacement/repair where no changes are intended
- use of vinyl window inserts if no other changes taking place
- replacement of shingles with clad board with the same exposure, and clad board with shingles
- placement of commercial advertising signs
- items which the Heritage Officer considers to be maintenance (ie. reshingle roof if needed)
- replacement of doors or storm doors with doors which meet the Heritage Conservation Guidelines
- replacement of non-traditional elements with traditional (ie clad concrete steps with wood; shingle a wall now covered in plywood)
- addition of glass doors inside wooden storm doors (added by motion of Council September 28, 2006)
- wooden rain barrels and other minor accessory structures (added by motion of Council November 10, 2006)
- the installation of wooden gutters (September 29, 2009)

ATTACHMENT C

St. Andrew's Presbyterian Church

111 Townsend Street, Lunenburg, Nova Scotia, B0J, Canada

Formally Recognized: 1990/04/26



rear façade



Front and Side Elevations

OTHER NAME(S)

n/a

LINKS AND DOCUMENTS

[Overview of Lunenburg, including architectural tour and town history provided by the Town of Lunenburg.](#)

CONSTRUCTION DATE(S)

1828/01/01 to 1828/12/31

LISTED ON THE CANADIAN REGISTER: 2004/10/07

STATEMENT OF SIGNIFICANCE

DESCRIPTION OF HISTORIC PLACE

St. Andrew's Presbyterian Church is located on the corner of Townsend and King Streets in Old Town Lunenburg, NS. Built in 1828, it is a neo-gothic structure, clad in clapboard, with a prominent steeple and with the

side of the nave flush with the street line. The property is located within a designated municipal heritage district and municipal designation includes the building and surrounding property.

HERITAGE VALUE

St. Andrew's Presbyterian Church is valued as the home of the oldest Presbyterian congregation in Canada, as well as being a fine example of nineteenth century ecclesiastical neo-gothic architecture. Built in 1828 it replaced an earlier church that was built on the same site. St. Andrew's is a prominent landmark in the centre of Old Town Lunenburg; the church's importance is demonstrated by its location adjacent to an area designated by the original 1753 town plans as the institutional core of the town, with the town hall, courthouse and Anglican church.

In 1879, the church was substantially renovated: it was lengthened to 83 feet, broadened to 40 feet and the spire's height was increased to 118 feet. In 1909, further renovations were carried out on the interior and the church was renovated to its present Gothic Revival/High Victorian Gothic style, which is typical of Lunenburg churches and adds to its value as a Lunenburg landmark. At this time, the chancel on the eastern end of the building was constructed.

Source: Notice of Recommendation to Register as a Town Heritage Property, Heritage Designation File 66400-40-12, Town of Lunenburg

CHARACTER-DEFINING ELEMENTS

Character-defining elements relate to the prominence of St. Andrew's Presbyterian Church in Lunenburg, as well as the neo-Gothic architecture, including:

- elements relating to the prominence of the church and congregation in Lunenburg, including a central location adjacent to the institutional area of Old Town Lunenburg as originally laid out in Old Town Lunenburg's 1753 plans, and landmark status, accentuated by a tall central tower with small, paired gablets on each side that support the 118 ft. spire; each gablet sheltering a hooded louvre window;
- elements relating to the neo-Gothic architecture of the church, including a steep gable roof over the nave, with a chancel at the rear of the nave, a row of six gothic hooded windows with stained glass along the nave, the arched and hooded ornamentation on the doors and windows of the tower, matching the nave windows, large three-paned central window with gothic-style tracery on the tower, also with a hooded arch, and fully hipped bell cast gable roof over the nave, with an end gable over the three-sided end chancel;
- elements that are typical of Old Town Lunenburg nineteenth century architecture including white clapboard cladding, with wide corner boards and frieze under the eaves in black trim, and the entrances in the central tower, and to the sides of the tower in the adjacent porch area, located close to the street.

RECOGNITION

JURISDICTION

Nova Scotia

RECOGNITION AUTHORITY

Local Governments (NS)

RECOGNITION STATUTE

Heritage Property Act

RECOGNITION TYPE

Municipally Registered Property

RECOGNITION DATE

1990/04/26

 **HISTORICAL INFORMATION**

SIGNIFICANT DATE(S)

n/a

THEME - CATEGORY AND TYPE

Building Social and Community Life

Religious Institutions

FUNCTION - CATEGORY AND TYPE

CURRENT

Religion, Ritual and Funeral

Religious Facility or Place of Worship

HISTORIC

ARCHITECT / DESIGNER

n/a

BUILDER

n/a

 **ADDITIONAL INFORMATION**

LOCATION OF SUPPORTING DOCUMENTATION

Town of Lunenburg, 119 Cumberland Street, P.O. Box 129, Lunenburg, Nova Scotia, B0J 2C0

CROSS-REFERENCE TO COLLECTION

FED/PROV/TERR IDENTIFIER

37MNS0012

STATUS

Published

Document No:
Meeting: July 20, 2020
Circulate: BR, HM
File:

MEMORANDUM

TO: HERITAGE ADVISORY COMMITTEE - TOWN COUNCIL

FROM: HERITAGE MANAGER

DATE: JUNE 16, 2020

RE: CONSIDERATION OF REVISED HCD BACKGROUND STUDY AND REVIEW OF THE TRIGGERS FOR PUBLIC HEARINGS

1. FACTS

On April 20, 2020 the HAC requested a review of the Heritage Conservation District (HCD) Background Study as reflected in the minutes below:

The Heritage Manager agreed to conduct a review of the HCD Background Study and bring back to the next HAC meeting, with a view to potentially amending the study and re-submitting to Council and the Province.

The intent of the review was to consider the expansion of the proposed HCD boundaries to include lands surrounding Front Harbour and lands of the Lunenburg Golf Course.

During the Public Participation Meeting of October 15th, 2019 Jane Ritcey and Martin Salvador noted the following as recorded in the minutes:

- Jane Ritcey, Blockhouse Hill Road, asked if there were ways to protect the working waterfront if the entire shoreline is not within the Heritage Conservation District. Ms. Ritcey would prefer to see the entire waterfront, from Old Town to the Bluenose Golf Course included as one uninterrupted area to protect the overall aesthetic.
- Martin Salvador, Salt Shaker Deli, Montague Street, asked why the Lunenburg Foundry lands were not on the proposed new Heritage Conservation District Map. The HM explained that the additional areas were the two Architectural Control Areas identified in the Municipal Planning Strategy and Land Use Bylaw (LUB), with the addition of the island off ABCO property and 17 Tannery Road, the Old New Town School. These areas were identified in the approved March 2018 Background Study.

The following excerpt was also recorded in the minutes:

Committee members agreed by consensus that they will look again at expanding the Heritage Conservation District to include more than the original District and the architectural control areas.

During the Public Participation Meeting of October 19th, 2019 Committee member Stephen Ernst noted the following as recorded in the minutes:

- Regarding the proposed Heritage Conservation District Map: Mr. Ernst commented that gaps along the waterfront were discussed at the October 15th meeting, and the Committee will be re-looking at it for consideration.

Excerpts from the HAC Report of November 18th, 2019 regarding the District's boundaries are attached in **Attachment I** for information.

On May 26th, 2020 Council referred a request to remove 82 Kempt Street from the HCD as reflected in their motion below:

Motion: moved and seconded to refer the letter of request dated May 1, 2020 (Schedule "F") to the Heritage Advisory Committee to consider as part of the Heritage Conservation District Plan and Bylaw Review. Motion carried.

On February 11, 2020 Council passed the following motion:

Motion: moved by Councillor Risser, seconded by Councillor Mosher to defer further consideration of a draft revised Heritage Conservation District Plan and Bylaw until such time as the draft Municipal Planning Strategy, Land Use Bylaw and Subdivision Bylaw are prepared by Project Lunenburg. Motion carried.

Staff believes this motion's intent was to defer further consideration by Council on the draft revised HCD Plan and By-law until such time as the draft Municipal Planning Strategy, Land Use Bylaw and Subdivision Bylaw are prepared by Project Lunenburg so that we can ensure that they are compatible with one another. Council may wish to provide clarity if it was their intention to freeze the HAC review. The development and approval of a new Background Study will take 6-12 months, and further amendments to the HCD Plan and By-law to implement the concepts of the Background Study will require an additional 6-12 months as well as a new Public Participation Meeting. In light of this it is recommended that the HAC continue its review and that Council considers the merits of approving a new Background Study if the proposed boundaries are altered.

Staff is seeking the direction of Council with regards to defining the HCD boundaries. The Background Study is the mechanism where the rationale for the district boundaries are defined. Therefore, in order to undertake a revised Background Study, staff needs to know Council's wishes with regard to the District's boundaries. The HAC's role is to provide advice to Council. Council may

accept the advice of the HAC or decide to proceed with an alternant boundary proposal. Ultimately, the approval of the Background Study rests with Council.

The first part of this report attempts to address two (2) questions.

- 1) What is Council's wishes with regards to the proposed HCD boundaries?
- 2) What are the level of controls for each Area of the HCD?

The second half of this report reviews the triggers for public hearings. This review attempts to reduce the number of applications requiring Council's approval through the Public Hearing process.

Some applications will continue to require Council's approval by provincial statute such as:

- Registration of new Municipal Heritage Properties;
- Substantial alterations to registered Municipal Heritage Properties;
- Demolitions of registered Municipal Heritage Properties;
- Demolition of Structures in the HCD where a Certificate of Appropriateness is required for their demolition or removal;
- Amendments to Heritage Policies or the HCD Plan and/or By-law, including any amendments to their schedules such as the HCD Map;
- Any development proposal that requires a public hearing according to the HCD Plan and By-law;

We can reduce the number of applications requiring Council's approval through the Public Hearing process in the proposed HCD Plan and By-law. This is the focus of the second half of this report.

Once Council has defined the proposed HCD boundaries and the level of controls, staff will undertake the Background Report. Once the Background Report has been approved by Council, staff will initiate amendments to the draft HCD Plan and By-law to reflect the changes and to ensure compatibility with the Town's Comprehensive Community Plan (CCP). The HAC will then review the revised draft HCD Plan and By-law and hold a new Public Participation Meeting with the hopes of making a recommendation to Council to proceed to the public hearing stage.

