

HERITAGE ADVISORY COMMITTEE MEETING AGENDA

TOWN OF LUNENBURG

Monday, July 4, 2023 at 6 pm

Council Chamber, 120 Townsend St. and Zoom Webinar



Notice: Heritage Advisory Committee meetings are held in person at Town Hall. Members of the public can attend meetings in person or participate in this meeting through the Zoom livestream. To livestream this meeting starting at 6 pm, use this Zoom link:

<https://us06web.zoom.us/j/84121295448?pwd=QnpIS1ZvejJtM00xWDN4bWlsOVVo0UT09>

Passcode 874714

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 July 10, 2023, meeting as presented.

4. APPROVAL OF MINUTES

Draft motion: Moved and seconded that the Heritage Advisory Committee approve the minutes of the June 26, 2023, meeting as presented.

5. BUSINESS ARISING FROM THE MINUTES/UNFINISHED BUSINESS

6. NEW BUSINESS

6.1 Proposed Alteration to Municipal Heritage Property – Old New Town School

Draft motion: The Heritage Advisory Committee recommends that Council approve the proposed alterations to Old New Town School and direct the Heritage Officer to issue a Heritage Permit accordingly with the condition that the design is modified to comply with the Design Guidelines of the Old Town Lunenburg Heritage Conservation District By-law.

6.2 Proposed Alteration to Municipal Heritage Property – Mizpah Cottage

Draft motion: The Heritage Advisory Committee recommends that Council approve the proposed alterations to Mizpah Cottage's Carriage Shed at 75 Dufferin Street and direct the Heritage Officer to issue a Heritage Permit accordingly.

6.3 What We Heard Report and Recommendations to Council on the draft Old Town Lunenburg Heritage Conservation District Plan and By-law

Draft motion: Recommend Council adopt first reading of the Old Town Lunenburg Heritage Conservation District Plan and By-law with the staff-recommended changes listed below, and advertise and give notice for a public hearing.

7. NEXT MEETING

7.1 TBD

8. ADJOURNMENT

TOWN OF LUNENBURG

HERITAGE ADVISORY COMMITTEE PUBLIC PARTICIPATION MEETING MINUTES

June 26, 2023 | 6 pm

Lunenburg Town Hall -Council Chamber



Present	Councillor Stephen Ernst, Chair Councillor Jenni Birtles Faune Creaser, Citizen Representative Nathalie Irving, Lunenburg Heritage Society Representative Oliver Osmond, Lunenburg Heritage Society Representative Arthur MacDonald, Director of Community Development Hilary Grant, Senior Planner/Heritage Officer Trevor Hume, Planner/Development Officer Lauren Isabelle, Planner/Development Officer Ann Covey, Recording Secretary
Call to Order	The Chair called the meeting to order at 6:02 p.m.
Land Acknowledgment	The Chair recognized Lunenburg's location on the unceded territory of the Mi'kmaq people.
Approval of Agenda	Moved and seconded that the Committee approve the agenda for the June 26, 2023 meeting as presented. Motion carried unanimously
Approval of Minutes	Moved and seconded that the Committee approve the minutes of the May 29, 2023 meeting as presented. Motion carried unanimously
Business Arising	None.
Old Town Lunenburg Heritage Conservation District Plan and By-law Content	The Heritage Officer summarized the information report.
Old Town Lunenburg Heritage Conservation Plan and By-Law Public Participation Update	The Heritage Officer summarized the information report.
Recess due to technical issue	6:24 p.m. – 6:26 p.m.

New Old Town
Lunenburg Heritage
Conservation District
Plan and By-law
Public Participation
Meeting

The Committee held a public hearing for the proposed draft new Old Town Heritage Conservation District Plan and By-law (HCD Plan and By-law). The Heritage Officer reviewed the Public Participation Meeting guidelines. Seven people, consisting of residents, local skilled tradespeople, and heritage professionals, provided their feedback on the proposed new HCD Plan and By-law.

Some concerns expressed include:

- changes to the Heritage Conservation District buffer zone and common lands
- discrepancies in background documents used in drafting the proposed new HCD Plan and By-law
- maintenance of Lunenburg's UNESCO designation
- lack of historical archive and education to aid in preservation and design for new development
- Creighton Street almost being excluded from the Heritage Conservation District
- new development may obscure views enjoyed by current residents

Next meeting

The next meeting is Tuesday, July 4, 2023, at 6:00 p.m. at Lunenburg Town Hall, Council Chamber.

Adjournment

There being no further business, the June 26, 2023 Committee meeting adjourned at 7:48 p.m.

Minutes were read and approved.

Subject: Proposed Alteration to Municipal Heritage Property – Old New Town School

From: Hilary Grant, Senior Planner & Heritage Officer

Reviewed by: Arthur MacDonald, Director of Community Development

Date: July 10, 2023



Recommendation

The Heritage Advisory Committee recommends that Council approve the proposed alterations to Old New Town School and direct the Heritage Officer to issue a Heritage Permit accordingly with the condition that the design is modified to comply with the Design Guidelines of the Old Town Lunenburg Heritage Conservation District By-law.

Alternatives

- Recommend Council refuse the proposed alterations to Old New Town School.
- Recommend Council approve the proposed alterations to Old New Town School without conditions.

Background

On June 28, 2023, Town staff received an application to alter the Old New Town School, 17 Tannery Road, converting it into four dwelling units (Appendix A). The Town of Lunenburg registered Old New Town School as a municipal heritage property in 2000 under the Nova Scotia *Heritage Property Act*. The Statement of Significance is attached as Appendix B. The designation covers both the building and the surrounding land.

The current proposal is substantial under the Town's 'Alteration Guidelines for Municipally Registered Heritage Properties' (Appendix C) because it adds new windows, new doors, and exterior staircases incompatible with the Design Guidelines of the Heritage Conservation District.

Under Section 17(1) of the *Heritage Property Act*, substantially altering a municipal heritage property requires Council approval and the issuance of a heritage permit. Under section 4.1(a) of the Town's *Heritage Property By-law*, the Heritage Advisory Committee may advise the Town on an application to alter a municipal heritage property substantially.

Discussion

Old New Town School was registered as a municipal heritage property because it is a reminder of the era of one-room schoolhouses in Nova Scotia.

The current Heritage Application for 17 Tannery Road includes installing two windows and one exterior door for all four units on the gable ends of the building, adding five skylights on both the north and south sides of the roof for a total of ten skylights, installing stairs and decks on the gable ends of the building, adding parking spaces and re-shingling the roof. The application does not include any alteration to the original doors and windows.

Substantial Alteration – New Parking, Exterior Stairs, Windows and Doors

Under 3(k[l]) of the Nova Scotia *Heritage Property Act*, " 'substantial alteration' means any action that affects or alters the character-defining elements of a property." Old New Town School's significance rests on its:

- Original enclosed porch, with transom and sidelight windows, and original six-over-six windows;
- Simple, symmetrical design, augmented by a steeply pitched gable roof, cornerboards, and simply detailed fascia and eaves;
- Location at a central junction in New Town with green space surrounding the building on all sides; and
- Interior layout of the building into two classrooms reflecting its continued use as an education facility.

The proposal maintains the original enclosed porch, symmetrical design of the building, steeply pitched gable roof, cornerboards, simply detailed fascia and eave, and the building's location at a central junction in New Town. Changes are not on Old New Town School's primary façade. The changes do not drastically alter the form or composition of the building.

The following aspects of the proposal affect the site's character-defining elements:

- The addition of parking spaces would result in Old New Town School no longer being surrounded by green space on all four sides.

The Design Guidelines of the Heritage Conservation District are silent regarding parking spaces and the elimination of green space surrounding historic buildings. The applicant has worked with staff to develop a parking layout that has two parking spaces to the rear of the building and four at the southeast corner of the lot to minimize the loss of green space in front of the building.

Under the Town's 'Alteration Guidelines for Municipally Registered Heritage Properties', the following are substantial alterations:

- Additions, including stairways that do not conform with the Design Guidelines of the Heritage Conservation District.
- Addition of windows or window openings unless said development is in conformance with the Design Guidelines of the Heritage Conservation District.
- Addition of doors or door openings unless said development is in conformance with the Design Guidelines of the Heritage Conservation District.

The proposed staircases are like the staircase currently on the south-east gable end of the building. Under section 7.14 of the Design Guidelines of the Heritage Conservation District, exterior stairs for access to upstairs apartments may be added to historic buildings so long as they are not located on the front of the building.

However, new exterior stairs must be compatible with the building's style. Under the Guidelines, deck railings should be traditional rather than contemporary in design. Exterior stairs should be designed in formal fashion with closed risers, capped newel posts and balustered railings with upper and lower rails with no face nailing. Wrought iron railings are also permitted. Wooden railings have a more solid, sculptural quality whereas wrought iron can be used to reduce the visual bulk of an exterior staircase and reveal façade elements that might be obscured by wooden railings. Glass railings are prohibited. Under Section 7.13, new balconies are permitted provide they are in keeping with the existing style of the structure.

Non-Substantial Alterations

Under the Town's 'Alteration Guidelines for Municipally Registered Heritage Properties', the following are non-substantial alterations and should be approved.

- Items the Heritage Officer considers maintenance

All the following proposed changes conform with the Design Guidelines of the Old Town Lunenburg Heritage Conservation District By-law:

- Re-shingling the building is maintenance and does not require a Certificate of Appropriateness under the Old Town Lunenburg Heritage Conservation District By-law.

Limitations on the Heritage Advisory Committee's Purview

1. Rehabilitation and the Land Use By-law

This project is a rehabilitation as defined in the *Standards and Guidelines for Historic Places in Canada* - "the action or process of making possible a continuing or compatible contemporary use of a historic place, or an individual component, while protecting its heritage value" (page 17). The Town's *Land Use By-law* regulated the use of historic structures. The use of heritage buildings cannot be regulated under Nova Scotia's *Heritage Property Act*. As such, the Heritage Advisory Committee cannot advise whether renovating the Old New Town School into four residential units is appropriate. However, it is worth noting that the *Standards and Guidelines for the Conservation of Historic Places in Canada* argue that "a viable use better guarantees the long-term existence of a historic place" (page 4). It recommends finding a compatible use for a historic place unless its use is part of its heritage value (page 4). Old New Town School's Statement of Significance states that the schoolhouse is used by the High School as extra classroom space, making it a rare example of continuous use of a one-room school building from the nineteenth century to the present day. This is no longer the case. Ensuring the Old New Town School's continued use should lead to better maintenance and conservation in the long term.

2. Alterations to Historic Interiors

The Nova Scotia *Heritage Property Act* does not provide for municipalities to protect the interiors of privately owned historic buildings. The *Heritage Property Act* only provides for the protection of public-building interiors. Public-building interiors are character-defining elements of publicly accessible interiors owned by the Government of the Province in the case of a provincial heritage property or owned by a municipality in the case of a municipal heritage property. Old New Town School is not municipally owned. As such, the Heritage Advisory Committee cannot advise on whether renovating the Old New Town School's interior is appropriate. The interior design images provided in Appendix A are for reference only.

Strategic Plan Relevance

Heritage

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

Relevant Legislation

Nova Scotia *Heritage Property Act*

Town of Lunenburg *Heritage Property By-law*

Town of Lunenburg *Land Use By-Law*

Financial

There are no financial implications for the Town.

Communications

Decisions will be communicated to the applicant after Council votes on the proposal.

Attachments

Appendix A – Proposed Design

Appendix B – Old New Town School Statement of Significance

Appendix C – Alteration Guidelines for Municipally Registered Heritage Properties

GENERAL NOTES

1: ALL WORK MUST BE IN CONFORMANCE WITH THE NATIONAL BUILDING CODE OF CANADA 2010, 2015 NSBCR AND NBC REVISIONS & ERRATA INCLUDING 9.36.

2: WALLS BETWEEN THE HOUSE AND GARAGE ARE CONSIDERED EXTERIOR WALLS.

3: CONTRACTORS TO VERIFY ALL DIMENSIONS BEFORE STARTING ANY WORK.

4: CONTRACTORS ARE RESPONSIBLE FOR CLEANUP OF THE JOB SITE.

5: ONCE THE PLANS ARE APPROVED BY OWNERS, THEY ARE CONSIDERED TO BE THE FINAL ONES. NO CHANGES TO BE DONE AFTER THIS STAGE DUE TO GRADE CONDITIONS.

6: GRADES SHOWN ON ELEVATIONS ARE FOR PERMIT PURPOSES ONLY.

7: GRADES TO BE DETERMINED ON SITE BY PROJECT MANAGER & IN COMPLIANCE WITH SITE GRADING PLANS.

8: SMOKE ALARMS (WIRED C/W A/C BACKUP) CODE 9.10.19.1, 9.10.19.3.

9: REQUIREMENTS UNDER DIVISION B PART 9 ARTICLE 9.9.9.1 OR ARTICLE 9.9.9.1.(2) OR (3) OF THE NATIONAL BUILDING CODE TRAVEL LIMITS TO EXITS OR EGRESS DOORS ARE MET (MIN. CLEAR OPENINGS OF 0.55M WIDE x 1.0M HIGH WHOSE SILL IS NOT MORE THAN 1M ABOVE THE FLOOR NOT MORE THAN 7M ABOVE FINISH GRADE).

10: PROVIDE A PIPE NOT LESS THAN 4"\'(102MM) DIA. INSTALLED VERTICALLY THROUGH THE SLAB-ON-GRADE, AT OR NEAR THE CENTER, SUCH THAT THE BOTTOM END OF THE PIPE OPENS INTO GRANULAR FILL MINIMUM 12"x12"x6" (305MMx305MMx152MM) DEEP. THE TOP END OF THE PIPE IS SEALED WITH A REMOVABLE CAP AND LABELED "FOR REMOVAL OF SOIL GAS".

11: ALL EFFECTIVE RSI VALUES MUST APPLY BASED ON THE CURRENT EDITION OF THE NATIONAL BUILDING CODE.

12: ANY OR ALL PLUMBING STACKS LOCATED IN AN EXTERIOR WALL SHALL NOT CHANGE THE EFFECTIVE CHARACTERISTICS OF THE WALL. THE WALL INSULATION VALUE SHALL NOT BE REDUCED BELOW RSI 2.97.

13: WALLS BETWEEN THE HOUSE AND GARAGE ARE CONSIDERED AN EXTERIOR WALL AND MUST BE TREATED AS PER ITEMS 11 AND 12.

14: LOW SLOPE ASPHALT SHINGLES MUST BE INSTALLED IN ACCORDANCE WITH ARTICLE 9.26.8 (NOT LESS THAN 3 LAYERS AT ANY POINT AND BE SECURED WITH TAR AS PER REQUIREMENTS).

15: ENGINEERED DESIGN WITH REQUIRED FOR WALLS WITH CEILINGS OVER 12'-0" AS PER NATIONAL BUILDING CODE 2015 TALL WALL REQUIREMENTS.

16: FINISH GRADE MUST NOT BE LESS THAN 8" (203MM) BELOW TOP OF FOUNDATION WALL.

17: SOFFIT PROTECTION IS REQUIRED WHERE SOFFITS PROJECT WITHIN 1.2M OF THE PROPERTY LINE.

18: WHERE FOUNDATION WALL EXCEEDS 25M IN LENGTH, CRACK CONTROL JOINTS WILL BE REQUIRED EVERY 15M MAX AS PER ARTICLE 9.15.4.9 OF THE NATIONAL BUILDING CODE.

19: THE MAXIMUM PERMITTED BACKFILL ON AN 8' FOUNDATION WALL IS 7'-0" (2133MM)

20: ENSURE ALL STAIRS, BOTH INTERIOR AND EXTERIOR, HAVE A MINIMUM RUN OF 10 3/8" MEASURED RISER TO RISER OR NOSE TO NOSE. ENSURE ALL STAIRS, BOTH INTERIOR AND EXTERIOR, HAVE A MAXIMUM RISE OF 7 7/8" MEASURED TREAD TO TREAD.

ADAPTABLE HOUSING (3.8.4 COMPLIANCE)

1: ENTRANCE DOOR 7 DOOR FROM GARAGE TO BE 36" (914MM) WIDE C/W THRESHOLD NOT GREATER THAN 1/2" (13MM) A.F.F. THE ENTRANCE DOOR IS TO BE CAPABLE OF BEING MADE BARRIER FREE FROM THE PARKING AREA.

2: ALL HALLWAYS AND DOORS TO HABITABLE AND SERVICE SPACES TO BE 36" (914MM) WIDE.

3: BLOCKING TO BE INSTALLED AT THE FRAMING STAGE FOR INSTALLATION OF GRAB BARS IN THE FUTURE.

4: THE CENTER LINE OF THE TRAP ARM FOR THE KITCHEN SINK TO BE NO HIGHER THAN 12" (305MM) A.F.F.

5: ELECTRICAL ROUGH IN FOR RECEPTACLES AND SWITCHES TO BE BETWEEN 16" (406MM) AND 48" (157MM) A.F.F.

6: ELECTRICAL ROUGH IN FOR A RECEPTACLE THAT COULD BE INSTALLED AT A COUNTER SPACE THAT IS 32" (813MM) TO 34" (864MM) A.F.F.

LIABILITY

IN NO EVENT SHALL TIDAL DRAFTING & DESIGN LTD. OR ANY OF ITS REPRESENTATIVES BE LIABLE TO THE CUSTOMER OR ANY THIRD PARTY FOR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, EXEMPLARY, SPECIAL, OR PUNITIVE DAMAGES WHATSOEVER OR ANY LOSS THE CUSTOMER MAY SUFFER OR INCUR AS A RESULT OF, ARISING OUT OF OR RELATING TO THE CONSTRUCTION OR SUBSEQUENT PERFORMANCE OF THE BUILDING, AND IN ANY EVENT, THE CUSTOMER EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE TOTAL LIABILITY, IF ANY, OF TIDAL DRAFTING & DESIGN LTD. TO THE CUSTOMER OR ANY THIRD PARTY SHALL NOT EXCEED THE CONSIDERATION PAID BY THE CUSTOMER UNDER THIS CONTRACT, AS MAY BE AMENDED.

General Notes:
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2. All work shall conform to the National Building Code of Canada and adopted by authorities having jurisdiction as well as local building bylaws, which may take precedence.
3. Before starting construction, owner and/or builder must verify all information, dimensions and specifications appearing on this plan. Printed dimensions always take precedence over scaled measurements.
4. Tidal Drafting & Design shall not be responsible for any variances from the final construction drawings and specifications, or adjustments resulting from conditions encountered on site. Such variances are the sole responsibility of the owner and/or builder.
5. The owner and/or builder shall be responsible for the correct siting of this building on the property. Tidal Drafting & Design assumes no liability for plan compliance with zoning regulations or lot conditions. Grades shown on elevations are estimated. Adjust on site as required. Retaining walls that may be required are beyond the scope of these drawings unless otherwise noted.
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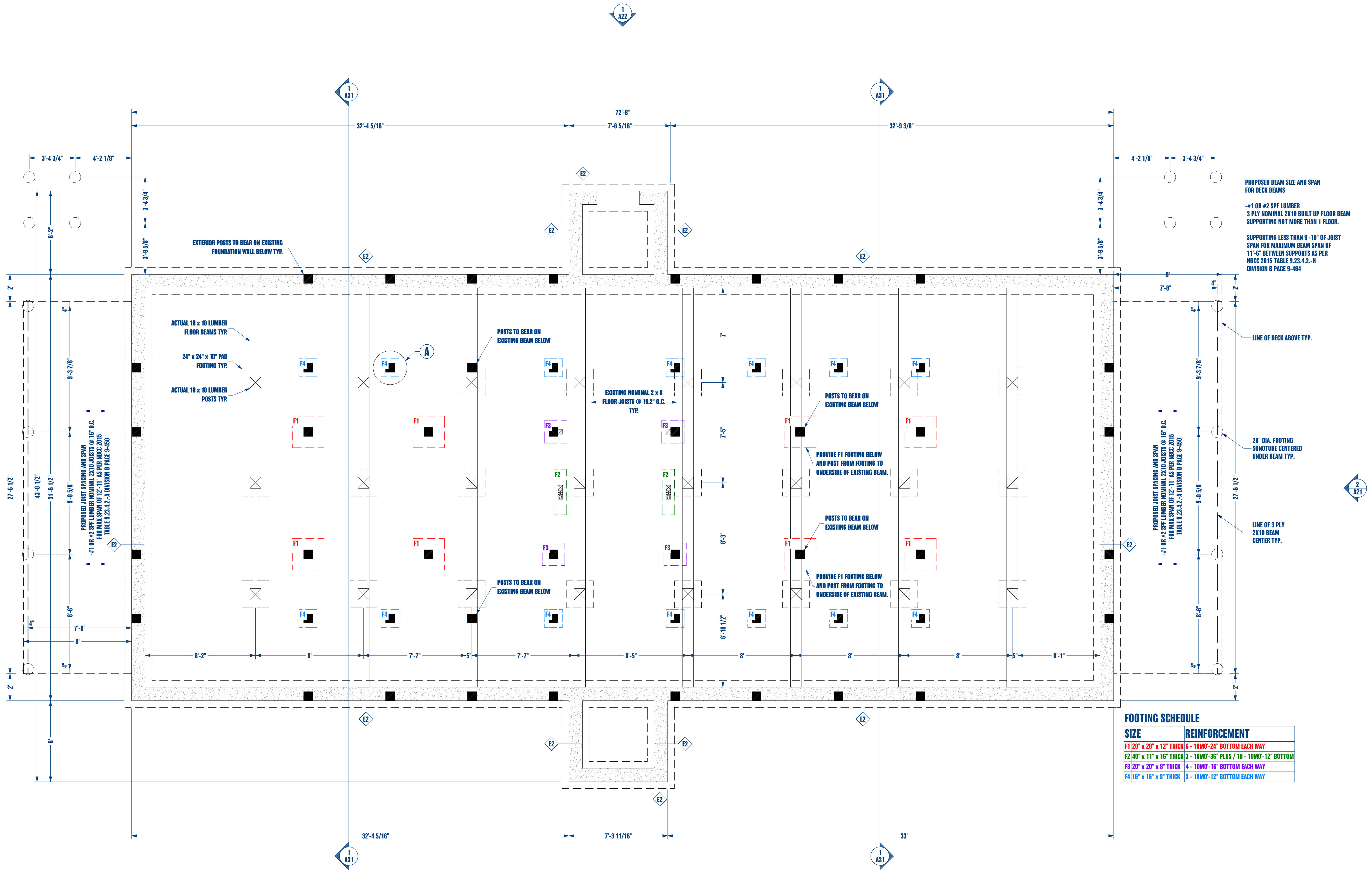
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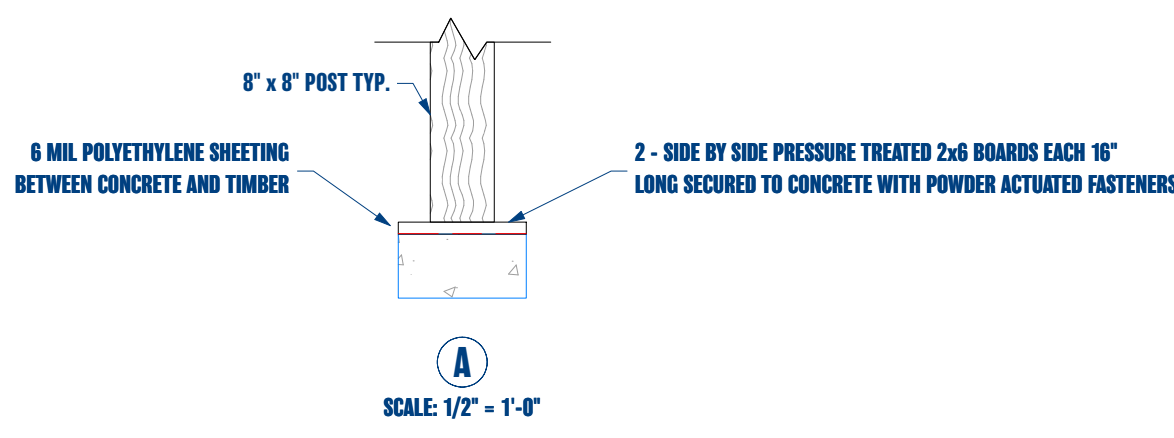
IN ASSOCIATION WITH



Project Name: 17 Tannery Road	
Drawing Title: General Notes	
Date: June 26, 2023	Scale: N.T.S.
Drawn By: Ryan McAllen	
Checked By: Mike Smith	
Drawing #:	A01



SIZE	REINFORCEMENT
F1 28" x 28" x 12" THICK	6 - 10M@-24" BOTTOM EACH WAY
F2 40" x 11" x 16" THICK	3 - 10M@-36" PLUS / 10 - 10M@-12" BOTTOM
F3 28" x 28" x 8" THICK	4 - 10M@-16" BOTTOM EACH WAY
F4 16" x 16" x 8" THICK	3 - 10M@-12" BOTTOM EACH WAY



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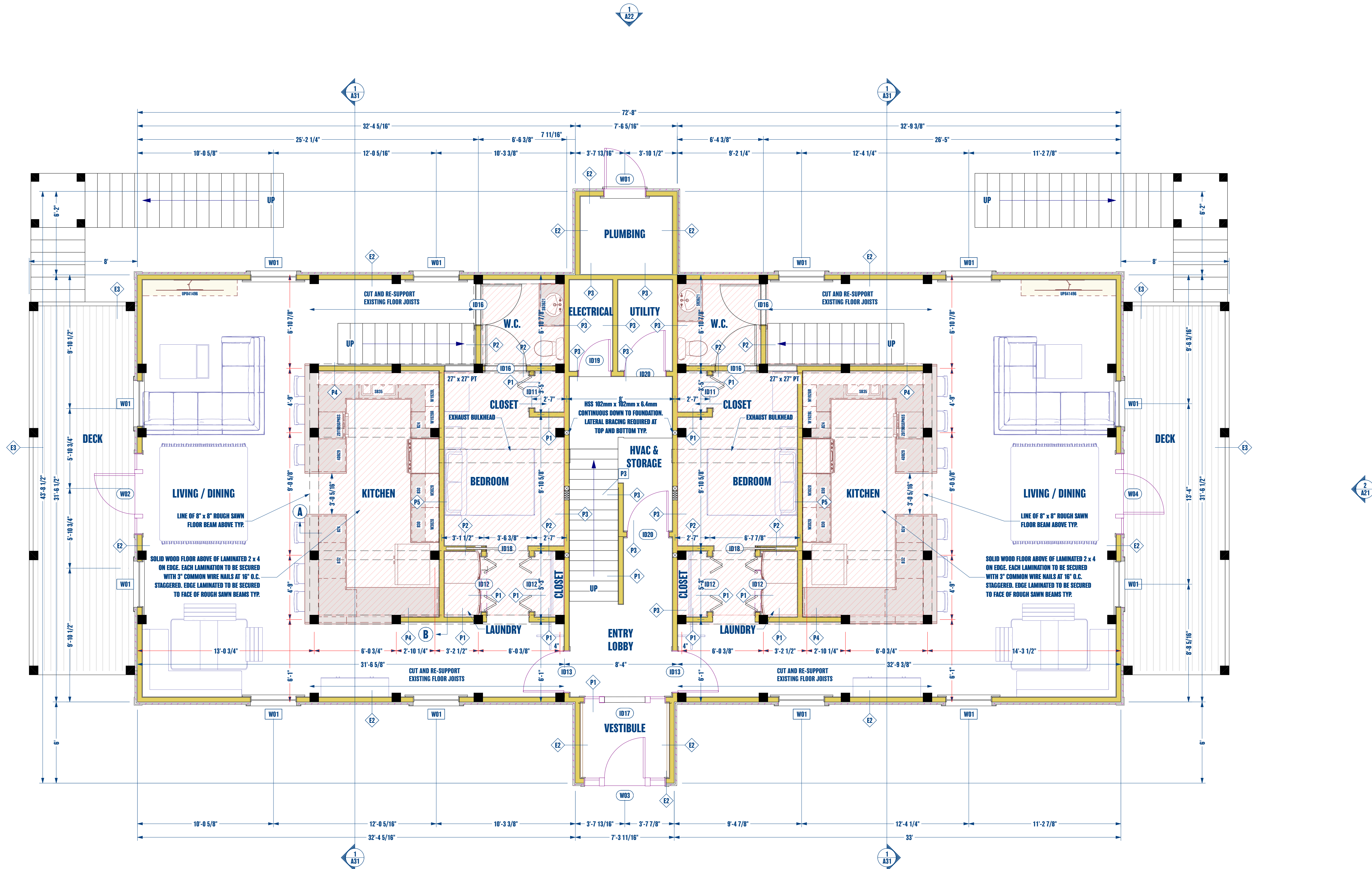
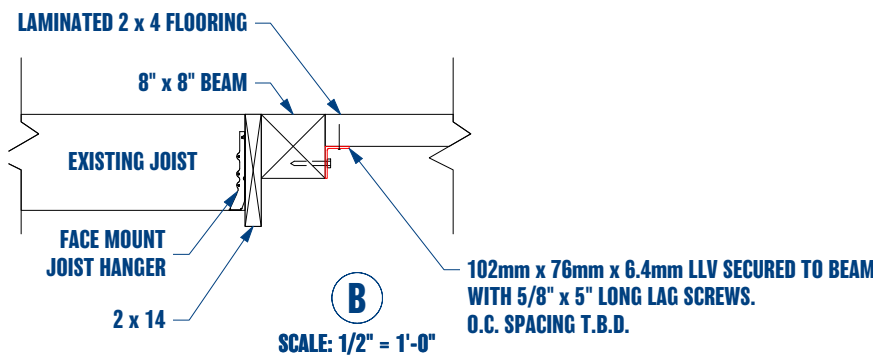
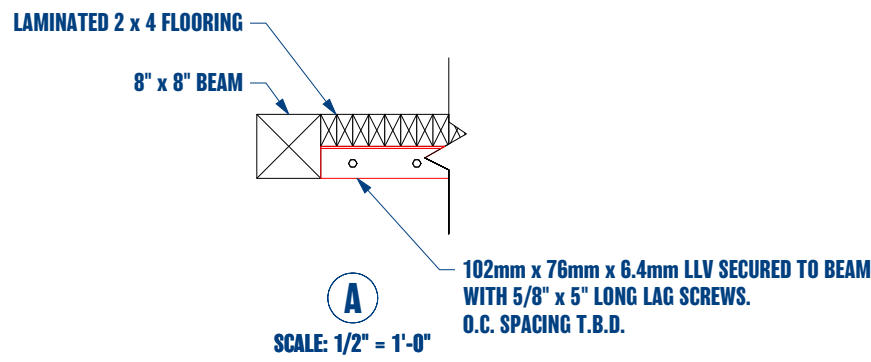
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Project Name:	
17 Tannery Road	
Drawing Title:	
Foundation Plan	
Date:	Scale:
June 26, 2023	1/4" = 1'-0"
Drawn By:	Ryan McAllen
Checked By:	Mike Smith
Drawing #:	A11

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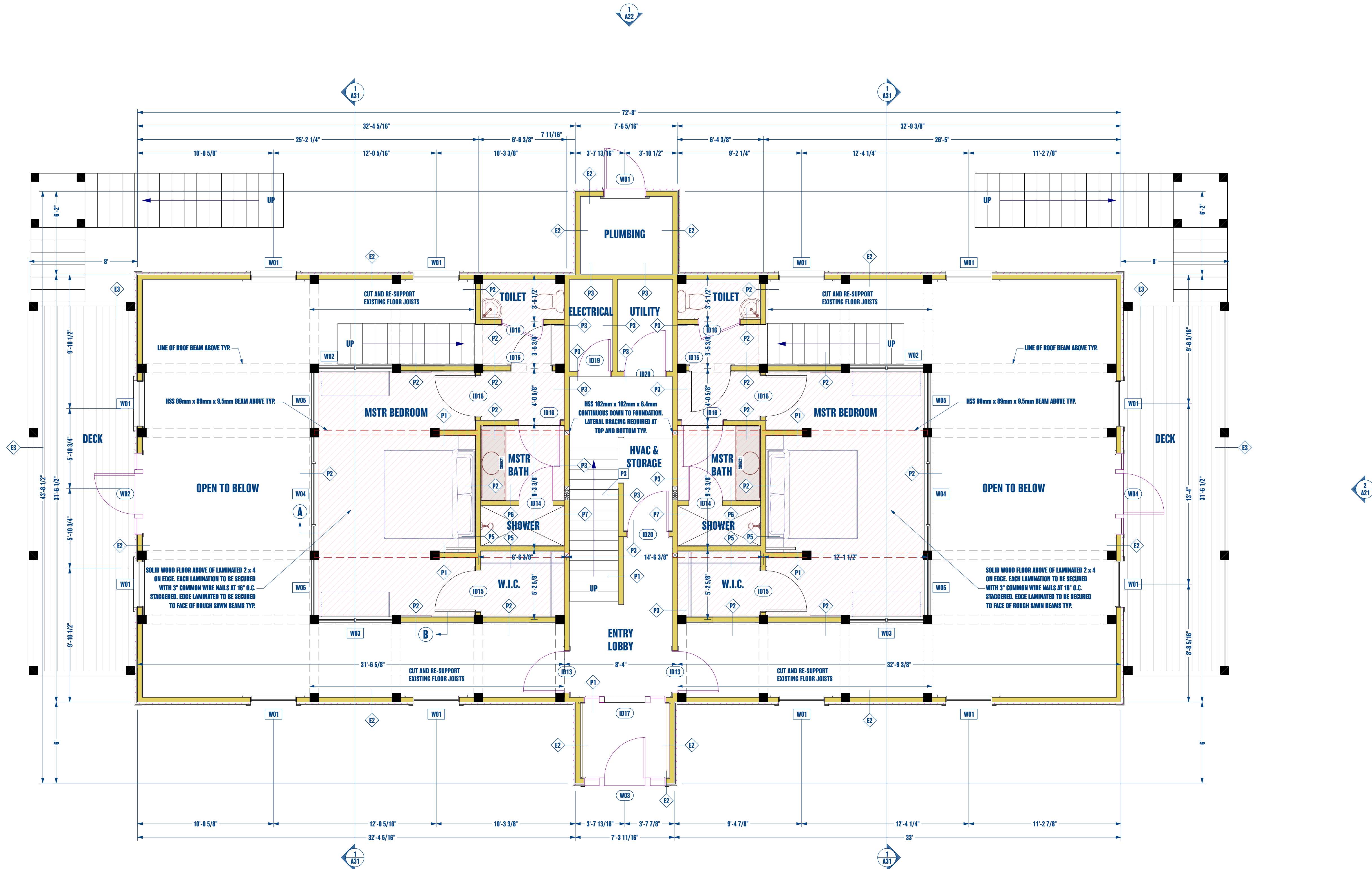
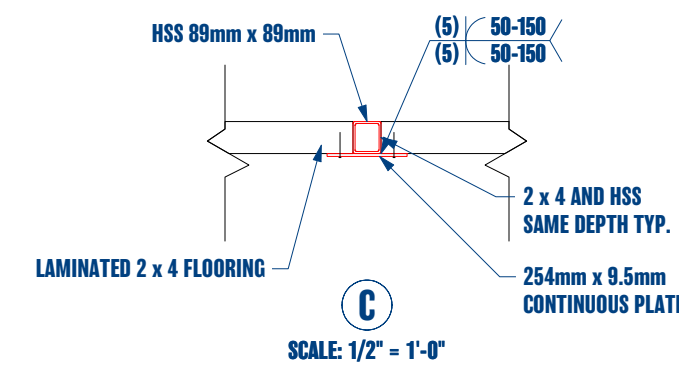
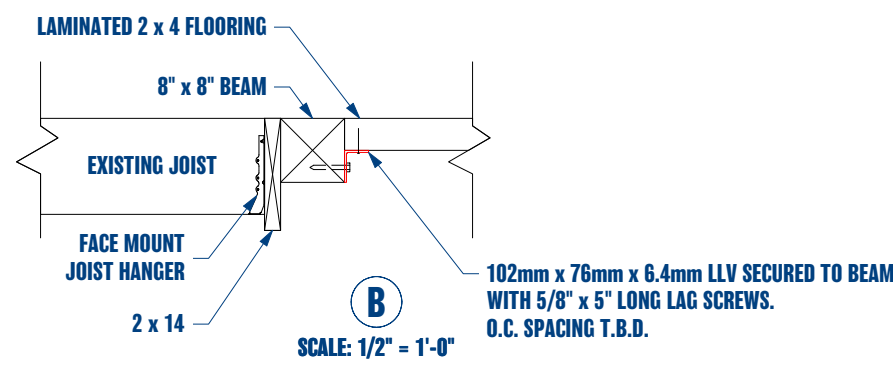
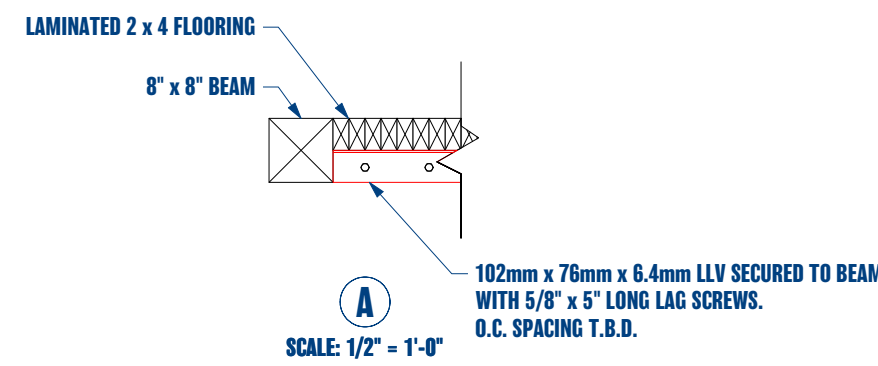
IN ASSOCIATION WITH



Project Name:	
17 Tannery Road	
Drawing Title:	
Main Level Floor Plan	
Date:	Scale:
June 26, 2023	1/4" = 1'-0"
Drawn By:	Ryan McAllen
Checked By:	Mike Smith
Drawing #:	A12

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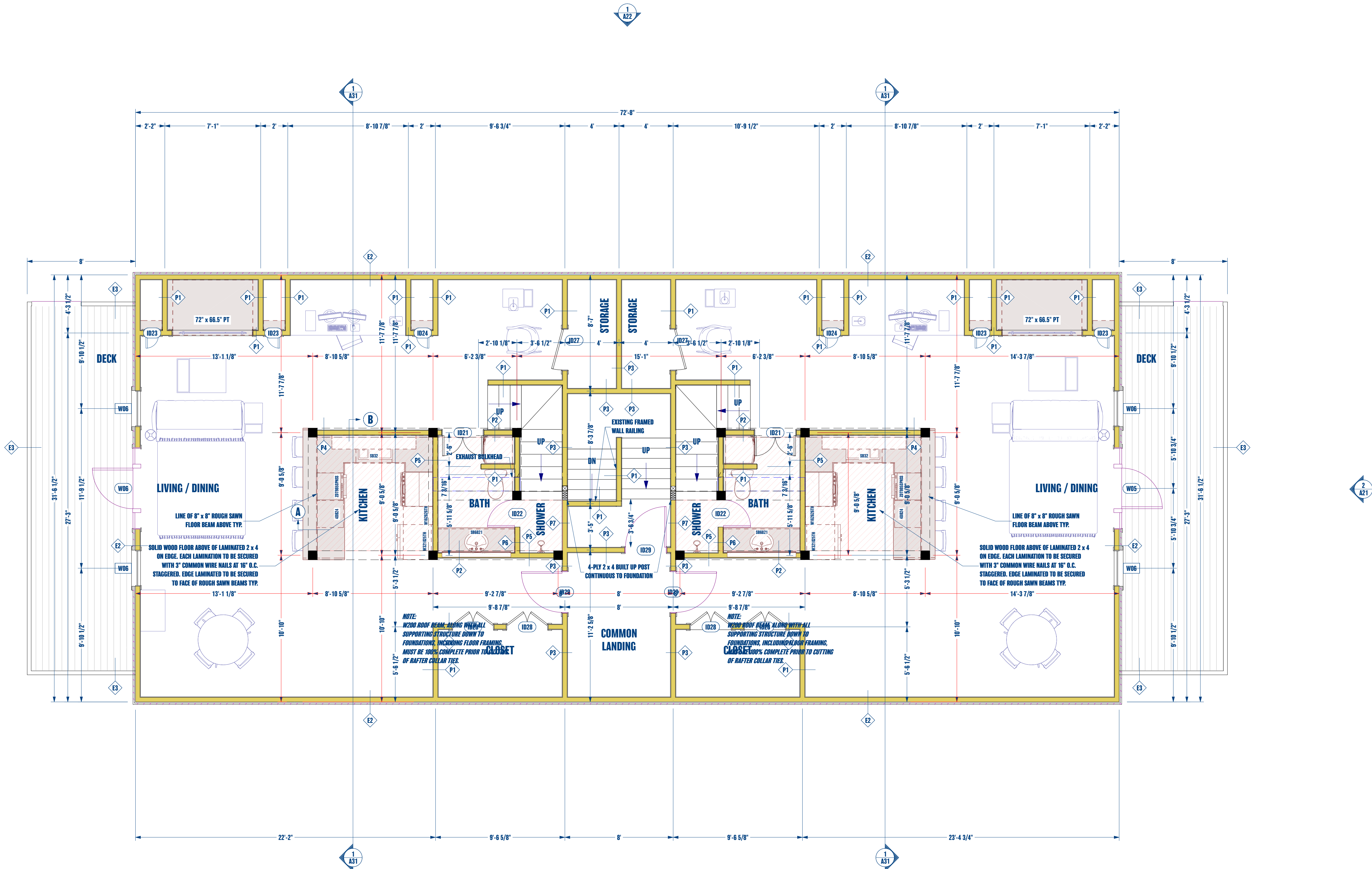
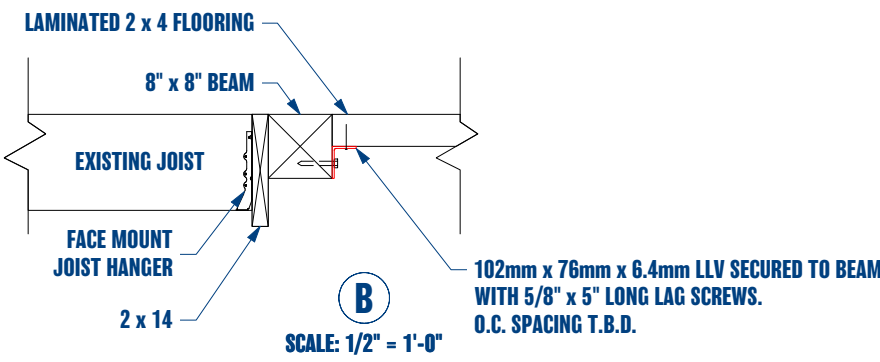
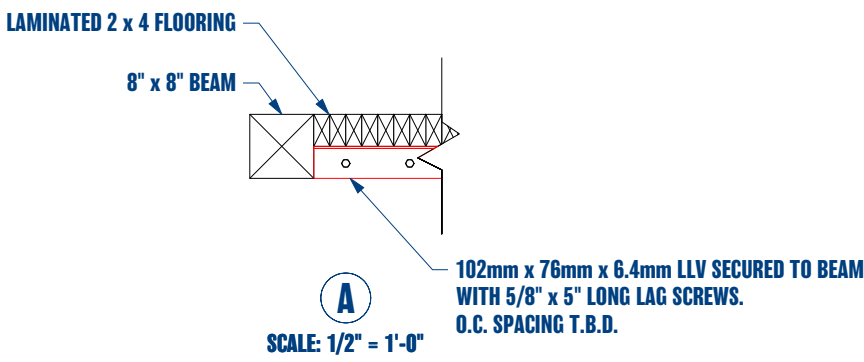
IN ASSOCIATION WITH



Project Name:	
17 Tannery Road	
Drawing Title:	
Main Level Floor Plan (Loft)	
Date:	Scale:
June 26, 2023	1/4" = 1'-0"
Drawn By:	Ryan McAllen
Checked By:	Mike Smith
Drawing #:	A13

HARBOURSIDE ENGINEERING CONSULTANTS
STAMPED FOR STRUCTURAL DESIGN ONLY





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 - Room Label Dimensions are Ryswall to Ryswall.

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IN ASSOCIATION WITH



Project Name:

17 Tannery Road

Drawing Title:

Upper Level Floor Plan

Date:

June 26, 2023

Scale:

1/4" = 1'-0"

Drawn By:

Ryan McAllen

Checked By:

Mike Smith

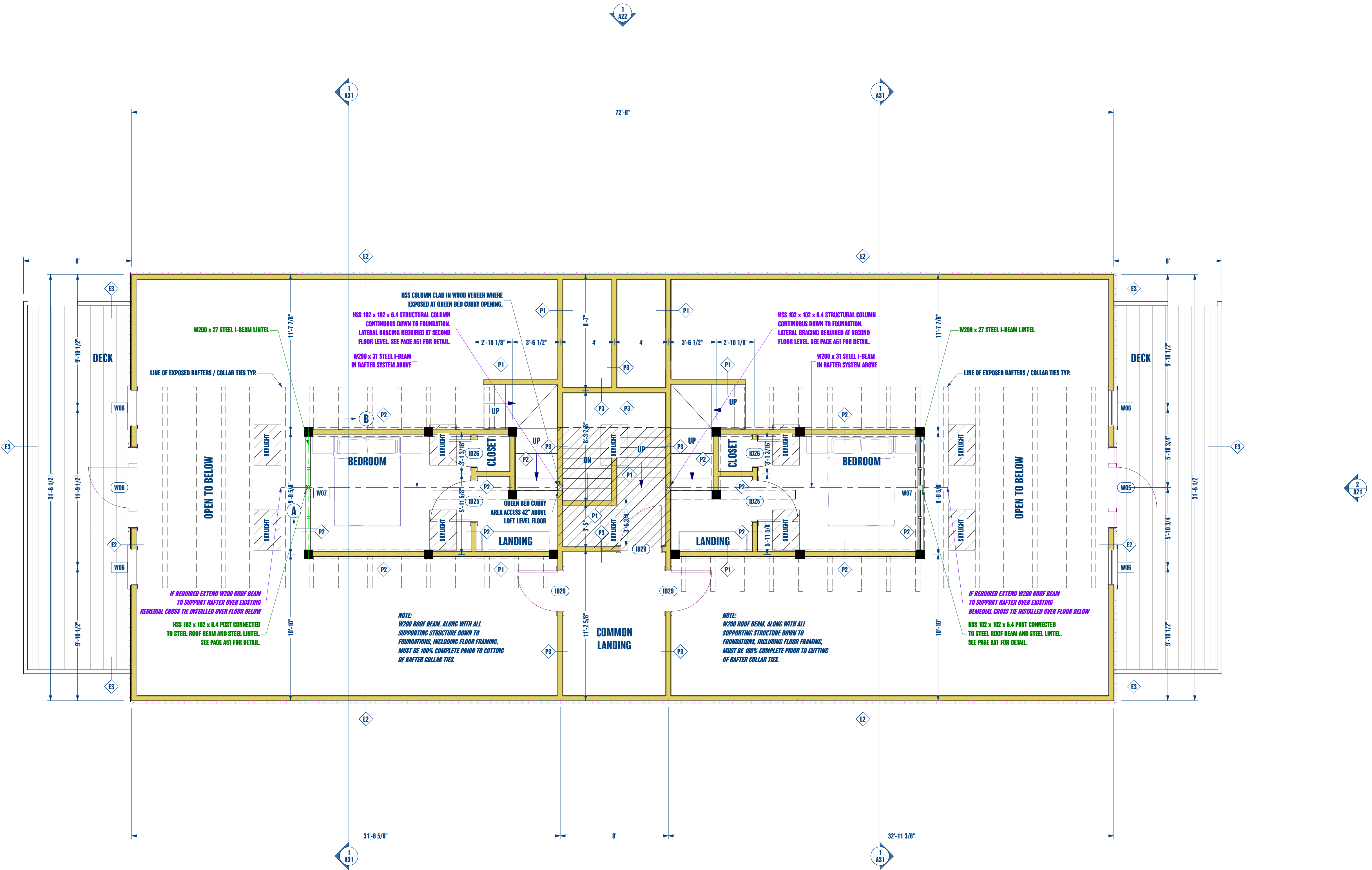
Drawing #:

A14

HARBOURSIDE ENGINEERING CONSULTANTS

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Project Name:	
17 Tannery Road	
Drawing Title:	
Upper Level Floor Plan (Loft)	
Date:	Scale:
June 26, 2023	1/4" = 1'-0"
Drawn By:	Ryan McAllen
Checked By:	Mike Smith
Drawing #:	A15

HARBOURSIDE ENGINEERING CONSULTANTS

STAMPED FOR STRUCTURAL DESIGN ONLY

REGISTERED PROFESSIONAL ENGINEER

DATE June 26, 2023

S. J. Brown

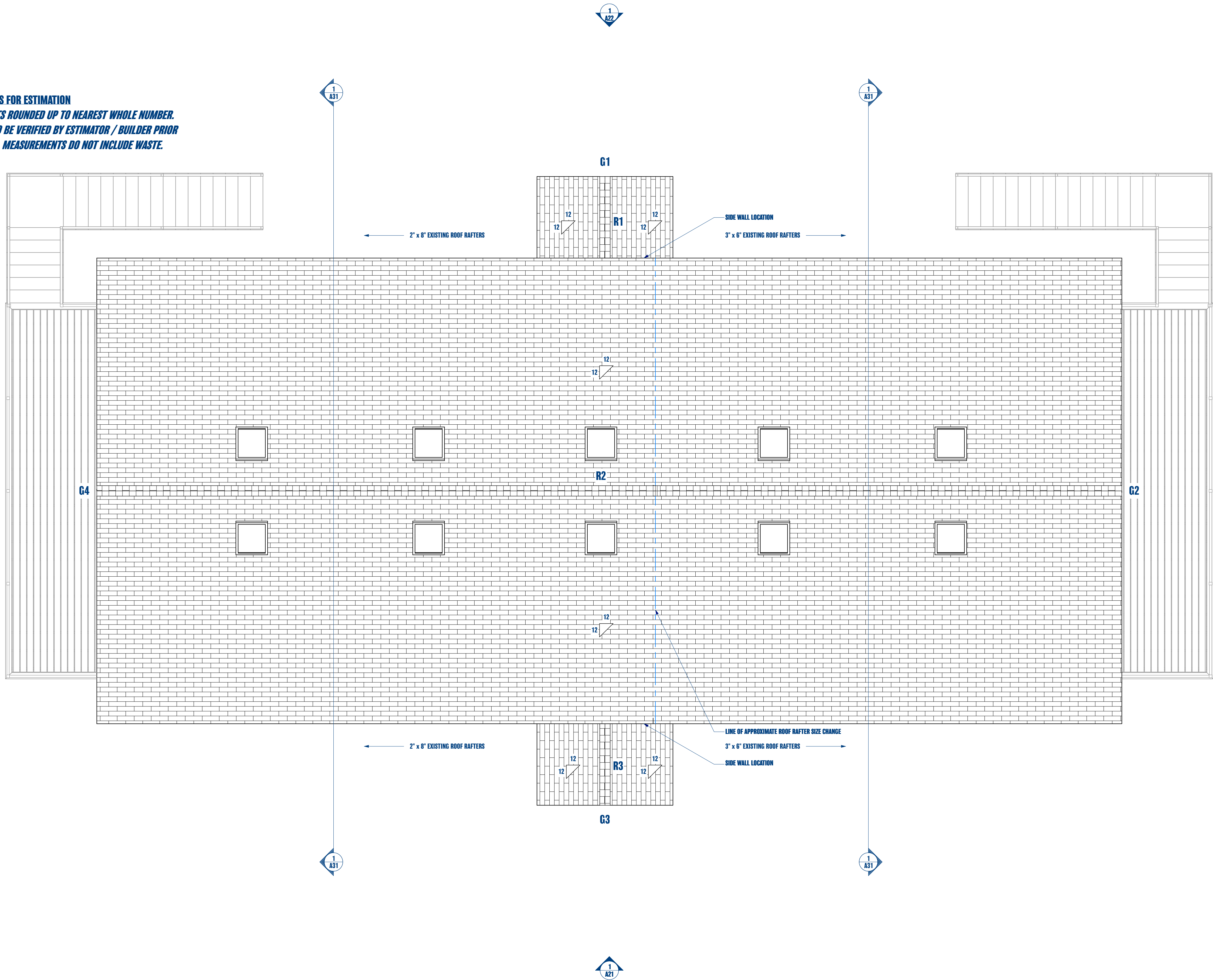
20220124

PROFESSIONAL ENGINEER

PROVINCE OF NOVA SCOTIA

ROOF CALCULATIONS FOR ESTIMATION
ALL MEASUREMENTS ROUNDED UP TO NEAREST WHOLE NUMBER.
MEASUREMENTS TO BE VERIFIED BY ESTIMATOR / BUILDER PRIOR
TO CONSTRUCTION. MEASUREMENTS DO NOT INCLUDE WASTE.

ROOF AREA - 3785 SQFT
EAVES TOTAL - 180'
SIDE WALL TOTAL - 64'
GABLES:
G1 - 15'
G2 - 49'
G3 - 15'
G4 - 49'
GABLES TOTAL - 128'
RIDGES:
R1 - 7.33'
R2 - 75.33'
R3 - 7.33'
RIDGES TOTAL - 90'

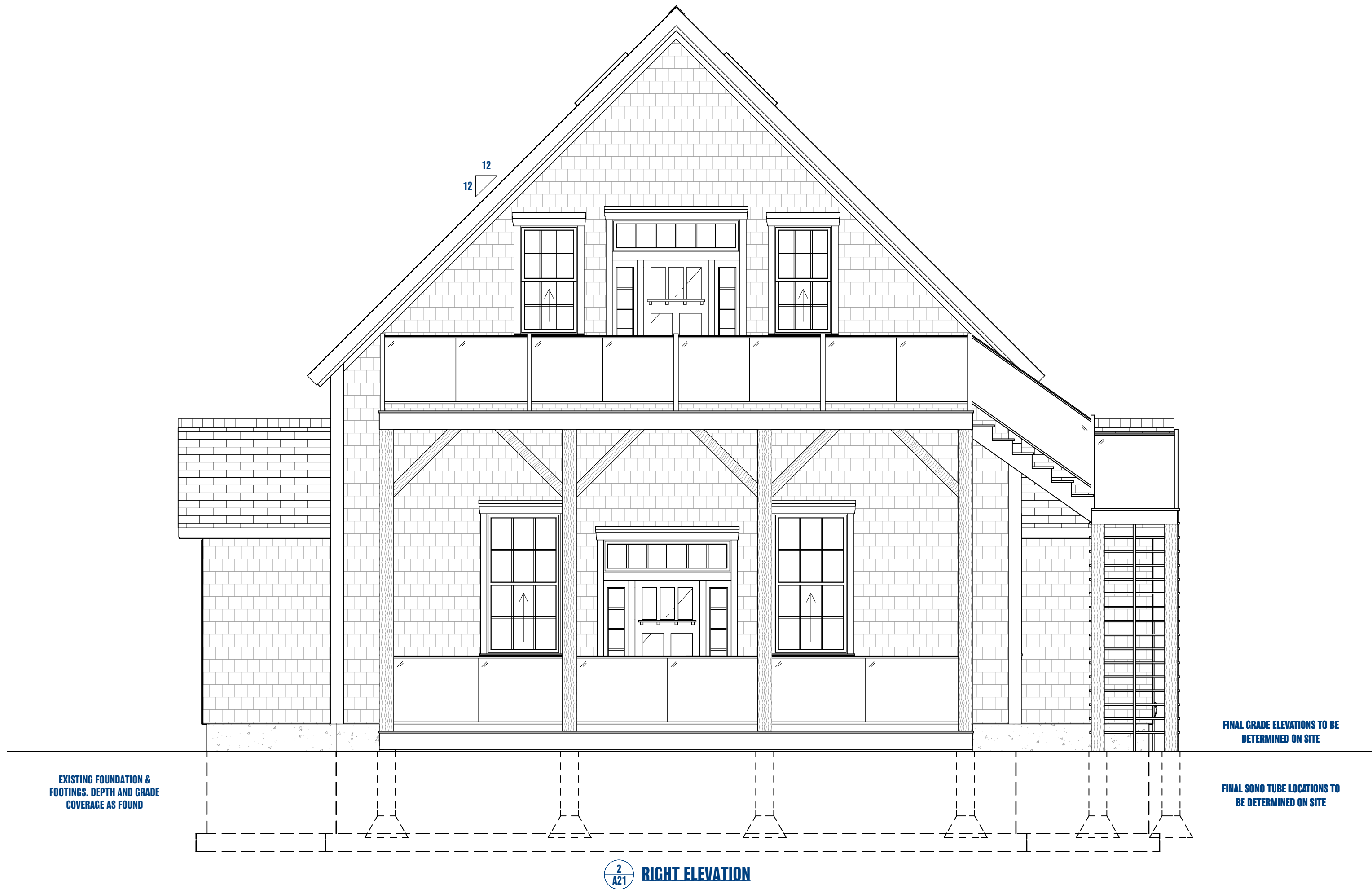
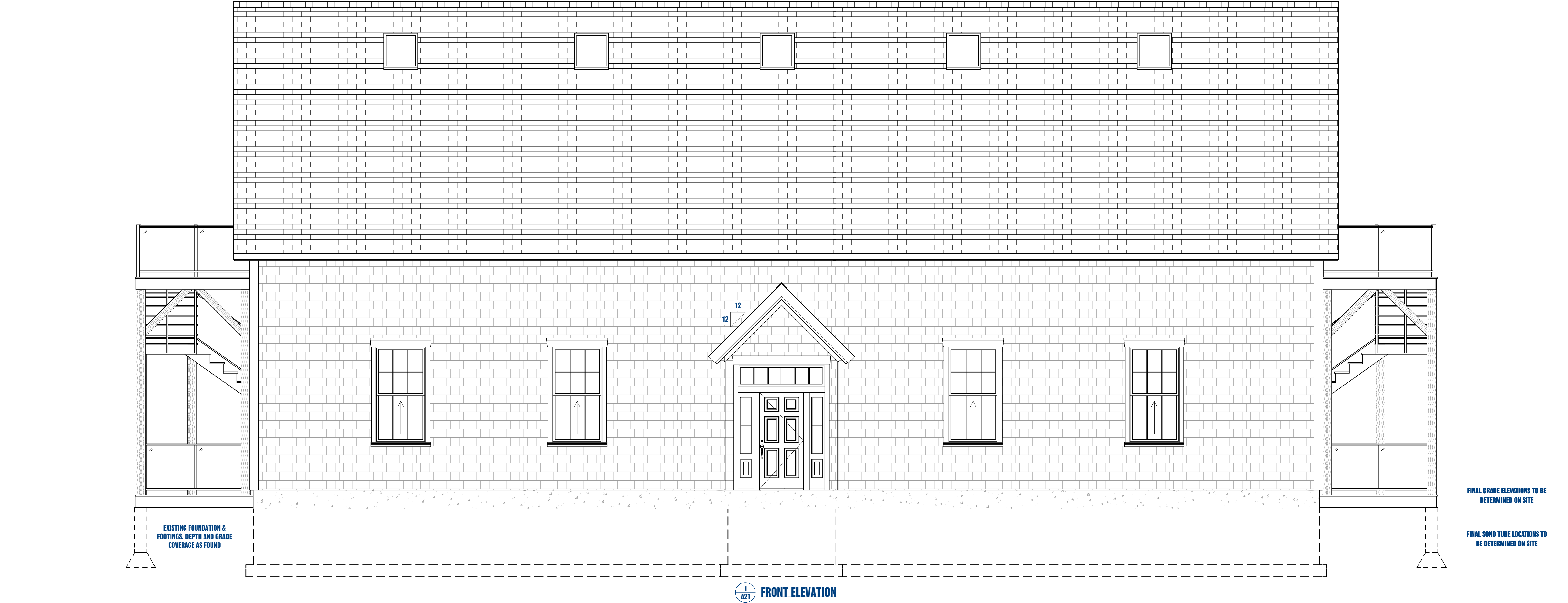


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Project Name: 17 Tannery Road	
Drawing Title: Roof Plan	
Date: June 26, 2023	Scale: 1/4" = 1'-0"
Drawn By: Ryan McAllen	
Checked By: Mike Smith	
Drawing #:	A15



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IN ASSOCIATION WITH



Project Name:
17 Tannery Road

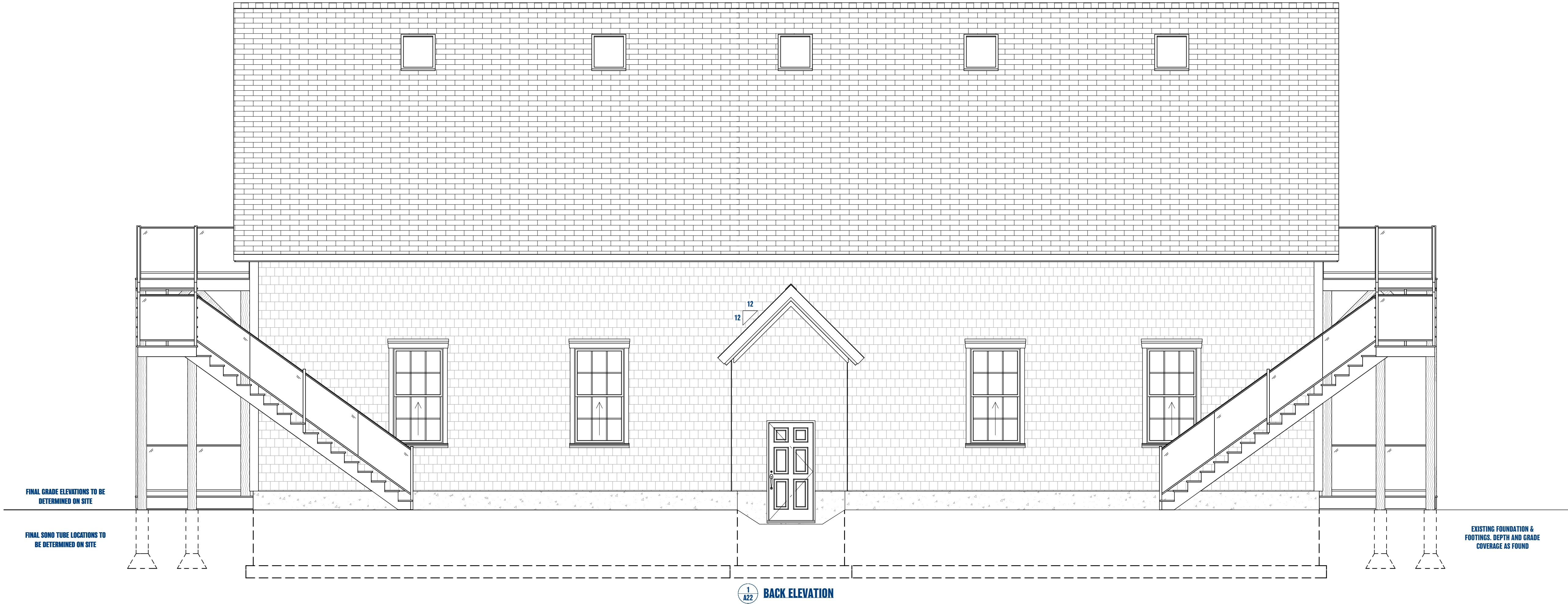
Drawing Title:
Front & Right Elevations

Date: June 26, 2023	Scale: 1/4" = 1'-0"
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Drawn By: **Ryan McAllen**

Checked By: **Mike Smith**

Drawing #:
A21



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IN ASSOCIATION WITH



Project Name:
17 Tannery Road

Drawing Title:
Back & Left Elevations

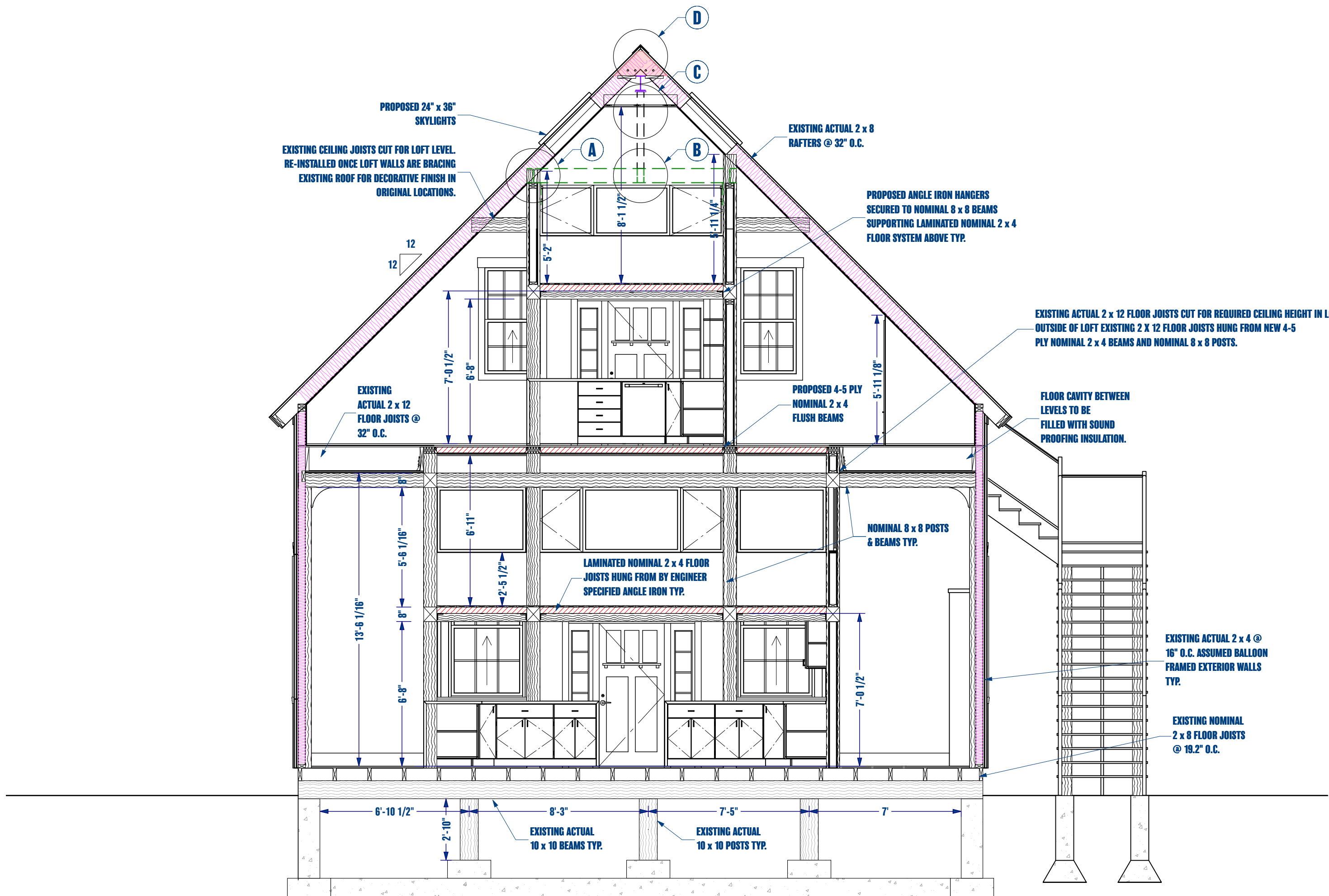
Date:
June 26, 2023

Scale:
1/4" = 1'-0"

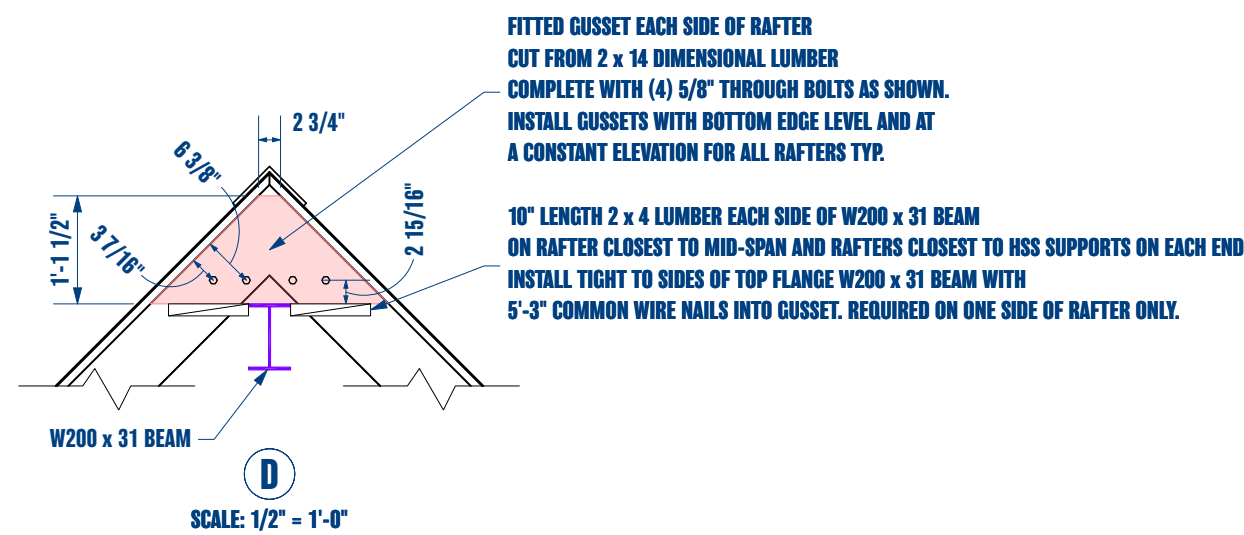
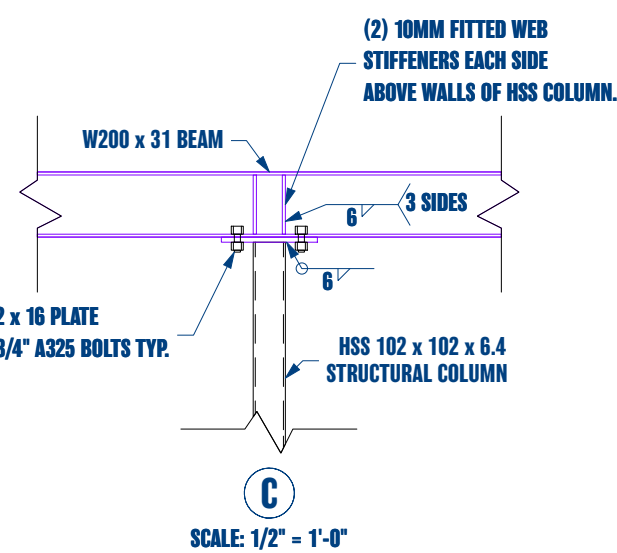
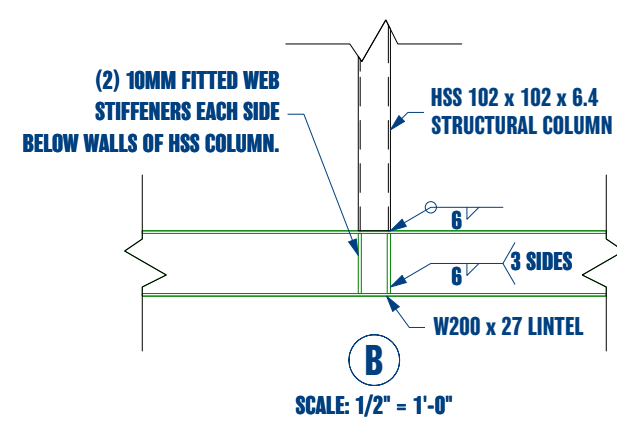
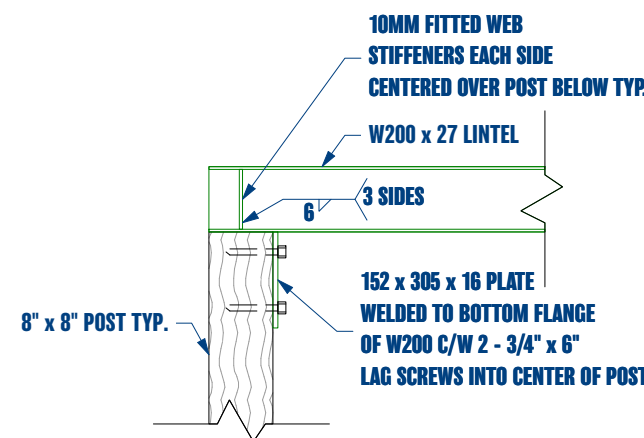
Drawn By: **Ryan McAllen**

Checked By: **Mike Smith**

Drawing #:
A22



SECTION 1-A31



SECTION 1-A31

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DRAFTING + DESIGN

IN ASSOCIATION WITH



Project Name:
17 Tannery Road

Drawing Title:
Sections

Date: June 26, 2023 Scale: 1/4" = 1'-0"

Drawn By: Ryan McAllen

Checked By: Mike Smith

Drawing #: A31

HARBOURSIDE ENGINEERING CONSULTANTS
STAMPED FOR STRUCTURAL DESIGN ONLY



GENERAL:

THESE DRAWINGS SHOW THE COMPLETED FRAMING OF PRIMARY STRUCTURAL ELEMENTS. TEMPORARY SUPPORT REQUIRED TO UNDERTAKE THE CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. CONFIRM ALL DIMENSIONS PRIOR TO UNDERTAKING THE WORK. REPORT ALL DISCREPANCIES TO THE CONSULTANT.

