

HERITAGE ADVISORY COMMITTEE MEETING AGENDA

TOWN OF LUNENBURG

Monday, May 8, 2023, 2023 at 6 pm

Council Chamber, 120 Townsend St. and Zoom Webinar



1. CALL TO ORDER

2. LAND ACKNOWLEDGEMENT

Acknowledgement of Mi'kma'ki the Ancestral and Unceded Territory of the Mi'kmaq People

3. APPROVAL OF AGENDA

Draft motion: Moved and seconded that the Heritage Advisory Committee approve the agenda for the May 8, 2023 meeting as presented.

4. APPROVAL OF MINUTES

Draft motion: Moved and seconded that the Heritage Advisory Committee approve the minutes of the April 25, 2022 meeting as presented.

5. BUSINESS ARISING FROM THE MINUTES/UNFINISHED BUSINESS

6. NEW BUSINESS

6.1 Introduction – Hilary Grant, Senior Planner/Heritage Officer

6.2 Update – Old Town Lunenburg Heritage Conservation Plan and By-Law

6.3 Consideration – Heritage Recognition Awards

Draft motion: Moved and seconded that the Heritage Advisory Committee recommend to Council that they award the 2023 Heritage Recognition Awards to Brad Hiltz for 10 Sawpit Road, John Benton for 114 York Street and Susan MacCallum-Whitcomb and Colin Whitcomb for 37 Tannery Road.

7. NEXT MEETING

7.1 Monday, May 29, 2023, at 6 p.m.

8. ADJOURNMENT

HERITAGE ADVISORY COMMITTEE MEETING

WEDNESDAY, APRIL 25, 2022

RECOMMENDATION PAGE

To recommend that Town Council approve the following nominations for the Town's 2022 Heritage Recognition Awards:

- 146 Bluenose Drive: Rehabilitating a building that contributes positively to the design of the original structure.
- 213 Montague Street: Rehabilitating a building that contributes positively to the design of the original structure.
- 94 Townsend Street: Preserving or restoring the original character of a building.

HERITAGE ADVISORY COMMITTEE MEETING MINUTES

WEDNESDAY, APRIL 25, 2022 AT 6:00 P.M.

LUNENBURG TOWN COUNCIL CHAMBER

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

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

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.

3. Agenda

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

4. Heritage Advisory Committee March 2, 2021 meeting minutes

Motion: moved and seconded to approve the March 2, 2021 meeting minutes. Motion carried.

5. Business Arising from the Minutes/Unfinished Business

6. New Business

a. 2022 Heritage Recognition Awards – Staff Report

The Heritage Manager reviewed his report on recommended nominations (**Schedule "A"**). He noted that the award presentation will take place on Lunenburg's Birthday (June 7th) at the Lunenburg Academy, as part of a larger event also commemorating

the unveiling of a 125th Anniversary plaque on the building and the Grand Opening of the Heritage Classroom. He welcomed all Committee members to attend.

Motion: moved and seconded to recommend that Town Council approve the following nominations for the Town's 2022 Heritage Recognition Award:

- 146 Bluenose Drive: Rehabilitating a building that contributes positively to the design of the original structure.
- 213 Montague Street: Rehabilitating a building that contributes positively to the design of the original structure.
- 94 Townsend Street: Preserving or restoring the original character of a building.

Motion carried.

b. HCD Plan and By-law Review Up-date

The Heritage Manager summarized the progress report provided to the April 20, 2022 meeting of the Project Lunenburg Steering Team (Schedule "B"). He explained that Option 1 (p. 3-4) was the direction the Steering Team supported.

In response to a question on the rationale for removing the Tannery Road Architectural Control Area, the Heritage Manager explained the consultants' view that the "story" of the World Heritage Site is the Charles Morris 1753 plan/grid that supported the UNESCO designation should be the primary rationale for the creation of the boundaries of the Heritage Conservation District. Tannery Road does not help to support this narrative even though it has many fine historical homes. It is possible to individually designate buildings as Municipal Heritage Properties, or to create a separate Heritage Conservation District with another story. Further discussion can be had with the consultants when they return to the HAC with the Background Study.

It was further clarified that feedback from the HAC on substantive content can be provided within the public participation process on the Draft HCD Plan and Bylaw. The Heritage Manager will provide a flow chart of the process steps for reference.

7. Next Meeting Date – To be called by the Chair.

8. Adjournment

There being no further business, the meeting was adjourned by the Chair at 6:29 p.m.

Heather McCallum, Assistant Municipal Clerk



Subject: Introduction – Hilary Grant

From: Hilary Grant, Senior Planner & Heritage Officer

Reviewed by: Arthur MacDonald, Director of Community Development

Date: May 3, 2023

Recommendation

This is an information report. No decision is required.

Alternatives

N/A

Background

Hilary Grant is the new lead support staff to the Heritage Advisory Committee. She has been the Town of Lunenburg's Senior Planner/Heritage Officer since December 12, 2022. Hilary manages and administers the Town's *Heritage Property By-law* and the Town's *Heritage Conservation District Plan and By-law*. She also manages and administers the Old Town Lunenburg World Heritage Site, including periodic reporting to the World Heritage Committee through Parks Canada.