2. ISSUES AND OPTIONS ANALYSIS

A Background Study for the revised Heritage Conservation District (HCD) Plan and By-law was approved by Council on March 27th, 2018 and subsequently Council was notified by Communities, Culture and Heritage on May 17, 2018 that no further studies would be required. The 2018 Background Study is available at https://www.explorelunenburg.ca/images/HCD_Background_Study_Lunenburg.pdf

In line with the adopted Public Participation Program, the Heritage Advisory Committee held two public participation meetings on October 15th and 21st, 2019.

One of the reoccurring themes of these public meetings suggested the expansion of the District along Falkland Street, Lower Street, Linden Avenue and the Tannery Road area; and lands surrounding the Front Harbour, including lands of the Lunenburg Golf Course.

It is important to note that Council has a current Municipal Planning Strategy (MPS) Policy regarding the expansion of the HCD as outlined below:

“POLICIES

It shall be the policy of Council to:

...

Future Expansion of Heritage Conservation District

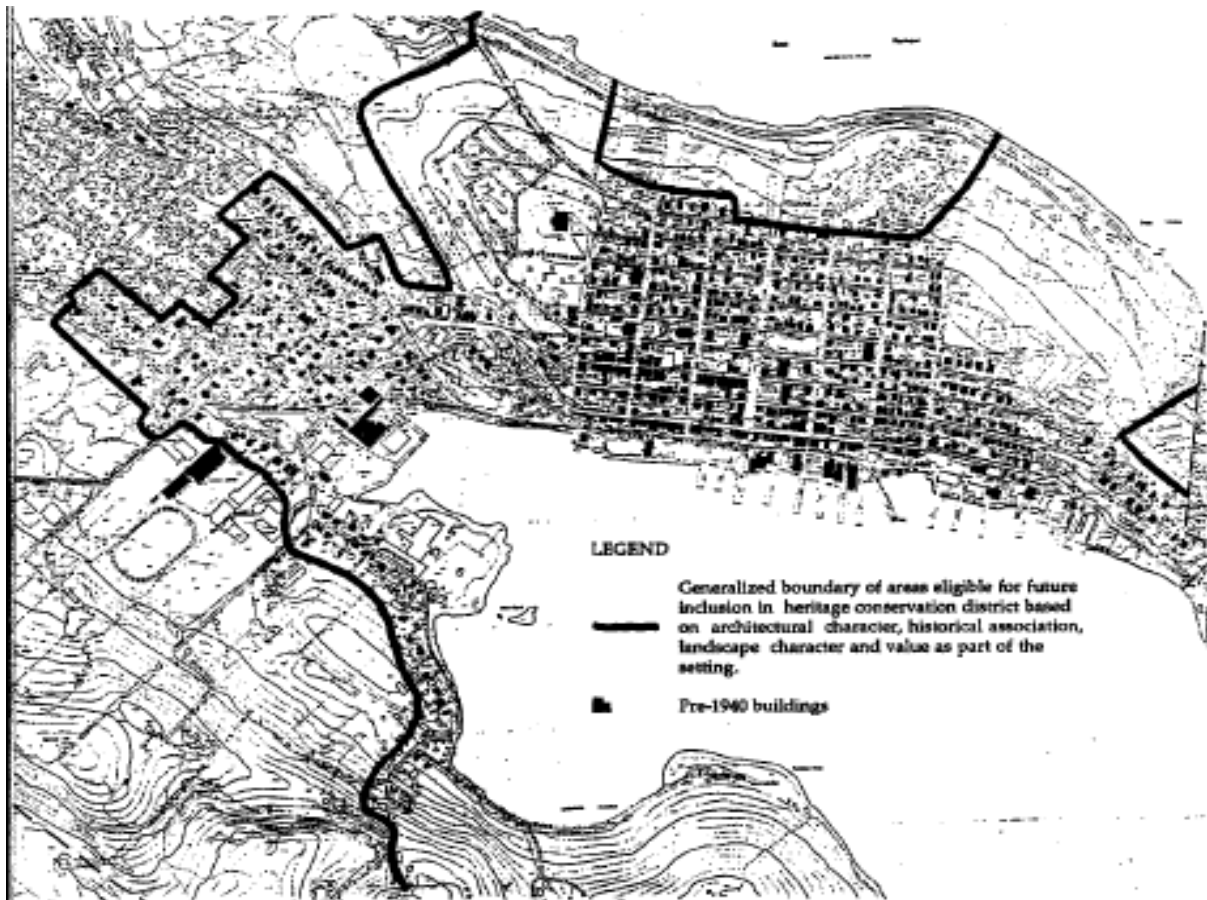
10.6 consider the future expansion of the heritage conservation district outside of the Old Town to include other historically and architecturally significant areas including the Falkland Street, Dufferin Street, and Tannery Road architectural control areas, the remainder of the historic New Town and adjacent parts of Green Street, and the eastward extension of Pelham Street. The inclusion of such areas shall be preceded by background studies and public consultation, as required by sections 6 and 7 of the Regulations for Heritage Conservation Districts and shall be governed by the applicable policies of the conservation plan.”

The current HCD Plan also has a policy regarding the expansion of the District as outlined below:

“3.4 Future inclusion of other historically and architecturally significant areas.

It shall be the intention of Council to consider the future expansion of the heritage conservation district outside of the Old Town to include other historically and architecturally significant areas including the Falkland Street, Dufferin Street and Tannery Road architectural control areas designated under the Municipal Planning Strategy and Land Use Bylaw, the remainder of the historic New Town and adjacent parts of Green Street, and the eastward extension of Pelham Street out to the Town boundary. The inclusion of such areas shall be preceded by background studies and public consultation, as required by sections 6 and 7 of the Regulations for Heritage Conservation Districts. A generalized indication of the possible future extent of the heritage conservation district is shown on Map 2A.”

For convenience sake, Map 2A is provided below:



MAP 2A

POSSIBLE FUTURE HERITAGE CONSERVATION DISTRICT AND PRE-1940 BUILDINGS

Scale 1: 9920 (1 inch = 825') January 2000

43

Question 1: District Boundaries

It is difficult for staff to determine the wishes of Council regarding the boundaries of the proposed District and staff is seeking Council's direction. The issues arising from the inclusion of Front Harbour lands is compounded by Council's resent decision to remove six (6) ABCO's properties from the Architectural Control Area (May 5, 2020). This issue is further compounded by Council's referral of the request to remove 82 Kempt Street from the HCD.

For the HAC to provide advice to Council it might be helpful to break the boundary concepts into sections. Please refer to Question 2 “Levels of Control” for reference to the control levels suggested the in table below:

Questions:	Yes	No	Control Level
Should the UNESCO World Heritage Site (WHS) be included in the HCD?	Yes	No	1
Should the Architectural Control Area of the Town’s MPS Future Land Use Map be included in the HCD?	Yes	No	1 or 2
Should Linden Avenue and Lower Street be included in the HCD?	Yes	No	1 or 2
Should the waterfront lands of Lunenburg Foundry be included in the HCD?	Yes	No	2
Should the waterfront lands of ABCO be included in the HCD?	Yes	No	2
Should lands west of WHS be included in HCD?	Yes	No	1 or 2
Should lands north of WHS be included in HCD?	Yes	No	1 or 2
Should lands east of WHS be included in HCD?	Yes	No	1 or 2
Should portions of the Lunenburg Golf Course be included in the HCD?	Yes	No	3

To help members of the HAC and Council to visualize the areas there are four Maps; Map 1 (**Attachment A**), Map 2 (**Attachment B**), Map 3 (**Attachment C**) and Map 4 (**Attachment D**), to use as a reference. Map 1 shows Area 1 as the UNESCO Site, Map 2 shows Area 1 as the existing HCD with the two Architectural Control Areas; Map 3 shows Area 1 as the existing HCD with the lands of Blockhouse Hill removed along the eastern side of the District, and does not include the Foundry lands nor the 6 ABCO properties in Area 2; and Map 4 shows the HCD with a portion of lands along the eastern side (Blockhouse Hill - 82 Kempt Street) removed and the two Architectural Control Areas included with Lot A1 Dufferin Street and the 6 ABCO lots removed.

Question 2: Area 1, 2 & 3 – Levels of Control:

ABCO’s Public Hearing of May 5th, 2020 acknowledged a conflict of ideologies associated with the waterfront lands. One based upon “no architectural controls”. The other suggesting “architectural controls” around Front Harbour, including lands of the Golf Course.

Participants during the Public Hearing suggested a desire to have a certain level of architectural controls without causing time delays associated with amendments or triggers for public hearings, particularly with regards to waterfront lands.

This report attempts to provide a path forward and suggests three (3) Heritage Conservation Areas with three different levels of control as shown in Map 1 - **Attachment A**, Map 2 – **Attachment B** and Map 3 – **Attachment C**. A suggestion on the levels of controls is outlined in the Table in **Attachment E**. Note a fourth map has been included as **Attachment D** – Map 4 with just one level of control.

With regards to the three (3) Areas, each area may have different levels of architectural controls. For example, the range of architectural controls could be as shown in **Attachment E**, with Level 1 being the strongest level of controls, requiring all developments to comply with the provisions of the HCD By-law including the Design Guidelines; Level 2, being a mid-level amount of controls with regards to minimizes impacts on Area 1 with no triggers for public hearings, but still requiring the issuance of a Certificate of Appropriateness (CoA) except for demolitions and removals; and Level 3, with the least amount of controls where works can voluntarily apply for a CoA but is not mandatory and no triggers for public hearings. Where no triggers are provided for public hearings the development proposals would proceed as-of-right provided the requirements of the HCD By-law are complied with.

Council may wish to increase the levels of controls in Area 2 from those proposed in **Attachment E** by incorporating a certain level of Design Guidelines on Area 2 which may be less than those being proposed for Area 1. However, it is recommended that there would be no triggers for public hearings in Area 2 and no requirement for a CoA for demolitions or removals in Area 2 (explained further down in this memo) to enable quick turnaround of permit applications.

