

**HERITAGE ADVISORY COMMITTEE MINUTES
MONDAY, NOVEMBER 29, 2021
MEETING RECOMMENDATIONS**

1. That Council refuse to approve first reading or proceed to a Public Hearing in order to consider, and if deemed advisable, approve the issuance of a Certificate of Appropriateness for the Demolition or Removal of the structure located at 102 Pelham Street subject to the following condition:
 - 1) That the Certificate of Appropriateness for the Demolition or Removal of the structure located at 102 Pelham Street be conditional upon the owners obtaining a Building Permit for the addition to 94 Pelham Street in conformity with the Application and Plans/Elevations (Attachment F) as submitted and attached within four (4) years of the date of the issuance of the Certificate of Appropriateness for the Demolition or Removal.

Note: The motion was defeated at Committee due to the absence of a seconder.

HERITAGE ADVISORY COMMITTEE MEETING MINUTES

MONDAY, NOVEMBER 29, 2021 AT 6:00 P.M.

LUNENBURG TOWN COUNCIL CHAMBER

PRESENT: Councillor Stephen Ernst, Chair
Councillor Jenni Birtles
Nathalie Irving
Oliver Osmond
Mayor Matt Risser (ex-officio)

ALSO PRESENT: Trevor Hume, Planning Technician
Arthur MacDonald, Heritage Manager
Heather McCallum, Assistant Municipal Clerk

ABSENT: Patricia MacDonald

1. Call to order

The Chair called the meeting to order at 6:00 p.m.

2. Acknowledgement of Mi'kma'ki the ancestral and unceded territory of the Mi'kmaq People

The Chair spoke of Lunenburg's location on the unceded territory of the Mi'kmaq People.

The Chair acknowledged the recent passing of David John Lobb, a former member of the Heritage Advisory Committee who contributed a great deal during his years with the committee. On behalf of the Committee, the Chair expressed his sympathies to Mr. Lobb's family.

3. Agenda

Motion: moved and seconded to approve the agenda. Motion carried.

4. Heritage Advisory Committee April 19, 2020 meeting minutes

Motion: moved and seconded to approve the April 19, 2020 meeting minutes. Motion carried.

5. Business Arising from the Minutes/Unfinished Business (Nil)

6. New Business

a. Lunenburg Arms Application: Demolition of 102 Pelham Street and Lunenburg Arms Expansion – 94 Pelham Street

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

Committee members discussed a number of points, centred on (a) 102 Pelham Street is not a registered Heritage building but is located in the Heritage Conservation District; (b) the dominance of the proposed design mass on the streetscape; and (c) the need to support visitation for businesses in Lunenburg.

Motion: Moved that the HAC recommends that Council approve first reading and proceed to a Public Hearing in order to consider, and if deemed advisable, approve the issuance of a Certificate of Appropriateness for the Demolition or Removal of the structure located at 102 Pelham Street subject to the following condition:

- 1) That the Certificate of Appropriateness for the Demolition or Removal of the structure located at 102 Pelham Street be conditional upon the owners obtaining a Building Permit for the addition to 94 Pelham Street in conformity with the Application and Plans/Elevations (Attachment F) as submitted and attached within four (4) years of the date of the issuance of the Certificate of Appropriateness for the Demolition or Removal.

There was no seconder; motion defeated.

7. Next Meeting Dates – Call by the Chair

8. Adjournment

There being no further business, the meeting was adjourned by the Chair at 6:32 p.m.

Heather McCallum, Assistant Municipal Clerk

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Meeting: HAC – November 29, 2021

Circulate To: Council, HAC, KM, HM

File:

MEMORANDUM

TO: HERITAGE ADVISORY COMMITTEE/TOWN COUNCIL

FROM: ARTHUR MACDONALD, HERITAGE MANAGER

DATE: NOVEMBER 18, 2021

RE: LUNENBURG ARMS APPLICATION: DEMOLITION OF 102 PELHAM STREET AND LUNENBURG ARMS EXPANSION- 94 PELHAM STREET

1. FACTS**A. Background**

The owners of the Lunenburg Arms Hotel (Richburg LP Management Inc.) located at 94 Pelham Street has made application to demolish 102 Pelham Street and consolidate the lands with 94 Pelham Street to enable an expansion to the hotel.

This report will address the demolition of 102 Pelham Street. One of the criteria for demolition speaks about Council's review of the proposal, if any, for a replacement, so this report also touches on the redevelopment of the Lunenburg Arms.

Both properties, 94 Pelham Street and 102 Pelham Street, are in the Old Town Heritage Conservation District (HCD). The properties are not registered heritage properties. However, they are in the UNESCO World Heritage Site (WHS), the Old Town National Historic District as well as the HCD. As such they are regulated pursuant to the HCD Plan and By-law.

Note there is a separate application to amend the Land Use By-law to enable the two lots to be consolidated.

B. Proposal**Demolition of 102 Pelham Street:**

102 Pelham Street is in the HCD and regulated pursuant to the HCD Plan and By-law. According to the "Inventory of Historic Buildings" (**Attachment B**) a long barnlike structure with a depth of 60 feet originated on the site and thought to have been built by Joshua Hirtle, a cooper, who purchased the property in 1872. By 1906 the barn was reduced in depth and it is unknown whether the present building remains as part

of the original barn or is an entirely new structure. The building is considered a pre-1940's main building as identified on Map 2 and as such any demolition request requires a Public Hearing and Council's approval. Policy 4.8 of the HCD Plan is reviewed in **Attachment A**.

As part of the HCD, the 3 year not more than 4 year rule does not apply. This rule only applies to registered municipal heritage properties located outside of a HCD. Therefore, Council has the ultimate authority to approve or deny the request for demolition subject to appeal to the Public Utilities and Review Board.

Expansion of 94 Pelham Street:

As with 102 Pelham Street, 94 Pelham Street is in the HCD and regulated pursuant to the HCD Plan and By-law. The expansion's design is reviewed in **Attachment D**.

The planning process as well as the Heritage Property Act's provision dealing with demolitions are attached in **Attachment E**. The application complete with plans and elevations drawings are attached in **Attachment F**.

2. ISSUES AND OPTIONS

The municipality may grant the application either with or without conditions or may refuse it. One of the first steps is to obtain the advice of the Heritage Advisory Committee as well as the Lunenburg Heritage Society pursuant to 4.8.1.5 of the HCD Plan. A letter from the Lunenburg Heritage Society is attached in **Attachment G**. The Town also received a written submission from Irma Da Sie, Architect and Stephen Richards attached in **Attachment H**.

The refusal of the demolition request would effectively end their application and the review of the proposed design of the addition to the hotel would not be necessary. Such a refusal is appealable to the Public Utility and Review Board and reason(s) for Council's refusal would have to be given. For example, Council may determine that due to the building's heritage significance, the demolition request is refused in light of Policy 4.8.1.1 of the HCD Plan. Another example for refusal could be that Council feels that the replacement building is not appropriate for the reason or reasons outlined in Irma Da Sie's letter and be refused in light of Policy 4.8.1.2. As stated above, the 3 year not more than four year rule does not apply. They cannot simply wait the three years and between the third and fourth year undertake the demolition.

If Council wishes to entertain the approval of the application for demolition, they may review such approval in light of the design of the replacement building (the addition to the Hotel). Council may grant the demolition request with or without conditions as well as conditions associated with the replacement building, such as, but not limited to, a time line for its construction. These conditions are review in **Attachment A** pursuant to Policy 4.8.2 of the Heritage Conservation District Plan. Such an approval is also appealable to the Public Utility and Review Board.

3. FINANCIAL IMPACT

The only direct cost to the Town will be the costs associated with the placement of the newspaper advertisements for the Public Hearing for two consecutive weeks and the final advertisement for relaying Council's decision and the right to appeal. Costs may also occur with regards to undertaking an appeal if one is file.

4. STRATEGIC PLAN RELEVANCE

The approval of the request could be justified in-keeping with the Town's CCP, in particular:

Economic Development: Direction to support economic development.
Urban Design: Direction to enhance residents' and visitors' experience of the built environment.

The denial of the request could be justified in-keeping with the Town's CCP, in particular:

Heritage: Direction to protect and enhance existing heritage assets and to support a wider cultural narrative.
Urban Design: Direction to enhance residents' and visitors' experience of the built environment.

5. RECOMMENDATION AND DRAFT MOTION

Motion: Moved and seconded that the HAC recommends that Council approve first reading and proceed to a Public Hearing in order to consider, and if deemed advisable, approve the issuance of a Certificate of Appropriateness for the Demolition or Removal of the structure located at 102 Pelham Street subject to the following condition:

- 1) That the Certificate of Appropriateness for the Demolition or Removal of the structure located at 102 Pelham Street be conditional upon the owners obtaining a Building Permit for the addition to 94 Pelham Street in conformity with the Application and Plans/Elevations (Attachment F) as submitted and attached within four (4) years of the date of the issuance of the Certificate of Appropriateness for the Demolition or Removal.

ATTACHMENTS:

- A.** HCD Plan Demolition Policy 4.8
- B.** Inventory of Historic Buildings: 94 Pelham and 102 Pelham Street
- C.** Documentation of 102 Pelham Street
- D.** Review of 94 Pelham Street Expansion Design
- E.** Process and HPA's Public Hearing Provisions for Demolitions
- F.** Application and Plans/Elevations
- G.** Written Submission from Lunenburg Heritage Society
- H.** Written Submission from Irma Da Sie, Architect and Stephen Richards

ATTACHMENT A
Old Town Heritage Conservation District Plan Demolition Policy 4.8

4.8 Demolition or removal of heritage buildings.

4.8.1 Public hearing required / criteria for review of application.

Where application is made for a Certificate of Appropriateness for the demolition or removal of any pre-1940 building in the heritage conservation district, as identified on Map 2, or any post-1940 building deemed worthy of protection from demolition (see policies 6.1.1.2 and 6.3.1.3), it shall be the intention of Council to require that the application be considered at a public hearing. In determining whether to grant or refuse permission for such demolition or removal, Council shall consider:

- .1 the physical condition, historical significance, architectural integrity, and uniqueness of the building, the extent to which it establishes or supports the architectural character of the surrounding streetscape or area, and its visual prominence and value as a local or regional landmark;
- .2 the proposal, if any, for a replacement building and the extent to which replacement may be preferable to conservation, maintenance, or rehabilitation of the existing building.
- .3 alternative economic uses for the building, and the relative costs and economic returns from rehabilitation vs the costs and economic returns from demolition or replacement, with the onus on the applicant to provide cost estimates for consideration by Council;
- .4 any alternatives to demolition or removal which may be available.
- .5 the advice of the Town of Lunenburg Heritage Advisory Committee and the Lunenburg Heritage Society.

Consideration of these five (5) points are provided below:

4.8.1.1: The physical condition of the building at 102 Pelham Street is quite good and supports the architectural character of the surrounding streetscape. According to the “Inventory of Historic Buildings” the building housed the office of the Registrar of Deeds – Henry Bailly. The streetscape has changed with the demolition of 98 Pelham Street in 1983 and the demolition of 96 Pelham Street in 1982 which made room for the Lunenburg Arms expansion. A three storey structure located at the western end of 94 Pelham Street was originally built in 1887 and has been incorporated into the Lunenburg Arms Hotel and remains a significant part of the Pelham Street streetscape.

102 Pelham Street seems to echo the original barn structure on the lot with its gable end facing the street. It is unknown whether the existing structure contains fabrics of the original barn or was otherwise replaced with a new structure in 1906. The building is plain and simple in design and does not contain elaborate architectural details. Architecturally the building is not considered a substantial local or regional landmark.

4.8.1.2: The replacement building (the addition to the Hotel) will enable an expansion to the Lunenburg Arms Hotel. The Hotel has limited space to expand and its continued health and vitality is a significant feature of the local economy and seen as a valuable asset in accommodating visitors to the UNESCO World Heritage Site. This expansion will enable the Hotel to create 14 additional hotel suites.

Though the conservation, maintenance, or rehabilitation of any pre-1940’s buildings in Old Town is preferred, the design of the addition can enhance the visitor’s experience while being compatible with the existing design features of the Hotel and its setting.

The scale and massing of the Lunenburg Arms presently exceeds the 4200 square foot limitation for new commercial building in the HCD pursuant to Part 3.3 of the HCD By-law Design Guidelines. The hotel is broken into parts which diminishes its overall mass. The existing hotel's footprint is 5870 square feet and with its proposed addition, 1127 square feet, will have a building footprint of 6997 square feet.

The height of the addition will visually be a storey above the neighbouring property to the east located at 106 Pelham Street mainly due to the lowering of the grade of Pelham Street between Duke Street and King Street. One may argue that the built environment from Duke to King Street should be stepped downwards to soften the height and bulkiness as it approaches lower height buildings. However, one could also argue that moving its existing wall height 25 feet closer towards King Street with a separation distance between structures does not significantly increase the impacts associated with its height and bulkiness over the existing conditions.