Discussion

- The Town is in the process of building the new Department of Community Development.
- One step in this process has been hiring Hilary Grant as Senior Planner/Heritage Officer, a role she accepted on November 2, 2022.
- Hilary has a Master's in Heritage Studies from the University of Cambridge. She is a board member of the Canadian Chapter of the International Council of Monuments and Sites and treasurer and former vice-president of the Society for the Study of Architecture in Canada. She has taught heritage studies at the undergraduate and graduate level in Carleton University's School for Studies in Arts and Culture and School of Indigenous and Canadian Studies. Her work experience spans Parks Canada, the National Capital Commission, the Government of Saskatchewan and UNESCO, Paris. She has presented at numerous conferences and has published on heritage planning, including in the *International Journal of Heritage Studies* and *The Historic Environment: Policy and Practice*. As part of her employment, Hilary will pursue a professional planner accreditation.
- Section 19 of the *Heritage Property Act* states that if Council adopts a conservation plan and by-law Council must designate a Heritage Officer who will be responsible for the Conservation Plan and By-law and the issuance of certificates of appropriateness thereunder.
- Hilary was appointed Heritage Officer January 26, 2023.
- The Director of Community Development, Arthur MacDonald, will remain appointed to act, from time to time, in the Heritage Officer's stead to cover, for example, vacations and sick leave.

Strategic Plan Relevance

Heritage

- Preserve the valuable heritage resources of Lunenburg while embracing an ongoing evolution of the landscape.

Relevant Legislation

UNESCO's *World Heritage Convention*

Nova Scotia's *Heritage Property Act*

Town of Lunenburg's *Heritage Conservation Plan and By-law*

Town of Lunenburg's *Heritage Property By-law*

Financial

There are no financial implications.

Communications

N/A

Attachments

N/A

Subject: Old Town Lunenburg Heritage Conservation Plan and By-Law Update

From: Hilary Grant, Senior Planner and Heritage Officer

Reviewed by: Arthur MacDonald, Director of Community Development

Date: May 3, 2023



Recommendation

This is an information report. No decision is required. This is an opportunity for the Heritage Advisory Committee to ask questions about proposed changes to the draft Heritage Conservation Plan and By-law compared to the Background Study.

Background

On December 14, 2021, Council awarded Brighter Community Planning & Consulting and EVOOQ Strategies (henceforth Brighter Community) an \$88,430.00 plus net HST contract to complete a new Old Town Lunenburg Heritage Conservation District Plan and By-law.

Staff have a draft of the new Heritage Conservation District Plan and By-law and are completing a final review and communications plan towards its public release. The new Heritage Conservation District Plan and By-law are scheduled to come before the Heritage Advisory Committee at their next meeting.

Discussion

The Town of Lunenburg is empowered under the *Heritage Property Act* to protect areas of heritage value from threats like demolitions, inappropriate exterior alterations, and insensitive new development by establishing a Heritage Conservation District. Old Town Lunenburg Heritage Conservation District is a municipal heritage district, that encompasses a National Historic Site of Canada district designation, and a World Heritage Site. The Town of Lunenburg is the authority legislated to legally protect Old Town Lunenburg for future generations through a Heritage Conservation District Plan and By-law. Since the Nova Scotia Heritage Property Act does not provide a clear mechanism to revise existing Heritage Conservation District Plans and By-laws, the Town will replace the existing plan and by-law, adopted May 1, 2000.

On August 9, 2022, Council approved Brighter Community's Lunenburg Old Town Historic Conservation District Review Background Study (henceforth Background Study). The current draft of the Heritage Conservation District Plan and By-law still meets all the goals for the Heritage Conservation District Plan and By-law as outlined in said Background Study. It:

- Takes a value-based conservation approach following the *Standards and Guidelines for the Conservation of Historic Places in Canada* and internationally adopted heritage policies (see Attachment A);

- Aligns Old Town Lunenburg's heritage recognitions, ensuring all its locally, nationally, and internationally recognized heritage attributes are legally protected and that boundaries match;
- Aligns Old Town Lunenburg Heritage Conservations District's management with the Town's other principal planning documents, namely the Municipal Planning Strategy, Comprehensive Community Plan, Land Use By-law, and Subdivision By-law;
- Ensures Old Town's vitality by balancing heritage protection and its continuation as a living downtown.
- Addresses current and emerging Town challenges and priorities, such as sustainability, inclusivity, and accessibility;
- Identifies a new district boundary and character areas that reflect Old Town's diverse functions, building types and styles, and entry points; and
- Identifies contributing and non-contributing properties (see 4 New Terminology below).

Staff have worked with Brighter Community towards completing the Old Town Lunenburg Heritage Conservation District Plan and By-law. With new internal resources, namely the successful hiring of a new Town Heritage Officer, it was deemed that staff could tailor Brighter Community's work to the local Lunenburg context to ensure it met the Town's needs and remained on budget. We received Brighter Community's final deliverable on February 23, 2023.

Staff have made the following changes relative to Brighter Community's Background Study:

1. Modified District Boundaries:

The draft Old Town Lunenburg Heritage Conservation District Plan and By-law include a new district boundary larger than that proposed by Brighter Community, to act as a buffer zone around the district. Considering public and Council inquiries since Council's April 11 meeting, staff are recommending an expanded Transition Area that will include all of the World Heritage Buffer Zone established by the World Heritage Committee. This change brings the new Old Town Lunenburg Heritage Plan and By-law in line with *World Heritage Convention* Policy 2.2.6 'Boundaries and Buffer Zones' (Appendix B, see maps in appendices C and D).