Options:

- 1) To keep the existing approved 2018 Heritage Conservation District Background Study District Boundaries and proceed with the development of the HCD Plan and By-law; or
- 2) To proceed with the development of a new Background Study with the possibility of incorporating a version of the three (3) Areas (may be two (2) Areas if Council wishes not to include Area 3) with Level 1, Level 2 or Level 3 controls as outlined in the proposed motions or, alternatively, a different level of control(s) (This option is in reference to Map 1, 2 and 3); or
- 3) To proceed with the development of a new Background Study with Attachment D - Map 4. (This option does not incorporate different levels of controls but could develop different levels for the three areas identified on Map 4 if Council wishes);

Staff is seeking the Committee's opinions in order to inform Council. Ultimately Council is required to approve the Background Study which provides the rationale for the District's boundaries and their direction is required in order to undertake the study.

If Council wishes to entertain Option 2, it is recommended that Council advise staff as to the areas to be incorporated into the HCD and advise as to the level of control they wish to impose on each area.

This ends the section on the District Boundaries and Levels of Control. In an effort to reduce the number of applications to Council the next section deals with the triggers for Public Hearings:

Area 1 Triggers for Public Hearing:

Attachment F outlines the triggers for a Public Hearing. These triggers are aligned with those that are currently established under the current HCD Plan and By-law. In order to minimize Council's approvals and to enable more developments to proceed as-of-right, it is recommended that Council reviews the triggers to see if any of them could be deleted to enable more developments to proceed without Council's approval and without a public hearing delay. It should be pointed out that complete demolitions or removals within a HCD are required by provincial statute to have a public hearing prior to Council's approval if the Plan and By-law requires them to have a Certificate of Appropriateness (CoA). Section 19F of the Heritage Property Act is attached in **Attachment H**. An alternative could be not to require a Certificate of Appropriateness (CoA) for demolitions or removals in Area 2. By not requiring a Certificate, Section 19F requirement for a public hearing would not apply. A Demolition Permit from the Building Official would still be required. This is the recommended course of action for Area 2.

In addition, the percentage of partial demolitions may be specified by Council for Area 1. Therefore, the percentages as outlined in 4.3 (1) – see **Attachment G**, may be increased to reduce the potential number of applications requiring Council's permission through the public hearing process. Council may wish not to have any public hearings triggers in all areas, including Area 1 if they wish.

In light of Project Lunenburg, and the goal of increasing the number of dwelling units, new residential dwellings should be able to proceed as-of-right provided the provisions of the HCD are complied with. Currently new dwellings greater than 2 units requires Council's approval through the public hearing process. Council should also enable new Waterfront Buildings (Industrial Buildings) to be permitted as-of-right provided the provisions of the HCD are complied with. Council may also wish for new commercial and institutional buildings to be permitted as-of-right. Staff is seeking Council's direction with regards to the triggers for a public hearing. A proposal is attached in **Attachment G** for Council's consideration.

3. FINANCIAL IMPACT

There are no direct financial impacts to the Municipality associated with the HCD boundaries extension, other than possible increase in costs associated with the required notifications, map production and administration costs for a larger HCD area.

4. **STRATEGIC PLAN RELEVANCE**

This project is in keeping with:

Strategic Plan Goal #1 – To enhance appreciation of Lunenburg’s heritage;
Strategic Plan Goal #2 – To promote our UNESCO designation;

5. **RECOMMENDATION AND DRAFT MOTION**

1) It is recommended that Council advise staff as to the areas to be included in the HCD and advise as to the level of controls for each area.

Note: It is not possible to provide a concrete draft motion as to the District’s boundaries as there are so many options available. However, possible motions for consideration are outlined below:

A) Motion for solely the UNESCO World Heritage Site:

Motion: Moved by ____, Seconded by ____ that Council advise staff to draft a Background Study to incorporate solely the UNESCO World Heritage Site in the revised Heritage Conservation District.

B) Motion for Attachment D – Map 4:

Description – the HCD with a portion of lands along the eastern side (Blockhouse Hill - 82 Kempt Street) removed and the two Architectural Control Areas added with Lot A1 Dufferin Street and the six ABCO lots removed.

Motion: Moved by ____, Seconded by ____ that Council advise staff to draft a Background Study to incorporate Attachment D – Map 4 in the revised Heritage Conservation District.

C) Motion for Attachment C – Map 3:

Description – Portion of Blockhouse Hill removed (82 Kempt Street); portions of Linden Avenue and Lower Street added, the two (2) Architectural Control Areas of the MPS added with the exception of Lot 1A Dufferin Street and the six (6) ABCO’s lots, with the Foundry lands not included; and open space area of Golf Course added.

Motion: Moved by ____, Seconded by ____ that council advise staff to draft a Background Study to incorporate Attachment C – Map 3 in the revised Heritage Conservation District.

D) Motion for Attachment B – Map 2:

Description – The entire existing HCD with portions of Linden Avenue and Lower Street added, the two (2) Architectural Control Areas of the MPS added with the exception of Lot 1A Dufferin Street, with the Foundry lands and ABCO lands added; and open space area of Golf Course added.

Motion: Moved by ____, Seconded by ____ that council advise staff to draft a Background Study to incorporate Attachment B – Map 2 in the revised Heritage Conservation District.

E) Motion for Attachment A – Map 1:

Description – The entire existing UNESCO World Heritage Site included with the eastern portion of the HCD removed (Blockhouse Hill) and the northern portion of the HCD removed (northern side of Creighton Street); with the western portion of the HCD added; with portions of Linden Avenue and Lower Street added, with the two (2) Architectural Control Areas of the MPS added with the exception of Lot 1A Dufferin Street, with the Foundry lands and ABCO lands added; and open space area of Golf Course added.

Motion: Moved by ____, Seconded by ____ that council advise staff to draft a Background Study to incorporate Attachment A – Map 1 in the revised Heritage Conservation District.

Note: Of the five proposed motions described above, Staff would be inclined to recommend **Motion B, Motion for Attachment D – Map 4** with only one level of control – Level 1 as outlined in the table below. An alternative staff recommendation would be **Motion C, Motion for Attachment C – Map 3** with three levels of control – Level 1, Level 2 and Level 3 as outlined in the table below.

If Council is in favour of revising the District’s boundaries from those identified in the 2018 Background Study with the concept of the three conservation areas with three levels of control (as shown in the examples provided in Map 1 - Attachment A, Map 2 - Attachment B and Map 3 - Attachment C), staff recommends the following levels of controls.

District Areas with Assigned Levels of Controls:		
Area 1 - Level 1 Controls	Area 2 - Level 2 Controls	Area 3 - Level 3 Controls
Full By-law and Design Guidelines apply – triggers for public hearings apply.	Design Guidelines do not apply or alternatively a mid-level of Design Guidelines – Mandatory Certificate of Appropriateness (CoA) required except for demolitions and removals. Modern designs are permitted provided the work is physically and visually compatible with, subordinate to, and distinguishable from works located in Area 1 and that the character-defining elements of Area 1 are conserved and maintained. The works must not detract from developments in Area 1 or impair any of its heritage value. No triggers for Public Hearings.	No mandatory Certificate of Appropriateness (CoA) required. Design Guidelines do not apply – Only a Policy in Plan to preserve the Open Space Landscape of Kaulbach Head. No By-law restrictions. No triggers for Public Hearings.

Motion: Moved by ____, Seconded by ____ that Council advise staff to draft a Background Study to incorporate three areas within the HCD as shown on Map 1, Map 2 or Map 3 with three levels of Control as outlined in the table above.

Note: The Map reference above would correspond with the one chosen in the first motion above.

- 2) It is recommended that Council advised staff as to the triggers for the public hearing process for Area 1. A staff proposal is attached in **Attachment G** for consideration.

Motion: Moved by _____, Seconded by _____ that Council advise staff to draft the proposed HCD Plan and By-law with Attachment G as the proposed triggers for a public hearing pursuant to the revised HCD Plan and By-law.

Note: It is recommended that there will be no triggers for Public Hearings in Area 2 and Area 3 if Map 1, 2 or 3 are chosen.