The design incorporates features of the Lunenburg vernacular and strives to be consistent with the building's existing architectural features. The expansion plans for the hotel will enable them to grow and expand providing life, energy, and economic benefits. In staff's opinion, there is a balance that needs to be recognized regarding the impacts associated with replacement versus the alternative of conserving, maintaining, and rehabilitating the existing building. In this case it is reasonable for Council to take a position that they are satisfied the proposal may be preferable to conservation, maintenance, or rehabilitation of the existing building.

4.8.1.3 and 4.8.1.4: The existing building located at 102 Pelham is a 1 ½ storey building which, due to its size and foundation, is unable to accommodate the 14 suites expansion plans for the Hotel. The expansion will enable each level to have direct access to the existing Hotel, accommodating visitors to the remaining facilities of the Hotel as well as providing a more effective management and administration of the additional space.

With regards to alternative economic uses for the existing building, the building is currently used by the Lunenburg Arms as a Spa with storage on the second floor. The structure has been renovated and maintained over the years by the Hotel. During a site inspection on August 13th no historical reference materials or details were visible.

The applicant has expressed that the Lunenburg Arms is unsustainable in its current form. They have acknowledged that without subsidies provided for by their other properties, they would be struggling to keep the hotel operational. They wish to expand in order to provide additional income to sustain the hotel over the long term.

The applicant has expressed a willingness to work with others with regards to the possibility of moving the building to another site. This will and continue to be an option right up to demolition day. However, to date, they have been unable to find a proponent willing to consider this option.

4.8.1.5: A letter from the Lunenburg Heritage Society is attached in **Attachment G**. They oppose the request to demolish 102 Pelham Street.

Attachment A – Continued

4.8.2 Conditions on certificate of appropriateness for demolition or removal.

A Certificate of Appropriateness granted for the demolition or removal of any building in the heritage conservation district may include conditions respecting:

- .1 the filing with the heritage officer of photographic or other documentation of the building prior to its demolition or removal;
- .2 the salvaging of historic, exterior architectural materials such as mouldings, brackets, doors, windows, etc., prior to demolition;
- .3 the making good, landscaping or other restoration of the site following demolition or removal of the building;
- .4 the architectural character of any replacement building, in accordance with the design guidelines;
- .5 the time frame for construction of any replacement building;
- .6 any other matter pursuant to section 14 of the provincial Heritage Conservation Districts Regulations.

Policy 4.8.2 Review	
Section:	Comments:
4.8.2.1	Photos have been documented as shown in Attachment C .
4.8.2.2	The building has been extensively renovated with modern materials – does not appear to have any significant historical architectural materials to salvage.
4.8.2.3	Following demolition or removal, the applicant intends to proceed with the addition to Lunenburg Arms in-keeping with the design as submitted.
4.8.2.4	The design is considered to be in conformance with the Design Guidelines of the HCD By-law.
4.8.2.5	The proposed motion includes the condition on the Certificate of Appropriateness for Demolition or Removal the requirement to obtain a Building Permit for the addition in conformity with the application and the plan/elevations as submitted and attached in Attachment F within four (4) years of the date of the issuance of the Certificate of Appropriateness for the Demolition or Removal.
4.8.2.6	Attachment E outlines Section 14 of the provincial Heritage Conservation Districts Regulations. Council may wish to add additional conditions. However, as the addition's design remains subject to the Design Guidelines of the HCD By-law and that the issuance of the Certificate of Appropriateness for Demolition or Removal of 102 Pelham Street is conditional upon the plans submitted, no additional conditions are considered necessary from a staff perspective.

ATTACHMENT B

Inventory of Historic Buildings: 90-94 Pelham and 102 Pelham Street

Pelham Street

1906 #90/94 c1886 #96 1810-17 #98 1844-51 #102 1872-1906 #104 c1886 #11 King



history of the Royal Bank in Lunenburg traces back to John Henry Wilson, a businessman of the town who held shares in the bank and who ran a boot and shoe store as well. By the late 1880's, he owned the building on the end of this block between Pelham and Montague Streets and in 1887 had the building next to the now occupied by the John Henry Tavern. He leased a portion of that building to the Merchants Bank of Halifax. The Merchants Bank amalgamated with various banks to form the Royal Bank. Wilson sold to the new company the property on which to erect a new building. Built in 1906 the stone faced masonry building presents a bold, classically derived facade to Pelham Street. Divided into three bays, each with a 2 story round-headed window opening, the facade is defined by wide corner pilasters which give visual support to a massive entrance. The centre bay projects outward from the main facade of the building and is emphasized by a monumental pediment supported by classically detailed engaged columns. Over each window is a large fluted ornamental keystone.

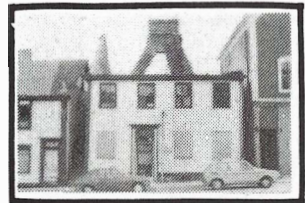
of historical interest to note that Henry Wilson's son, Morris Wilson, started work in the Merchants Bank at the age of 15 and rose to



In 1887 John Henry Wilson leased to the Merchants Bank "the lower flat of the 3 storey building lately erected on the southern side of Pelham St. nearly opposite Kings Hotel." Since that time, the building has housed a variety of other commercial enterprises. The 1914 insurance plan shows it fully occupied by a restaurant, store, offices and a Hall on the 3rd floor. From 1909 to the 1960's it housed the Risser's Restaurant and Boarding establishment and in 1967 came into its present use as a tavern.

The upper floors of the building are still intact with segmental (2nd floor) and semi-circular (3rd floor) windows and an interesting vergeboard adding interest to the facade. The ground floor, however has been substantially altered.

In 1885 William Whitney, a boat builder purchased this lot from John Henry Wilson and built this 2 storey hipped gable roof house. The house is shown on the 1890 BEV in much the same form as it exists today except that original decorative brackets have been removed and the doorway appears to have been relocated. Also, the house is now covered in vinyl



This building was demolished in the summer of 1982 having become derelict, however it was so sturdily built that, despite considerable rot in some of its structural members, it had to be torn apart piece by piece in order to be taken down. The demolition revealed details of the pegged post and beam structure and laid bare the massive central chimney with its separate sections corbelled together at the attic level and its total of 6 fireplaces. The building had an interesting four bay facade and was clapboarded over birchbark on sheathing boards up to 16 inches wide. Registered deeds suggest that the house was built for Henry Woolenhaupt, a town merchant, who in 1817, sold it and a water lot down to the shore to Matthew Ernst, for 247 pounds. From 1872-1949, the property was owned by W. N. Zwicker, then by Zwicker and Co. In the 1880's it was occupied by Captain George Selig and in the rubble of demolition, 100 years later, were found handwritten papers signed by his daughter, Johanna. The house was reputedly haunted.

In 1876, W.N. Zwicker (see #96 Pelham) sold off the lower part of his property to Alexander Silver, a fisherman, for \$300. By 1885, the house was passed to Alexander Jr. a record also of \$1,100. The substantially intact



In the early 19th century the entire eastern end of this block was owned by the Bolman family and it was out of the Bolman estate that this lot was sold in 1844 to George Bremner for 62 pounds. He had this house built but enjoyed it only until 1852 when it was sold by the Sheriff for 137 pounds. In 1872, it was purchased by Joshua Hirtle, a cooper, for \$1,000 and is so identified on the Church map. Later, in 1886, J. Moyle Rudolf recorded in his diary "...D.M. Owen and I bought from William A. Smith for \$1,200 a property on Pelham Street. It was a dwelling house and barn 60 ft. long, in the street end of which was an office, occupied by Henry Bailly, Registrar of Deeds." (see #102 Pelham) Rudolph and Owen (a barrister) owned the house until 1911 when it entered the Whynot family.

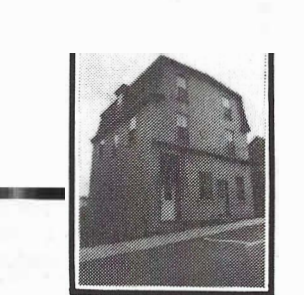
Although it is now vacant and in poor condition the house retains all of its original character
Note: #98 was demolished in 1983.

Little is known of the early history of this house. It was built between 1879-90 and is recognizable on the 1890 BEV by its mansard roof and chimneys. It is thought for the world it would be torn around its windows but has been instantaneously altered by the



Both the 1879 and 1890 BEV's show a long barnlike structure on this lot, which would have been the 60 ft. long barn referred to by J. Moyle Rudolf in his diary (see #98 Pelham). This original barn was probably built by Joshua Hirtle, a cooper, who purchased the property in 1872. Both the Rudolf diary and the 1890 BEV indicate that the Registrar of Deeds, Henry Bailly, maintained his office here. Insurance plans reveal that by 1906 the barn was reduced in length and whether the present house is a part of the original barn or an entirely new structure built at that time is unknown. The building was occupied as a store until 1954.

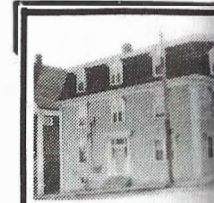
This modern 2 storey building was constructed in 1957 as an electricians shop on the site of an earlier building in which there had been a fire. The earlier building was built about 1901 by Alfred Dauphinee and Sons, ships blockmakers, and was used by that company until the 1950's. (see also #125 Montague) The Dauphinee business was an outgrowth of an earlier block-making business run by Alfred Dauphinee's father-in-law, Peter Loyer. This business was located in an earlier building which stood on this same lot. This earlier house is reputed to have been the residence of John Morash.



This structure was built for John Morash, a customs official, and replaced an earlier building on the lot. In 1888, the newly formed corporation of the Town of Lunenburg rented office space in "John Morash's new shop" for \$80 per year, and the building is identified on the 1890 BEV as the "Town Clerk's office." Also subsequent deeds up to 1920 refer to the building as the "old Police Court." It was used as a store until the 1940's and has been an apartment house since that time.

Comparison of 1879 and 1890 BEV's reveals that this house was built in the 1880's for John Morash. It was used as a store from the 1920's until recent years when it was put back into residential use. Originally, the bay windows extended all the way down to street level (see 1890 BEV) but were replaced by a storefront in later years. Now, the storefront is replaced by smaller windows, each with a transom light and brackets connecting it to the upper bays. The recessed storefront door can still be seen.

Before this house was built in 1878, this property was the "Bolman" property and the old house which was one as "Henry Bolman's old house." Henry Bolman's father, Daniel Bolman, were doctors and surgeons in Lunenburg settlement and owned lots and water on this block until 1844. Over the next 30 years the property was owned by Matthew Ernst, a merchant, Peter Loyer, a cooper, and Edward Van Horn, a carpenter, at each time through sheriff's sale. In 1875, it was sold to John Morash (see above) and in 1878, Morash sold the lots to Dr. Thomas DesBrisay. DesBrisay built



John Morash built the building and all 4 eastern end of this block in 1875 for \$2,000. In 1888, he renovated the roofed building (see BEV), gave it a mansard roof (see BEV) and put it to use as a store and a hotel. In 1937, it was owned by William Myra, a customs official, and is identified as an "office." In the 1940's, it has been used as an apartment house. In its 19th century and in 1982 it was in a pathetically restored

#9 King



ATTACHMENT C

Documentation of 102 Pelham Street

#102

1872-1906



Both the 1872 and 1890 BEV's show a long barnlike structure on this lot, which would have been the 80 ft. long barn referred to by J. Moyle Rudolf in his diary (see #98 Pelham). This original barn was probably built by Joshua Hirle, a cooper, who purchased the property in 1872. Both the Rudolf diary and the 1890 BEV indicate that the Registrar of Deeds, Henry Bailly, maintained his office here. Insurance plans reveal that by 1906 the barn was reduced in length and whether the present house is a part of the original barn or an entirely new structure built at that time is unknown. The building was occupied as a store until 1954.