DESIGN LOADS:		
	LIVE LOAD	SUPER-IMPOSED DEAD LOAD
ROOF =	Se = 1.9 kPa, Sr = 0.6 kPa	0.6 kPa
WIND LOAD =	q50 = 0.61 kPa	-
FLOOR =	1.9 kPa	0.5 kPa

FOUNDATIONS:

- FOUNDATION DESIGN HAS BEEN COMPLETED BASED ON AN ASSUMED ALLOWABLE BEARING CAPACITY OF 150 kPa. PRIOR TO PLACING FOOTINGS, BEARING SURFACES ARE TO BE REVIEWED AND APPROVED BY A PROFESSIONAL GEOTECHNICAL ENGINEER REGISTERED IN THE PROVINCE OF NOVA SCOTIA.
- ALL BEARING SURFACES SHALL BE PROTECTED FROM FREEZING PRIOR TO, DURING, AND AFTER CONSTRUCTION.

CONCRETE REINFORCEMENT:

- REINFORCEMENT SHALL BE 400 GRADE CONFORMING TO CSA-G30.18.
- ALL REBAR SHALL BE TIED IN PLACE PRIOR TO PLACING CONCRETE.
- SUBMIT SHOP DRAWINGS OF REBAR PLACEMENT TO CONSULTANT A MINIMUM OF 2 WEEKS PRIOR TO PLACEMENT. SHOP - DRAWINGS CLEARLY SHALL SHOW ALL REBAR, INCLUDING CARRY BARS, AND SHOW BAR SIZE, SHAPE, SPACING, LENGTH, LOCATION AND COVER.
- UPON REQUEST, SUBMIT MILL CERTIFICATES TO CONSULTANT WITH CERTIFIED COPY OF MILL TEST REPORT OF REINFORCING STEEL.
- ARRANGE WITH CONSULTANT FOR SITE REVIEW OF REBAR PRIOR TO PLACING OF CONCRETE. REBAR PLACEMENT IS TO 100% COMPLETE PRIOR TO THE CONSULTANT ARRIVING ON SITE. PROVIDE A MINIMUM OF 48 HOURS NOTICE TO THE CONSULTANT.

CAST-IN-PLACE CONCRETE:

- CONCRETE MIX DESIGN IS SPECIFIED USING THE PERFORMANCE CRITERIA OF CSA A23.1 AND AS SUCH IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL CONCRETE MATERIALS, METHODS OF PRODUCTION, TRANSPORTATION, PLACEMENT, FINISHING, AND CURING IS TO CONFORM TO CAN/CSA A23.1 AND A23.2.
- SUBMIT MIX DESIGN TO CONSULTANT FOR REVIEW PRIOR TO THE PLACEMENT OF ANY CONCRETE ON SITE.

CONCRETE PERFORMANCE REQUIREMENTS:

ELEMENT	MINIMUM 28-DAY STRENGTH	EXPOSURE CLASS
FOOTINGS AND WALLS	25 MPa	F-2

- NOMINAL COARSE AGGREGATE SIZE TO BE 20mm.
- U.N.O. CONCRETE COVER TO BE:
 - FOOTINGS BOTTOM 3"
 - FOOTINGS SIDE 2"
- TESTING OF CONCRETE TO CONFORM TO CSA A23.1 AND A23.2 AND WILL INCLUDE AS A MINIMUM COMPRESSIVE STRENGTH AND, IF APPROPRIATE TO SPECIFIED EXPOSURE CLASS, AIR CONTENT.
- AS A MINIMUM, CONCRETE STRENGTH TESTS ARE TO BE COMPLETED AT 7 DAYS AND 28 DAYS.
- CONCRETE TEST CYLINDERS SHALL BE STORED ON SITE CLOSE TO THE ELEMENTS THEY REPRESENT. UNDER NO CIRCUMSTANCES SHALL TEST CYLINDERS BE STORED IN HEATED OR INSULATED BOXES.
- IF CONCRETE IS PUMPED DURING PLACEMENT, SAMPLES FOR BOTH STRENGTH AND AIR CONTENT ARE TO BE TAKEN FROM THE PLACEMENT END OF THE PUMP HOSE.
- SUBMIT CONCRETE TEST RESULTS TO CONSULTANT FOR REVIEW WITHIN 3 DAYS OF TESTING. HIGHLIGHT NON-CONFORMING RESULTS TO CONSULTANT IMMEDIATELY UPON BECOMING AWARE OF THEM.

STRUCTURAL STEEL:

- ALL STEEL MATERIALS, FABRICATION, DESIGN AND ERECTION TO CONFORM TO CSA S16
- DESIGN OF STANDARD SHEAR ONLY CONNECTIONS TO CONFORM TO THE "HANDBOOK OF THE CANADIAN INSTITUTION OF STEEL CONSTRUCTION".

STEEL MATERIALS TO CONFORM TO:

WIDE FLANGE SECTIONS	CSA-G40.20/G40.21 GRADE 350W
HSS SECTIONS	CSA-G40.21 GRADE 350W CLASS C
ROLLED ANGLE	CSA-G40.20/G40.21 GRADE 300W
ROLLED PLATES	CSA-G40.20/G40.21 GRADE 300W
BOLTS, NUTS, AND WASHERS	ASTM A325
ANCHOR BOLTS	ASTM A307

- ALL STEEL SHALL BE PROVIDED TO SITE WITH ALL SURFACES PRIME PAINTED
- WELDING SHALL BE IN ACCORDANCE WITH CSA W59.
- COMPANIES UNDERTAKING STRUCTURAL STEEL FABRICATION SHALL BE CERTIFIED UNDER DIVISION 1 OR 2.1 OF CSA W47.1 FOR FUSION WELDING OF STEEL STRUCTURES AND/OR CSA W55.3 FOR RESISTANCE WELDING OF STRUCTURAL COMPONENTS.
- SUBMIT STRUCTURAL STEEL FABRICATION COMPANIES CERTIFICATION TO CONSULTANT FOR REVIEW PRIOR TO STARTING FABRICATION.
- SUBMIT SHOP DRAWING TO CONSULTANT A MINIMUM OF 2 WEEKS PRIOR TO FABRICATION FOR REVIEW. THESE TO INCLUDE ERECTION DRAWINGS, DETAILED CUT SHEETS OF INDIVIDUAL MEMBERS, ALONG WITH CONNECTION DESIGN FORCES AND PROPOSED WELD PROCEDURES. ALL SHOP DRAWINGS TO BE STAMPED AND SIGNED BY A PROFESSIONAL SPECIALTY ENGINEER REGISTERED IN THE PROVINCE OF NOVA SCOTIA.
- UPON REQUEST, SUBMIT MILL TEST REPORTS SHOWING CHEMICAL AND PHYSICAL PROPERTIES, INCLUDING CERTIFICATION TO SPECIFIED GRADE, TO CONSULTANT FOR REVIEW.

TIMBER FRAMING:

- ALL DIMENSIONED LUMBER SHALL BE GRADE STAMPED BY AN AGENCY CERTIFIED BY THE CANADIAN LUMBER STANDARDS ACCREDITATION BOARD. LUMBER GRADE TO BE S-P-F #2 OR APPROVED ALTERNATE.
- PLYWOOD AND OSB PANELS SHALL BE CERTIFIED IN ACCORDANCE WITH CSA AND ANSI STANDARDS.
- POLYETHYLENE SHEETING SHALL CONFORM TO CAN/CSG-51.34 TYPE 1 0.15mm THICK.
- NAILS, SPIKES, AND STAPLES SHALL CONFORM TO CSA D111.
- JOIST HANGERS SHALL BE A MINIMUM 1mm THICK SHEET STEEL WITH A Z500 GALVANIZED COATING OR APPROVED ALTERNATE. ALL JOIST HANGERS TO BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
- NO TIMBER IS TO BE PLACED DIRECTLY AGAINST ANY CONCRETE SURFACE. TIMBER MEMBERS SUPPORTED ON OR PLACED ADJACENT TO CONCRETE SURFACES TO BE PRESERVATIVE PRESSURE TREATED (NON-INCISED) AND ISOLATED FROM DIRECT CONTACT WITH CONCRETE USING POLYETHYLENE SHEETING.
- UNLESS NOTED OTHERWISE, ALL POSTS SHOWN ON DRAWINGS TO EXTEND DOWN TO TOP OF CONCRETE FOUNDATION WALL OR SLAB-ON-GRADE. PROVIDE MATCHING BLOCKING AS REQUIRED THROUGH FLOOR FRAMING, TO POST BELOW.
- SUBMIT SHOP DRAWINGS OF TIMBER FRAMING TO CONSULTANT A MINIMUM OF 2 WEEKS PRIOR TO STARTING WORK ON SITE. ALL SHOP DRAWINGS ARE TO BE STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF NOVA SCOTIA. SHOP DRAWINGS TO SHOW OVERALL FRAMING, CONNECTION AND TERMINATION DETAILS ALONG WITH ASSOCIATED FRAMING HARDWARE (JOIST HANGERS, TIE-DOWNS..)

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IN ASSOCIATION WITH



Project Name:
17 Tannery Road

Drawing Title:
General Engineering Notes

Date: June 26, 2023	Scale: 1/2" = 1'-0"
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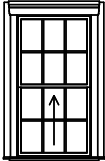
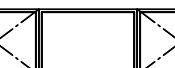
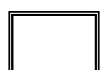
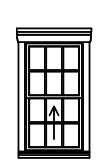
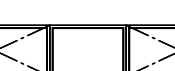
Drawn By:	Ryan McAllen
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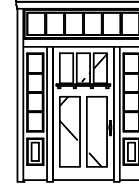
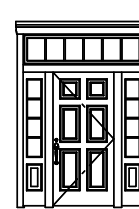
Checked By:	Mike Smith
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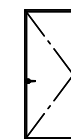
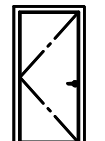
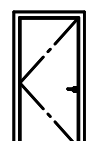
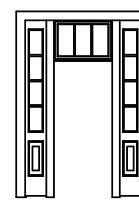
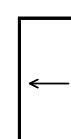
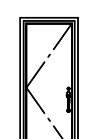
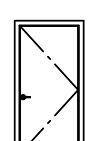
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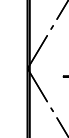
HARBOURSIDE ENGINEERING CONSULTANTS
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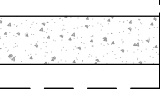
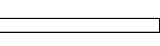


WINDOW SCHEDULE						
FLOOR	CALLOUT SYMBOL	DESCRIPTION	WIDTH	HEIGHT	QTY	3D EXTERIOR ELEVATION
1		SINGLE HUNG	40 7/8"	78"	12	
1		DOUBLE CASEMENT-RHR	65 1/2"	36"	2	
1		DOUBLE CASEMENT-LHL	65 1/2"	36"	2	
1		TRIPLE CASEMENT-LHL/RHR	102"	36"	2	
1		FIXED GLASS	48"	36"	4	
2		SINGLE HUNG	32"	60"	4	
2		TRIPLE CASEMENT-LHL/RHR	102"	28"	2	

EXTERIOR DOOR SCHEDULE								
FLOOR	CALLOUT SYMBOL	DESCRIPTION	COMMENTS	LABEL	WIDTH	HEIGHT	QTY	3D EXTERIOR ELEVATION
1		EXT. HINGED-DOOR P09	C/W LATCH AS PER NBCC 2015 9.10.13.3.(1) C/W SELF-CLOSING DEVICE AS PER NBCC 2015 9.10.13.10.(1)	36" X 80"	36"	80"	1	
1		MULLED UNIT-HR		71" X 102.5" MU	71"	102 1/2"	1	
1		MULLED UNIT-HL	C/W SELF-CLOSING DEVICE	71.1675" X 102.5" MU	71 3/16"	102 1/2"	1	
1		MULLED UNIT-HL		71" X 102.5" MU	71"	102 1/2"	1	
2		MULLED UNIT-HL		71" X 102.5" MU	71"	102 1/2"	1	
2		MULLED UNIT-HR		71" X 102.5" MU	71"	102 1/2"	1	

INTERIOR DOOR SCHEDULE							
FLOOR	CALLOUT SYMBOL	DESCRIPTION	COMMENTS	WIDTH	HEIGHT	QTY	3D EXTERIOR ELEVATION
1		2 DR. BIFOLD-SLAB	HOLLOW CORE DOOR	28"	80"	2	
1		4 DR. BIFOLD-SLAB	HOLLOW CORE DOOR	48"	80"	4	
1		HINGED-DOOR P07	PREHUNG HINGED FIRE RATED SLAB DOOR. MINIMUM FRR NOT LESS THAN 20 MIN. AS PER NBCC 2015 9.10.10.6.(1) C/W LATCH AS PER NBCC 2015 9.10.13.3.(1) C/W SELF-CLOSING DEVICE AS PER NBCC 2015 9.10.13.10.(1)	36"	80"	2	
1		HINGED-SC02 GLASS DOOR	GLASS SHOWER DOOR	30"	80"	2	
1		HINGED-SLAB	HOLLOW CORE DOOR	36"	80"	4	
1		HINGED-SLAB	SAFE & SOUND (SOUND DAMPENING) DOOR	36"	80"	10	
1		MULLED UNIT-HL	EXISTING ENTRY DOORWAY OPENING W/ SIDELIGHTS & TRANSOM	71 3/16"	109"	1	
1		POCKET-SLAB	SAFE & SOUND (SOUND DAMPENING) DOOR	36"	80"	2	
1		EXT. HINGED-SLAB	PREHUNG HINGED FIRE RATED SLAB DOOR. MINIMUM FRR NOT LESS THAN 20 MIN. AS PER NBCC 2015 9.10.10.6.(1) C/W LATCH AS PER NBCC 2015 9.10.13.3.(1) C/W SELF-CLOSING DEVICE AS PER NBCC 2015 9.10.13.10.(1)	28"	80"	1	
1		HINGED-SLAB	PREHUNG HINGED FIRE RATED SLAB DOOR. MINIMUM FRR NOT LESS THAN 20 MIN. AS PER NBCC 2015 9.10.10.6.(1) C/W LATCH AS PER NBCC 2015 9.10.13.3.(1) C/W SELF-CLOSING DEVICE AS PER NBCC 2015 9.10.13.10.(1)	36"	80"	2	

INTERIOR DOOR SCHEDULE							
FLOOR	CALLOUT SYMBOL	DESCRIPTION	COMMENTS	WIDTH	HEIGHT	QTY	3D EXTERIOR ELEVATION
2		DOUBLE HINGED-SLAB	SAFE & SOUND (SOUND DAMPENING) DOOR	36"	80"	2	
2		HINGED-SC02 GLASS DOOR	GLASS SHOWER DOOR	24"	80"	2	
2		HINGED-SLAB	CUSTOM CABINET DOOR	11"	66"	4	
2		HINGED-SLAB	CUSTOM CABINET DOOR	11"	68"	2	
2		HINGED-SLAB	SAFE & SOUND (SOUND DAMPENING) DOOR	36"	80"	2	
2		HINGED-AT-SLAB	CUSTOM ANGLE CUT DOOR	24"	74"	2	
2		HINGED-AT-SLAB	CUSTOM ANGLE CUT DOOR	36"	80"	2	
2		DOUBLE HINGED-SLAB	HOLLOW CORE DOOR	36"	80"	4	
2		HINGED-SLAB	PREHUNG HINGED FIRE RATED SLAB DOOR. MINIMUM FRR NOT LESS THAN 20 MIN. AS PER NBCC 2015 9.10.10.6.(1) C/W LATCH AS PER NBCC 2015 9.10.13.3.(1) C/W SELF-CLOSING DEVICE AS PER NBCC 2015 9.10.13.10.(1)	36"	80"	3	

WALL SCHEDULE		
2D SYMBOL	LABEL	COMMENTS
	E1	EXISTING CONCRETE CORE FOUNDATION WALL
	E2	- CAPE COD SHINGLE SIDING - CAPE COD SHINGLE PANEL STRAPPING - APPROVED HOUSE WRAP - 7/16" OSB WALL SHEATHING - EXISTING EXTERIOR FRAMED 2 X WALL. STUD SIZE AND SPACING T.B.D. - W/ R24 BATT INSULATION - 6 MIL POLY VAPOUR BARRIER, APPROVED - 1/2" TYPE C FIRE RATED (30 MIN.) GYPSUM BOARD, FILLED & FINISHED
	E3	EXTERIOR GLASS DECK RAILING. MAUNFACTURER T.B.D.
	P1	- 1/2" TYPE C FIRE RATED (30 MIN.) GYPSUM BOARD, FILLED & FINISHED - 2 X 4 FRAMING @ 16" O.C. - 1/2" TYPE C FIRE RATED (30 MIN.) GYPSUM BOARD, FILLED & FINISHED (ULC W302)
	P2	- 1/2" TYPE C FIRE RATED (30 MIN.) GYPSUM BOARD, FILLED & FINISHED - 2 X 4 FRAMING @ 16" O.C. - SOUNDPROOFING BATT INSULATION - 1/2" TYPE C FIRE RATED (30 MIN.) GYPSUM BOARD, FILLED & FINISHED (ULC W302)
	P3	- 5/8" TYPE X FIRE RATED (45 MIN.) GYPSUM BOARD, FILLED & FINISHED - 2 X 4 FRAMING @ 16" O.C. - SOUNDPROOFING BATT INSULATION - 5/8" TYPE X FIRE RATED (45 MIN.) GYPSUM BOARD, FILLED & FINISHED (WLC W301 / CUL U305)
	P4	- 1/2" TYPE C FIRE RATED (30 MIN.) GYPSUM BOARD, FILLED & FINISHED - 2 X 4 FRAMING @ 16" O.C. - 1/2" TYPE C FIRE RATED (30 MIN.) GYPSUM BOARD, FILLED & FINISHED - SUBWAY TILE BACKSPLASH (ULC W302)
	P5	- 1/2" TYPE C FIRE RATED (30 MIN.) GYPSUM BOARD, FILLED & FINISHED - 2 X 4 FRAMING @ 16" O.C. - SOUNDPROOFING BATT INSULATION - 1/2" TYPE C FIRE RATED (30 MIN.) GYPSUM BOARD, FILLED & FINISHED - SUBWAY TILE BACKSPLASH (ULC W302)
	P6	- TILE FINISH - 1/2" TYPE C FIRE RATED (30 MIN.) GYPSUM BOARD, FILLED & FINISHED - 2 X 4 FRAMING @ 16" O.C - 1/2" TYPE C FIRE RATED (30 MIN.) GYPSUM BOARD, FILLED & FINISHED - TILE FINISH (ULC W302)
	P7	- 5/8" TYPE X FIRE RATED (45 MIN.) GYPSUM BOARD, FILLED & FINISHED - 2 X 4 FRAMING @ 16" O.C. - SOUNDPROOFING BATT INSULATION - 5/8" TYPE X FIRE RATED (45 MIN.) GYPSUM BOARD, FILLED & FINISHED - TILE FINISH (WLC W301 / CUL U305)

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 - Work not specifically detailed shall be executed to the same quality as similar work that is detailed.
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 - Room Label Dimensions are Bywall to Bywall.

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IN ASSOCIATION WITH



Project Name:
17 Tannery Road

Drawing Title:
Schedules

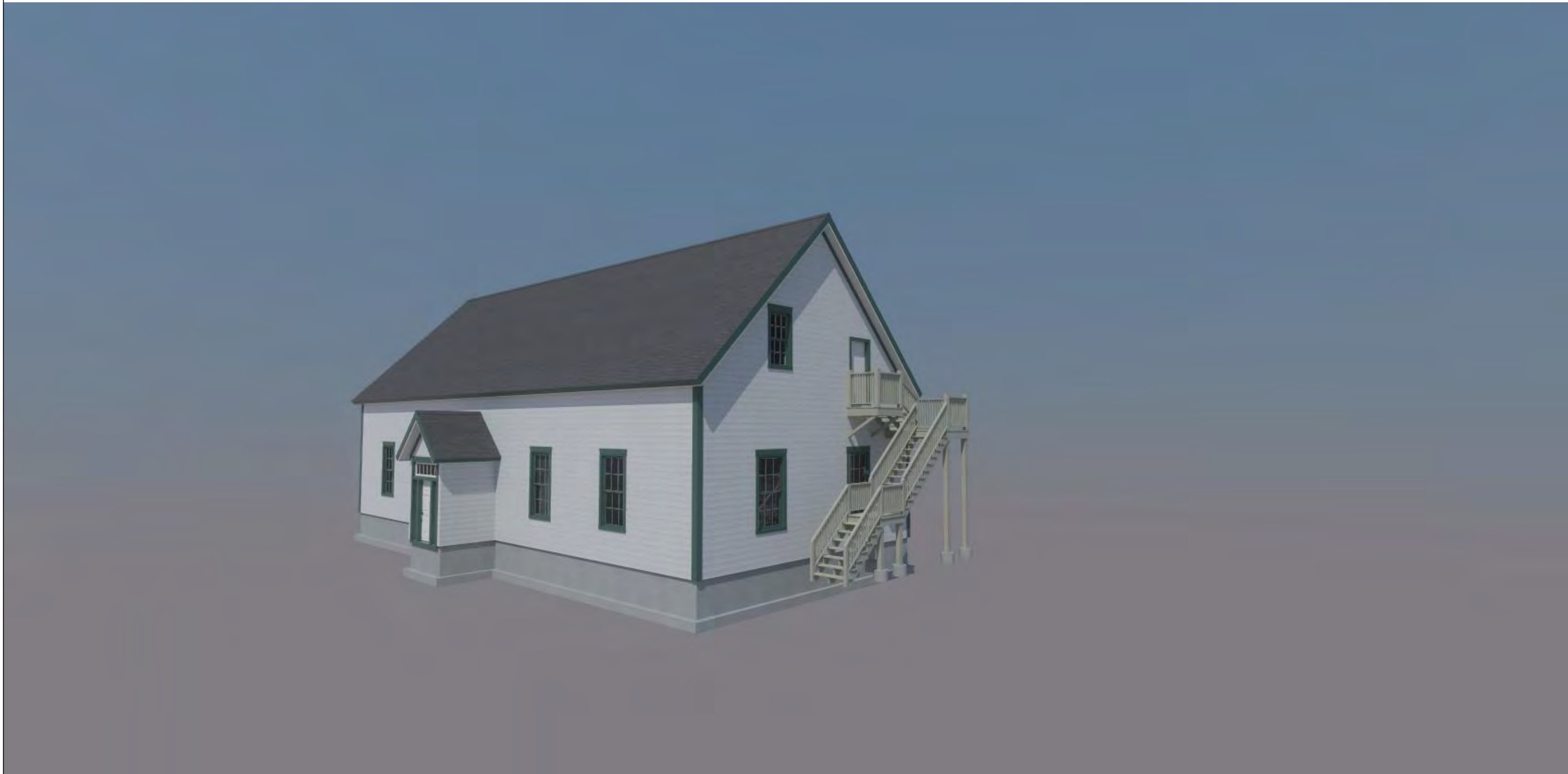
Date:
June 26, 2023

Scale:
1/2" = 1'-0"

Drawn By:
Ryan McAllen

Checked By:
Mike Smith

Drawing #:
A61



- General Notes:**
1. By commencing construction of a building from these drawings, the owner and/or builder acknowledges that all notes on all sheets have been read and understood.
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 12. Room Label Dimensions are Rrywall to Rrywall.

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Project Name:
17 Tannery Road

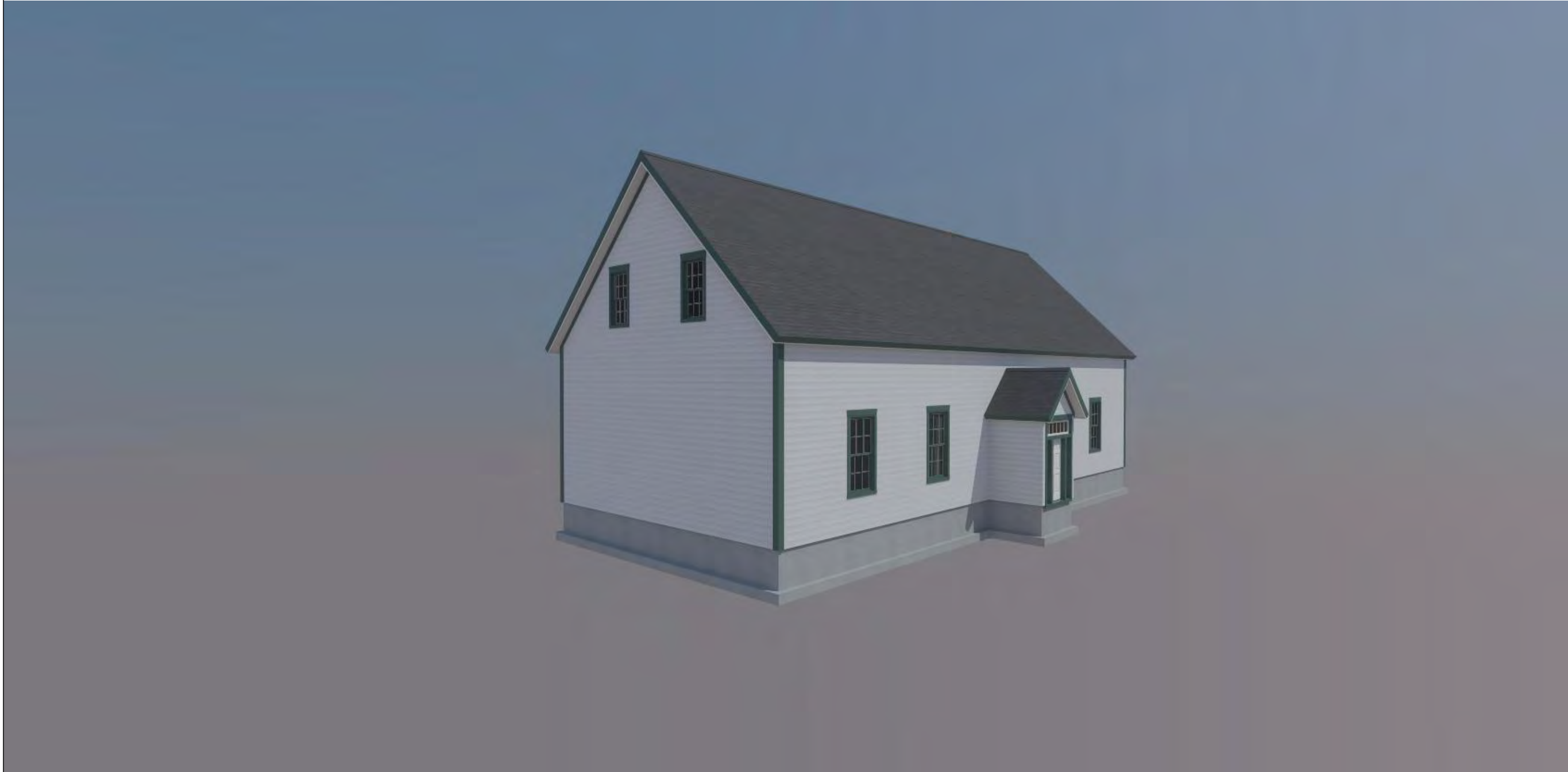
Drawing Title:
3D Elevations

Date: June 26, 2023	Scale: N.T.S.
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Drawn By: **Ryan McAllen**

Checked By: **Mike Smith**

Drawing #:
A91



- General Notes:**
1. By commencing construction of a building from these drawings, the owner and/or builder acknowledges that all notes on all sheets have been read and understood.
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Project Name:
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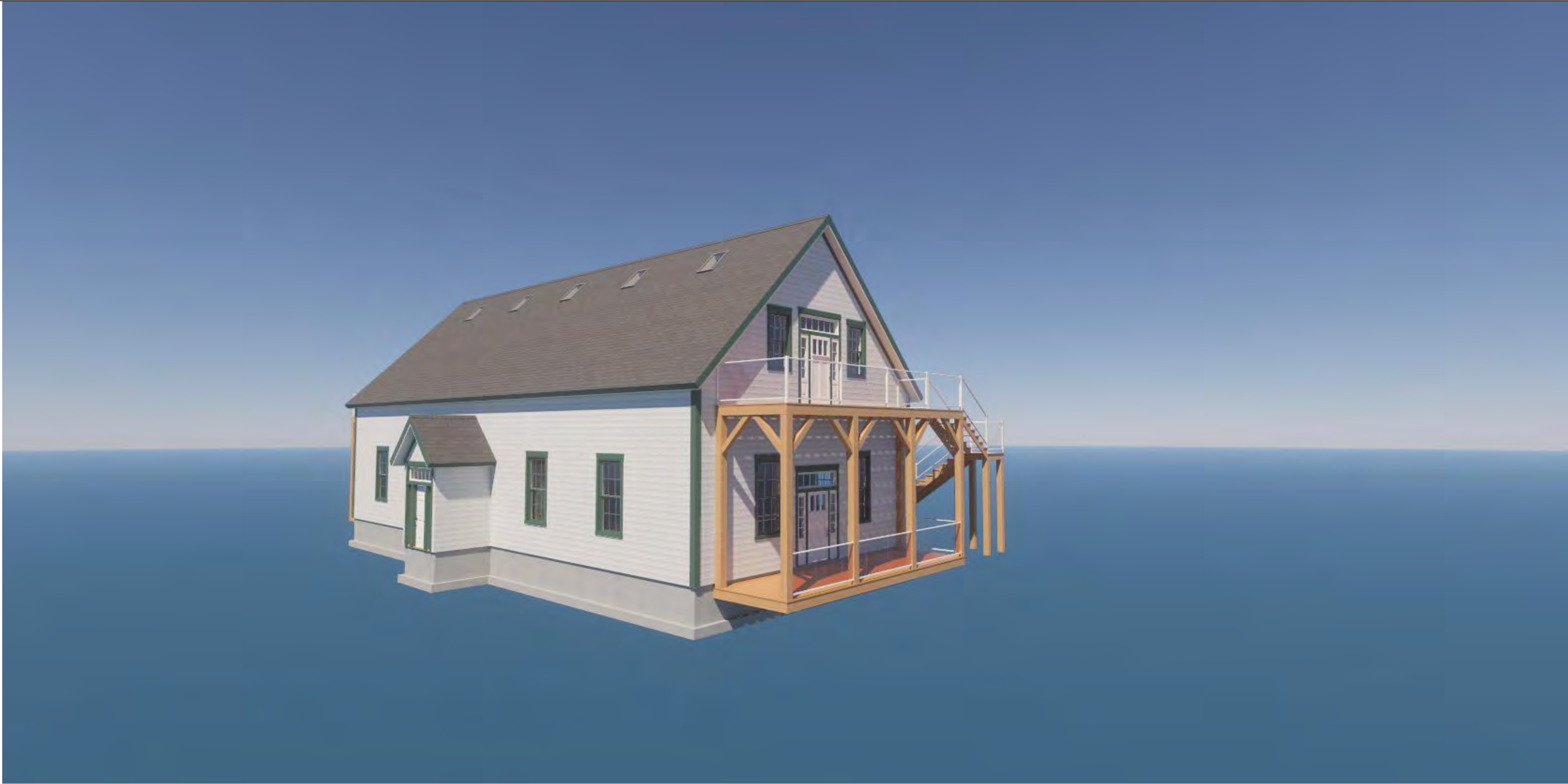
Drawing Title:
3D Elevations

Date: June 26, 2023	Scale: N.T.S.
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Drawn By: Ryan McAllen

Checked By: Mike Smith

Drawing #:
A92



- General Notes:**
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Project Name:
17 Tannery Road

Drawing Title:
3D Elevations (Shutters)

Date: June 26, 2023	Scale: N.T.S.
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Drawn By:	Ryan McAllen
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Checked By:	Mike Smith
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Drawing #:	A92.1
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Project Name:
17 Tannery Road

Drawing Title:
3D Elevations

Date: June 26, 2023	Scale: N.T.S.
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Drawn By:	Ryan McAllen
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Checked By:	Mike Smith
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Drawing #:	A93
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Big League Builders

Project Name:
17 Tannery Road

Drawing Title:
3D Elevations

Date: June 26, 2023	Scale: N.T.S.
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Drawn By:	Ryan McAllen
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Checked By:	Mike Smith
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Drawing #:	A94
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Project Name:
17 Tannery Road

Drawing Title:
3D Interior Views Main Level

Date:
June 26, 2023

Scale:
N.T.S.

Drawn By:
Ryan McAllen

Checked By:
Mike Smith

Drawing #:
A95



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 5. The owner and/or builder shall be responsible for the correct siting of this building on the property. Tidal Drafting & Design assumes no liability for plan compliance with zoning regulations or lot conditions. Grades shown on elevations are estimated. Adjust on site as required. Retaining walls that may be required are beyond the scope of these drawings unless otherwise noted.
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 7. All footing sizes and specifications noted on these drawings are provided as guidelines only. It is the responsibility of the owner and/or builder to ensure that the footings are adequately designed to meet the requirements of the authorities having jurisdiction.
 8. Wall and septic sewage system to be located and constructed in accordance with the health authorities having jurisdiction.
 9. All engineering required by authorities having jurisdiction is to be provided by the owner and/or builder unless noted otherwise. Although these plans incorporate standard engineering and building practices, the local building department may require confirmation by a certified structural engineer.
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 12. Room Label Dimensions are Rrywall to Rrywall.

REV #	GENERAL REVISIONS	DATE
1	GENERAL ENGINEERING REVISIONS	2023-06-26
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IN ASSOCIATION WITH



Project Name:
17 Tannery Road

Drawing Title:
3D Interior Views Main Level

Date: June 26, 2023	Scale: N.T.S.
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Drawn By:	Ryan McAllen
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Checked By:	Mike Smith
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Drawing #:	A96
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- General Notes:**
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IN ASSOCIATION WITH



Project Name:	
17 Tannery Road	
Drawing Title:	
3D Interior Views Upper Level	
Date:	Scale:
June 26, 2023	N.T.S.
Drawn By:	Ryan McAllen
Checked By:	Mike Smith
Drawing #:	A97



- General Notes:**
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 12. Room Label Dimensions are Rrywall to Rrywall.

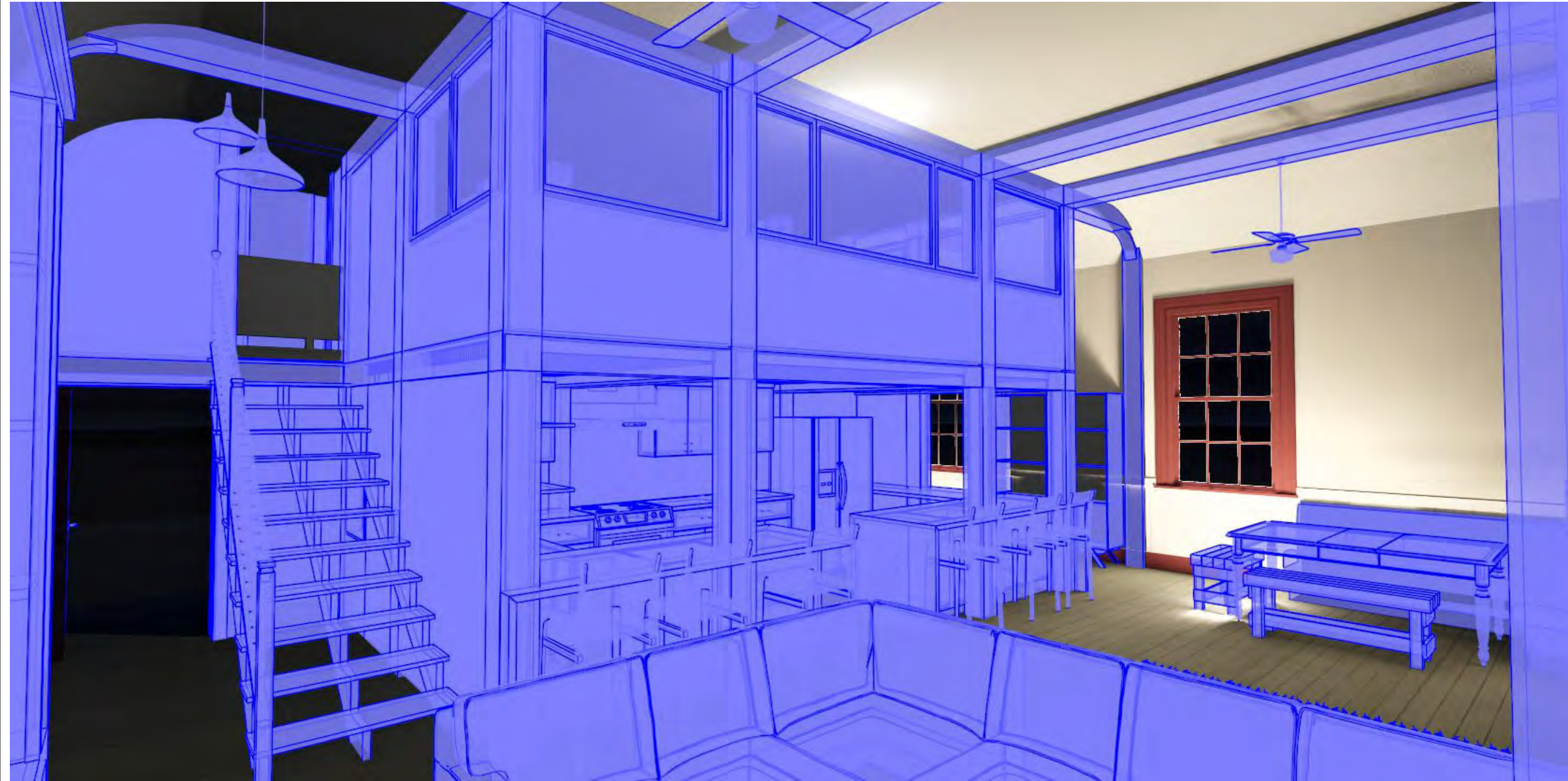
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IN ASSOCIATION WITH



Project Name: 17 Tannery Road	
Drawing Title: 3D Interior Views Upper Level	
Date: June 26, 2023	Scale: N.T.S.
Drawn By: Ryan McAllen	
Checked By: Mike Smith	
Drawing #: A98	



- General Notes:**
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IN ASSOCIATION WITH



Project Name:
17 Tannery Road

Drawing Title:
3D Interior Views Comparisons

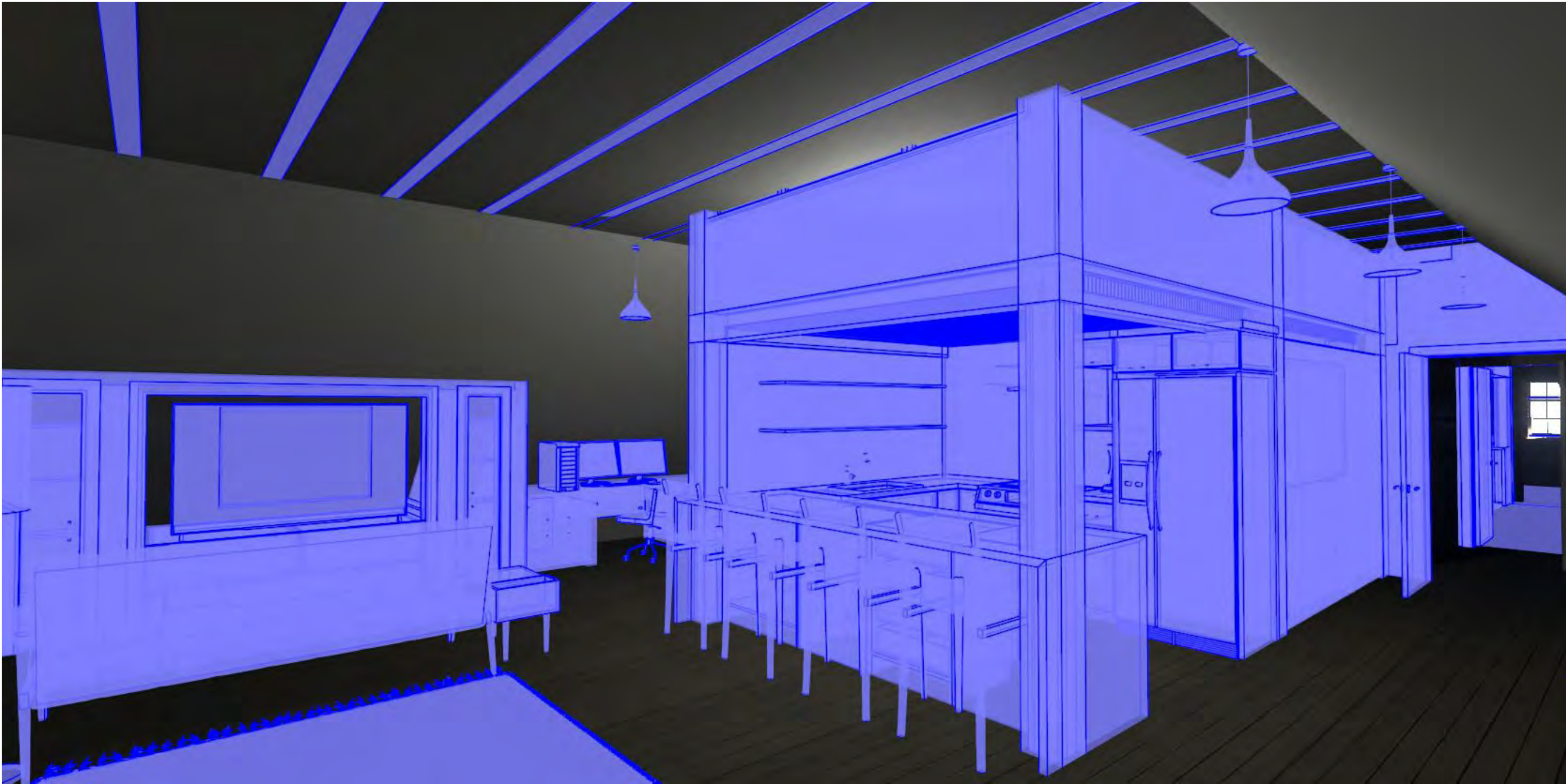
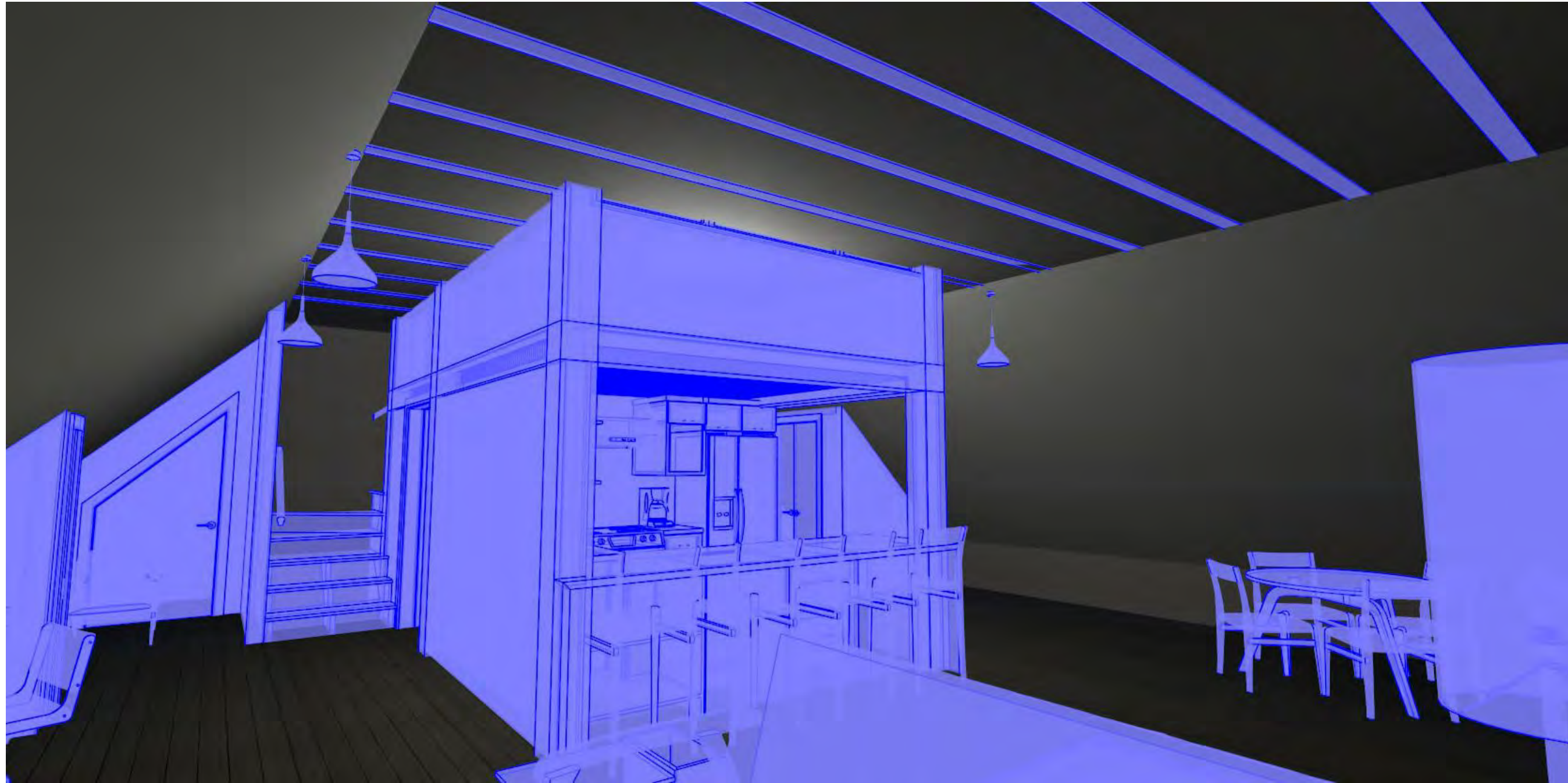
Date:
June 26, 2023

Scale:
N.T.S.

Drawn By:
Ryan McAllen

Checked By:
Mike Smith

Drawing #:
A99



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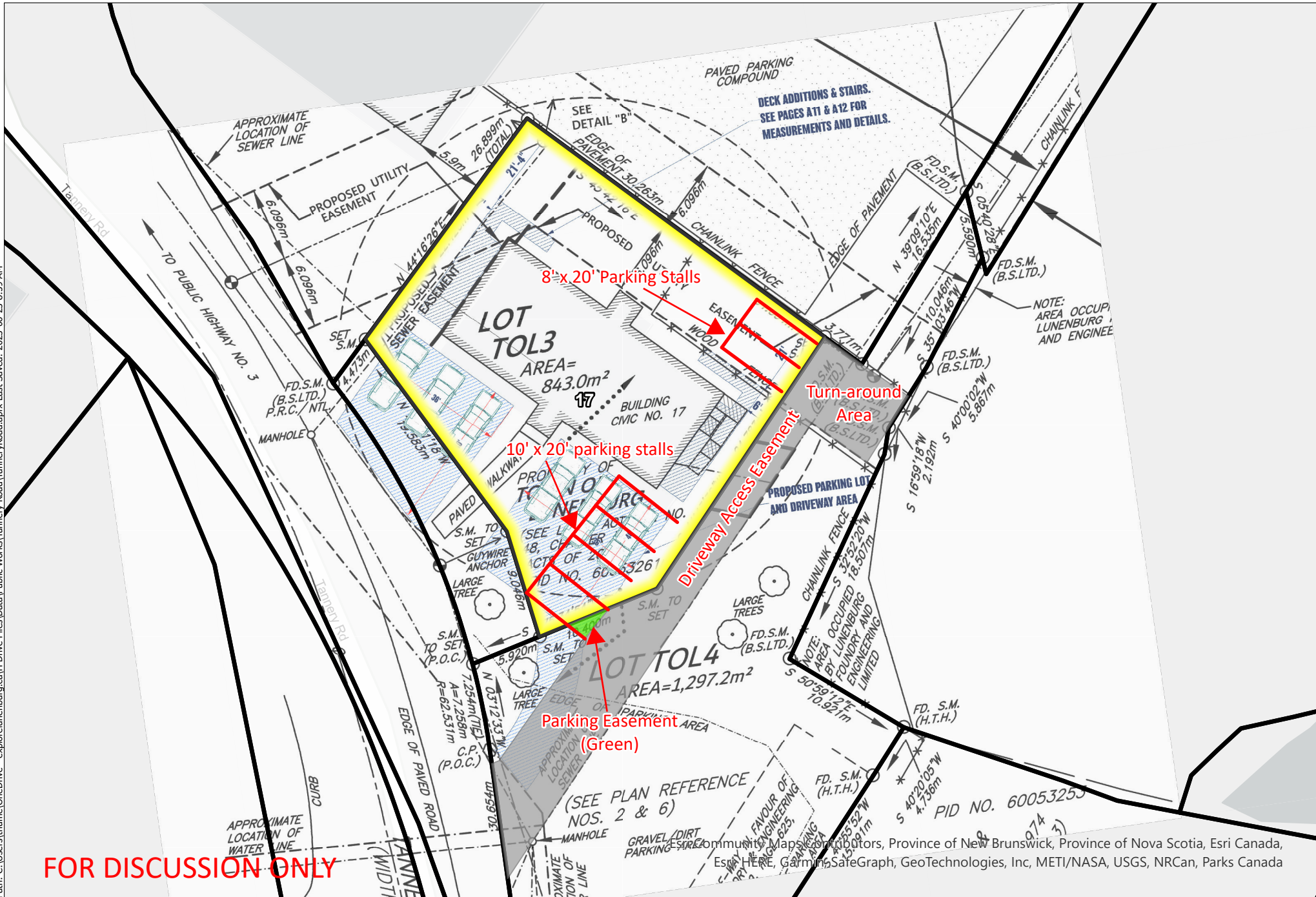
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IN ASSOCIATION WITH



Project Name:	
17 Tannery Road	
Drawing Title:	
3D Interior Views Comparisons	
Date:	Scale:
June 26, 2023	N.T.S.
Drawn By:	Ryan McAllen
Checked By:	Mike Smith
Drawing #:	A910



Maps are for graphical purposes only.
They do not represent a legal survey.
While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, The Town of Lunenburg cannot assume liability for any damages caused by any errors or omissions in the data. Users of our maps and other analysis products are solely responsible for interpretations made from these products.

TOWN OF LUNENBURG
17 Tannery Road

GN

Scale: 1:400

10

Metres

Appendix A – Proposed Design Continued



Appendix B – Old New Town School Statement of Significance

Old New Town School

17 Tannery Road, Lunenburg, Nova Scotia, B0J, Canada

Formally Recognized: 2000/07/13



OTHER NAME(S)
Old New Town School
School Annex
Arts and Crafts Building

LINKS AND DOCUMENTS

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

CONSTRUCTION DATE(S)

1883/01/01 to 1883/12/31

LISTED ON THE CANADIAN REGISTER: 2004/03/22

STATEMENT OF SIGNIFICANCE

DESCRIPTION OF HISTORIC PLACE

The Old New Town School is a one-and-a-half storey wooden structure, simple in design and rectangular in form with a protruding enclosed porch. The building is located in the New Town area of Lunenburg, NS, with substantial green space surrounding the building. Designation covers both the building and the surrounding land.

HERITAGE VALUE

The Old New Town School is valued as a reminder of the era of one-room school houses in Nova Scotia. These schools were eventually supplanted by the Academy system, a new academic system implemented province-wide, and consequently the Lunenburg Academy replaced this building. The building was built in 1883 and remains in excellent condition. It retains many original features, including the windows and entrance. The school remains in use by the modern Lunenburg High School located across the road as extra classroom space, making it a rare example of continuous use of a one-room school building from the nineteenth century to the present day.

Source: Heritage Designation File 66400-40-53, Town of Lunenburg.

CHARACTER-DEFINING ELEMENTS

Character-defining elements of the Old New Town School relate to its architecture and use as an educational facility, and include:

- original enclosed porch, with transom and sidelight windows, and original six-over-six windows;
- simple, symmetrical design, augmented by a steeply pitched gable roof, cornerboards, and simply detailed fascia and eaves;
- location at a central junction in New Town with green space surrounding the building on all sides;
- interior layout of the building into two classrooms reflecting its continued use as an education facility.

Appendix C – Alteration Guidelines for Municipally Registered Heritage Properties

Alteration Guidelines for Municipally Registered Heritage Properties Town of Lunenburg Approved by Council on October 13, 2020

1.0 Scope

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

2.0 Background

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

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

3.0 Process

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

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

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

4.0 Substantial and Non-Substantial Alterations

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

The following shall be considered substantial alterations:

- additions, including porches, verandas, entries, stairways and dormers unless said development is in conformance with the Design Guidelines of the Heritage Conservation District;
- addition or removal of windows or window openings unless said development is in conformance with the Design Guidelines of the Heritage Conservation District;
- * addition or removal of doors or door openings unless said development is in conformance with the Design Guidelines of the Heritage Conservation District;
- changes to the openings for doors or windows unless said development is in conformance with the Design Guidelines of the Heritage Conservation District;
- change in roof pitch or style (including pitch or style of a dormer) unless said development is in conformance with the Design Guidelines of the Heritage Conservation District;
- removal of porches, verandas, entries, stairways, dormers, windows, trim materials of any type, or chimneys unless said development is in conformance with the Design Guidelines of the Heritage Conservation District;
- change in style or design of railing or guards on porches or stairs unless said development is in conformance with the Design Guidelines of the Heritage Conservation District;
- addition to an existing accessory building or the erection or placement of a new accessory building unless said development is in conformance with the Design Guidelines of the Heritage Conservation District (in cases where the land as well as the main building have been registered as a Municipal Heritage Property);
- addition of utilities structures such as, but not limited to, air conditioning units, kitchen vents and heat pumps unless said development is in conformance with the Design Guidelines of the Heritage Conservation District;
- accessory structures such as, but not limited to, fences, stairways, decks, garden trellises, pergolas, awnings, pavilions, and similar items which are connected or otherwise not connected to the main building unless said development is in conformance with the Design Guidelines of the Heritage Conservation District; and
- re-shingling of roofs where not required for maintenance, including changes in the type of shingle unless said development is in conformance with the Design Guidelines of the Heritage Conservation District.

Notwithstanding anything herein contained above, the following shall be considered substantial alterations:

- any development that does not conform to the Design Guidelines of the Heritage Conservation District By-law;
- any demolition or removal of
 - a) more than 10 % of the total usable floor area of all floors including the usable floor areas of any basement and attic; or
 - b) any part of a building for which the cumulative sum of all areas of its horizontal dimensions exceeds 25% of the area of the building's existing footprint.

Usable Floor Area means the floor area that has a minimum height clearance of 1.2 m (4 ft.) or higher.

and

- any addition to a building which is greater than 25% of the area of the existing building's footprint either as an addition to the sides of the building or on top such as an additional storey.

For the sake of clarity the following shall be considered non-substantial alterations:

- changes in storm windows from painted wood to aluminum;
- replacements or repairs where no changes are intended;
- use of vinyl window inserts if no other changes taking place;
- replacement of shingles with clapboard with the same exposure, and replacement of clapboard with shingles with the same exposure;
- the erection or placement of signage;
- items which the Heritage Officer considers to be maintenance (ie. re-shingle roof if needed);
- replacement of doors or storm doors with doors which meet the Design Guidelines of the Heritage Conservation District;
- replacement of non-traditional elements with traditional (ie clad concrete steps with wood; shingle a wall now covered in plywood) which meet the Design Guidelines of the Heritage Conservation District;
- addition of glass doors inside wooden storm doors;
- rain barrels and other minor accessory structures; and

- the installation of gutters and downspouts which meet the Design Guidelines of the Heritage Conservation District.

Subject: Proposed Alteration to Municipal Heritage Property – Mizpah Cottage

From: Hilary Grant, Senior Planner & Heritage Officer

Reviewed by: Arthur MacDonald, Director of Community Development

Date: July 10, 2023



Recommendation

The Heritage Advisory Committee recommends that Council approve the proposed alterations to Mizpah Cottage's Carriage Shed at 75 Dufferin Street and direct the Heritage Officer to issue a Heritage Permit accordingly.

Alternatives

- Recommend Council refuse the proposed alterations to Mizpah Cottage's Carriage Shed.
- Recommend Council approve the proposed alterations to Mizpah Cottage's Carriage Shed with conditions.