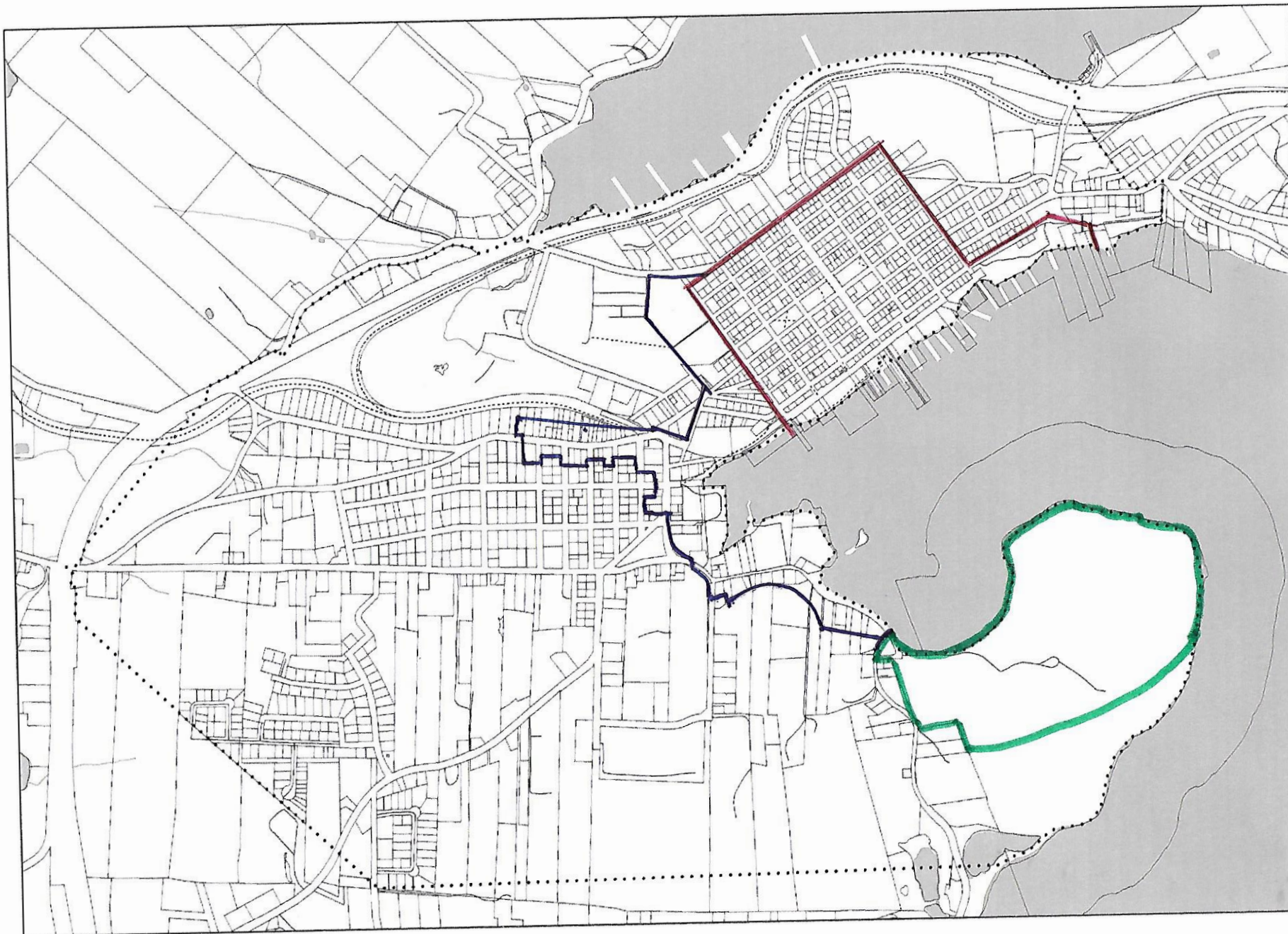
Attachments

- A. Map 1 - Areas 1, 2 and 3;
- B. Map 2 - Areas 1, 2 and 3;
- C. Map 3 - Areas 1, 2 and 3;
- D. Map 4 – Area 1
- E. Levels of Control Table (Example Only);
- F. Triggers for Public Hearing (As proposed in revised HCD Plan and By-law)
- G. Proposed Revised Triggers for Public Hearing for Area 1
- H. Section 19F of the Heritage Property Act
- I. Excerpts from HAC Report of November 18th, 2019

Acknowledged only by:

Bea Renton
Town Manager/Clerk

ATTACHMENT A - MAP 1



UPLAND

63 King Street
Dunbar Station, VA 22902
415.532.8000
uplandva.com

TITLE

Basemap

PROJECT

Project Lunenburg

CLIENT

CREATED BY

REVIEWED BY

APPROVED BY

DATE

4/22/2020

NOTES

••• Town of Lunenburg
Boundary

UNESCO SITE
AREA 1

AREA 2

AREA 3

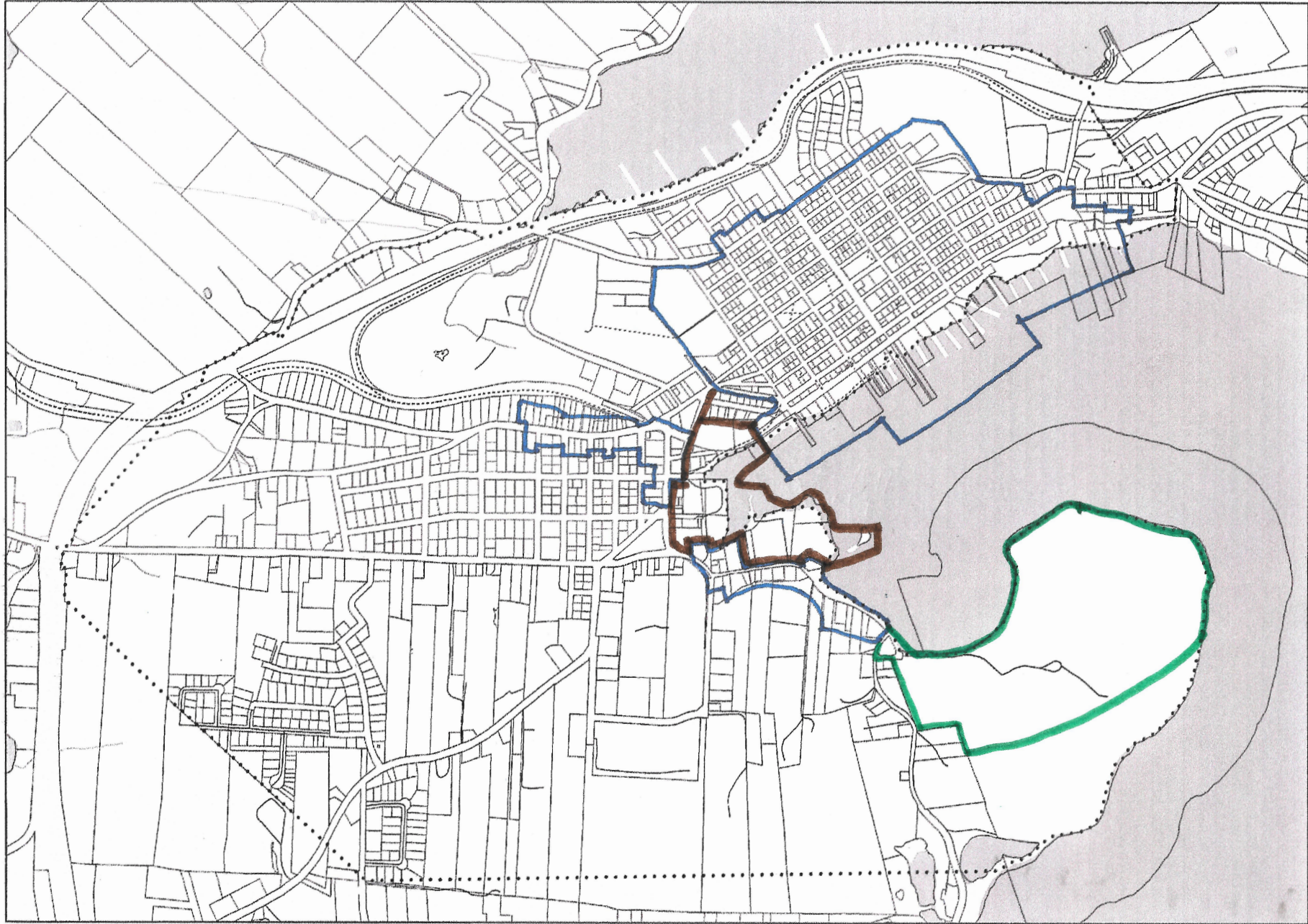
NORTH

SCALE

1 cm = 50 ft



ATTACHMENT B - MAP 2



UPLAND

103 King Street
Dunbar, VA 22827
+1 502 423 0140
upland@do.com

TITLE

Basemap

PROJECT

Project Lunenburg

CLIENT

CREATED BY

REVIEWED BY

APPROVED BY

DATE

4/22/2020

NOTES

••• Town of Lunenburg
Boundary

-  AREA 1
-  AREA 2
-  AREA 3

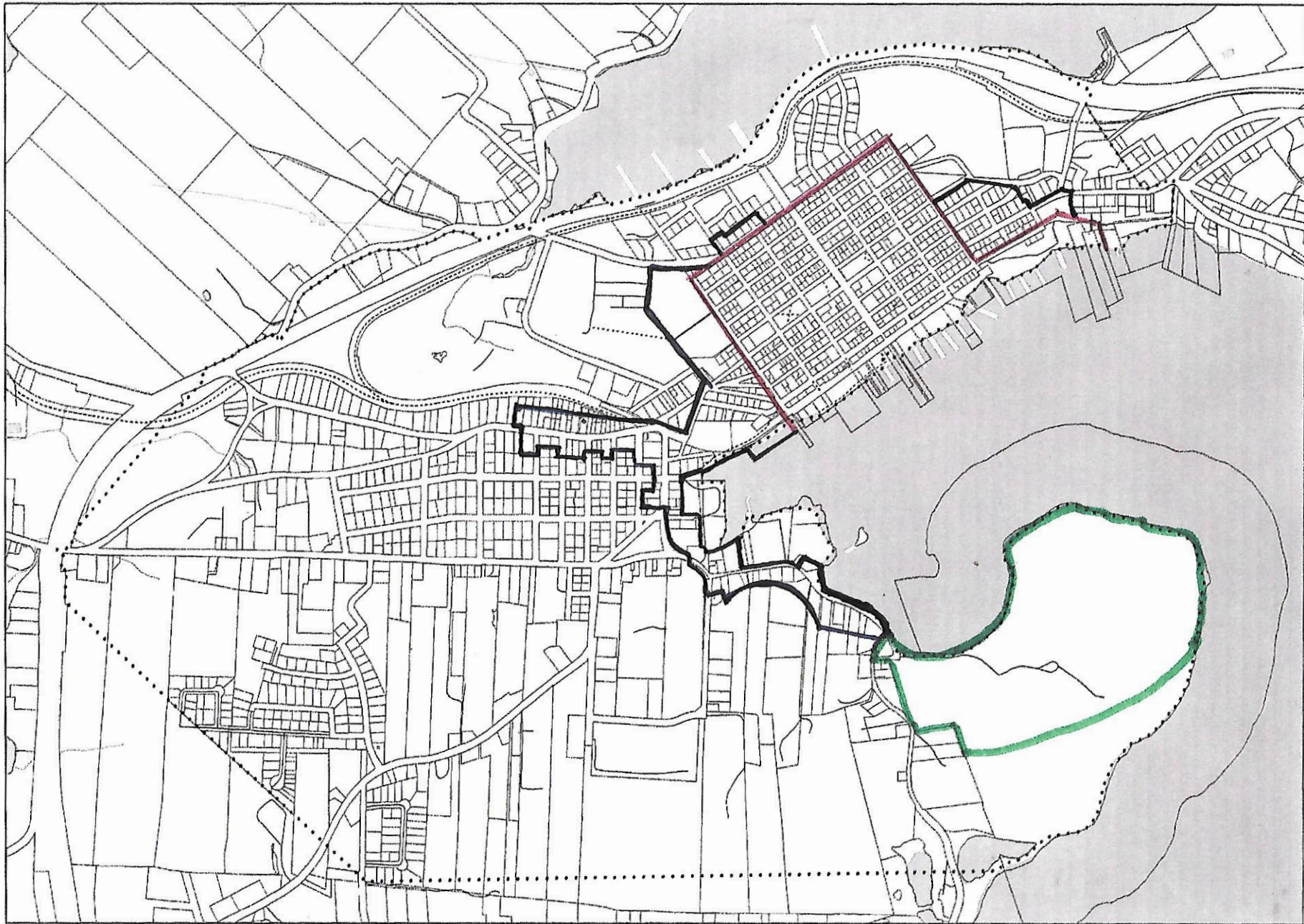
NORTH

SCALE

1 cm = 50 ft

0 50 100

ATTACHMENT C - MAP 3



UPLAND

13 King Street
Lunenburg, VA 22972
Tel: 434-422-2222
www.lunenburgva.gov

TITLE

Basemap

PROJECT

Project Lunenburg

CLIENT

CREATED BY

REVIEWED BY

APPROVED BY

DATE

4/22/2020

NOTES

- Town of Lunenburg Boundary
- Boundary

UNESCO SITE AREA 1

AREA 2

AREA 3

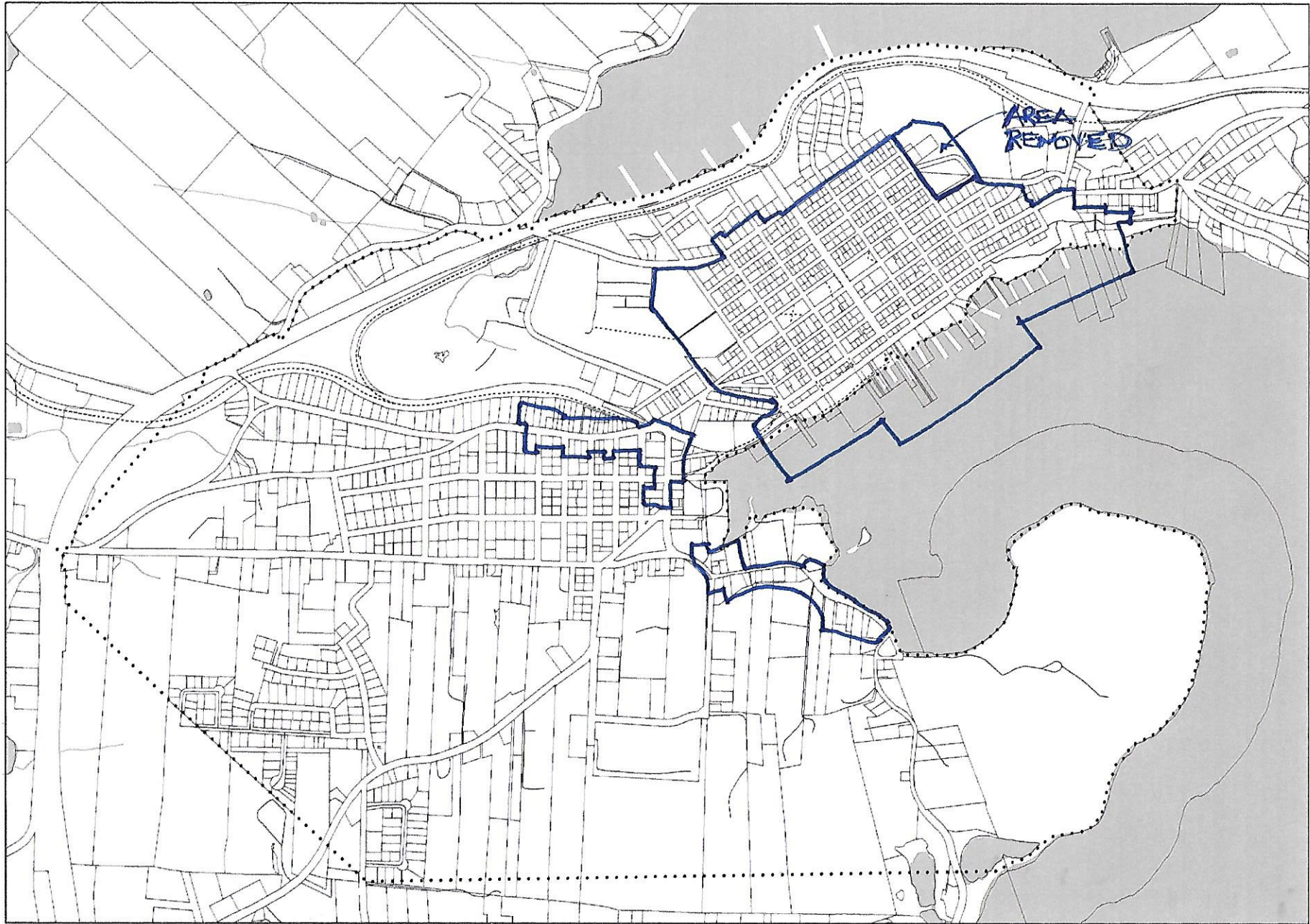
NORTH

SCALE

1 in = 50 ft

0 50 100

ATTACHMENT D - MAP 4



UPLAND

63 King Street
Dartmouth, NS B5A 2P7
416.822.0149
upland@ic.gc.ca

TITLE

Basemap

PROJECT

Project Lunenburg

CLIENT

CREATED BY

REVIEWED BY

APPROVED BY

DATE

4/22/2020

NOTES

••• Town of Lunenburg
Boundary

 AREA 1

NORTH

SCALE

1 cm = 50 m



ATTACHMENT E
Levels of Control Table (Example Only)

Level 1:	Level 2:	Level 3:
Full By-law and Design Guidelines apply – triggers for public hearings apply.	Design Guidelines do not apply or alternatively a mid-level of Design Guidelines – Mandatory Certificate of Appropriateness (CoA) required except for demolitions and removals. Modern designs are permitted provided the work is physically and visually compatible with, subordinate to, and distinguishable from works located in Area 1 and that the character-defining elements of Area 1 are conserved and maintained. The works must not detract from developments in Area 1 or impair any of its heritage value. No triggers for Public Hearings.	No mandatory Certificate of Appropriateness (CoA) required. Design Guidelines do not apply – Only a Policy in Plan to preserve the Open Space Landscape of Kaulbach Head. No By-law restrictions. No triggers for Public Hearings.

ATTACHMENT F

Triggers for Public Hearings (As proposed in revised HCD Plan and By-law)

4.3 Types of Development Requiring Public Hearing

Applications for a Certificate of Appropriateness for the following types of development shall be referred by the Heritage Officer to Council for consideration at a Public Hearing:

- (1)** The demolition or removal of
 - a)** more than 10 % of the total usable floor area of all floors of the main building including the usable floor areas of any basement and attic; or
 - b)** any part of a main building for which the cumulative sum of all areas of its horizontal dimensions exceeds 25% of the area of the existing footprint of the main building.

- (2)** The demolition or removal of
 - a)** more than 10 % of the total usable floor area of all floors of the

Anderson Barn (45 Montague Street);
Benjamin Knock Cobbler Shop (56 Prince Street);
Maurice Lohnes Barn (160 Tannery Road);
James Edwin Schwartz Barn (120 Tannery Road);

including the usable floor areas of any basement and attic; or
 - b)** any part of the

Anderson Barn (45 Montague Street);
Benjamin Knock Cobbler Shop (56 Prince Street);
Maurice Lohnes Barn (160 Tannery Road);
James Edwin Schwartz Barn (120 Tannery Road);

building for which the cumulative sum of all areas of its horizontal dimensions exceeds 25% of the area of the existing footprint of the building.

- (3)** Any new building containing more than two (2) dwelling units;

- (4)** Any addition to a building which is greater than 25% of the area of the existing building's footprint, or any addition where the cumulative sum of the area of additions over time is greater than 25% of the existing building's footprint, as it existed on September 4th, 2000 (either as an addition to the sides of the building or on top such as an additional storey). Notwithstanding the foregoing, those buildings located in the Waterfront Buildings Area as identified on Schedule "B", Waterfront Buildings Area Map are exempt from this provision;

and

- (5)** Any new commercial buildings, any new industrial buildings, or any new institutional buildings including public buildings.

ATTACHMENT G

Proposed Revised Triggers for Public Hearing for Area 1

4.3 Types of Development Requiring Public Hearing

Applications for a Certificate of Appropriateness for the following types of development shall be referred by the Heritage Officer to Council for consideration at a Public Hearing:

- (1) The demolition or removal of
 - c) more than 25% of the total usable floor area of all floors of the main building including the usable floor areas of any basement and attic; or
 - d) any part of a main building for which the cumulative sum of all areas of its horizontal dimensions exceeds 50% of the area of the existing footprint of the main building.

- (2) The demolition or removal of
 - c) more than 25% of the total usable floor area of all floors of the

Anderson Barn (45 Montague Street);
Benjamin Knock Cobbler Shop (56 Prince Street);
Maurice Lohnes Barn (160 Tannery Road);
James Edwin Schwartz Barn (120 Tannery Road);

including the usable floor areas of any basement and attic; or
 - d) any part of the

Anderson Barn (45 Montague Street);
Benjamin Knock Cobbler Shop (56 Prince Street);
Maurice Lohnes Barn (160 Tannery Road);
James Edwin Schwartz Barn (120 Tannery Road);

building for which the cumulative sum of all areas of its horizontal dimensions exceeds 50% of the area of the existing footprint of the building.

- ~~(3) Any new building containing more than two (2) dwelling units;~~

- (5) Any addition to a building which is greater than 50% of the area of the existing residential building's footprint, or any addition where the cumulative sum of the area of residential additions over time is greater than 50% of the existing building's footprint, as it existed on September 4th, 2000 (either as an addition to the sides of the building or on top such as an additional storey). Notwithstanding the foregoing, those existing buildings located in the Waterfront Buildings Area as identified on Schedule "B", Waterfront Buildings Area Map; any existing commercial building's additions or any existing institutional (public buildings) building's additions are exempt from this provision;

- and

- ~~(5) Any new commercial buildings, any new industrial buildings, or any new institutional buildings including public buildings.~~

ATTACHMENT H

Requirement for Public Hearing for Demolitions

Heritage Property Act (19F):

“Public hearing and conditions for approval of demolition or removal

19F (1) Where the conservation plan and conservation by-law require that a certificate be issued for demolition or removal of a building or structure in a heritage conservation district, the council shall hold a public hearing.

(2) Where the council considers an application for a certificate for demolition or removal of a building or structure, the council shall not approve the application unless

(a) there is irreversible structural damage or deterioration to the building or structure; or

(b) the applicable policies of the conservation plan respecting demolition or removal of the building or structure are met. *1991, c. 10, s. 4.*”

ATTACHMENT I
Excerpts from HAC Report of November 18th, 2019

“Public Participation Meeting Review:

Two Public Participation Meetings were held (October 15th and October 21st, 2019) to obtain public feedback concerning the draft of the proposed Heritage Conservation District Plan and By-law.