Google Maps – August 2018



Google Maps – June 2009

Birds Eye View Map – 1879

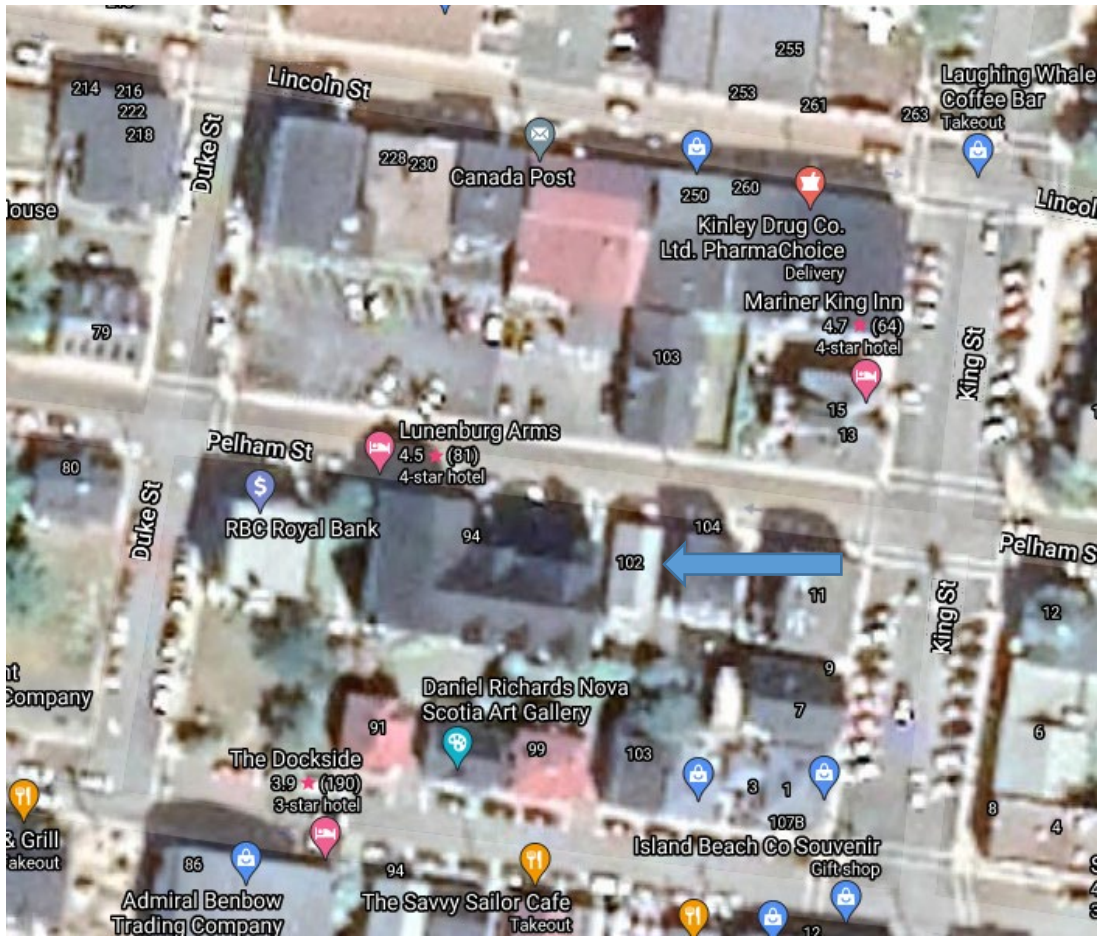


Birds Eye View Map – 1890

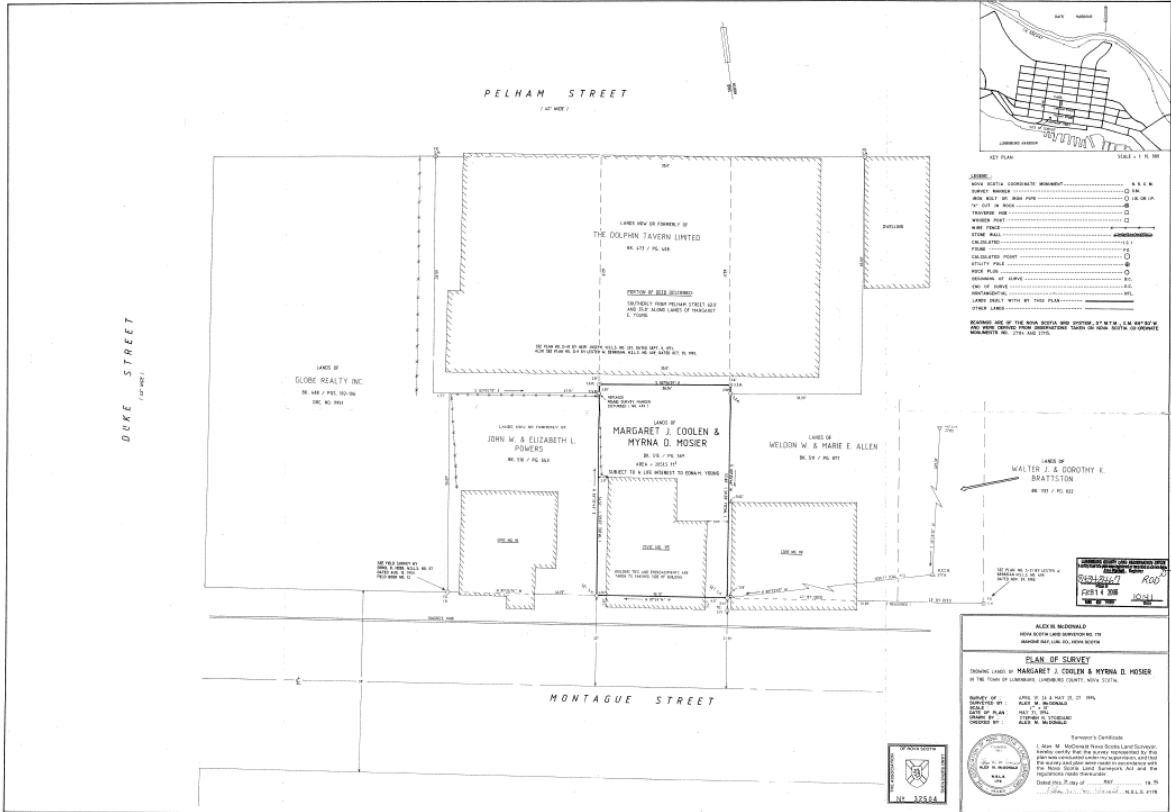




Identified as a pre-1940's Building.



	1 Property found	
	PID:	60061793 Details
	AAN:	02545136
	Value:	\$167,200 (2018 COMMERCIAL TAXABLE)
	Address:	102 PELHAM STREET LUNENBURG
	County:	LUNENBURG COUNTY
	Owner:	RICHBURG LP MANAGEMENT INC
	LR:	LAND REGISTRATION
	<p>Powered By CARIS Spatial Fusion</p> <p>Lat: 44-22-34N Long: 64-18-38W Scale: 1274 Go Zoom: 2</p>	





PHOTOS DURING SITE VISIT OF AUGUST 13, 2021



North East Elevation



North West Elevation



West Elevation



South Elevation



Spa Reception Area



Spa Equipment

Photos of Site Visit October 25, 2021



**ATTACHMENT D
Review of 94 Pelham Street Expansion Design**

Old Town Heritage Conservation District By-law Provisions Review:

Addition to Existing Building:

Pursuant to Part 7.3 Total ground Floor Area (footprint) of an addition shall not exceed 25% of the ground Floor area (footprint) of the existing Building:

94 Pelham Street Expansion	
Ground Floor Area of Existing Building:	5870 square feet
Ground Floor Area of Addition:	1127 square feet
Percentage:	19.2 percent < 25% (Satisfies Part 7.3)

Review of Design Guidelines (Part 7):	
Design Guidelines:	Comments:
Compatibility with the style, scale and materials of existing building:	The proposed addition's design is in keeping with the design of the Hotel. The original building built around 1887 on the western end of the North Elevation is echo in the addition's design on the eastern end of the North Elevation – like two bookends. The scale is similar to the western end of the hotel as well with its gable end facing Pelham street with a similar roof shape and slope. The commercial storefront appearance of the western end is also echo into the addition's design to reinforce the commercial flavour of the street. The materials are wooden clapboard matching the existing.
Size, massing and proportions: More than 2,100 Sq. Ft. – shall provide additive form with varied roof lines; Maximum Ground Floor Area – 4,200 Sq. Ft. for new commercial buildings.	The existing building's mass is broken into three (3) masses and with the addition will be broken into four (4) masses. The existing ground floor area is 5,870 square feet and with the addition of 1,127 square feet will create a building footprint of 6,997 square feet. Section 3 of the Design Guidelines specifies that new buildings shall not exceed 4,200 square feet. However, Section 3 is not considered the appropriate section to evaluate the development as it is not a new building. As it is an addition to an existing building, Section 7 is the appropriate section and Section 7 enables expansions to existing buildings that are less than 25%. As the building is broken into masses that provides the appearance of a multitude of buildings distinguishable by the form and

	massing, and the addition's footprint is less than 25% of the existing building footprint, the proposed size, massing and proportions are deemed to be in keeping with the intent of the design guidelines.
Compatibility with the character of the streetscape:	The addition is considered compatible with the existing building and the streetscape. Many of the buildings along Pelham Street have their gable roof ends facing the street which is reinforced by the design of the addition. Directly to the east of the addition is an existing three storey building which has a mansard roof design with an exposed gable end facing Pelham. The development incorporates elements of the existing design including cornerboards, horizontal bands, vertical oriented windows with lower storefront picture windows that reinforces the commercial fabric of the street. The addition is considered compatible with the character of the streetscape.
Orientation to public street:	As previously noted the addition's design is oriented to Pelham Street by its gable end and sits parallel and perpendicular to the street lines. The building's design and massing helps to create a balance design in the building's façade with the original 1887 gable end on the west side of the North Elevation with the proposed addition's gable end on the east side of the North Elevation (like two bookends). The incorporation of the street level commercial storefront appearance of the addition helps to reinforce the commercial flavour of the street and again echoes the original 1887 building design.
Width to length ratio should not exceed 1:2:	The proposed addition will create a width to length ratio of 65ft./125ft. which is less than the 1:2 width to length ratio criteria. Due to the varied roof forms and the indentations of the building's façade along Pelham Street, the overall massing of the building is broken into four (4) identifiable parts which helps to break up the mass in such a fashion that the building would not look or feel like a long narrow building. The development meets the intent of this provision.
Set-back should be zero to frame public realm:	The addition reinforces the public street realm with a zero (0) front yard set-back.
Façade Design should be balance and have a rhythm along the street: 18 to 25 feet typical spacing of vertical details in façade.	The addition add a forth element to the façade's design reinforcing the rhythm pattern of the street. The vertical elements of the cornerboards and the gable end roof lines helps to support the pattern of the street. As previously stated, the addition is 25

	feet wide with cornerboards thereby conforming with this provision.
Spacing between buildings should be compatible – narrow for commercial streetscapes:	The addition maintains a narrow separation distance between it and the eastern side lot line thereby conforming with this provision.
Does not destroy or obscure significant architectural features:	The addition’s placement on the eastern end of the structure will not impact any existing significant architectural features of the building or any nearby buildings.
Form and Roof Shape similar to principal structure:	As previously stated the addition’s design will echo the original 1887 design on the western side of the building. The form and roof shape is considered compatible with the principal structure.
Off-set from Main Façade:	In commercial areas, the framing of the public realm should trump having a set-back that makes the addition easily identifiable from the existing structure. In this particular case, bring the addition forward helps to distinguish it from the existing structure with its current set-back and central patio space as well as protect the framing of the public street realm. In this regard, the proposed design is considered reasonable consistent with this intent.
Height should not exceed original structure:	The height matches with the height of the original 1887 structure on the western end of the building. The gable end roof design of the addition is considered compatible with the streetscape and the building’s existing design.
Cladding and trim (cornerboards) of addition should match existing in style, profile and materials:	The wooden clapboard cladding and wooden trim (cornerboards) match the existing in terms of their style, profile and materials.
Dormers should not occupy more than 1/3 of the roof, design to be compatible with existing:	There is an addition of one dormer on the South Facade to echo and balance with the existing dormers along the South Elevation. Though the dormers will slightly exceed 1/3 of the roof, it is deemed more important to provide a balanced compatible design in-keeping with the existing building. From an overall design perspective, the South Elevation with the new matching dormer will be better aesthetically than not have any dormer at all in this addition.
Windows and Trims of addition should match existing:	The windows and their trim match the existing in terms of their style, profile and materials.
Doors and Trims of addition should match existing:	The doors and their trims match the existing in terms of their style, profile and materials.

Exterior Decks, Stairs, Ramps and Railing shall be compatible with Lunenburg's traditional design:	Not applicable – There are no exterior decks, stairs, ramps or railings associated with the addition.
Facial Board, Frieze Board, Soffits and Gutter and Downspouts to match existing:	The facial board, frieze board, soffits and gutter and downspouts on the addition match those on the existing building in terms of their style, profile and materials.
Storefront details continued through addition (larger windows along street level, vertical oriented windows above – cornice details, mouldings and panel details):	The addition does incorporate a storefront appearance along Pelham Street which echoes the storefront appearance of the original 1887 structure.
Chimney:	Not applicable – There are no chimneys associated with the addition.
Vents:	There are currently vents along the East Façade and there will be new vents along the new proposed East Façade of the addition. It is felt that the East side or South side Elevation would be the best location for the vents to minimize the potential for additional vents along the North front façade.
Utilities:	The applicant has advised that they are looking to use the latest HVAC technology however they remain committed to finding a solution that keeps the aesthetics pleasing to the eye.

**ATTACHMENT E
- PLANNING PROCESS -**

Planning Process Outline	
Stage:	Date:
Applications referred by Council to HAC and the Lunenburg Heritage Society for advice and comments.	September 14, 2021
HAC meets and makes recommendation to Council – Lunenburg Heritage Society provides comments to Council.	November 29, 2021
Council First Reading to advertise for Public Hearing.	
Advertisement for Public Hearing 21 days prior for two consecutive weeks.	
Council holds Public Hearing.	
Council makes decision.	
Noticed published in local paper advising of Council's decisions and 21 Day Appeal Period	
21 Day Appeal period elapses.	
Certificate may be issued (if approved)	

Relevant Section of the Heritage Property Act and Regulations

Heritage Property Act:

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.*

Heritage Property Act Regulations:

Public hearing for certificate

11 (1) The council shall cause notice to be given of a proposed development and of its intention to consider the application for a certificate by a notice to be published at least once a week for two successive weeks in a newspaper circulating in the area of the district, the first of such notices to be published at least twenty-one clear days before the date fixed for the public hearing.