Background

On June 12, 2023, Town staff received an application to alter the Carriage Shed at Mizpah Cottage, 75 Dufferin Street (Appendix A). The Town of Lunenburg registered Mizpah Cottage as a municipal heritage property in 1992 under the Nova Scotia *Heritage Property Act* (Appendix B). The Registration as a municipal heritage property includes the dwelling and the lands and, as such, includes the accessory building.

The current proposal is substantial under the Town's 'Alteration Guidelines for Municipally Registered Heritage Properties' (Appendix C) because it adds a door and changes a window opening to a door on the Carriage House.

Under Section 17(1) of the *Heritage Property Act*, substantially altering a municipal heritage property requires Council approval and the issuance of a heritage permit. Under section 4.1(a) of the Town's *Heritage Property By-law*, the Heritage Advisory Committee may advise the Town on an application to alter a municipal heritage property substantially.

Discussion

Mizpah Cottage was registered as a municipal heritage property because it is a local landmark and an example of the Queen Anne Revival style. The municipal designation covers both the building and surrounding land. The Carriage Shed is noted in the property description in its Statement of Significance. The current Heritage Application for 75 Dufferin Street includes repairing existing cedar shingle siding, three window replacements,

and shed door replacements. It also includes adaptively reusing the Carriage Shed as an in-law suite (accessory dwelling), using the second floor as a dwelling and the main floor as a workshop. Adaptively reusing the building includes adding a balcony, a doorway onto the balcony, and changing a window on the main floor into a doorway.

Substantial Alteration – Window Opening to Door Opening and New Door

Under 3(k[l]) of the Nova Scotia *Heritage Property Act*, " 'substantial alteration' means any action that affects or alters the character-defining elements of a property." Mizpah Cottage's significance rests on its prominent location and architectural details that speak to the Kaulbach family's prosperity. Varied window arrangements and all elements derived from more general Victorian trends are listed as character-defining elements.

The applicant has proposed an adaptive reuse design that minimizes the renovation's effect on the historic property. Changes are not on the Carriage Shed's primary façade. The original carriage doors will be replaced with custom wood doors, preserving the practical character of the building. The new balcony door and its placement aligns and conserves the historic pointed window and, thus, the property's varied window arrangements. The new ground floor entrance eases accessibility to the property and separates the new domestic use and the shed's continued utilitarian function. The changes do not drastically alter the form or composition of the building. The Design Guidelines of the Old Town Lunenburg Heritage Conservation District By-law are silent on the addition of windows and doors.

Non-Substantial Alterations

Under the Town's 'Alteration Guidelines for Municipally Registered Heritage Properties', the following are non-substantial alterations and should be approved.

- Items the Heritage Officer considers maintenance
- Replacing windows with vinyl inserts of the same design
- Replacing doors with doors that meet the Design Guidelines of the Old Town Lunenburg Heritage Conservation District By-law
- Adding to an existing accessory building in a way that meets the Design Guidelines of the Old Town Lunenburg Heritage Conservation District By-law

All the following proposed changes conform with the Design Guidelines of the Old Town Lunenburg Heritage Conservation District By-law:

- Vinyl window replacements have the same proportions as the original windows and do not alter the established window pattern, conforming with Section 7.10.
- New doors are traditional in style, conforming to Section 7.11. Replacing the original carriage doors with custom wood doors is above and beyond the requirements outlined in the Design Guidelines of the Old Town Lunenburg Heritage Conservation District By-law.
- New balconies are permitted under Section 7.13, provided they are in keeping with the existing style of the structure. Trim should coordinate with existing trim.
- Repair of existing wooden shingles is maintenance and does not require a Certificate of Appropriateness under the Old Town Lunenburg Heritage Conservation District By-law.

Rehabilitation and the Land Use By-law

This project is a rehabilitation as defined in the *Standards and Guidelines for Historic Places in Canada* - "the action or process of making possible a continuing or compatible contemporary use of a historic place, or an individual component, while protecting its heritage value" (page 17). The Town's *Land Use By-law* regulated the use of historic structures. The use of heritage buildings cannot be regulated under Nova Scotia's *Heritage Property Act*. As such, the Heritage Advisory Committee cannot advise whether renovating the Carriage Shed into an in-law suite (accessory dwelling) is appropriate. However, it is worth noting that the *Standards and Guidelines for the Conservation of Historic Places in Canada* argue that "a viable use better guarantees the long-term existence of a historic place" (page 4). It recommends finding a compatible use for a historic place unless its use is part of its heritage value (page 4). The continued use of the Carriage Shed as a shed is not part of its heritage value as defined in its Statement of Significance, and the property as a whole is a historic home. Ensuring the Carriage Shed's frequent use should lead to better maintenance and conservation in the long term.

Strategic Plan Relevance

Heritage

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

Relevant Legislation

Nova Scotia *Heritage Property Act*

Town of Lunenburg *Heritage Property By-law*

Town of Lunenburg *Land Use By-Law*

Financial

There are no financial implications for the Town.

Communications

Decisions will be communicated to the applicant after Council votes on the proposal.

Attachments

Appendix A – Proposed Design

Appendix B – Mizpah Cottage Statement of Significance

Appendix C – Alteration Guidelines for Municipally Registered Heritage Properties

DRAWING LIST

SHEET NUMBER	SHEET NAME
A001	GENERAL NOTES
A002	SITE PLAN
A003	WINDOW & DOOR SCHEDULE ASSEMBLY & FINISH TAGS
A101	MAIN FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	EXISTING MAIN FLOOR PLAN
A104	EXISTING SECOND FLOOR PLAN
A201	FRONT & REAR ELEVATIONS
A202	SIDE ELEVATIONS
A301	BUILDING SECTION, DECK FRAMING PLAN
A501	RENDERINGS



CARRIAGE HOUSE
75 DUFFERIN ST.
LUNENBURG, NOVA SCOTIA

PROJECT NOTES

GENERAL NOTES:

1.

ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL BUILDING CODE OF CANADA LATEST EDITION, LOCAL BY-LAWS AND AUTHORITIES HAVING JURISDICTION.
2.

NO ALTERATIONS TO STRUCTURAL DETAILS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT.
3.

THE FOLLOWING SHOP DWGS SHALL BE SUBMITTED TO VANTAGE POINT FOR REVIEW: DOORS / WINDOWS / HARDWARE / EXTERIOR CLADDING.
4.

IN THE EVENT OF CONFLICT BETWEEN THE SPECIFICATIONS AND THE DRAWINGS PLEASE NOTIFY VANTAGE POINT DESIGN & CONSULTING FOR CLARIFICATION.
5.

CONTRACTOR IS TO ENSURE THAT THE SITE IS SAFE AND SECURE AT ALL TIMES. THESE DRAWINGS DO NOT INDICATE ELEMENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY MEASURES PERTAINING TO THE PROJECT INCLUDING, BUT NOT LIMITED TO, SAFETY FENCE (AS PER NBC PART 8).
6.

THE CONTRACTOR MUST FIELD VERIFY ALL PERTINENT DIMENSIONS /AND ELEVATIONS PRIOR TO BEGINNING WORK AND REPORT ANY ERRORS OR OMISSIONS TO VANTAGE POINT.
7.

THE CONTRACTOR TO PROVIDE SPECIFICATION DOCUMENTS FOR ALL PRE-ENGINEERED PRODUCTS.
8.

PLANS AND SPECIFICATIONS ARE THE PROPERTY OF VANTAGE POINT DESIGN & CONSULTING AND ARE NOT TO REPRODUCED OR DISTRIBUTED WITHOUT CONSENT OF VP DESIGN & CONSULTING OR SHALL BE USED ON OTHER PROJECTS OR EXTENSIONS TO THE PROJECT.
9.

DO NOT SCALE THE DRAWINGS.
10.

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS SHEETS ARE IDENTIFIED SPECIFICALLY AS ISSUED FOR CONSTRUCTION.
11.

CONSTRUCTION ERRORS ARE TO BE DOCUMENTED AND REPORTED TO VANTAGE POINT PRIOR TO PROCEEDING WITH SUBSEQUENT WORK.
12.

REFER TO ELEVATIONS FOR EXTERIOR CLADDING TRANSITIONS.
13.

ALL INTERIOR TRIM AND WOOD TO BE PRIME COAT PAINTED FOLLOWED BY TWO COATS FINISH PAINT.
14.

ALL RETAINING WALLS OVER 1.0m IN HEIGHT TO BE PROTECTED WITH A HANDRAIL 1.05m IN HEIGHT. ALL RETAINING WALLS OVER 0.6m IN HEIGHT LOCATED BY A PEDESTRIAN TRAVEL PATH TO BE PROTECTED BY A GUARD (AS PER 2010 NBC 9.8.8.)
15.

LANDSCAPING TO BE DONE IN SUCH A WAY AS TO ALLOW FOR POSITIVE DRAINAGE OF STORM WATER FROM AROUND THE BUILDING. (MAX 2% SLOPE TO NEIGHBORING PROPERTIES)
16.

ALL DISTURBED SOIL AREAS ARE TO BE COVERED WITH GRAVEL, ASPHALT, CONCRETE PAVERS, MULCH OR TOPSOIL / SOD.
17.

IF UNUSUAL OR UNANTICIPATED SITE CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION, THE BUILDER SHALL ADVISE VANTAGE POINT DESIGN & CONSULTING PRIOR TO PROCEEDING.

FRAMING:

1.

ALL DIMENSIONAL WOOD FRAMING TO BE No.2 SPF OR BETTER.
2.

EXTERIOR WALL SHEATHING TO BE ½" PLYWOOD NAILED @ 8" O/C @ EDGES.
3.

ROOF SHEATHING TO BE 5⁄8" PLYWOOD MIN for METAL ROOFNG & ½" PLYWOOD FOR ASPHALT SHIGLES
4.

SOLID BLOCKING IS TO BE INSTALLED IN ALL SHELVEING & MILLWORK LOCATIONS, AND ROUGH-IN FOR FUTURE BATHROOM GRAB BARS
5.

LOAD-BEARING WALLS TO HAVE MULTI-PLY BOTTOM PLATE AND BEAR DIRECTLY ON STRIP FOOTING. SLAB TO BE POURED UP TO PLATES, AND ALL WOOD ELEMENTS IN CONTACT WITH CONCRETE TO BE WRAPPED IN BLUESKIN.
6.

IN ALL HIGH MOISTURE AREAS (FOYER, BATHROOM, LAUNDRY) PROVIDE WATERPROOF MEMBRANE UNDER FINISHED FLOOR.

STAIRS:

1.

ALL STAIRS TO CONFORM TO MINIMUM REQUIREMENTS OF NBC 9.8.2 & 9.8.4
2.

ALL STANDARD GUARDS TO BE 42" IN HEIGHT
3.

ALL STANDARD STAIR RAILINGS 34-38" HIGH AND CONTINUOUS THROUGHOUT THE LENGTH OF THE STAIR
4.

ALL STAIRS TO HAVE 11" TREADS UNLESS NOTED OTHERWISE

SITE WORK & UTILITIES:

1.

TRENCH FOR NEW SEPTIC & WELL LINES TO DWELLING.

HVAC/ELECTRICAL/PLUMBING:

1.

ALL BEDROOMS TO HAVE HARDWIRED SMOKE/CO2 ALARM.
2.

HRV SYSTEM TO BE INSTALLED & CERTIFIED BY A QUALIFIED INSTALLER.
3.

ALL BATHROOMS TO HAVE EXHAUST FAN UNITS DUCTED TO EXTERIOR.
4.

KITCHEN RANGEHOOD DUCTED WITH METAL DUCTING AND METAL EXHAUST COVER SUITABLE FOR GAS RANGE.
5.

HEATING SYSTEM TO BE DUCTLESS MINI SPLIT HEAT PUMPS WITH ELECTRIC BASEBOARD BACKUP
6.

ALL ASSEMBLIES TO MEET MINIMUM INSULATION REQUIREMENTS OF NBC 9.36 (ZONE 6).
7.

AIR INTAKE VENTS TO BE LOCATED 10' MIN FROM ALL OTHER VENTS (12' FROM SANITARY VENT) (AS PER NBC 6.3.2.9.)
8.

PROPANE TANKS TO MEET MIN. REQUIRED CLEARANCES OF ALL WINDOWS AND ELECTRICAL DEVICES.
9.

CHIMNEY FLUES TO EXTEND MIN. 2' ABOVE HIGHEST ROOF PEAK (AS PER NBC 9.21.4.4.). REFER TO W.E.T.T. CERTIFIED TECHNICIAN FOR INSTALLATION REQUIREMENTS.

WINDOW & DOOR SCHEDULE

1.

ALL LISTED WINDOW DIMENSIONS ARE TIP TO TIP OF UNITS
2.

WINDOW & DOOR UNITS TO CONFIRM TO LATEST ENERGY GUIDE STANDARDS FOR APPROPRIATE CLIMATE ZONE
3.

ALL WINDOW SIZES TO BE CONFIRMED BY CONTRACTOR AND MANUFACTURER REPRESENTATIVE. RSO'S TO BE FRAMED BASED ON MANUFACTURER WINDOW & DOOR ORDER.
4.

ALL WINDOW & DOOR UNITS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS
5.

ALL BEDROOM WINDOW UNITS TO CONFORM TO EGRESS REQUIREMENTS
6.

ALL EXTERIOR DOORS TO HAVE MIN. 2" DROP FROM SILL ELEVATION TO PREVENT DAMMING OF ICE AND SNOW
7.

ALL WINDOW AND DOOR DETAILS TO BE CONFIRMED AND SIGNED OFF BY CLIENT PRIOR TO PLACEMENT OF ORDER



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PROJECT NORTH

LEGEND:

	DOOR TAG
	WINDOW TAG
	CONSTRUCTION TYPE TAG
	FINISHES TAG
	RENOVATION TAG
	MODIFIED WALLS
	ELEVATION MARKER
	SMOKE/CO ALARM

NOTES:

REVISIONS:

STATUS: PERMIT PLANS V1.2

CLIENT/SITE:

JEN & JOHN BUDGELL
75 DUFFERIN ST. (CARRIAGE HOUSE)
LUNENBURG, NOVA SCOTIA

PROJECT:

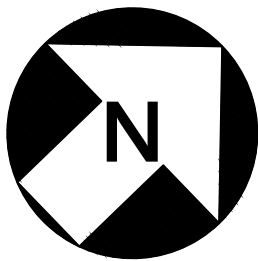
RENOVATION

DRAWN BY: BA	CHECKED BY: JB
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DATE: JUNE 26, 2023

GENERAL NOTES

A001



PROJECT NORTH

LEGEND:	
	DOOR TAG
	WINDOW TAG
	CONSTRUCTION TYPE TAG
	FINISHES TAG
	RENOVATION TAG
	MODIFIED WALLS
	ELEVATION MARKER
	SMOKE/CO ALARM

NOTES:

REVISIONS:

STATUS:	PERMIT PLANS V1.2
CLIENT/SITE:	JEN & JOHN BUDGELL 75 DUFFERIN ST. (CARRIAGE HOUSE) LUNENBURG, NOVA SCOTIA

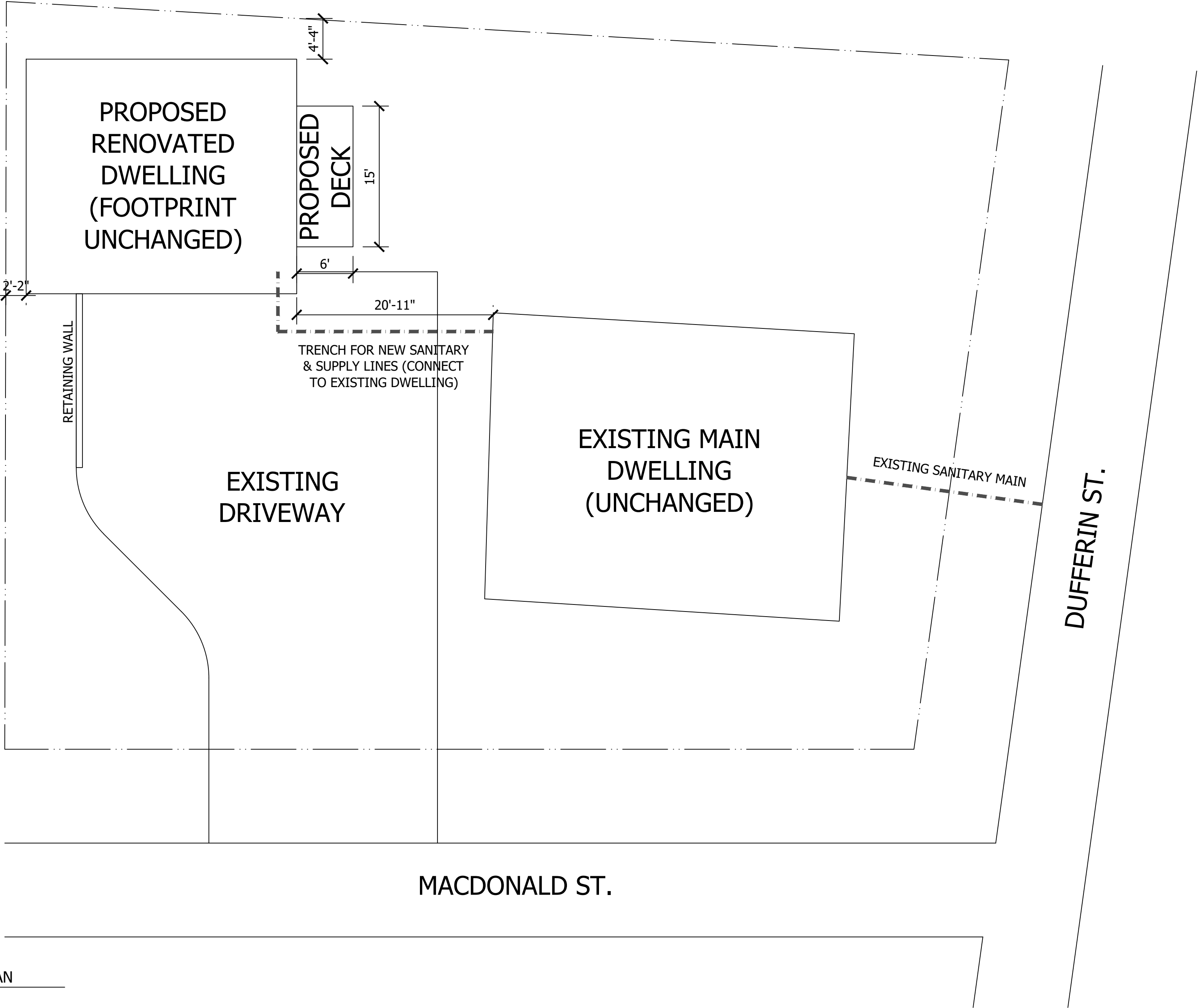
PROJECT:	RENOVATION
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DRAWN BY:	BA	CHECKED BY:	JB
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DATE:	JUNE 26, 2023
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SITE PLAN

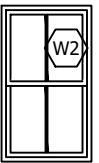
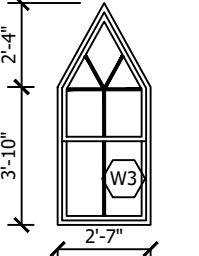
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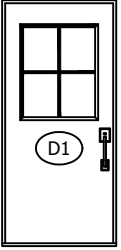
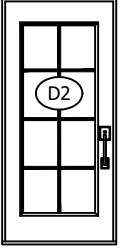
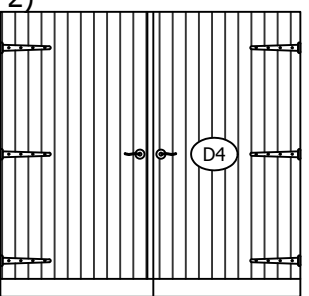
SITE PLAN

1/8" = 1'-0"

WINDOW SCHEDULE

EXTERIOR ELEVATION VIEW	TAG #	DIMS.	LOCATION(S)	COMMENTS & SPECIAL INSTRUCTIONS
(QTY: 1) 	W1	37"x20" TRANSOM	PRIMARY BEDROOM	- FIXED TRANSOM WINDOW W/ MULLIONS - NAILING FLANGE EXTENSION (NO BRICK MOULD) - HARDWARE COLOR: WHITE - BLACK EXTERIOR / WHITE INTERIOR
(QTY: 2) 	W2	30"x 52"	OFFICE WORKSHOP	- REPLACE EXISTING WOOD SINGLE-HUNG WINDOW W/ VINYL SINGLE-HUNG WINDOW W/ MULLIONS - NAILING FLANGE EXTENSION (NO BRICK MOULD) - HARDWARE COLOR: WHITE - BLACK EXTERIOR / WHITE INTERIOR
(QTY: 1) 	W3	CUSTOM UNIT 46"x 31" W/ 28" ANGLED TOP	LIVING ROOM	- REPLACE EXISTING WOOD SINGLE-HUNG WINDOW W/ VINYL FIXED SDL WINDOW W/ MULLIONS - NAILING FLANGE EXTENSION (NO BRICK MOULD) - HARDWARE COLOR: WHITE - BLACK EXTERIOR / WHITE INTERIOR

EXTERIOR DOOR SCHEDULE

EXTERIOR ELEVATION VIEW	TAG #	DIMS.	LOCATION(S)	COMMENTS & SPECIAL INSTRUCTIONS
(QTY: 1) 	D1	36"x80"	ENTRY HALLWAY	- INSULATED STEEL DOOR W/ 1/3 GLASS INSERT W/ MULLIONS - BLACK EXTERIOR / WHITE INTERIOR - BLACK DOOR HARDWARE
(QTY: 1) 	D2	36"x80"	LIVING ROOM	- INSULATED STEEL DOOR W/ FULL GLASS INSERT W/ MULLIONS - BLACK EXTERIOR / WHITE INTERIOR - BLACK DOOR HARDWARE
(QTY: 1) 	D3	28"x28"	CRAWL SPACE	- EXISTING CRAWL SPACE HATCH - TO BE INSULATED AND GASKET SEAL ADDED - PAINTED TO MATCH TRIM COLOR
(QTY: 2) 	D4	100"x95"	WORKSHOP	- INSULATED CUSTOM WOOD CARRIAGE DOUBLE DOORS TO REPLACE EXISTING (LARGER OPENING TO BE FRAMED IN AND TRIMMED TO MATCH SMALLER OPENING) - MATCH TRIM COLOUR / WHITE INTERIOR - BLACK DOOR HARDWARE

INTERIOR DOOR SCHEDULE

	3'-0"x6'-8" SOLID CORE PAINTED INTERIOR DOOR, BLACK PASSAGE HARDWARE
	3'-0"x6'-8" SOLID CORE PAINTED INTERIOR DOOR, BLACK PRIVACY HARDWARE
	3'-0"x6'-8" SOLID CORE PAINTED INTERIOR 45-MIN FIRE-RATED DOOR, BLACK PASSAGE HARDWARE

ASSEMBLIES SCHEDULE:

	- EXISTING CEDAR SHAKE PATCHED & REPAIRED AS NEEDED THEN PAINTED - EXISTING SHEATHING - EXISTING WALL STUDS W/ FURRING TO ACCOMMODATE REQUIRED INSULATION - R-24 ROXUL SAFE & SOUND INSULATION - 5/8" TYPE-X GYPSUM BOARD FINISH (FASTENED @ 8" O/C ALONG ALL FRAMING MEMBERS)	WALL-EXTERIOR (CEDAR SHAKE) (T.9.10.3.1.-A EW1a)
	- EXISTING WALL ASSEMBLY - 3" SPRAYFOAM INSULATION - HIBAR SPRAY-APPLIED FIREPROOFING	WALL-EXTERIOR (CRAWL SPACE)
	- 1/2" GYPSUM BOARD - 2x4 WOOD STUD @ 16" O/C (2x6 MARKED WITH *) - SOUND BATTENS IN BEDROOM & BATHROOM WALLS - 1/2" GYPSUM BOARD	WALL-INTERIOR (PARTITION)
	- 5/8" TYPE-X GYPSUM BOARD - RESILIENT CHANNEL @ 16" O/C - 2x4 WOOD STUD @ 16" O/C (2x6 MARKED WITH *) - 2 LAYERS 5/8" TYPE X GYPSUM BOARD	WALL-INTERIOR (FIRE-RATED PARTITION) (T.9.10.3.1.-A W4a)
	- EXISTING ASPHALT SHINGLES - EXISTING PLYWOOD ROOF SHEATHING - EXISTING 5"x10 1/2" RS ROOF RAFTERS - CLEATS FOR 1/2" OSB IN JOIST SPACES TO CREATE 1 1/2" AIR SPACE, W/ R-32 SPRAYFOAM INSULATION - CLEATS W/ 1x6 SHIPLAP FINISH	ROOF ASSEMBLY (ASPHALT SHINGLES)
	- 3/4 T&G PLYWOOD SUBFLOOR - 6MM V.B. - 2.5" OF RIGID FOAM (MIN 15 PSI DENSITY) - COMPACTED AGGREGATE BASE FOR LEVELING - SOIL COMPACTED AS NEEDED	FLOOR ASSEMBLY-ON GRADE FLOOR
	- EXISTING 3/4" T&G OSB SUBFLOOR - EXISTING DIMENSIONAL FLOOR JOISTS @ 16" O/C - 6" ROXUL SAFE & SOUND INSULATION - RESILIENT CHANNEL 16" O/C - 2 LAYERS 5/8" TYPE-X GYPSUM BOARD FINISH	FLOOR ASSEMBLY-FLOOR JOISTS (T.9.10.3.1.-B F9g)

EXTERIOR FINISH SCHEDULE

	CEDAR SHAKE SIDING
	$\frac{5}{8}$ x 6" TAMARACK DECKING
	PAINTED PINE RAILING & POSTS

INTERIOR FINISH SCHEDULE

	LUXURY VINYL PLANK OVER SUBFLOOR
	3/4" x 8" PLANK FLOORING OVER SUBFLOOR (SITE FINISHED TO MATCH EXISTING)
	RE-TREAD EXISTING STAIRS W/ NEW HARDWOOD TREADS

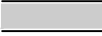
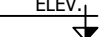


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PROJECT NORTH

LEGEND:

	DOOR TAG
	WINDOW TAG
	CONSTRUCTION TYPE TAG
	FINISHES TAG
	RENOVATION TAG
	MODIFIED WALLS
	ELEVATION MARKER
	SMOKE/CO ALARM

NOTES:

Rev 1 - Modify CT2.2, CT4.2

REVISIONS:

05.16.2023:
- MODIFIED CT2.2, CT4.2

06.26.2023:
- CHANGES TO D2, D4, AND ADDITIONAL W2 LOCATION ADDED

STATUS: PERMIT PLANS V1.2

CLIENT/SITE:

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75 DUFFERIN ST. (CARRIAGE HOUSE)
LUNENBURG, NOVA SCOTIA

PROJECT:

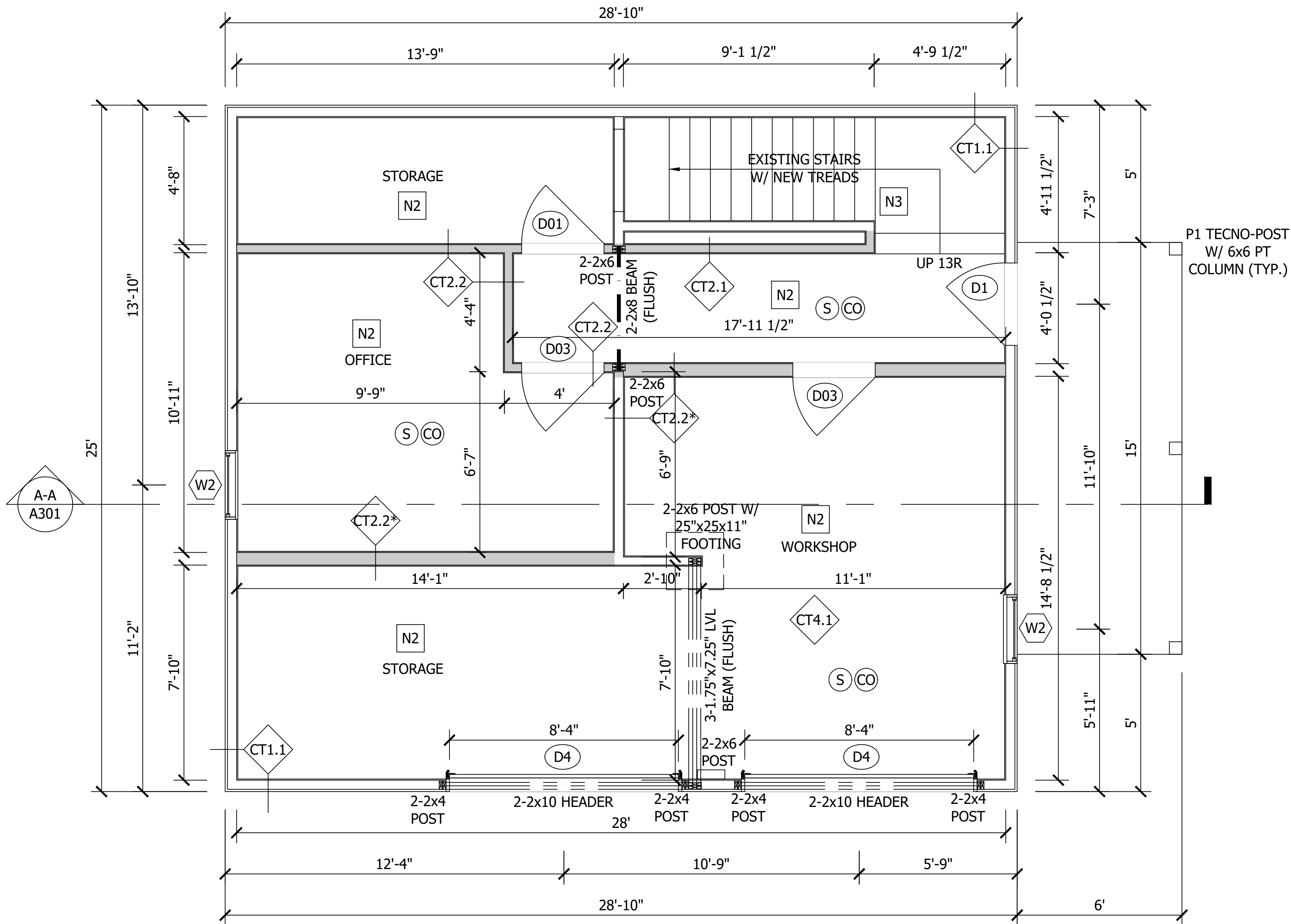
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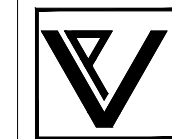
DATE: JUNE 26, 2023

WINDOW AND DOOR SCHEDULE

A003



MAIN FLOOR PLAN
3/8" = 1'-0"

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PROJECT NORTH

LEGEND:

	DOOR TAG
	WINDOW TAG
	CONSTRUCTION TYPE TAG
	FINISHES TAG
	RENOVATION TAG
	MODIFIED WALLS
	ELEVATION MARKER
	SMOKE/CO ALARM

PLAN NOTES
GENERAL NOTES:

- ALL HABITABLE & SERVICE AREAS TO HAVE 36" DOORWAYS
- ALL BEDROOMS TO HAVE HARDWIRED SMOKE/CO2 ALARM
- SOLID BLOCKING IS TO BE INSTALLED FOR FUTURE BATHROOM GRAB BARS

PROJECT SPECIFIC NOTES:

- HEAT PUMPS TO BE RELOCATED FROM MAIN HOUSE TO CARRIAGE HOUSE
- ELECTRICAL PANEL TO BE RELOCATED TO ACCOMMODATE NEW GARAGE DOOR

REVISIONS:

06.26.2023:	- CHANGES TO D4 GARAGE DOORS
	- ADDITIONAL W2 ADDED IN WORKSHOP (EXISTING)
	- D03 ADDED TO WORKSHOP FROM HALLWAY
	- STRUCTURE MODIFIED AROUND D4 DOOR CHANGES

STATUS: PERMIT PLANS V1.2

CLIENT/SITE:
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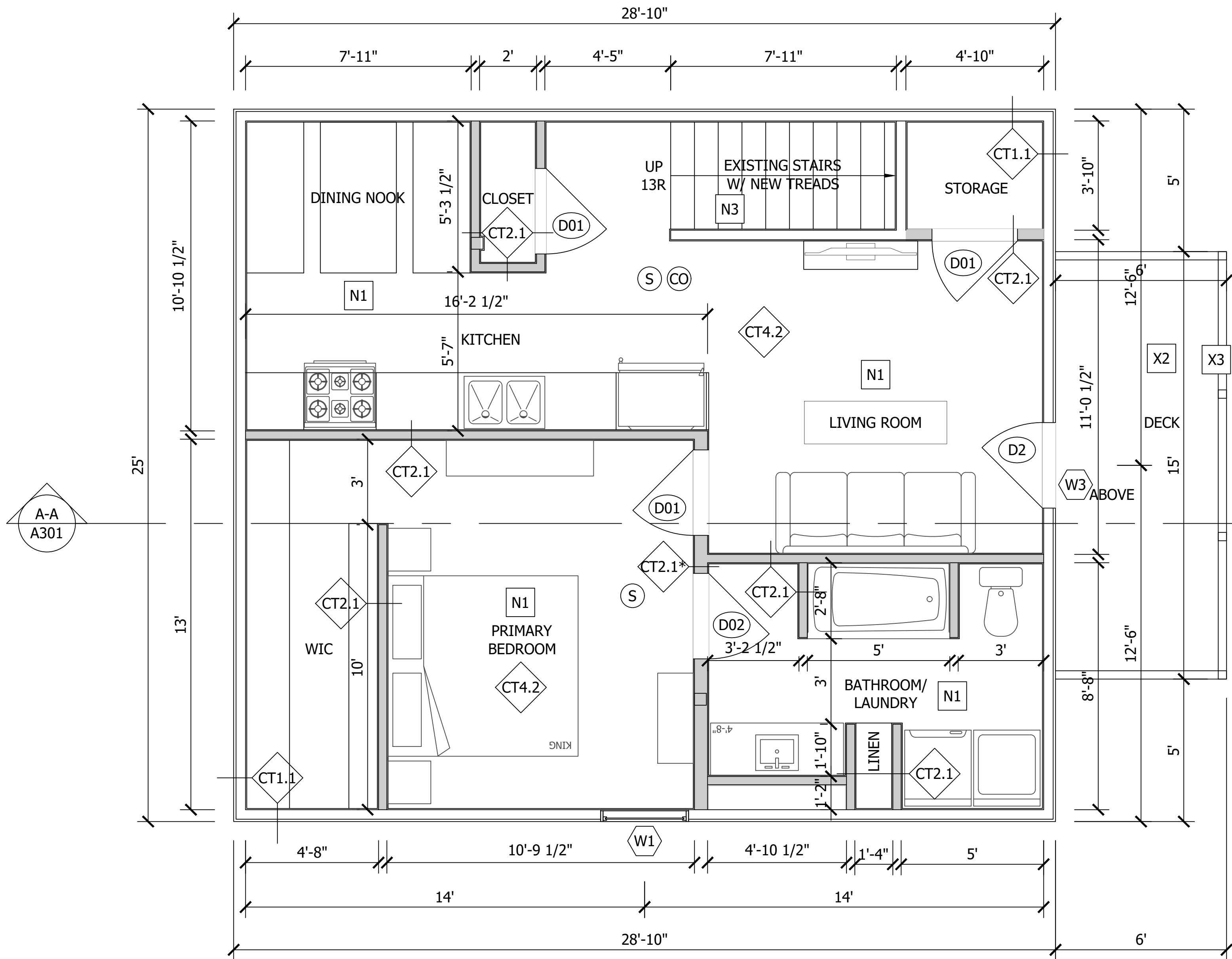
PROJECT: RENOVATION

DRAWN BY: BA	CHECKED BY: JB
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DATE: JUNE 26, 2023

MAIN FLOOR PLAN

A102



A-A
A301

SECOND FLOOR PLAN
3/8" = 1'-0"

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PROJECT NORTH

LEGEND:

- | | |
|-------|-----------------------|
| D1 | DOOR TAG |
| W1 | WINDOW TAG |
| CT1 | CONSTRUCTION TYPE TAG |
| 1 | FINISHES TAG |
| R1 | RENOVATION TAG |
| | MODIFIED WALLS |
| ELEV. | ELEVATION MARKER |
| S | SMOKE/CO ALARM |

PLAN NOTES

GENERAL NOTES:

- ALL HABITABLE & SERVICE AREAS TO HAVE 36" DOORWAYS
- ALL BEDROOMS TO HAVE HARDWIRED SMOKE/CO2 ALARM
- SOLID BLOCKING IS TO BE INSTALLED FOR FUTURE BATHROOM GRAB BARS

PROJECT SPECIFIC NOTES:

- HEAT PUMPS TO BE RELOCATED FROM MAIN HOUSE TO CARRIAGE HOUSE
- ELECTRICAL PANEL TO BE RELOCATED TO ACCOMMODATE NEW GARAGE DOOR

REVISIONS:

- 06.26.2023:
- CHANGES TO D2 AND EXISTING W3 ADDED TO PLAN

STATUS: PERMIT PLANS V1.2

CLIENT/SITE:

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75 DUFFERIN ST. (CARRIAGE HOUSE)
LUNENBURG, NOVA SCOTIA

PROJECT:

RENOVATION

DRAWN BY: BA
CHECKED BY: JB

DATE: JUNE 26, 2023

SECOND FLOOR PLAN

A103

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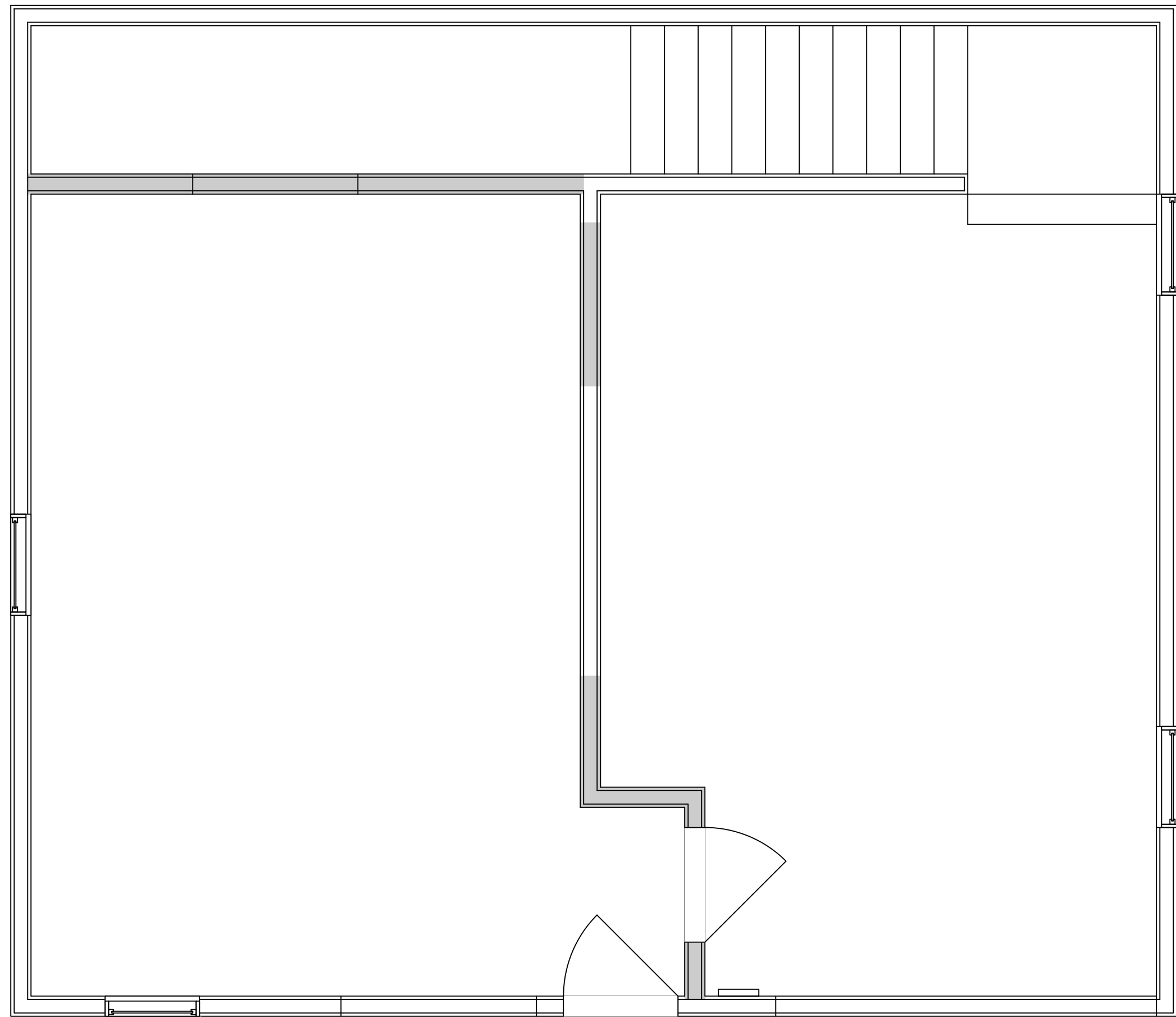
PROJECT NORTH

LEGEND:	
	DOOR TAG
	WINDOW TAG
	CONSTRUCTION TYPE TAG
	FINISHES TAG
	RENOVATION TAG
	MODIFIED WALLS
	ELEVATION MARKER
	SMOKE/CO ALARM

NOTES:

REVISIONS:

STATUS: PERMIT PLANS V1.2	
CLIENT/SITE: JEN & JOHN BUDGELL 75 DUFFERIN ST. (CARRIAGE HOUSE) LUNENBURG, NOVA SCOTIA	
PROJECT: RENOVATION	
DRAWN BY: BA	CHECKED BY: JB
DATE: JUNE 26, 2023	
EXISTING MAIN FLOOR PLAN	
A105	



EXISTING MAIN FLOOR PLAN
3/8" = 1'-0"

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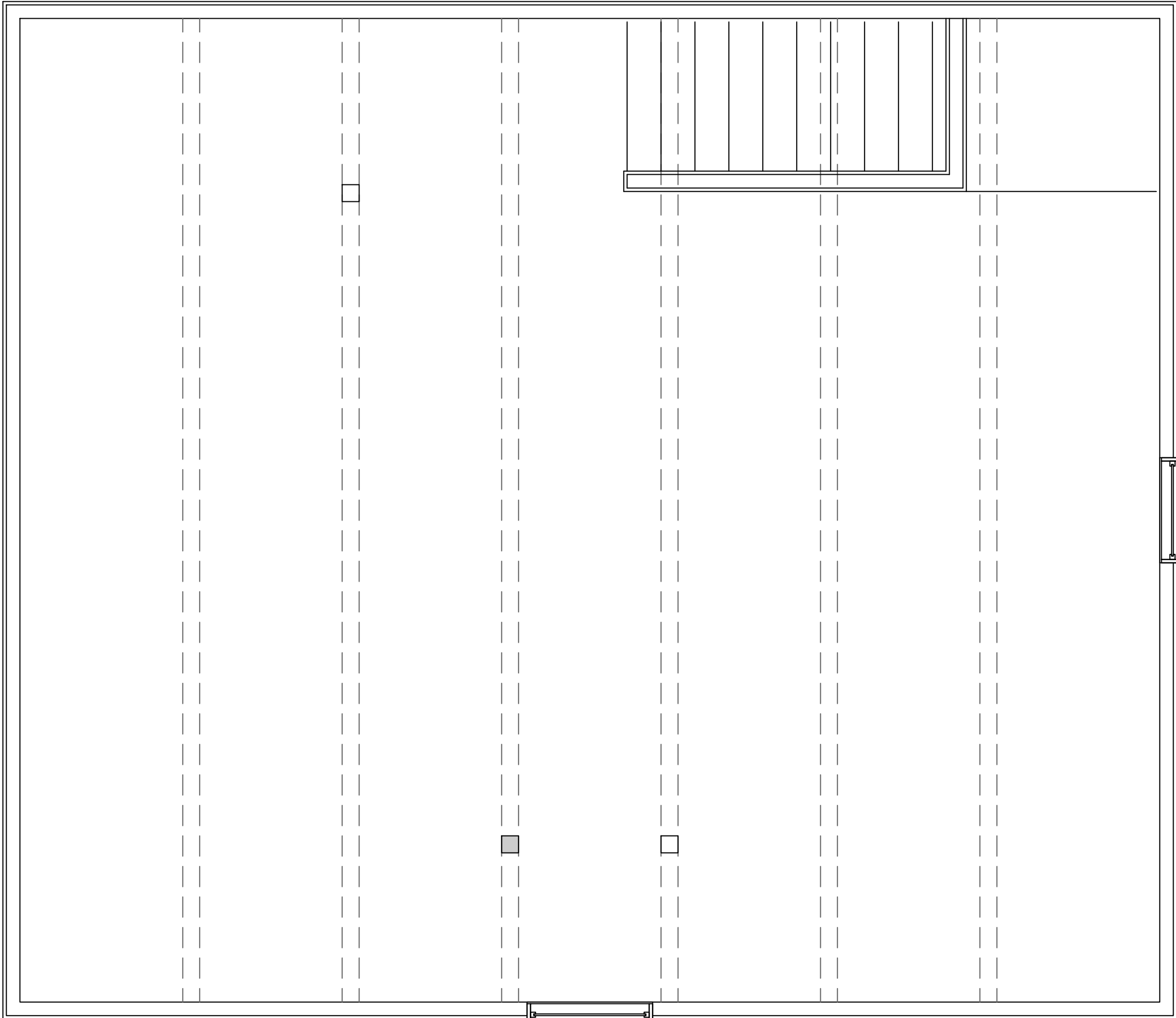
PROJECT NORTH

LEGEND:	
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	WINDOW TAG
	CONSTRUCTION TYPE TAG
	FINISHES TAG
	RENOVATION TAG
	MODIFIED WALLS
	ELEVATION MARKER
	SMOKE/CO ALARM

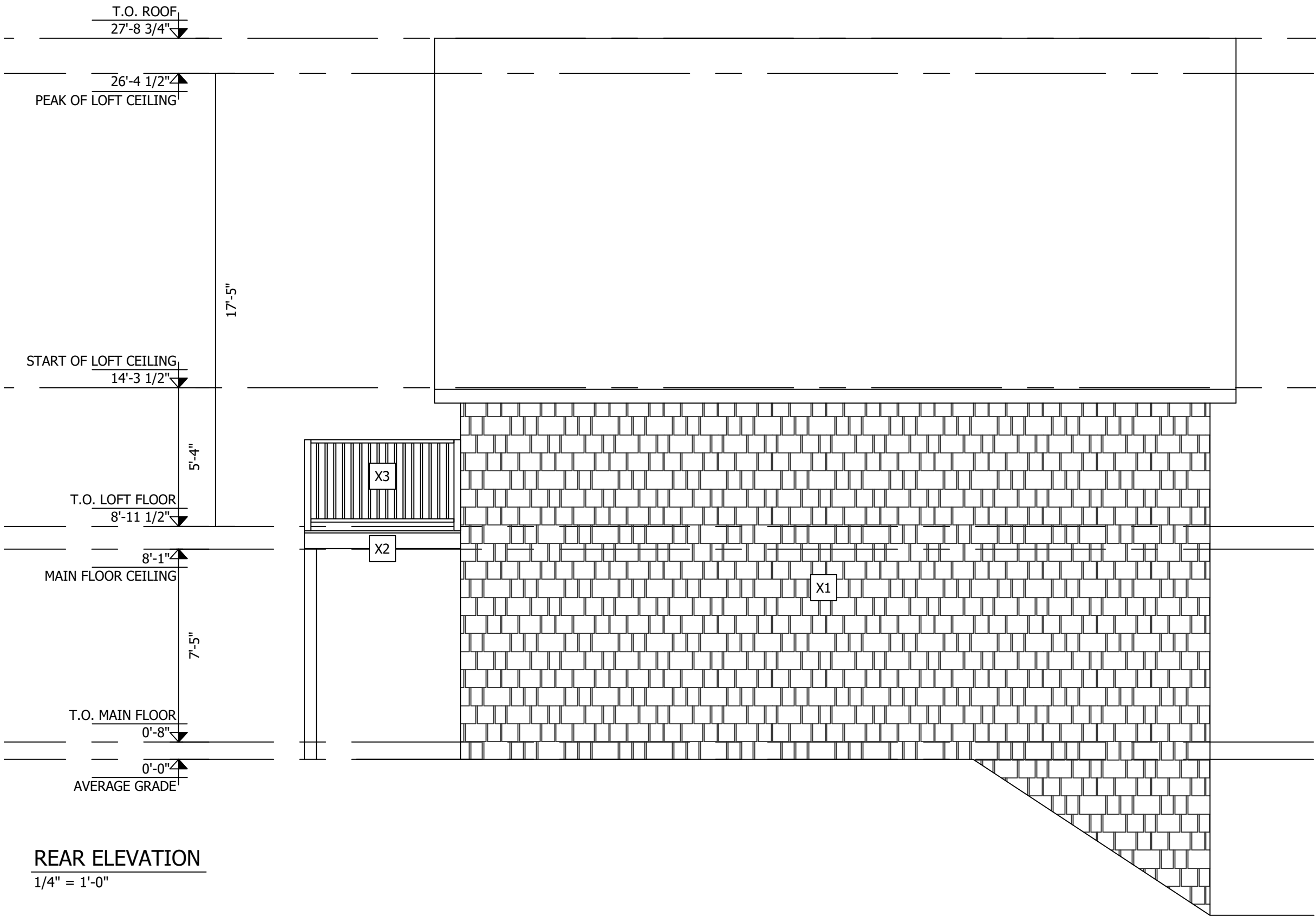
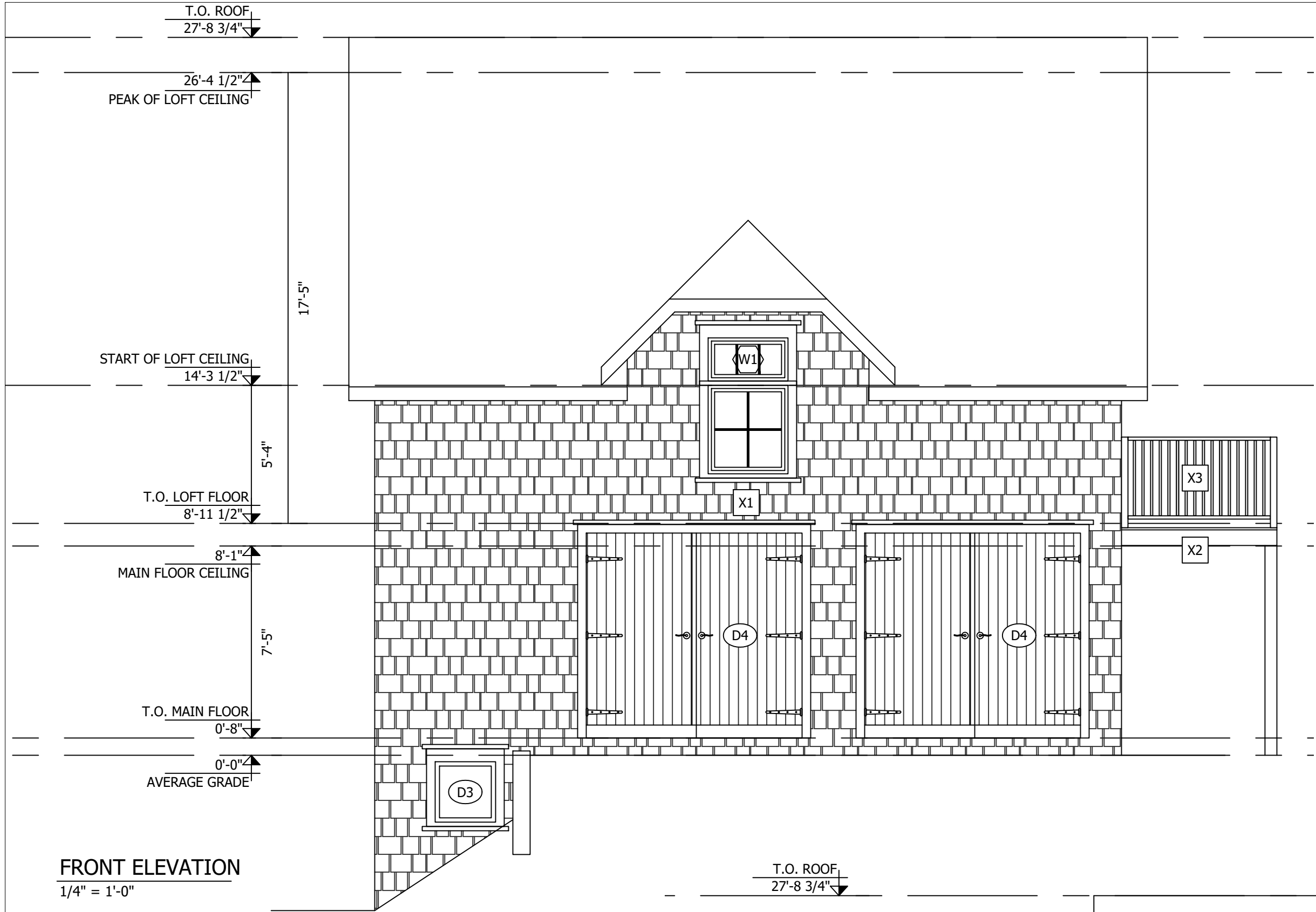
NOTES:

REVISIONS:

STATUS: PERMIT PLANS V1.2	
CLIENT/SITE: JEN & JOHN BUDGELL 75 DUFFERIN ST. (CARRIAGE HOUSE) LUNENBURG, NOVA SCOTIA	
PROJECT: RENOVATION	
DRAWN BY: BA	CHECKED BY: JB
DATE: JUNE 26, 2023	
EXISTING SECOND FLOOR PLAN	
A106	



EXISTING SECOND FLOOR PLAN
3/8" = 1'-0"



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PROJECT NORTH

LEGEND:

- | | |
|--|-----------------------|
| | DOOR TAG |
| | WINDOW TAG |
| | CONSTRUCTION TYPE TAG |
| | FINISHES TAG |
| | RENOVATION TAG |
| | MODIFIED WALLS |
| | ELEVATION MARKER |
| | SMOKE/CO ALARM |

NOTES:

REVISIONS:

- 06.26.2023:
- CHANGES TO D4 GARAGE DOOR, AND ADDITIONAL DOOR ADDED

STATUS: PERMIT PLANS V1.2

CLIENT/SITE:

JEN & JOHN BUDGELL
75 DUFFERIN ST. (CARRIAGE HOUSE)
LUNENBURG, NOVA SCOTIA

PROJECT:

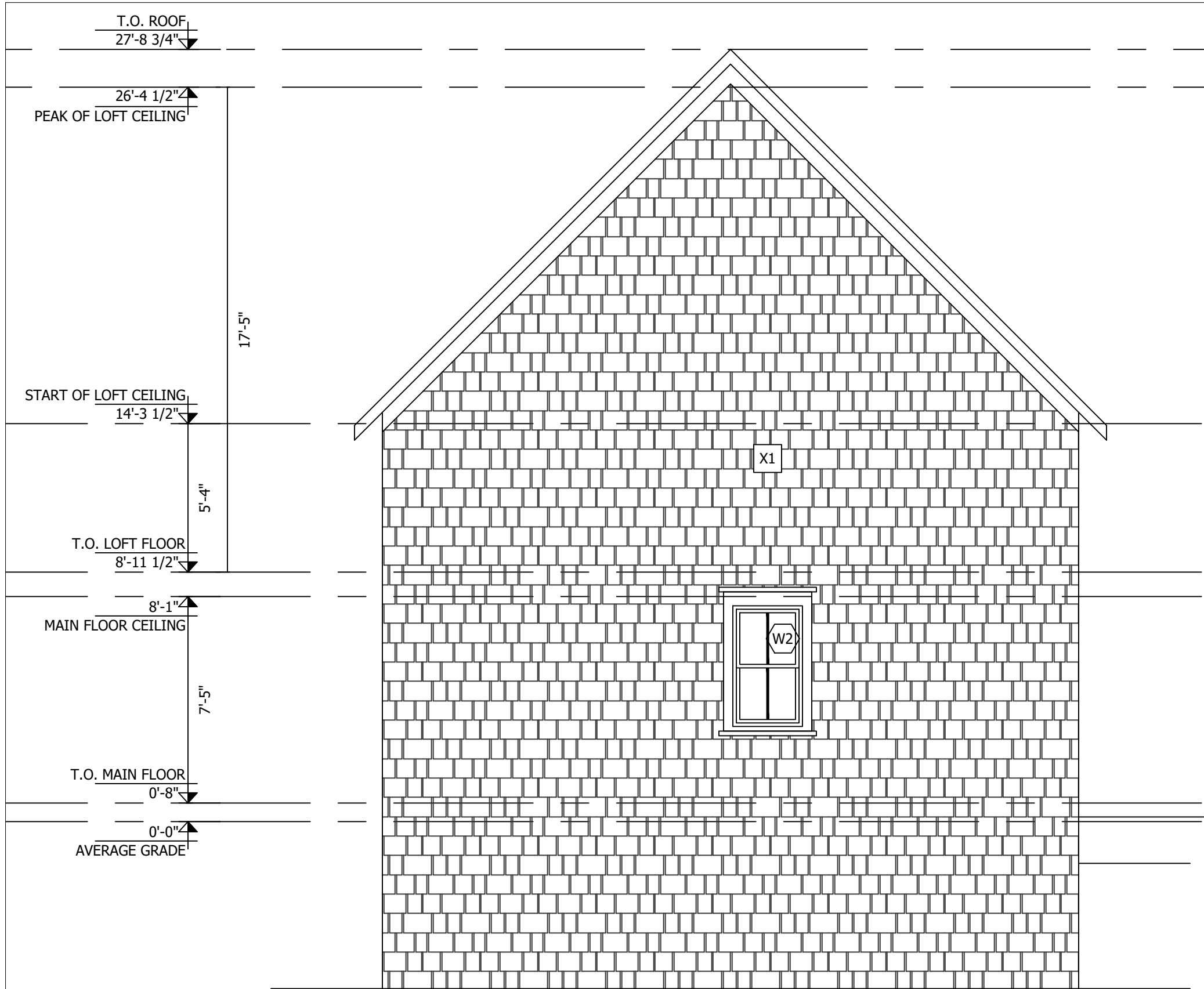
RENOVATION

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DATE: JUNE 26, 2023

ELEVATIONS

A201



LEFT SIDE ELEVATION
1/4" = 1'-0"



RIGHT SIDE ELEVATION
1/4" = 1'-0"



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PROJECT NORTH

LEGEND:

	DOOR TAG
	WINDOW TAG
	CONSTRUCTION TYPE TAG
	FINISHES TAG
	RENOVATION TAG
	MODIFIED WALLS
	ELEVATION MARKER
	SMOKE/CO ALARM

NOTES:

REVISIONS:

- 06.26.2023:
- CHANGES TO D2 AND W3 ADDED (EXISTING)
 - D1 TO WORKSHOP REMOVED, W2 (EXISTING) ADDED

STATUS: PERMIT PLANS V1.2

CLIENT/SITE:
JEN & JOHN BUDGELL
75 DUFFERIN ST. (CARRIAGE HOUSE)
LUNENBURG, NOVA SCOTIA

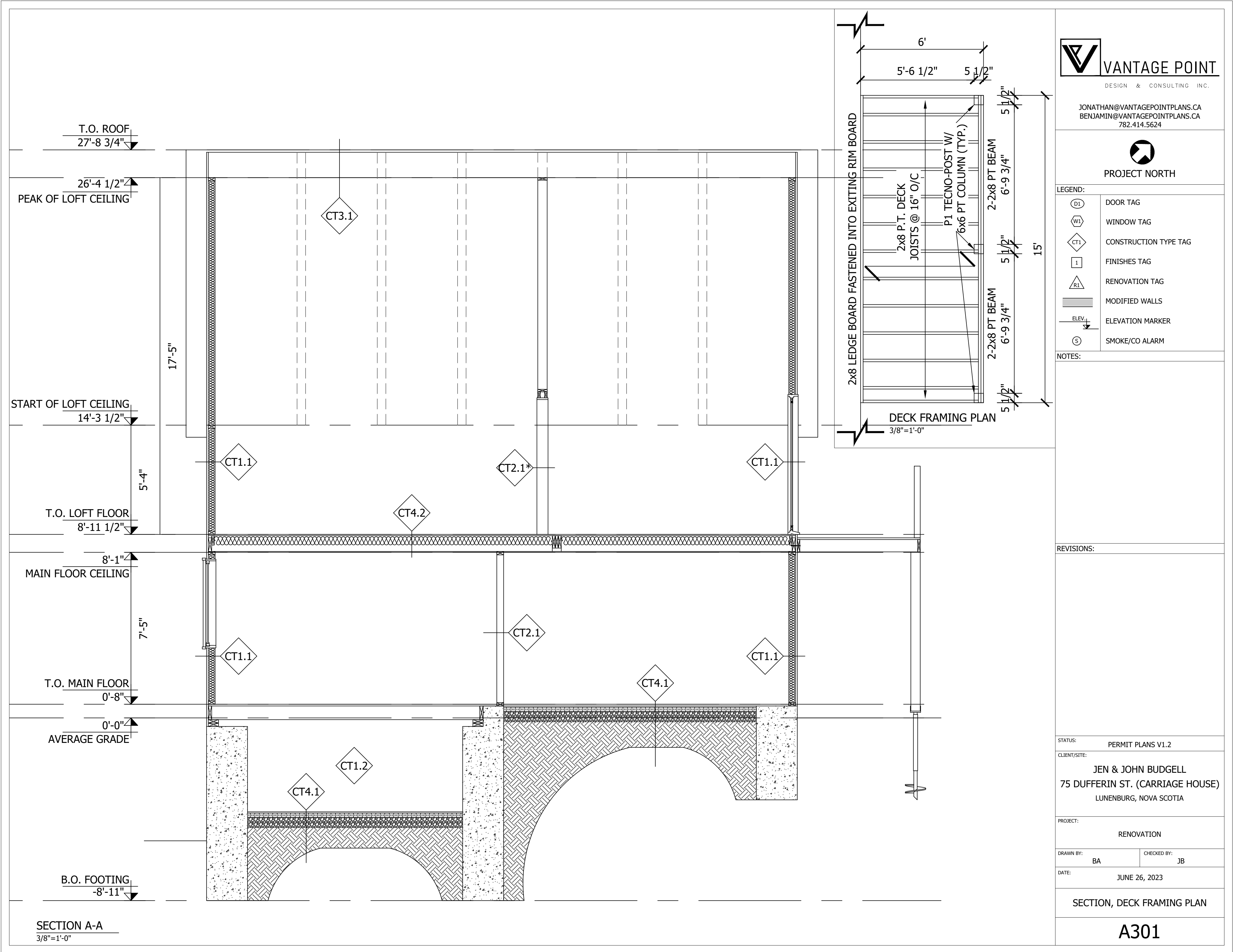
PROJECT: RENOVATION

DRAWN BY: BA CHECKED BY: JB

DATE: JUNE 26, 2023

ELEVATIONS

A202







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PROJECT NORTH

LEGEND:

D1

DOOR TAG

W1

WINDOW TAG

CT1

CONSTRUCTION TYPE TAG

1

FINISHES TAG

R1

RENOVATION TAG

MODIFIED WALLS

ELEV.

ELEVATION MARKER

S

SMOKE/CO ALARM

NOTES:

REVISIONS:

06.26.2023:
- RENDERINGS UPDATED FOR WINDOW AND DOOR CHANGES

STATUS:

PERMIT PLANS V1.2

CLIENT/SITE:

JEN & JOHN BUDGELL
75 DUFFERIN ST. (CARRIAGE HOUSE)
LUNENBURG, NOVA SCOTIA

PROJECT:

RENOVATION

DRAWN BY:

BA

CHECKED BY:

JB

DATE:

JUNE 26, 2023

RENDERINGS

A501

Appendix A – Proposed Design Continued



Appendix B – Mizpah Cottage Statement of Significance

Mizpah Cottage

75 Dufferin Street, Lunenburg, Nova Scotia, B0J, Canada

Formally Recognized: 1992/02/27



Porch Detail



View From Dufferin and McDonald Street



North West Facade

OTHER NAME(S)

n/a

LINKS AND DOCUMENTS

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

CONSTRUCTION DATE(S)

LISTED ON THE CANADIAN REGISTER: 2009/01/15

STATEMENT OF SIGNIFICANCE

DESCRIPTION OF HISTORIC PLACE

Mizpah Cottage is a large, three storey Victorian house of wooden construction, situated on Dufferin Street in the New Town area of Lunenburg, NS. The house is located at the northwest corner of McDonald Street, on the crest of the hill, giving it further prominence. Shrubbery and large trees shelter the house from the street, and there is a large yard to the southwest and northwest of the house. A carriage shed is located in the rear as well. Municipal designation covers both the building and surrounding land.