2. Modified Heritage Character Area Boundaries:

Brighter Community proposed dividing Old Town Lunenburg Heritage Conservation District into five heritage character areas: the civic area, the commercial area, the residential area, the waterfront area, and the transition area. These character areas correspond to the distribution of Old Town's historic building types, not their current uses. The draft Old Town Lunenburg Heritage Conservation Plan and By-Law divide the district into these areas. However, the boundaries of each have changed slightly. This change is recommended to correct historical inaccuracies in the earlier version that would undercut the areas' usefulness as a management tool, especially the misidentification of the civic area relative to Charles Morris' original town plan (see maps in appendices E and F).

3. Revised Statement of Significance:

Brighter Community prepared a Statement of Significance for Old Town Lunenburg (Appendix G). Value-based conservation, where conservation decisions are led by a statement of heritage values and an inventory of character-defining elements, is standard practice across Canada. The current draft Heritage

Conservation District Plan and By-law have a revised Statement of Significance that clarifies the relationship between the district's values and character-defining elements and includes all values and elements for which the district is recognized locally, nationally, and internationally. This new Statement of Significance minimizes possible jurisdiction contradictions toward streamlining conservation decisions (Appendix H).

4. New Terminology: Brighter Community committed to identifying contributing and non-contributing properties within Old Town Lunenburg. The new Old Town Lunenburg Heritage Conservation Plan and By-law use character-defining and supporting instead. This language reinforces the value-based approach taken throughout the document and better captures that every property, regardless of type or age, contributes to the integrity and authenticity of the district.

Kevin Barrett, Coordinator of the Heritage Property Program under Nova Scotia's Department of Communities, Culture, Tourism, and Heritage, has advised we may proceed to a Public Participation Meeting with a draft Heritage Conservation District Plan and By-law with these changes. The Background Study need not be revised.

These changes will be further discussed when the District Plan and By-law come forward for public review (see Communications below).

Strategic Plan Relevance

Heritage

- Preserve the valuable heritage resources of Lunenburg while embracing an ongoing evolution of the landscape.
- Update and clarify heritage management frameworks to respond to current needs and follow best practices.
- Expand the classification of heritage resources to include a range of elements with tangible and intangible heritage value.
- Expand heritage recognition beyond European colonial landscapes to include perspectives of Nova Scotia's First Nations, Black communities, and other cultural groups.

Relevant Legislation

Nova Scotia's Heritage Property Act

Financial

Council allocated \$88,430.00 plus net HST to this project. No additional funds are being sought.

Communications

The Old Town Lunenburg Heritage Conservation Plan and By-law must be referred to the Heritage Advisory Committee and a Public Participation Meeting per the *Heritage Property Act* and the Town's Heritage Conservation District Public Participation Program. The new Heritage Conservation District Plan and By-law are scheduled to come before the Heritage Advisory Committee at their next meeting.

Attachments

Attachment A: Ensuring Best Practice

Attachment B: World Heritage Convention Policy Compendium Excerpt

Attachment C Map 1: Old Town Lunenburg Heritage Conservation District Boundaries as proposed by Brighter Community

Attachment D Map 2: Old Town Lunenburg Heritage Conservation District Boundaries in new draft Old Town Lunenburg Heritage Conservation District Plan and By-law.

Attachment E: Old Town Lunenburg Heritage Conservation District Statement of Significance as proposed by Brighter Community

Attachment F: Old Town Lunenburg Heritage Conservation District Statement of Significance in new draft Old Town Lunenburg Heritage Conservation District Plan and By-law.

Attachment A: Ensuring Best Practice

The draft Old Town Lunenburg Heritage Conservation Plan and By-law tailors high-level national and international heritage documents to Lunenburg's unique conditions so Council, staff, and residents can rest assured they are making sound conservation decisions. The heritage documents are:

- UNESCO's World Heritage Committee's *Budapest Declaration* (2010);
- The International Council on Monuments and Site's (ICOMOS) *Charter on the Built Vernacular Environment* (1999);
- ICOMOS's *Charter on the Interpretation and Presentation of Cultural Heritage Sites* (2008);
- ICOMOS's *Valletta Principles for the Safeguarding and Management of Historic Cities, Towns and Urban Areas* (2011);
- ICOMOS and The International Committee for the Conservation of the Industrial Heritage's *Principles for the Conservation of Industrial Heritage Sites, Structures, Areas, and Landscapes* (2011);
- ICOMOS's *Principles for the Conservation of Wooden Built Heritage* (2017); and
- The *Standards and Guidelines for the Conservation of Historic Places in Canada* second edition (2010), a federal, provincial, and territorial collaboration.

Attachment B: World Heritage Convention Policy Compendium Excerpt

2 - Policies Regarding CREDIBILITY of the World Heritage List

2.2 - Outstanding Universal Value

2.2.6 - Boundaries and buffer zones

Decision 44 COM 7.2

"21. [The World Heritage Committee] (u)rges States Parties, with the support of the World Heritage Centre and the Advisory Bodies, to:

- a) Incorporate well-designed buffer zones based on a holistic understanding of natural as well as human-induced factors affecting the property, supported by reinforcing relevant legal, policy, awareness and incentive mechanisms, into new nominations and, where appropriate, into existing properties to ensure enhanced protection of World Heritage properties,
- b) Place particular emphasis on strategic environmental assessment and impact assessments for potential projects within buffer zones to avoid negative impacts on OUV from developments and activities in these zones,
- c) Develop buffer zone protection and management regimes that optimize the capture and sharing of benefits to communities to support the aspirations of the 2015 Policy for the integration of a Sustainable Development Perspective into the processes of the *World Heritage Convention*,
- d) Ensure buffer zones are supported by appropriate protection and management regimes in line with the property's OUV that build connectivity with the wider setting in cultural, environmental and landscape terms."