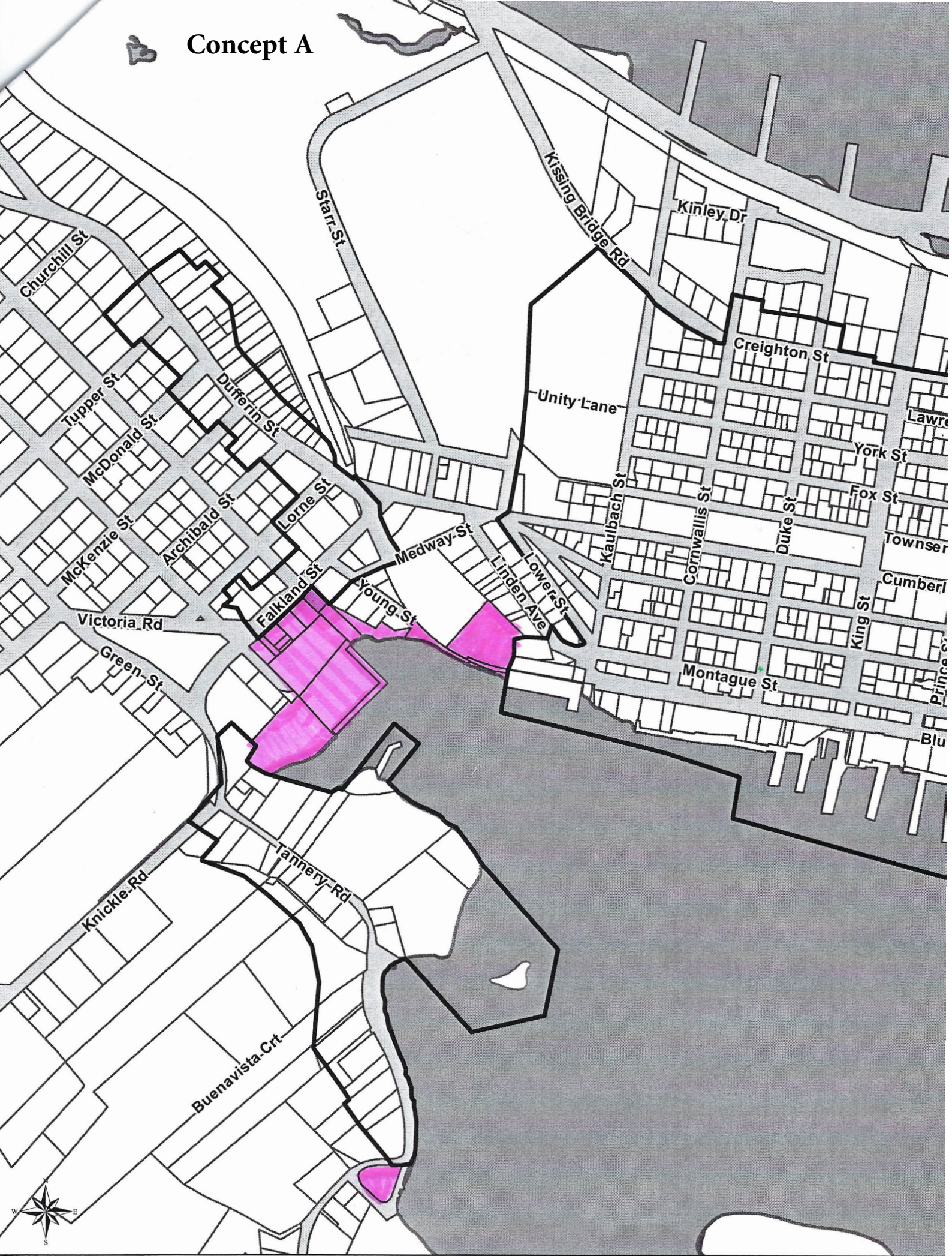
...

Comments were received regarding the extension of the District's boundaries along the shoreline of Lunenburg's harbour, including the Foundry lands, the Golf Course as well as an extension along Bruma Road. Concepts Drawings A through F outlining the areas are attached for discussion. ...”

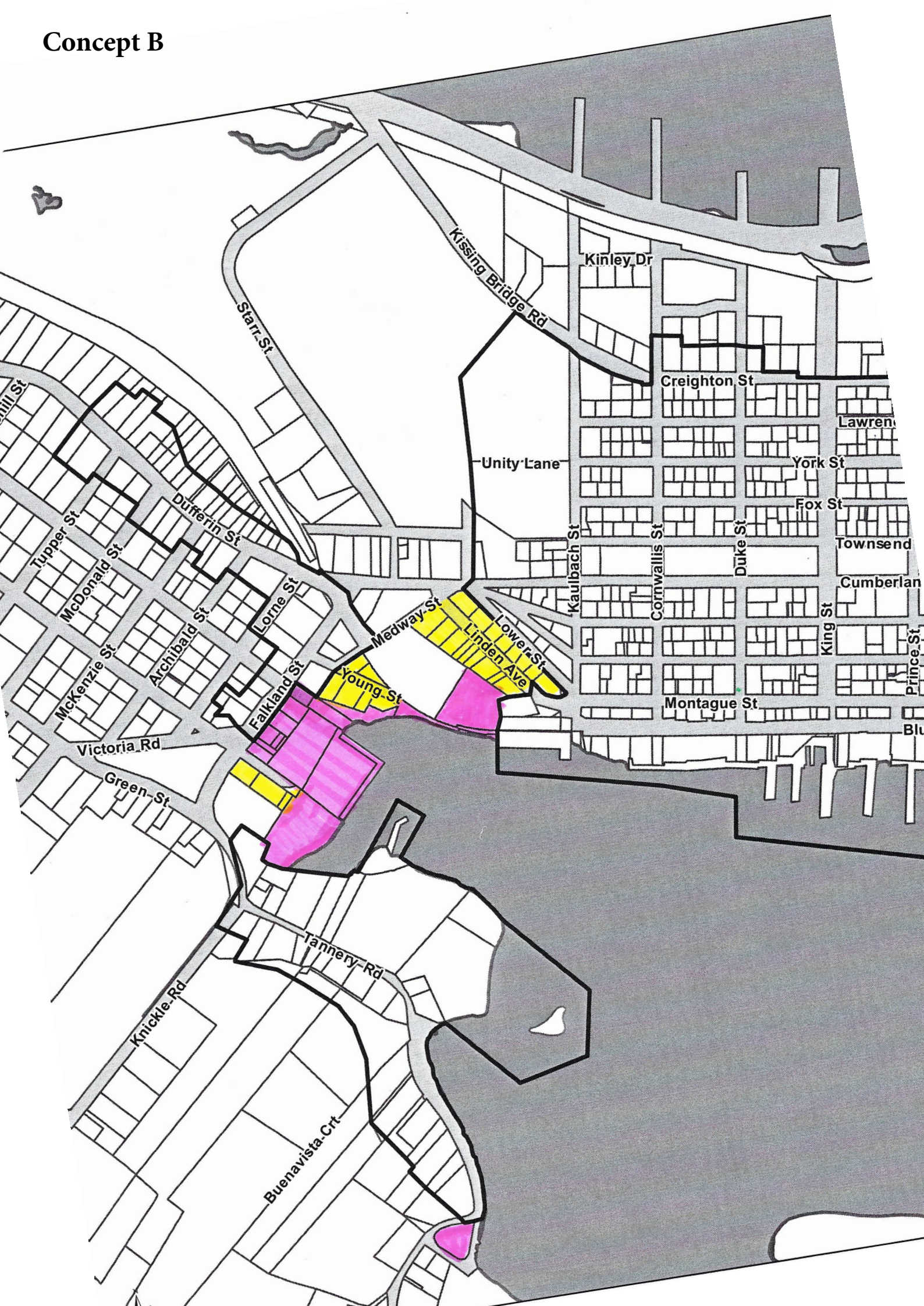
The concept drawings and submissions are attached to this attachment below:



Concept A



Concept B



Black Outline.

AMENDED....include Red Line area...

Concept C

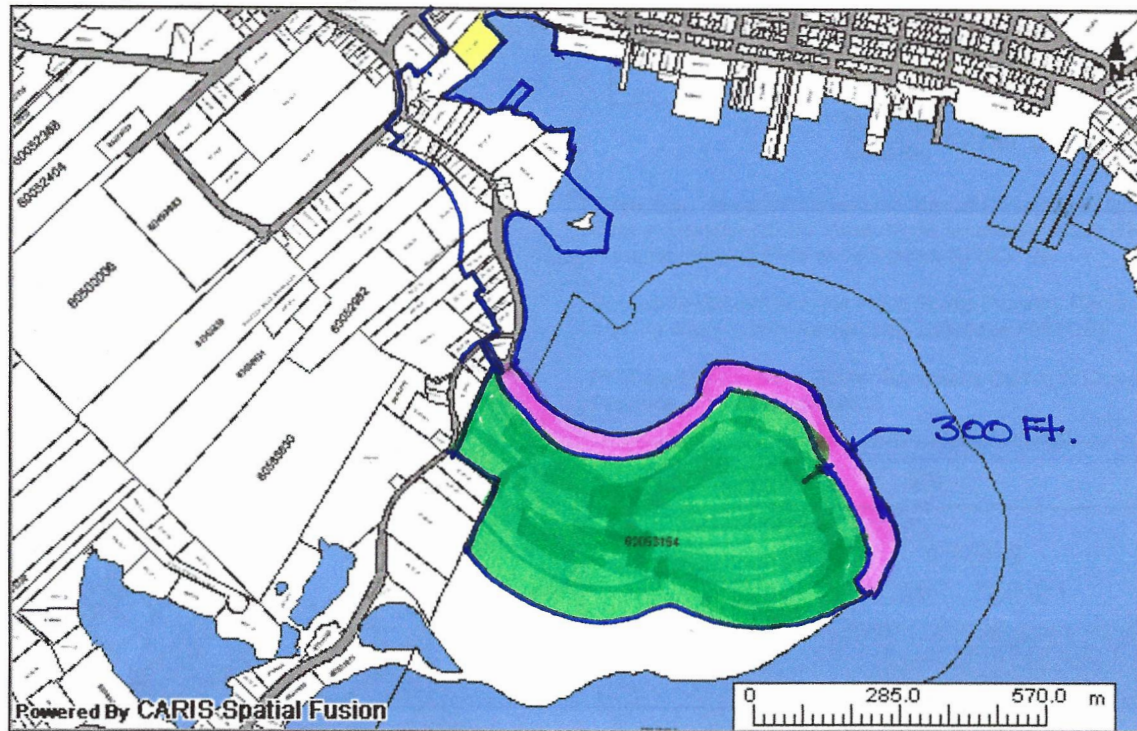


Concept D



Property Online Map

Date: Oct 21, 2019 9:20:11 AM



PID:	60703873	Owner:	LUNENBURG FOUNDRY & ENGINEERING LIMITED	AAN:	02620596
County:	LUNENBURG COUNTY	Address:	2 BROOK STREET LUNENBURG	Value:	\$487,300 (2019 COMMERCIAL TAXABLE)
LR Status:	LAND REGISTRATION				

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [*Land Registration Act* subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.