HERITAGE VALUE

Mizpah Cottage is valued for its significance as a local landmark and for its connection with the locally prominent Kaulbach family. Records show that Edward Rafuse, a carpenter, built a one-and-a-half storey house and a workshop on this property in 1875. In 1893, the property was sold by the sherriff, and purchased by C. Edwin

Kaulbach for only \$10. It is not clear whether the present house is the Rafuse house, thoroughly renovated, or if it is a replacement building. At the time it was built, the house was visible from a distance, as it sits on the crest of Apple Tree Hill on Dufferin Street, overlooking the fashionable and fast-growing New Town area of Lunenburg. C. Edwin Kaulbach was a well known public figure in Lunenburg. He was the Member of Parliament for Lunenburg County for most of the period from 1878-1904. He was also a successful barrister and an influential businessman. The Kaulbach family had been an important family in local business since the founding of Lunenburg in 1753, and many of the larger homes in the Town belonged to this family.

Mizpah Cottage (named for a Biblical location) derives many of its architectural features from the Queen Anne Revival style. There are several projecting and bracketed bay windows with concave roofs and dentilled eaves. The multi-gabled roof has a variety of chimneys and dormers, giving the house an interesting facade when viewed from any angle. Other well-maintained details include the iron fencing on the Dufferin Street side, the belvedere (widow's watch), and the slate-paved pathways around the house.

Source: Notice of Recommendation to Register as a Town Heritage Property, Heritage designation file 66400-40-26, Town.

CHARACTER-DEFINING ELEMENTS

Elements that help define the characteristics of Mizpah Cottage include its prominent location, demonstration of prosperity through the home's appearance and Victorian architecture, particularly the Queen Anne Revival elements, including:

- location slightly set back from streetline, highly visible on crest of hill in prominent New Town area of Lunenburg;
- original slate front pathways, large back and side yard, and large and striking form, suggesting wealth and prominence of owner;
- all elements derived from Queen Anne Revival style, including multi gabled-roof, presenting differing facades on each street, projecting bracketed bay windows, peaked dormers, contrasting bands of shingle work, and varied window arrangement;
- all elements derived from more general Victorian trends, including details such as concave roofs and dentilled eaves, ornamental verge board, ornamental fretwork and turned posts at main entrance, hip-roofed belvedere at main roof intersection, and iron fancywork;
- all original interior design elements, including fireplace surrounds, woodwork, stained glass windows, notably on main staircase landing, fretwork at window bays, and letter "K" etched into the glass above the main door, denoting the prominence and wealth of the Kaulbach family.

Appendix C – Alteration Guidelines for Municipally Registered Heritage Properties

Alteration Guidelines for Municipally Registered Heritage Properties Town of Lunenburg Approved by Council on October 13, 2020

1.0 Scope

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

2.0 Background

The Heritage Property Act allows municipalities to identify and protect structures of heritage significance. The Lunenburg Heritage Advisory Committee, established in March of 1981, has registered sixty-one (61) properties following a request from the owner and investigation by the Heritage Advisory Committee. These properties are located throughout Town, including within the

Heritage Conservation District. The adoption of the Heritage Conservation Plan and By-law in 2000 effectively registered all of the buildings within the Heritage Conservation District, so further individual registrations within the Heritage Conservation District are not possible.

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

3.0 Process

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

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

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

4.0 Substantial and Non-Substantial Alterations

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

The following shall be considered substantial alterations:

- additions, including porches, verandas, entries, stairways and dormers unless said development is in conformance with the Design Guidelines of the Heritage Conservation District;
- addition or removal of windows or window openings unless said development is in conformance with the Design Guidelines of the Heritage Conservation District;
- * addition or removal of doors or door openings unless said development is in conformance with the Design Guidelines of the Heritage Conservation District;
- changes to the openings for doors or windows unless said development is in conformance with the Design Guidelines of the Heritage Conservation District;
- change in roof pitch or style (including pitch or style of a dormer) unless said development is in conformance with the Design Guidelines of the Heritage Conservation District;
- removal of porches, verandas, entries, stairways, dormers, windows, trim materials of any type, or chimneys unless said development is in conformance with the Design Guidelines of the Heritage Conservation District;
- change in style or design of railing or guards on porches or stairs unless said development is in conformance with the Design Guidelines of the Heritage Conservation District;
- addition to an existing accessory building or the erection or placement of a new accessory building unless said development is in conformance with the Design Guidelines of the Heritage Conservation District;

Conservation District (in cases where the land as well as the main building have been registered as a Municipal Heritage Property);

- addition of utilities structures such as, but not limited to, air conditioning units, kitchen vents and heat pumps unless said development is in conformance with the Design Guidelines of the Heritage Conservation District;
- accessory structures such as, but not limited to, fences, stairways, decks, garden trellises, pergolas, awnings, pavilions, and similar items which are connected or otherwise not connected to the main building unless said development is in conformance with the Design Guidelines of the Heritage Conservation District; and
- re-shingling of roofs where not required for maintenance, including changes in the type of shingle unless said development is in conformance with the Design Guidelines of the Heritage Conservation District.

Notwithstanding anything herein contained above, the following shall be considered substantial alterations:

- any development that does not conform to the Design Guidelines of the Heritage Conservation District By-law;
- any demolition or removal of
 - a) more than 10 % of the total usable floor area of all floors including the usable floor areas of any basement and attic; or
 - b) any part of a building for which the cumulative sum of all areas of its horizontal dimensions exceeds 25% of the area of the building's existing footprint.

Usable Floor Area means the floor area that has a minimum height clearance of 1.2 m (4 ft.) or higher.

and

- any addition to a building which is greater than 25% of the area of the existing building's footprint either as an addition to the sides of the building or on top such as an additional storey.

For the sake of clarity the following shall be considered non-substantial alterations:

- changes in storm windows from painted wood to aluminum;
- replacements or repairs where no changes are intended;
- use of vinyl window inserts if no other changes taking place;
- replacement of shingles with clapboard with the same exposure, and replacement of clapboard with shingles with the same exposure;

- the erection or placement of signage;
- items which the Heritage Officer considers to be maintenance (ie. re-shingle roof if needed);
- replacement of doors or storm doors with doors which meet the Design Guidelines of the Heritage Conservation District;
- replacement of non-traditional elements with traditional (ie clad concrete steps with wood; shingle a wall now covered in plywood) which meet the Design Guidelines of the Heritage Conservation District;
- addition of glass doors inside wooden storm doors;
- rain barrels and other minor accessory structures; and
- the installation of gutters and downspouts which meet the Design Guidelines of the Heritage Conservation District.

Subject: What We Heard Report and Recommendations to Council on the draft Old Town Lunenburg Heritage Conservation District Plan and By-law

From: Hilary Grant, Senior Planner & Heritage Officer

Reviewed by: Arthur MacDonald, Director of Community Development

Date: July 10, 2023



Recommendation

Recommend Council adopt first reading of the Old Town Lunenburg Heritage Conservation District Plan and By-law with the staff-recommended changes listed below, and advertise and give notice for a public hearing.

Alternatives

- Recommend Council adopt first reading of the draft Old Town Lunenburg Heritage Conservation District Plan and By-law with no changes, and advertise and give notice for a public hearing.
- Recommend Council adopt first reading the draft Old Town Lunenburg Heritage Conservation District Plan and By-law with some staff-recommended changes listed below, and advertise and give notice for a public hearing.
- Recommend Council adopt first reading the draft Old Town Lunenburg Heritage Conservation District Plan and By-law with changes not listed below, and advertise and give notice for a public hearing.
- Recommend Council adopt first reading the draft Old Town Lunenburg Heritage Conservation District Plan and By-law with a combination of staff-recommended changes and changes not listed below, and advertise and give notice for a public hearing.
- Recommend Council reject the draft Old Town Lunenburg Heritage Conservation District Plan and By-law.

Background

With the conclusion of the Public Participation Meeting on June 26, 2023, the Heritage Advisory Committee completed its public participation schedule for the draft Old Town Lunenburg Heritage Conservation District Plan and By-law. The draft Plan and By-law are attached as Appendix A. The Heritage Advisory Committee must now make a recommendation on the draft Old Town Lunenburg Heritage Conservation District Plan and By-law for Council's consideration.

On May 23, 2023, the Committee used their discretion under Section 3 of the Town of Lunenburg's 'Policy Procedural Policy for Heritage Conservation District Public Participation' to increase public participation in reviewing the draft Plan and By-law before rendering a recommendation. Increasing public involvement and expanding the scope of communication with residents to include Architectural Control Area property owners demonstrated the Heritage Advisory Committee's commitment to

making every reasonable effort to seek the opinions of the public on all relevant matters and reserve time for commentary, questions, and presentations. Staff interacted with approximately 125 people, around 95% of which were residents, as part of the public participation schedule.

Staff has prepared a 'What We Heard Report,' attached to this memo as Appendix B. Written comments received between 6:00 pm on June 21, 2023 and midnight on June 26, 2023 are appended as Appendix C. The remainder of this report addresses the public feedback received during the public participation schedule in roughly the order it appears in the 'What We Heard Report.' Staff recommendations are listed under each subheading.

Discussion

Public Feedback: Plan and By-law

Statement of Significance

- Edit bullet four under character-defining elements from 'Old Town's typography, especially its steep streets that evidence a disregard for local terrain' to 'Old Town's topography, especially its steep streets that evidence Morris's commitment to using a rectilinear grid plan regardless of the Town's sloping site.'
- Add a bullet under character-defining elements that evidence British colonial planning 'the distinction between urban and non-urban areas.'
- Under 1.6 Transition Area in the Guidelines to the Old Town Lunenburg Heritage Conservation District By-law, under 'The following character-defining elements must be maintained,' add a bullet 'the distinction between urban and non-urban areas.'
- Under 2.5 New Buildings in the Transition Area in the Guidelines to the Old Town Lunenburg Heritage Conservation District By-law, add a bullet 'the density, scale and distribution of buildings should maintain a distinction between urban and non-urban areas.'

While Old Town Lunenburg's Statement of Outstanding Universal Value (2015, Appendix D) and the Heritage Conservation District Background Study (2002) both say Lunenburg's plan was drawn up in the home country, upon searching the draft Plan and By-law, staff could not find this language. Local discretion was allowed in planning British colonial settlements. However, when designing Lunenburg, Morris followed the general rules for new settlements set out by the British government very closely, including a perfectly rectilinear grid pattern. The 1994 World Heritage nomination document states, "A rigid gridiron plat was superimposed over the slope of the steep hill which ascends from the front harbour." The nomination then described the plan as a "standardized British 'model plan.'" While the wording around 'home country' could easily be misunderstood, Staff recommend interpreting the Statement of Outstanding Universal Value's (2015, Appendix D) assertion that Lunenburg's plan was "based on a rectangular grid pattern drawn up in the home country" to mean that the concept of a grid plan, the direction to use a grid plan and the general composition of British foreign settlements was conceived in Britain versus North America. As such, staff recommend editing the Statement of Significance for clarity but not content to address public concern.

The archaeological remains of Old Town Lunenburg's original fortifications and unobstructed views over Old Town Lunenburg Heritage Conservation District from the location of the four original Blockhouses are listed as character-defining elements in the draft Statement of Significance. Under the draft By-law, street encroachment, grading, building heights, density and setbacks are regulated, contributing to the protection of

view planes. Sylvia Park, the crest and location of the fortification's remains on Blockhouse Hill, is not slated for development under the Town's current Blockhouse Hill design project. As such, staff do not feel any changes need to be made to the draft to address this public concern.

How and whether to conserve Old Town Lunenburg's setting has been frequently discussed since Old Town Lunenburg's inscription on the World Heritage List. However, what this means, and the Town's responsibilities remain unclear (Appendix D). The Old Town Lunenburg State of Conservation Report endorsed by Council on May 23, 2023, and shared with the Heritage Advisory Committee on May 29, 2023, highlighted that Parks Canada and the World Heritage Committee have provided little guidance on how the Town should manage and report on activities in the World Heritage Buffer Zone. Staff requested information on the Buffer Zone and how its boundaries were decided upon in 2017 from Parks Canada on June 26, 2023. Staff will meet with Parks Canada in the next few weeks to discuss the World Heritage Buffer Zone. Staff will still need to report to UNESCO via Parks Canada on any developments in the Buffer Zone, regardless of what is stated in the Old Town Lunenburg Heritage Conservation District Plan and By-law. Parks Canada does not need to be consulted on developments in the Transition Area outside the World Heritage Buffer Zone. As stated in the Old Town Lunenburg State of Conservation Report, staff feel the impact of Blockhouse Hill's development on Old Town Lunenburg's Outstanding Universal Value cannot be determined now. Without a design proposal, a comprehensive impact assessment cannot be completed. Parks Canada is also awaiting a design proposal to evaluate, suggesting that Parks Canada does not require a ban on development in the World Heritage Buffer Zone for Old Town Lunenburg to maintain its Outstanding Universal Value. However, upon reviewing all readily available formal reports between the Town of Lunenburg, Parks Canada and the World Heritage Committee, and the World Heritage Committee's past decisions on Old Town Lunenburg and other Canadian World Heritage Sites, Staff suggest that the Committee should recommend that the division between urban and non-urban areas be added to the district's character-defining element and relevant guidelines be revised to protect this character-defining element without completely barring development.

Boundaries

- No action recommended

The proposed Old Town Lunenburg Heritage Conservation District boundary includes all the resources that contribute to Old Town's national and international heritage value and a Transition Area that acts as a buffer around Old Town. The proposed boundary encompasses the entire Old Town Lunenburg World Heritage Site and World Heritage Buffer Zone. This new boundary is a substantial expansion relative to the current Old Town Lunenburg Heritage Conservation District boundary defined in 2000. It was felt Tannery Road and New Town do not contribute to the integrity of the World Heritage Site. The Town could explore creating new Heritage Conservation Districts for Tannery Road and New Town with their own Statements of Significance, recognizing the heritage value of these areas. Individual properties can be registered and protected as Municipal Heritage Properties. Suppose unfettered development on the Back Harbour could put Old Town's Outstanding Universal Value at Risk. In that case, it makes sense to regulate development on Oxner Street as it is on Blockhouse Hill and Upper King Street. Staff have explained to those who have inquired that the houses on Oxner's loop are classified as supporting structures in the current draft Plan and By-law and thus fall under design, not conservation guidelines.

Again, given the lack of clarity surrounding what development may or may not be acceptable in the World Heritage Buffer Zone (see Appendix D), staff do not feel it is necessary to eliminate all action from the Transition Area at this time. It also does not seem essential to section off Blockhouse Hill and Upper King Street into a new

Heritage Area and prohibit any development on these lands. However, it is recommended that the distinction between urban and non-urban lands be included in the list of character-defining elements in the Statement of Significance and that the draft By-law Guidelines be updated accordingly.

Character-Defining, Locally Significant and Supporting Properties

- Revise Appendix E List of Character-Defining, Locally Significant and Supporting Structures before proceeding to first reading.
- Add 46 Lorne Street, 28 Brook Street and 6 Victoria Road to the Old Town Lunenburg Heritage Conservation District's Transition Zone as residential character-defining structures.

Throughout its review, staff noted several errors in Appendix E List of Character-Defining, Locally Significant and Supporting Structures. Residents spotted other errors. A revised list is attached as Appendix E for the committee's consideration, but further staff review is needed before proceeding to first reading.

Staff visited the Falkland entrance to Old Town Lunenburg and agree that not including 46 Lorne Street, 28 Brook Street and 6 Victoria Road in the district is an error if the intent is to protect the integrity of entrances to and from Old Town Lunenburg. Each property is as visible when entering Old Town along Falkland Street as 41 Lorne Street. Alternatively, if the Committee does not want to expand the district, 41 Lorne Street should be removed from the district to ensure consistency of approach.

The importance of including buildings on the North side of Creighton Street was stressed during public participation on the draft Plan and By-law. The draft Plan and By-law include these properties, so no action is required. The properties on Oxner's Loop are supporting structures and, as such, are subject to Transition Area and Design Guidelines under the draft Plan and By-Law. Removing properties from the district because some owners do not want their property regulated is not advised. Planning should be guided by heritage concerns and treat different property owners equitably following conservation best practices.

Standards

- No action recommended

Staff recommend that the Heritage Advisory Committee endorse the standards of minimal intervention, compatibility, and legibility, as these are the foundations of the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The Committee could recommend adding a standard that speaks to Old Town's status as a living Town and the need to promote vitality. However, the draft Plan addresses vitality under Policies 1, 2, and 27. A policy promoting design excellence could be added under Section 9.2 of the Plan. Unfortunately, a comparison study of design controls at other World Heritage Sites is beyond the scope of this report. This public feedback is further addressed below under research.

Equity and Inclusion

- Replace the word 'subaltern' at the end of the paragraph following Policy 15 with 'overlooked.'

The term subaltern stems from postcolonial theory and cultural studies. Subaltern refers to individuals or groups occupying marginalized and oppressed societal positions, particularly relative power structures like domination and hegemony. This term encompasses various social, economic, and political subordination experienced by

people based on, for example, class, race, gender, ethnicity, and religion. The term is niche and may hinder public understanding of the Old Town Lunenburg Heritage Conservation District Plan. As such, the Committee may be interested in recommending using a different word at the end of the paragraph following Policy 15 on page 13.

Policy 31 stresses that accessibility upgrades in the district must meet both the highest heritage standards and the building code regulations. Building Codes are provincial regulations. However it is worth exploring how they and heritage regulations interact. As such, staff recommend keeping Policy 16 and 31 with no revisions.

Sustainability

- No action recommended

Policy 18 encourages alternative energy-generating and green technologies within Old Town Lunenburg. Policy 19 addresses exploring the energy efficiency of both historic and non-historic structures. The Committee could recommend strengthening or otherwise changing the language of these policies, but staff do not feel they need to be revised to address public feedback.

Community and Capacity Building

- Stress the importance of Policies 20 and 22

The current draft Old Town Lunenburg Heritage Conservation District Plan addresses skills and trades under Policy 20 “It is Council’s policy to explore best practices around promoting and protecting skills and trades related to the maintenance and creation of Lunenburg vernacular architecture” and community capacity under Policy 22 “It is Council’s policy to pursue, with partners, training for Council, staff, the Heritage Advisory Committee, and district residents on heritage conservation.” The Committee could recommend stronger wording or incorporate some of the public’s suggestions under these policies. It is worth noting, however, that staff may not provide design advice or recommend specific professionals to property owners because it is beyond Staff’s professional expertise and could present legal challenges for the Town. These are the reasons Policy 22 includes the language ‘with partners.’

The public pointed out, in different ways, that a culture of conservation needs to be fostered in the district. Cultural change is likely best achieved through programs and incentives over regulations. The Committee could reinforce for Council the non-regulatory provisions in the Plan and stress the importance of the district being protected through regulatory and non-regulatory measures. Stressing the importance of Policies 20 and 22 to Council would reinforce public sentiment.

Research

- Stress the importance of Policy 23 and Policy 26 in its recommendations to Council.
- Add the following list of research priorities to the explanatory text under Policy 23 in the Plan: fences, outbuildings, lighting, street furniture, building exterior paint colours, Old Town’s Outstanding Universal Value, the Town’s responsibilities relative Old Town Lunenburg’s World Heritage Listing and best practices in other World Heritage districts.
- Add a Policy that, when available, individual Statements of Significance should guide interventions on locally significant and character-defining buildings.

Policy 23 emphasizes the importance of conducting comprehensive research to ensure the authenticity of the heritage district. To support this, the Committee should stress the significance of initiatives such as researching fences, outbuildings, lighting, street furniture, and building exterior paint colours. A comparative study of other world heritage and national historic districts would provide insight into successful practices and lessons learned from similar contexts. Research should also include Lunenburg's history of heritage conservation, including its World Heritage Listing. While Staff is already collaborating with Parks Canada to address confusion surrounding the World Heritage Buffer Zone and reporting requirements, it is valuable to list these efforts explicitly in the research section of the Old Town Lunenburg Heritage Conservation District Plan. This will ensure that these issues are adequately addressed and reinforce public feedback.

Policy 26 focuses on creating a publicly accessible heritage registry with archival documents like photos. This registry will serve as an updated building inventory, enabling better documentation and monitoring of the district's historic structures. It is recommended that the Council highlight the importance of this initiative to Council and emphasize its value in preserving the heritage district as this initiative was of particular public interest.

Using statements of significance when preparing certificates of appropriateness for individual properties is included in the draft By-law. However, an astute observer pointed out there is no explicit reference to individual Statements of Significance in the policies concerning Certificates for Appropriateness. A policy should be added to the draft Plan stating that, where they exist, Statements of Significance should guide interventions on locally significant and character-defining structures. Staff strongly support this suggestion as it will provide a clear framework for decision-making and ensure that interventions align with the heritage value and significance of each building as best as possible.

Incentives

- Stress the importance of Policy 30 in its recommendations to Council

A Plan and By-law alone cannot immediately change the cost of conservation. It can, however, try and create an environment that makes conservation more attainable, including financially. The draft Plan and By-law includes a policy exploring financial support for conservation. The Committee could stress the importance of this provision to Council or recommend strengthening the language of this Policy in light of public feedback on the high cost associated with conserving historic properties in Lunenburg.

Implementation

- Add or strengthen policies on record-keeping, expertise, monitoring, expediting processes and enforcement.

A Plan and By-law is meaningless if not properly implemented. Poor implementation also erodes public trust. In response to feedback, the Heritage Advisory Committee could recommend any combination of the following, or propose other mechanisms or commitments to improve the draft Plan and By-law's implementation. Note, however, that many of these initiatives would not be feasible without increasing human resources.

1. Invest in Administration: Recognize the staffing limitations in Old Town Lunenburg, and recommend seeking additional staff funding and administrative support. Currently, there is only one staff member dedicated to heritage with the Town of Lunenburg. Old Town Lunenburg is under-resourced and under-

staffed relative to other Canadian World Heritage Sites, as was argued in the Old Town Lunenburg State of Conservation Report. While additional heritage resources are beyond the Town's current financial means, external funding, whether cash or in-kind services, could alleviate staff's current workload and bring Old Town Lunenburg in line with staffing standards of other World Heritage Sites.

2. **Enhance Historical Record-Keeping:** Establish a comprehensive system to document and preserve important commitments and policy decisions related to heritage management. Record precedents to ensure consistent decision-making. Develop orientation and training programs, provide access to historical documentation, and foster a culture of institutional knowledge sharing to strengthen institutional memory throughout the Town's organization.
3. **Strengthen Expertise:** Review and enhance staff expertise. Develop new evaluation criteria for selecting and evaluating consultants and other contractors involved in the Town's heritage management. These criteria should ensure that consultants possess the necessary expertise, experience, and knowledge of heritage preservation principles. Implement a thorough evaluation process to assess consultants' suitability for specific projects and monitor their performance to maintain high work products. This will help ensure that external consultants contribute effectively to heritage decision-making and conservation efforts.
4. **Monitor and Evaluate:** Implement a monitoring and evaluation framework to assess the effectiveness of heritage policies. Regularly review and update policies based on feedback and changing needs. This includes fostering meaningful public participation and engagement in heritage decision-making processes. Solicit public feedback, conduct consultations, and involve community stakeholders in policy development and review more regularly.
5. **Streamline and Expedite Processes:** Identify bottlenecks causing long wait times and streamline procedures. Allocate appropriate resources to expedite the decision-making process.
6. **Prioritize Compliance:** Assign sufficient resources to monitor and enforce compliance with Old Town Lunenburg Heritage Conservation District By-law. This includes hiring dedicated staff responsible for inspecting properties, reviewing proposed alterations, and ensuring adherence to the By-law's Guidelines. Conduct regular inspections and follow-ups on reported violations to maintain the district's integrity.
7. **Enforce Penalties and Fines:** Utilize the enforcement provisions provided by the Nova Scotia *Heritage Property Act* to impose fines and penalties for demolishing or altering historic buildings without proper authorization.

By incorporating these additional recommendations into the draft Plan, staff would have the direction to strengthen decision-making consistency, seek solutions to staffing concerns, and ensure that Old Town Lunenburg receives the necessary support and resources to conserve the district effectively.

Public Feedback: Guidelines

Archaeological Resources

- Add a policy that the Town work collaboratively with external experts, archaeological associations, provincial authorities, and other relevant stakeholders to develop provisions specifically addressing the protection and preservation of archaeological resources to define archaeological resources, develop protocols for evaluating and preserving archaeological resources and determine how to incorporate archaeological protections in the Town's Old Town Lunenburg Heritage Conservation By-law.

During staff's review of the draft Old Town Lunenburg Heritage Conservation District Plan and By-law, it became evident that archaeology requires specialized knowledge and understanding. Participants and stakeholders consistently emphasized the need for clear definitions and guidance related to archaeological resources within the proposed provisions of the By-law. Unfortunately, this is beyond Town staff's expertise. Furthermore, requirements to protect archaeological resources are largely beyond the purview of a municipal Heritage Conservation District Plan and By-law. Archaeology is regulated under Nova Scotia's *Special Places Protection Act*. However, recognizing the significance of archaeological resources within our municipality and to Old Town's World Heritage listing, it is recommended that archaeology not be removed from the Old Town Lunenburg Heritage Conservation District Plan and By-law entirety.

Staff recommend that the Town work collaboratively with external experts, archaeological associations, provincial authorities, and other relevant stakeholders to develop provisions specifically addressing the protection and preservation of archaeological resources. The collaborative efforts should focus on the following:

- Defining Archaeological Resources: Seek guidance from provincial legislation and national policies to establish a clear and comprehensive definition of archaeological resources specific to our municipality. This will ensure consistent understanding and interpretation among stakeholders.
- Developing Protocols for Evaluation and Preservation: Work closely with provincial archaeological experts to establish protocols for evaluating and mitigating loss of archaeological remains, particularly on vacant lots that previously had buildings. These protocols should adhere to best practices, ensuring the appropriate identification, assessment, and protection of archaeological resources.
- Incorporating Archaeology throughout the Heritage and Planning Framework: Collaborate with experts to integrate archaeological considerations more comprehensively into the proposed Plan and By-law and other municipal planning documents in the future. This includes acknowledging the significance of archaeological resources in relevant sections and ensuring appropriate references to provincial legislation and national policies.

Compatibility

- Add the following definition of compatibility to the Plan and By-law's definitions: 'compatibility - the ability of new buildings, additions, and other interventions to blend harmoniously with the surrounding area's existing architectural and historic character. Achieving compatibility involves considering architectural style, scale, materials, design details, and overall visual impact.'

The concept of compatibility plays a crucial role in ensuring the seamless integration of new construction within historic contexts, thereby preserving the district's overall aesthetic and heritage value. In the context of historic districts, compatibility refers to the ability of new buildings and additions to harmoniously blend with the surrounding area's existing architectural and historic character. It encompasses various elements, including architectural style, scale, materials, design details, and overall visual impact. Compatibility aims to balance honouring and enhancing the existing heritage fabric while allowing for appropriate contemporary interventions. One of the purposes of this draft Plan and By-law, including its Guidelines, is to develop comprehensive criteria for assessing compatibility within Old Town Lunenburg Heritage Conservation District. The Guidelines outline specific considerations such as architectural style, materials, scale, massing, setback, rooflines, and fenestration. It's worth noting that compatibility is not precisely defined in the Standards and Guidelines for the Conservation of Historic Places in Canada. Instead, the Standards and Guidelines stress

compatibility should be evaluated case-by-case. Consequently, achieving absolute clarity for those seeking definitive parameters may prove challenging.

Chimneys

- Add Guidelines addressing chimneys on new residential buildings and character-defining residential structures.

The current draft By-law has no chimney provisions, but conditions could be added. The existing By-law includes the following requirements for chimneys on new residential buildings under Section 2.16: 'Chimneys on new houses should preferably be constructed of brick and should protrude through the roof at or near the ridge, as centre or offset chimneys, in the model of chimneys on older houses in the heritage conservation district. Metal chimneys are discouraged. If used, they should be placed unobtrusively on the back roof slope or be boxed in a wooden structure which replicates the form of a traditional brick chimney.' Provisions on character-defining residential structures' chimneys could be prepared to promote chimneys' retention and repair. New guidelines could stress that chimney removal should only be a last resort when necessary for structural stability due to water penetration or safety reasons. Exploring alternative strategies, such as reinforcing or stabilizing the chimney, should be done before considering removal. If a chimney must be removed, guidelines could recommend replacement in-kind, replicating the original design and detailing as closely as possible. The Heritage Advisory Committee may recommend any provisions they see fit to Council.

Distinguishability:

- Add the following definition of compatibility to the Plan and By-law's definitions: 'distinguishability - the ability to visually discern contemporary interventions from historic fabric.'

The legibility of new development versus historic structures and alterations to historic properties is addressed through provisions around distinguishability. Distinguishability is used in the Standards and Guidelines for the Conservation of Historic Places in Canada, but distinguishability is not defined. Distinguishability refers to the extent to which a proposed intervention or alteration can be readily distinguished from the existing historic fabric within a heritage conservation district. While interventions should be distinguishable to reflect their contemporary nature, they must also exhibit a harmonious relationship with the surrounding historical context. This means that the new elements should not mimic or imitate the existing historic fabric but instead contribute to the district's evolution while respecting its heritage values. Achieving appropriate means balancing between innovation and continuity. The goal is to ensure that the intervention is visually distinguishable from historic structures yet compatible. This is reinforced in the guidelines where distinguishability is alternately defined from distinguishable by an expert on close inspection to allowing new buildings in the Transition Area to contrast with historic buildings more sharply stylistically. Again, achieving absolute clarity for those seeking definitive parameters may prove challenging.

Engineering Reports:

- Qualify that qualified engineers with heritage experience must conduct engineering reports, including a detailed site inspection, a thorough structural analysis, and heritage impact assessment and outline preservation options and mitigation measures.

Requiring engineering reports before demolition can help limit demolition by neglect and empower the Heritage Advisory Committee and Council to make informed decisions when evaluating demolition requests. It is recommended that the By-law be edited to stipulate that engineering reports meet the following conditions.

1. **Qualified Engineer:** The engineering report should be prepared by a qualified professional engineer with expertise in heritage structures, or a structural engineer experienced in assessing historic buildings. The engineer should possess the necessary qualifications and be licensed to practice in the jurisdiction.
2. **Site Inspection and Assessment:** The report should include a detailed site inspection conducted by the engineer. This inspection should assess the structure's condition, including the building's stability, foundations, load-bearing elements, and other critical components. The assessment should identify any structural deficiencies or vulnerabilities that may impact the integrity of the building.
3. **Structural Analysis:** The engineering report should provide a thorough structural analysis of the building. This analysis should evaluate the existing structural system, materials, and construction methods employed in the historic building. The report should assess the structural capacity, load-bearing capabilities, and any potential risks associated with the demolition process.
4. **Heritage Impact Assessment:** The engineering report should include a heritage impact assessment, which examines the potential impacts of demolition on the heritage value of the district and its surroundings. This assessment should consider the structure's historical significance, architectural character, and contextual relationships.
5. **Preservation Options:** The engineering report should explore feasible preservation options to retain or integrate the heritage structure within new development plans. This assessment should consider adaptive reuse, structural stabilization, or other strategies that promote the preservation of heritage elements.
6. **Mitigation Measures:** If demolition is deemed necessary, the engineering report should propose appropriate mitigation measures to minimize the loss of heritage value. These measures may include salvaging and documenting significant architectural elements, recording the building's history, or integrating salvaged materials into new construction projects.

Fencing:

- No action recommended

Staff do not feel they can update fencing provisions due to a lack of research into historic Lunenburg fence types. Therefore, fencing is recommended as a priority area for further study. Once thorough investigation is conducted on the historic fence types in Lunenburg, this knowledge could be incorporated into updated, more rigorous fencing provisions. Alternatively, the Committee could recommend enacting different provisions or removing conditions governing fencing in Old Town Lunenburg Heritage Conservation District.

Heat Pumps:

- No action recommended

If the Committee supports alternate energy and retrofitting for efficiency in the district, they should allow heat pumps. The committee may recommend different provisions to control installing heat pumps across the district. Still, Staff feel the current provisions balance allowing home upgrades without detracting from the district's historic architecture. Comments from the public around the indiscriminate installation of heat pumps appear to be a enforcement rather than a regulatory issue.

Metal Roofs:

- No action recommended

Staff feel the current roofing material provisions are a moderate approach aligned with the Standards and Guidelines for the Conservation of Historic Places in Canada. The Committee could recommend permitting property owners within the heritage district to choose any roofing material, including metal, for their buildings without restrictions. This approach provides flexibility to property owners while allowing for modern roofing options that may offer durability, energy efficiency, or other benefits. Since almost no buildings in the district have their original roofs intact, this may be considered an option. However, it is important to ensure that architectural guidelines and design principles are in place to maintain the district's overall visual harmony and integrity. Different roofing materials are currently allowed based on specific conditions, specifically using dark colours for metal roofs. The Committee could recommend additional restrictions on texture and design. The Committee could recommend property owners restore their roofs to their original coverings, such as slate or wood shingles. However, this option would not adhere to ICOMOS's Charter on the Built Vernacular Environment and is thus not recommended by staff.

Outbuildings

- Prohibit prefabricated outbuildings in Old Town Lunenburg Heritage Conservation District's Transition Area.

The draft By-law does not protect historic outbuildings throughout the district. Rather, historic outbuildings would be treated as supporting structures and could be demolished. New outbuildings are subject to design guidelines under Section 6.3 Outbuildings (Accessory Buildings) in the By-law's Guidelines. Unfortunately, Staff lacks sufficient research on historical outbuildings to inventory and regulate them adequately. It is recommended that outbuildings be identified as a priority area for further research in the draft Plan. Conducting thorough research on historical outbuilding types in Lunenburg would provide valuable knowledge that could be incorporated into updated and more comprehensive provisions for outbuildings. Prohibiting prefabricated outbuildings would provide opportunities for continuing vernacular construction in the district on a small scale. Regulating the exact size of trim has proven difficult to enforce. Instead, staff recommend the language in the current draft that outbuildings must be stylistically coherent with existing buildings.

Paint Colours

- No action recommended

Paint colours are of great interest to many individuals in the district. Comprehensive research could be undertaken into historic paint colors like fences and outbuildings. However, staff do not recommend regulating exterior paint colour for several reasons. First, due to the frequent need to repaint buildings, regulating exterior paint would place a significant administrative burden on the Town and, in turn, create difficulties for residents in maintaining their buildings promptly, threatening the longevity of wooden elements. Additionally, paint is a reversible change, aligning with the Standards and Guidelines for the Conservation of Historic Places in Canada's prioritizing reversibility in alterations to historic structures. Lastly, considering all the regulations that owners of historic buildings encounter, allowing freedom in paint colour is a fine form of self-expression that does not compromise the district's authenticity regarding its setting, forms, designs, and materials. Nonetheless, staff still recommend that the Committee include paint colors in their research recommendations. This topic holds significant interest for the community and can serve to engage citizens.

Retaining Walls

- No action recommended

Retaining walls are regulated under Section 6.2 of the draft By-law Guidelines. It suggests retaining walls should be less than 4 feet in height though it allows taller walls if necessary for public safety, accessibility, and the longevity of existing buildings. Gabion walls are prohibited, and boulders, wooden planks and wooden timbers are preferred. It strongly encourages screening retaining walls with plants. Retaining walls are not regulated under the current Heritage Conservation Plan and By-law adopted in 2000.

Soft Landscaping

- No action recommended

Regarding soft landscaping in the Old Town Lunenburg, staff feel it should not be regulated due to its limited contribution to the site's heritage value and the administrative burden it would place on the Town. Controlling soft landscaping in detail would impose an additional administrative burden on property owners and heritage conservation authorities. Given the dynamic nature of soft landscaping and the need for regular maintenance and adaptability, allowing property owners to exercise discretion in managing their gardens and plantings is more practical. Old Town Lunenburg is recognized and protected for its architectural and urban design history. Furthermore, like paint colour, gardens and other soft landscaping is an easily reversible alteration to historic properties and personal expression that does not erode setting, forms, designs, and materials. Unlike buildings, structures, or other physical elements, soft landscaping is more easily altered or replaced without compromising the site's authenticity or historical fabric.

Solar Panels

- No action recommended

Solar panels were a particularly divisive issue for the public with some against them and some for them with minimal regulations. Staff feel panels should be positioned and installed to minimize the impact on historic roof fabric and the visual impact. Precautions to protect the roof and other structural elements should be taken during the installation to avoid unnecessary harm. Residents should be encouraged to choose visually compatible panels that harmonize with the existing roofline, colour palette, and overall building aesthetic. Solar panels with low-profile designs would be best to blend seamlessly with the roofline. Integrated solar panels (designed to resemble roofing materials) are highly desirable as they provide a more subtle and visually cohesive appearance. The placement and orientation of solar panels to maximize sunlight exposure while minimizing their visibility from the street makes sense within a heritage district. Whenever possible, panels should be placed on less visible roof slopes or rear-facing sections of the building. Installing solar panels may be a reversible change versus, for example, sunlights, but they are still a substantial change to the material and appearance of historic roofs. However, limiting the location and number of solar panels reduces their effectiveness. Some recent requests to install solar panels in the district include covering over 75% of the roof surface in panels. The Committee should carefully consider how they wish to balance conservation and sustainability and ensure they are comfortable with the current provisions. If they are not, an alternative should be recommended to Council.

Statements of Significance for Individual Buildings

- Write Statements of Significance for Knaut-Rhuland House and the Opera House.

In addition to adding a policy that, when available, individual Statements of Significance should guide interventions on locally significant and character-defining buildings (recommended above), staff recommend that separate Statements of Significance be prepared for Knaut-Rhuland House and the Opera House. Not including Statements of Significance for these two historic structures was a staff oversight that the public requested be rectified.

Stone

- Change all references to stone as a permitted material to read 'natural stone.'

Stone is unusual in Old Town Lunenburg Heritage Conservation District. However, it was used to build some locally significant structures. Staff feel natural stone would be an appropriate material for new civic buildings and supports the Committee's observation that deterring faux stone finishes on any future civic buildings through careful word selection is advisable.

Widows' Walks and Balconies

- No Action Recommended

Historic widows' walks and balconies are protected under the draft By-law. However, new widows' walks or balconies may not be added to principle roofs of historic structures. This is because new widows' walks and balconies would substantially alter the form and profile of the historic roofs. If the Committee would like the by-law to allow for the replacement of widows' walks and balconies that were at one time removed and not replaced with new widows' walks and balconies compatible with, subordinate to and distinguishable from historic residential buildings on principle roofs, staff recommend the Committee recommend revising section 5.5.4 of the By-law's Conservation Guideline's to this effect.

Windows in New Buildings

- Allow a wider variety of window styles in new buildings in Old Town Lunenburg if they are built of wood and meet all other provisions in the By-law Guidelines.

Regarding whether the By-law should insist on sash-type windows in new buildings, staff feel that the composition, proportion, and materiality of windows in new buildings is more important than enforcing one window style. The choice of materials holds significant value in supporting heritage trades and maintaining the material authenticity of the district. In the context of new construction, allowing a wider variety of window styles is recommended if emphasizing the use of wood as the preferred material. This approach presents an opportunity to conserve traditional trades while granting artisans creative freedom in designing windows. By permitting new window styles, the district can accommodate evolving architectural expressions while still ensuring a harmonious integration within the historic fabric of the district. So long as other design tenants are met, incorporating window styles different than sash should not erode the form or design authenticity of the district.

Window Signs

Staff Recommendation

- Revise the provision regarding window signs in Section 6.4 Signs of the draft By-law's Guidelines to align with the provision for window signs in the Town's Land Use By-law.

Section 7.8.28 Window Signs in the Town's *Land Use By-law* reads, "No more than 25% of the glass area of any window may be covered by anything affixed directly to the glass, whether inside or out." The current Heritage Conservation District By-law passed in 2000 reads, "30% of the area of a display window or 50% of a door window." Because *the Land Use By-law* is stricter and coordinating documents will ease administration across development and heritage conservation regulations, staff recommend editing the draft By-law's Guidelines to correspond with Section 7.8.28 of the *Land Use By-law*.

Wooden Windows and Siding

- Revise the draft By-law's Conservation Guidelines to mandate the conservation and replacement in kind of historic wooden windows.
- Revise the draft By-law's Design Guidelines such that windows in new buildings constructed in the Old Town Lunenburg Heritage Conservation District must be wooden.

There are many reasons the Committee may choose to support the use of wooden siding and windows across the district, including ensuring the material authenticity of the district, efficiency, and sustainability, and creating an environment supportive of heritage trades. Wooden windows hold significant historical and architectural value. Using wood ensures the material authenticity recognized by the World Heritage Committee is maintained. An erosion of authenticity could risk Old Town's World Heritage Status. Next, contrary to common misconceptions, properly fitted wooden windows can be as efficient as vinyl windows. With proper maintenance, insulation, and weather-stripping, wooden windows can provide effective thermal performance and energy efficiency. By retaining and restoring existing wooden windows and promoting their use in new constructions, we promote sustainable practices that align with modern energy conservation goals without significantly altering historic buildings with new technologies. Third, regulating the materiality of windows and prioritizing wooden windows creates a demand for heritage tradespeople skilled in preserving and restoring historic windows. By encouraging the use of wooden windows, we ensure the presence of these skilled craftsmen in Lunenburg. This fosters local employment and economic growth and ensures that experienced heritage tradespeople are readily available when more complex heritage projects arise.

Furthermore, like our rich shipbuilding tradition, wooden windows are part of the intangible cultural heritage of the district. They carry the stories and craftsmanship of past generations, representing the local building traditions and skills that contribute to Lunenburg's rich cultural history. Conserving and promoting wooden windows fosters a deeper appreciation for traditional craftsmanship and reinforces the cultural significance of the district. It should continue to be a part of our vernacular architecture tradition, without which Lunenburg would no longer be of Outstanding Universal Value. Staff have recommended the strongest possible provisions to protect the material authenticity of the district and Lunenburg's globally recognized continuing vernacular architecture tradition. The Committee could recommend weaker provisions or vary provisions by area, for example, placing less stringent requirements on new buildings in the Transition Area. While properly maintained wooden siding and windows may be less costly in the long run, it is worth noting that some residents' upset at the initial cost of purchasing and installing wood siding also applies to wooden windows. Staff anticipate some

property owners would not support this change, while others have already voiced support. Staff recommend that the Committee not follow this recommendation unless they also stress the importance of Policy 30 relating to the need for financial incentives. Staff do not recommend allowing alternative siding materials in the district because the long-term suitability of newer materials on predominantly wooden structures is still largely unknown, and non-wooden siding would erode the material authenticity of the district.

Public Feedback: Useability and Enforcement

- Add the recommendation to create a summary version of the Old Town Lunenburg Heritage Conservation Plan and By-law under the description of Policy 21 in Section 7.2 of the draft Plan.
- Edit Policy 21 to include effectively communicating Old Town Lunenburg Heritage Conservation District's values and regulations as a Town priority.

Staff plan to improve formatting, grammar, punctuation, and language use as part of staff's review before referring the draft Plan and By-law to Council. Staff would like to take this opportunity to thank everyone for their patience and detailed review of this document, despite its flaws. Receiving public feedback at this stage of the writing process has been immensely helpful. Many people requested a more accessible version of the draft with illustrations. To address this concern and support the development of a readable, illustrated version, the Committee could recommend including this deliverable under Policy 21 of the draft Plan.

Strategic Plan Relevance

Heritage

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

Relevant Legislation

Nova Scotia *Heritage Property Act*

Financial

There are no financial implications for the Town.

Communications

The What We Heard Report is publicly available. The Heritage Advisory Committee's recommendations will be referred to Council.

Attachments

Appendix A – Draft Old Town Lunenburg Heritage Conservation District Plan and By-law

Appendix B – What We Heard Report

Appendix C – Written Submissions

Appendix D – Old Town Lunenburg's Protection and Valuation Relative Authenticity of Setting

Appendix D – Old Town Lunenburg’s Protection and Valuation Relative Authenticity of Setting

The approach taken to maintain the authenticity of Old Town Lunenburg World Heritage Site's setting has been characterized by inconsistency and ambiguity. Contradictory zoning decisions, a lack of comprehensive protection measures for the site's immediate surroundings, and the absence of clear boundaries have created confusion about what it means to maintain a distinction between urban and non-urban areas. This analysis highlights the inconsistencies in defining boundaries, protecting open spaces, and managing potential development.

Inconsistent Definition of Boundaries:

The 1994 World Heritage nomination document acknowledges that Lunenburg's authenticity as a British model town lies in its adherence to four principles: geometrically regular streets and blocks; the allocation of public spaces; an allowance for defensive fortifications; and a distinction between urban and non-urban areas. However, the nominated World Heritage Site, defined as 33.47 hectares, encompasses only the grid plan and the waterfront, effectively excluding the common lands and leaving them outside the site's boundaries. There was no mention of setting or boundaries in the 2009 Periodic Report to UNESCO. In the 2013 periodic report to UNESCO on Old Town Lunenburg mixed information is provided on the Buffer Zone. It alternately indicates that there is no Buffer Zone (Section 1.3) and that there is a Buffer Zone (Section 4.1.1). In Section 4.1.6, the municipal Heritage Conservation District is referred to as the Buffer Zone. The 2000 Old Town Lunenburg Heritage Conservation District Plan and By-law does include areas outside the original town grid, including some Academy Lands and the crest of Blockhouse Hill. The nomination said Old Town Lunenburg was protected by a natural buffer and restrictive zoning. Section 4.3.1 of the 2013 periodic report to UNESCO on Old Town Lunenburg states that “The property of the Old Town is surrounded by a natural buffer zone in the form of water to the north and south and very steep slopes on the other sides, upon which development is impractical.” In 2017 (41 COM 8D), the boundaries of Old Town Lunenburg were updated as part of the Retrospective Inventory which, starting in 2004, sought to clarify unclear boundaries for site’s inscribed on the World Heritage List between 1978 to 1998. The boundaries of the World Heritage Site remained the same, but the current 32.44 ha buffer zone was added that included all Town owned lands. This included more town lands than the open spaces surrounding the grid, some which was already developed and some that have since been developed. These discrepancies create ambiguity regarding the true extent of the protected area.

Contradictory Opinions on Development and Non-Urban Space:

The nomination document emphasizes the importance of maintaining Lunenburg's original model town plan intact and warns against overwhelming it with excessive growth or obscuring it through neglect. Yet, despite Old Town being deemed authentic in setting and adequately protected through restrictive zoning, Map 6 appended to the nomination shows Upper King Street and Blockhouse Hill as zoned for residential development, such that nominators and reviewers knew these areas were not protected as undeveloped green space and might be built upon. Bill Plaskett’s 1994 report ‘Towards the Establishment of a Heritage Conservation District in the Town of Lunenburg,’ which led to the drafting and adoption of the current Old Town Lunenburg Heritage Conservation District Plan and By-law, argued that protective measures should apply not only to the area of Old Town’s grid plan but the surrounding area. Later, in 2010, Herb Stovel and Francois Lablanc argued for expanding heritage

protection to encompass a wider area, including Gallows Hill, Blockhouse Hill, and the views across the harbor. "Given the prominent place of this open space in the description of the inscribed world heritage district's attributes" Stovel and Leblanc argues that "should it be reduced or marred - even tastefully – this will open the Town and Parks Canada up to legitimately founded concerns that OUV [Outstanding Universal Value] is at risk." In 2015, the World Heritage Committee adopted a new Statement of Outstanding Universal Value (39 COM 8E Appendix L). Where previous World Heritage Committee rulings did not mention authenticity of setting, the current 2015 statement does. This Statement of Outstanding Universal Value was reviewed by ICOMOS International. Staff have yet to locate ICOMOS International's report. Parks Canada has not indicated that reducing green space on Town-owned lands would de facto threaten Old Town Lunenburg's Outstanding Universal Value. Rather, they have indicated that design schemes are necessary to complete a heritage impact assessment, suggesting appropriate development is possible.

Staff requested additional information on the World Heritage Buffer Zone from Parks Canada staff June 26, 2023. Parks Canada could not supply any clarity at the time but will be meeting with staff towards clarifying Old Town Lunenburg's authenticity of setting and the World Heritage Buffer Zone in relation to possible development in the coming weeks.

2006 Statement of Outstanding Universal Value

Old Town Lunenburg is the best surviving example of a planned British colonial settlement in North America. Established in 1753, it has retained its original layout and overall appearance based on a rectangular grid pattern drawn up in the home country. The inhabitants have safeguarded the town's identity throughout the centuries by preserving the wooden architecture of the houses and public buildings, some of which date to the 18th century and which constitute an excellent example of a sustained vernacular architecture tradition. Its economic basis has traditionally been the offshore Atlantic fishery, the future of which is highly questionable at the present time.

Criteria

(iv) Old Town Lunenburg is a well preserved example of 18th century British colonial urban planning, which has undergone no significant changes since its foundation and which largely continues to fulfil the economic and social purposes for which it was designed. Of special importance is its diversified and well-preserved vernacular architectural tradition, which spans over 250 years.

(v) It is an excellent example of an urban community and culture designed for and based on the offshore Atlantic fishery which is undergoing irreversible change and is evolving in a form that cannot yet be fully defined.

2015 and Current Statement of Outstanding Universal Value

Brief synthesis

Old Town Lunenburg is the best surviving example of a planned British colonial settlement in North America. Established in 1753, it has retained its original layout and overall appearance, based on a rectangular grid pattern drawn up in the home country. The inhabitants have safeguarded the town's identity throughout the centuries by preserving the wooden architecture of the houses and public buildings, some of which date from the 18th century and constitute an excellent example of a sustained vernacular architectural tradition. Its economic basis has traditionally been the offshore Atlantic fishery, the future of which is highly questionable at the present time.

Criterion (iv): Old Town Lunenburg is a well-preserved example of 18th century British colonial urban planning, which has undergone no significant changes since its foundation, and which largely continues to fulfil the economic and social purposes for which it was designed. Of special importance is its diversified and well-preserved vernacular architectural tradition, which spans over 250 years.

Criterion (v): Old Town Lunenburg is an excellent example of an urban community and culture designed for and based on the offshore Atlantic fishery which is undergoing irreversible change and is evolving in a form that cannot yet be fully defined.

Integrity

Within the boundaries of the 33.85 ha property are located all the elements necessary to express the Outstanding Universal Value of Old Town Lunenburg. The property encompasses the intact original town plan in its entirety, missing only the fortifications that surrounded the town in its early years, but of which there are no surviving above-ground remains. Its boundaries adequately ensure the complete representation of the features and processes that convey the property's significance, and there is a 32.44 ha buffer zone. The property does not suffer unduly from adverse effects of development and/or neglect.

Authenticity

Old Town Lunenburg is authentic in location and setting, forms and designs, materials and substances, and uses and functions. The original British colonial town plan remains evident, including the regular layout of property parcels in a grid pattern with geometrically regular streets, central public spaces, and key community structures, with a functioning waterfront as its focus. In terms of forms and materials, there is a harmony of scale, siting and materials (predominantly wood) throughout the property, and a regional architectural vocabulary that includes the 'Lunenburg bump', an indigenous five-sided dormer. While a continuing vernacular architectural tradition is integral to the property's Outstanding Universal Value, there has been very limited infill in the modern era. Many of the property's historic uses and functions survive.

Most of the recent changes to the property are renovations to specific buildings, some of which have better conveyed the heritage value of Old Town Lunenburg than others. Due to long-term economic circumstances, there are also ongoing pressures on property owners in terms of rising property values, maintenance costs, and the challenges of retaining historical accuracy in restoration planning.

Protection and management requirements

Old Town Lunenburg, which is almost entirely in private ownership, is commemorated by the Government of Canada as a National Historic Site (1991) and protected under two key pieces of provincial legislation, the *Municipal Government Act* (1998) and the *Heritage Property Act* (1989), which enable the municipality to create, respectively, land-use and heritage by-laws. In this context, the municipality adopted the *Heritage Conservation District Plan, By-law and Guidelines* in 2000 (consolidated in 2001). In order to better manage the community as a World Heritage property and ensure the continuing protection of the town's heritage resources, the Town of Lunenburg Heritage Sustainability Strategy (2010) has been developed to guide its development, including the identification of heritage, culture and tourism prospects that may produce economic opportunities for the community.

Sustaining the Outstanding Universal Value of the property over time will require managing, to the degree possible, ongoing pressures on property owners related to rising property values, maintenance costs, and the challenges of retaining historical accuracy in restoration planning. It will also require developing and implementing mechanisms to encourage building renovations that fully respect the heritage value of Old Town Lunenburg. Special attention will be given over the long term to monitoring and taking appropriate actions

related to a number of factors in and near the property. Specifically, these include the potential impacts of climate change, and the impacts of tourism and visitation.

HERITAGE CONSERVATION DISTRICT BY-LAW

2023



COVER PAGE – to be added to pdf format



TOWN OF LUNENBURG HERITAGE CONSERVATION DISTRICT PLAN, 2023

First Reading:
Second Reading:
Approved by the Minister of Municipal Affairs:
Notice of Effect:
With Amendments to:



Changelog

Reference Code	File or Application Number	Council Adoption Date	Enacted Date	General Description of Change



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1 Intent of the Old Town Lunenburg Heritage Conservation District Plan and By-law

Policy 1: It is Council's policy to conserve the heritage value of Old Town Lunenburg Heritage Conservation District, its authenticity and integrity.

Policy 2: It is Council's policy to establish a Heritage Conservation District for Old Town Lunenburg concurrently with a By-law describing the Heritage Conservation District, guiding the district's conservation and development, and outlining procedures for administering the district.

The primary goal of designating Old Town Lunenburg as a Heritage Conservation District is to protect its heritage value for present and future generations. The Town of Lunenburg achieves this goal through this Heritage Conservation District Plan and By-law (Plan and By-law), which ensure:

- The management of Old Town Lunenburg Heritage Conservation District adheres to internationally and nationally agreed upon best practices: The Town of Lunenburg is responsible to the global community for the stewardship of Old Town Lunenburg World Heritage Site. This Plan and By-law have been prepared to ensure the Town meets the highest standards of heritage conservation while remaining responsive to the Town's changing needs. The Plan and By-law use a value-based heritage management approach, as recommended under the second edition of the *Standards and Guidelines for the Conservation of Heritage Places in Canada* (2010). Management decisions will be made considering whether actions enhance or compromise the district's heritage value as outlined in the district's Statement of Significance (see Section 3.1 of this Plan). This Plan and By-law meet the United Nation's Education, Scientific and Cultural Organization's (UNESCO) strategic priorities for World Heritage Sites (Appendix A) and are informed by national and international policy documents (see Section 4.1 of this Plan).
- Old Town Lunenburg Heritage Conservation District is protected through regulatory and non-regulatory measures: Legal protection of Old Town Lunenburg's Outstanding Universal Value is a requirement of its World Heritage listing. The Nova Scotia *Municipal Government Act* (1998), *Heritage Property Act* (1989), and amendments thereto legally protect Old Town Lunenburg Heritage Conservation District. However, Council recognizes that conserving the district's rich heritage requires a combination of regulatory and non-regulatory measures. This Plan and By-law include policies surrounding documentation, capacity-building and incentives recommended in national and international guidelines and policies. This Plan and By-law thus fill critical gaps in Old Town Lunenburg Heritage Conservation District's conservation strategy to date.
- Old Town Lunenburg Heritage Conservation District is managed to maximize community benefit: Community vitality is essential to conserving the district, as is evidenced by UNESCO's strategic priorities and UNESCO's World Heritage Committee's *Budapest Declaration* (2010). This Plan and By-law seek to balance community participation, good governance and the administrative burden placed on the Town. Projects should benefit the district and the people who live, work, and visit Old Town Lunenburg. Projects must conserve the district's heritage value and character-defining elements but should also support tourism and embrace the well-being of residents.

- Old Town Lunenburg Heritage Conservation District's management prioritizes increased recognition of diverse histories: While Old Town Lunenburg Heritage Conservation District's Statement of Significance was written to protect the heritage values for which it has been formally recognized by governments as municipally, provincially, nationally, and internationally significant, this Plan and By-law encourages the recognition and conservation of alternate heritage values, especially those held by Indigenous, Afro-Nova Scotian, Acadian and other groups.
- Old Town Lunenburg Heritage Conservation District's management promotes sustainable solutions: Ensuring the longevity of Old Town Lunenburg Heritage Conservation District requires sustainable solutions to pressing issues like climate change. This Plan and By-law promote cultural, economic, and environmental sustainability by endorsing alterations adapted to changing environmental conditions and activities that maintain and enhance cultural identity and social cohesion and support economic opportunity without compromising the district's heritage value.

The Old Town Lunenburg Heritage Conservation District Plan and By-law provide clearer direction on conserving the district's heritage value and character-defining elements, including property use, preservation, alteration, and new construction within the district. Elements UNESCO deemed essential to Old Town Lunenburg Heritage Conservation District's integrity and authenticity have been included in the Statement of Significance as character-defining elements. This is legally enforced through the adoption by Council of the Plan and By-law. The Plan also provides guidelines on activities such as research, documentation, capacity-building, presentation, and threat mitigation that greatly contribute to the conservation of Old Town Lunenburg Heritage Conservation District.

2 Planning Context: Lunenburg's History

E'se'katik: A Place of Clams within Mi'kma'ki

The Town of Lunenburg is located in Mi'kma'ki, traditional Mi'kmaq territory. Mi'kma'ki has seven districts. Present-day Lunenburg is located in Sipekni'katik (wild potato area) on the peninsula E'se'katik (place of clams). The Mi'kmaq have been present in this area for ten thousand years, traditionally with more people spending time in E'se'katik in the summer months. Oral histories and early eighteenth century texts refer to a Mi'kmaq village near present-day Lunenburg, confirming the enduring presence of Indigenous peoples in this place.

Merliguèche: Acadian Settlement

Acadians settled near the Mi'kmaq village in what is now the Town of Lunenburg in the seventeenth century, trading with the Mi'kmaq. The Acadians used the Mi'kmaq term Merliguèche (whitecaps that top the waves in the harbour) for their new settlement. By the mid-eighteenth century, Merliguèche was home to fifteen Acadian families. Descriptions of the settlement mention comfortable wooden houses covered with bark.

A Town for Those Loyal to the Crown

In 1753, Lunenburg became Canada's second British colonial settlement, following Halifax, founded in 1749. To control the Acadian population, the British populated Lunenburg with European Protestants



whom they considered loyal to the Crown. The first 1453 settlers were German and Swiss German, alongside some French Huguenots from Montbeliard.

The British Board of Trade and Plantations established a model for new towns in colonies. Surveyor General Charles Morris drew the plan for Lunenburg according to this model. The town plan was drawn without considering the local topography. The surveying of Lunenburg was executed almost exactly as it was drawn; eight blocks, each divided into fourteen equal lots measuring 40 feet by 60 feet, with four central blocks left undivided and designated in public trust. Consequently, the Old Town Lunenburg's streets are perfectly straight but range from relatively flat to surprisingly steep. The plan was complemented by garden plots outside town, previously cleared by the Acadians.

A Wooden Town that Thrived and Survived

Lunenburg's architecture reflects its history as a shipbuilding and fishing town. At first, vernacular cape-style houses and a handful of industrial and commercial structures were built. As Lunenburg experienced success and wealth in the late-nineteenth century, new buildings were constructed to the latest fashions, and many existing buildings were enriched with lively decoration. Additions were often added to older homes, including the Lunenburg Bump, unique to Lunenburg County. Public and ecclesiastic buildings filled the public squares and periphery blocks. New commercial and mixed-use buildings were constructed, principally along east-west streets, southwest of the public blocks and north of the railway and waterfront. The Town of Lunenburg simultaneously followed its British colonial plan and developed a rich vernacular architectural tradition employing local materials. Architectural development was closely connected to the fishery, especially Lunenburg's boatbuilding prowess.

Lunenburg Today and Tomorrow:

Throughout the rest of the Town's history, Old Town's architecture has been adapted and conserved along a continuing vernacular tradition. This, combined with evidence of its original colonial plan, warranted Old Town Lunenburg being listed as a National Historic District in 1991 and a World Heritage Site in 1995.

3 Defining Old Town Lunenburg Heritage Conservation District

3.1 Statement of Significance

Policy 3: It is Council's policy to adopt the following Statement of Significance to guide decision-making surrounding Old Town Lunenburg Heritage Conservation District.

Policy 4: Proposed alterations to the Statement of Significance must be made by amending this Plan and thus must be referred to the Heritage Advisory Committee for comment and approval by Council.

A Statement of Significance is a heritage Planning tool that briefly describes a given historic place, its heritage values, and its character-defining elements. Character-defining elements embody or materially support a place's heritage value. Without its character-defining elements, a historic place would lose its



heritage value. Thus, conserving the heritage values and character-defining elements identified in a Statement of Significance is essential to maintaining a site's integrity and authenticity and must be treated with the utmost care. The Statement of Significance, therefore, informs all conservation goals, standards, and techniques, so a place's importance drives decision-making rather than, for example, its physical condition. Whether developments or other activities within Old Town Lunenburg Heritage Conservation District are appropriate must be determined with the Statement of Significance below, regardless of what other policies or guidelines are applied to the district's management.

The Old Town Lunenburg Heritage Conservation District Statement of Significance was written considering the heritage values identified in extant municipal, provincial, national, and international designations (See Section 11.3 of this Plan).

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 in Mi'kma'ki, traditional unceded Mi'kmaq territory. It includes approximately 44.1 hectares bounded by Kaulback Street, Kissing Bridge Road, Kempt Street, and Lunenburg Harbour's Waterfront. It also consists of a 47.5-hectare 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), signalling 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 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;
 - Ecclesiastic 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.

3.2 Boundaries

Policy 5: It is Council's policy that the Old Town Lunenburg Heritage Conservation District Plan and By-law apply to all lands within the boundary identified on Map 1 Old Town Lunenburg Heritage Conservation District Boundary in Appendix B.

If Old Town Lunenburg Heritage Conservation District's heritage value is to be conserved, the character-defining elements necessary to maintain its integrity must fall within the district's boundaries. The boundaries in this Plan and By-law include all the features and processes that convey the district's significance. It corresponds to Charles Morris' Plan, with the addition of a transition or buffer area rearranged, in part, to capture the archaeological remains of the original fortifications. The boundary of the Heritage Conservation District has also been amended to better reflect the UNESCO boundary and size of the UNESCO buffer. Notice was duly given to affected property owners, who had the opportunity to be heard by Council.

Policy 6: It is Council's policy to establish the following heritage character areas within Old Town Lunenburg Heritage Conservation District as shown on Map 2 Old Town Lunenburg Heritage Character Areas in Appendix C:

- The Waterfront Area
- The Civic Area
- The Commercial Area
- The Residential Area
- The Transition Area or Buffer



Policy 7: Council shall include in the Old Town Lunenburg Heritage Conservation District By-law guidelines on the treatment of each of the heritage character areas.

The above-listed heritage character areas have been created to clarify and geo-locate character-defining elements that testify to Lunenburg being the best-preserved example of a Planned colonial settlement in North America as well as its historical and continued cultural and economic relationship with the Atlantic. The four blocks Charles Morris put aside for public use in his 1753 plan make up the Civic Area. The Waterfront Area corresponds to Old Town Lunenburg's working waterfront and has the greatest concentration of maritime vernacular structures. The rest of Lunenburg's original colonial Town is in the Commercial-Residential Area. Each area has different conservation requirements to ensure the integrity of the Town's Plan and, in the Waterfront Area, to facilitate continued marine activity. The Transition Area or Buffer includes avenues linking Old Town Lunenburg Heritage Conservation District to the wider municipality. This area is minimally regulated so as not to unduly stymie development. Again, conservation requirements for each area are elaborated in the Heritage Conservation District By-law.

3.3 Character-Defining and Supporting Structures

Policy 8: It is Council's policy to adopt Map 3 Character-Defining, Locally Significant and Supporting Properties as shown in Appendix D and the accompanying list of character-defining, locally significant and supporting structures in Appendix E.

Policy 9: Council shall include in the Heritage Conservation District By-law provisions on the treatment of character-defining and locally significant versus supporting structures.

Policy 10: Council shall review the list of character-defining and supporting structures (Appendix E) periodically to determine whether any new construction warrants inclusion.

A list and map of character-defining versus supporting structures have been prepared to clarify what buildings testify to Lunenburg's outstanding vernacular architectural tradition. Conservation requirements for character-defining versus supporting structures are outlined in the By-law. Any structure built after the enactment of this Plan and By-law will automatically be a supporting building unless otherwise decided by Council through an amendment to the list of character-defining structures.

The individual structures that evidence and support Lunenburg's continuing vernacular architectural tradition vary in age, size, material, and programme. Some are public, while most are privately owned. Each building is materially and stylistically unique, has evolved differently over time, and faces its own challenges. The district's richness lies, in part, in this variety. There is no 'typical' Lunenburg building, and decisions must be made on a case-by-case basis. However, a built form analysis was conducted to understand better how different structures contribute to Old Town Lunenburg's heritage value, where structures were analyzed by programme, age, and style. Character-defining structures were divided into marine, commercial, residential, civic, and ecclesiastic vernacular buildings. Changes to civic, ecclesiastic, and locally significant character-defining structures must be led by their individual statements of significance (Appendix F).