(2) The notice required by subsection (1) shall

(a) describe the location of the proposed development by civic number, by a plan, map or sketch or other description adequate to identify the location;

(b) give a description of the proposed development; and

(c) state the date, time and place fixed for the public hearing and the place where and hours during which information pertaining to the proposed development may be inspected by the public.

Council decision on certificate

12 (1) Subject to subsection (2) and subsection (2) of Section 19F of the Act, the decision of the council to approve or deny the application for a certificate shall be made, by resolution, after consideration of any submissions received and shall be by a majority vote of those councillors present when the vote is taken, but only those councillors present at the public hearing may vote upon the application.

(2) Where the council considers an application for a certificate other than one for demolition or removal of a building or structure, the council shall approve the application if it meets the requirements of the conservation by-law, including applicable portions of any design guidelines.

(3) Where the council denies the application for a certificate or approves the granting of the certificate with conditions imposed, the council shall include in the resolution the reasons for the denial or imposition of conditions, as the case may be.

(4) The council, by resolution, may specify conditions that shall attach to the granting of the certificate and the reasons for the conditions, and subsection (2) of Section 14 applies to those conditions.

(5) Upon the making of a decision to approve, approve with conditions or deny the granting of a certificate,

(a) the council shall cause notice to be published in a newspaper circulating in the district stating its decision and setting out the right of appeal; and

(b) the clerk of the municipality shall serve on the applicant, by personal service or registered mail, a copy of the resolution containing council's decision and reasons therefore, where required.

Conditions on certificate

14 (1) A certificate may be granted unconditionally or with conditions.

(2) Where a certificate is granted with conditions, the conditions shall

- (a) relate to the development permitted by the certificate;
 - (b) be for a heritage conservation purpose; and
 - (c) be in accordance with the design guidelines.
- (3) Without limiting the generality of subsections (1) and (2), the conditions subject to which a certificate may be granted include conditions with respect to
- (a) the use of specific materials on or in a building or structure;
 - (b) the filing with the heritage officer of acceptable photographic or other documentation of a building or structure before its demolition or restoration, rehabilitation or alteration;
 - (c) the making good, after work is completed, of any damage caused to the building or structure by the work;
 - (d) restoration, rehabilitation or alteration of a building or structure or any part of it following the execution of work, with the use of original materials or acceptable alternatives;
 - (e) the preservation of or alteration in the design of buildings and structures;
 - (f) the site plan;
 - (g) the graphic representation of the proposed buildings and structures;
 - (h) type, species and placement of vegetation;
 - (i) the placement and design of signage; and
 - (j) the exterior colour of buildings and structures.

Appeal period

15 An appeal concerning the refusal of a certificate or the granting of a certificate with or without conditions by either the heritage officer or council shall be served on the Board within twenty-one days of the date of the publication of the notice of the refusal or granting in the newspaper.



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

Date: August 16, 2021

Civic Address: [REDACTED]

PID: see above ZONE: _____ HCD ARCH CONTRL MuDesHER

Applicant Information:

Name: Richburg LP Management Inc

Mailing Address: [REDACTED] C1A 1R7

Telephone: _____ Cell: [REDACTED] Fax: _____

Email: [REDACTED]

Property Owner Information: Same as applicant/owner

Name: _____

Mailing Address: _____

Telephone: _____ Cell: _____ Fax: _____

Email: _____

Proposed Use and Construction:

Current use:

- Single-unit dwelling Describe: _____
- Multiple occupancy Describe: _____
- Commercial Describe: _____
- Institutional Describe: _____
- Other Describe: _____

Proposed use:

- No change
- Change to multi unit housing/hotel

Proposed scope of project:

1. 102 Pelham - Demolish current structure and add 12 rooms to existing hotel

2. PID 60061181 & 60061199 Construct 30-38 micro suites and parking garage.

Contractor Information: Same as applicant; or

Name: _____ Telephone: _____

Email: _____ Cell: _____

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: Gordie

Digitally signed by Gordie
Date: 2021.08.16 10:06:31 -03'00'

Date: August 16, 2021

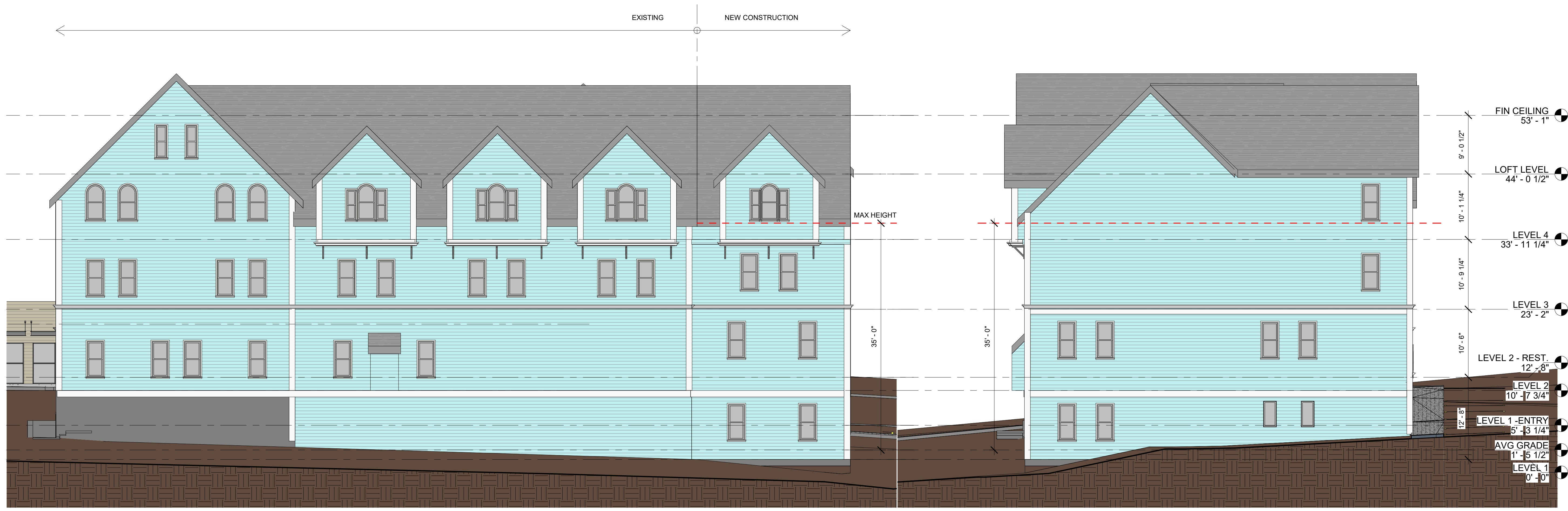
OFFICE USE ONLY

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)

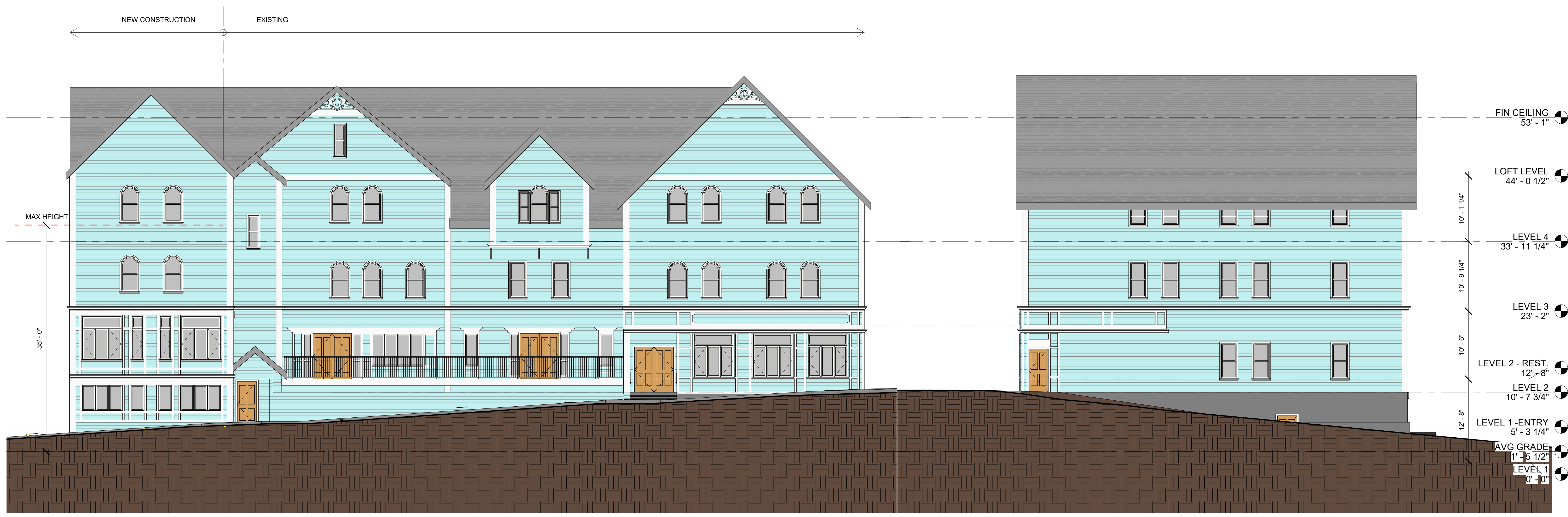
CLIENT:
Owner

KEY PLAN



② SOUTH
1/8" = 1'-0"

③ EAST
1/8" = 1'-0"



① NORTH
1/8" = 1'-0"

④ WEST
1/8" = 1'-0"

NOT FOR CONSTRUCTION

NO.	REVISIONS	DD/MM/YY

PROJECT :
LUNenburg ARMS HOTEL
LUNenburg, NS

DRAWING TITLE :
ELEVATIONS

C.P.#:
PROJECT MANAGER: KT
SCALE: 1/8" = 1'-0"
DRAWN BY: JE
DATE: 02/09/21

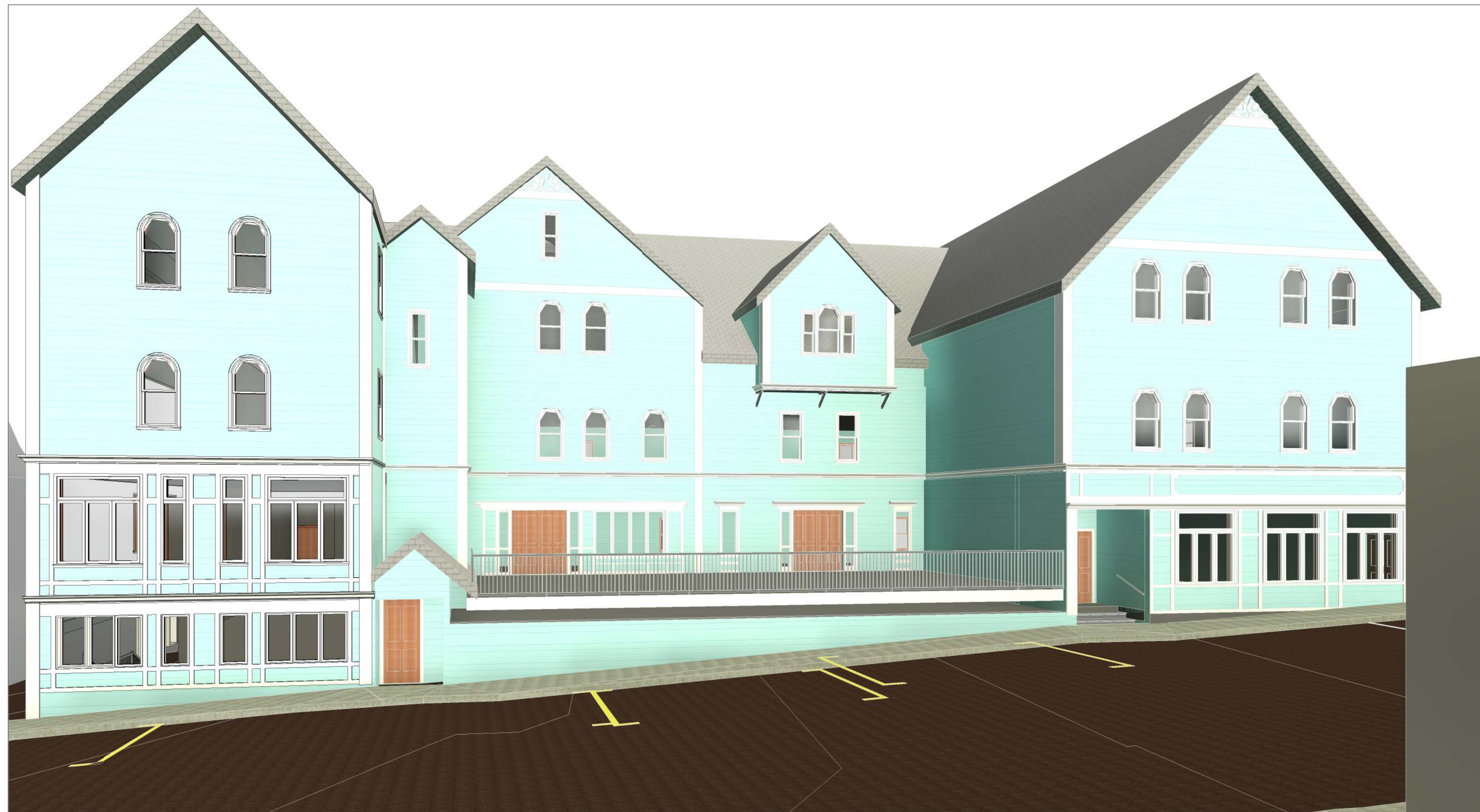
A301



② AXONOMETRIC



⑤ SOUTHEAST



① NORTHEAST



④ EAST

CLIENT:
Owner

KEY PLAN

NOT FOR CONSTRUCTION

NO.	REVISIONS	DD/MM/YY

PROJECT :
LUNENBURG ARMS HOTEL
LUNENBURG, NS

DRAWING TITLE :
PERSPECTIVES

C.P.#:
PROJECT MANAGER: KT
SCALE:
DRAWN BY: JE
DATE: 02/09/21

A401



Drawing courtesy of Bill Plaskett

Mayor & Councillors
Town Of Lunenburg
119 Cumberland Street
P.O. Box 129
Lunenburg, NS B0J 2C0