Attachment E: Old Town Lunenburg Heritage Conservation District Statement of Significance as proposed by Brighter Community.

Description of Place

Lunenburg is located on the southwest coast of Nova Scotia, within Mi'kmaki, the traditional territory of the Mi'kmaq. Lunenburg Old Town Heritage Conservation District is an 18th century British colonial planned town laid out on a portion of the south facing side of a peninsula known traditionally as E'se'katik, the place of clams, overlooking a natural harbour.

The town grid is composed of blocks formed by seven north-south streets, each including a number of distinct lots of regular sizes, rigidly laid over the undulating topography and drumlin landform of the peninsula, resulting in steep straight streets.

Primarily oriented towards the waterfront with sections of the town set aside for distinct uses, the Lunenburg Old Town Heritage Conservation District offers a consistency of architectural styles that gives it a sense of historical and cultural cohesion. It includes waterfront and shipyard buildings, and continues north up the slope of the peninsula's hills to encompass the downtown commercial district; the institutional area of the town, with a parade square, town hall, Anglican church, former courthouse and rectory, and other public buildings; and the private wood-construction homes to the north of the town centre.

To the east and the west of Old Town, the two commons at Gallows Hill and Blockhouse Hill, as well as the early expansions complete the place.

Heritage Value

Lunenburg Old Town Heritage Conservation District is significant because it is the second oldest and most intact example of an 18th century British planned colonial town in Canada, it illustrates a well-preserved vernacular architectural tradition that spans two centuries, it exemplifies marine-related and fisheries industries in Nova Scotia, and it expresses the culture and traditions of the people that lived and settled here for centuries. Its heritage value lies in the urban form as defined by the gridiron street pattern of the town plan; the dedicated open civic spaces; spatial organization of institutional, commercial, industrial, and residential areas; regular lot sizes; and built forms within that plan. It also resides in a vernacular building tradition deriving from the shipbuilding skills characterized by the use of wood, and unique architectural details like the 'Lunenburg Bump'. Its heritage value is equally embodied in the ongoing functional waterfront and the presence of brightly painted warehouses and outbuildings, associated with fishing, shipbuilding and other marine related activities.

Character-Defining Elements

The HCD encompasses Character-Defining Elements (CDEs) defined as those tangible elements that embody the heritage value of the district, in the entire district and in five specific areas of the HCD.

The Old Town

The HCD encompasses CDEs that support the heritage value of the whole, including:

- its gridiron plan, characterized by its rectangular form divided in regular streets and blocks, the allocation of spaces for public uses in the centre of the town, and the clear delineation between town and surrounding areas. There are seven north-south streets, 48 feet wide (with the exception of King Street, which is 80 feet), intersected at right angles by nine east-west streets, each 40 feet wide, and with each block divided into 40 foot by 60 foot lots.
- its smaller sized lots within each block;
- the distinction between commercial, civic, residential, and industrial areas as characterized by greater density in residential and commercial areas, open spaces surrounding landmark public buildings, and larger and functional waterfront spaces and structures;
- the concentration and comprehensive collection of quality architecturally significant 18th to 20th-century buildings and works, of various styles including residences, churches, institutional buildings, shops and waterfront warehouse and industrial buildings;
- the characteristic elements of the Lunenburg vernacular building tradition, including the predominance of wood construction and exterior finishes among all building types and styles; and the "Lunenburg Bump";
- its skyline punctuated by the spires of its churches;
- the visual and physical predominance of the waterfront buildings and of the churches when viewed from the

harbour;

- The areas outside the original town plan that supported, protected, and connected the community, including the commons, parts of Blockhouse Hill, and the Academy.

The Waterfront Area

Additionally, the HCD encompasses CDEs of the Waterfront Area including:

- the larger-scaled waterfront buildings, including wooden warehouses, lofts, boatshops, and industrial buildings, many with their gable end turned to the harbour, most of a large scale, no more than four-storey high, small paned windows and painted in bright colours;
- the utilitarian nature of buildings which combine large structures with smaller service building and exhibit, in simpler form, the fundamental architectural characteristics of the rest of the town;
- the interrelationship between buildings, spaces, structures and the harbour, illustrating the functional nature of the waterfront associated with marine, shipbuilding and fishery activities;

The Commercial Area

Additionally, the HCD encompasses CDEs of the Commercial Area including:

- the streetscapes defined by close or contiguous buildings, no more than four-storey high, built to the streetline, with doors facing the street, designed or adapted for commercial activities, blending residential and commercial architecture;
- late Victorian, Georgian, and Edwardian architectural styles;
- sympathetically scaled buildings along Lincoln Street that contribute to a cohesive streetscape;
- the densely built nature of the commercial area;

The Civic Area

Additionally, the HCD encompasses CDEs of the Civic Area including:

- a well defined open space interspersed with landmark buildings serving a public purpose, including Saint John's Anglican Church building and open space surrounding the building, the old fire hall and electric lights building, town hall with park space to either side, the open park space to the east of town hall including war memorials, a bandstand and the King Street right-of-way;
- a visual and architectural relationship between the open spaces and the buildings that surround them, most built close to the streetline, emphasizing the prominence of the location;
- the lighter density, emphasizing the importance of the civic core and its public uses;

The Residential Area

Additionally, the HCD encompasses CDEs of the Residential Area including:

- the significant concentration of diverse historic architectural styles, creating cohesive streetscapes, including Cape Cod, Georgian, Gothic Revival, Classical Revival, and Second Empire styles, accentuated with vernacular architectural elements;
- elements that are typical of a longstanding building tradition particular to the Lunenburg area, including sturdy wooden construction, with clapboard or shingle cladding and wooden trim elements and decorative elements;
- individual or single houses, no more than three storey high, with doors and windows facing the street, modestly set back from the street, at regular intervals, with occasional smaller secondary buildings on the side or the back;
- the moderate density;

The Transition Area

Additionally, the HCD encompasses CDEs of the Transition Area including:

- the significant concentration of diverse historic architectural styles;
- Street patterns that evolve from the gridiron pattern prevalent in the rest of Old Town, forming larger lots;
- Gallows Hill, its cemetery, Academy, and open spaces;
- Parts of Blockhouse Hill, and open spaces;
- The cohesive streetscapes along Falkland and Dufferin streets, meeting at Lincoln street, their concentration of 19th and early 20th century houses and commercial buildings, no more than three storeys high, exhibiting Victorian and Edwardian styles, emphasizing a sense of arrival to Old Town;

Attachment F: Old Town Lunenburg Heritage Conservation District Statement of Significance in new draft Old Town Lunenburg Heritage Conservation District Plan and By-law.

Old Town Lunenburg Heritage Conservation District Statement of Significance

Description:

Old Town Lunenburg Heritage Conservation District is located on Nova Scotia's South Shore in the Town of Lunenburg. It includes approximately 44.1 hectares bounded by Kaulbach Street, Kissing Bridge Road, Kempt Street, and Lunenburg Harbour's Waterfront. It also consists of a 47.5 hectares transition area, stretching West along Lincoln Street, South along Falkland Street, and East along Blockhouse Hill Road, Lincoln Street, Pelham Street, and Montague Street. The district comprises the Town's original urban core and approximately 550 civic, commercial, and residential buildings, in addition to engineering works, monuments, parks, and public spaces. Founded in 1753 to Plans by Surveyor General Charles Morris, Old Town Lunenburg retains its original grid Plan and continues to function following Morris's layout. A rich vernacular architectural tradition profoundly shaped by Lunenburgers' connections to the sea, especially the offshore fishery, complements Morris' vision, filling in the Town's regular blocks. Today, Lunenburg's vernacular architectural tradition continues, and the Town maintains close cultural and economic ties to the Atlantic through a combination of new and historic marine-related activities.

Heritage Value:

Old Town Lunenburg is recognized as a Municipal Heritage Conservation District because it is:

- The best-preserved example of a Planned colonial settlement in North America;
- Home to a well-preserved vernacular architectural tradition; and
- An exceptional example of a culture based on, and an urban community designed for marine activities.

Character-Defining Elements:

Elements that evidence British colonial planning, in particular surveyor General Charles Morris's design, include:

- The geometrically regular gridiron Plan comprising seven north-south streets, 48 feet wide (except for King Street, which is 80 feet wide), intersected at right angles by nine east-west streets, each 40 feet wide;
- The lack of encroachment into the streets mentioned above, providing unobstructed north-south and east-west sightlines;
- The minimal setbacks of structures from the street visually reinforcing the street Plan's regularity and rectilinearity;
- Old Town's typography, especially its steep streets that evidence a disregard for local terrain;
- The grandeur of King Street, including its width relative to other North-South streets (50% increase in width) and its location relative to public space, marking the middle of the four public lots set aside for public functions in Morris' original plan;
- Archaeological remains of Old Town Lunenburg's original fortifications;
- Unobstructed views over Old Town Lunenburg Heritage Conservation District and out towards Lunenburg Harbour from the location of the Town's four original blockhouses;
- Physical attributes that delimit the four blocks that Morris set aside for public use, including:

- The siting of the four blocks in the centre of Old Town, marking their importance and Morris' disregard for local topography;
- The exclusion of non-civic buildings and functions from these four blocks;
- The lower density of buildings on these four blocks relative to the surrounding contiguous and near-contiguous residential and commercial structures;
- The public landscaped grounds between public buildings;
- The scale of public and civic buildings, approximately four and a half storeys in height (approximately 16 metres), signaling their importance relative to surrounding commercial and residential buildings of approximately one and a half to three storeys in height (approximately 5 meters to 11 meters);
- The intactness of these four blocks compared to the other blocks in the district, which were initially divided into 40-foot by 60-foot lots. The lots in blocks outside the four civic blocks have continued to evolve to meet the needs of property owners;
- Landmark public buildings, including St. John's Parish Hall, St. John's Anglican Church, Lunenburg Town Hall, and the Armoury; and
- Physical elements at the centre of public activities, such as memorials; and
- Its continued social and economic functioning along Charles Morris' original plan, in particular:
 - The civic area's continuing civic and public functions includes public use of structures and the open spaces between and surrounding structures.