Other buildings that do not sustain the heritage values for which the district is recognized but nevertheless have significant local heritage value are identified under the category locally significance structures. In addition to overarching guidelines regulating Old Town Lunenburg's built fabric, specific conservation guidelines have been prepared for each building type. This should help clarify expectations and ensure consistency and speedy decision-making.

4 Conservation Approach

4.1 Ensuring Best Practice

Policy 11: Council will follow exemplary approaches to heritage conservation in Old Town Lunenburg Heritage Conservation District and support property owners in achieving conservation best-practice.

Old Town Lunenburg Heritage Conservation District is a site of Outstanding Universal Value. The Town of Lunenburg is committed to conserving it in line with best practices as agreed upon locally, nationally, and internationally. To ensure the Heritage Officer is as thorough as possible in their evaluations and that all policies and procedures pertaining to the district align with current best practices, the Town of Lunenburg has used widely respected guidelines and principles most relevant to Lunenburg's heritage values and character-defining elements in preparing this Plan. This Plan and the Heritage Conservation District By-law tailor high-level documents to Lunenburg's unique needs and conditions so that Council Members, Town Staff, and residents can rest assured they are making sound conservation decisions without referring to documents beyond the Heritage Conservation District By-law and this Plan. This includes:

- 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)
- The *Standards and Guidelines for the Conservation of Historic Places in Canada* second edition (2010), a federal, provincial, and territorial collaboration

This Plan and the Heritage Conservation District By-law were written so that no one would need to refer to outside sources for guidance, though this may be necessary from time to time. The hope is that this tailor-made, comprehensive Plan and Heritage Conservation District By-law will empower the Heritage Officer, Council, and Committees to make decisions promptly.



4.2 Standards

Policy 12: Implementing the Old Town Lunenburg Heritage Conservation District By-law will be guided by the Standards below.

The conservation of Old Town Lunenburg Heritage Conservation District will be guided by the standards below, which draw heavily from the above-listed widely respected documents (see Section 4.1 of this Plan). The Old Town Lunenburg Heritage Conservation District By-law empowers the Heritage Officer to review Certificate of Appropriateness applications against the following:

Minimal intervention – Old Town Lunenburg is an irreplaceable cultural inheritance. Once historic fabric is lost, it cannot be recovered. As such, interventions must be undertaken with the utmost care to minimize the loss of historical evidence and heritage value. This includes balancing evolution and preservation, so the district does not lose its integrity. Intact or repairable character-defining elements should not be demolished, removed, replaced, or substantially altered.

Compatibility – Development within Old Town Lunenburg Heritage Conservation District is not prohibited but must be visually and physically compatible with the district’s heritage values. New buildings must harmonize with surrounding character-defining structures. New builds and additions to extant structures must complement, without directly copying historic structures.

Legibility – Each character-defining element in the district is a physical record of its time, place, and use. The Town must protect that record by maintaining the district’s authenticity. Changes within the district, including to individual structures, must be legible upon close inspection and should be thoroughly documented. Reconstruction and adding or combining elements from other historic places, other properties within the district or features of the same property that never coexisted creates a false sense of history and is unacceptable.

4.3 Conservation Approach

Policy 13: It is Council’s policy to conserve all character-defining elements within Old Town Lunenburg Heritage Conservation District, including the transition area.

Old Town Lunenburg Heritage Conservation District has a unique blend of heritage values that require different conservation approaches to ensure their authenticity and integrity. The Old Town Lunenburg Heritage Conservation District By-law has been written to ensure the district's conservation along the standards above (see Section 4.2 of this Plan) by regulating and promoting best practices as outlined below.

HERITAGE VALUE	PRINCIPLES
PLANNED COLONIAL SETTLEMENT <i>The best-preserved example of a Planned colonial settlement in North America</i>	Approach: The best-preserved Planned colonial settlement in North America, Old Town Lunenburg is a designed cultural landscape. Preserving design intent significantly outweighs the potential loss of existing, non-character-defining



materials, features, and spaces from other periods. Preservation and restoration are the most appropriate treatments for character-defining elements testifying to this heritage value.

Implementation:

Under the By-law, street encroachment, grading, and sightlines, and building heights, density and setbacks are regulated, with different heritage character areas having different criteria. While a viable use better guarantees the long-term existence of a historic structure, when functions are a part of a site's heritage value, every effort should be made to retain that use. As such, while adaptive re-use is not prohibited under the By-law, adaptive re-use will only be encouraged when it supports the intent of the colonial Plan. Every effort must be made to retain the civic area's public function. Public functioning includes the provision of public services and public access. Limiting barriers to participation in the civic area is particularly important. This aligns with the Town of Lunenburg's Land Use By-law (see Section 11.2 of this Plan).

VERNACULAR ARCHITECTURE

Home to a well-preserved vernacular architectural tradition

Approach:

Conserving Lunenburg's unique vernacular architecture requires two almost contradictory approaches. First, character-defining vernacular structures must be preserved. Second, as a living tradition, neo-vernacular construction must be encouraged. Any physical work on a vernacular structure listed as character-defining under this Plan and By-law should be cautious and preceded by a consideration of the building's form and structure.

Implementation:

Interventions on character-defining and supporting structures and new construction within the district are regulated under the By-law's Conservation and Design Guidelines. This includes regulating size, form, massing, style and materiality of alterations, additions, and new construction. A one size fits all approach is not adequate for conserving the variety of Lunenburg's vernacular architecture. As such, character-defining structures are regulated through both overarching and building type-specific guidelines.

Changes over time should be appreciated and understood as important aspects of vernacular architecture. Conformity of all parts of a building to a single period, will not normally be the goal of work on vernacular structures. Thus, restoration



will not be considered an appropriate treatment for character-defining structures except under exceptional circumstances.

Buildings should be preserved rather than rehabilitated. Owners are encouraged to rehabilitate or add onto vernacular structures over substantially altering a building's historic fabric. The construction of an exterior addition may seem essential but, if insensitive, can significantly detract from a heritage site. Therefore, new additions should be avoided, if possible, and only considered after it is determined that needs cannot be met by, for example, altering secondary, non-character-defining interior spaces.

Addition should be designed so that the heritage value of the historic place is not impaired, and its character-defining elements are not obscured, damaged, or destroyed. When adaptive re-use will result in minimal material intervention to commercial and residential character-defining structures, it will be encouraged. Alterations and additions to character-defining structures will be permitted provided they do not destroy or substantially alter significant architectural features of character-defining structure and if they are designed and constructed to be visually, materially, and stylistically compatible with the architectural character of the structure. This does not mean that alterations and additions to existing buildings must be built as replicas of historic styles but does mean that they must embody architectural characteristics that relate to Lunenburg's building types and fit within the context of neighbouring character-defining structures. Additions and alterations should not contrast sharply with extant buildings but be legible upon close inspection. Additions are always preferable to irreversibly altering large expanses of extant historic fabric. It is better to add onto than erase history.

Standalone construction, including new buildings, outbuildings, structures, fences, or signs within the district, must be physically and visually compatible with, subordinate to, and distinguishable from surrounding character-defining structures. Additions, alterations, and new construction should incorporate traditional materials, construction techniques and skills wherever possible. Architectural diversity is encouraged. No two developments should be identical.

Buildings components of character-defining structures should be maintained and repaired rather than replaced. Wood is a



resilient material, but it is not uncommon to need to replace elements from time to time. So long as a physical prototype exists, deteriorated elements should be replaced in-kind.

MARITIME CULTURE

An exceptional example of a culture based on, and an urban community designed for, marine activities

Approach:

While, as an embodiment of colonial Planning, Old Town Lunenburg is a designed cultural landscape, it is also an evolving cultural landscape. Old Town Lunenburg is home to an evolving maritime tradition, including a changing fishery. This maritime tradition is foundational to the district's integrity such that both historic and contemporary evidence of maritime culture are character-defining elements of the district. Features that express or support a past or continuing traditional practice require special attention because the Heritage Officer must balance allowing continued maritime activities and preserving maritime vernacular buildings that testify to Lunenburg's rich fishing and shipbuilding history.

Implementation:

Balance is achieved through a mixture of regulations pertaining to the Waterfront Area and maritime vernacular structures.

While a viable use better guarantees the long-term existence of a historic structure, every effort should be made to retain functions that are in themselves character-defining elements. As such, while adaptative re-use is not prohibited under the By-law, adaptive re-use will only be encouraged within the Waterfront Areas when it supports marine activity. While adhering to a minimal intervention approach, alteration to allow for continued marine use will be prioritized within the Waterfront Area. The Heritage Officer may also advise guideline leniency for preservation and rehabilitation proposals in the Waterfront Area that demonstrate their positive contribution to the continuation of traditional Lunenburg marine activities.

Features that support traditional practices should be maintained, repaired, and restored using recognized conservation methods. Where possible, conservation work should be undertaken using traditional techniques.



5 Equity and Inclusion

Policy 14: Council recognizes Old Town Lunenburg Heritage Conservation District's location on the unceded territory of the Mi'kmaq people.

Policy 15: It is Council's policy that commemoration is not synonymous with celebration and to explore, with partners, addressing the colonial basis of Old Town Lunenburg Heritage Conservation District's heritage recognition and history, including alternative histories.

Old Town Lunenburg Heritage Conservation District is internationally recognized as the best-preserved Planned colonial settlement in North America. Yet commemoration is not commensurate with celebration. Colonialism is a historical fact and a story that should be told. However, the Town of Lunenburg does not condone the subjugation of Indigenous nations. Council seeks to present subaltern histories as apart from and a part of the district's story.

Policy 16: Council supports making Old Town Lunenburg Heritage Conservation District inclusive and safe for peoples of all backgrounds, including for disabled persons and people with disabilities. Council will seek solutions and best practices for balancing inclusive design and the conservation of character-defining elements within the district.

Providing people of all ages, interests, and abilities with access to the district and its properties is a priority. Council supports solutions that provide the highest level of access with the lowest level of heritage impact. To determine the most appropriate solutions, accessibility and conservation specialists and users should be consulted early in the planning process. Accessibility and conservation specialists and users should work together towards creative solutions.

6 Sustainability

Policy 17: Council may consider, with partners, the development and maintenance of a monitoring Plan regarding the impacts of climate change on Old Town Lunenburg Heritage Conservation District.

Policy 18: It is Council's policy to encourage alternative energy-generating and green technologies within Old Town Lunenburg Heritage Conservation District in compliance with the Heritage Conservation District By-law.

Policy 19: It is Council's policy to, with partners, explore increasing the energy efficiency of both character-defining and supporting structures within the district in compliance with the Heritage Conservation District By-law.



Climate change's physical effects (for example, sea-level rise, temperature, and humidity levels, accelerated coastal and hillside erosion and more frequent and intense storm events) and mitigation measures meant to address climate change (for example, energy efficiency measures and green technology adoption) stand to erode the district's integrity. Climate change threatens each heritage character area and individual structures within the district. Strategies must be explored to address this threat, such as monitoring climate-related changes and pursuing creative mitigation solutions. However, these strategies must be adapted to conserve the district's unique heritage value, finding ways to comply with green objectives in ways that minimizes impact on character-defining elements. This may include developing additional policies surrounding window replacement and incorporating green technologies like solar panels, micro wind turbines, and smart windows in the district. Council will seek ways for residents to benefit from all climate change reduction and mitigation programmes while fulfilling its responsibility to conserve the district.

7 Community and Capacity Building

Conserving a heritage district requires more than brick-and-mortar interventions and regulations. It also requires preserving traditional knowledge and skills, maintaining understanding and support of the site's value and conservation, ensuring cultural vitality, and empowering Lunenburg residents to implement this Plan and By-law.

7.1 Protecting Traditional Skills

Policy 20: It is Council's policy to explore best practices around promoting and protecting skills and trades related to the maintenance and creation of Lunenburg vernacular architecture.

Traditional building systems and craft skills are essential to repairing and restoring vernacular structures. It is also paramount to continuing Lunenburg's vernacular architectural tradition through new developments. Thus, these skills should be retained, recorded, and passed on to new generations of artisans and builders through education and training.

7.2 Increasing Awareness

Policy 21: It is Council's policy to, with partners, effectively communicate Old Town Lunenburg Heritage Conservation District's value to residents and visitors.

The longevity of Old Town Lunenburg Heritage Conservation District requires ongoing understanding and support of the district's value and conservation. It is Council's policy to, with partners, promote and improve access to district interpretation wherever and whenever practicable, especially amongst underserved communities and younger generations. Council seeks to present subaltern histories as apart from and a part of the district's story (see Section 5 of this Plan).



7.3 Building Community Capacity

Policy 22: It is Council's policy to pursue, with partners, training for Council, staff, the Heritage Advisory Committee, and district residents on heritage conservation, especially knowledge and skills related to the successful implementation of this Plan and By-law.

UNESCO and ICOMOS have given clear direction to empower communities to guide heritage management. Empowerment is vital for conserving Old Town Lunenburg Heritage Conservation District, whose heritage value rests on local traditions, knowledge, skills, and culture. Council, with partners, will pursue training to bridge any knowledge gaps surrounding heritage management best practices so residents can lead the district's conservation in line with nationally and internationally agreed-upon standards. This training may include exploring education programmes and networks related to Old Town Lunenburg Heritage Conservation District's history, integrity, authenticity, heritage value, and character-defining elements.

8 Research and Documentation

8.1 Research

Policy 23: It is Council's policy to, with partners, conduct and compile research on all aspects of Old Town Lunenburg Heritage Conservation District's history to ensure the district's authenticity now and into the future.

Council seeks to encourage high-quality research on the district's history and management to ensure truthfulness and avoid falsifying history. In the past, the district's recognition and management, including identifying character-defining elements at different levels of government, has been based on cursory or spurious research. This lack of historical rigour is detrimental to the authenticity of the district. Research will adhere to professional standards, including triangulating data such as archival documents, period photographs, site surveys and oral histories.

Policy 24: It is Council's policy to, with partners, prepare Statements of Significance for character-defining properties within Old Town Lunenburg Heritage Conservation District to clarify the impact of different interventions and ensure the district's authenticity now and into the future.

Old Town Lunenburg's vernacular architecture is exceptionally diverse. While high-level guidance is essential, one cannot capture all the nuances of the district's architectural significance in a single overarching document. Furthermore, a fine-grained understanding of the district's building stock would help town staff implement a value-based approach from the macro to the micro level and gauge the impact of development proposals. Individual Statements of Significance for character-defining properties would thus add clarity and consistency to decision-making and, in turn, speed up the permitting process to enable the district to develop sensitively and thrive.



8.2 Documentation

Policy 25: It is Council's Policy to develop guidelines on documenting the history and evolution of Old Town Lunenburg Heritage Conservation District and amend the Heritage Conservation District By-law accordingly.

Vernacular architecture skills and knowledge are often transmitted informally from generation to generation. Vernacular architecture traditions, crafts, and buildings are often undocumented, so historic vernacular buildings are the best primary evidence to understand this history. As such, any physical work on a vernacular structure should be cautious and preceded by a thorough analysis of the building's form, construction, and decorative details. Council intends to develop documentation guidelines for Old Town Lunenburg Heritage Conservation District, capturing changes to the district moving forward towards maximizing the district's authenticity.

8.3 Heritage Registry

Policy 26: It is Council's policy to create a publicly accessible heritage registry containing information related to Old Town Lunenburg Heritage Conservation District.

To empower citizens to act as good stewards, the Town of Lunenburg will establish a publicly accessible municipal heritage registry overseen by the Town's Heritage Officer. The registry may include, amongst other things, documentation, historical research and this Plan and By-law. All documentation on the history and management of the district should be added to the register as it becomes available in compliance with copyright and privacy rights and regulations.

9 Incentives and Threat Mitigation

9.1 Ensure Community Vitality

Policy 27: It is Council's policy to, with partners, stimulate economic growth towards preserving Old Town Lunenburg's working waterfront and its evolving marine-related industries.

Old Town Lunenburg has a rich maritime history, especially that of its offshore fishery and shipbuilding prowess. Marine-related activities, particularly marine industries, are essential to Old Town Lunenburg Heritage Conservation District's heritage value and the Town of Lunenburg's identity and must be preserved.

9.2 Encourage Compatible New Construction



Policy 28: It is Council's policy to encourage new development that is sensitive in scale, design, placement and use to the physical and community fabric of Old Town Lunenburg Heritage District.

Policy 29: It is Council's policy to explore sensitive infill incentives to ensure vernacular design and construction continue in Old Town Lunenburg Heritage District.

Recognizing that the continuation of Lunenburg's vernacular architecture tradition is integral to its heritage value, Town Council wishes to support appropriate development in Old Town Lunenburg Heritage Conservation District. Much has been achieved to create a favourable environment for development through other instruments like the Comprehensive Community Plan, Municipal Planning Strategy and Land Use By-law. The By-law clarifies expectations surrounding acceptable new construction in Old Town Lunenburg Heritage Conservation District. Council will also explore mitigation measures against demolition by neglect and land speculation (see Section 9.5 of this Plan).

9.3 Incentivize Conservation

Policy 30: It is Council's policy to consider establishing financial support for residents conserving properties in the district.

Heritage conservation aims to ensure the future of historic places by preserving heritage value and character-defining elements. Unfortunately, using traditional materials and building techniques that typically result in greater longevity and less waste can mean high upfront costs. Contracting specialist designers, artisans and labourers, essential to maintaining Lunenburg's vernacular architectural tradition, can also require a significant initial investment in properties.

These upfront costs can place a financial strain on residents. As such, Council will explore incentive programmes and tailor them to the goal of this Plan and By-law and the tools available to the Town. Upfront costs, the amortization of expenses over time, the impact on the local economy, and the property tax increase will all be considered in determining appropriate terms for a potential incentive program.

9.4 Allow Alternate Building Code Compliance

Policy 31: It is Council's policy to apply Alternate Building Code Compliance Methods and Performance Based Equivalencies of the Nova Scotia Building Code Regulation within Lunenburg Old Town Heritage Conservation District, when required but not limited to universal accessibility, energy efficiency, and fire safety.

Building code requirements can create situations where compliance with the code conflicts with the requirements of this Plan and By-law. Alternate compliance methods and performance-based equivalencies to the Nova Scotia Building Code Regulations are encouraged when this conflict occurs.

9.5 Deter Non-Compliance and Other Threats

Policy 32: In the event of any contravention of the provisions of this Plan and By-law, the Town of Lunenburg may act under Section 25 of the *Heritage Property Act*.

Old Town Lunenburg Heritage Conservation District's current integrity is a testament to generations of Lunenburgers' tireless stewardship. Together, the Town and residents conserve the district on behalf of all Canadians and the global community. However, the Town must be prepared to address non-compliance and negative behaviour. Therefore, the Town may impose financial penalties on individuals or corporations who contravene or fail to comply with the Old Town Lunenburg Heritage Conservation District By-law through the courts pursuant to Section 25 of the *Heritage Property Act*.

Policy 33: It is Council's policy to explore ways to deter demolition by neglect and land speculation.

Beyond non-compliance, two additional threats plague Old Town Heritage Conservation District. The first is the potential for demolition by neglect, the holding of historic properties and allowing them to deteriorate, often not undertaking even minimal maintenance, in the hopes that a property's dilapidated condition will result in permission from Council to demolish or remove a historic structure. The second is land speculation, the purchasing of vacant land and leaving it undeveloped. Vacant lots in the district erode the Plan's integrity and stymie the continuation of Lunenburg's vernacular architecture tradition by preventing neo-vernacular developments. Council will explore conservation supports (see Section 9.3 of this Plan) and ways to incentive sensitive new development within the district (see Section 9.2 of this Plan) but will also explore deterrents to demolition by neglect and land speculation.

10 Implementation

10.1 Certificates of Appropriateness

Policy 34: It is Council's policy to require a Certificate of Appropriateness for new constructions and to alter the exterior of structures within the Heritage Conservation District. A list of items requiring a Certificate of Appropriateness will be included in the Heritage Conservation District By-law.

Policy 35: It is Council's policy to exempt select interventions, such as regular maintenance, from needing a Certificate of Appropriateness. A list of exempted interventions will be included in the Heritage Conservation District By-law.

Regular maintenance is essential to conserving the district. Maintenance does not require a Certificate of Appropriateness, so it is easier for owners to keep up their properties. Certificates of Appropriateness for significant interventions such as construction and alterations will be issued in accordance with the Heritage Conservation District By-law and this Plan's intent, standards, and conservation approach.



10.2 Heritage Officer

Policy 36: It is Council's policy to appoint a Heritage Officer who is responsible for the administration of this Plan and By-law and issuing Certificates of Appropriateness.

The Heritage Officer will pursue the policies of this Plan and issue Certificates of Appropriateness in accordance with the Heritage Conservation District By-law and this Plan's intent, standards, and conservation approach.

The Heritage Officer may place conditions on a Certificate of Appropriateness such as:

- Documentation requirements;
- The salvaging of specific architectural features, for example, mouldings, brackets, doors, and windows;
- Provisions to protect nearby character-defining structures from accidental damage; and
- When approving an application to demolish or remove a character-defining structure:
 - The timeframe for constructing a replacement structure;
 - The timeframe for removing rubble and wasted materials
 - Landscaping requirements; and
 - Requirements around screening unsightly aspects of the property.

The Heritage Officer must issue a decision on applications for a Certificate of Appropriateness within thirty (30) days of receiving a complete application in compliance with the By-law.

Policy 37: The Heritage Officer may, at their discretion, engage an independent technical advisor to comment on select proposals on a case-by-case basis.

Policy 38: The Heritage Officer may, at their discretion, refer any proposal requiring a Certificate of Appropriateness to the Heritage Advisory Committee for comment.

This Plan and By-law clarifies the Town's conservation approach, tailoring best practices to the district's unique circumstances. However, no one can foresee all the pressures the district may face and what issues and decisions may arise. Therefore, the Heritage Officer can refer proposals to external technical advisors and the Heritage Advisory Committee for guidance. This should only happen in exceptional circumstances.

While the Heritage Officer may refer any application received under the Old Town Lunenburg Heritage Conservation District By-law to an independent expert or the Heritage Advisory Committee, the Heritage Officer is directed by Council to pay extra consideration to:

- Applications to substantially alter a character-defining structure, including but not limited to additions greater than 25% of the existing building's footprint;
- Applications to construct new public or commercial buildings; and

- Proposals where heritage values or the treatment of character-defining elements appear to be in conflict, such as continued use versus the preservation of historic fabric.

10.3 Heritage Advisory Committee and Public Hearings

Policy 39: Council shall establish a Heritage Advisory Committee under the Nova Scotia *Heritage Property Act* (1989), in keeping with the Town's Heritage Property By-law, to review changes to this Plan and By-law and applications to demolish or remove character-defining structures or any other application referred to them by the Heritage Officer.

Council wishes to focus the Heritage Advisory Committee's efforts on heritage-related policy issues. It also wants to ensure community involvement in heritage decision-making in alignment with UNESCO's strategic priorities while lessening the administrative burden on the Town and property owners. As such, a new, streamlined review process has been developed. Applications to demolish or remove character-defining structures must be referred to the Heritage Advisory Committee and Council per the *Heritage Property Act*. The Heritage Officer will review applications to alter property within Old Town Lunenburg Heritage Conservation District and determine if they need to be referred to the Heritage Advisory Committee for review.

Council may place conditions on a Certificate of Appropriateness such as:

- Documentation requirements;
- The salvaging of specific architectural features, for example, mouldings, brackets, doors, and windows;
- Provisions to protect nearby character-defining structures from accidental damage; and
- When approving an application to demolish or remove a character-defining structure:
 - The timeframe for constructing a replacement structure;
 - The timeframe for removing rubble and wasted materials
 - Landscaping requirements; and
 - Requirements around screening unsightly aspects of the property.

Policy 40: Applications to demolish or remove a character-defining structure must be referred to the Heritage Advisory Committee, public hearing, and Council.

The Heritage Advisory Committee will not recommend, and Council will not approve, an application to remove or demolish a character-defining structure unless there is irreversible structural damage or deterioration to the building or structures. Council and the Heritage Advisory Committee may consider the following when evaluating applications:

- The application to demolish and remove and the design of any replacement structure;
- The impact of the proposal on the heritage values and character-defining elements of Old Town Lunenburg Heritage Conservation District;
- The advice of the Heritage Officer; and
- The advice of any external advisor, as applicable.



Council should also consider the Public Hearing comments.

Note that poor physical condition alone will not be considered a sufficient reason to approve applications for demolition or removal unless the applicant can prove irreversible structural damage or deterioration. This threshold is clarified in the By-law.

Council, when a public hearing is required, may place conditions on a Certificate of Appropriateness such as:

- Documentation requirements;
- The salvaging of specific architectural features, for example, mouldings, brackets, doors, and windows; and
- When approving an application to demolish or remove a character-defining or supporting structure:
 - The timeframe for constructing a replacement building, if any;
 - The timeframe for removing rubble and wasted materials;
 - Landscaping requirements; and
 - Requirements around screening unsightly aspects of the property.

Policy 41: When a public hearing is required, every effort will be made so the Heritage Advisory Committee will review the development within thirty (30) days of receipt of the complete application by the Heritage Officer. Every effort will be made such that Council considers the development within thirty (30) days of the Heritage Advisory Committee rendering their recommendation. The Heritage Officer may issue or deny a Certificate of Appropriateness within thirty (30) days per Council's decision.

While supporting a participatory planning process, Council does not want to hold up development unnecessarily. Therefore, Council directs Town staff to receive independent advice and Heritage Advisory Committee advice and undertake public hearings in a timely manner, except when performance of these duties is prevented by catastrophic events that are beyond the Town's control. This includes but is not limited to acts of God, accident, riots, war, terrorist act, epidemic, pandemic, quarantine, civil commotion, breakdown of communication facilities, breakdown of web host, breakdown of internet service provider, national strikes, fire, explosion, or generalized lack of availability of raw materials or energy.

11 Alignment with other By-laws and Plans

11.1 Comprehensive Community Plan

Policy 42: It is Council's policy to align this Plan and By-law with the Town of Lunenburg's *Comprehensive Community Plan* such that this Plan and By-law supports the Town's broader strategic objectives.



The Town of Lunenburg Comprehensive Community Plan sets the Town's long-range goals. The Comprehensive Community Plan identifies and encourages heritage conservation. The Old Town Lunenburg Heritage Conservation District Plan and By-law is a direct result of Council's adoption of the Comprehensive Community Plan and Council's appreciation of heritage's importance in the Town of Lunenburg.

11.2 Land Use By-law

Policy 43: It is Council's policy to align this Plan and By-law with the Town of Lunenburg's Land Use By-law to ensure the conservation of Old Town Lunenburg Heritage Conservation District.

The Old Town Lunenburg Heritage Conservation District Plan and By-law work harmoniously with the Town's Municipal Planning Strategy and Land Use By-law. This Plan's primary goal is to conserve the heritage values of Old Town Lunenburg Heritage Conservation District. However, the Nova Scotia *Heritage Property Act* does not empower Town Council to adequately protect all the district's heritage values, particularly property use and the need for cultural and economic vitality. Aligning this Plan and By-law with Lunenburg's Land Use By-law ensures the protection of these essential heritage values and elements and negates potential conflict between the two By-laws.

11.3 Other Heritage Designations, Recognition, and Inscriptions

Policy 44: It is Council's policy to continue to apply the provisions of the *Heritage Property Act* to municipal heritage properties within Old Town Lunenburg Heritage Conservation District, as well as those located outside the district.

Old Town Lunenburg Heritage Conservation District is recognized through seventy-four designations. This multi-layered environment includes:

- Old Town Lunenburg Heritage Conservation District registered by the Town of Lunenburg under the Nova Scotia *Heritage Property Act* (1989) and amendments thereto;
- Sixty-one Municipal Heritage Properties registered by the Town of Lunenburg under the Nova Scotia *Heritage Property Act*;
- Seven Provincial Heritage Properties registered by the Province of Nova Scotia under the Nova Scotia *Heritage Property Act*;
- Four National Heritage Sites recognized by the Government of Canada under the *Heritage Sites and Monuments Act* (1984); and
- One World Heritage Site inscribed on the World Heritage list by the United Nations Educational, Scientific and Cultural Organization under the World Heritage Convention (1976).

The Town of Lunenburg has authority over the Old Town Lunenburg Historic District National Historic Site of Canada. The Statement of Significance (see Section 3.1 of this Plan) was developed to ensure the commemorative integrity of Old Town Lunenburg Historic District National Historic Site of Canada while ensuring the district's authenticity. National Historic Sites other than the Old Town Lunenburg Historic District National Historic Site of Canada – Knaut-Rhuland House, Lunenburg Academy, and St. John's Anglican - are protected through Provincial Heritage Property designations. Statements for Significance guide changes to ecclesiastic, civic, and locally significant character-defining structures (Appendix F).



11.4 Archaeological Resources

Policy 45: It is Council's policy to provide for the protection of archaeological heritage within Old Town Lunenburg Heritage Conservation District.

Council recognizes that Old Town Lunenburg Heritage Conservation District may have archaeological values related to the heritage values for which it is designated and the histories of earlier inhabitants. The Town of Lunenburg will comply with the Nova Scotia *Special Places Protection Act* (1989) if it should be applied to properties within the district.

12 Amending This Plan

Policy 46: Council may amend this Plan and Heritage Conservation District By-law upon considering advice on the proposed changes from the Town of Lunenburg's Heritage Advisory Committee.



Appendix A: The World Heritage Convention Strategic Priorities

The “Five Cs”

Strategic Objectives

**Credibility:**

Strengthen the Credibility of the World Heritage List, as a representative and geographically balanced testimony of cultural and natural properties of outstanding universal value.

**Conservation:**

Ensure the effective Conservation of World Heritage properties.

**Capacity-Building:**

Promote the development of effective Capacity-building measures, including assistance for preparing the nomination of properties to the World Heritage List, for the understanding and implementation of the World Heritage Convention and related instruments.

**Communication:**

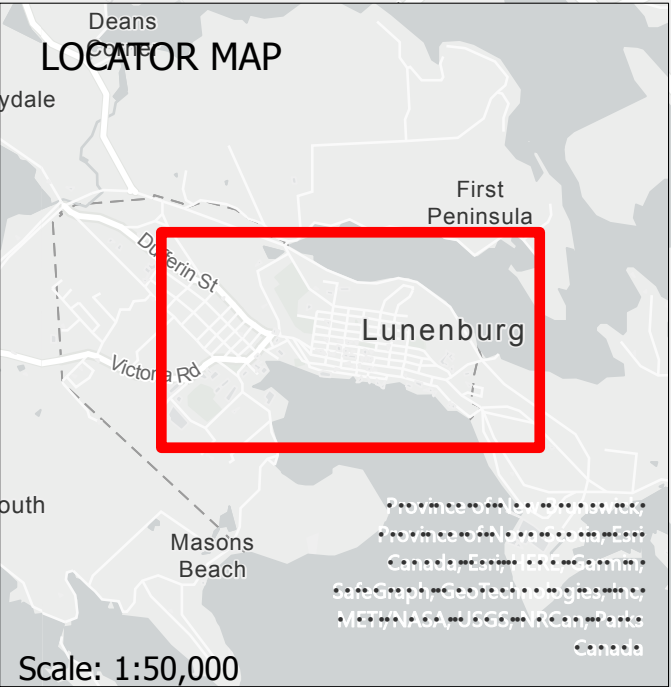
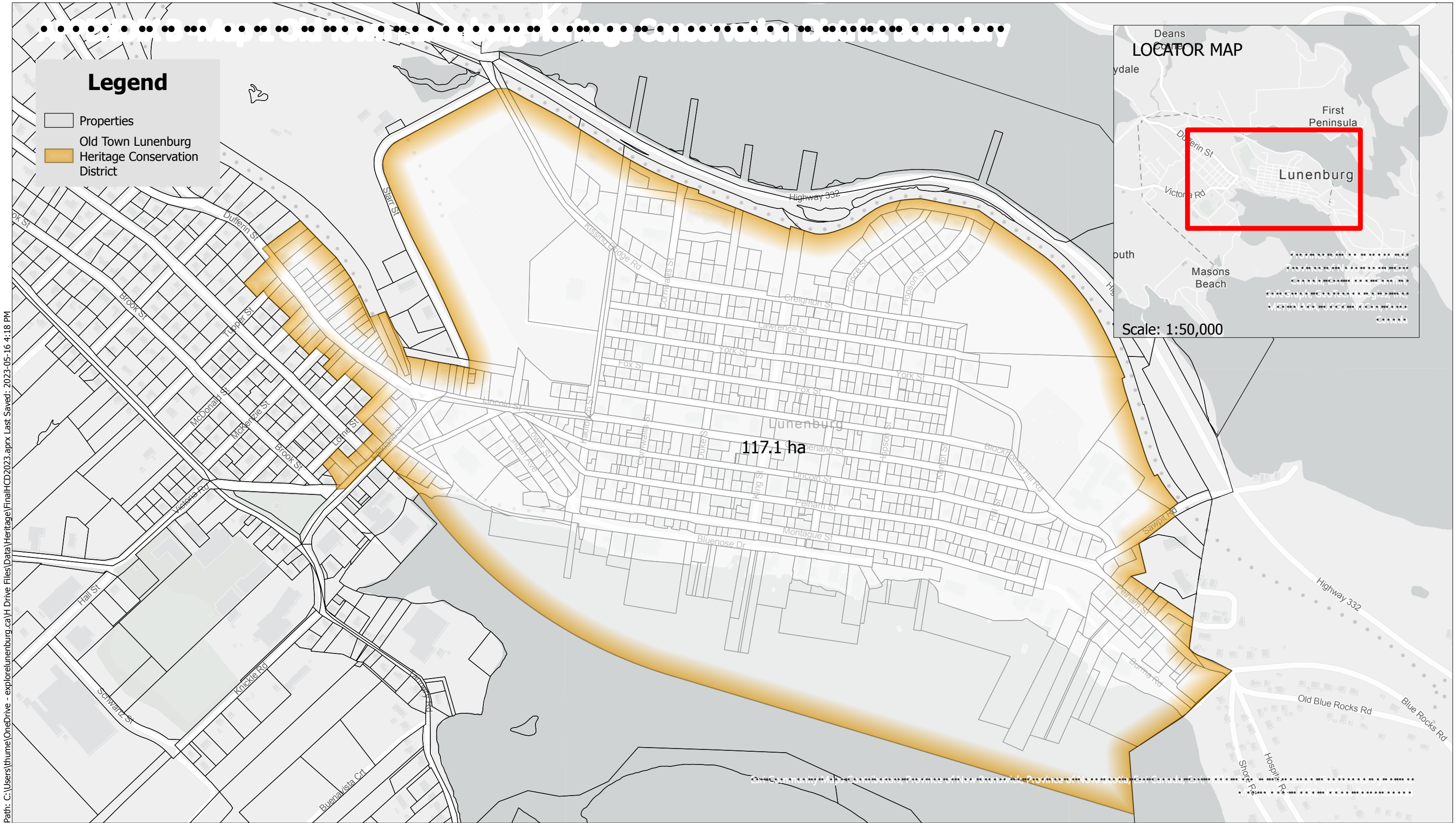
Increase public awareness, involvement, and support for World Heritage through communication.

**Communities:**

Enhance the role of communities in the implementation of the World Heritage Convention.

UNESCO World Heritage Centre 1992-2023
Retrieved March 27, 2023 <https://whc.unesco.org/en/convention/>

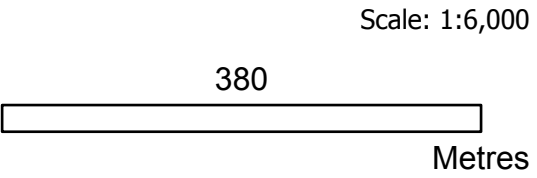
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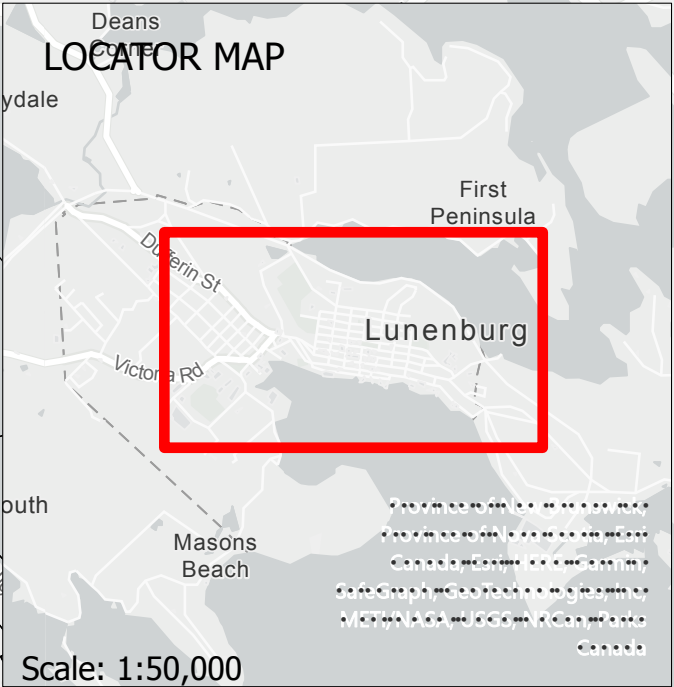
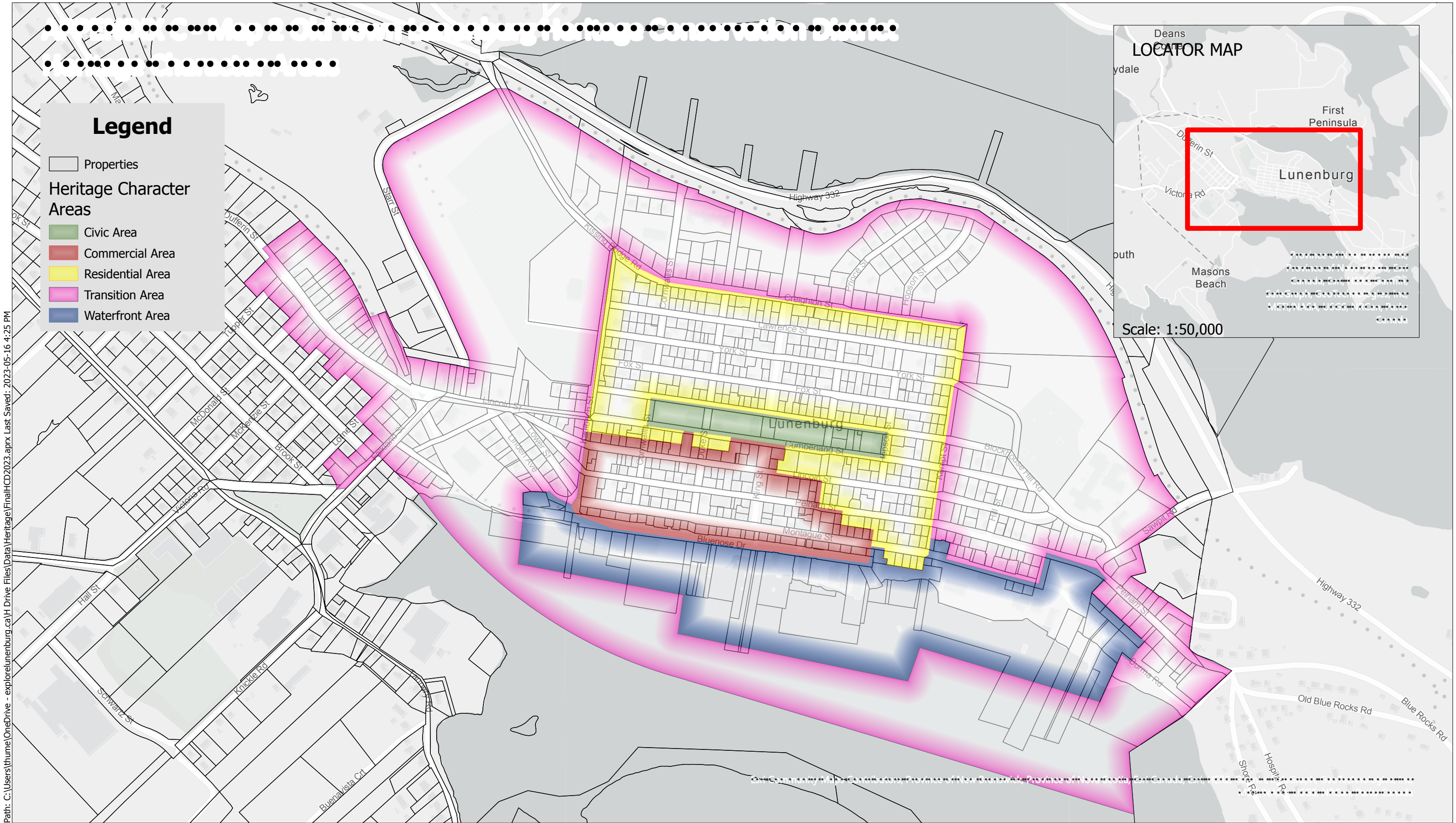
Maps are for graphical purposes only.
They do not represent a legal survey.
While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, The Town of Lunenburg cannot assume liability for any damages caused by any errors or omissions in the data. Users of our maps and other analysis products are solely responsible for interpretations made from these products.

TOWN OF LUNENBURG
Heritage Conservation District - Map 1

GN



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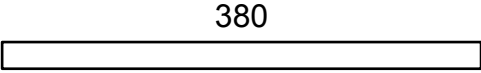


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TOWN OF LUNENBURG Heritage Conservation District - Map 2

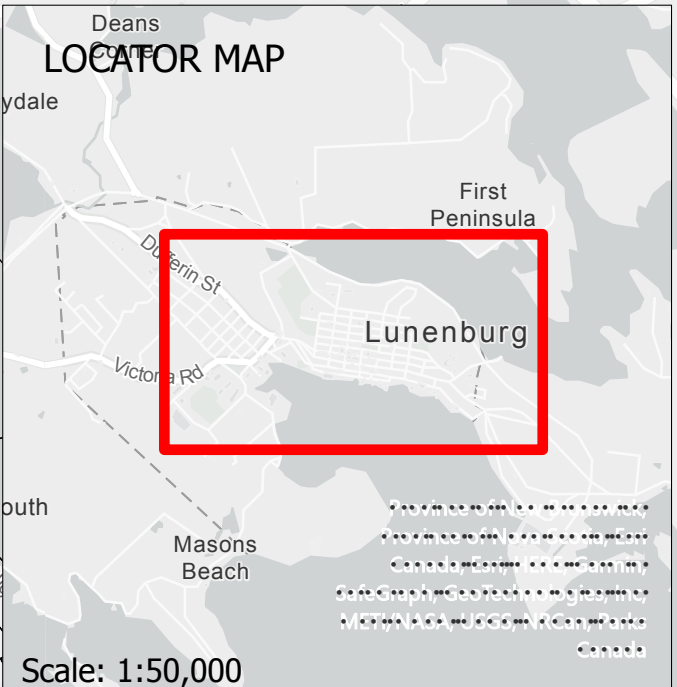
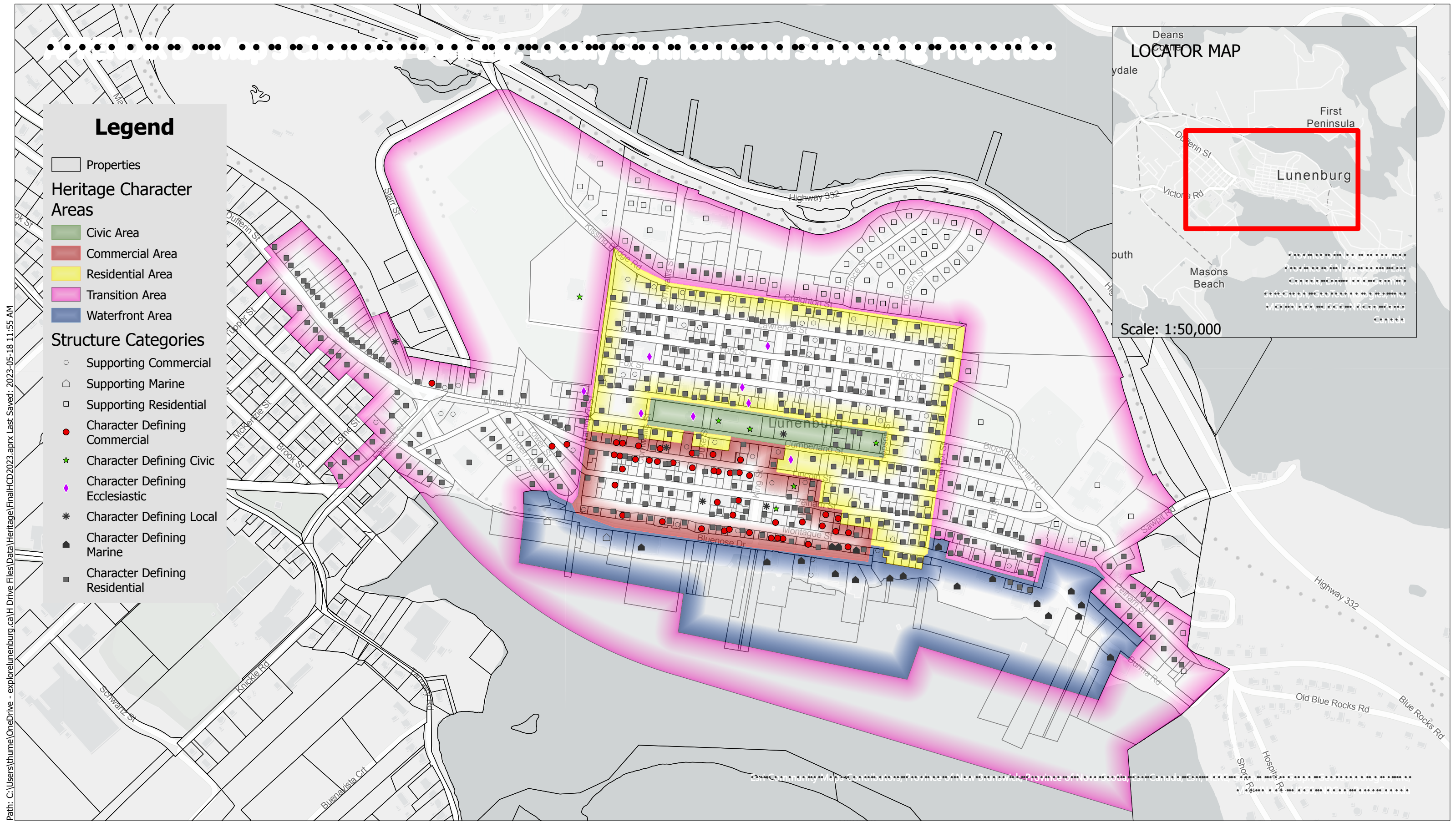
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Scale: 1:6,000



Metres

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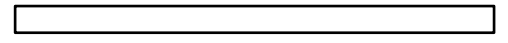
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TOWN OF LUNENBURG Heritage Conservation District - Map 3

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Scale: 1:6,000

380



Metres

Appendix E: List of Character-Defining, Locally Significant and Supporting Structures

Unless otherwise specified, the structure type listed for each address applies to the main building at each address. Outbuildings (accessory buildings) are Supporting Structures.

Civic Address			PID	Structure Type
6	Archibald	Street	60055597	Residential Character-Defining Structure
7	Blockhouse Hill	Road	60060159	Supporting Structure
18-20	Blockhouse Hill	Road	60700408	Supporting Structure
24	Blockhouse Hill	Road	60670171	Residential Character-Defining Structure
25	Blockhouse Hill	Road	60056850	Supporting Structure
28	Blockhouse Hill	Road	60062361	Residential Character-Defining Structure
30	Blockhouse Hill	Road	60062379	Residential Character-Defining Structure
37	Blockhouse Hill	Road	60056843	Supporting Structure
321	Blue Rocks	Road	60063625	Supporting Structure
322	Blue Rocks	Road	60063575	Residential Character-Defining Structure
326	Blue Rocks	Road	60063583	Residential Character-Defining Structure
332	Blue Rocks	Road	60063591	Residential Character-Defining Structure
334	Blue Rocks	Road	60063609	Supporting Structure
0	Bluenose	Drive	60063310	Marine-Industrial Character-Defining Structure
0	Bluenose	Drive	60063310	Marine-Industrial Character-Defining Structure
32	Bluenose	Drive	60386141	Marine-Industrial Character-Defining Structure
39	Bluenose	Drive	60063013	Supporting Structure
52	Bluenose	Drive	60062999	Marine-Industrial Character-Defining Structure
68	Bluenose	Drive	60063120	Marine-Industrial Character-Defining Structure
121	Bluenose	Drive	60063195	Commercial Character-Defining Structure
128	Bluenose	Drive	60063237	Marine-Industrial Character-Defining Structure
146	Bluenose	Drive	60386547	Marine-Industrial Character-Defining Structure
150	Bluenose	Drive	60489929	Supporting Structure
152	Bluenose	Drive	60489929	Supporting Structure
160	Bluenose	Drive	60489929	Marine-Industrial Character-Defining Structure
161	Bluenose	Drive	60635430	Marine-Industrial Character-Defining Structure
161	Bluenose	Drive	60635430	Marine-Industrial Character-Defining Structure
174	Bluenose	Drive	60063286	Marine-Industrial Character-Defining Structure
4	Burma	Road	60063427	Marine-Industrial Character-Defining Structure
14	Burma	Road	60063427	Marine-Industrial Character-Defining Structure
15	Burma	Road	60063427	Marine-Industrial Character-Defining Structure
23	Burma	Road	60063427	Marine-Industrial Character-Defining Structure
28	Burma	Road	60385820	Marine-Industrial Character-Defining Structure



52	Burma	Road	60063492	Marine-Industrial Character-Defining Structure
21	Cornwallis	Street	60061256	Commercial Character-Defining Structure
30	Cornwallis	Street	60062072	Residential Character-Defining Structure
31	Cornwallis	Street	60060852	Residential Character-Defining Structure
33	Cornwallis	Street	60060845	Residential Character-Defining Structure
49	Cornwallis	Street	60059912	Residential Character-Defining Structure
60	Cornwallis	Street	60059920	Residential Character-Defining Structure
72	Cornwallis	Street	60059367	Residential Character-Defining Structure
74	Cornwallis	Street	60058880	Residential Character-Defining Structure
83	Cornwallis	Street	60058864	Residential Character-Defining Structure
84	Cornwallis	Street	60058898	Residential Character-Defining Structure
86	Cornwallis	Street	60058401	Residential Character-Defining Structure
94	Cornwallis	Street	60058419	Residential Character-Defining Structure
95	Cornwallis	Street	60058393	Residential Character-Defining Structure
105	Cornwallis	Street	60057734	Residential Character-Defining Structure
119	Cornwallis	Street	60057726	Supporting Structure
124	Cornwallis	Street	60658879	Supporting Structure
71	Creighton	Street	60057502	Residential Character-Defining Structure
76	Creighton	Street	60058427	Supporting Structure
77	Creighton	Street	60057478	Residential Character-Defining Structure
80	Creighton	Street	60058435	Residential Character-Defining Structure
84	Creighton	Street	60058443	Residential Character-Defining Structure
85	Creighton	Street	60057452	Residential Character-Defining Structure
91	Creighton	Street	60057445	Residential Character-Defining Structure
94	Creighton	Street	60058450	Residential Character-Defining Structure
97	Creighton	Street	60057437	Residential Character-Defining Structure
102	Creighton	Street	60632734	Residential Character-Defining Structure
105	Creighton	Street	60057429	Residential Character-Defining Structure
113	Creighton	Street	60057411	Residential Character-Defining Structure
114	Creighton	Street	60058484	Residential Character-Defining Structure
121	Creighton	Street	60057403	Residential Character-Defining Structure
129	Creighton	Street	60057361	Residential Character-Defining Structure
134	Creighton	Street	60058518	Residential Character-Defining Structure
138	Creighton	Street	60058526	Residential Character-Defining Structure
146	Creighton	Street	60058534	Residential Character-Defining Structure
147	Creighton	Street	60057353	Residential Character-Defining Structure
149	Creighton	Street	60057346	Residential Character-Defining Structure
153	Creighton	Street	60057338	Residential Character-Defining Structure
169	Creighton	Street	60057320	Residential Character-Defining Structure
177	Creighton	Street	60057312	Residential Character-Defining Structure
183	Creighton	Street	60057304	Residential Character-Defining Structure



0	Cumberland	Street	60060746	Locally Significant Structure
40	Cumberland	Street	60060803	Residential Character-Defining Structure
58	Cumberland	Street	60665668	Residential Character-Defining Structure
70	Cumberland	Street	60060860	Residential Character-Defining Structure
76	Cumberland	Street	60708641	Residential Character-Defining Structure
116	Cumberland	Street	60060894	Residential Character-Defining Structure
150	Cumberland	Street	60060936	Residential Character-Defining Structure
156	Cumberland	Street	60062189	Residential Character-Defining Structure
161	Cumberland	Street	60060712	Residential Character-Defining Structure
161	Cumberland	Street	60060712	Residential Character-Defining Structure
170	Cumberland	Street	60060951	Residential Character-Defining Structure
177	Cumberland	Street	60528155	Civic Character-Defining Structure
186	Cumberland	Street	60061009	Residential Character-Defining Structure
190	Cumberland	Street	60061017	Residential Character-Defining Structure
195	Cumberland	Street	60060654	Supporting Structure
196	Cumberland	Street	60061025	Residential Character-Defining Structure
201	Cumberland	Street	60060647	Residential Character-Defining Structure
202	Cumberland	Street	60061033	Residential Character-Defining Structure
205	Cumberland	Street	60060639	Residential Character-Defining Structure
206	Cumberland	Street	60061041	Residential Character-Defining Structure
211	Cumberland	Street	60060621	Residential Character-Defining Structure
217	Cumberland	Street	60060613	Residential Character-Defining Structure
225	Cumberland	Street	60060605	Residential Character-Defining Structure
229	Cumberland	Street	60060597	Residential Character-Defining Structure
235	Cumberland	Street	60060589	Residential Character-Defining Structure
4	Dufferin	Street	60604170	Commercial Character-Defining Structure
10	Dufferin	Street	60057932	Residential Character-Defining Structure
18	Dufferin	Street	60055951	Locally Significant Structure
26	Dufferin	Street	60501210	Residential Character-Defining Structure
30	Dufferin	Street	60055977	Residential Character-Defining Structure
36	Dufferin	Street	60055985	Residential Character-Defining Structure
38	Dufferin	Street	60055993	Residential Character-Defining Structure
42	Dufferin	Street	60056009	Residential Character-Defining Structure
46	Dufferin	Street	60056017	Residential Character-Defining Structure
47	Dufferin	Street	60055589	Residential Character-Defining Structure
48	Dufferin	Street	60056025	Residential Character-Defining Structure
51	Dufferin	Street	60055571	Residential Character-Defining Structure
52	Dufferin	Street	60056033	Residential Character-Defining Structure
56	Dufferin	Street	60056058	Residential Character-Defining Structure
59	Dufferin	Street	60055522	Residential Character-Defining Structure
60	Dufferin	Street	60056066	Residential Character-Defining Structure



61	Dufferin	Street	60055514	Residential Character-Defining Structure
64	Dufferin	Street	60056074	Residential Character-Defining Structure
67	Dufferin	Street	60055506	Residential Character-Defining Structure
70	Dufferin	Street	60056082	Residential Character-Defining Structure
72	Dufferin	Street	60056090	Residential Character-Defining Structure
75	Dufferin	Street	60055472	Residential Character-Defining Structure
76	Dufferin	Street	60056124	Residential Character-Defining Structure
80	Dufferin	Street	60056132	Residential Character-Defining Structure
82	Dufferin	Street	60056140	Residential Character-Defining Structure
83	Dufferin	Street	60055464	Residential Character-Defining Structure
88	Dufferin	Street	60056157	Residential Character-Defining Structure
90	Dufferin	Street	60056173	Residential Character-Defining Structure
95	Dufferin	Street	60642758	Residential Character-Defining Structure
96	Dufferin	Street	60056199	Residential Character-Defining Structure
102	Dufferin	Street	60056207	Residential Character-Defining Structure
34	Duke	Street	60060886	Supporting Structure
35	Duke	Street	60060878	Residential Character-Defining Structure
59	Duke	Street	60059946	Residential Character-Defining Structure
60	Duke	Street	60059953	Residential Character-Defining Structure
62	Duke	Street	60059433	Residential Character-Defining Structure
63	Duke	Street	60059425	Residential Character-Defining Structure
71	Duke	Street	60644374	Residential Character-Defining Structure
77	Duke	Street	60059250	Residential Character-Defining Structure
81	Duke	Street	60599115	Residential Character-Defining Structure
82	Duke	Street	60058963	Residential Character-Defining Structure
86	Duke	Street	60058468	Residential Character-Defining Structure
96	Duke	Street	60058476	Supporting Structure
1	Falkland	Street	60057957	Supporting Structure
10	Falkland	Street	60055688	Residential Character-Defining Structure
15	Falkland	Street	60055910	Residential Character-Defining Structure
18	Falkland	Street	60712387	Residential Character-Defining Structure
21	Falkland	Street	60055902	Residential Character-Defining Structure
26	Falkland	Street	60055704	Supporting Structure
26	Falkland	Street	60055704	Residential Character-Defining Structure
29	Falkland	Street	60055829	Residential Character-Defining Structure
32	Falkland	Street	60055712	Residential Character-Defining Structure
38	Falkland	Street	60055720	Residential Character-Defining Structure
42	Falkland	Street	60589751	Residential Character-Defining Structure
50	Falkland	Street	60055746	Residential Character-Defining Structure
0	Fox	Street	60059789	Residential Character-Defining Structure
0	Fox	Street	60059896	Supporting Structure



41	Fox	Street	60059854	Residential Character-Defining Structure
46	Fox	Street	60059870	Residential Character-Defining Structure
47	Fox	Street	60059847	Residential Character-Defining Structure
51	Fox	Street	60059839	Residential Character-Defining Structure
52	Fox	Street	60059888	Supporting Structure
65	Fox	Street	60059821	Ecclesiastic Character-Defining Structure
66	Fox	Street	60059904	Residential Character-Defining Structure
69	Fox	Street	60602463	Residential Character-Defining Structure
77	Fox	Street	60602471	Residential Character-Defining Structure
78	Fox	Street	60059938	Residential Character-Defining Structure
101	Fox	Street	60059771	Residential Character-Defining Structure
104	Fox	Street	60059979	Residential Character-Defining Structure
105	Fox	Street	60059763	Residential Character-Defining Structure
113	Fox	Street	60059755	Residential Character-Defining Structure
114	Fox	Street	60673357	Ecclesiastic Character-Defining Structure
121	Fox	Street	60059748	Residential Character-Defining Structure
122	Fox	Street	60673316	Residential Character-Defining Structure
126	Fox	Street	60060027	Residential Character-Defining Structure
133	Fox	Street	60059730	Residential Character-Defining Structure
137	Fox	Street	60059722	Residential Character-Defining Structure
149	Fox	Street	60059714	Residential Character-Defining Structure
151	Fox	Street	60059706	Residential Character-Defining Structure
157	Fox	Street	60059698	Residential Character-Defining Structure
159	Fox	Street	60059680	Residential Character-Defining Structure
160	Fox	Street	60060050	Residential Character-Defining Structure
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167	Fox	Street	60059656	Residential Character-Defining Structure
170	Fox	Street	60060068	Supporting Structure
177	Fox	Street	60059649	Residential Character-Defining Structure
178	Fox	Street	60060076	Residential Character-Defining Structure
179	Fox	Street	60059631	Residential Character-Defining Structure
186	Fox	Street	60060100	Residential Character-Defining Structure
187	Fox	Street	60059623	Supporting Structure
193	Fox	Street	60059615	Residential Character-Defining Structure
196	Fox	Street	60060118	Supporting Structure
197	Fox	Street	60059607	Residential Character-Defining Structure
201	Fox	Street	60059599	Residential Character-Defining Structure
204	Fox	Street	60060126	Residential Character-Defining Structure
205	Fox	Street	60059581	Residential Character-Defining Structure
206	Fox	Street	60060134	Residential Character-Defining Structure
24	Hopson	Street	60061561	Residential Character-Defining Structure



25	Hopson	Street	60060977	Residential Character-Defining Structure
26	Hopson	Street	60060985	Residential Character-Defining Structure
35	Hopson	Street	60060969	Residential Character-Defining Structure
36	Hopson	Street	60060993	Residential Character-Defining Structure
40	Hopson	Street	60060548	Residential Character-Defining Structure
46	Hopson	Street	60060555	Residential Character-Defining Structure
51	Hopson	Street	60060084	Supporting Structure
58	Hopson	Street	60060092	Residential Character-Defining Structure
71	Hopson	Street	60059540	Residential Character-Defining Structure
87	Hopson	Street	60058609	Residential Character-Defining Structure
94	Hopson	Street	60056975	Residential Character-Defining Structure
95	Hopson	Street	60058591	Residential Character-Defining Structure
101	Hopson	Street	60057296	Supporting Structure
107	Hopson	Street	60057288	Supporting Structure
112	Hopson	Street	60057031	Supporting Structure
113	Hopson	Street	60057270	Supporting Structure
118	Hopson	Street	60057049	Supporting Structure
119	Hopson	Street	60057262	Supporting Structure
123	Hopson	Street	60057254	Supporting Structure
124	Hopson	Street	60057056	Supporting Structure
126	Hopson	Street	60057064	Supporting Structure
134	Hopson	Street	60057072	Supporting Structure
135	Hopson	Street	60057247	Supporting Structure
146	Hopson	Street	60057080	Supporting Structure
35	Kaulbach	Street	60060795	Residential Character-Defining Structure
40	Kaulbach	Street	60060456	Residential Character-Defining Structure
41	Kaulbach	Street	60060449	Residential Character-Defining Structure
45	Kaulbach	Street	60060431	Residential Character-Defining Structure
47	Kaulbach	Street	60060423	Ecclesiastic Character-Defining Structure
49	Kaulbach	Street	60060415	Residential Character-Defining Structure
52	Kaulbach	Street	60059862	Residential Character-Defining Structure
72	Kaulbach	Street	60059342	Residential Character-Defining Structure
101	Kaulbach	Street	60058831	Civic Character-Defining Structure
2	Kempt	Street	60062700	Marine-Industrial Character-Defining Structure
82	Kempt	Street	60056884	Residential Character-Defining Structure
3	King	Street	60062890	Residential Character-Defining Structure
4	King	Street	60062841	Supporting Structure
6	King	Street	60062858	Residential Character-Defining Structure
7	King	Street	60667441	Residential Character-Defining Structure
8	King	Street	60062866	Locally Significant Structure
11	King	Street	60062874	Residential Character-Defining Structure



13	King	Street	60061488	Residential Character-Defining Structure
16	King	Street	60061496	Supporting Structure
28	King	Street	60060902	Residential Character-Defining Structure
36	King	Street	60060910	Supporting Structure
54	King	Street	60060019	Residential Character-Defining Structure
64	King	Street	60059474	Residential Character-Defining Structure
70	King	Street	60682614	Residential Character-Defining Structure
71	King	Street	60059466	Residential Character-Defining Structure
74	King	Street	60059011	Residential Character-Defining Structure
82	King	Street	60059029	Residential Character-Defining Structure
94	King	Street	60058500	Residential Character-Defining Structure
3	Kinley	Drive	60057718	Supporting Structure
15	Kinley	Drive	60057692	Supporting Structure
20	Kinley	Drive	60057676	Supporting Structure
21	Kinley	Drive	60057684	Supporting Structure
42	Kinley	Drive	60591997	Supporting Structure
5	Kissing Bridge	Road	60058385	Supporting Structure
7	Kissing Bridge	Road	60058377	Residential Character-Defining Structure
10	Kissing Bridge	Road	60057742	Residential Character-Defining Structure
15	Kissing Bridge	Road	60058369	Supporting Structure
18	Kissing Bridge	Road	60057759	Residential Character-Defining Structure
24	Kissing Bridge	Road	60057767	Residential Character-Defining Structure
38	Kissing Bridge	Road	60592003	Supporting Structure
48	Kissing Bridge	Road	60669470	Supporting Structure
54	Kissing Bridge	Road	60669462	Supporting Structure
39	Lawrence	Street	60058823	Residential Character-Defining Structure
45	Lawrence	Street	60058815	Residential Character-Defining Structure
50	Lawrence	Street	60639523	Residential Character-Defining Structure
55	Lawrence	Street	60713583	Residential Character-Defining Structure
58	Lawrence	Street	60058849	Residential Character-Defining Structure
62	Lawrence	Street	60058856	Residential Character-Defining Structure
65	Lawrence	Street	60058799	Residential Character-Defining Structure
71	Lawrence	Street	60058781	Supporting Structure
77	Lawrence	Street	60058773	Residential Character-Defining Structure
78	Lawrence	Street	60058906	Supporting Structure
81	Lawrence	Street	60058765	Residential Character-Defining Structure
82	Lawrence	Street	60058914	Residential Character-Defining Structure
86	Lawrence	Street	60058922	Supporting Structure
87	Lawrence	Street	60058757	Residential Character-Defining Structure
93	Lawrence	Street	60058740	Residential Character-Defining Structure
105	Lawrence	Street	60058724	Residential Character-Defining Structure