October 14, 2021

Dear Mayor Risser and Councillors:

Re: Demolition of 102 Pelham Street, Lunenburg, NS

As requested in a letter from Arthur MacDonald, Heritage Manager, on September 17, 2021 the Lunenburg Heritage Society wishes to provide advice with regards to the application to demolish 102 Pelham Street. One goal of the Lunenburg Heritage Society is to preserve and promote Lunenburg's unique heritage and this goal is the basis for our opposition to the application to demolish 102 Pelham Street. This building has served many purposes through its years on Pelham Street: barn, records office, store, home, and business. If nothing else, this building is a good example of pre-1940 commercial structure and preserves the scale and architectural characteristics of the commercial district.

The collective of the buildings in Town create our story: the interesting, the elaborate and the every day. There is concern that demolishing 102 Pelham Street to make way for further development would not be in keeping with Lunenburg's UNESCO designation. If we were to determine the historical worth of a building based solely on its being a registered property, then many of the treasured homes and commercial buildings in the Town of Lunenburg could easily be lost to demolition.

The Lunenburg Arms towers over Pelham Street between King and Duke and its expansion will only add to the mass of the structure (even if considered as four masses). The character of the block will be lost entirely if we also consider the proposed new parking garage and 30 or more micro-suites across the street on the corner of Pelham and Duke. Feedback from our membership has indicated concern over the additional massing having a "detrimental" impact and turning the block into an "urban wasteland" with little pedestrian traffic and speeding drivers.

In the Town staff's draft report to the Heritage Advisory Committee/Town Council, Section 4.8.2 of the Old Town Heritage Conservation District Plan Demolition Policy considers the design features of an expanded Lunenburg Arms, with respect to the overall structure. However, it does not consider the design features of the existing structure of 102 Pelham and the impact of replacing it. This makes an approval of the application seem like a foregone conclusion. The draft report also states that the applicant is willing to move the structure, but have they considered incorporating it into the expansion



PO Box 674 · Lunenburg, NS · B0J 2C0
www.lunenburgheritagesociety.ca
902 634-3498

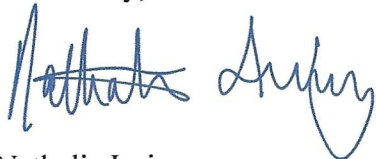
plans? Why does preservation have to suffer in the name of development? Can the old not be incorporated with the new? Tell a new story, educate our visitors, and share our heritage.

The economics of preservation will very rarely win over demolition and starting anew when business owners consider capital costs. The properties owned by the applicant capitalize on their charm, character, and unique locations: all of which can be found in Lunenburg.

Various arguments can be mounted to demolish 102 Pelham Street, as indeed for any building. However, what is the Town's duty to the preservation of its built Heritage? That duty may require a deeper reflection, and that is what the Lunenburg Heritage Society is asking Council to do and deny the application to demolish 102 Pelham Street.

Thank-you for your consideration of our advice.

Yours truly,

A handwritten signature in blue ink, appearing to read "Nathalie Irving". The signature is fluid and cursive, with the first name being more prominent.

Nathalie Irving
Chair, Lunenburg Heritage Society

ATTACHMENT H

October 11, 2021

Irma Da Sie, Architect & Stephen Richards
106 Pelham, PO Box 196
Lunenburg, NS BOJ 2C0

Town Of Lunenburg
Mayor & Council Members
Heritage Advisory Committee Members
Planning Advisory Committee Members

119 Cumberland Street
P.O. Box 129
Lunenburg, NS BOJ 2C0

Re: Demolition of 102 Pelham Street

To all concerned,

As the direct neighbour of The Lunenburg Arms Hotel, we are writing this letter to voice our objection to the demolition of 102 Pelham Street requested by Richmond LP Management Inc., as well as to object to the consolidation of the lands with 90/94 Pelham Street.

This little building is part of the UNESCO World Heritage Site & is in the Old Town Historic District and that alone makes it worthy of protection.

We strongly believe that demolition is no way beneficial to anyone residing or visiting Lunenburg and only serves to whittle away at the fabric of our UNESCO town. It is important to safeguard each individual asset, no matter how small, to preserve the value of heritage tourism that is so crucial to Lunenburg's economic well-being.

We also suggest that the application for development be focussed on the vacant lot owned by the hotel at the corner of Pelham & Duke Streets, which is a wonderful opportunity for the creation of thoughtful & innovative integration of a new building in the historic context, as well as providing the capacity to add the additional suites required for economic sustainability. In a real estate listing in which the Lunenburg Arms went up for sale in 2014, it boasts, "Across the street are two lots ... that provide...(an) opportunity to build up to an additional 35 annex rooms."

Photos #1 & #2, attached, show a historical view looking east on Pelham Street confirming that this little building has played a role, historically, in the social fabric of the town.

On the right of the bird's eye view photo #1, you can see the edge of the old Dolphin Tavern (now the main structure of the Lunenburg Arms Hotel) preserved in shape & style to its original self.

It is unfortunate that the two buildings to the east of the Tavern were demolished by the then owner of the Tavern. The Lunenburg Arms now sits where these buildings once were. Note the way these two old buildings descend in height from the Tavern, acknowledging that the street slopes to the east, thereby creating a sensitive rhythm of scale & proportion.

Photo #2 shows a more detailed in view of 102 Pelham (right) authenticating its presence as a tobacconist in the early 1900's. There is no reason to believe that this building is not the one depicted in the map of 1890, showing a structure with the same shape & height as it is today, yet simply reduced in length.

As discussed with the former owner of 102 Pelham, it is built with timber construction in the style of the local vernacular tradition of the time, an important characteristic of the UNESCO designation. The fact that alterations to the facade have been allowed to occur over the years in no way diminishes its importance to the fabric of the streetscape.

The second defining characteristic, as outlined in UNESCO's description of Old Town Lunenburg, claims of the town's authenticity;

"The original British colonial town plan remains evident, including the regular layout of property parcels in a grid pattern with geometrically regular streets..."

The assignment of lots by the random drawing of playing cards is a well documented & fascinating historical account of Lunenburg's history. Some of the lots have already been consolidated due to past developments, thereby highlighting the importance of preserving what is left to keep Lunenburg's character as "authentic" as possible.

Also, allowing an expansion to the Lunenburg Arms Hotel in no way guarantees its financial success in what is a struggle for most of the hotels & inns already trying to survive in such a seasonal industry. This unique little property could, one day perhaps, be sold off separately & restored as a small commercial undertaking that would truly be a valuable addition to the fabric of the street.

And what if the Lunenburg Arms is "unsustainable in its current form"? Could not the building be repurposed into long term housing? Would this be a bad thing?

Review of the 94 Pelham Street Expansion Design: Attachment D

Mr. MacDonald states that "the expansion design is considered to be in conformance with the Design Guidelines of the Heritage Conservation District By-law", yet we strongly believe that this is not the case.

Compatibility with the style, scale & material of the existing building:

"The scale is similar to the western end..."

The existing western end wall of the building is at a height of approx. **28'-6"** measured from its grade level at Pelham street with the gable roof pitch angling eastward away from the side, whereas the eastern end wall of the new addition measures approx. **39'-6"** with a gable end wall reaching a height of approx. **53'-4"** at its peak measured from its grade level at Pelham street. The soffit is approx. **4'-9"** higher on the new extension than the main building. The design does not take into account the sloping nature of the street which drops approx. **6'-9"** on the length of the properties. All of this contributes visually to a much higher structure than that of the western end & would be totally out of scale with its surroundings.

Size, massing & proportions:

"New buildings shall not exceed 4,200 sq. ft."

"As the building is broken into masses that provides the appearance of a multitude of buildings."

"The proposed size, massing...are deemed in keeping with the intent of the design guidelines."

The design guidelines specifies that new buildings be under 4,200 sf. The fact that the existing building is already over these guidelines should be pause for reflection, yet justifying the expansion by finding one suitable clause (under 25% expansion area) is disconcerting.

Section 3 of the guidelines stresses the importance that buildings not be too large or bulky for their context. Allowing expansion to an already massive structure to be almost 7,000 sf in no way satisfies the intent of the by-law.

"Massive buildings under single roof forms can appear visually dominant in the small scale varied context of the Old Town." (3.3 of the guidelines)

As viewed from the south, the waterfront or across the harbour, (the iconic Lunenburg Town photo), the current building has the appearance of one massive form under one roof with dormers applied. This new extension only amplifies the size of its massive form and makes no attempt to break it up or **"to have an additive form with varied rooflines..." (3.3 of the guidelines)**. The hotel is already a dominant feature of the town & looms over the 2 & 3 storey heritage buildings below. Allowing the addition of 20% of its mass would be offensive & would be a serious fail to the protection of the charm of the Heritage Old Town. (see photo #3 & #4)

Facade Design should...have a rhythm along the street:

As viewed from one of the most prominent intersections of town, the corner of King & Pelham, the existing Lunenburg Arms does have the appearance of varied roof forms, & its current setbacks create a rather interesting streetscape. Its current design plays off rather sympathetically with the form of 102 Pelham. (photo #5)

Yet, when compared to the proposed view (photo #6), the addition of an overpowering "4th element" will only obscure the rhythm pattern of the street and does not reinforce it at all.

Compatibility with the character of the streetscape:

"The 3 ½ storey addition is considered compatible with the character of the street"

Additions shall be designed "in a manner which is compatible with the ... character of the immediate neighbourhood." (7.2 of the guidelines)

"Maximum height restrictions of 35 ft." (3.2 of the guidelines)

All the buildings in the immediate neighbourhood are 2 or 3 storeys maximum. Our 3 storey building at 104/106 Pelham has a height of **31'-6"** from the average grade to the very peak of the gambrel. The hotel's new extension will have a peak height of aprox. **53'-6"** from the average grade. It will have the appearance of a high 4 storey structure & if the upper suites are similar to the existing building, they may even have an additional mezzanine level within the roof space (mezzanine levels of the existing upper floor suites are omitted on the plans). This new addition will have the appearance of being the equivalent of 2 storeys higher than the neighbouring building & other buildings in the vicinity, not to mention being way over the maximum 35 ft allowable height.

Off-set from Main facade:

“Additions... should be offset from the main facade...to visually distinguish the addition from the main facade” . (7.5 of the guidelines)

Height should not exceed original structure:

“An addition should be visually subordinate to the original structure and distinguishable from it...” (7.6 of the guidelines)

The analysis put forward in the above 2 items addresses only the Pelham street facade & does not address the more visually prominent South facade. The addition as viewed from the south is such that it is designed as a continuation of the existing building. There is no set-back, nor any height variation that distinguishes it from the original structure. Consequently, the design, form & height of the new addition is not in keeping with the intent of the design guidelines.

In conclusion, it is our position that this demolition permit, as well as the demand for the consolidation of lands, be denied as it does not, in any way, contribute positively to the needs of the town. It does not respect the Heritage Conservation District Plan’s Design Guidelines nor satisfy its intent. It does not respect the newly drafted Comprehensive Community Plan which calls for a focus for the continued preservation & enhancement of the Old Town core. It is an insult to all of the residents & businesses of the Town that have been required to developed their properties in compliance with the current zoning by-laws.

Given that a perfectly acceptable alternative solution is available by developing their vacant properties, the argument that demolition is the only solution for economic sustainability seems misguided.

Respectfully yours,

The image shows two handwritten signatures in blue ink. The top signature is 'Irma Dasie' and the bottom signature is 'Stephen Richards'.