Elements that evidence and support Lunenburg's continuing vernacular architectural tradition include:

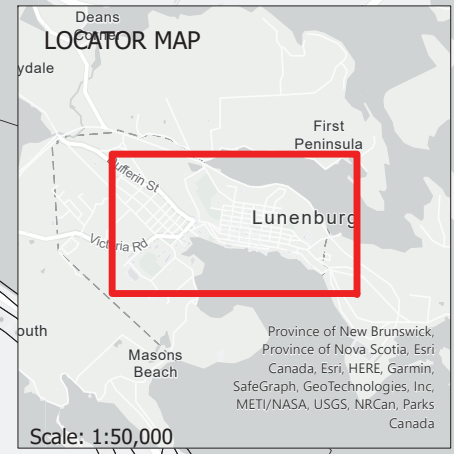
- Adaptations of imported styles, especially those fashionable in settlers' home countries, such as, but not limited to Georgian, Classical, Gothic, Second-Empire, and Dutch Colonial - Throughout Lunenburg's history, styles and architectural conventions have been adapted to the local environment and culture. This includes any evidence of accommodating local terrain, using local materials, changing decorative schema to reflect local values, and adapting trends to better suit the local climate;
- Wooden construction and decoration, reserving stone and brick for select public and civic buildings, including wooden windows, trim, and clapboard and shingle cladding;
- Architectural elements unique to Lunenburg, especially the 'Lunenburg-bump' in all its iterations;
- Refined carpentry skills, especially those derived from marine-related industries such as vessel construction; and
- Individual vernacular structures, including but not limited to vernacular
 - Maritime buildings and engineering works;
 - Public, Civic or Institutional buildings;
 - Commercial buildings;
 - Residential buildings;
 - Ecclesiological buildings; and
 - Outbuildings.

Elements that evidence Lunenburg's historical and continued cultural and economic relationship with the Atlantic, especially the offshore fisheries, include:

- Old Town Lunenburg Heritage Conservation District's location on Lunenburg Harbour;
- The working waterfront's continual use in support of the fisheries, shipbuilding and retrofitting, and other marine-industrial activities;

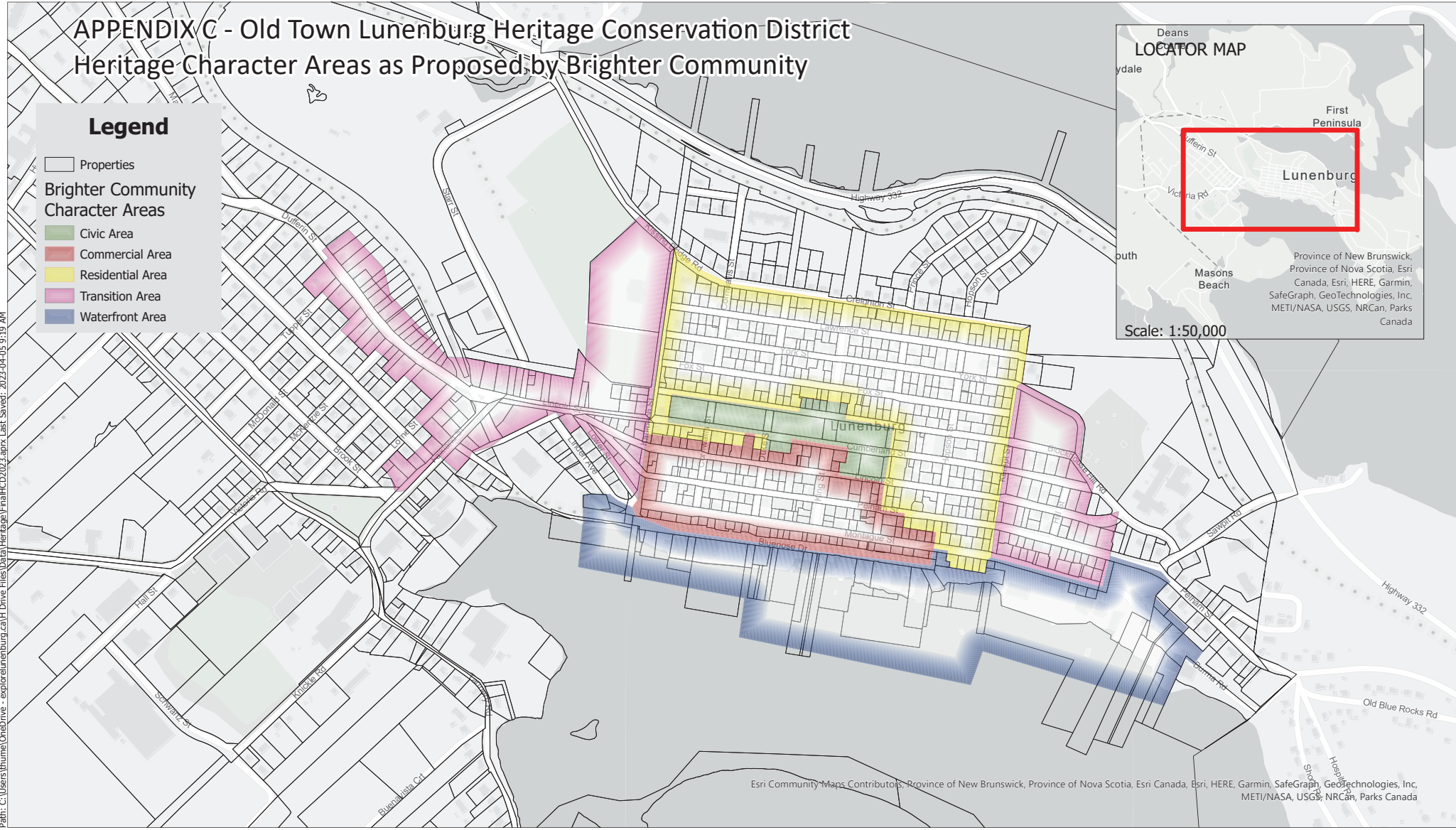
- Waterfront warehouses and other buildings that reflect Lunenburg's history of economic dependence on the shipbuilding and fishing industries, especially maritime vernacular buildings;
- The interrelationship between buildings, spaces, structures, and the harbour, illustrating the functional nature of the waterfront associated with marine, shipbuilding and fishery activities;
- The Fishermen's Memorial and Fishermen's Memorial Ceremony; and
- Clear sightlines down North-South streets that visually connect the commercial-residential and civic areas to Lunenburg Harbour.