110	Lawrence	Street	60058971	Residential Character-Defining Structure
111	Lawrence	Street	60058716	Residential Character-Defining Structure
113	Lawrence	Street	60058708	Residential Character-Defining Structure
117	Lawrence	Street	60058690	Residential Character-Defining Structure
118	Lawrence	Street	60058997	Residential Character-Defining Structure
119	Lawrence	Street	60058682	Residential Character-Defining Structure
125	Lawrence	Street	60058674	Residential Character-Defining Structure
129	Lawrence	Street	60058666	Supporting Structure
134	Lawrence	Street	60059037	Residential Character-Defining Structure
135	Lawrence	Street	60058658	Supporting Structure
138	Lawrence	Street	60059045	Supporting Structure
144	Lawrence	Street	60059052	Residential Character-Defining Structure
148	Lawrence	Street	60059060	Residential Character-Defining Structure
149	Lawrence	Street	60058641	Residential Character-Defining Structure
154	Lawrence	Street	60059086	Supporting Structure
159	Lawrence	Street	60058625	Residential Character-Defining Structure
162	Lawrence	Street	60675097	Supporting Structure
163	Lawrence	Street	60058617	Supporting Structure
181	Lawrence	Street	60056967	Residential Character-Defining Structure
188	Lawrence	Street	60059094	Residential Character-Defining Structure
189	Lawrence	Street	60056959	Residential Character-Defining Structure
195	Lawrence	Street	60056942	Residential Character-Defining Structure
196	Lawrence	Street	60059102	Supporting Structure
199	Lawrence	Street	60056934	Residential Character-Defining Structure
201	Lawrence	Street	60056926	Supporting Structure
204	Lawrence	Street	60059110	Residential Character-Defining Structure
205	Lawrence	Street	60056918	Residential Character-Defining Structure
206	Lawrence	Street	60059128	Residential Character-Defining Structure
1	Lincoln	Street	60057890	Residential Character-Defining Structure
7	Lincoln	Street	60057890	Supporting Structure
11	Lincoln	Street	60057882	Residential Character-Defining Structure
15	Lincoln	Street	60057874	Supporting Structure
26	Lincoln	Street	60057965	Supporting Structure
43	Lincoln	Street	60058302	Residential Character-Defining Structure
55	Lincoln	Street	60058294	Residential Character-Defining Structure
61	Lincoln	Street	60058286	Residential Character-Defining Structure
87	Lincoln	Street	60061975	Residential Character-Defining Structure
97	Lincoln	Street	60061983	Residential Character-Defining Structure
103	Lincoln	Street	60061991	Residential Character-Defining Structure
109	Lincoln	Street	60062007	Residential Character-Defining Structure
118	Lincoln	Street	60061280	Commercial Character-Defining Structure



129	Lincoln	Street	60062023	Residential Character-Defining Structure
130	Lincoln	Street	60061298	Residential Character-Defining Structure
139	Lincoln	Street	60062031	Residential Character-Defining Structure
149	Lincoln	Street	60062049	Commercial Character-Defining Structure
158	Lincoln	Street	60061314	Commercial Character-Defining Structure
159	Lincoln	Street	60062056	Commercial Character-Defining Structure
160	Lincoln	Street	60061306	Residential Character-Defining Structure
160	Lincoln	Street	60061306	Commercial Character-Defining Structure
162	Lincoln	Street	60061322	Residential Character-Defining Structure
167	Lincoln	Street	60062064	Commercial Character-Defining Structure
168	Lincoln	Street	60061330	Residential Character-Defining Structure
176	Lincoln	Street	60061355	Commerical
180	Lincoln	Street	60061363	Commercial Character-Defining Structure
183	Lincoln	Street	60062080	Commercial Character-Defining Structure
187	Lincoln	Street	60062098	Locally Significant Structure
194	Lincoln	Street	60061371	Commercial Character-Defining Structure
194	Lincoln	Street	60061371	Residential Character-Defining Structure
194	Lincoln	Street	60061371	Residential Character-Defining Structure
200	Lincoln	Street	60061389	Supporting Structure
205	Lincoln	Street	60062114	Supporting Structure
215	Lincoln	Street	60062122	Residential Character-Defining Structure
216	Lincoln	Street	60061405	Commercial Character-Defining Structure
217	Lincoln	Street	60062122	Commercial Character-Defining Structure
222	Lincoln	Street	60061413	Residential Character-Defining Structure
229	Lincoln	Street	60062130	Commercial Character-Defining Structure
232	Lincoln	Street	60061421	Commercial Character-Defining Structure
234	Lincoln	Street	60061439	Commercial Character-Defining Structure
242	Lincoln	Street	60061447	Commercial Character-Defining Structure
250	Lincoln	Street	60061454	Residential Character-Defining Structure
250	Lincoln	Street	60061454	Commercial Character-Defining Structure
251	Lincoln	Street	60062163	Commercial Character-Defining Structure
261	Lincoln	Street	60062171	Supporting Structure
262	Lincoln	Street	60061470	Commercial Character-Defining Structure
283	Lincoln	Street	60060928	Ecclesiastic Character-Defining Structure
290	Lincoln	Street	60061504	Civic Character-Defining Structure
296	Lincoln	Street	60061512	Supporting Structure
306	Lincoln	Street	60061520	Residential Character-Defining Structure
316	Lincoln	Street	60646197	Residential Character-Defining Structure
321	Lincoln	Street	60062197	Residential Character-Defining Structure
324	Lincoln	Street	60061546	Residential Character-Defining Structure
325	Lincoln	Street	60062205	Residential Character-Defining Structure



331	Lincoln	Street	60062213	Residential Character-Defining Structure
348	Lincoln	Street	60061579	Residential Character-Defining Structure
349	Lincoln	Street	60062221	Residential Character-Defining Structure
352	Lincoln	Street	60061587	Residential Character-Defining Structure
355	Lincoln	Street	60062239	Residential Character-Defining Structure
360	Lincoln	Street	60061595	Residential Character-Defining Structure
361	Lincoln	Street	60062247	Residential Character-Defining Structure
365	Lincoln	Street	60062254	Residential Character-Defining Structure
366	Lincoln	Street	60061603	Residential Character-Defining Structure
369	Lincoln	Street	60062338	Residential Character-Defining Structure
373	Lincoln	Street	60062320	Residential Character-Defining Structure
379	Lincoln	Street	60062312	Residential Character-Defining Structure
382	Lincoln	Street	60062346	Residential Character-Defining Structure
383	Lincoln	Street	60062304	Residential Character-Defining Structure
389	Lincoln	Street	60062296	Residential Character-Defining Structure
393	Lincoln	Street	60062288	Residential Character-Defining Structure
399	Lincoln	Street	60062270	Residential Character-Defining Structure
4	Linden	Avenue	60057973	Residential Character-Defining Structure
8	Linden	Avenue	60057981	Residential Character-Defining Structure
11	Linden	Avenue	60058260	Residential Character-Defining Structure
12	Linden	Avenue	60057999	Residential Character-Defining Structure
19	Linden	Avenue	60058252	Residential Character-Defining Structure
20	Linden	Avenue	60058005	Residential Character-Defining Structure
25	Linden	Avenue	60058245	Residential Character-Defining Structure
26	Linden	Avenue	60058013	Residential Character-Defining Structure
29	Linden	Avenue	60058237	Residential Character-Defining Structure
33	Linden	Avenue	60058229	Residential Character-Defining Structure
34	Linden	Avenue	60058021	Residential Character-Defining Structure
1	Lorne	Street	60055670	Residential Character-Defining Structure
6	Lorne	Street	60055639	Residential Character-Defining Structure
41	Lorne	Street	60055068	Residential Character-Defining Structure
12	Lower	Street	60058211	Residential Character-Defining Structure
18	Lower	Street	60058203	Residential Character-Defining Structure
1	Medway	Street	60058278	Residential Character-Defining Structure
30	Montague	Street	60063021	Residential Character-Defining Structure
44	Montague	Street	60063039	Residential Character-Defining Structure
45	Montague	Street	60061892	Commercial Character-Defining Structure
50	Montague	Street	60063047	Commercial Character-Defining Structure
53	Montague	Street	60062973	Residential Character-Defining Structure
54	Montague	Street	60063047	Residential Character-Defining Structure
55	Montague	Street	60062965	Residential Character-Defining Structure



56	Montague	Street	60063062	Residential Character-Defining Structure
62	Montague	Street	60488608	Residential Character-Defining Structure
65	Montague	Street	60062957	Residential Character-Defining Structure
66	Montague	Street	60499365	Commercial Character-Defining Structure
73	Montague	Street	60062940	Residential Character-Defining Structure
74	Montague	Street	60063096	Residential Character-Defining Structure
80	Montague	Street	60063104	Supporting Structure
82	Montague	Street	60063112	Residential Character-Defining Structure
84	Montague	Street	60499381	Commercial Character-Defining Structure
91	Montague	Street	60062932	Residential Character-Defining Structure
92	Montague	Street	60063146	Residential Character-Defining Structure
95	Montague	Street	60062924	Residential Character-Defining Structure
96	Montague	Street	60063153	Residential Character-Defining Structure
99	Montague	Street	60062916	Residential Character-Defining Structure
100	Montague	Street	60063161	Commercial Character-Defining Structure
101	Montague	Street	60062908	Commercial Character-Defining Structure
108	Montague	Street	60063179	Supporting Structure
108	Montague	Street	60063179	Commercial Character-Defining Structure
110	Montague	Street	60063187	Residential Character-Defining Structure
118	Montague	Street	60063203	Residential Character-Defining Structure
125	Montague	Street	60062833	Commercial Character-Defining Structure
126	Montague	Street	60063211	Commercial Character-Defining Structure
128	Montague	Street	60063229	Commercial Character-Defining Structure
134	Montague	Street	60063252	Commercial Character-Defining Structure
134	Montague	Street	60063252	Residential Character-Defining Structure
135	Montague	Street	60062825	Residential Character-Defining Structure
139	Montague	Street	60062817	Commercial Character-Defining Structure
144	Montague	Street	60063278	Commercial Character-Defining Structure
151	Montague	Street	60062809	Commercial Character-Defining Structure
152	Montague	Street	60063260	Residential Character-Defining Structure
161	Montague	Street	60062791	Commercial Character-Defining Structure
169	Montague	Street	60062775	Commercial Character-Defining Structure
170	Montague	Street	60063294	Commercial Character-Defining Structure
175	Montague	Street	60062767	Residential Character-Defining Structure
182	Montague	Street	60385911	Residential Character-Defining Structure
182	Montague	Street	60385911	Marine-Industrial Character-Defining Structure
194	Montague	Street	60063302	Supporting Structure
200	Montague	Street	60063351	Residential Character-Defining Structure
201	Montague	Street	60062742	Supporting Structure
207	Montague	Street	60062734	Residential Character-Defining Structure
208	Montague	Street	60063369	Residential Character-Defining Structure



210	Montague	Street	60063377	Residential Character-Defining Structure
213	Montague	Street	60062726	Residential Character-Defining Structure
216	Montague	Street	60063385	Residential Character-Defining Structure
219	Montague	Street	60062718	Residential Character-Defining Structure
220	Montague	Street	60063393	Residential Character-Defining Structure
229	Montague	Street	60062692	Residential Character-Defining Structure
235	Montague	Street	60062684	Residential Character-Defining Structure
240	Montague	Street	60063427	Marine-Industrial Character-Defining Structure
243	Montague	Street	60636834	Residential Character-Defining Structure
250	Montague	Street	60063427	Marine-Industrial Character-Defining Structure
257	Montague	Street	60062668	Residential Character-Defining Structure
265	Montague	Street	60062650	Supporting Structure
268	Montague	Street	60063435	Residential Character-Defining Structure
271	Montague	Street	60062643	Residential Character-Defining Structure
272	Montague	Street	60063443	Residential Character-Defining Structure
277	Montague	Street	60062635	Residential Character-Defining Structure
280	Montague	Street	60696663	Residential Character-Defining Structure
183	Oxner	Drive	60057221	Supporting Structure
191	Oxner	Drive	60057239	Supporting Structure
8	Pelham	Street	60061934	Commercial Character-Defining Structure
10	Pelham	Street	60061926	Residential Character-Defining Structure
26	Pelham	Street	60061918	Residential Character-Defining Structure
28	Pelham	Street	60061900	Residential Character-Defining Structure
36	Pelham	Street	60701075	Residential Character-Defining Structure
41	Pelham	Street	60061264	Residential Character-Defining Structure
49	Pelham	Street	60432028	Commercial Character-Defining Structure
52	Pelham	Street	60061884	Residential Character-Defining Structure
54	Pelham	Street	60061876	Residential Character-Defining Structure
55	Pelham	Street	60061249	Residential Character-Defining Structure
56	Pelham	Street	60061868	Residential Character-Defining Structure
66	Pelham	Street	60061850	Residential Character-Defining Structure
71	Pelham	Street	60061223	Residential Character-Defining Structure
72	Pelham	Street	60061843	Residential Character-Defining Structure
75	Pelham	Street	60061215	Residential Character-Defining Structure
80	Pelham	Street	60719697	Residential Character-Defining Structure
81	Pelham	Street	60061207	Residential Character-Defining Structure
84	Pelham	Street	60061827	Locally Significant Structure
90	Pelham	Street	60061801	Commercial Character-Defining Structure
102	Pelham	Street	60061793	Residential Character-Defining Structure
103	Pelham	Street	60061173	Residential Character-Defining Structure
106	Pelham	Street	60061785	Commercial Character-Defining Structure



120	Pelham	Street	60061777	Civic Character-Defining Structure
125	Pelham	Street	60061165	Residential Character-Defining Structure
126	Pelham	Street	60061272	Supporting Structure
126	Pelham	Street	60061769	Residential Character-Defining Structure
128	Pelham	Street	60061751	Residential Character-Defining Structure
134	Pelham	Street	60061744	Residential Character-Defining Structure
137	Pelham	Street	60061140	Residential Character-Defining Structure
138	Pelham	Street	60061728	Residential Character-Defining Structure
140	Pelham	Street	60061710	Commercial Character-Defining Structure
141	Pelham	Street	60061132	Residential Character-Defining Structure
150	Pelham	Street	60061702	Commercial Character-Defining Structure
155	Pelham	Street	60426624	Residential Character-Defining Structure
156	Pelham	Street	60061694	Residential Character-Defining Structure
162	Pelham	Street	60061686	Residential Character-Defining Structure
163	Pelham	Street	60681319	Residential Character-Defining Structure
166	Pelham	Street	60061678	Residential Character-Defining Structure
168	Pelham	Street	60061660	Residential Character-Defining Structure
169	Pelham	Street	60061116	Residential Character-Defining Structure
172	Pelham	Street	60061652	Residential Character-Defining Structure
173	Pelham	Street	60061108	Residential Character-Defining Structure
175	Pelham	Street	60061090	Residential Character-Defining Structure
178	Pelham	Street	60061645	Residential Character-Defining Structure
179	Pelham	Street	60061082	Residential Character-Defining Structure
184	Pelham	Street	60061637	Residential Character-Defining Structure
185	Pelham	Street	60061074	Residential Character-Defining Structure
190	Pelham	Street	60061629	Residential Character-Defining Structure
191	Pelham	Street	60061066	Residential Character-Defining Structure
193	Pelham	Street	60061058	Residential Character-Defining Structure
194	Pelham	Street	60061611	Residential Character-Defining Structure
196	Pelham	Street	60062502	Residential Character-Defining Structure
197	Pelham	Street	60062494	Residential Character-Defining Structure
201	Pelham	Street	60062486	Residential Character-Defining Structure
202	Pelham	Street	60062510	Residential Character-Defining Structure
204	Pelham	Street	60062528	Residential Character-Defining Structure
205	Pelham	Street	60062478	Residential Character-Defining Structure
208	Pelham	Street	60062536	Residential Character-Defining Structure
214	Pelham	Street	60062544	Residential Character-Defining Structure
215	Pelham	Street	60062460	Residential Character-Defining Structure
223	Pelham	Street	60062445	Residential Character-Defining Structure
224	Pelham	Street	60062551	Residential Character-Defining Structure
226	Pelham	Street	60062569	Residential Character-Defining Structure



227	Pelham	Street	60062437	Residential Character-Defining Structure
230	Pelham	Street	60062577	Residential Character-Defining Structure
233	Pelham	Street	60062429	Residential Character-Defining Structure
234	Pelham	Street	60062585	Residential Character-Defining Structure
235	Pelham	Street	60062411	Residential Character-Defining Structure
238	Pelham	Street	60062593	Residential Character-Defining Structure
242	Pelham	Street	60062601	Residential Character-Defining Structure
243	Pelham	Street	60062403	Residential Character-Defining Structure
244	Pelham	Street	60062627	Residential Character-Defining Structure
267	Pelham	Street	60062387	Residential Character-Defining Structure
275	Pelham	Street	60063567	Residential Character-Defining Structure
279	Pelham	Street	60063633	Residential Character-Defining Structure
284	Pelham	Street	60063641	Residential Character-Defining Structure
289	Pelham	Street	60063559	Residential Character-Defining Structure
290	Pelham	Street	60063542	Residential Character-Defining Structure
297	Pelham	Street	60063658	Residential Character-Defining Structure
299	Pelham	Street	60063666	Residential Character-Defining Structure
300	Pelham	Street	60063674	Residential Character-Defining Structure
304	Pelham	Street	60063534	Residential Character-Defining Structure
305	Pelham	Street	60063526	Residential Character-Defining Structure
311	Pelham	Street	60610029	Residential Character-Defining Structure
312	Pelham	Street	60063690	Residential Character-Defining Structure
9	Prince	Street	60061736	Residential Character-Defining Structure
40	Prince	Street	60060498	Residential Character-Defining Structure
48	Prince	Street	60060506	Residential Character-Defining Structure
58	Prince	Street	60060043	Residential Character-Defining Structure
70	Prince	Street	60059524	Residential Character-Defining Structure
71	Prince	Street	60059516	Residential Character-Defining Structure
73	Prince	Street	60059078	Residential Character-Defining Structure
86	Prince	Street	60058559	Residential Character-Defining Structure
94	Prince	Street	60058567	Supporting Structure
95	Prince	Street	60058542	Residential Character-Defining Structure
109	Prince	Street	60057155	Supporting Structure
119	Prince	Street	60057148	Supporting Structure
124	Prince	Street	60057163	Supporting Structure
125	Prince	Street	60057130	Supporting Structure
132	Prince	Street	60057171	Supporting Structure
135	Prince	Street	60057122	Supporting Structure
136	Prince	Street	60057189	Supporting Structure
143	Prince	Street	60057114	Supporting Structure
146	Prince	Street	60057197	Supporting Structure



151	Prince	Street	60057106	Supporting Structure
154	Prince	Street	60057205	Supporting Structure
159	Prince	Street	60057098	Supporting Structure
160	Prince	Street	60057213	Supporting Structure
10	Sawpit	Road	60063708	Residential Character-Defining Structure
36	Sawpit	Road	60610011	Supporting Structure
8	Starr	Street	60058336	Residential Character-Defining Structure
41	Townsend	Street	60060399	Residential Character-Defining Structure
43	Townsend	Street	60060381	Residential Character-Defining Structure
49	Townsend	Street	60060373	Residential Character-Defining Structure
55	Townsend	Street	60060365	Residential Character-Defining Structure
64	Townsend	Street	60060472	Residential Character-Defining Structure
64	Townsend	Street	60060472	Ecclesiastic Character-Defining Structure
69	Townsend	Street	60060357	Residential Character-Defining Structure
75	Townsend	Street	60060340	Residential Character-Defining Structure
81	Townsend	Street	60060332	Residential Character-Defining Structure
87	Townsend	Street	60060324	Residential Character-Defining Structure
93	Townsend	Street	60060316	Residential Character-Defining Structure
94	Townsend	Street	60060761	Ecclesiastic Character-Defining Structure
95	Townsend	Street	60060308	Residential Character-Defining Structure
101	Townsend	Street	60060290	Residential Character-Defining Structure
105	Townsend	Street	60060282	Residential Character-Defining Structure
111	Townsend	Street	60059987	Ecclesiastic Character-Defining Structure
120	Townsend	Street	60060753	Civic Character-Defining Structure
120	Townsend	Street	60060753	Civic Character-Defining Structure
129	Townsend	Street	60060274	Residential Character-Defining Structure
133	Townsend	Street	60060266	Residential Character-Defining Structure
135	Townsend	Street	60060258	Residential Character-Defining Structure
141	Townsend	Street	60060241	Residential Character-Defining Structure
145	Townsend	Street	60060233	Residential Character-Defining Structure
153	Townsend	Street	60060225	Residential Character-Defining Structure
161	Townsend	Street	60060217	Residential Character-Defining Structure
164	Townsend	Street	60060522	Residential Character-Defining Structure
167	Townsend	Street	60060209	Residential Character-Defining Structure
185	Townsend	Street	60060191	Residential Character-Defining Structure
190	Townsend	Street	60653193	Residential Character-Defining Structure
191	Townsend	Street	60060183	Residential Character-Defining Structure
203	Townsend	Street	60060175	Residential Character-Defining Structure
205	Townsend	Street	60060167	Residential Character-Defining Structure
43	York	Street	60059334	Residential Character-Defining Structure
47	York	Street	60059326	Supporting Structure



50	York	Street	60674793	Residential Character-Defining Structure
53	York	Street	60059318	Residential Character-Defining Structure
54	York	Street	60674785	Residential Character-Defining Structure
57	York	Street	60059300	Residential Character-Defining Structure
61	York	Street	60059292	Residential Character-Defining Structure
74	York	Street	60059375	Residential Character-Defining Structure
78	York	Street	60059383	Residential Character-Defining Structure
82	York	Street	60059391	Residential Character-Defining Structure
83	York	Street	60059284	Residential Character-Defining Structure
85	York	Street	60059276	Residential Character-Defining Structure
89	York	Street	60646791	Residential Character-Defining Structure
96	York	Street	60059441	Residential Character-Defining Structure
99	York	Street	60058955	Residential Character-Defining Structure
105	York	Street	60059243	Residential Character-Defining Structure
108	York	Street	60633948	Residential Character-Defining Structure
114	York	Street	60633955	Residential Character-Defining Structure
121	York	Street	60059235	Ecclesiastic Character-Defining Structure
129	York	Street	60059227	Residential Character-Defining Structure
133	York	Street	60059219	Residential Character-Defining Structure
136	York	Street	60059490	Supporting Structure
139	York	Street	60059201	Supporting Structure
140	York	Street	60059508	Residential Character-Defining Structure
143	York	Street	60059193	Residential Character-Defining Structure
157	York	Street	60059185	Residential Character-Defining Structure
165	York	Street	60059177	Residential Character-Defining Structure
166	York	Street	60643335	Residential Character-Defining Structure
171	York	Street	60059169	Residential Character-Defining Structure
171	York	Street	60059169	Residential Character-Defining Structure
177	York	Street	60059151	Residential Character-Defining Structure
180	York	Street	60059557	Residential Character-Defining Structure
194	York	Street	60059565	Residential Character-Defining Structure
201	York	Street	60059144	Residential Character-Defining Structure
205	York	Street	60059136	Residential Character-Defining Structure
206	York	Street	60059573	Residential Character-Defining Structure
12	Young	Street	60055837	Residential Character-Defining Structure
13	Young	Street	60055886	Residential Character-Defining Structure
17	Young	Street	60055878	Residential Character-Defining Structure
18	Young	Street	60055845	Residential Character-Defining Structure
22	Young	Street	60055852	Residential Character-Defining Structure
26	Young	Street	60055860	Residential Character-Defining Structure
37	Young	Street	60055894	Residential Character-Defining Structure

Appendix F: Individual Statements of Significance

80-82 Pelham Street

80-82 Pelham Street

Construction Date(s): 1753-1790

Alternate Name(s): Oldest House

Provincially Registered Property 2019

Description of Historic Place:

This home's structure suggests it was built by the Acadians and is known as the oldest house in Lunenburg. Built on a hillside, it has commanding harbour views and served as a Customs House in the late nineteenth century.

Heritage Value:

80-82 Pelham Street is of local and provincial significance and a contributing element to the Old Town Lunenburg Heritage Conservation District.

▪ It is of local and provincial significance as a testament to Lunenburg's Acadian History.

Perhaps best described as a 'house-within-a-house,' 80-82 Pelham Street has an exterior built in 1790 and an interior structure with characteristics typical of early Acadian homes. Historical records confirm that this site was inhabited by Acadians in the 1600s.

▪ It is locally, provincially, and nationally significant as part of Lunenburg's vernacular architecture.

80-82 Pelham Street was purchased by Colonel John Anderson, a United Empire Loyalist from Pennsylvania, who expanded and renovated the property in the American New York Dutch style. Elements of this style include the Gambrel-roof, central chimney, wood-clapboard siding and large cornerboards. Built as a residence, the house served as a Customs House from 1865 to 1890 when it was owned by Customs Officer for the Port. At this time, a separate entrance and large fixed window were added to the left bays on Pelham Street. The building then served as a post office from 1890 to 1941 when owned by Elda Dowling Romkey.

Character-Defining Elements:

Elements that evidence 80-82 Pelham Street's significance include its:

- Stone foundation;
- Wood-framed construction;
- Central brick chimney;
- Wood-clapboard cladding;
- One-and-one storey façade along Pelham Street with modified five-bay and central entrance with sidelights, along with two six-over-six windows in the right bay; and off-set double-doored entrance and fixed squared wood-window to the left bay;
- Two-and-one-half storey home along its south-facing façade;
- Gambrel roof with central bayed dormers on the north and south-facing facades, along with a pair of simple gable-roofed dormer windows on the south-facing façade; and
- Various windows within the building, typically with a six-over-six pattern.



Bandstand

0 Cumberland Street

Construction Date(s): 1987

Alternate Name(s): Heritage Bandstand

Description of Historic Place:

The Heritage Bandstand is a replica of the original 1889 bandstand built by the Lunenburg Heritage Society in 1987. It is located on the Cumberland Street side of Civic Square. The Bandstand's public functions contribute to the civic area's continuing civic and public functions and, thus, Lunenburg's continued social and economic functioning along Charles Morris' town plan.

Heritage Value:

The Bandstand is of local significance and a contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as a testament to Lunenburg's Heritage Movement.

The old bandstand was originally situated where the Town Hall now stands but was moved to its present location when Town Hall was built in 1891 to 1893. The Lunenburg Heritage Society led a detailed historical reconstruction based on the original bandstand design.

- It is locally and nationally significant as a testament to Lunenburg's community life.

The Bandstand is prominent within Old Town Lunenburg's civic square. Not only is it a local landmark, but it is also used throughout the year for public events and performances. These uses animate the Civic Square. The Bandstand is locally beloved.

Character-Defining Elements:

Elements that evidence Bandstand's significance include its:

- Public functions, for example, public concerts, gatherings, and ceremonies; and
- Aspects that replicate the 1889 design, including but not limited to its:
 - Octagonal form;
 - Wooden flooring;
 - Wooden railings;
 - Iron structure;
 - Iron decorative details, including scroll braces and finial; and
 - Octagonal dome.



Bank of Montreal

12 King Street

Construction Date(s): 1907

Alternate Name(s): N/A

Description of Historic Place:

The Bank of Montreal building is a purpose-built bank on the corner of King Street and Pelham Street in Old Town Lunenburg Heritage Conservation District. It is a rare granite classically inspired building within the district. Its recognition as a locally significant structure does not apply to the 1966 addition south of the original 1907 building.

Heritage Value:

Bank of Montreal is of local significance.

- It is locally architecturally significant as a unique stone Neoclassical structure.
The Bank of Montreal is a local landmark built of grey Shelburne granite and one of the best examples of commercial Neoclassic architecture in Lunenburg. The bank has a cross-in-square design with a copper saucer dome elevated on a drum and a unique roof form over its entrance porch. Its ashlar masonry is complemented with classical detailing. The design makes the most of its corner location, with a principal entrance angled towards the corner of King Street and Pelham Street.
- It is locally significant as part of Lunenburg's economic history.
The building was constructed in 1907, testifying to Lunenburg's early twentieth-century economic prosperity. It is an early design by architects Frank Peden and Thomas McLaren, who worked together from 1907 to 1916. Their eponymous firm designed nineteen banks for the Bank of Montreal in every Canadian province except Alberta. The stature and solidity of the design, combined with its roughly finished masonry compared to the surrounding wooden structures, speak to the Bank of Montreal's stature and wealth as well as Lunenburg's.

Character-Defining Elements:

Elements that evidence the Bank of Montreal's significance include its:

- Overall form, especially its Byzantine cross-in-square design;
- Shelburne granite construction;
- Windows, including the placement and design of its round-headed, classically-inspired windows;
- Ashlar facing, with alternating wide and narrow courses;
- Neoclassical copper roofs, including its saucer dome, drum, gable roof and unique roof form over the original entrance;
- Neoclassical detailing, including but not limited to brackets, cornices, lintels, mouldings, pediments, oversized voussoirs, abstracted pilasters, and low-relief sculpture;
- Entrance, its placement and design; and
- Bronze plaques.



Baptist Church

47 Kaulback Street

Construction Date(s): 1884

Alternate Name(s): Sweeney's Funeral Home

Description of Historic Place:

Lunenburg's Baptist Church is a modest, heavily modified vernacular building. Standing on Kaulback Street next to Hillcrest Cemetery and Lunenburg Academy, Charles Sweeney purchased this building in 1928 and converted it into a funeral home. At the western edge of Charles Morris's original Town plan, this is the smallest of the six churches in Old Town Lunenburg Heritage Conservation District.

Heritage Value:

Baptist Church is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- Locally significant as a testament to religion's prominent role in Lunenburg's nineteenth-century public life.

This Baptist Church was built in 1884 on land conveyed to the Trustees of the Baptist Church in 1883 by Henry A. N. Kaulback. Its small size and location far from the institutional heart of Old Town Lunenburg Heritage Conservation District speak to the relative power of Lunenburg's small Baptist congregation. Unlike its role in establishing Anglicanism in Nova Scotia, Old Town Lunenburg plays a minor role in Baptist history. A Baptist "mother church" was built nearby in Northwest Range, now Fauxburg, from 1818 to 1820.

- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.

Substantially altered, the Baptist Church originally had a three-storey bell tower on its northeastern corner and long pointed windows and doors in a simplified gothic style. A moulded belt course ran across the eastern gable end or principal façade, serving as a cornice and creating a stylized pediment. The tower, belt course and a window to the south of the main entrance were all removed by 1896, resulting in a simpler meeting house style. It was remodelled again in 1905. Despite these changes, the Baptist Church retains a proportion and grace suggestive of its ecclesiastic use. Its remaining cornerboards and brackets resemble those at Northwest United Baptist Church in Fauxburg; the oldest documented Baptist house of worship in Nova Scotia.

Character-Defining Elements:

Elements that evidence Baptist Church's significance include its:

- Overall rectangular form and gable roof;
- Wooden elements, including its structure and cladding; and
- Decorative elements that predate the 1909 renovation, including its brackets, Greek revival cornerboards, raking cornice, and cornice with dentils.



Central United Church

136 Cumberland Street

Construction Date(s): 1883-1885

Alternate Name(s): Methodist Church

Municipally Registered Property 1997

Description of Historic Place:

Central United Church is a large, late-nineteenth-century building on Cumberland Street, across from Town Square. This is the second Methodist church built in Lunenburg. The first Methodist church was located on the other side of Town Square at Prince and Townsend Streets. In 1882, the congregation elected to build a larger church on the present lot. The Methodist Church and the United Church of Canada amalgamated in 1925, and this building was renamed Central United Church.

Heritage Value:

Central United Church is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- Locally significant as a testament to religion's prominent role in Lunenburg's nineteenth and twentieth-century public life.
Lunenburg's concentration of churches, six within the Old Town Lunenburg Heritage Conservation District, testify to Christianity's importance in nineteenth and twentieth-century Lunenburg. The scale and location of Central United Church speak to the prominence of Methodism in Lunenburg's history. The size of the church testifies to the growing Methodist congregation Lunenburg in 1880s Lunenburg. It was called Nova Scotia's 'Cathedral of Methodism' in the keynote address of the provincial conference of the Methodist church held in Lunenburg in June 1885.
- It is locally significant as an excellent example of ecclesiastical architecture.
The congregation commissioned Dartmouth architect Edward Elliot to design Central United Church. Central United Church has a weightiness, unlike any other church in Lunenburg. The youngest church in the district, its mass and mix of vertical and horizontal elements are unique. The entrance's immediacy to the street and the open interior are inviting, humanizing what might have otherwise been an overpowering structure.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
While it was architect-designed, Central United Church has numerous vernacular elements. In particular, the design encompasses Lunenburg's rich carpentry tradition, particularly notable inside the building.

Character-Defining Elements:

Elements that evidence Central United Church's significance include its:

- Impressive scale, including its height, width, compact massing, and large windows and doors, and, in particular, the principal façade's impressive height and width, measuring 17 by 34 metres;
- Overall asymmetrical composition and the composition of each façade;
- Bell tower, beginning with a square base and tapering to an octagon below the cap. Each of the eight faces is decorated with the same motif, and the tower has a bell-like cap roofed in copper. The tower's windows and entrance are aligned with and like those of the nave;
- Narrow, pointed spire rising beside a slender brick chimney;



- Smaller turret at the southern peak of the gable roof;
- Tall five-sided chancel, rising to meet the gable roof;
- Location at the street line with an entrance immediately on the street;
- Three large pointed doors on the principal façade, the central door's slightly projecting cusped arch with the same decorative motif as the tower, creating a porch, and turned posts that flank the entrance;
- Understated wooden detailing, such as varying courses of wooden clapboard, simple corner boards, wooden window tracery, belt courses, and door and window mouldings;
- Interior, which has heavy beams, oak chancel and oak pews, all of which contribute to an overall sense of width and solidity while being inviting; and
- Windows, including the stained-glass memorial windows - four-paned, double-tiered windows centred on the front façade with single-paned double-tiered windows to either side and a round window above them; and a row of five symmetrically placed Gothic windows along either side of the nave.



C.N.R. Lunenburg Station

18 Dufferin Street

Construction Date(s): 1923

Alternate Name(s): Jaycee Station; New Train Station;

Canadian National Railway Station

Description of Historic Place:

C.N.R. Lunenburg Station is a picturesque one-and-a-half-storey wooden passenger station built by Canadian National Railway. It is located at the head of Lunenburg's back harbour trail off Lincoln Street. At its longest, the railway stretched the length of the back harbour trail to the C.N.R. station, then down Linden Avenue and along Bluenose Drive to Government Wharf. The C.N.R. Lunenburg Station is the best-preserved physical remains of Lunenburg's railway history.

Heritage Value:

C.N.R. Lunenburg Station is of local significance.

- It is locally significant as the best-preserved physical feature of Lunenburg's railway heritage.

Lunenburg has hosted many railways, including the Nictaux and Atlantic Railway (1873, heavily financed by Fletcher Wade of Bridgewater and local James D. Eisenhauer); the Nova Scotia Central Railway (1889); the Halifax and South Western Railway (1901); the Canadian Northern Railway (1906); and Canadian National Railways (C.N.R. 1918). Despite significant ballast, drainage, sleeper tie, rail, switch, and bridge upgrades under C.N.R., the line had substantial curves because of Lunenburg's varied topography. Locals called the Halifax & South Western Railway line "Hellish Slow & Wobbly." Passenger service ended on October 25, 1969. The C.N.R. station has a strong contextual relationship with traces of Lunenburg's railway system.

- It is locally significant as a well-conserved example of a Canadian National Railway station design.

This station was built by C.N.R. in 1923 to replace the Old Railway Station, which burned down c. 1920. The heritage character of the Canadian National Railway Station rests in its standard plan, its domestic scale and proportions, its detailing and its architectural woodwork. The C.N.R.'s Tudor-Revival exterior is stylistically unique in Lunenburg, betraying its lack of local or vernacular influence.

Character-Defining Elements:

Elements that evidence C.N.R. Lunenburg Station's significance include its:

- Location on Lunenburg's Back Harbour Trail, which corresponds to the Halifax and South Western Railway railbed;
- Irregular rectangular footprint and human scale;
- Gable roof with slightly bell-cast roof, especially on its west face, with dormers;
- Western overhanging eave and porte-cochere on its southern side;
- Shallow projecting telegrapher's bay on its western elevation;
- Rhythmic placement of its apertures and brackets; and
- Tudor revival elements, especially its stucco and half-timbered exterior.



Lennox Tavern

69 Fox Street

Construction Date(s): 1791

Alternate Name(s): N/A

Provincially Registered Property 1992

Municipally Registered Property 1995

Description of Historic Place:

Lennox Tavern is a two-storey wooden building in Georgian style located on the upper slope of Lunenburg's Old Town at the corner of Fox and Cornwallis Streets. Its municipal and provincial designations include the building and surrounding land.

Heritage Value:

The Lennox is of local and provincial significance. And a contributing element to Old Town Lunenburg Heritage Conservation District.

- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
The Lennox Tavern is valued as a well-maintained and relatively unaltered Georgian building, representative of Lunenburg's late eighteenth-century architecture. It is also the largest intact Georgian dwelling in the town. Built in the early nineteenth century for innkeeper John Lennox, the Lennox Tavern is one of the oldest buildings in Lunenburg and the only late eighteenth-century tavern and inn in Nova Scotia. Ironically, it was used for a time in the late nineteenth century as a Temperance House. Built on a massive stone foundation, the post and beam plank wall structure is designed in the late Georgian style. It has a balanced façade, a medium-pitched gable roof, two large chimneys and simple Classical decoration, typical of Georgian homes.

Character-Defining Elements:

Elements that evidence Lunenburg Academy's significance include its:

- Prominent - proximity to the street, with the front door opening immediately onto the street;
- Setting close to the street and oriented facing the street
- Appearance of order and regularity created through its symmetrical and simple ornamentation;
- Two-and-a-half storeys;
- Wood clapboard cladding with quirk beads;
- Symmetrical five-bay façade;
- Original corner boards with quirk beads similar to clapboard siding;
- Second-floor windows flush to eave;
- Six-over-six windows;
- Central doorway with transom window and plain pediment;
- Stone foundation;
- Endboards and finishing boards at the basement level;
- Medium pitch gable roof with wooden shingles;
- Two large symmetrical chimneys;
- Fan light windows in the attic;
- Post and beam construction.
- Nine fireplaces with original or historic Georgian-style mantels;
- Cooking stove in basement including beehive oven;
- Original cornices and chair rails; and
- Visible corner posts.



Lunenburg Academy

101 Kaulback Street

Construction Date(s): 1893-1895

Alternate Name(s): N/A

National Historic Site of Canada 1983

Provincially Registered Property 1984

Municipally Registered Property 1983

Description of Historic Place:

Lunenburg Academy is a large, three-storey, eclectic Second Empire Style purpose-built school. Perched on Gallows Hill and surrounded by open community space, the Academy is a local landmark. Referred to as the 'Castle on the Hill,' the Academy's imposing form and prominent towers can be seen for miles around, visible from many approaches to Lunenburg, including by sea. One of Old Town Lunenburg's most striking nineteenth-century wooden buildings, the Academy's formal heritage recognition encompasses the building and its lot.

Heritage Value:

The Lunenburg Academy is of local, provincial, and national significance.

- It is nationally, provincially and locally significant as a uniquely large Second Empire Style wooden building.
Designed by prominent New Brunswick architect Harry H. Mott, Lunenburg Academy is a unique, largescale wooden Second Empire Style building. Built by the Oxford Furniture Company between 1893-1895, the Academy is one of the very few large-scale wooden buildings in Canada still surviving from the nineteenth century. Its unique and picturesque design makes it an excellent representation of late Victorian eclectic architecture. Its scale and design are unique compared to the rest of Old Town Lunenburg's nineteenth-century wooden vernacular structures.
- It is nationally, provincially and locally significant as a rare survivor of Nova Scotia's nineteenth-century academy education system.
Lunenburg Academy illustrates a significant stage in the evolution of Nova Scotia's education system, which developed from one-room schoolhouses into the Academy system. Lunenburg Academy's design, facilities, curriculum and educators reflected the town's commitment to high-quality education. The county academies were publicly funded and offered high-quality secondary education within the public school system.
- It is a local landmark.
Referred to as the "Castle on the Hill," Lunenburg Academy is a prominent feature in Lunenburg's skyline due to its scale, form, siting and contrasting colour scheme.

Character-Defining Elements:

Elements that evidence Lunenburg Academy's significance include its:

- Prominent hilltop location at the edge of Old Town Lunenburg Historic District National Historic Site of Canada;
- Expanses of public green space around the building and prominent location on Gallows Hill overlooking Lunenburg and the surrounding area;
- Large scale of the building, standing three storeys high with cubic massing and complemented by the absence of closely neighbouring buildings;



- Picturesque elements, including its mansard roof with segmental dormer windows, massive central chimney, and towers with pyramidal roofs;
- Variety of exterior textures and colours, including its white and black paint scheme with red roof;
- Lively elevations with their projecting and receding masses, defined by a twelve-bay façade with projecting frontispiece flanked by towers housing entrances and nine-bay side elevations with central projecting frontispieces;
- Lively, classically inspired ornamentation with pediments over openings, oval windows, and intricate brackets, and the horizontal emphasis of the moulded belt courses;
- Timber frame construction;
- All wooden elements, including wooden roof shingles, cladding, windows, doors, and trim, such as small oval portholes on the sides of each uppermost central window on the side elevations, intricate bracketry on all windows and under the eaves and decorative shingle work enriching the exterior;
- Surviving interior configurations and ornamental detailing, including the wooden wainscoting, stairs, banisters, panelled doors with transoms, and the original hardware, including knobs and hinges; and
- Remaining evidence of its use as a school, including the layout of classrooms and cloakrooms, interior water fountains and the 1895 school bell.



Lunenburg Armoury

177 Cumberland Street

Construction Date(s): 1867

Alternate Name(s): The Armoury; Public Works

Description of Historic Place:

The Lunenburg Armoury is a relatively plain one-and-a-half-storey building with a dramatically pitched gable roof. Located close to the east-west and north-south street lines, it runs the entire length of Hopson Street between Cumberland and Townsend Streets.

Heritage Value:

Lunenburg Armoury is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as part of Lunenburg's military history.
The Armoury was built as a drill shed for Lunenburg's militia, who officially took over the building and named it the Lunenburg Armoury in 1902. Two companies of troops used the building as a headquarters and training centre before the militia reverted to the Reserve Army, and the 20th Field Squadron, Royal Canadian Engineers, took over the building.
- It is locally significant as part of Lunenburg's social history.
Because of its ample, unobstructed floor space, the Armoury was popular for meetings and social events in the late nineteenth and early twentieth century, hosting plays, performances, church bazaars, and the Lunenburg County Exhibition. Starting in 1880, it operated as a skating rink in the winter.
- It is locally significant as part of Lunenburg's political history.
Political rallies used the building as a focal point for speeches, and Sir Charles Tupper, Sir Wilfred Laurier and William Lyon Mackenzie King visited this building.
- It is locally and nationally significant as part of the best-preserved colonial settlement in North America.
Lunenburg Armoury's siting and continued public function evidence General Charles Morris's colonial plan. It is the last remaining public building on the easternmost of the four public blocks set aside for public use.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
The Lunenburg Armoury's frame was shipped to Lunenburg from Boston and raised starting May 3, 1867. Carpenters and volunteers donated their time to assemble the frame and finish the building. It testifies to Lunenburg's nineteenth-century community spirit and the competency of its builders.

Character-Defining Elements:

Elements that evidence Lunenburg Armoury's significance include its:

- Lack of setback, reinforcing Morris's Street grid;
- Location on the easternmost of Lunenburg's four civic blocks;
- Continuous public functioning according to Charles Morris's Town plan;
- Low-slung profile;



- Wooden frame and steep gable roof;
- Regular window spacing along its eastern façade;
- Vertical board and batten siding, unique outside Old Town Lunenburg's waterfront;
- Original wooden windows; and
- Large, open interior space.



Lunenburg Fire Hall

40 Duke Street

Construction Date(s): 1928

Alternate Name(s): Old Fire Station

Description of Historic Place:

Lunenburg Town Hall is a prominent two storey utilitarian red brick building centrally located in Old Town Lunenburg Heritage Conservation District. Its materiality is rare in Old Town Lunenburg. The Fire Hall is a crucial attribute that delimits Morris's four civic blocks from the rest of the district. Its public use is integral to the civic area's continuing civic and public functions and, thus, Lunenburg's continued social and economic functioning along Charles Morris' town plan. This designation applies to the 1928 building, not the 1950s extension.

Heritage Value:

The Fire Hall is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as part of Lunenburg's civic history.
The Town of Lunenburg's 1928 fire hall is a significant landmark in the town's history and a testament to its commitment to public safety. The interior of the building was designed to accommodate a modern fleet of fire trucks and equipment, as well as living quarters for the firefighters. Over the years, the fire hall played a critical role in protecting the town and its residents from fire emergencies. The fire department responded to numerous fires and other emergencies, including the devastating fire that swept through the town in 1948, which destroyed over 100 buildings. This was previously the site of the Town's 1889 Engine House, which also housed the Town's fire equipment.
- It is locally and nationally significant as part of the best-preserved colonial settlement in North America.
The decision to build the Fire Station on one of the civic blocks set aside in General Charles Morris's plan evidences the civic area's continuing civic and public functions. The Fire Hall's distinctiveness relative to the surrounding residential and local buildings contributes to the Civic Square's visual delineation from the rest of Old Town Lunenburg, reinforcing the district's colonial plan.
- Locally significant as a brick Art Deco building
The Fire Hall's brick construction and compact rectangular massing with flat roof are unique in a Town known internationally for its fanciful wooden vernacular buildings. The new fire hall was designed by local architect, W.C. Harris, and features a distinctive Art Deco style with a red-brick façade, flat roof, and symmetrical windows.

Character-Defining Elements:

Elements that evidence the Fire Hall's significance include its:

- Location in the institutional area as laid out in the town's original 1753 plan;
- Mass and height relative to neighbouring buildings;
- Building density relative to neighbouring blocks, the building surrounded by open and publicly accessible park space;
- Public use;



- Brick construction;
- Large garage doors; and
- Art Deco elements, such as
 - its horizontal, rectangular, geometric form;
 - its flat roof and stepped roofline on the principal façade;
 - its lack of ornament, including window trim, simple multi-paned windows, and wooden cornice; and
 - its principal façade's stepped composition with larger and more openings on the ground floor relative the windows on the upper floor above.



Lunenburg Town Hall

119 Cumberland Street

Construction Date(s): 1891-1893

Alternate Name(s): Lunenburg Court House

Municipally Registered Property 1996

Description of Historic Place:

Lunenburg Town Hall is a prominent four-storey, Second Empire Style red brick building centrally located in Old Town Lunenburg Heritage Conservation District. Its height, mass, materiality, and the public park spaces to its east and west make it unique in the district. Town Hall is a crucial attribute that delimits Morris's four civic blocks from the rest of the district. Its public use is integral to the civic area's continuing civic and public functions and, thus, Lunenburg's continued social and economic functioning along Charles Morris' town plan.

Heritage Value:

Town Hall is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as part of Lunenburg's judicial and administrative history.
Town Hall was built as the town's administrative and judicial offices, evidencing Lunenburg's nineteenth-century strength and prosperity. In the early 1890s, there was considerable debate over whether Lunenburg or Bridgewater would be home to a new courthouse. The dispute continued even after both communities commenced the construction of their buildings. The disagreement was only resolved in 1893 with the "Act to Settle Difficulties That Have Arisen With Regard to the Courthouse in the County of Lunenburg."
- It is locally and nationally significant as part of the best-preserved colonial settlement in North America.
Town Hall evidences General Charles Morris's plan in its function, siting and design. The civic area's continuing civic and public functions include public use of Town Hall and the open spaces surrounding the building.
- It is nationally and locally significant as a brick Second Empire Building in Old Town Lunenburg.
Built in 1893 to plans by architect Henry Busch, Town Hall's exterior brick with granite embellishments is unique in a Town known internationally for its wooden vernacular structures. Town Hall's distinctiveness relative to the surrounding residential and local buildings contributes to the Civic Square's visual delineation from the rest of Old Town Lunenburg, reinforcing the district's colonial plan.

Character-Defining Elements:

Elements that evidence Town Hall's significance include its:

- Location in the institutional area as originally laid out in Old Town Lunenburg's 1753 town plan;
- Mass and height relative to neighbouring buildings;
- Building density relative to neighbouring blocks, the building surrounded by open and publicly accessible park space;
- Second Empire elements, such as the mansard roof, with projecting dormer windows and a curb at the roofline, tall round-headed windows, and on three of the four façades, central projecting pavilions with separate convex-sloping roofs, adding height;
- Brick exterior, accented with granite steps, coursing, foundation and keystones above the windows;



- Large central doorways formed by Tuscan pilasters that meet above the door in a semi-circular fanlight, with the words "Town Hall" and "Courthouse" over the Cumberland and Townsend Street entrances, respectively, reflecting the building's historic dual use;
- Significant original interior ornamental work, including entablatures and cornices over doorways, wooden stair rails, newel posts and bannisters, and wooden wainscotting; and
- Continuing civic and public functions of both the building and surrounding park space.



Masonic Lodge

120 Pelham Street

Construction Date(s): 1923

Alternate Name(s): Freemason Temple

Description of Historic Place:

The Masonic Lodge is a two-storey Greek Revival vernacular building in Old Town Lunenburg Historic District. It sports a prominent two-storey temple façade. It is located at 120 Pelham Street, across and down the street from Knaut-Rhuland House National Historic Site of Canada. Together, they speak to the evolution of classical vernacular architecture in Old Town Lunenburg.

Heritage Value:

The Masonic Lodge is of national and local significance.

- It is locally significant as a part of Lunenburg's social history.
This impressive building was built in 1923 by the Freemasons as a meeting hall and office building. The largest and oldest men's Fraternity in the world, freemasonry arrived in Canada via Nova Scotia in 1738. The scale and architectural grandeur of this building speak to the prominence of the Freemasons. The building continues to serve as a Masonic Lodge today.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
One of Lunenburg's preeminent wooden Classical buildings, the Masonic Lodge is architecturally unique. Lunenburg's preeminent vernacular interpretation of the Greek Revival Style is a late example of a relatively rare style in Nova Scotia. The Masonic Lodge has features unique from other classical revival buildings in the district. Particularly notable is its temple front with six two-storey ionic pilasters.

Character-Defining Elements:

Elements that evidence the Masonic Lodge's significance include its:

- Lack of setback, reinforcing Morris's Street grid;
- Overall compact form, especially its mass, height, and symmetrical plan;
- Principal façade design, including its placement of windows, doors and details, especially its symmetry;
- Temple front, including triangular pediment and two-storey ionic pilasters;
- Classical and Greek Revival elements, including but not limited to its entablature, lintel, frieze, cornice, mouldings, dentils, and segmental pediment over and wide trim around the principal entrance;
- Wooden elements, including its structure, cladding and decorative details; and
- Details that speak to its function as a masonic lodge. This includes the hexagram in a round window under the peak of the pediment of the temple façade.



Nova Scotia Telephone Co. Building

187 Lincoln Street

Construction Date(s): 1931

Alternate Name(s): Maritime Telegraph and Telephone

Company Building; Bell Building

Description of Historic Place:

Located at 187 Lincoln Street, this two-storey building was constructed by Nova Scotia Telephone Co. in 1931. While the construction materials used are rare in Old Town Lunenburg, the style and bulk of the building are not entirely out of character in the streetscape. This recognition applies to the footprint of the building. This recognition does not apply to the 1953 rear addition or the vacant land east of the building.

Heritage Value:

The Nova Scotia Telephone Co. Building is of local significance.

- It is locally significant as the best-preserved building testifying to Lunenburg's telecommunication history.

At the turn of the twentieth century, the Nova Scotia Telephone Company was the largest telephone provider in Nova Scotia, servicing approximately three times the Nova Scotians of any other company. A provincial Act of Incorporation established it on May 3, 1887. After acquiring Bell Telephone Company's Nova Scotian telephone and telegraph operations on November 28, 1887, the Nova Scotia Telephone Company continued to grow. In 1910, the Maritime Telegraph and Telephone Company (M.T.T.) consolidated all major telephone companies in Nova Scotia and was in service until 1998.

Character-Defining Elements:

Elements that evidence the Nova Scotia Telephone Co. Building's significance include its:

- Brick exterior with stone keystones, window sills and window headers;
- Compact rectangular form and massing, including its flat roof;
- Oversized foundation, much taller than most in Old Town Lunenburg;
- Four equally and regularly spaced, vertically oriented round-headed windows on the first floor;
- Four equally and regularly spaced vertically oriented rectangular windows on the second floor centred over the round-headed windows below; and
- Utilitarian character, in particular, its lack of decoration.



Royal Bank

84 Pelham Street

Construction Date(s): 1906

Alternate Name(s): N/A

Description of Historic Place:

The Royal Bank is a two-storey sandstone-faced building at the southeastern corner of the Pelham Street and Duke Street intersection in Old Town Lunenburg Heritage Conservation District. This recognition applies to the footprint of the building. It does not include the vacant land to the south of the building.

Heritage Value:

The Royal Bank is of local significance.

- It is locally architecturally significant as a unique stone Neoclassical structure.
The Royal Bank has a bold Neoclassical façade. The building's sense of solidity, created through, for example, its sandstone facing and wide roughly hewn corner pilasters, projects a strength becoming of a banking institution. It is a rare stone building, and the engaged columns flanking the entrance are unique within Old Town Lunenburg Heritage Conservation District.
- It is locally significant as part of Lunenburg's economic history.
This property was sold by John Henry Wilson to the Royal Bank of Canada upon its amalgamation with Halifax's Merchant Bank to erect a new building. This grand edifice testifies to the power of the Royal Bank of Canada at the time, as well as Lunenburg's prosperity. Henry Wilson's son, Morris Wilson, started work in the Merchants Bank at fifteen years old and rose to become president of the Royal Bank of Canada from 1934 until his death in 1946.

Character-Defining Elements:

Elements that evidence the Bank of Royal Bank's significance include its:

- Compact rectangular massing and overall symmetrical composition;
- Sandstone cladding, including smooth and rough ashlar;
- Stone foundation that does not follow the grade of Duke Street, effectively ignoring Lunenburg's typography such that the 'temple' bank appears to sit on a plinth;
- Symmetrical temple façade, including corner two-storey pilasters, two-storey engaged columns and triangle pediment;
- Window and door openings and surrounding trim and ornament, including, but not limited to, the oversized fluted ornamental keystones above round-headed windows and the carved panels below; and
- Classical detailing, including but not limited to entablature, cornice, mouldings, columns, and pilasters.



Solomon House

69 Townsend Street

Construction Date(s): 1775-1797

Alternate Name(s): N/A

Provincially Registered Property 1996

Municipally Registered Property 1983

Description of Historic Place:

Built to the streetline, Solomon House is located on the corner of Townsend and Cornwallis Streets

Heritage Value:

Solomon House is of local and provincial significance and nationally significant as a contributing element to the Old Town Lunenburg Heritage Conservation District:

- It is locally significant for its associative value.
The house was built in the late eighteenth century for merchant and sawmill owner Henry Koch. The building passed to the Rudolph family, then in 1849 to George T. Solomon, a local judge and well-known figure in Nova Scotian legal circles.
- It is locally, provincially and nationally significant as part of Lunenburg's vernacular architecture tradition.
Solomon House is an excellent example of Georgian building techniques in Lunenburg, in particular the British Classical tradition. The building has a symmetrical appearance, giving it a sense of repose, orderliness, and prosperity. It is a large building located at the streetline, with a five-bay facade and a massive stone foundation.

Character-Defining Elements:

Elements that evidence Solomon House's significance include its:

- Structural elements in the Georgian tradition, including the massive stone foundation, the symmetrical appearance of the house, with five balanced bays, two central chimneys and a central door, the orientation of the interior rooms around a central staircase and central fireplaces, a medium pitched roof and post and beam with plank wall construction;
- Decorative elements of the Georgian tradition, including moulded eaves return, balanced, six-over-six windows, tight under the eaves, finishing board at basement level and wide, fluted cornerboards, side and transom windows around the central front door, and reed trim ornamentation; and
- Elements characteristic of Lunenburg buildings of the late eighteenth century and early nineteenth century including clapboard cladding, with endboards and finishing boards at the basement level, and close proximity to the street, with the front door opening immediately onto the street, with little land surrounding the building.

St. Andrew's Presbyterian Church

111 Townsend Street

Construction Date(s): 1828

Alternate Name(s): N/A

Municipally Registered Property 1990

Description of Historic Place:

St. Andrew's Presbyterian Church is located on Townsend and King Streets, across from Lunenburg Town Hall in Old Town Lunenburg Heritage Conservation District. Built in 1828, it is a Carpenter Gothic church clad in clapboard with a prominent steeple. The south side of the nave is flush with the Townsend street line.

Heritage Value:

St. Andrew's Presbyterian Church is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District:

- It is locally significant as a testament to religion's prominent role in Lunenburg's nineteenth- and twentieth-century public life.
Lunenburg's concentration of churches, six within the Old Town Lunenburg Heritage Conservation District, testify to Christianity's importance in nineteenth and twentieth-century Lunenburg. St. Andrew's Presbyterian church is home to the oldest Presbyterian congregation in Canada. This congregation's status is manifested in the church's location adjacent to an area designated by the original 1753 town plan as the institutional core of the town, with the town hall, courthouse, and Anglican church.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
Primarily built by local carpenters, St. Andrew's is an excellent example of Carpenter Gothic, a North American vernacular style that translated Gothic massing and detailing into wooden structures. Built in 1828, the original church was designed by Mr. Dechman, a master carpenter and member of St. Matthew's Presbyterian Church in Halifax and built by Mr. Grant. In 1879, the church was substantially renovated: the spire's height was increased to 118 feet, the church was lengthened to 83 feet, broadened to 40 feet, and a row of six Gothic windows fronting Townsend were added. In 1909, further renovations were carried out on the interior, and the chancel was added to the church's eastern end.

Character-Defining Elements:

Elements that evidence St. Andrew's Presbyterian Church's significance include its:

- Siting, with the south side of the nave flush with the Townsend street line;
- Elements relating to the prominence of the church and congregation in Lunenburg, including its:
 - Siting with the south side of the nave flush with the Townsend street line; and
 - Central location adjacent to the institutional area of Old Town Lunenburg Heritage Conservation District as originally laid out in Old Town Lunenburg's 1753 plans.
- Gothic elements, including its:
 - Tall central tower with small, paired gablets on each side;
 - Pointed arch doors and windows;
 - Hooded ornamentation on the doors and windows;
 - Large three-paned central window with tracery on the tower;
 - Steep fully hipped bell cast gable roof with an end gable over the three-sided chancel; and

- Stained glass; and

St. Andrew's Presbyterian Church Hall

114 Fox Street

Construction Date(s): 1879

Alternate Name(s): N/A

Description of Historic Place:

This Neo-Gothic Church Hall is a former schoolhouse built before 1879 and moved to its current location in 1909. It was also enlarged at this time, with two new bays added to the east end of the building.

Heritage Value:

St. Andrew's Presbyterian Church Hall is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District:

- It is locally significant as a testament to Lunenburg's educational history.
Formerly a schoolhouse, St. Andrew's Presbyterian Church Hall speaks to Lunenburg's early education history. Until the mid-nineteenth century, education in Lunenburg was provided by church schools and private schools like St. Andrew's Presbyterian Church Hall. On October 25, 1864, Lunenburgers met and unanimously agreed to build a public school. Together with the Lunenburg Academy, St. Andrew's Presbyterian Church Hall provides an architectural example of the evolution of education in nineteenth-century Nova Scotia from small, private schoolhouses to the Academy system.
- It is locally significant as a testament to religion's prominent role in Lunenburg's twentieth-century public life.
Parish halls testify to the strength of Lunenburg's Presbyterian congregation at the beginning of the twentieth century. Formerly located east of St. Andrew's Presbyterian Hall, this former school was moved to Fox Street in 1909. The building accommodated the church's growing congregation, serving as a church hall and Sunday School, and allowed for a chancel to be added to the east end of St. Andrew's Presbyterian Church. St. Andrew's is home to the oldest Presbyterian congregation in Canada.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
St. Andrew's Presbyterian Church Hall is an excellent example of Carpenter Gothic, an important North American vernacular style that translated Gothic massing and detailing into wooden structures. The hall's overall composition has remained intact since at least 1879, expanding from three bays to five bays in 1909. Presumably, the main Gothic entryway was also added at this time. The hall shares many architectural features with St. Andrew's Presbyterian Church, with its striking hooded ornamentation visible in Bollinger's 1890 map of Old Town Lunenburg Heritage Conservation District.

Character-Defining Elements:

Elements that evidence St. Andrew's Presbyterian Church Hall's significance include its:

- Siting, with the south side of the nave flush with the Townsend street line;
- Elements relating to the prominence of the church and congregation in Lunenburg, including its:



- Siting, with the north side of the building running along Fox Street, reinforcing the street grid; and
 - Proximity to St. Andrew's Presbyterian Church;
- Gothic elements, including its:
 - Compact massing;
 - Steep gable roof;
 - Pointed Gothic arched windows with tracery;
 - Pointed Gothic arched principal entry;
 - Round window in the hall's west gable end;
 - Hooded ornamentation on the main door and windows; and
 - stained glass; and
- Carpentry elements, including all wooden windows, doors, trim, detail, structure, and cladding, including the frieze and cornices with dentils and gothic tracery.

St. John's Anglican Church

2 Cumberland Street

Construction Date(s): 1754-1763

Alternate Name(s): N/A

National Historic Site of Canada 1994

Provincially Registered Property 1983

Municipally Registered Property 1983

Description of Historic Place:

St. John's Anglican Church National Historic Site of Canada is a large, white wooden Carpenter Gothic church in the heart of Old Town Lunenburg Heritage Conservation District. An important symbol of Lunenburg, it has continually evolved over approximately two hundred and fifty years. It was originally constructed from 1754 to 1763, shortly after Lunenburg's settlement. It was enlarged in 1840, again through the 1870s, and again in 1889. After a disastrous fire in 2001, the structure was rebuilt from the surviving ruins. Official recognition refers to the church and its surrounding green space, particularly its western public square.

Heritage Value:

St. John's Anglican is of local, provincial, and national significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally and nationally significant due to its establishment of the Church of England and British authority in eighteenth-century Nova Scotia following Morris's original Town plan.

Construction of St. John's Anglican Church began in 1754, making it the second oldest Anglican Church in Canada after St. Paul's Church in Halifax. As such, it played a significant role in establishing the Church of England in Nova Scotia. As a British colonial settlement, St. John's Anglican got a choice of location within the civic blocks set aside by Charles Morris in his Town Plan. As the establishment of Britain's sacred authority in its new colonial settlement, St. John's Anglican significantly contributes to Lunenburg being the best-preserved colonial settlement in North America, as does the church's continued community use.

- It is a locally, provincially, and nationally significant example of Carpenter Gothic.

Carpenter Gothic is the translation of Gothic massing and detailing into wood, primarily by local carpenters, and thus is a valuable North American vernacular tradition. Throughout its history, much of the work on St. John's Anglican Church was done by local shipbuilders, a reflection of Lunenburg's close tie to the sea. Originally St. John's Anglican's congregation was mainly German and French-speaking "Foreign Protestants" who founded the town. The early form of the church closely resembled a New England meeting house with a round conical tower, like German churches. Gothic elements started to be added in 1840, including a tower. The frame was sent from Boston where it was part of King's Chapel. During Nova Scotia's lucrative 'Age of Sail,' St. John's Anglican was enlarged and took on additional Gothic elements under the direction of Halifax architects Sterling and Dewar. The church was again enlarged in 1892, with local master carpenter Solomon Morash as the chief contractor. It was expanded again c. 1915.

- It is locally significant, a symbol of Lunenburg's resilience and history.

In 2001, St. John's Anglican suffered a devastating fire. Over 50% of the church's historic fabric was lost. Following a four-year restoration, the church was returned to its pre-fire appearance. Wherever possible, the remaining historic fabric was integrated with new materials. The emotional effect of the fire and the church's subsequent restoration testify to its importance to the local community. St. John's Anglican's style, location, long history, and continued community use have made it a local landmark.