Irma Da Sie, Architect & Stephen Richards
irma.dasie@gmail.com
(902) 298-1556



PHOTO #1 - Early 1900's view of Pelham looking East

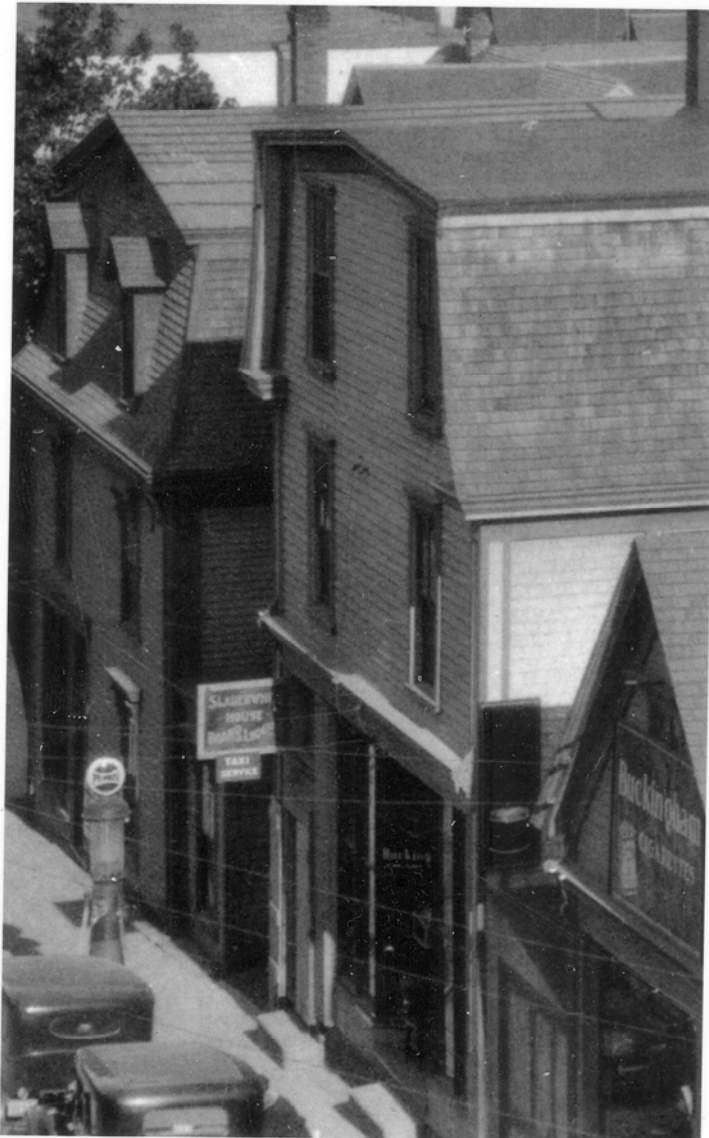


PHOTO #2

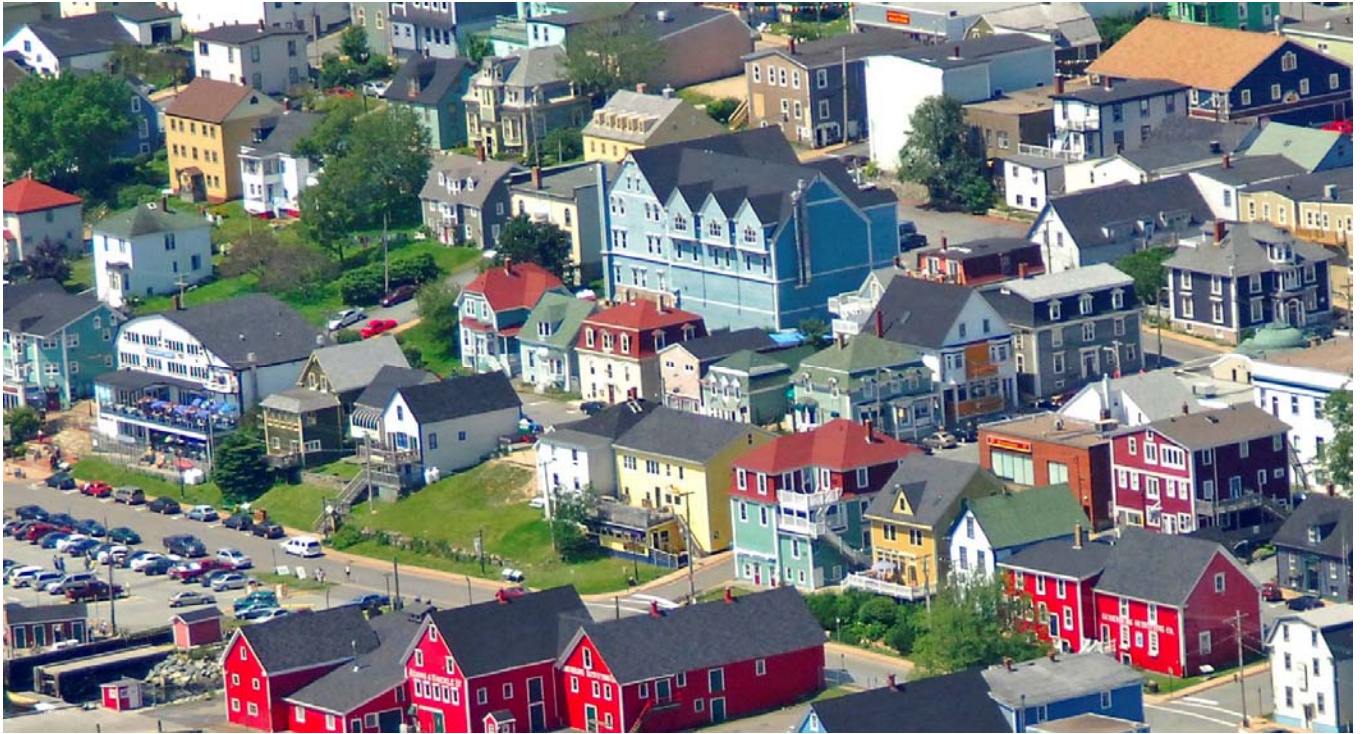


PHOTO #3 - Current view of the Lunenburg Arms Hotel looming over the neighbouring 2 & 3 storey structures



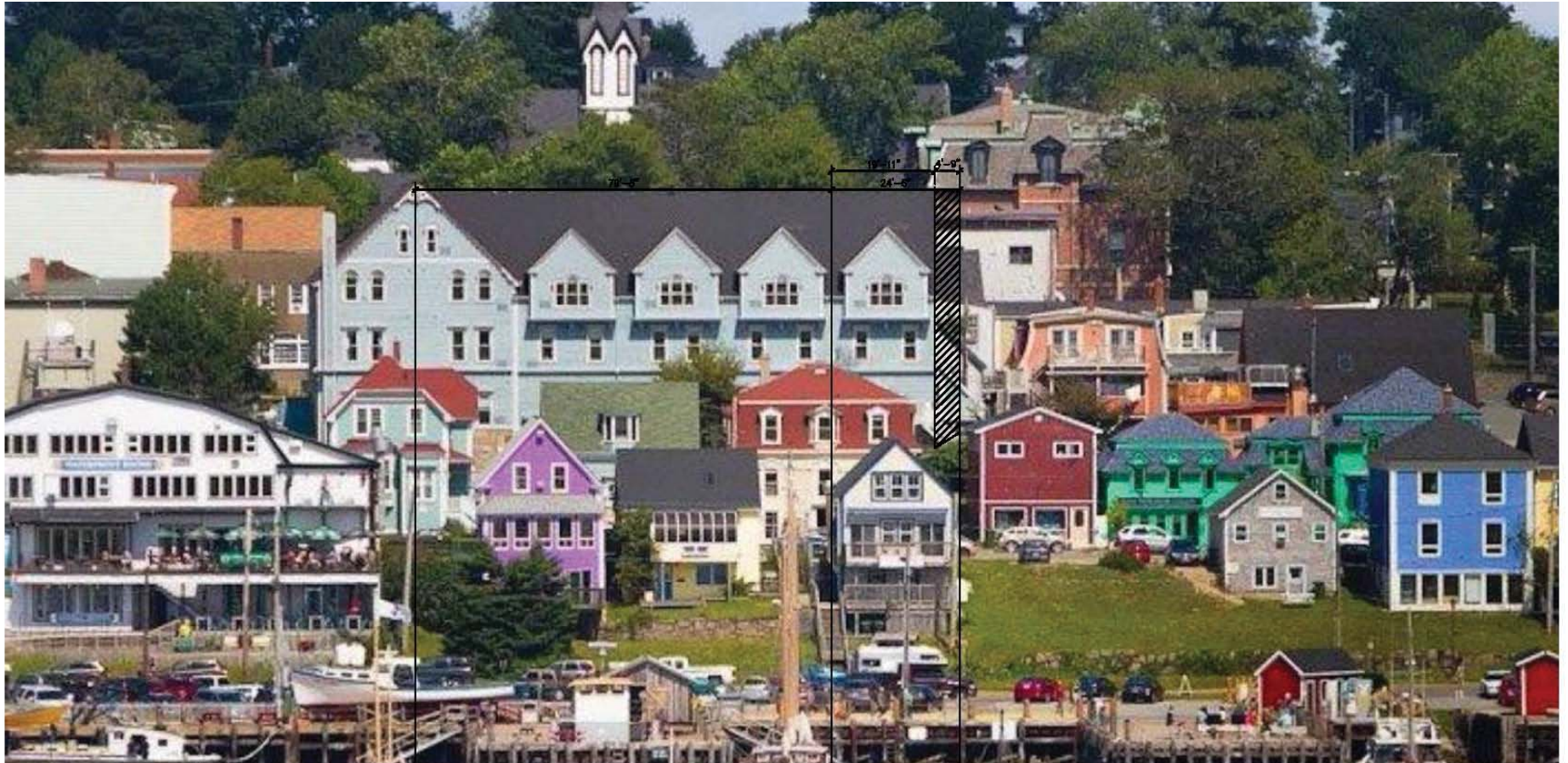
PHOTO #4 - Lunenburg Town view from the Harbour



PHOTO #5 - Current view from the corner of King St. & Pelham



PHOTO #6 - View showing the massing of the proposed addition





① NORTH
 1/8" = 1'-0"