Property Online version 2.0

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Concept E - Burma Road

Schedule "A" Heritage Conservation District Map

Legend

-  Heritage Conservation District Boundary
-  Property Boundary
-  Road Right Of Way
-  Water Body

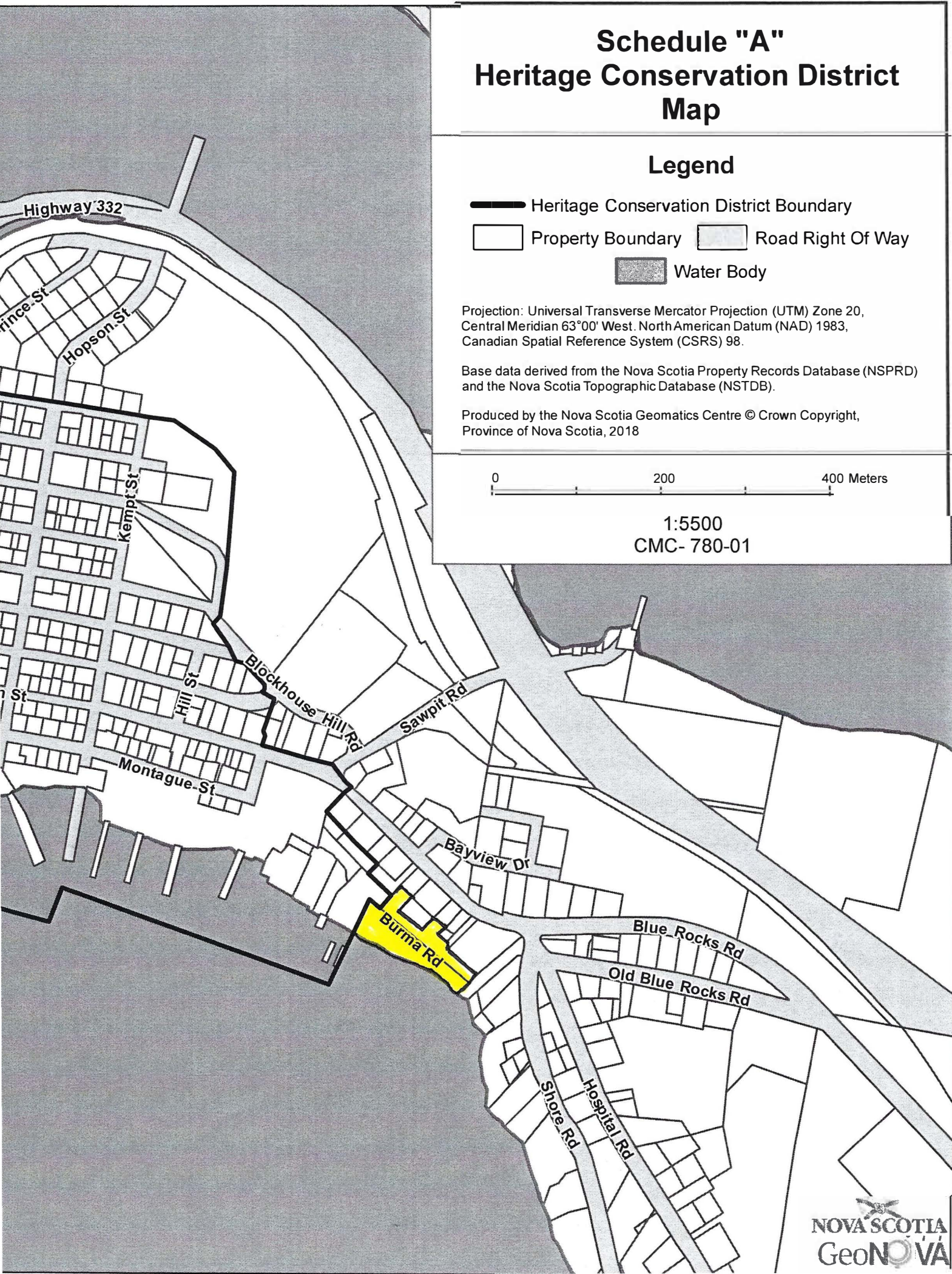
Projection: Universal Transverse Mercator Projection (UTM) Zone 20,
Central Meridian 63°00' West, North American Datum (NAD) 1983,
Canadian Spatial Reference System (CSRS) 98.

Base data derived from the Nova Scotia Property Records Database (NSPRD)
and the Nova Scotia Topographic Database (NSTDB).

Produced by the Nova Scotia Geomatics Centre © Crown Copyright,
Province of Nova Scotia, 2018

0 200 400 Meters

1:5500
CMC- 780-01



P.O. Box 1600
136 Tannery Rd.,
Lunenburg, NS
B0J 2C0

John & Gail Patriarche

crown@eastlink.ca
Ph: (902) 634-3020

Arthur MacDonald,
Heritage Manager
Town of Lunenburg, NS

Oct. 21, 2019

Dear Arthur MacDonald

I am writing this letter in regards to the proposed new HERITAGE CONSERVATION DISTRICT PLAN AND BY-LAW

I note from the Attached Map that the boundaries include areas outside of the core area. Example, Dufferin St., Falkland St. Tannery Rd. It appears that the committee has expanded the area now proposed, so that approaches to Town which are highly visible, also are included in the new Conservation District.

This is all very good.....EXCEPT I don't see why you have excluded that area between the Core Area and Tannery Rd. Area. (Lower St, Falkland St., Tannery Rd. and Harbour) It is just as visible, and should also be controlled so as **“to be compatible with the traditional waterfront vernacular to maintain Lunenburg’s traditional historic waterfront built form”**

I believe that the committee has the common sense and is armed with sufficient information on the preservation of that important part of Lunenburgour waterfront ... to make the decision to include this area as well.

IF NOT... it leaves the door open for persons or businesses to opt out of the Conservation District. This can be seen immediately as it is noted that in the next Town Council Meeting, (Oct. 22) there will be a request by ABCO, which is currently included in the Conservation District, to be excluded. If this were to be approved by Council, it would be in direct contravention to the purpose of the new Plan... that being **“to be compatible with the traditional waterfront vernacular to maintain Lunenburg’s traditional historic waterfront built form”**

By adopting this new Plan, I believe it would give the Town the authority to deny the current proposal by ABCO to proceed with its Development Plan that includes infilling the harbour adjacent to their property for the building of 2 storey apartments (condominiums).

Also it would assist in their decision making to deny approval of the building of Residential buildings on their existing property, which is zoned Marine Industrial.

Both of the above surely could not be considered, as being a step in the direction of maintaining Lunenburg’s traditional historic waterfront .

It is not only the Tannery Rd. residents who are affected, but all of Lunenburg. Although it is not an area within the currently designated UNESCO area of Lunenburg, it is close enough that ‘Line of Sight’ especially from Tannery Rd. or the Lunenburg Waterfront would be negated. We must remember, that Dresden, Germany was a designated UNESCO site, but lost its designation when it built a bridge that was deemed to ruin the 20-kilometer long (12 mile), World Heritage-worthy stretch of Dresden cityscape.

I do not want this to happen and I believe that in the hearts of most Lunenburg Residents, they cherish our UNESCO designation. It certainly shows with the number of cars and Tour Buses that stop on Tannery Rd. to take that perfect picture of the Town.

I note that the Project Lunenburg's mandate seems to include "Keeping Contemporary needs while preserving Heritage". And "Protecting Views of the Lunenburg Cultural Landscape" just as important.

I also note in the Town's handout piece of literature about the UNESCO World Heritage Designation Ceremony, the following paragraph, "A nations cultural and natural heritage is one of its most important possessions. It is irreplaceable; any loss is a tragedy, not only for the nation concerned, but for humanity itself."