APPENDIX C - Old Town Lunenburg Heritage Conservation District Heritage Character Areas as Proposed by Brighter Community



Legend

- Properties
- Brighter Community Character Areas**
 - Civic Area
 - Commercial Area
 - Residential Area
 - Transition Area
 - Waterfront Area



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TOWN OF LUNENBURG

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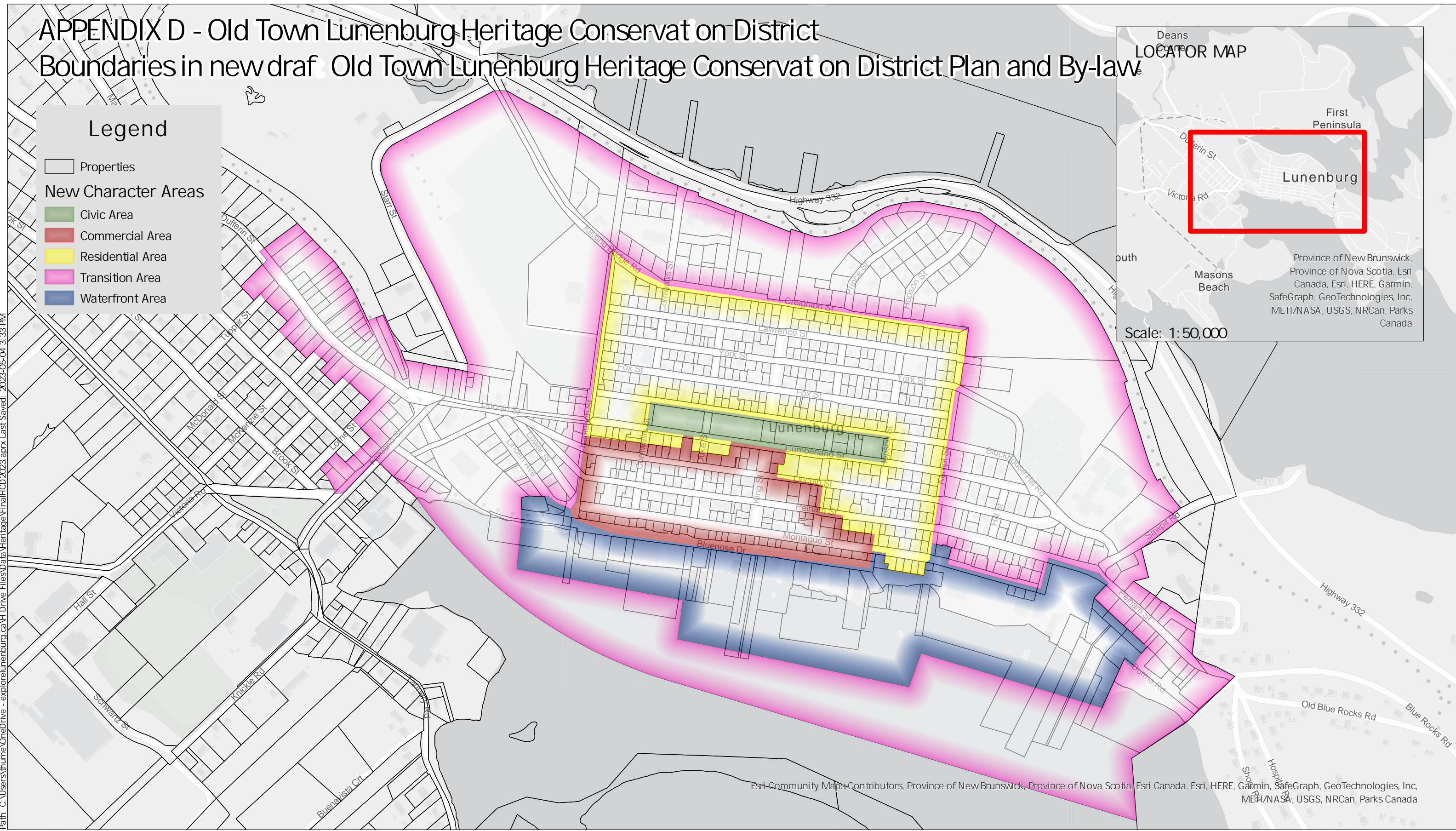
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APPENDIX D - Old Town Lunenburg Heritage Conservation District Boundaries in new draft Old Town Lunenburg Heritage Conservation District Plan and By-law

Legend

-  Properties
- New Character Areas**
-  Civic Area
-  Commercial Area
-  Residential Area
-  Transition Area
-  Waterfront Area



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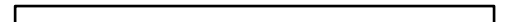
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TOWN OF LUNENBURG

GN

Scale: 1: 6,000

380



Metres



Subject: 2023 Heritage Recognition Awards

From: Hilary Grant, Senior Planner & Heritage Officer

Reviewed by: Arthur MacDonald, Director of Community Development

Date: April 18, 2023

Recommendation

The Heritage Advisory Committee recommend to Council that they award the 2023 Heritage Recognition Awards to Brad Hiltz for 10 Sawpit Road, John Benton for 114 York Street and Susan MacCallum-Whitcomb and Colin Whitcomb for 37 Tannery Road.

Alternatives

Recommend to Council they not award any Heritage Recognition Awards.

Recommend to Council they award some of the above-listed Heritage Recognition Awards.