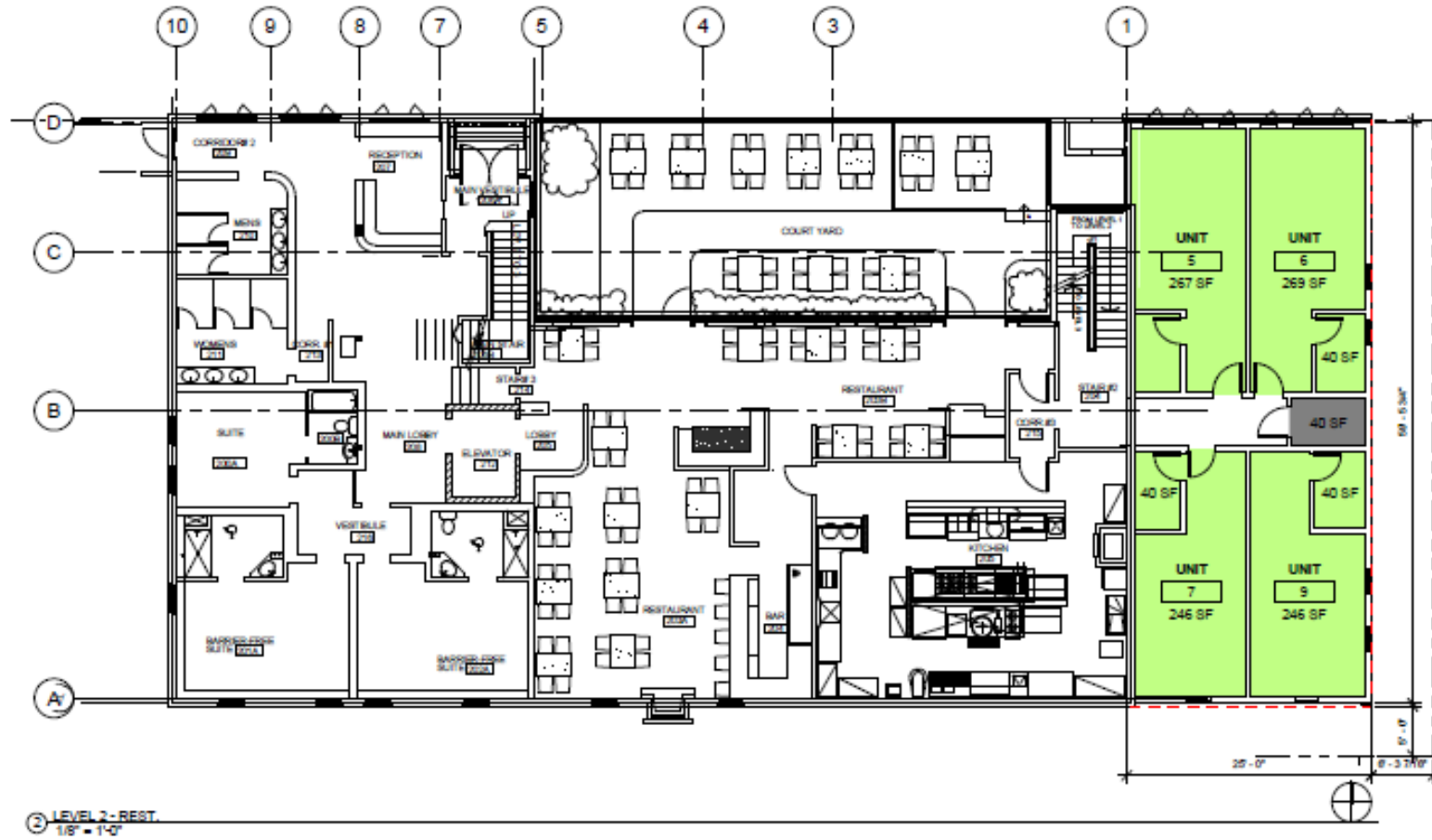


LUNENBURG ARMS PROPOSAL

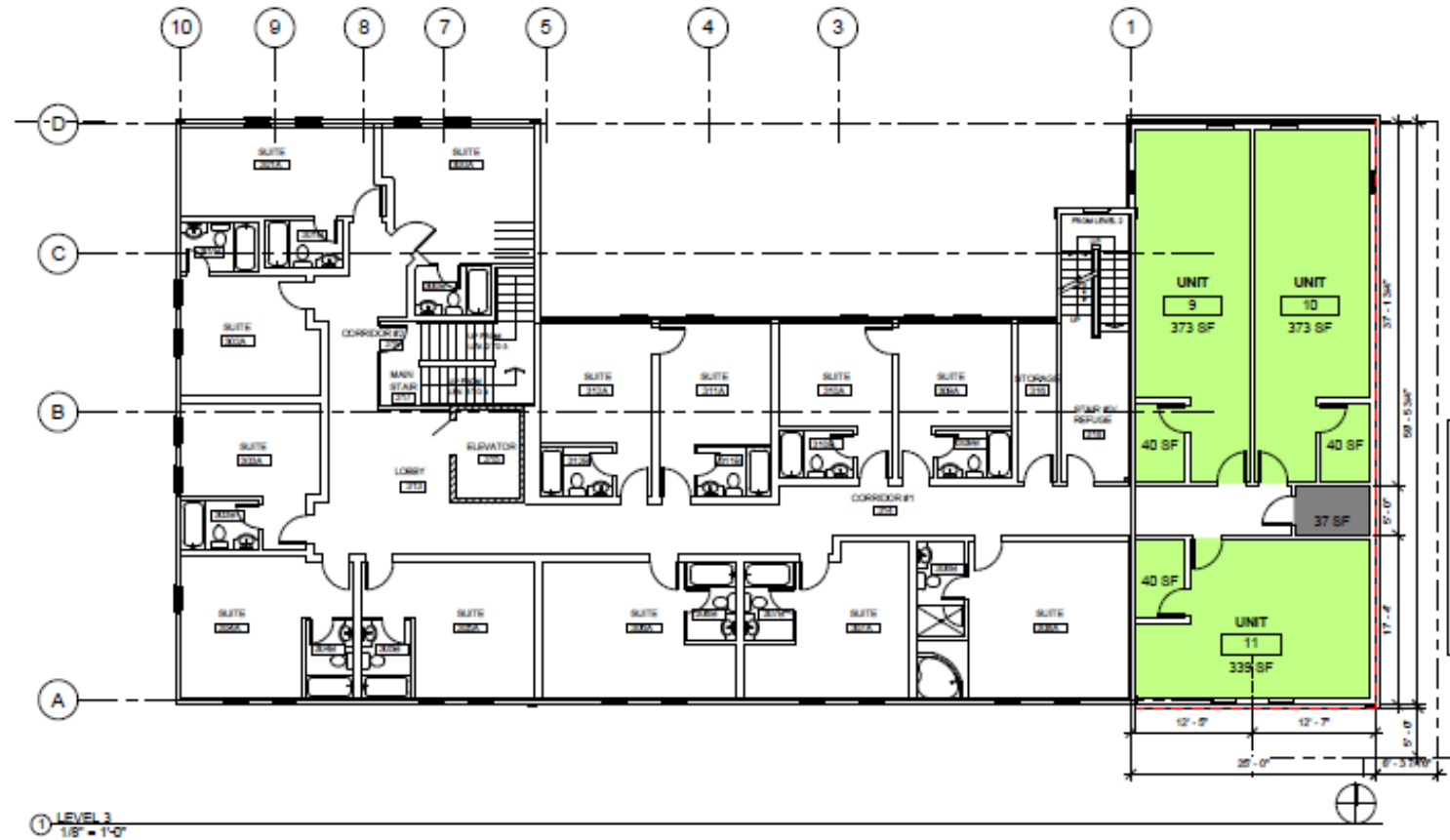
PLANNING ADVISORY COMMITTEE – PUBLIC PARTICIPATION MEETING
NOVEMBER 24, 2021



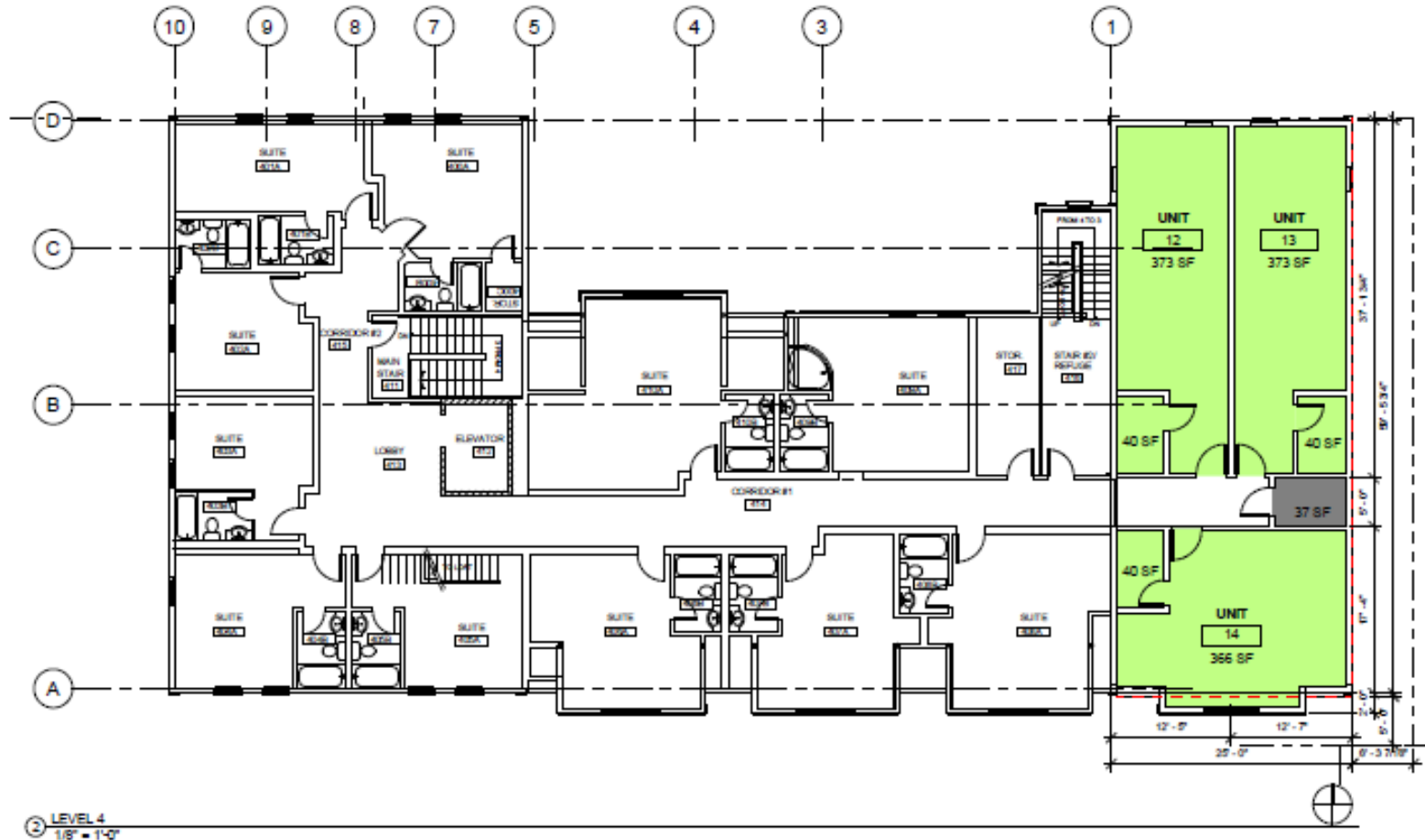
LEVEL 2 FLOOR PLAN – LUNENBURG ARMS EXPANSION



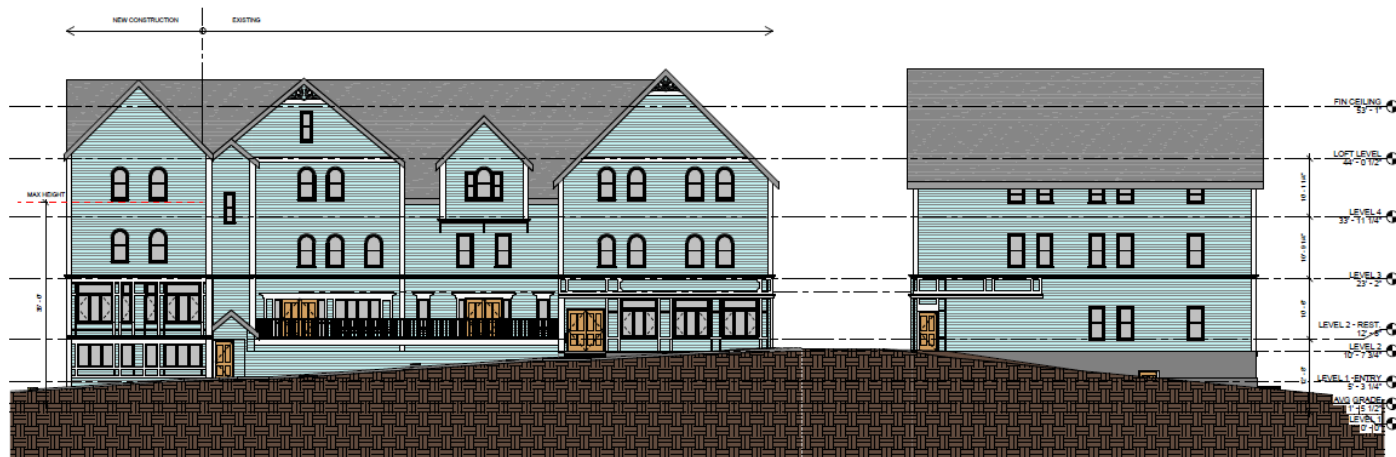
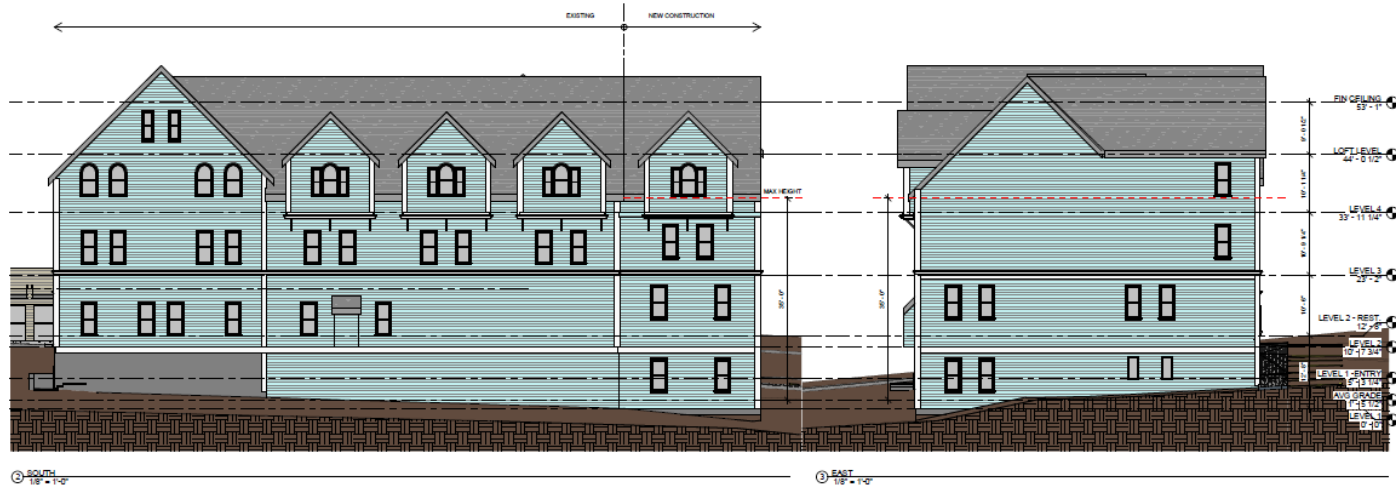
LEVEL 3 FLOOR PLAN – LUNENBURG ARMS EXPANSION