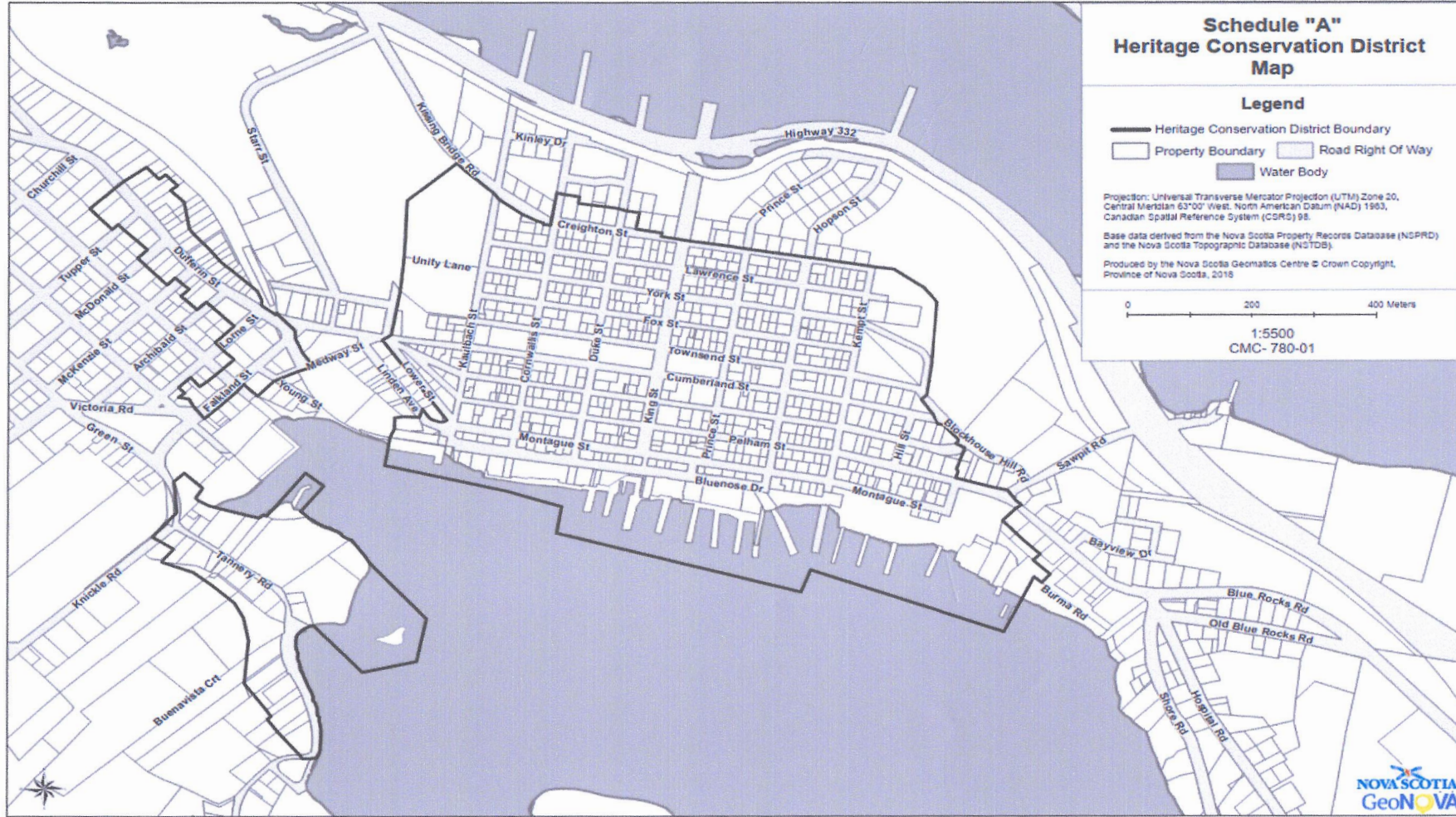
I have Attached a copy of your Map, but it includes the omitted area in Red that I feel should be included.

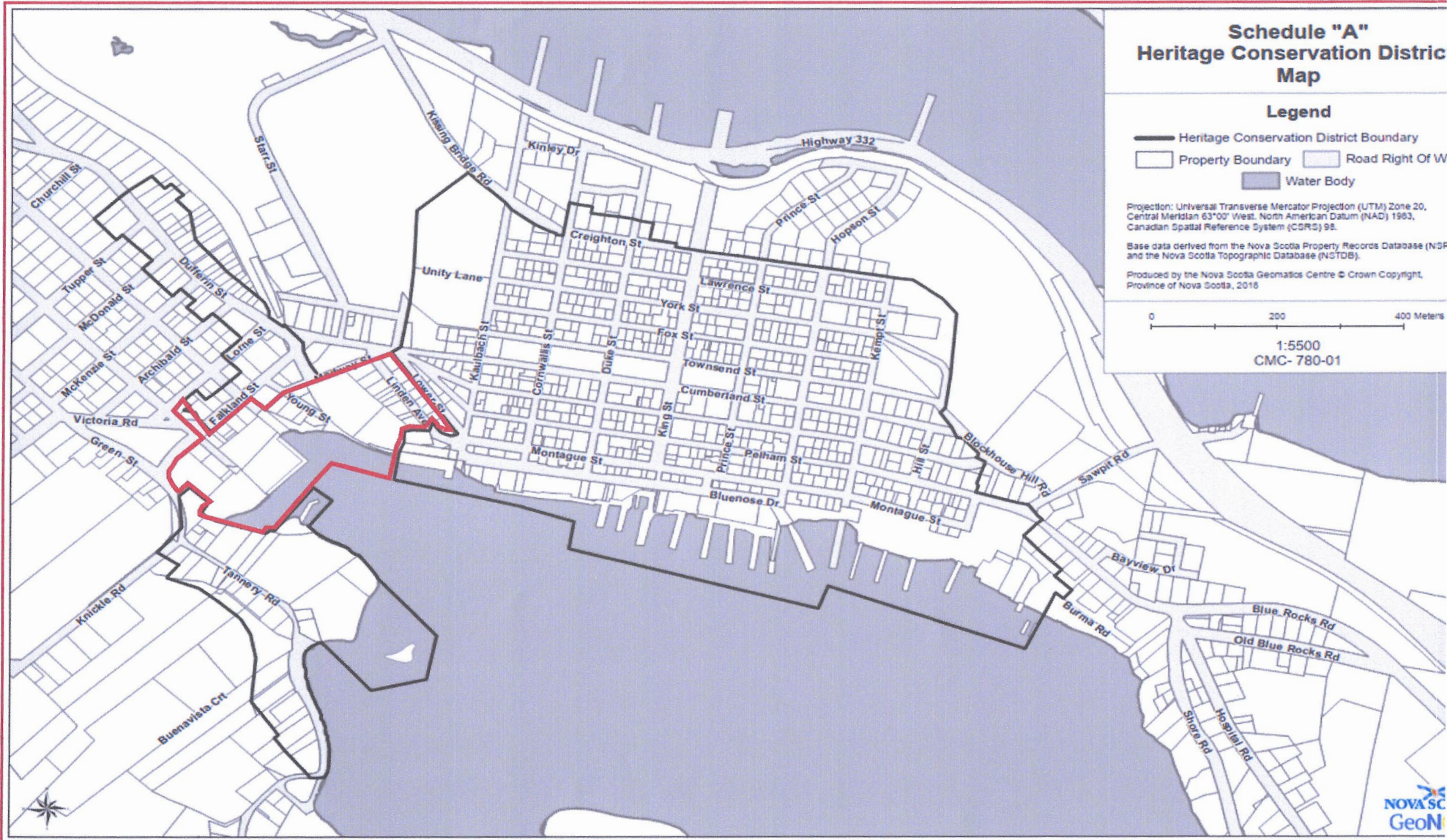
This is also the feeling of our members of the 'Save Our Lunenburg' Group.

Your truly,

A handwritten signature in dark ink, appearing to read "John & Gail Patriarche". The signature is stylized and includes a long horizontal line extending to the right.

John & Gail Patriarche,
136 Tannery Rd.





SUSAN S. PRATT
PO Box 597
208 Adams Street
Lunenburg, N.S. B0J 2C0

October 23, 2019

Town of Lunenburg
Heritage Advisory Committee
Peter Mosher, Chair
Ronald Bachman, Oliver Osmond, Natalie Irving, Steven Ernst, David John Lobb
Arthur MacDonald, Heritage Manager

Dear members of the Committee:

Thank you for your efforts in updating the Heritage District By-Law and new Heritage Conservation District Plan.

I attended the second public participation meeting held on October 21, and would like to follow up by offering some comments for the Committee to consider:

I did not read nor hear anything about the criteria you used to designate what streets, area would be included in the historic district.

Perhaps you did not use any specific criteria (such as age) in your deliberations but I wonder why the properties on Dufferin and the corner of Tupper are included—perhaps to make an even side to the area? What was known as the Powers house is included and is younger than for example, some houses on the lower part of Green Street which are not included in an historic district.

Perhaps, your reasoning may have included that you did not wish to enlarge the historic district too much thereby increasing the number of affected households? So, I do wonder about how borders of historic areas were determined.

May I suggest that you consider including the east side of Falkland Street and Young Street in the historic district?

At the meeting, I raised the question which to me is just as important as the suggested architectural guidelines – and that is colour. Many historic districts have strict guidelines concerning colour. Lunenburg has none. In my opinion, one of the glaring omissions in the original bylaw was colour. Many of us only discovered this omission in the by-law when one individual property owner decided that Lunenburg's colours were too dull, and then chose to paint her buildings colours that were not historically appropriate. When we raised our concerns to the Town, we were told that nothing could be done because the by-law did not include provisions about colour. Lime green, azure blue, raspberry pink, brown mustard were colours never in Lunenburg's historic home palette. Perhaps, since I am in my mid-80s and can remember how the houses used to be, I find these colours totally incompatible with the architecture. Unfortunately, weird colours have proliferated – I mean really - lavender??

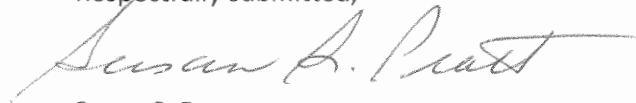
Waterfront, commercial properties were often painted strong, primary, vivid colours but residential homes were generally white with black trim, or had subdued, muted colours. Perhaps, the committee is

not opposed to jelly-bean St. John's colours on our streets, but if so, do not pretend to yourselves and others that homes are being maintained with historic appropriateness and accuracy.

I would urge that since many guidelines are being established, that the committee seriously consider arriving at suggested appropriate colour options. I believe that Lunenburg historic colours have been recorded and would not be difficult to research. Whether these guidelines would be followed is perhaps difficult to foresee or enforce, but at least it would give homeowners some historically accurate suggestions. Choosing house colours can be challenging and providing colour samples may prove very welcome by owners. Because colour is so predominant and plays such an important role in our view plains, omitting it from the by-law guidelines leaves them truly incomplete historically.

I offer these points which I hope that the Committee will duly and seriously consider.

Respectfully submitted,

A handwritten signature in cursive script that reads "Susan S. Pratt". The signature is written in dark ink and is positioned above the printed name.

Susan S. Pratt

P.S. I offer the following comments in a postscript because they rate lower in priority for me than colour. Regarding Stairs and Railings: there was some discussion at the meeting re the not permitted unpainted or unstained stair railings. Unfortunately, it appears common practice locally to leave them untreated and become weathered. As such, they are unattractive, obtrusive and stick out like a sore thumb. Although possibly more difficult to maintain, painted or stained railings blend much more successfully and pleasingly into the appearance of a home.