Character-Defining Elements:

Key elements contributing to the heritage character of this site include its:

- Location in the centre of Old Town Lunenburg Heritage Conservation District on one of the four town blocks set aside for public structures and functions;
- Proximity to St. John's Parish Hall and Rectory;
- Open landscaping with lawns, paths, benches and a memorial to the first outdoor religious service held on-site;
- Landmark status, including its scale, compared to the restrained scale of surrounding buildings;
- Foundations and ground floor traces of various construction phases; and
- Carpenter Gothic massing, including its basilica plan with side aisles and chancel under a steep gable roof, and its twin and central towers.

Exterior character-defining elements of St. John's Anglican Church relate to all pre-2001 and restored elements, including its:

- Principal façade composition with a rose window and twin towers;
- Carpenter Gothic detailing, including pinnacles, turrets, buttresses, pointed arches, doors, windows, drip mouldings and shingle cladding;
- White with black colour scheme;
- Exterior sign "St. John's Anglican Church of Canada welcomes You;" and
- Copper roof.

Interior character-defining elements of St. John's Anglican Church relate to all pre-2001 and restored elements and include its:

- Plaster walls;
- Ornamental painting, including the hand-painted east wall of the chancel, stars on the chancel ceiling, banners over arches, between the nave and chancel, and over the nave entrance, faux marble finish on columns, and gold leaf on columns in the nave and chancel;
- Hammer-beam roof supports with curved principals and collar beams;
- Historic wall plaques;
- Pews, book racks and kneelers;
- Wooden floorboards;
- Two historic stained glass windows, including the "Fishers of Men" window, and thirteen windows that were restored using pieces of original stained glass;
- 1926 oak altar;
- Concrete baptismal font;
- Pulpit;
- 1902 bronze bells;
- Support columns covered by faux marble encasement; and
- Crypt containing remains of twenty-two parishioners.



St. John's Parish Hall

65 Cumberland Street

Construction Date(s): 1775

Alternate Name(s): Old Lunenburg Court House

Municipally Registered Property 1989

Description of Historic Place:

St. John's Parish Hall is located across the street to the west of St. John's Anglican Church's public square and to the east of St. John's Rectory in Old Town Lunenburg Heritage Conservation District. Built in 1775, it is a one-and-a-half-storey wooden building with symmetrically placed lancet windows on all sides and a low-pitched, hipped roof.

Heritage Value:

St. John's Parish Hall is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as part of Lunenburg's judicial history and locally and nationally significant as a testament to Lunenburg's early colonial settlement.

As the town's original courthouse, this building was central to establishing peace and order in the new British colonial settlement. It was used as a courthouse for more than 100 years until a new courthouse was constructed one block to the east. The Royal Coat of Arms inside, dating to 1801, is one of the oldest of its kind in the province. The building visually borders the western edge of St. John's Anglican church's square, delineating the boundary of Charles Morris's original four public blocks per his 1753 Town Plan and foregrounds the authority of the British monarch in eighteenth-century Lunenburg.

- It is locally significant as a testament to religion's prominent role in Lunenburg's nineteenth and twentieth-century public life.

Old Town Lunenburg Heritage Conservation District's concentration of religious buildings testifies to Christianity's importance in nineteenth and twentieth-century Lunenburg. St. John's Parish Hall speaks to the prominence of Anglicanism in Lunenburg's history. The building was bought in 1902 by St. John's Parish. The newly acquired hall was extensively renovated, removing the dormers, and relocating the principal entrance. Southern and western wings were added in 1906 and 1964, respectively.

- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.

Built in 1775, Parish Hall is a relatively rare example of eighteenth-century vernacular architecture compared to the predominantly nineteenth-century vernacular building stock. Locally constructed and renovated without the guidance of a trained architect, the longevity of this structure speaks to Lunenburg's high-quality carpentry.

Character-Defining Elements:

Elements that evidence St. John's Parish Hall's significance include its:

- Location, including its siting at the street line and proximity to St. John's Anglican Church and Rectory;



- Simple form, reminiscent of its Georgian roots;
- Wooden construction and detailing, including its clapboard siding, wooden fluted corner boards and windows, doors and trim;
- Southern wing;
- Gothic details, including its hooded lancet windows and wide entrance doors with centre-pointed transom windows; and
- interior features, especially the mural of the Royal Coat of Arms of King George III, dating to the building's use as a courthouse.



St. John's Rectory

59 Townsend Street

Construction Date(s): 1810-1816

Alternate Name(s): St. John's Anglican Church Rectory

Municipally Registered Property 1989

Description of Historic Place:

Located immediately on the sidewalk beside St. John's Parish Hall, the St. John's Rectory is a two-storey wooden structure built between 1810 and 1816. It is Georgian in design, with some ornamentation and additions from the 1880s.

Heritage Value:

St. John's Parish Hall is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as a testament to religion's prominent role in Lunenburg's nineteenth-century public life.
Lunenburg's concentration of religious buildings testifies to Christianity's importance in nineteenth and twentieth-century Lunenburg. St. John's Rectory speaks to the prominence of Anglicanism in Lunenburg's history. St. John's Rectory is valued for its long association with St. John's Anglican Church and its rectors.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
The Rectory is a typical early nineteenth-century home with some Victorian-era additions. Despite these changes, the building retains its underlying Georgian character.

Character-Defining Elements:

Elements that evidence St. John's Parish Hall's significance include its:

- Proximity to St. John's Anglican Church and Parish Hall and siting at the street line;
- Georgian vernacular design elements, such as the overall symmetrical façade compositions, wooden cladding with wooden fluted corner boards, two symmetrically placed large chimneys, and classical trim around the central doorway on the main façade; and
- Victorian vernacular design elements, including doors, bracketry, lintel, ornamentation and prominent window hoods, and the ell on the western end of the building.



St. Norbert's Roman Catholic Church

121 York Street

Construction Date(s): 1839

Alternate Name(s): N/A

Municipally Registered Property 1999

Description of Historic Place:

St. Norbert's Roman Catholic Church is an L-shaped Georgian wooden church. It is situated on the corner of York and King Streets in Old Town Lunenburg, a Heritage Conservation District. The steeple is particularly noteworthy. Designation extends to the building and its property, including a small cemetery adjacent to the church. It does not apply to the 1982 addition.

Heritage Value:

St. Norbert's Roman Catholic Church is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as a testament to religion's prominent role in Lunenburg's nineteenth- and twentieth-century public life.
Lunenburg's concentration of churches, six within the Old Town Lunenburg Heritage Conservation District, testify to Christianity's importance in nineteenth and twentieth-century Lunenburg. St. Norbert's speaks to the changing fortunes of Roman Catholicism in Lunenburg. Built in 1839, St. Norbert's is the centre of the Roman Catholic community in Lunenburg. In the 1890s, the dwindling number of parishioners caused St. Norbert's to close its doors for forty years. However, in the 1930s, an influx of Catholic fishermen from Newfoundland arrived in Lunenburg, and the church was reopened. Its simplicity and small scale relative to Lunenburg's other churches speak to the congregation's smaller size and lesser social and economic influence in nineteenth and twentieth-century Lunenburg.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
St. Norbert's is an eclectic vernacular interpretation of British and New England Victorian styles with Lunenburg's carpentry tradition. Sometime after 1890, the original tower was shortened to today's form, a unique witch's hat shape with decorative modillions surrounding the lower edge.

Character-Defining Elements:

Elements that evidence St. Norbert's Roman Catholic Church's significance include its:

- Location at the street line with an entrance immediately on the street;
- Green space, including the only intact cemetery on church property in Lunenburg;
- Scale and mass of the building, including its roofline, tower, and symmetrically placed buttresses, and its modest size and height relative to Lunenburg's other historic churches;
- Unique steeple in a witch's hat shape with ornamental modillions;
- Wooden shingle exterior;
- All wooden elements and ornamentation, including lancet windows, round-headed louvred windows, brackets, mouldings and trim; and
- Relatively simple and unadorned interior.



Zion Evangelical Lutheran Church

65 Fox Street

Construction Date(s): 1890-1891

Alternate Name(s): Zion Lutheran Church

Provincially Registered Property 1996

Municipally Registered Property 1990

Description of Historic Place:

Zion Evangelical Lutheran Church is a large wooden church on a stone and concrete foundation in Old Town Lunenburg Heritage Conservation District. It has a tall steeple at its Fox Street corner, a second tower at its southwest corner, and green space on the western side of the building. The York Street façade has an addition at its western end. The designation includes the building and surrounding property.

Heritage Value:

Zion Evangelical Lutheran Church is of local and provincial significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally and provincially significant as a testament to the history of Lutheranism in Canada.
Described as the 'Rock of Lutheranism,' the Zion Evangelical Lutheran Church is valued as the home of Canada's oldest Lutheran congregation. When German Lutheran settlers first arrived in 1753, the settlers held services in the open air and later at St. John's Anglican Church. The first church on this site was built in 1772. The first church was replaced with a Gothic building in 1841, followed by the present church, built from 1890 to 1891. The current church's commanding scale and vertical composition speak to the fundamental importance of the Lutheran congregation in Lunenburg from its settlement to the present day.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
Zion Evangelical Lutheran Church was designed by prominent Halifax architect David Busch and built by George W. Beohner & Sons. This grand edifice is an architectural landmark in Old Town Lunenburg, with a steeple that can be seen for kilometres, including from the harbour. Two asymmetrical towers flank the principal façade, each with a different design. The dentil courses and stained-glass windows are among the most noticeable elements of the long nave, which runs the length of the eastern block line. An ornately decorated gable end faces Fox Street. The large hall to the rear of the church, known as Artemus Hall, was added in 1946.

Character-Defining Elements:

Elements that evidence Zion Evangelical Lutheran Church's significance include its:

- Continued service to the Lutheran community;
- Visual prominence and vertical composition, including its scale and height, steep gable roof, spire and towers;
- Varied façade compositions, including its asymmetrical principal façade;
- Proximity to the street line and surrounding homes, which suggests a close-knit relationship with the community;
- Western pyramidal tower with circular and lancet windows, finial and louvred gablet;
- Eastern tower with a tall spire, Saint Antoine-Marie bell, small louvred gablets on each side, and lancet windows on each storey and main entrance.



- Different window styles throughout the building, including round windows, pointed gothic windows in various combinations such as paired, triplicate or groups of four; a unique triangular attic window with curved edges in the gable end; and pointed transom windows over the entrances;
- Stained glass windows;
- Strongly defined entranceways, one elevated from the street in the eastern tower, the other at ground level in the western tower, including double-hung doors and pointed arch transom windows;
- Wooden trim, clapboard cladding and decoration, including dentil courses at each storey and moulded belt courses;
- The exterior of Artemus Hall, located at the northern end of the church;
- The key to the building and the Saint Antoine-Marie bell as the only remains of the first Lutheran church; and
- Interior wooden elements, wainscotting, mouldings and trim, the roof's structure and decoration, and the screen separating the nave from Artemus Hall.



Appendix G: Definitions

Authenticity: The truthfulness, credibility or historical and cultural veracity between heritage values and character-defining elements. The ability of a property to convey its heritage value truthfully, credibly, or genuinely. UNESCO has deemed Old Town Lunenburg authentic in its location and setting, forms and designs, materials and substances, and uses and functions.

Baseline: The area above grade and below storefront windows on historic commercial buildings.

Certificate of Appropriateness: The permit by which the Heritage Officer certifies that a proposed development conforms with the requirements of the Old Town Lunenburg Heirtage Conservation District Plan and By-law.

Character-Defining Element: Note that character-defining elements can exist at different scales. For example, a historic building may be considered a character-defining property and have its own subset of character-defining elements, such as a unique style or decorative program.

Character-Defining Structure: Character-defining structures are those that exemplify Lunenburg's vernacular architectural tradition or otherwise significantly contribute to the heritage value of the Old Town Lunenburg Heritage Conservation District.

Close Inspection: Analysis by a trained eye at different distances. The by-law includes three distances: within touching distance, from across the street, and from the nearest intersection.

Conservation: The overarching term for protecting historic places in Canada is Conservation. It includes all actions or processes that are aimed at safeguarding the character-defining elements of a historic place to retain its heritage value and extend its physical life. This includes preservation, rehabilitation, restoration, or a combination of these actions or processes.

Cultural Landscape – any geographical area that has been modified, influenced, or given special cultural meaning by people, and that has been formally recognized for its heritage value.

District Residents: Anyone who lives or works within the boundaries of Old Town Lunenburg Heritage Conservation District. This deliberately encompasses more than property owners.

Frontispiece: Frontispieces, defined as decorated bays combined of elements such as extended dormers, enclosed porches, porticos, projecting bays, or towers, give the Old Town of Lunenburg a unique visual character. Except in rare exceptions, they are located on the front façade and generally highlight the main entrance. Opening types in the frontispiece might differ from the rest of the façade and decorative elements might be more affluent on the frontispiece to accentuate its presence.



Heritage Advisory Committee: The Committee, appointed by Council, to serve as the Town of Lunenburg's Heritage Advisory Committee under the Nova Scotian *Heritage Property Act*.

Heritage Character Area: An area within Old Town Lunenburg Heritage Conservation District recognized for its distinct heritage attributes and/or contribution to the district as a whole. There are five heritage character areas in Old Town Lunenburg Heritage Conservation District: Civic Heritage Character Area, Commercial Heritage Character Area, Residential Heritage Character Area, Waterfront Heritage Character Area, and the Transition Area.

Heritage Designation: The umbrella term for any recognition of heritage value under any law or charter to which the Town of Lunenburg is subject. This includes but is not limited to municipal heritage property designations, provincial heritage property designations, national historic designations, and inscription on lists like the World Heritage List.

Heritage Officer: The person or persons delegated by Council to act as Heritage Officer for the Town of Lunenburg per the Nova Scotian *Heritage Property Act*.

Heritage Value: The aesthetic, historic, scientific, cultural, social, or spiritual importance or significance for past, present or future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

Integrity: The wholeness and intactness of the district and its character-defining elements. Integrity requires conserving all character-defining elements that express the district's heritage values, ensuring the district geographically and legislatively encompasses all features and processes that contribute to its heritage value and do not suffer from adverse effects of development and neglect. The Integrity of Old Town Lunenburg Heritage Conservation District's outstanding universal value includes: its character-defining elements as expressed in the district's statement of significance, its boundary that encompasses all character-defining elements, its transition area that provides a protective buffer around Old Town Lunenburg Heritage Conservation District, and its responsible management that protects it against unduly suffering from insensitive development or neglect.

Locally Significant Structures: Structures with a high level of local heritage significance regardless of their alignment with the heritage value of Old Town Lunenburg Heritage Conservation District as a whole and are thus afforded heritage protection under the Plan and By-law.

Lunenburg Bump: An extended, overhanging five-sided dormer, a local derivation of the five-sided Scottish dormer.

Municipal Heritage Property: A building, public-building interior, streetscape, cultural landscape, or area registered in a municipal registry of heritage property.

Neo-Vernacular: Contemporary interpretations of vernacular architecture. This includes sensitively combining contemporary technology and building techniques with local materials, styles, ornament, and traditional construction methods (see also Vernacular Architecture).



Old Town Lunenburg Heritage Conservation District: The area regulated under the Old Town Lunenburg Heritage Conservation District Conservation Plan and Bylaw as demarcated on Map 1 Old Town Lunenburg Heritage Conservation District Boundary.

Old Town Lunenburg Heritage Conservation District Statement of Significance: The statement, as recognized by the Town of Lunenburg, that describes Old Town Lunenburg Heritage Conservation District, identifies its heritage values, and lists its character-defining elements. The Statement of Significance applies to the area designated as a Heritage Conservation District under the *Heritage Property Act*.

Outstanding Universal Value (OUV): Cultural significance, as recognized by UNESCO's World Heritage Committee, which is so exceptional as to transcend national boundaries and to be of common importance to present and future generations of all humanity.

Preservation: The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place, or an individual component while protecting its heritage value. Preservation includes maintenance.

Principal Façade: Principal building elevation, usually facing the street and includes a main entrance.

Provincial Heritage Property: A building, public-building interior, streetscape, cultural landscape or area registered in the Provincial Registry of Heritage Property.

Public Realm: Any street, sidewalk, laneway, park, privately owned, publicly accessible open space, or other public space.

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component while protecting its heritage value. Includes retrofit for new uses, aka adaptive re-use.

Replace In-Kind: The action or process of replacing a deteriorated element of a historic place to the exact same specifications, protecting its heritage value.

Restoration: The action or process of accurately revealing, recovering, or representing the state of a historic place or of an individual component as it appeared at a particular period in its history while protecting its heritage value. The action or process of returning a historic place to its state at a specific moment in time.

Sensitive Infill: A strategy through which additional growth can be accommodated without changing the community appearance of the streetscape's built environment by accommodating compatible new structures on existing vacant lots or those created through subdivision. Sensitive infill must meet the Design Guidelines under the Old Town Lunenburg Heritage Conservation District By-law.

Statement of Significance: A concise statement of the heritage value of a historic place. In Canada, this includes a brief description of the historic place, a statement of heritage values, and a list of character-defining elements. *See also Statement of Outstanding Universal Value and Old Town Lunenburg Heritage Conservation District Statement of Significance.*



Statement of Outstanding Universal Value: A concise statement of the Outstanding Universal Value of a historic place, as recognized, approved and/or prepared by UNESCO's World Heritage Committee and/or World Heritage Centre.

Street: Any public roadway.

Street Line: The dividing line between a lot and a street.

Style (Architectural): Architecture of a specific period distinguishable by shared form, shape, or ornament, including specific types of doors, windows, and roofs.

Subdivision: The division of any area of land into two or more parcels, and includes a resubdivision or a consolidation of two or more parcels. Subdivision must comply with the Town of Lunenburg *Subdivision By-law*.

Supporting Property: New or extant buildings or properties whose history does not merit conservation, yet whose sensitive management contributes to the district's authenticity.

Vernacular Architecture: Architecture made locally by inhabitants; made using local materials and traditional construction methods and ornament; specific to a region or location (see also Neo-vernacular Architecture).

Widow's Walk: A railed platform atop a roof, typically on a coastal house, that was used to look out for returning ships.



TOWN OF LUNENBURG HERITAGE CONSERVATION DISTRICT BYLAW, 2023

First Reading:

Second Reading:

Approved by the Minister of Municipal Affairs:

Notice of Effect:

With Amendments to:



Changelog

Reference Code	File or Application Number	Council Adoption Date	Enacted Date	General Description of Change
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Old Town Lunenburg Heritage Conservation District By-law

Section 1 Title, Purpose, and Scope

1.1 Title

- (a) This By-law shall be known and may be cited as the Old Town Lunenburg Heritage Conservation District By-law.
- (b) This By-law may also be cited as “By-law” when used self-referentially within this text or the Old Town Lunenburg Heritage Conservation District Plan.

1.2 Purpose

- (a) This By-law carries out the intent of the Old Town Lunenburg Heritage Conservation District Plan by regulating the built-form character of Old Town Lunenburg Heritage Conservation District.

1.3 Authority

- (a) This By-law is passed under the authority of the Nova Scotia *Heritage Property Act* (1989), as amended from time to time.
- (b) This By-law does not exempt anyone from complying with the requirements of other by-laws or regulations in force within the Town of Lunenburg.
- (c) The highest or most restrictive applicable provision of this By-law shall prevail.

1.4 Content

- (a) The appendices attached to this By-law are hereby declared to form part of this By-law.

Section 2 Words, Definitions and Measurements

2.1 Words

In this By-law:

- (a) The word ‘shall’ means mandatory compliance;
- (b) The word ‘may’ means discretionary compliance or a choice in applying a policy or regulation;
- (c) Words used in the plural include the singular, and words in the singular include the plural; and
- (d) Words in the present tense include the future tense.

2.2 Definitions

For the purposes of this By-law, words shall have the meaning or meanings assigned to them in Appendix J – Definitions. Where a word is not defined in Appendix J – Definitions, the word shall have the meaning or meanings assigned by accepted English dictionaries.



2.3 Measurements

The metric system of measurement is used throughout this By-law. Imperial measurements are approximate only, for convenience only, and in all cases of conflict between imperial measure and metric measure, the metric measure shall prevail.

Section 3 Defining Old Town Lunenburg Heritage Conservation District

This By-law shall apply within the Old Town Lunenburg Heritage Conservation District as indicated on Map 1 Old Town Lunenburg Heritage Conservation District Boundary in Appendix B.

Section 4 Administration

4.1 Heritage Officer

- (a) This By-law shall be administered by the Heritage Officer appointed by Council, who shall issue Certificates of Appropriateness in compliance with this By-law, particularly the appended Conservation and Design Guidelines (Appendix A). The Heritage Officer may be assisted by a Deputy Heritage Officer appointed by Council.
- (b) The Heritage Officer is authorized to enter, at all reasonable times, into or upon any property within the Old Town Lunenburg Heritage Conservation District for any inspections necessary to administer this By-law.
- (c) The Heritage Officer may request advice from the Heritage Advisory Committee, or other outside experts, before issuing a Certificate of Appropriateness.
- (d) The Heritage Officer, or delegate, may revoke a Certificate of Appropriateness where information provided on the application is inaccurate, or the permit was issued in error.

4.2 Heritage Advisory Committee

- (a) Council establishes a Heritage Advisory Committee under Section 12 of the Nova Scotia *Heritage Property Act* and pursuant to the Town's Heritage Property By-law.
- (b) The Heritage Officer shall seek advice from the Heritage Advisory Committee on the following:
 - i. All proposals to demolish or remove a character-defining or locally significant structure within the district as listed in Appendix E and shown in Map 3 Character-Defining, Locally Significant and Supporting Properties in Appendix D; and
 - ii. The preparation, amendment, revision or repeal of the By-law and the Old Town Lunenburg Heritage Conservation District Plan, including, but not limited to, the inclusion or removal of properties from the list of character-defining and locally significant structures (Appendix E) or changes to the boundaries of the Heritage Character Areas (Appendix B);



(c) The Heritage Officer may seek advice from the Heritage Advisory Committee or an independent technical advisor on any application for a Certificate of Appropriateness they receive at their discretion, including, but not limited to:

- i. Applications to substantially alter a character-defining or locally significant structure;
- ii. Proposals for new public, civic, institutional, or commercial and residential buildings;
- iii. Proposals where heritage values or the treatment of character-defining elements appear to be in conflict or that affect the attainment of the intent and purpose of this By-Law and the Old Town Lunenburg Heritage Conservation District Plan; and
- iv. Any other matters conducive to the effective carrying out of the intent and purpose of this By-Law and the Old Town Lunenburg Heritage Conservation District Plan.

Section 5 Conservation and Design Guidelines

The issuance of a Certificate of Appropriateness shall be conditional upon compliance with this By-law and its corresponding Conservation and Design Guidelines (Appendix A).

Section 6 Certificates of Appropriateness Issued by Heritage Officer

Section 6.1 Certificates Issued Directly by Heritage Officer

- (a) Where no public hearing is required, within thirty (30) days of receiving a completed application, the Heritage Officer, or delegate, shall grant the Certificate of Appropriateness if it complies with this By-law, in particular the corresponding Conservation and Design Guidelines (Appendix A). Alternatively, the Heritage Officer shall inform the applicant in writing of the reasons for not granting the Certificate of Appropriateness or seek advice from an independent technical expert.
- (b) The Heritage Officer may grant a Certificate of Appropriateness unconditionally or with conditions per the Nova Scotia *Heritage Property Act* and Heritage Conservation Districts Regulations.

Section 6.2 Advice of Heritage Advisory Committee or Independent Technical Advisor

- (a) The Heritage Officer may seek the advice of the Heritage Advisor or the Heritage Advisory Committee at their discretion.
- (b) Where advice of the Heritage Advisory Committee or an independent technical expert is sought, the Heritage Officer will inform the applicant in writing of the decision to seek independent technical advice. Within thirty (30) days of receiving independent technical advice, the Heritage Officer, or delegate, shall grant the Certificate of Appropriateness if it complies with the By-law, in particular the Conservation and Design Guidelines (Appendix A). Alternatively, the Heritage Officer shall inform the applicant in writing of the reasons for not granting the Certificate of Appropriateness.



Section 6.3 Conditions on Certificate by Heritage Officer

- (a) The Heritage Officer may grant a Certificate of Appropriateness unconditionally or with conditions per the Nova Scotia *Heritage Property Act* and Heritage Conservation Districts Regulations. This includes:
 - i. Documentation requirements;
 - ii. The salvaging of specific architectural features, for example, mouldings, brackets, doors, and windows;
 - iii. Provisions to protect nearby character-defining and locally significant structures from accidental damage; and
 - iv. When approving an application to demolish or remove a character-defining, locally significant or supporting structure:
 - a. The timeframe for constructing a replacement property;
 - b. The timeframe for removing rubble and wasted materials;
 - c. Landscaping requirements; and
 - d. Requirements around screening unsightly aspects of the property.

Section 6.4 Types of Developments for which a Certificate of Appropriateness Shall Be Required

Before any work commences within the Old Town Lunenburg Heritage Conservation District, a Certificate of Appropriateness shall be required for any development not exempted under Section 6.5, including, but not limited to:

- (a) Demolition or removal of a structure on the list of character-defining and locally significant structures (Appendix E);
- (b) Demolition or removal of a structure on the list of supporting structures (Appendix E);
- (c) Construction of new or exterior alterations to existing buildings and structures, including utility structures and outbuildings, including, but not limited to cladding, foundation, trim, chimneys, porches, roofs, verandas and exterior steps or stairs changes;
- (d) Additions to any existing structures, including but not limited to new balconies, decks, dormers, ells, exterior stairs, fuel tanks, heat pumps, porches, satellite dishes, micro wind turbines, signs, solar panels, verandas, wings and permanent mechanical or electrical equipment;
- (e) Construction of new or alterations to existing fences; and
- (f) Construction of new or alterations to existing retaining walls and hard landscaping.

Section 6.5 Types of Developments for which a Certificate of Appropriateness Shall Not Be Required

A Certificate of Appropriateness shall not be required for the following types of development:

- (a) Maintenance and repair of existing buildings, signs, fences, stairs, porches, verandas, and utility structures, provided that such are not altered and remain the same as before, including, but not limited to, in materiality, colour, size, placement and architectural detail;
- (b) Renovation of the interior of a building;

- 
- (c) Exterior paint, including changing the exterior colour of existing structures;
 - (d) Recladding in-kind, using identical materials to the exact same specifications, including, but not limited to, size and placement;
 - (e) Replacement of trim in-kind, using identical materials to the exact same specifications, including, but not limited to, size and placement;
 - (f) Replacement of porches and verandas in-kind, using identical materials to the exact same specifications, including, but not limited to, size and placement;
 - (g) Re-roofing using identical materials to the exact same specifications, including, but not limited to, colour, size and placement;
 - (h) Pet houses and children's play structures;
 - (i) Temporary signs or structures erected for a period not exceeding thirty-one (31) days;
 - (j) Canvas and plastic tarp buildings on lots directly abutting Lunenburg's Harbour located in the Marine Industrial (MI) Zone, subject to the requirements of the Land Use By-law, for the enclosure of ships, vessels and other marine-related equipment and accessory components;
 - (k) Repaving of existing paved surfaces; and
 - (l) Repair to soft landscaping.

Section 7 Certificates of Appropriateness and Public Hearings

Section 7.1 Developments Requiring a Public Hearing

The following development shall require a public hearing:

- (a) Applications to demolish or remove a character-defining or locally significant structure (Appendix E).

Section 7.2 Council Consideration on Certificate of Appropriateness

Where Council considers an application for a Certificate of Appropriateness pursuant to Section 7.1, Council shall not approve the application unless:

- (a) There is irreversible structural damage or deterioration to the building or structures; or
- (b) The Conservation and Design Guidelines of this By-law are met; and
- (c) The applicable policies of the Heritage Conservation District Plan are met.

Section 7.3 Condition on Certificate by Council after Public Hearing

Where there is a public hearing, afterwards Council may grant a Certificate of Appropriateness unconditionally or with conditions per the Nova Scotia *Heritage Property Act* and this Plan and By-law.



Section 8 Content of Applications for Certificates of Appropriateness

Section 8.1 Content of Application

Every application for a Certificate of Appropriateness shall be accompanied by information which the Heritage Officer deems necessary to determine whether the proposed development conforms with the requirements of this By-law, which may include the following:

- (a) A written request, signed by the applicant or their agent, with an address and telephone number at which the applicant or agent may be contacted.
- (b) Architectural plans, elevation drawings or sketches, as appropriate, not necessarily prepared by an architect but drawn to scale and sufficient to clearly and accurately illustrate the architectural character and dimensions of the proposed development;
- (c) A plot plan or sketch, as appropriate, not necessarily prepared by a surveyor or engineer, but drawn to an appropriate scale and sufficient to illustrate:
 - i. The true shape and dimensions of the lot on which the proposed development is to be undertaken;
 - ii. The location of the existing or proposed building or other development in respect of which the Certificate of Appropriateness is applied, with measurements of the lot frontage and the front, rear and side yards;
 - iii. The location of other existing buildings on the lot (if any); and
 - iv. The location of significant landscape features, including driveways, pathways, steps, walls, fences, and vegetation; and
- (d) Technical and illustrative information on the materials to be used.
- (e) Engineering reports

Section 8.2 Notice to Applicant regarding the completeness of Application

Within fifteen (15) days of receiving an application for a Certificate of Appropriateness, the Heritage Officer shall inform the applicant in writing whether the application is complete and whether additional information is required.

Section 8.3 Additional Information

Where the information submitted with an application is insufficient for the Heritage Officer to determine whether the application conforms with this By-law, the Heritage Officer may require additional information, including but not limited to sample materials, architectural plans or elevation drawings prepared by a registered architect, a site plan prepared by a licensed land surveyor or structural report prepared by a licensed engineer.



Section 9 Expiration of Certificates of Appropriateness

Any Certificate of Appropriateness issued under this By-law shall be in force for two years from the date of issuance. If the development to which the Certificate of Appropriateness applies has yet to commence within two years from the date of issuance, the Certificate of Appropriateness shall expire.

Section 10 Right to Appeal

The approval, imposition of conditions on, or denial of a Certificate of Appropriateness may be appealed to the Nova Scotia Utility and Review Board, subject to the provisions of the *Heritage Property Act* and any regulations thereto.

Section 11 Penalties

In the event of any contravention of the provisions of this By-law, the Town of Lunenburg may act under Section 25 of the *Heritage Property Act*.

Section 12 Compliance with Other Legislation

Nothing in this By-law shall exempt any person from complying with the requirements of any other By-law in force within the Town or from obtaining any license, permission, permit, authority, or approval required by any other By-law of the Town or statute or regulation of the Province of Nova Scotia or the Government of Canada.

Section 13 Force Majeure

The Town of Lunenburg is beholden to timelines outlined in this By-law, except when performance of these duties is prevented by catastrophic events that are beyond the Town's control. This includes but is not limited to acts of God, accident, riots, war, terrorist act, epidemic, pandemic, quarantine, civil commotion, breakdown of communication facilities, breakdown of web host, breakdown of internet service provider, national strikes, fire, explosion, or generalized lack of availability of raw materials or energy.

Section 14 Effective Date

Upon adoption by the Council of the Town of Lunenburg and approval by the Minister responsible for the Heritage Property Act, this By-law shall take effect on the date a notice is published in a newspaper circulating in the Town informing the public that the Old Town Lunenburg Heritage Conservation District By-law is in effect.

Section 15 Repeal of Existing By-law

The Town of Lunenburg Heritage Conservation District By-Law and Plan adopted by the Council for the Town of Lunenburg on May 11, 2000 is hereby repealed.

Appendix A: Conservation and Design Guidelines

Introduction

These Conservation and Design Guidelines manage change in Old Town Lunenburg Heritage Conservation District. They guide preserving character-defining and locally significant structures and sensitive new development towards conserving the district's heritage value.

Design guidelines apply to new developments and supporting structures within the district. These guidelines promote high-quality craftsmanship and public benefit. The design guidelines ensure new development supports Lunenburg's maritime culture, continues the district's functioning per its colonial plan and sustains Lunenburg's vernacular architectural tradition. They also provide that new development will not erode the district's heritage value by overwhelming or detracting from character-defining or locally significant structures. Upon close inspection, new construction should be compatible with, subordinate to and distinguishable from character-defining or locally significant structures.

Conservation guidelines direct the preservation of the district's character-defining and locally significant structures, stressing a minimal intervention approach following the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Testifying to Lunenburg's colonial plan, maritime culture, and vernacular architecture tradition, character-defining structures are essential to the district's heritage value. Direction is provided for all interventions requiring a Certificate of Appropriateness, maintenance, and in-kind replacement.

Making the district accessible is a Council priority. Council strongly encourages working with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the most negligible impact on the district's character-defining elements, including individual character-defining structures. Policies on equity and inclusion, sustainability, community capacity-building, research, documentation, incentives, and threat mitigation can be found in the Old Town Lunenburg Heritage Conservation District Plan.

Types of Structures in Old Town Lunenburg Heritage Conservation District			
Character-Defining and Locally Significant Structures		Supporting Structures	
Civic Character-Defining Structures Section 5	Structures originally built for civic use. Must be conserved.	New Construction	Must be compatible with, subordinate to and distinguishable from character-defining and locally significant structures. Regulated under Section 2.
Commercial Character-Defining Structures Section 5	Structures originally built for commercial use. Must be conserved.	Supporting Structures	Must be compatible with, subordinate to and distinguishable from character-defining and locally significant structures. Minimally regulated compared to character-defining and locally significant structures under Section 3.
Marine-Industrial Character-Defining Structures Section 5	Vernacular marine and other industrial structures. Must be conserved.		
Residential Character-Defining Structures Section 5	Historic homes or structures following a residential form. Must be conserved.		
Locally Significant Structures Section 5	Historic structures in Old Town Lunenburg Heritage Conservation District that do not relate to its values but are nonetheless municipally historically significant. Must be conserved.		

How To Use This Document

Users should read all relevant Sections of the Conservation and Design Guidelines early in planning any project in Old Town Lunenburg Heritage Conservation District. Overarching guidelines at the beginning of Sections provide overarching guidance for all relevant subsections.

For new constructions, read the Design Guidelines, the Section related to the Heritage Character Area where the project will take place (see Appendix C), and the Section dedicated to the type of structure planned. Old Town Lunenburg Heritage Conservation District includes five Heritage Character Areas: The Civic Area, the Commercial Area, the Residential Area, the Waterfront Area, and the Transition Area. Guidelines address new civic, commercial, residential, and marine-industrial construction. Fencing, retaining walls, outbuildings/accessory buildings, signs, mechanical equipment, electrical equipment, solar panels, or other alternative energy generation mechanisms are addressed under Section 6 - Other Structures and Interventions. Any structure that does not fall within these typologies should use the new building guidelines directly following the relevant Heritage Character Area guidelines (i.e., Civic Area – civic building; Commercial Area – commercial building, etc.).

Each structure in the district is either character-defining, supporting or locally significant. Character-defining structures testify to the district's heritage value. Supporting structures enhance the district but are not themselves historic structures. Locally significant structures are conserved because they have local heritage significance despite not aligning with the district's heritage value as outlined in its Statement of Significance (Appendix I). Structures are mapped by type in Map 3 Character-Defining, Locally Significant and Supporting Properties (Appendix D) and listed in Appendix E. Unless otherwise specified, the structure type listed for each address applies to the main building at each address. Outbuildings (accessory buildings) are Supporting Structures.

Different guidelines apply depending on whether you are maintaining, adding onto, or altering a character-defining or locally significant structure. Guidance is also provided on removing or demolishing character-defining and locally significant structures. Character-defining structures are divided into five building types: Civic, commercial, ecclesiastic, marine-industrial, and residential. Read Section 5 Character-Defining and Locally Significant Structures

NEW CONSTRUCTION

Erecting new buildings and structures, including buildings and accessory buildings, solar panels, heat pumps, retaining walls, signs and fences.



Figure 1: New Construction Flow Chart

and the relevant building type guidelines for interventions on character-defining and locally significant structures. For maintenance, additions, and alterations to supporting structures, read Section 3. For maintenance, additions and alterations to character-defining and locally significant structures, read Section 5. Roads are addressed in Section 4.



Figure 2: Interventions of Existing Buildings Flow Chart



Design Guidelines

1 Heritage Character Areas

Old Town Lunenburg comprises five Heritage Character Areas: The Civic Area, the Commercial Area, the Residential Area, and the Waterfront Area. Character Area guidelines support each of the district's character-defining element types: elements that evidence British colonial planning, elements that evidence and support Lunenburg's continuing vernacular architectural tradition, and elements that evidence Lunenburg's historical and continued cultural and economic relationship with the Atlantic, especially the offshore fisheries. A Transition Area with lighter architectural controls encircles the other areas, providing extra protection from potentially detractive development.

1.1 Overarching Heritage Character Area Guidelines

The following guidelines apply to new developments and alterations to existing buildings in all the Heritage Character Areas:

- The density, scale and distribution of buildings, typologies, and functions within each area must be maintained; and
- The visual and physical connections and distinguishing features of each Heritage Character Area must be maintained.

The following guidelines apply to new developments in all the Heritage Character Areas:

- New construction must not detract from the district's heritage value and character-defining elements, including individual character-defining structures. New construction or any element thereof must sharply contrast with surrounding character-defining structures.
- New structures must be physically, visually, and stylistically compatible with, subordinate to and distinguishable from the district's character-defining structures.

Proposals for new structures that are incompatible, dominating, and indistinguishable from the district's character-defining structures and the heritage value of the district are not permitted.

Compatibility does not mean that new buildings must replicate historic architectural styles. Creative adaptations and interpretations of the district's historical styles are permitted, provided they incorporate elements of the form and detail of surrounding character-defining buildings.

New buildings in the district must be compatible with Lunenburg's character-defining structures of the same type, whether civic, commercial, residential, or marine-industrial. The following factors may be considered when judging the compatibility of a proposed project:

- Architectural form and scale: Including, but not limited to, overall size, bulk proportion or massing; roof type, shape and pitch; building orientation, including setbacks and separation to buildings next-door, on the same block, or in the same Heritage Character Area;
- Principle façade design: Including, but not limited to, the overall composition, directional emphasis, balance and presence of critical elements like a primary entrance or exterior stairs;
- Windows and doors: Including, but not limited to, their proportion, size, placement and style;
- Architectural trim and ornamentation: Including, but not limited to, the proportion, size, placement and style of dormers, trim, porches, and verandahs; and
- Materials allowed and not allowed for any exterior element of the structure.



Read the Section related to the Heritage Character Area where the project will take place (see appendix C). For new construction, consult the Section 2 and the Subsection on the type of new structure being planned (Civic Section 2.1, Commercial Section 2.2, Residential Section 2.3, Marine-industrial Section 2.4, new construction in the Transition Area Section 2.5). If your project includes fencing, retaining walls, outbuildings, signs, mechanical or electrical equipment, solar panels, other alternative energy generation mechanisms, or known archaeological resources, read the specialized guidance under Section 6. For guidance on maintenance, additions and alterations to character-defining and locally significant structures, see Section 5. For guidance on maintenance, additions and alterations to supporting structures, see Section 3.

1.2 Civic Area

The Civic Area is essential to Old Town Lunenburg's value as the best-preserved colonial settlement in North America. This area is vital to Old Town Lunenburg's continued social and economic functioning according to Charles Morris's original plan, for which the district is recognized nationally and internationally.

The four Civic Area blocks are valuable for their architecture, open spaces, and functions. The following character-defining elements must be preserved:

- All character-defining and locally significant structures;
- The intactness of the four blocks compared to the other blocks in the district;
- The lower building density compared to the higher building density in the surrounding residential and Commercial Areas;
- The scale of public and civic buildings, approximately three and a half storeys;
- The Civic Area's public functions include:
 - The provision of public services;
 - The free, public access to character-defining and supporting civic and ecclesiastic buildings; and
 - The free, public access to landscaped green space between and around character-defining and supporting civic and ecclesiastic buildings.

1.3 Commercial Area

Guidance on new commercial construction has been prepared to ensure compatible development and promote the continuation of Lunenburg's vernacular architectural tradition. There is no one-size fits all solution to new commercial development within the district. Designs must consider their unique setting, particularly surrounding character-defining structures. Special consideration should be given to commercial character-defining structures next-door and on the same block.

The following character-defining elements must be preserved:

- All character-defining and locally significant structures;
- The distribution or space between structures within the area; and
- The coherence of commercial streetscapes.

1.4 Residential Area

Guidance on new residential construction has been prepared to ensure compatible development and promote the continuation of Lunenburg's vernacular architectural tradition. This includes supporting eclecticism over homogeneity and compatibility over distinguishability within the Residential Area. There is no one-size fits all solution to new residential development within the district. Designs must



consider their unique setting, particularly surrounding residential character-defining structures next-door and on the same block.

The following character-defining elements must be preserved:

- All character-defining structures;
- The distribution or space between structures within the area; and
- The variety of vernacular architectural expression.

1.5 Waterfront Area

One of the reasons Old Town Lunenburg is designated a National Historic Site and listed as a World Heritage Site is it is an exceptional example of a culture based on, and an urban community designed for, marine activities. Maintaining this culture is essential, and nowhere is this more paramount than in the Waterfront Area. Development in this area must balance preserving the historical evidence of Lunenburg's long cultural ties to the sea, particularly maritime character-defining structures, and allowing the working waterfront to thrive.

The following character-defining elements must be preserved:

- The continued waterfront's maritime functions, especially the fisheries, including shipbuilding and retrofitting;
- All character-defining structures; and
- Tangible and intangible manifestations of Lunenburg's sea-based culture, such as the Fishermen's Memorial and Ceremony.

Council supports the functional nature of the working waterfront as it relates to marine, shipbuilding, and fishery activities, including the following:

- Repairing, rejuvenating, or replacing in-kind extensively deteriorated or missing features that support traditional practices;
- Designing new features for continuing or new uses that support the working waterfront and do not obscure, damage, or destroy character-defining structures or other elements necessary to traditional practices; and
- Documenting all interventions that affect features that support traditional practices and ensuring that this documentation is available to the Heritage Officer.

1.6 Transition Area

The Transition Area is a residential and mixed-use area targeted for gentle mixed-use development. There are also several historic vernacular buildings within the Transition Area identified as character-defining buildings. This area is designated to protect the district from incompatible development and the character-defining buildings surrounding the district and along entrance corridors.

The following character-defining elements must be maintained:

- All character-defining structures.



2 New Development

2.1 New Civic Construction

New buildings should be attentively documented, both in their design and construction. Everyone involved in constructing new civic structures is strongly encouraged to document all aspects of projects within the district and provide information to the Heritage Officer to inform future research and conservation efforts.

While the Heritage Officer may seek advice from an independent expert or the Heritage Advisory Committee per the Old Town Lunenburg Heritage Conservation District Plan and By-law, the Heritage Officer is directed to pay extra consideration to new public buildings and encouraged to refer them to the Heritage Advisory Committee.

2.1.1 Form and Function of New Civic Structures

- New civic buildings must be physically, visually, and stylistically compatible with, subordinate to and distinguishable from the district's character-defining structures upon close inspection. Here, distinguishable upon close inspection means recognizable by a trained professional, such as an architect or architectural historian, as distinct from surrounding character-defining structures from the nearest street intersection.
- New civic buildings must not unduly block views from the public realm of other civic and ecclesiastic buildings. New civic buildings should be no more than four storeys tall, or their height, scale and massing should be less than Lunenburg Town Hall (119 Cumberland Street).
- New civic buildings must align with the district's gridiron plan, i.e. new civic buildings must be oriented to the district's historic street grid at a right angle.
- New civic buildings must have the same setback and distance to neighbouring structures as other buildings within the Civic Area as closely as feasibly possible.
- No new construction project will be approved without demonstrating its contribution to public services.
- New civic buildings must be designed to the accessibility provisions of the Building Code, working with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the most negligible impact on the character-defining elements of the district.
- Flat roofs are prohibited on new civic buildings.
- Except for steps associated with a front or secondary entrance, porch or veranda, exterior staircases shall be located on the side or rear of new civic buildings.
- New civic buildings should be built to a more than human scale with, for example, high ceilings, oversized windows or prominent entrances, grandeur, and a level of craftsmanship suitable to a public edifice.
- New civic buildings shall reinforce the vertical rhythm of the Civic Area. New civic buildings should have a vertical emphasis through elements such as steeply pitched roofs, vertically proportioned windows, vertical trim boards, projecting bays and/or pedimented porches and/or dormers. Dormers must not exceed one-third (1/3) of the width of any roof slope.
- Blank wall façades are prohibited in new civic buildings.

2.1.2 Principal Façade Design of New Civic Structures

- The principal façade of new civic buildings shall face the principal street at a right angle.
- Principle façades should have bilateral symmetry or balanced asymmetry.



2.1.3 Windows and Doors of New Civic Structures

- Modern window styles which depart significantly from the windows of civic character-defining structures are discouraged. Modern interpretations are acceptable.
- Modern door styles which depart significantly from the doors of civic character-supporting structures are discouraged. Modern interpretations are acceptable.

2.1.4 Materials of New Civic Structures

- New civic buildings must be clad in wood, brick, or stone.
- Architectural detailing on new civic buildings must be wood, brick, or stone.
- Shingles, especially traditional wooden shingles, are favoured for roofs. However, any material is permissible so long as it does not detract from any character-defining structure. Corrugated metal is prohibited.
- Wood is preferred, but non-wooden doors and windows are permitted.
- Principal and secondary staircases and ramps must be wood, brick or stone. Plastic staircases and ramps are prohibited. Metal fire escape staircases are permitted but cannot be located on the principal façade.
- Handrails and balustrades must be wooden or wrought iron.

If your project includes fencing, outbuildings, retaining walls, signs, mechanical or electrical equipment, solar panels, or other alternative energy generation mechanisms, or known archaeological resources, read the specialized guidance under Section 6.

2.2 New Commercial Construction

New buildings should be assiduously documented, both in their design and construction. Everyone involved in commercial development is strongly encouraged to document projects within the district and provide information to the Heritage Officer to inform future research and conservation efforts.

2.2.1 Form

- New commercial buildings must be physically, visually, and stylistically compatible with, subordinate to and distinguishable from the district's character-defining structures on the same block upon close inspection. Here, distinguishable upon close inspection means recognizable by a trained professional, such as an architect or architectural historian, as distinct from surrounding character-defining structures from across the street or the nearest street intersection.
- The height, scale, massing, and articulation of new commercial buildings should complement character-defining structures next-door. Usually, this will be a two to three-storey building with retail storefronts on the ground floor.
- The principal façade of new commercial buildings shall face the street. New commercial buildings on corners must face the east-west running street, except for those on King Street, which may face King Street or have two principal façades.
- The location of new commercial buildings shall follow the existing separation pattern (aka built area relative to void areas) along the street line on the same block. This provision means buildings will typically be contiguous or near contiguous to one another. Where commercial and residential character-defining structures intermix, a greater distance may be kept between buildings per established patterns along the street line on the same block.

- The footprint of new commercial buildings must align with any commercial character-defining buildings next-door and the prevailing setbacks of the character-defining structures on the same block. This provision means new commercial buildings must have little to no setbacks.
- New commercial buildings shall have a roof form inspired by Old Town Lunenburg's character-defining commercial buildings, including but not limited to gable roofs, gambrel roofs, hatch roofs and flat roofs with a parapet. Flat roofs are permitted on new commercial buildings.
- New commercial buildings should have a vertical emphasis commensurate with commercial character-defining structures. They must be at least two storeys. Single-storey, shallow-pitched, or flat-roofed new commercial buildings are prohibited.
- Except for steps associated with a front entrance, exterior staircases shall be located on the side or rear of a new development.
- Rooftop decks are prohibited on a new commercial building's principal roof.
- Foundations must not have large areas of exposed concrete or stone. The height of any exposed foundation may not be greater than 0.305 metres (1 foot) from grade. On sloping sites, cladding and trim must be stepped, and no exposed foundation may be taller than 0.305 metres (1 foot) from grade.

2.2.2 Principal Façade Design

- New commercial buildings must have a primary ground-level entrance in the principal façade.
- The articulation of new commercial buildings will align with commercial character-defining structures next-door, including, but not limited to, roofs, eaves, windows, doors, mouldings, signboards, stringcourses, and cornices.
- Principle façades should be balanced through either bilateral symmetry or asymmetrical balancing. The former may be achieved by aligning similar individual elements, such as windows, doors, and trim.
- Principal façades should be vertically articulated into 5.5 to 7.6 metre (18 to 25 feet) units or bays by, for example, vertical trim or pilasters, following the rhythm of the streetscape as defined by the commercial character-defining structures on the same block as the new commercial building.
- The principal façade must include a strong baseline under the windows of storefronts the same height as commercial character-defining structures on the same block, ideally defined by mouldings or panels.

2.2.3 Windows and Doors

- Storefronts display picture windows and doors are strictly limited to the ground floor of new commercial buildings.
- Apart from the ground floor, the area of any façade visible from the public realm occupied by window and door openings shall be no greater than 25%.
- Ground floors may have square or vertically oriented display windows with a window-to-wall ratio of up to 75%.
- Windows visible from the public realm should be vertically oriented single- or double-hung, vertically sliding sash windows. However, round-headed, pointed, diamond-shaped, or circular windows, modelled on historic examples found in commercial character-defining structures, shall be permitted.
- Slider windows and curved bow windows are prohibited. Picture windows are only permitted on the ground floor storefront level. On the upper levels, picture windows are prohibited.

- Doors visible from the public realm should preferably be made of wood with glazing inspired by historic doors in commercial character-defining structures. However, modern door styles made of modern materials are permitted.
- Transom lights above doors are encouraged.
- Four skylights are permitted. More than four skylights may be approved, provided the total number of skylights on a roof slope does not exceed the total number of bays on the corresponding elevation.

2.2.4 Architectural Trim and Ornamentation

- New commercial buildings must include at least four of the following:
 - Corner boards a minimum of 14 centimetres (5.5 inches) wide.
 - Door trim a minimum of 9 centimetres (3.5 inches) wide, preferably including a well-articulated cap.
 - Strong cornices and/or signboards over ground-floor storefronts.
 - Strong building cornices, especially on flat-roofed buildings.
 - Window trim a minimum of 9 centimetres (3.5 inches) wide, preferably a cap, head, jamb, and sill inspired by commercial character-defining structures on the same block as the new commercial building.
 - Decorative details inspired by friezes, dentils, scrolls, brackets, or any other decorative work found on commercial character-defining structures on the same block as the new commercial building.
 - Stair carriages must be constructed with closed risers and treads with traditional handrails where the balusters are nailed from the top and bottom. Face nailing of balusters shall be prohibited.

2.2.5 Materials

- New commercial buildings must be clad with wooden clapboard or shingles.
- Shingles, especially traditional wooden shingles, are favoured for roofs. However, any material is permissible, including metal roofs, if it does not detract from character-defining structures on the same block as the new commercial building. Dark colours are preferred. Bare metal is prohibited. Metal roof slopes within an edge within 1.5 metres (5 feet) of a public right-of-way must have snow guards. Corrugated metal roofs are prohibited.
- Wood is preferred, but non-wooden doors and windows are permitted.
- Required decorative details inspired by the district's commercial character-defining structures (see Section 2.2.4) must be wooden.
- Porches, verandahs, and balustrades must be wooden.
- Handrails must be wooden or wrought iron.
- Wood is preferred, but non-wooden stairs and ramps, such as metal or stone, are permitted. On principal façades, non-wooden stairs must not exceed two steps, and non-wooden ramps are prohibited. Plastic stairs are prohibited.

If your project includes fencing, outbuildings, retaining walls, signs, mechanical or electrical equipment, solar panels, or other alternative energy generation mechanisms, or known archaeological resources, read the specialized guidance under Section 6.



2.3 New Residential Buildings

New buildings should be assiduously documented, both in their design and construction. Everyone involved in residential development is strongly encouraged to document projects within the district and provide information to the Heritage Officer to inform future research and conservation efforts.

The ten nearest residential character-defining structures in a 360-degree radius should be considered when designing new residential buildings, with special consideration given to those next-door and on the same block as the new residential building.

2.3.1 Form

- New residential buildings must be physically, visually, and stylistically compatible with, subordinate to and distinguishable from the district's character-defining structures on the same block as the new residential building upon close inspection. Here, distinguishable upon close inspection means recognizable by a trained professional, such as an architect or architectural historian, as distinct from surrounding character-defining structures from the nearest street intersection.
- The height and scale of new residential buildings must be less than or equal to the average height and scale of character-defining residential structures along the same side of the street of the same block.
- New residential buildings must align with the district's gridiron plan, i.e. new residential buildings must be oriented to the district's historic street grid at a right angle.
- New residential buildings must have the same setback and distance to neighbouring structures as residential character-defining structures on the same block as the new residential building.
- A new residential building's roof must have a similar shape and pitch to character-defining residential buildings on the same block as the new residential building. Historic roof forms in Lunenburg include but are not limited to gable roofs, hipped roofs, hipped gable roofs, gambrel roofs, mansard roofs, hatch roofs, and complex Queen Anne forms with and without dormers. Flat roofs are prohibited for new residential buildings.
- Dormers, including extended and overhanging dormers like the Lunenburg bump, are strongly encouraged for new residential development. Dormers must be inspired by historic examples found on residential character-defining structures, including but not limited to Gothic, Scottish, Peaked, Pedimented, Hipped, Round-headed and Shed dormers. Dormers must not exceed one-third (1/3) of the structure's total roof area.
- Elaborate frontispieces inspired by residential character-defining structures are encouraged.
- New houses with a footprint larger than 140 metres squared (1500 square feet) should have at least one projecting bay, ell, porch, veranda, dormer, frontispiece, or other variation in form.
- Except for steps associated with a principal or secondary entrance, porch or veranda, exterior staircases shall be located on the side or rear of a new residential building.
- Foundations must not have large areas of exposed concrete or stone. The height of any exposed foundation may not be greater than 0.305 metres (1 foot) from grade. On sloping sites, cladding and trim must be stepped, and no exposed foundation may be taller than 0.305 metres (1 foot) from grade.

2.3.2 Principal Façade design

- Principal façades should have a vertical emphasis through elements including, but not limited to, steeply pitched roofs, vertically proportioned windows, vertical trim boards, projecting bays, and pedimented porches and dormers.

- Principle façades should be balanced through either bilateral symmetry or asymmetrical balancing. The former may be achieved by aligning similar elements, such as windows, doors, and trim.
- The main entrance to new residential buildings must be in the principal façade facing the street.
- Frontispieces inspired by residential character-defining structures are encouraged.
- Dormers should be balanced with openings along the building's elevation. Generally, dormers should be centred on the roof or vertically aligned with window and door openings, but they may be offset from windows and doors if the façade is balanced overall. Dormers will be appropriately scaled to be approximately the same width as window and door openings. Again, dormers must not exceed one-third (1/3) of the structure's total roof area.

2.3.3 Windows and Doors

- The area of any façade visible from the public realm occupied by window and door openings shall be no greater than 25%, other than sunrooms, where an area of up to 80% on one level may be approved.
- Doors visible from the public realm should preferably be made of wood and rail and stile construction with recessed or raised panels or interpretations of panelling and glazing inspired by historic doors in residential character-designing structures.
- Modern door styles which depart significantly from the historic doors found in residential character-defining structures are discouraged.
- Windows visible from the public realm should be vertically oriented single- or double-hung, vertically sliding sash windows. However, round-headed, pointed, diamond-shaped, circular or any other shaped window modelled on historic examples found in residential character-defining structures are permitted, particularly under the gable ends of roof peaks.
- Slider windows, picture windows and curved bow windows are prohibited.
- Horizontal or square windows are only permitted in non-principal façades to accommodate internal functions related to, for example, bathrooms and kitchens.
- Wide window openings may be achieved by combining windows in a mullioned frame.
- Three and five-sided bay windows modelled on windows found in residential character-defining structures are permissible.
- Four skylights are permitted. More than four skylights may be approved, provided the total number of skylights on a roof slope does not exceed the total number of bays on the corresponding elevation.

2.3.4 Trim and Ornamentation

- New residential construction must include some decorative elements, elaborate or plain, inspired by decorative elements found on Old Town Lunenburg's residential character-defining structures. New residential buildings must include at least four of the following:
 - Corner boards a minimum of 14 centimetres (5.5 inches) wide;
 - Window trim a minimum of 9 centimetres (3.5 inches) wide, preferably consisting of a cap, head, jamb and sill;
 - Door trim a minimum of 9 centimetres (3.5 inches) wide, preferably including a well-articulated cap;
 - Bay window trim, preferably including a prominent cap and head, a well-articulated sill, moulded panels below each window and a baseboard or moulding to define the bottom edge;

- Porches, verandahs and/or balconies, preferably with upper and lower rails and vertical balusters nailed from the top and bottom based on the traditional design. Face nailing of balusters shall be prohibited;
- Decorative brackets, cornices, and/or eaves; and/or
- Any other decorative work found on residential character-defining structures.
- Stair carriages must be constructed with closed risers and treads, with traditional handrails where the balusters are nailed from the top and bottom. Face nailing of balusters shall be prohibited.

2.3.5 Materials

- New houses must be clad in wooden clapboard or shingles laid in horizontal courses approximately 11.5 centimetres (4.5 inches) to the weather.
- Shingles, especially traditional wooden shingles, are favoured for roofs. However, any material is permissible, including metal roofs, if it does not detract from character-defining structures on the same block as the new commercial building. Dark colours are preferred. Bare metal is prohibited. Metal roof slopes within an edge within 1.5 metres (5 feet) of a public right-of-way must have snow guards. Corrugated metal roofs are prohibited. Wood is preferred, but non-wooden doors and windows are permitted.
- Required decorative details inspired by the district's residential character-defining structures (see Section 2.3.4) must be wooden.
- Porches, verandahs, and balustrades must be wooden.
- Handrails must be wooden or wrought iron.
- Wood is preferred, but non-wooden stairs and ramps, such as metal or stone, are permitted. On principal façades, non-wooden stairs must not exceed one step, and non-wooden ramps are prohibited. Plastic stairs are prohibited.

If your project includes fencing, outbuildings, retaining walls, signs, mechanical or electrical equipment, solar panels, or other alternative energy generation mechanisms, or known archaeological resources, read the specialized guidance under Section 6.

2.4 New Marine-Industrial Construction

- New marine-industrial construction should support Lunenburg's ongoing marine culture.
- New marine-industrial construction should be compatible with, subordinate to and distinguishable from surrounding maritime character-defining structures. New buildings must be distinguishable but need not be distinguishable upon close inspection, i.e. they may contrast more sharply with surrounding marine-industrial character-defining structures.
- New construction must not unduly obscure, damage or destroy character-supporting buildings or other features necessary to ongoing marine-industrial activities.
- New marine-industrial buildings should be no more than four storeys.
- Marine-industrial buildings should have a gabled, hatch or shed roof, ideally with the end pointed towards the harbour.
- All new marine-industrial buildings fronting on Bluenose Drive must be clad in wooden clapboard or shingles.
- Preferably, all new marine-industrial buildings will be clad in wood shingles or clapboard. However, new cladding materials are permitted for new buildings in the Waterfront Area that do not front on Bluenose Drive.



If your project includes fencing, outbuildings, retaining walls, signs, mechanical or electrical equipment, solar panels or other alternative energy generation mechanisms, or known archaeological resources, read the specialized guidance under Section 6.

2.5 New Buildings in the Transition Area

New buildings in the Transition Area will adhere to the guidelines for new residential and commercial buildings above as applicable (Sections 2), however:

- New buildings need only be compatible with, subordinate to and distinguishable from character-defining structures within the Transition Area. New buildings need not be distinguishable upon close inspection, i.e. they may contrast more sharply with surrounding marine-industrial character-defining structures.
- No restrictions are placed on what materials can be used for new buildings in the Transition Area, except they must be clad with wood shingles or clapboard.

If your project includes fencing, outbuildings, retaining walls, signs, mechanical or electrical equipment, solar panels or other alternative energy generation mechanisms, or known archaeological resources, read the specialized guidance under Section 6.

3 Supporting Structures

The role of supporting structures is to reinforce the district's heritage value and character. Insensitive alterations and additions to supporting structures may detract from the district. However, since they do not embody the district's heritage value, supporting structures are minimally regulated.

3.1 Maintenance and Replacement In-Kind

Supporting structures as they exist upon enacting this Plan and By-law are grandfathered into planning and development. However, the existence of any non-compatible feature on any supporting structure in the district may not be used as a precedent for future incompatible development. Repairs and replacement of any aspect of supporting structures is allowed with the following exceptions:

- Over 50% replacement of stairs, balconies, porches, balustrades, handrails, verandas, and dormers must adhere to relevant new construction provisions (Section 2); and
- Replacement of extant non-wooden cladding greater or equal to 20% of a structure's exterior wall area, excluding windows and doors and doors, is prohibited. Wood clapboard or shingles must be used when replacing greater or equal to twenty 20% of a structure's exterior wall covering.

3.2 Additions or Alterations to Supporting Buildings

All alterations or additions to supporting structures must follow the relevant new construction guidelines in Section 2.

3.3 Demolition or Removal of Supporting Building

Applications to demolish or remove a supporting building will be approved without a public hearing provided all other requirements of this By-law are adhered to. Any replacement structure is subject to the relevant new construction guidelines in Section 2.



Conservation Guidelines

4 Roads and Right-of-ways

Conserving Old Town Lunenburg's gridiron plan is essential to sustaining its heritage value as the best-preserved colonial settlement in North America. As such:

- Roadways included in Charles Morris's Town plan (Appendix G):
 - Shall not be realigned, reoriented, regraded, widened, narrowed, or otherwise altered;
 - Shall not be obstructed or obscured except for minor accessibility issues to any entranceway as approved pursuant to the Town's Street Encroachment By-law; and
 - Shall be maintained and continue to provide circulation throughout the district.
- Clear sightlines down east-west streets will be preserved or restored.
- Clear sightlines down north-south streets that visually connect the Commercial, Residential and Civic Areas to Lunenburg Harbour will be preserved or restored.
- Temporary structures and signs towards completing essential public works projects and street furniture and other civic amenities erected by the municipality are exempt.

Other encroachments are regulated under the Town's Land Use By-law and Street Encroachment By-law.

5 Character-Defining and Locally Significant Structures

Any work on character-defining or locally significant structures should be assiduously documented. Everyone involved in projects concerning character-defining and locally significant structures is strongly encouraged to document them and provide information to the Heritage Officer to inform future research and conservation efforts.

5.1 Maintenance and Repair of Character-Defining and Locally Significant Structures

No Certificate of Appropriateness is required to maintain or repair a character-defining structure. However, please refer to Appendix H for guidelines pertaining to best practices for the maintenance and repair of Heritage Buildings.

5.2 Replacement In-Kind of Elements of Character-Defining and Locally Significant Structures

Repairing wood structures includes replacing in-kind decayed and damaged elements and correcting the conditions that caused the decay or damage. All features of character-defining structures must be repaired rather than replaced in-kind wherever possible. Only components that have deteriorated beyond repair may be replaced and must be replaced in-kind using the existing feature as physical evidence of its placement, form, material, and detailing. Replacements in-kind must be identical in every respect to existing prototypes. Traditional practices should be used whenever possible. Replacement in-kind does not require a Certificate of Appropriateness. However, notice and documentation should be provided to the Heritage Officer to guide future planning and conservation work. The presence of non-compatible or insensitive additions and alterations must not be cited as a precedent in any approval process.

- All features of character-defining structures must be repaired rather than replaced in-kind wherever possible. Only components that have deteriorated beyond repair may be replaced and



must be replaced in-kind using the existing feature as physical evidence of its placement, form, material, and detailing.

- Any replacement that is not wholly identical to an existing prototype constitutes an alteration and may not proceed without a Certificate of Appropriateness.
- Replacement of non-wooden cladding greater or equal to 20% of a structure's exterior wall area, excluding windows and doors, is prohibited. Wood clapboard or shingles must be used when replacing greater or equal to 20% of a structure's exterior wall covering.

5.3 Additions to Commercial Character-Defining Structures

Additions are preferable to substantially changing historic fabric. Yet while constructing an exterior addition may seem essential, they should be avoided and considered only after it is determined that new needs cannot be met by altering non-character-defining interior spaces.

The following guidelines apply to all additions to commercial character-defining buildings:

- Additions must be physically, visually, materially, and stylistically compatible with, subordinate to and distinguishable from the character-defining building upon close inspection. Here, distinguishable upon close inspection means recognizable by a trained professional, such as an architect or architectural historian, as distinct from the character-defining building when viewed from arm's length or across the street.
- Additions should be designed so that their impact on the form and style of the character-defining building are not negatively impacted if the new work is removed in the future.
- Additions must minimize the loss or obstruction of the character-defining building's significant architectural features, including but not limited to windows, doors, and decorative elements.
- Additions should be designed to minimize their visual impact when viewed from the public realm.
- Owners are strongly encouraged to work with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the most negligible impact on the district's character-defining elements, including individual character-defining structures.
- Restoration of missing features is allowed, especially in the case of storefront details, including cornices, signboards and baselines. However, new designs of missing elements that are physically, visually, materially, and stylistically compatible with, subordinate to and distinguishable from the character-defining building upon close inspection are preferred.