Recommend to Council they award Heritage Recognition awards to other property owners.

Any combination of the above-listed recommendations.

Background

On February 1 and March 1, 2023, the Town of Lunenburg published a 2023 Heritage Recognition Awards Call for Nominations in the *Progress Bulletin*. The deadline for public submissions was March 27, 2023, and staff received one public nomination—staff identified the other candidates. Staff also conducted exterior visual assessments of each property from the public realm on March 30, 2023.

Discussion

Since 2018, Council has recognized outstanding conservation efforts in the Town of Lunenburg with municipal Heritage Recognition Awards. Awards can be granted in the following categories:

- Preserving or restoring the original character of a building;
- Rehabilitating a building, including successfully integrating modern elements that contribute positively to the design of the original structure;
- Successfully blending an addition and/or adaptively reusing a building, contributing positively to the design of the original structure;
- New infill development that successfully blends into and contributes positively to the streetscape; and
- The long-term stewardship of a building.

The ongoing labour shortages and supply-chain issues created by the COVID-19 pandemic made conservation uniquely challenging in 2023. This year's recipients demonstrated grit and resilience in completing projects that embody Lunenburg's enduring can-do spirit, and the Heritage Advisory Committee may recommend rewarding nominees for their efforts.

For successfully blending an addition and contributing positively to the design of the original structure

10 Sawpit Road [staff nominated]

Owners: Fred Wilsenack and Anna Cresland

Contractor: Brad Hiltz

Built between 1887 and 1890 by local contractor C. Albert Smith, 10 Sawpit Road sits at the intersection of Sawpit Road and Pelham Street on part of the Commons divided in 1863. It is an excellent example of the vernacular architecture tradition for which Lunenburg is internationally renowned, despite its location outside Old Town Lunenburg. In addition to its high-quality craftsmanship, whimsical, asymmetrical form and wooden detailing, the home at 10 Sawpit Road sports a prominent Lunenburg bump. Brad Hiltz reinvigorated this historic home in 2023 with a contemporary paint scheme highlighting the property's unique architecture. A small, inconspicuous addition has been added at the back of the house.

For a new infill development that successfully blends into and contributes positively to the streetscape

114 York Street [staff nominated]

Owners: John Benton and Jenice Benton

Designer: Gerry Rolfsen (posthumous)

Contractor: Frank Parsons, Parson's ICF Construction

John Benton has earned a 2023 Heritage Recognition Award for their sensitive infill development within Old Town Lunenburg Heritage Conservation District. This new build is compatible with, subordinate to and distinguishable from surrounding historic structures. With a form and massing like the surrounding historic homes, design choices like building a detached versus attached garage follow established building patterns and traditions. These nods to tradition balance contemporary elements, like the modern colour scheme and front door design, that demark the building as new construction. It incorporates craftsmanship that pays homage to Lunenburg's history of design and construction excellence.

For preserving or restoring the original character of a building

37 Tannery Road [self-nominated]

Owners: Susan MacCallum-Whitcomb and Colin Whitcomb

Contractor: Sherman Lake, Fabrilis General Contracting

37 Tannery Road is of immeasurable associative value. It is the former home of Captain Angus Walters, a Person of National Historic Significance. The solidity and dignity of this relatively simple hip-roofed house embody the steadiness of its historic inhabitant. A hundred years after Captain Walters launched the *Bluenose*, Susan MacCallum-Whitcomb and Colin Whitcomb took on stewarding 37 Tannery Road. The pair converted the house from an office to a two-unit residence, all while conserving the building's historic features. Susan and Colin should be rewarded for their ingenuity and vision that balances housing needs and heritage conservation.

The before and after images supplied in Appendix B are for reference only. Committee members are strongly encouraged to view the nominated properties in person from public streets. Committee members may not enter upon private property without permission from property owners.

Strategic Plan Relevance

Heritage

- Preserve the valuable heritage resources of Lunenburg while embracing an ongoing evolution of the landscape.

Relevant Legislation

There is no relevant legislation. However, the *Standards and Guidelines for the Conservation of Historic Places in Canada* and Lunenburg's Old Town Lunenburg Heritage Conservation District Plan and By-law were considered when staff reviewed and sought candidates.

Financial

There are no financial implications.

Communications

If Council awards Heritage Recognition Awards this year, Council will present the certificates to honorees during the Town's birthday celebrations on June 7, 2023 and issue a press release.

Attachments

Appendix A - Before and After Images

Appendix B - List of Past Award Recipients' Properties

Appendix A – Before and After Images

10 Sawpit Road Before



10 Sawpit Road After



114 York Street Before



114 York Street After



37 Tannery Road Before



37 Tannery Road After



Attachment B - Past Award Recipients

2022 Award Recipients

- 146 Bluenose Drive
- 213 Montague Street
- 94 Townsend Street

2021 Award Recipients

- 12 Burma Road
- 71 Prince Street
- 25 Hopson Street
- 97 Kaulbach Street
- 169 Montague Street

2020 Award Recipients

- 2 Kempt Street
- 12 King Street
- 80 Creighton Street
- 160 Montague Street
- 194 Montague Street
- 196 Lawrence Street
- 205 Pelham Street

2019 Award Recipients

- 41 Kaulbach Street
- 166 Pelham Street
- 215 Pelham Street
- 321 Lincoln Street
- 24 Lincoln Street
- 365 Lincoln Street

2018 Award Recipients

- 206 Fox Street
- 251-255 Lincoln Street
- 290 Lincoln Street
- 306 Lincoln Street