LEVEL 4 FLOOR PLAN – LUNENBURG ARMS EXPANSION



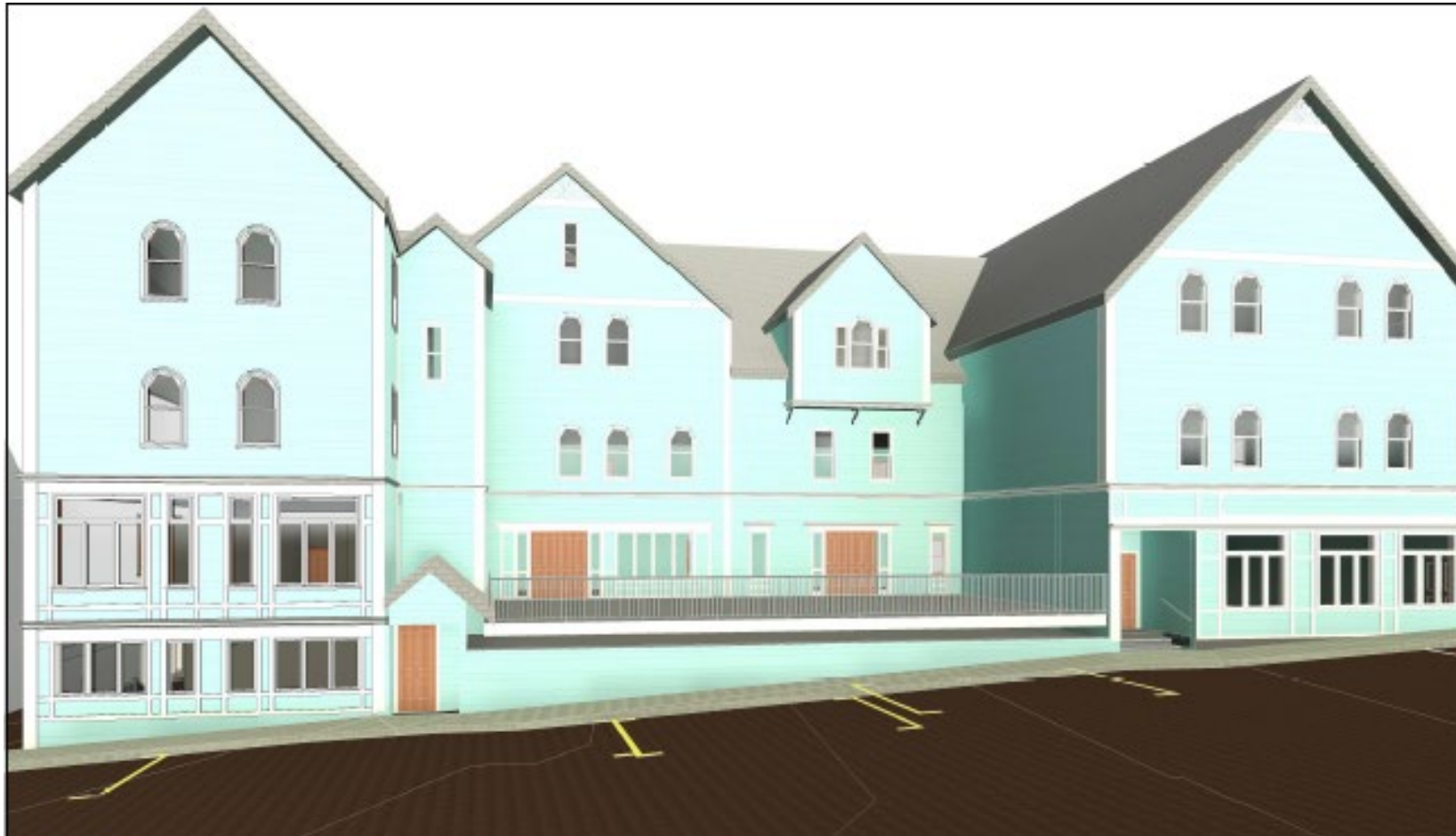
ELEVATIONS – LUNENBURG ARMS EXPANSION



RENDERING – LUNENBURG ARMS EXPANSION



RENDERING – LUNENBURG ARMS EXPANSION



RENDERING – LUNENBURG ARMS EXPANSION



RENDERING – LUNENBURG ARMS EXPANSION



ELEVATION – LUNENBURG ARMS EXTENSION



RENDERING – LUNENBURG ARMS EXPANSION



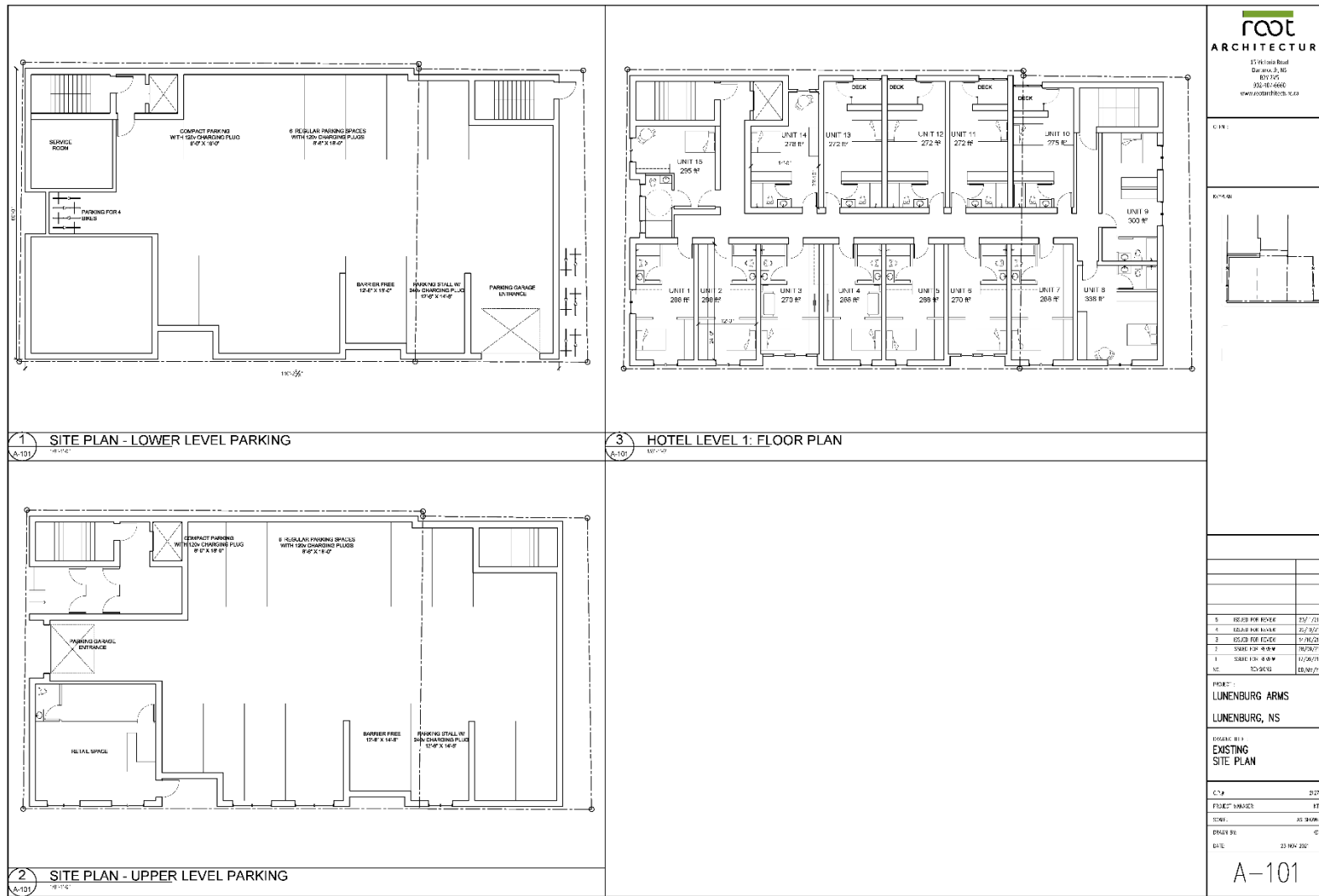
RENDERING – SOUTH SIDE OF PELHAM



RENDERING – SOUTH SIDE OF PELHAM



FLOOR PLANS - NORTH SIDE OF PELHAM



root
ARCHITECTURE
15 Victoria Road
Dorchester, NS
B7Y 7J5
902-461-4600
www.rootarchitect.ca

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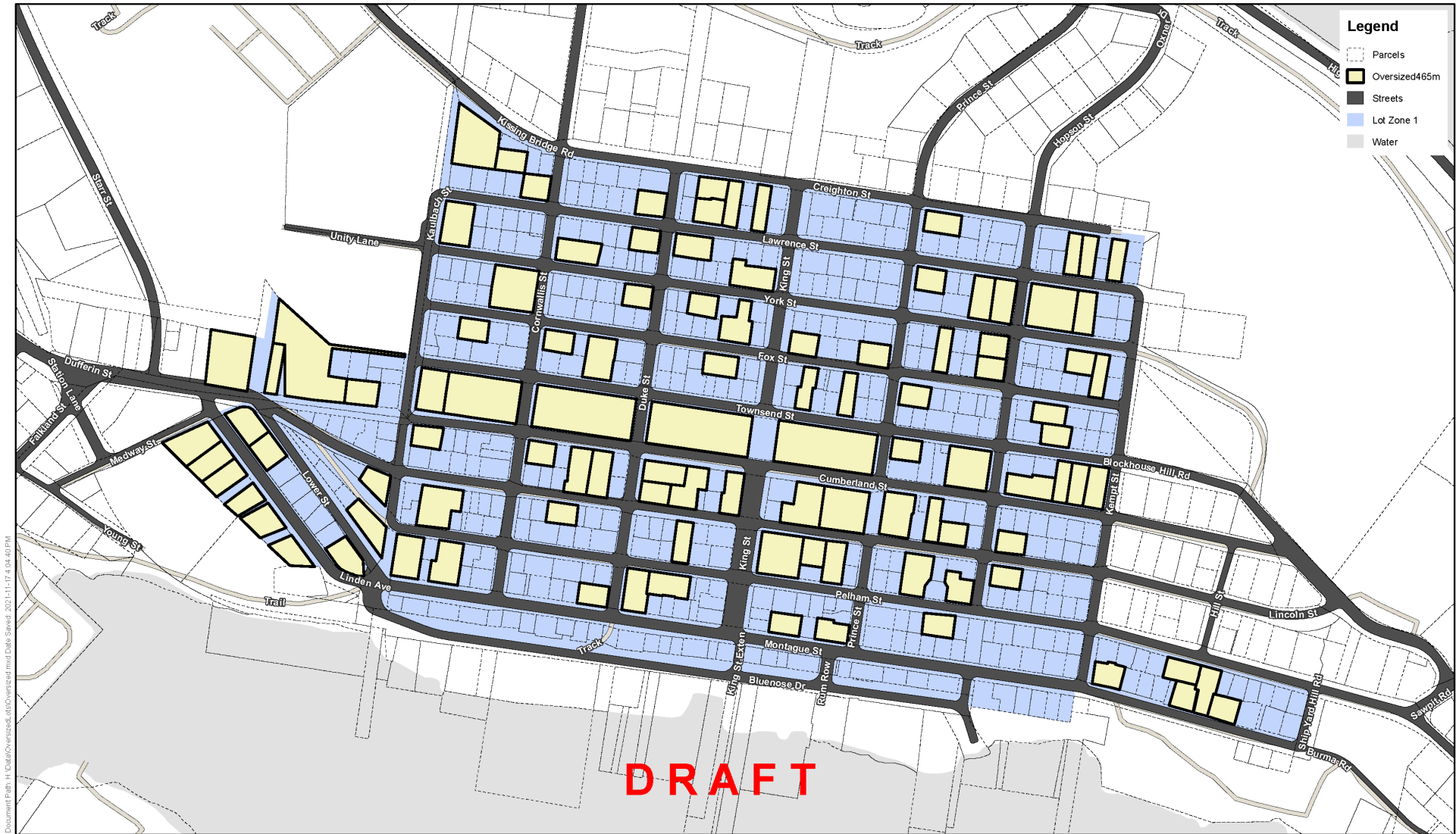
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4	ISSUE FOR REVIEW	21/2/20
3	ISSUE FOR REVIEW	19/MAY/20
2	ISSUE FOR REVIEW	18/2/20
1	ISSUE FOR REVIEW	11/28/19
1.0	ISSUE FOR REVIEW	18/MAY/19

PROJECT:
LUNENBURG ARMS
LUNENBURG, NS

ISSUE NO:
EXISTING
SITE PLAN

C:\p 217
PROJECT NUMBER 11
SCALE 1/8" = 1'-0"
DRAWN BY C
DATE 23 MAY 2020

A-101

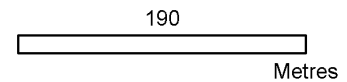
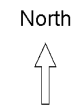


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TOWN OF LUNEBURG
Non-conforming Lots (> 5,005 ft²), Lot Zone 1



1:3,000