5.3.1 New Wings and Extensions

- No new wing, extension or other substantial additions may be taller than the commercial character-defining structure.
- New wings, extensions or other additions must be located to the side or back of commercial character-defining structures. Additions in front of principal façades are prohibited.
- Except for new commercial buildings on King Street, the principal façade of new commercial buildings must face east-west streets.
- New wings, extensions, or other additions to a side of a commercial character-defining structure must align with the structure's principal façade (i.e., additions shall align with the existing front and flanking yard setbacks).
- The articulation of additions will align with neighbouring commercial character-defining structures, including, but not limited to, roofs, eaves, windows, doors, mouldings, stringcourses, and cornices.



- Additions to the side of commercial character-defining buildings should be articulated into 5.5 to 7.6 metres (18 to 25 feet) units or bays by, for example, trim or pilasters, following the rhythm of the streetscape as defined by the commercial character-defining structures on the same block as the new commercial building.
- Ground floor storefronts are encouraged for additions to the side of commercial character-defining buildings. Storefronts are strictly limited to the ground floor of additions.
- Additions to the side of commercial character-defining buildings with a storefront design on the ground floor must have a strong baseline under the windows the same height as commercial character-defining structures on the same block, ideally defined by mouldings or panels.
- Ground floors may have square or vertically oriented display windows with a window-to-wall ratio of up to 75%.
- Windows visible from the public realm should be vertically oriented single- or double-hung, vertically sliding sash windows. However, round-headed, pointed, diamond-shaped, or circular windows, modelled on historic examples found in commercial character-defining structures, shall be permitted.
- Slider windows, picture windows and curved bow windows are prohibited, except for the picture windows permitted as part of storefront designs.
- Doors visible from the public realm should preferably be made of wood with glazing inspired by historic doors in commercial character-designing structures. However, modern doors are permitted.
- Transom lights above doors are encouraged.
- Four skylights are permitted. More than four skylights may be approved, provided the total number of skylights on a roof slope does not exceed the total number of bays on the corresponding elevation.
- Additions to the side of commercial character-defining buildings must have a vertical articulation that reflects the predominant bay and storefront widths of commercial character-defining structures on the same block.
- New wings, extensions or other substantial additions must use the same facing and decorative materials as the existing structure.
- New wings, extensions or other substantial additions shall have a roof shape similar or complementary to the roof shape of the commercial character-defining building.
- New windows must respect the proportions and detailing and be horizontally and vertically aligned with the existing openings of the commercial character-defining structures. Windows on new additions shall continue the pattern, rhythm, proportions, and alignment of windows on the existing building.
- Any rearrangement of windows should be done on the parts of buildings least visible from the public realm. The arrangement of windows on the existing principal façade may not be altered.
- The form, appearance, proportion, materials, door panel style and details of new doors should match those of existing openings on the commercial character-defining building and respect the hierarchy of entrances.
- Additions to commercial character-defining structures must include trim and decorative detailing commensurate in material and style with the commercial character-defining property. They should not substantially diverge in alignment or size. Additions to commercial character-defining structures shall incorporate door and window trim that complement or match the historic trim work on the character-defining building.



5.3.2 New Rooftop Elements, including Dormers and Skylights

- Additions to roofs, such as access stairs, elevator or mechanical equipment housing, and decks and terraces, are discouraged. Such additions must not substantially alter the established shape or form of roofs. Rooftop decks on the principal roof shall be prohibited.
- Whenever possible, locate new rooftop elements, such as vents, drainage components, satellite dishes, solar panels, skylights, etc., out of view of the public realm. Again, such additions must not substantially alter the established shape or form of the roof.
- New dormers are encouraged on existing buildings but must not substantially alter the established shape or form of the roof. New dormers must not detract from the roofline or visually overwhelm existing dormers in design, placement, or scale.
- Dormers, including existing dormers, must not exceed one-third (1/3) of the structure's total roof area. No more than four dormers shall be permitted on any one single roof. Notwithstanding the preceding, more than four dormers may be approved, provided the total number of dormers does not exceed the number of bays on the building's corresponding wall elevation.
- Dormers should be vertically aligned or centred between existing window or door openings in the corresponding façade. Dormers may be offset from window openings if it provides for an overall balanced façade design.
- Where dormers already exist on the roof of a commercial character-defining building, new dormers shall be similar or complementary to the existing dormers in style, proportion, size, trim and window style, profile, and orientation.
- Where no dormers already exist on the roof of a commercial character-defining building, dormers must be inspired by historic examples found on commercial character-defining structures throughout the district.
- Large, shed dormers should preferably be located at the rear of residential character-defining structures to preserve the architectural integrity of the principal façade.
- Four skylights are permitted. More than four skylights may be approved, provided the total number of skylights on a roof slope does not exceed the total number of bays on the corresponding elevation.
- Skylights shall be placed in a visually balanced arrangement relative to the width of the roof and the arrangement of window and door openings in the façade. Skylights shall be centred on the roof or vertically aligned with window and door openings. Skylights may be offset from window openings if it provides for an overall balanced façade design.
- Skylights shall be parallel with the roof slope and possibly be flush with the roof's pitch but shall not exceed 30.5 centimetres (12 inches) in height from the roof's surface.
- Skylights may be vertically oriented or square in profile. They may be constructed of wood or metal, provided the metal has a dark or medium-tone matte colour finish that is compatible with the colour of the roof.
- Bubble-style skylights and mirrored glass skylights are prohibited.

5.3.3 New Windows and Doors

- New windows must respect the proportions and detailing and be horizontally and vertically aligned with the existing openings of the commercial character-defining structures.
- New windows shall match the existing windows' profile (glazing style) and be trimmed similarly.

- Windows on additions shall continue the pattern, rhythm, proportions, and alignment of windows on the existing building.
- Round-headed, pointed, diamond-shaped, or circular windows modelled on the various traditional examples shall be permitted, provided they are consistent and compatible with the building's architectural style.
- Square or horizontally orientated windows may be allowed on non-principal façades to accommodate internal functions such as kitchens and bathrooms.
- Square or horizontally oriented windows are allowed as part of existing ground-floor storefront designs.
- Slider windows or curved bow windows are prohibited.
- The addition of shutters without historical evidence of their prior existence is prohibited.
- While removable wooden storm windows are preferred, fixed metal or aluminum storm windows are permitted, provided they have sash divisions that correspond with those of the windows being covered or otherwise have no sash divisions and provided they have a painted matte finish. Exposed bare metal, bright reflective, and shiny metal storm windows shall be prohibited.
- New doors should not be visible from the public realm if possible.
- New doors may not be added to the existing principal façade. However, new doors may be added to the street-facing elevations of new additions.
- New doors shall be traditional solid wooden, fibreglass or metal-panelled doors in conformance with the building's style.
- Modern door styles such as flush surface doors (no panels), doors with diagonal moulding patterns, and doors with non-traditional glazing patterns are prohibited.
- New doorways must not compete with principal entrances. Historic hierarchies of entrances on buildings should be maintained where they exist.
- Fully glazed patio doors are prohibited on the principal front façade and/or the principal flanking façade.

5.3.4 New Decks, Porches, Verandahs, Balconies, Ramps and Stairs

- New decks, porches, verandahs, balconies, ramps, lifts, and stairs by applicable codes, regulations, or accessibility standards must be done in a manner that does not detract from the character-defining structure. New decks, porches, verandahs, balconies, ramps, and stairs must be compatible with, subordinate to and distinguishable from the character-defining structure upon close inspection. Here distinguishable upon close inspection means detectable by a trained professional, such as an architect or architectural historian, when across the street or at arm's length.
- New decks, porches, verandahs, balconies, ramps, and stairs must be constructed of wood.
- Except in the case where a new design that is physically, visually, materially and stylistically compatible with, subordinate to and distinguishable from the character-defining building upon close inspection is replacing a missing historical element of the building (for example, a Victorian verandah that was at one time removed and not replaced), new decks, porches, patios, balconies, stairs and verandahs must not be added to the principal façade. However, new decks, porches, patios, balconies, stairs, and verandahs may be added to the street-facing elevations of new additions.



5.4 Alterations to Commercial Character-Defining Structures

Every effort must be made to preserve historic fabric through maintenance, repair, and replacement in kind. Altering historical material on the exterior of character-defining structures should be avoided whenever possible. Alterations shall not be permitted unless they are minimal and reversible.

Where incompatible or insensitive alterations have been made before the enactment of this by-law, they may be reversed. However, the restoration of missing features is discouraged. New designs of missing elements that are physically, visually, materially, and stylistically compatible with, subordinate to and distinguishable from the character-defining building upon close inspection are preferred.

Substitute materials should be explored only after all other options for repair and replacement have been ruled out. They should be used only when the original materials or craftsmanship are unavailable, are of poor quality, or damage character-defining materials. Because there are so many unknowns about the long-term performance of substitute materials, their use should not be considered without a thorough investigation of their composition. The importance of finding visually, stylistically, and physically compatible substitute materials cannot be overstated.

The Heritage Officer shall refuse any alteration to the historic fabric of a character-defining structure that would irreversibly compromise the structure's heritage value.

The following alterations to character-defining structures may be approved:

- Modifications to existing entrances, doors, stairs, porches, balconies, or verandahs to meet accessibility and code regulation requirements. Changes should not detract from the character-defining structure and must be compatible with, subordinate to and distinguishable from the character-defining structure upon close inspection. Here distinguishable upon close inspection means detectable by a trained professional, such as an architect or architectural historian, when across the street or at arm's length from the modification. The Town strongly encourages working with case specialists to determine the most appropriate solutions to health, safety, security and accessibility requirements with the most negligible impact on character-defining structures.
- Present-day materials and technologies should be chosen and used with the greatest caution and only in cases where the durability and structural behaviour of the materials and construction techniques have been satisfactorily proven over a sufficiently long period.
- Adding new features to meet sustainability requirements, such as solar panels or a green roof, in a manner that respects the exterior form and minimizes impact on the character-defining structure.
- Replacement glazing may be approved when historic glazing is damaged, or windows are being retrofitted to improve sustainability.
- Replacement doors, including those made of non-historic materials, may be approved if they are physically, visually, and stylistically compatible with the character-defining building. Compatibility includes, but is not limited to, their detailing, profile, and proportion. The door opening must not be altered. Where a doorway has sidelights, transom windows or double doors, these aspects must be preserved. Surrounding trim must also be preserved.
- New roof coverings may be approved if the pitch, shape and architectural detailing, including, but not limited to, architectural details like dormers, cornices, brackets, dentils, fascia, and widows' walks remain the same, and the new materials are physically, visually and stylistically compatible with the character-defining building.



For clarity, the following alterations to commercial character-defining are prohibited:

- No attempt should be made to 'correct' deflections that have occurred over time and which have no structural significance, and present no difficulties of use, simply to address present-day aesthetic preferences.
- Changes over time should be appreciated and understood as essential aspects of vernacular architecture. Removing, for example, Victorian aspects to restore a building to an earlier Georgian appearance is prohibited. The layers and evolution of the building over time must be conserved.
- Replacement or covering of traditional cladding materials with non-wooden materials, including but not limited to stucco, vinyl siding, aluminum siding and brick or stone veneer.
- Replacement of narrow clapboard or shingles with wide siding or shingles.
- Altering the arrangement or design of storefronts, including removing without replacing in-kind storefronts and their corresponding architectural details.
- Removing without replacing in-kind dormers, frontispieces, bay windows, and architectural decoration, especially storefront cornices, signboards, and baselines.
- Changes to the dimension, detailing and placement of historic entrances. Entries should be maintained as functioning entrances. Historic hierarchies of entries on buildings should be maintained where they exist.
- Blocking or removing historic window and door openings.
- Changes to the dimension, detailing and placement of historic windows.

5.5 Additions to Residential Character-Defining Structures

Additions are preferable to substantially changing historic fabric. Yet while constructing an exterior addition may seem essential, they should be avoided and considered only after it is determined that new needs cannot be met by altering non-character-defining interior spaces.

The following guidelines apply to all additions to residential character-defining buildings:

- Additions must be physically, visually, materially, and stylistically compatible with, subordinate to and distinguishable from the character-defining building upon close inspection. Here, distinguishable upon close inspection means recognizable by a trained professional, such as an architect or architectural historian, as distinct from the character-defining building when viewed from arm's length or across the street.
- Additions should be designed so that their impact on the form and style of the character-defining building are not negatively impacted if the new work is removed in the future.
- Additions must minimize the loss or obscurement of the character-defining building's significant architectural features, including but not limited to windows, doors, and decorative elements.
- Additions should be designed to minimize their visual impact when viewed from the public realm.
- You are encouraged to work with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the most negligible impact on the district's character-defining elements, including individual character-defining structures.
- Restoration of missing features with exact replicas is discouraged. New designs of missing elements that are physically, visually, materially, and stylistically compatible with, subordinate to and distinguishable from the character-defining building upon close inspection are preferred. Here close inspection means detectable by a trained professional, such as an architect or architectural historian, when across the street or at arm's length.



5.5.1 New Wings and Extensions

- No new wing, extension or other additions may be taller than the residential character-defining structure.
- New wings, extensions or other additions must be located to the side or back of residential character-defining structures. Additions to the front of existing principal façades are prohibited.
- New wings, extensions or other additions must be offset approximately 1 foot (a third of a metre) from the principal façade (i.e., deeper into the lot, further away from the street).
- New wings, extensions or other additions must be constructed in wood and clad in the same material to the exact specifications as the cladding of the residential character-defining building, except where non-combustible materials are required under the Building Code.
- New wings, extensions or other additions shall have a roof shape similar or complementary to the roof shape of the residential character-defining building.
- New windows must respect the proportions and detailing and be horizontally and vertically aligned with the existing openings of the residential character-defining structures. Windows on new wings, extensions or other additions shall continue the pattern, rhythm, proportions, and alignment of windows on the existing building.
- The area of any façade visible from the public realm occupied by window and door openings shall be no greater than 25%, other than sunrooms, where an area of up to 80% on one level may be approved.
- Any rearrangement of windows should be done on the parts of buildings least visible from the public realm. The arrangement of windows on the principal façade may not be altered.
- Four skylights are permitted. More than four skylights may be approved, provided the total number of skylights on a roof slope does not exceed the total number of bays on the corresponding elevation.
- The form, appearance, proportion, materials, door panel style and details of new doors should match those of existing openings on the residential character-defining building and respect the hierarchy of entrances.
- New wings, extensions or other additions to residential character-defining structures must include trim and decorative detailing commensurate in material and style with the residential character-defining property. They should not substantially diverge in alignment or size.
- Additions to residential character-defining structures shall incorporate door and window trim that complement the historic trim work on the character-defining building.
- While attics may be modified for use, lifting a roof and adding an extra storey to a residential character-defining property is prohibited.

5.5.2 New Rooftop Elements, including Dormers and Skylights

- Additions to roofs, such as access stairs, elevator or mechanical equipment housing, and decks and terraces, are discouraged. Such additions must not substantially alter the established shape or form of roofs. Rooftop decks on the principal roof are prohibited.
- Whenever possible, locate new rooftop elements, such as vents, drainage components, satellite dishes, solar panels, skylights, etc., out of view of the public realm. Again, such additions must not substantially alter the established shape or form of the roof.
- New dormers are encouraged on existing buildings but must not substantially alter the established shape or form of the roof. New dormers should not detract from the roofline or visually overwhelm existing dormers in design, placement, or scale.

- Dormers, including existing dormers, must not exceed one-third (1/3) of the structure's total roof area. No more than four dormers shall be permitted on any one single roof. Notwithstanding the preceding, more than four dormers may be approved, provided the total number of dormers does not exceed the number of bays on the building's corresponding wall elevation.
- Dormers should be vertically aligned or centred between the existing window or door openings in the corresponding façade. Dormers may be offset from window openings if it provides for an overall balanced façade design.
- Where dormers already exist on the roof of a residential character-defining building, new dormers shall be similar or complementary to the existing dormers in style, proportion, size, trim and window style, profile, and orientation.
- Where no dormers already exist on the roof of a residential character-defining building, dormers must be inspired by historic examples found on residential character-defining structures, including but not limited to Gothic, Scottish, Peaked, Pedimented, Hipped, Round-headed and Shed dormers and overhanging dormers like the Lunenburg Bump. Shed dormers should be inset from the roof edges so that they do not obscure the roof's shape.
- Large, shed dormers should preferably be located at the rear of residential character-defining structures to preserve the architectural integrity of the principal façade.
- Four skylights are permitted. More than four skylights may be approved, provided the total number of skylights on a roof slope does not exceed the total number of bays on the corresponding elevation.
- Skylights shall be placed in a visually balanced arrangement relative to the width of the roof and the arrangement of window and door openings in the corresponding façade. Skylights shall be centred on the roof or vertically aligned with window and door openings. Skylights may be offset from window openings if it provides for an overall balanced façade design.
- Skylights shall be parallel with the roof slope and possibly be flush with the roof's pitch but shall not exceed 30.5 centimetres (12 inches) in height from the roof's surface.
- Skylights may be vertically oriented or square in profile. They may be constructed of wood or metal, provided the metal has a dark or medium-tone matte colour finish that is compatible with the colour of the roof.
- Bubble-style skylights and mirrored glass skylights are prohibited.

5.5.3 New Windows and Doors

- New windows must respect the proportions and detailing and be horizontally and vertically aligned with the existing openings of the residential character-defining structures.
- New windows shall match the existing windows' profile (glazing style) and be trimmed similarly.
- Windows on new wings, extensions or other additions shall continue the pattern, rhythm, proportions, and alignment of windows on the existing building.
- Round-headed, pointed, diamond-shaped, or circular windows modelled on the various traditional examples shall be permitted, provided they are consistent and compatible with the building's architectural style.
- Square or horizontally orientated windows may be allowed on non-principal façades to accommodate internal functions such as kitchens and bathrooms.
- Slider windows or curved bow windows are prohibited.
- The addition of shutters without historical evidence of their prior existence is prohibited.

- While removable wooden storm windows are preferred, fixed metal or aluminum storm windows are permitted, provided they have sash divisions that correspond with those of the windows being covered or otherwise have no sash divisions and provided they have a painted matte finish. Exposed bare metal, bright reflective, and shiny metal storm windows shall be prohibited.
- New doors should not be visible from the public realm if possible.
- New doors may not be added to existing principal façades. However, new doors may be added to the street-facing elevations of new additions.
- New doors shall be traditional solid wooden, fibreglass or metal-panelled doors in conformance with the building's style.
- Modern door styles such as flush surface doors (no panels), doors with diagonal moulding patterns, and doors with non-traditional glazing patterns are prohibited.
- New doorways must not compete with principal entrances. Historic hierarchies of entrances on buildings should be maintained where they exist.
- Fully glazed patio doors are prohibited on the principal front façade and/or the principal flanking façade.

5.5.4 New Decks, Porches, Verandahs, Balconies, Ramps and Stairs

- New decks, porches, verandahs, balconies, ramps, lifts, and stairs by applicable codes, regulations, or accessibility standards must be done in a manner that does not detract from the character-defining structure. New decks, porches, verandahs, balconies, ramps, and stairs must be compatible with, subordinate to and distinguishable from the character-defining structure upon close inspection. Here distinguishable upon close inspection means detectable by a trained professional, such as an architect or architectural historian, when across the street or at arm's length.
- New decks, porches, verandahs, balconies, ramps, and stairs must be constructed of wood.
- Except in the case where a new design that is physically, visually, materially and stylistically compatible with, subordinate to and distinguishable from the character-defining building upon close inspection is replacing a missing historical element of the building (for example, a Victorian verandah that was at one time removed and not replaced), new decks, porches, patios, balconies, stairs and verandahs must not be added to the existing principal façade. However, new decks, porches, patios, balconies, stairs, and verandahs may be added to the street-facing elevations of new additions.

5.6 Alterations to Residential Character-Defining Structures

Every effort must be made to preserve historic fabric through maintenance, repair, and replacement in kind. Altering historical material on the exterior of character-defining structures should be avoided whenever possible. Alterations shall not be permitted unless they are minimal and reversible.

Where incompatible or insensitive alterations have been made before the enactment of this by-law, they may be reversed. However, the restoration of missing features is discouraged. New designs of missing elements that are physically, visually, materially, and stylistically compatible with, subordinate to and distinguishable from the character-defining building upon close inspection are preferred.

Substitute materials should be explored only after all other options for repair and replacement have been ruled out. They should be used only when the original materials or craftsmanship are unavailable, are of poor quality, or damage character-defining materials. Because there are so many unknowns



about the long-term performance of substitute materials, their use should not be considered without a thorough investigation of their composition. The importance of finding visually, stylistically, and physically compatible substitute materials cannot be overstated.

The Heritage Officer shall refuse any alteration to the historic fabric of a character-defining structure that would irreversibly compromise the structure's heritage value.

The following alterations to character-defining structures may be approved:

- Modifications to existing entrances, doors, stairs, porches, balconies, or verandahs to meet accessibility and code regulation requirements. Changes must not detract from the character-defining structure and must be compatible with, subordinate to and distinguishable from the character-defining structure upon close inspection. Here distinguishable upon close inspection means detectable by a trained professional, such as an architect or architectural historian, when across the street or at arm's length from the modification. Owners are strongly encouraged to work with case specialists to determine the most appropriate solutions to health, safety, security, and accessibility requirements with the most negligible impact on character-defining structures.
- Present-day materials and technologies should be chosen and used with the greatest caution and only in cases where the durability and structural behaviour of the materials and construction techniques have been satisfactorily proven over a sufficiently long period.
- Adding new features to meet sustainability requirements, such as solar panels or a green roof, in a manner that respects the exterior form and minimizes impact on the character-defining structure.
- Replacement glazing may be approved when historic glazing is damaged or windows are being retrofitted to improve sustainability.
- Replacement doors, including those made of non-historic materials, may be approved if they are physically, visually, and stylistically compatible with the character-defining building. Compatibility includes, but is not limited to, their detailing, profile, and proportion. The door opening must not be altered. Where a doorway has sidelights, transom windows or double doors, these aspects must be preserved. Surrounding trim must also be preserved.
- New roof coverings may be approved if the pitch, shape and architectural detailing, including, but not limited to, architectural details like dormers, cornices, brackets, dentils, fascia, and widows' walks remain the same, and the new materials are physically, visually and stylistically compatible with the character-defining building.

For clarity, the following alterations to residential character-defining structures are prohibited:

- No attempt should be made to 'correct' deflections that have occurred over time and which have no structural significance, and present no difficulties of use, simply to address present-day aesthetic preferences.
- Changes over time should be appreciated and understood as essential aspects of vernacular architecture. Extensive restoration is prohibited.
- Replacement or covering of traditional cladding materials with non-wooden materials, including but not limited to stucco, vinyl siding, aluminum siding and brick or stone veneer.
- Replacement of narrow clapboard or shingles with wide siding or shingles.
- Removing without replacing in kind dormers, frontispieces, bay windows, and architectural decoration such as door and window trim boards, corner boards, and undersides of projecting elements.

- Changes to the dimension, detailing and placement of historic entrances. Entries should be maintained as functioning entrances. Historic hierarchies of entries on buildings should be maintained where they exist.
- Changes to the dimension, detailing and placement of historic windows.
- Blocking or removing historic window and door openings.

5.7 Additions to Marine-Industrial Character-Defining Structures

Additions are preferable to substantially changing historic fabric. Yet while constructing an exterior addition may seem essential, they should be avoided and considered only after it is determined that new needs cannot be met by altering non-character-defining interior spaces.

The following guidelines apply to all additions to marine character-defining buildings:

- Additions must be physically, visually, and stylistically compatible with, subordinate to and distinguishable from the character-defining building upon close inspection, especially in size or massing. Here, distinguishable upon close inspection means recognizable by a trained professional, such as an architect or architectural historian, as distinct from the character-defining building when viewed from arm's length, across the street or the harbour.
- Additions should be designed so that their impact on the form and style of the character-defining building are not negatively impacted if the new work is removed in the future.
- Additions must minimize the loss or obstruction of the character-defining building's significant architectural features, including but not limited to windows, doors and trim.
- Additions should be designed to minimize their visual impact when viewed from the public realm, including the harbour.
- Council strongly encourages working with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the most negligible impact on the district's character-defining elements, including individual character-defining structures.
- Restoring missing features that support traditional practices is encouraged.
- Restoration of other missing features is allowed, however, new designs of missing elements that are physically, visually, materially, and stylistically compatible with, subordinate to and distinguishable from the character-defining building upon close inspection are preferred.

5.7.1 New Wings and Extensions

- No new wing, extension or other substantial additions may be taller than the marine character-defining structure.
- The articulation of additions will complement the articulation of the marine character-defining structures, including, but not limited to, roofs, eaves, windows, doors, and trim.
- New wings, extensions or other substantial additions must use the same facing as the rest of the building.
- New wings, extensions or other substantial additions shall have a roof shape similar or complementary to the roof shape of the marine character-defining building.
- Substantial additions onto marine character-defining structures shall incorporate door and window trim that complement or match the historic trim work on the character-defining building.



5.7.2 New Rooftop Elements, including Dormers and Skylights

- Additions to roofs, such as access stairs, elevator or mechanical equipment housing, and decks and terraces, are discouraged. Such additions must not substantially alter the established shape or form of roofs. Rooftop decks on the principal roof shall be prohibited.
- Skylights shall be parallel with the roof slope and possibly be flush with the roof's pitch but shall not exceed 30.5 centimetres (12 inches) in height from the roof's surface.
- Bubble-style skylights and mirrored glass skylights are prohibited.
- Four skylights are permitted. More than four skylights may be approved, provided the total number of skylights on a roof slope does not exceed the total number of bays on the corresponding elevation.

5.7.3 New Windows and Doors

- New windows must respect the proportions and detailing and be horizontally and vertically aligned with the existing openings of the marine character-defining structures.
- New windows shall match the existing windows' profile (glazing style) and be trimmed similarly.
- Windows on new additions shall continue the pattern, rhythm, proportions, and alignment of windows on the existing building.
- Slider windows or curved bow windows are prohibited.
- Addition of shutters without historical evidence of their prior existence is prohibited.
- While removable wooden storm windows are preferred, fixed metal or aluminum storm windows are permitted, provided they have sash divisions that correspond with those of the windows being covered or otherwise have no sash divisions and provided they have a painted matte finish. Exposed bare metal, bright reflective, and shiny metal storm windows shall be prohibited.
- Doors visible from the public realm should preferably be made of wood with glazing inspired by doors of character-defining structures. However, modern doors are permitted.
- Historic hierarchies of entrances on buildings should be maintained where they exist.
- Fully glazed patio doors are prohibited on the principal front façade.

5.7.4 New Decks, Porches, Verandahs, Balconies, Ramps and Stairs

- New decks, porches, ramps and stairs must be done in a manner that does not detract from the character-defining structure. New decks, porches, verandahs, balconies, ramps, and stairs must be compatible with, subordinate to and distinguishable from the character-defining structure upon close inspection. Here distinguishable upon close inspection means detectable by a trained professional, such as an architect or architectural historian, from across the street, from the harbour or at arm's length.
- New decks, porches, ramps, and stairs must be constructed of wood.

5.8 Alterations to Marine Character-Defining Structures

Every effort must be made to preserve historic fabric through maintenance, repair, and replacement in kind. Altering historical material on the exterior of character-defining structures should be avoided whenever possible. However, greater leniency may be provided in altering character-defining marine industrial structures if it allows for the continuation or return of traditional marine-industrial functions to the Waterfront Area.



Where incompatible or insensitive alterations have been made before the enactment of this by-law, they may be reversed. However, the restoration of missing features is discouraged. New designs of missing elements that are physically, visually, materially, and stylistically compatible with, subordinate to and distinguishable from the character-defining building upon close inspection are preferred.

Substitute materials should be explored only after all other options for repair and replacement have been ruled out. They should be used only when the original materials or craftsmanship are unavailable, are of poor quality, or damage character-defining materials. Because there are so many unknowns about the long-term performance of substitute materials, their use should not be considered without a thorough investigation of their composition. Once again, however, greater leniency may be provided in altering character-defining marine industrial structures if it allows for the continuation or return of traditional marine-industrial functions to the Waterfront Area.

The Heritage Officer shall refuse any alteration to the historic fabric of a character-defining structure that would irreversibly compromise the structure's heritage value.

The following alterations to character-defining structures may be approved:

- Modifications to existing entrances, doors, stairs, or decks to meet accessibility and code regulation requirements. Changes should not detract from the character-defining structure and must be compatible with, subordinate to and distinguishable from the character-defining structure upon close inspection. Here distinguishable upon close inspection means detectable by a trained professional, such as an architect or architectural historian, when viewed from across the street, the harbour or at arm's length from the modification. Owners are strongly encouraged to work with case specialists to determine the most appropriate solutions to health, safety, security, and accessibility requirements with the most negligible impact on character-defining structures.
- Present-day materials and technologies should be chosen and used with the greatest caution and only in cases where the durability and structural behaviour of the materials and construction techniques have been satisfactorily proven over a sufficiently long period.
- Adding new features to meet sustainability requirements, such as solar panels or a green roof, in a manner that respects the exterior form and minimizes impact on the character-defining structure.
- Replacement glazing may be approved when historic glazing is damaged or windows are being retrofitted to improve sustainability.
- Replacement doors, including those made of non-historic materials, may be approved if they are physically, visually, and stylistically compatible with the character-defining building. Compatibility includes, but is not limited to, their detailing, profile, and proportion. Existing doorway openings are encouraged to be preserved in dimension and design. However, doorways may be altered to accommodate marine industrial functions. Surrounding trim must be preserved or replaced in-kind.
- New roof coverings may be approved if the pitch, shape and architectural detailing, will remain the same, and the new materials are physically, visually and stylistically compatible with the character-defining building.

For clarity, the following alterations to marine character-defining are prohibited:

- No attempt should be made to 'correct' deflections that have occurred over time and which have no structural significance, and present no difficulties of use, simply to address present-day aesthetic preferences.
- Changes over time should be appreciated and understood as essential aspects of vernacular architecture. Extensive restoration is prohibited.
- Replacement or covering of traditional cladding materials with non-wooden materials, including but not limited to stucco, vinyl siding, aluminium siding and brick or stone veneer.
- Replacement of narrow clapboard or shingles with wide siding or shingles.
- Entries should be maintained as functioning entrances. Historic hierarchies of entries on buildings should be maintained where they exist.
- Blocking or removing historic window and door openings.
- Changes to the dimension, detailing and placement of historic windows.

5.9 Locally Significant, Civic and Ecclesiastic Character-Defining Structures

Civic, ecclesiastic, and locally significant structures within the district are special due to their exceptional physical attributes. Each is unique and must be conserved according to their individual statements of significance (See Appendix F). These buildings must be managed to the highest conservation standard.

- All locally significant and civic and ecclesiastic character-defining structures must be conserved referencing their individual statements of significance (See Appendix F)
- All character-defining elements of locally significant, civic, and ecclesiastic character-defining structures must be conserved. They may not be damaged, destroyed, removed, obscured, or altered in any way beyond maintenance, repair and replacement in-kind.
- When character-defining elements must be repaired they should be repaired according to traditional practices.
- When character-defining elements must be replaced, they must be replaced in-kind.
- No alteration or addition may detract, obscure, or endanger any character-defining element.
- Additions must be physically, visually, and stylistically compatible with, subordinate to and distinguishable upon close inspection. Close inspection here means detectable by a trained professional, such as an architect or architectural historian, when standing across the street from the building.
- Additions must use the same exterior cladding material(s) as the existing building and pay homage to the building's character-defining architectural elements.
- Alterations must be physically, visually, and stylistically compatible with, subordinate to and distinguishable upon close inspection. Close inspection here means detectable by a trained professional, such as an architect or architectural historian, when within arm's length of the alteration.
- No attempt should be made to 'correct' deflections that have occurred over time and which have no structural significance, and present no difficulties of use, simply to address present-day aesthetic preferences.
- Owners are strongly recommended to work with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the least impact on heritage value.

5.10 Demolition or Removal of Character-Defining and Locally Significant Structures

Character-defining and locally significant buildings should not be demolished, removed, replaced, or substantially altered. The demolition or removal of character-defining or locally significant buildings will only be approved in exceptional circumstances through a Public Hearing Process. Poor physical



condition, even substantial damage, is insufficient to support applications to demolish or remove a character-defining building. Applicants must prove a building is beyond repair. An Applicant must submit two independently prepared engineering reports by two different accredited engineers with experience assessing heritage structures detailing the structure's condition and attesting to its being beyond repair. The Town may also conduct its own structural assessment, including consulting or hiring an external expert.

6 Other Structures and Interventions

6.1 Fences

The height of fences is regulated under the Land Use By-Law. Applications for new fences that would obstruct views of character-defining elements from the public realm, including individual character-defining or locally significant structures, may be rejected.

- Fences outside the Waterfront Area must be wooden, wrought iron or aluminium.
- The following fence types are prohibited outside the Waterfront Area:
 - Plastic fences
 - Chain link fences
 - Wire fences
 - Metal panel fences
 - Horizontal post and rail fences
- The following fence type are allowed across the District:
 - Vertical board fences
 - Horizontal post and rail fences
 - Lattice fences
 - Picket fences
- Fences may be painted or stained a solid colour or may be left to weather naturally.

6.2 Retaining Walls

Ideally, retaining walls should not distract from surrounding character-defining buildings and should be less than 1.2 metres (4 feet) in height. Using soft landscaping to screen retaining walls is strongly encouraged. Gabion walls are prohibited within the district. Boulder, wooden planks, and wooden timbers are preferred. Taller retaining walls are discouraged but are allowed within the district to ensure public safety, accessibility, and the longevity of existing buildings.

6.3 Outbuildings (Accessory Buildings)

Provisions in this section apply to new outbuildings and the alteration of existing outbuildings.

- Outbuildings, including but not limited to sheds and garages, must be physically, visually, and stylistically compatible with and subordinate to the property's main building.
- Outbuildings must be stylistically coherent with the main building. This can most easily be accomplished by incorporating similar roof types and pitches, window designs, exterior cladding materials, colour, and architectural detailing.
- New outbuildings in all areas except the Waterfront and Transition Area must be clad in wooden clapboard or shingles or otherwise match the cladding present on the existing main building. Materials other than wood are permitted for windows, doors, and roofs.
- Prefabricated metal or plastic storage sheds are prohibited outside the Waterfront Area and Transition Area.



The following do not require a Certificate of Appropriateness:

- Pet houses and children's play structures;
- Canvas and plastic tarp buildings on lots directly abutting Lunenburg's Harbour located in the Marine Industrial (MI) Zone, subject to the requirements of the Land Use By-law, for the enclosure of ships, vessels and other marine-related equipment and accessory components; and
- Temporary structures erected for temporary use pursuant to the Town's Land Use By-law.

6.4 Signs

The Land Use Bylaw regulates signs throughout the Town with respect to size, locations, and safety. The following guidelines supplement the requirements of the Land Use By-law. The Lunenburg Signage Manual should be used as a guide to good design typography and installation of signs.

Where a commercial building façade includes a signboard above the storefront windows, new fascia signs should be painted or affixed within this space. Flat fixed wall signs are best suited to buildings that have been converted to commercial use from residential use and where there is available wall space between windows and doors. Painted window signs can enhance the appearance of a storefront and are an effective signage alternative where there is limited opportunity for a fascia or flat fixed wall sign.

- Signs should complement the architecture of the building with which they are visually associated in terms of scale, shape, placement, typography, and colour. Signs should not visually dominate a building.
- New signs should present concise information in a simple manner, using clear crisp lettering.
- New signs should be no larger than they need to be to convey their visual message. Generally, legibility depends more on colour and lettering style than it does on actual size.
- To be effective without being visually dominant, window signs shall not occupy more than 30% of the area of a display window or 50% of a door window.
- New signs shall be constructed of wood, metal or synthetic materials made to replicate the appearance of wood or metal and may have painted, incised, or raised lettering.
- Signs may be illuminated by exterior lighting directed exclusively upon the sign.
- Projecting wall signs should be vertically and horizontally aligned with architectural elements in the façade e.g., the edges of windows, doors, or storefront; the mid-point of spaces between features; the top of windows; or the lines of a transom or fascia board.
- Signs must not obscure architectural details, including, but not limited to cornices or the tops of the windows, cornices or trim details.
- Flashing signs are prohibited. External lights used to illuminate signs shall not flash or change in colour or intensity.
- Internally lit signs are prohibited except for "open" signs placed on the internal side of windows and doors.
- Signs fixed to, supported by, or painted on the roof of any buildings are prohibited.
- Flat fixed wall signs shall not extend beyond the extremities of the wall.
- Commercial signs may not be fixed to upper stories of buildings unless the business that it advertises is occupying the upper stories.

The following do not require a Certificate of Appropriateness:

- Temporary signs erected pursuant to the Town's Land Use By-law.



6.5 Mechanical and Electrical Equipment

Mechanical equipment, including but not limited to fuel tanks, garbage containers, air conditioning units, heat pumps, electrical transformers, and other mechanical or electrical equipment, shall be permitted in the Heritage Conservation District subject to the following conditions:

- Utility structures shall not be located on the front façade of buildings, in the front yard or in the flanking yard.
- Where utility structures are visible from the public realm, they shall be screened by one or a combination of the following:
 - Evergreen landscaping;
 - Fencing in compliance with the guidelines pertaining to fences (Section 6.1);
 - Garden trellises
 - Structures or outbuildings in compliance with the guidelines pertaining to outbuildings (Section 6.3)

Provisions pertaining to mechanical and electrical equipment (Section 6.5) do not apply in the Waterfront Area.

6.6 Solar Panels and Alternative Energy Generation Mechanisms

Solar panels and other green energy technology improve sustainability and are encouraged within the district.

- Four roof-mounted solar panels are permitted. More than four solar panels may be approved, provided the total number of skylights on a roof slope does not exceed the total number of bays on the corresponding elevation.
- Solar panels shall be placed in a visually balanced arrangement relative to the width of the roof and the arrangement of window and door openings in the façade. Solar panels shall be centred on roofs or vertically aligned with window and door openings. Solar panels may be offset from window openings if it provides for an overall balanced façade design.
- Solar panels and other alternative energy generation mechanisms should not be installed on the front façade of buildings or in the front yard.
- Solar panels and other alternative energy generation mechanisms should not obscure character-defining structures or their architectural details.
- Solar panels should be installed to not substantially alter the established shape or form of the roof(s).
- Low-impact alterations to adapt to the effects of climate change, such as the colour of exterior surfaces to reduce inside temperature, should be considered whenever possible.

6.7 Archaeological Resources

Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.



Appendix E: List of Character-Defining, Locally Significant and Supporting Structures

Unless otherwise specified, the structure type listed for each address applies to the main building at each address. Outbuildings (accessory buildings) are Supporting Structures.

Civic Address			PID	Structure Type
6	Archibald	Street	60055597	Residential Character-Defining Structure
7	Blockhouse Hill	Road	60060159	Supporting Structure
18-20	Blockhouse Hill	Road	60700408	Supporting Structure
24	Blockhouse Hill	Road	60670171	Residential Character-Defining Structure
25	Blockhouse Hill	Road	60056850	Supporting Structure
28	Blockhouse Hill	Road	60062361	Residential Character-Defining Structure
30	Blockhouse Hill	Road	60062379	Residential Character-Defining Structure
37	Blockhouse Hill	Road	60056843	Supporting Structure
321	Blue Rocks	Road	60063625	Supporting Structure
322	Blue Rocks	Road	60063575	Residential Character-Defining Structure
326	Blue Rocks	Road	60063583	Residential Character-Defining Structure
332	Blue Rocks	Road	60063591	Residential Character-Defining Structure
334	Blue Rocks	Road	60063609	Supporting Structure
0	Bluenose	Drive	60063310	Marine-Industrial Character-Defining Structure
0	Bluenose	Drive	60063310	Marine-Industrial Character-Defining Structure
32	Bluenose	Drive	60386141	Marine-Industrial Character-Defining Structure
39	Bluenose	Drive	60063013	Supporting Structure
52	Bluenose	Drive	60062999	Marine-Industrial Character-Defining Structure
68	Bluenose	Drive	60063120	Marine-Industrial Character-Defining Structure
121	Bluenose	Drive	60063195	Commercial Character-Defining Structure
128	Bluenose	Drive	60063237	Marine-Industrial Character-Defining Structure
146	Bluenose	Drive	60386547	Marine-Industrial Character-Defining Structure
150	Bluenose	Drive	60489929	Supporting Structure
152	Bluenose	Drive	60489929	Supporting Structure
160	Bluenose	Drive	60489929	Marine-Industrial Character-Defining Structure
161	Bluenose	Drive	60635430	Marine-Industrial Character-Defining Structure
161	Bluenose	Drive	60635430	Marine-Industrial Character-Defining Structure
174	Bluenose	Drive	60063286	Marine-Industrial Character-Defining Structure
4	Burma	Road	60063427	Marine-Industrial Character-Defining Structure
14	Burma	Road	60063427	Marine-Industrial Character-Defining Structure
15	Burma	Road	60063427	Marine-Industrial Character-Defining Structure
23	Burma	Road	60063427	Marine-Industrial Character-Defining Structure
28	Burma	Road	60385820	Marine-Industrial Character-Defining Structure



52	Burma	Road	60063492	Marine-Industrial Character-Defining Structure
21	Cornwallis	Street	60061256	Commercial Character-Defining Structure
30	Cornwallis	Street	60062072	Residential Character-Defining Structure
31	Cornwallis	Street	60060852	Residential Character-Defining Structure
33	Cornwallis	Street	60060845	Residential Character-Defining Structure
49	Cornwallis	Street	60059912	Residential Character-Defining Structure
60	Cornwallis	Street	60059920	Residential Character-Defining Structure
72	Cornwallis	Street	60059367	Residential Character-Defining Structure
74	Cornwallis	Street	60058880	Residential Character-Defining Structure
83	Cornwallis	Street	60058864	Residential Character-Defining Structure
84	Cornwallis	Street	60058898	Residential Character-Defining Structure
86	Cornwallis	Street	60058401	Residential Character-Defining Structure
94	Cornwallis	Street	60058419	Residential Character-Defining Structure
95	Cornwallis	Street	60058393	Residential Character-Defining Structure
105	Cornwallis	Street	60057734	Residential Character-Defining Structure
119	Cornwallis	Street	60057726	Supporting Structure
124	Cornwallis	Street	60658879	Supporting Structure
71	Creighton	Street	60057502	Residential Character-Defining Structure
76	Creighton	Street	60058427	Supporting Structure
77	Creighton	Street	60057478	Residential Character-Defining Structure
80	Creighton	Street	60058435	Residential Character-Defining Structure
84	Creighton	Street	60058443	Residential Character-Defining Structure
85	Creighton	Street	60057452	Residential Character-Defining Structure
91	Creighton	Street	60057445	Residential Character-Defining Structure
94	Creighton	Street	60058450	Residential Character-Defining Structure
97	Creighton	Street	60057437	Residential Character-Defining Structure
102	Creighton	Street	60632734	Residential Character-Defining Structure
105	Creighton	Street	60057429	Residential Character-Defining Structure
113	Creighton	Street	60057411	Residential Character-Defining Structure
114	Creighton	Street	60058484	Residential Character-Defining Structure
121	Creighton	Street	60057403	Residential Character-Defining Structure
129	Creighton	Street	60057361	Residential Character-Defining Structure
134	Creighton	Street	60058518	Residential Character-Defining Structure
138	Creighton	Street	60058526	Residential Character-Defining Structure
146	Creighton	Street	60058534	Residential Character-Defining Structure
147	Creighton	Street	60057353	Residential Character-Defining Structure
149	Creighton	Street	60057346	Residential Character-Defining Structure
153	Creighton	Street	60057338	Residential Character-Defining Structure
169	Creighton	Street	60057320	Residential Character-Defining Structure



177	Creighton	Street	60057312	Residential Character-Defining Structure
183	Creighton	Street	60057304	Residential Character-Defining Structure
0	Cumberland	Street	60060746	Locally Significant Structure
40	Cumberland	Street	60060803	Residential Character-Defining Structure
58	Cumberland	Street	60665668	Residential Character-Defining Structure
70	Cumberland	Street	60060860	Residential Character-Defining Structure
76	Cumberland	Street	60708641	Residential Character-Defining Structure
116	Cumberland	Street	60060894	Residential Character-Defining Structure
150	Cumberland	Street	60060936	Residential Character-Defining Structure
156	Cumberland	Street	60062189	Residential Character-Defining Structure
161	Cumberland	Street	60060712	Residential Character-Defining Structure
161	Cumberland	Street	60060712	Residential Character-Defining Structure
170	Cumberland	Street	60060951	Residential Character-Defining Structure
177	Cumberland	Street	60528155	Civic Character-Defining Structure
186	Cumberland	Street	60061009	Residential Character-Defining Structure
190	Cumberland	Street	60061017	Residential Character-Defining Structure
195	Cumberland	Street	60060654	Supporting Structure
196	Cumberland	Street	60061025	Residential Character-Defining Structure
201	Cumberland	Street	60060647	Residential Character-Defining Structure
202	Cumberland	Street	60061033	Residential Character-Defining Structure
205	Cumberland	Street	60060639	Residential Character-Defining Structure
206	Cumberland	Street	60061041	Residential Character-Defining Structure
211	Cumberland	Street	60060621	Residential Character-Defining Structure
217	Cumberland	Street	60060613	Residential Character-Defining Structure
225	Cumberland	Street	60060605	Residential Character-Defining Structure
229	Cumberland	Street	60060597	Residential Character-Defining Structure
235	Cumberland	Street	60060589	Residential Character-Defining Structure
4	Dufferin	Street	60604170	Commercial Character-Defining Structure
10	Dufferin	Street	60057932	Residential Character-Defining Structure
18	Dufferin	Street	60055951	Locally Significant Structure
26	Dufferin	Street	60501210	Residential Character-Defining Structure
30	Dufferin	Street	60055977	Residential Character-Defining Structure
36	Dufferin	Street	60055985	Residential Character-Defining Structure
38	Dufferin	Street	60055993	Residential Character-Defining Structure
42	Dufferin	Street	60056009	Residential Character-Defining Structure
46	Dufferin	Street	60056017	Residential Character-Defining Structure
47	Dufferin	Street	60055589	Residential Character-Defining Structure
48	Dufferin	Street	60056025	Residential Character-Defining Structure
51	Dufferin	Street	60055571	Residential Character-Defining Structure
52	Dufferin	Street	60056033	Residential Character-Defining Structure
56	Dufferin	Street	60056058	Residential Character-Defining Structure



59	Dufferin	Street	60055522	Residential Character-Defining Structure
60	Dufferin	Street	60056066	Residential Character-Defining Structure
61	Dufferin	Street	60055514	Residential Character-Defining Structure
64	Dufferin	Street	60056074	Residential Character-Defining Structure
67	Dufferin	Street	60055506	Residential Character-Defining Structure
70	Dufferin	Street	60056082	Residential Character-Defining Structure
72	Dufferin	Street	60056090	Residential Character-Defining Structure
75	Dufferin	Street	60055472	Residential Character-Defining Structure
76	Dufferin	Street	60056124	Residential Character-Defining Structure
80	Dufferin	Street	60056132	Residential Character-Defining Structure
82	Dufferin	Street	60056140	Residential Character-Defining Structure
83	Dufferin	Street	60055464	Residential Character-Defining Structure
88	Dufferin	Street	60056157	Residential Character-Defining Structure
90	Dufferin	Street	60056173	Residential Character-Defining Structure
95	Dufferin	Street	60642758	Residential Character-Defining Structure
96	Dufferin	Street	60056199	Residential Character-Defining Structure
102	Dufferin	Street	60056207	Residential Character-Defining Structure
34	Duke	Street	60060886	Supporting Structure
35	Duke	Street	60060878	Residential Character-Defining Structure
59	Duke	Street	60059946	Residential Character-Defining Structure
60	Duke	Street	60059953	Residential Character-Defining Structure
62	Duke	Street	60059433	Residential Character-Defining Structure
63	Duke	Street	60059425	Residential Character-Defining Structure
71	Duke	Street	60644374	Residential Character-Defining Structure
77	Duke	Street	60059250	Residential Character-Defining Structure
81	Duke	Street	60599115	Residential Character-Defining Structure
82	Duke	Street	60058963	Residential Character-Defining Structure
86	Duke	Street	60058468	Residential Character-Defining Structure
96	Duke	Street	60058476	Supporting Structure
1	Falkland	Street	60057957	Supporting Structure
10	Falkland	Street	60055688	Residential Character-Defining Structure
15	Falkland	Street	60055910	Residential Character-Defining Structure
18	Falkland	Street	60712387	Residential Character-Defining Structure
21	Falkland	Street	60055902	Residential Character-Defining Structure
26	Falkland	Street	60055704	Supporting Structure
26	Falkland	Street	60055704	Residential Character-Defining Structure
29	Falkland	Street	60055829	Residential Character-Defining Structure
32	Falkland	Street	60055712	Residential Character-Defining Structure
38	Falkland	Street	60055720	Residential Character-Defining Structure
42	Falkland	Street	60589751	Residential Character-Defining Structure
50	Falkland	Street	60055746	Residential Character-Defining Structure



0	Fox	Street	60059789	Residential Character-Defining Structure
0	Fox	Street	60059896	Supporting Structure
41	Fox	Street	60059854	Residential Character-Defining Structure
46	Fox	Street	60059870	Residential Character-Defining Structure
47	Fox	Street	60059847	Residential Character-Defining Structure
51	Fox	Street	60059839	Residential Character-Defining Structure
52	Fox	Street	60059888	Supporting Structure
65	Fox	Street	60059821	Ecclesiastic Character-Defining Structure
66	Fox	Street	60059904	Residential Character-Defining Structure
69	Fox	Street	60602463	Residential Character-Defining Structure
77	Fox	Street	60602471	Residential Character-Defining Structure
78	Fox	Street	60059938	Residential Character-Defining Structure
101	Fox	Street	60059771	Residential Character-Defining Structure
104	Fox	Street	60059979	Residential Character-Defining Structure
105	Fox	Street	60059763	Residential Character-Defining Structure
113	Fox	Street	60059755	Residential Character-Defining Structure
114	Fox	Street	60673357	Ecclesiastic Character-Defining Structure
121	Fox	Street	60059748	Residential Character-Defining Structure
122	Fox	Street	60673316	Residential Character-Defining Structure
126	Fox	Street	60060027	Residential Character-Defining Structure
133	Fox	Street	60059730	Residential Character-Defining Structure
137	Fox	Street	60059722	Residential Character-Defining Structure
149	Fox	Street	60059714	Residential Character-Defining Structure
151	Fox	Street	60059706	Residential Character-Defining Structure
157	Fox	Street	60059698	Residential Character-Defining Structure
159	Fox	Street	60059680	Residential Character-Defining Structure
160	Fox	Street	60060050	Residential Character-Defining Structure
165	Fox	Street	60059672	Supporting Structure
167	Fox	Street	60059656	Residential Character-Defining Structure
170	Fox	Street	60060068	Supporting Structure
177	Fox	Street	60059649	Residential Character-Defining Structure
178	Fox	Street	60060076	Residential Character-Defining Structure
179	Fox	Street	60059631	Residential Character-Defining Structure
186	Fox	Street	60060100	Residential Character-Defining Structure
187	Fox	Street	60059623	Supporting Structure
193	Fox	Street	60059615	Residential Character-Defining Structure
196	Fox	Street	60060118	Supporting Structure
197	Fox	Street	60059607	Residential Character-Defining Structure
201	Fox	Street	60059599	Residential Character-Defining Structure
204	Fox	Street	60060126	Residential Character-Defining Structure
205	Fox	Street	60059581	Residential Character-Defining Structure



206	Fox	Street	60060134	Residential Character-Defining Structure
24	Hopson	Street	60061561	Residential Character-Defining Structure
25	Hopson	Street	60060977	Residential Character-Defining Structure
26	Hopson	Street	60060985	Residential Character-Defining Structure
35	Hopson	Street	60060969	Residential Character-Defining Structure
36	Hopson	Street	60060993	Residential Character-Defining Structure
40	Hopson	Street	60060548	Residential Character-Defining Structure
46	Hopson	Street	60060555	Residential Character-Defining Structure
51	Hopson	Street	60060084	Supporting Structure
58	Hopson	Street	60060092	Residential Character-Defining Structure
71	Hopson	Street	60059540	Residential Character-Defining Structure
87	Hopson	Street	60058609	Residential Character-Defining Structure
94	Hopson	Street	60056975	Residential Character-Defining Structure
95	Hopson	Street	60058591	Residential Character-Defining Structure
101	Hopson	Street	60057296	Supporting Structure
107	Hopson	Street	60057288	Supporting Structure
112	Hopson	Street	60057031	Supporting Structure
113	Hopson	Street	60057270	Supporting Structure
118	Hopson	Street	60057049	Supporting Structure
119	Hopson	Street	60057262	Supporting Structure
123	Hopson	Street	60057254	Supporting Structure
124	Hopson	Street	60057056	Supporting Structure
126	Hopson	Street	60057064	Supporting Structure
134	Hopson	Street	60057072	Supporting Structure
135	Hopson	Street	60057247	Supporting Structure
146	Hopson	Street	60057080	Supporting Structure
35	Kaulbach	Street	60060795	Residential Character-Defining Structure
40	Kaulbach	Street	60060456	Residential Character-Defining Structure
41	Kaulbach	Street	60060449	Residential Character-Defining Structure
45	Kaulbach	Street	60060431	Residential Character-Defining Structure
47	Kaulbach	Street	60060423	Ecclesiastic Character-Defining Structure
49	Kaulbach	Street	60060415	Residential Character-Defining Structure
52	Kaulbach	Street	60059862	Residential Character-Defining Structure
72	Kaulbach	Street	60059342	Residential Character-Defining Structure
101	Kaulbach	Street	60058831	Civic Character-Defining Structure
2	Kempt	Street	60062700	Marine-Industrial Character-Defining Structure
82	Kempt	Street	60056884	Residential Character-Defining Structure
3	King	Street	60062890	Residential Character-Defining Structure
4	King	Street	60062841	Supporting Structure
6	King	Street	60062858	Residential Character-Defining Structure
7	King	Street	60667441	Residential Character-Defining Structure



8	King	Street	60062866	Locally Significant Structure
11	King	Street	60062874	Residential Character-Defining Structure
13	King	Street	60061488	Residential Character-Defining Structure
16	King	Street	60061496	Supporting Structure
28	King	Street	60060902	Residential Character-Defining Structure
36	King	Street	60060910	Supporting Structure
54	King	Street	60060019	Residential Character-Defining Structure
64	King	Street	60059474	Residential Character-Defining Structure
70	King	Street	60682614	Residential Character-Defining Structure
71	King	Street	60059466	Residential Character-Defining Structure
74	King	Street	60059011	Residential Character-Defining Structure
82	King	Street	60059029	Residential Character-Defining Structure
94	King	Street	60058500	Residential Character-Defining Structure
3	Kinley	Drive	60057718	Supporting Structure
15	Kinley	Drive	60057692	Supporting Structure
20	Kinley	Drive	60057676	Supporting Structure
21	Kinley	Drive	60057684	Supporting Structure
42	Kinley	Drive	60591997	Supporting Structure
5	Kissing Bridge	Road	60058385	Supporting Structure
7	Kissing Bridge	Road	60058377	Residential Character-Defining Structure
10	Kissing Bridge	Road	60057742	Residential Character-Defining Structure
15	Kissing Bridge	Road	60058369	Supporting Structure
18	Kissing Bridge	Road	60057759	Residential Character-Defining Structure
24	Kissing Bridge	Road	60057767	Residential Character-Defining Structure
38	Kissing Bridge	Road	60592003	Supporting Structure
48	Kissing Bridge	Road	60669470	Supporting Structure
54	Kissing Bridge	Road	60669462	Supporting Structure
39	Lawrence	Street	60058823	Residential Character-Defining Structure
45	Lawrence	Street	60058815	Residential Character-Defining Structure
50	Lawrence	Street	60639523	Residential Character-Defining Structure
55	Lawrence	Street	60713583	Residential Character-Defining Structure
58	Lawrence	Street	60058849	Residential Character-Defining Structure
62	Lawrence	Street	60058856	Residential Character-Defining Structure
65	Lawrence	Street	60058799	Residential Character-Defining Structure
71	Lawrence	Street	60058781	Supporting Structure
77	Lawrence	Street	60058773	Residential Character-Defining Structure
78	Lawrence	Street	60058906	Supporting Structure
81	Lawrence	Street	60058765	Residential Character-Defining Structure
82	Lawrence	Street	60058914	Residential Character-Defining Structure
86	Lawrence	Street	60058922	Supporting Structure
87	Lawrence	Street	60058757	Residential Character-Defining Structure



93	Lawrence	Street	60058740	Residential Character-Defining Structure
105	Lawrence	Street	60058724	Residential Character-Defining Structure
110	Lawrence	Street	60058971	Residential Character-Defining Structure
111	Lawrence	Street	60058716	Residential Character-Defining Structure
113	Lawrence	Street	60058708	Residential Character-Defining Structure
117	Lawrence	Street	60058690	Residential Character-Defining Structure
118	Lawrence	Street	60058997	Residential Character-Defining Structure
119	Lawrence	Street	60058682	Residential Character-Defining Structure
125	Lawrence	Street	60058674	Residential Character-Defining Structure
129	Lawrence	Street	60058666	Supporting Structure
134	Lawrence	Street	60059037	Residential Character-Defining Structure
135	Lawrence	Street	60058658	Supporting Structure
138	Lawrence	Street	60059045	Supporting Structure
144	Lawrence	Street	60059052	Residential Character-Defining Structure
148	Lawrence	Street	60059060	Residential Character-Defining Structure
149	Lawrence	Street	60058641	Residential Character-Defining Structure
154	Lawrence	Street	60059086	Supporting Structure
159	Lawrence	Street	60058625	Residential Character-Defining Structure
162	Lawrence	Street	60675097	Supporting Structure
163	Lawrence	Street	60058617	Supporting Structure
181	Lawrence	Street	60056967	Residential Character-Defining Structure
188	Lawrence	Street	60059094	Residential Character-Defining Structure
189	Lawrence	Street	60056959	Residential Character-Defining Structure
195	Lawrence	Street	60056942	Residential Character-Defining Structure
196	Lawrence	Street	60059102	Supporting Structure
199	Lawrence	Street	60056934	Residential Character-Defining Structure
201	Lawrence	Street	60056926	Supporting Structure
204	Lawrence	Street	60059110	Residential Character-Defining Structure
205	Lawrence	Street	60056918	Residential Character-Defining Structure
206	Lawrence	Street	60059128	Residential Character-Defining Structure
1	Lincoln	Street	60057890	Residential Character-Defining Structure
7	Lincoln	Street	60057890	Supporting Structure
11	Lincoln	Street	60057882	Residential Character-Defining Structure
15	Lincoln	Street	60057874	Supporting Structure
26	Lincoln	Street	60057965	Supporting Structure
43	Lincoln	Street	60058302	Residential Character-Defining Structure
55	Lincoln	Street	60058294	Residential Character-Defining Structure
61	Lincoln	Street	60058286	Residential Character-Defining Structure
87	Lincoln	Street	60061975	Residential Character-Defining Structure
97	Lincoln	Street	60061983	Residential Character-Defining Structure
103	Lincoln	Street	60061991	Residential Character-Defining Structure



109	Lincoln	Street	60062007	Residential Character-Defining Structure
118	Lincoln	Street	60061280	Commercial Character-Defining Structure
129	Lincoln	Street	60062023	Residential Character-Defining Structure
130	Lincoln	Street	60061298	Residential Character-Defining Structure
139	Lincoln	Street	60062031	Residential Character-Defining Structure
149	Lincoln	Street	60062049	Commercial Character-Defining Structure
158	Lincoln	Street	60061314	Commercial Character-Defining Structure
159	Lincoln	Street	60062056	Commercial Character-Defining Structure
160	Lincoln	Street	60061306	Residential Character-Defining Structure
160	Lincoln	Street	60061306	Commercial Character-Defining Structure
162	Lincoln	Street	60061322	Residential Character-Defining Structure
167	Lincoln	Street	60062064	Commercial Character-Defining Structure
168	Lincoln	Street	60061330	Residential Character-Defining Structure
176	Lincoln	Street	60061355	Commercial
180	Lincoln	Street	60061363	Commercial Character-Defining Structure
183	Lincoln	Street	60062080	Commercial Character-Defining Structure
187	Lincoln	Street	60062098	Locally Significant Structure
194	Lincoln	Street	60061371	Commercial Character-Defining Structure
194	Lincoln	Street	60061371	Residential Character-Defining Structure
194	Lincoln	Street	60061371	Residential Character-Defining Structure
200	Lincoln	Street	60061389	Supporting Structure
205	Lincoln	Street	60062114	Supporting Structure
215	Lincoln	Street	60062122	Residential Character-Defining Structure
216	Lincoln	Street	60061405	Commercial Character-Defining Structure
217	Lincoln	Street	60062122	Commercial Character-Defining Structure
222	Lincoln	Street	60061413	Residential Character-Defining Structure
229	Lincoln	Street	60062130	Commercial Character-Defining Structure
232	Lincoln	Street	60061421	Commercial Character-Defining Structure
234	Lincoln	Street	60061439	Commercial Character-Defining Structure
242	Lincoln	Street	60061447	Commercial Character-Defining Structure
250	Lincoln	Street	60061454	Residential Character-Defining Structure
250	Lincoln	Street	60061454	Commercial Character-Defining Structure
251	Lincoln	Street	60062163	Commercial Character-Defining Structure
261	Lincoln	Street	60062171	Supporting Structure
262	Lincoln	Street	60061470	Commercial Character-Defining Structure
283	Lincoln	Street	60060928	Ecclesiastic Character-Defining Structure
290	Lincoln	Street	60061504	Civic Character-Defining Structure
296	Lincoln	Street	60061512	Supporting Structure
306	Lincoln	Street	60061520	Residential Character-Defining Structure
316	Lincoln	Street	60646197	Residential Character-Defining Structure
321	Lincoln	Street	60062197	Residential Character-Defining Structure



324	Lincoln	Street	60061546	Residential Character-Defining Structure
325	Lincoln	Street	60062205	Residential Character-Defining Structure
331	Lincoln	Street	60062213	Residential Character-Defining Structure
348	Lincoln	Street	60061579	Residential Character-Defining Structure
349	Lincoln	Street	60062221	Residential Character-Defining Structure
352	Lincoln	Street	60061587	Residential Character-Defining Structure
355	Lincoln	Street	60062239	Residential Character-Defining Structure
360	Lincoln	Street	60061595	Residential Character-Defining Structure
361	Lincoln	Street	60062247	Residential Character-Defining Structure
365	Lincoln	Street	60062254	Residential Character-Defining Structure
366	Lincoln	Street	60061603	Residential Character-Defining Structure
369	Lincoln	Street	60062338	Residential Character-Defining Structure
373	Lincoln	Street	60062320	Residential Character-Defining Structure
379	Lincoln	Street	60062312	Residential Character-Defining Structure
382	Lincoln	Street	60062346	Residential Character-Defining Structure
383	Lincoln	Street	60062304	Residential Character-Defining Structure
389	Lincoln	Street	60062296	Residential Character-Defining Structure
393	Lincoln	Street	60062288	Residential Character-Defining Structure
399	Lincoln	Street	60062270	Residential Character-Defining Structure
4	Linden	Avenue	60057973	Residential Character-Defining Structure
8	Linden	Avenue	60057981	Residential Character-Defining Structure
11	Linden	Avenue	60058260	Residential Character-Defining Structure
12	Linden	Avenue	60057999	Residential Character-Defining Structure
19	Linden	Avenue	60058252	Residential Character-Defining Structure
20	Linden	Avenue	60058005	Residential Character-Defining Structure
25	Linden	Avenue	60058245	Residential Character-Defining Structure
26	Linden	Avenue	60058013	Residential Character-Defining Structure
29	Linden	Avenue	60058237	Residential Character-Defining Structure
33	Linden	Avenue	60058229	Residential Character-Defining Structure
34	Linden	Avenue	60058021	Residential Character-Defining Structure
1	Lorne	Street	60055670	Residential Character-Defining Structure
6	Lorne	Street	60055639	Residential Character-Defining Structure
41	Lorne	Street	60055068	Residential Character-Defining Structure
12	Lower	Street	60058211	Residential Character-Defining Structure
18	Lower	Street	60058203	Residential Character-Defining Structure
1	Medway	Street	60058278	Residential Character-Defining Structure
30	Montague	Street	60063021	Residential Character-Defining Structure
44	Montague	Street	60063039	Residential Character-Defining Structure
45	Montague	Street	60061892	Commercial Character-Defining Structure
50	Montague	Street	60063047	Commercial Character-Defining Structure
53	Montague	Street	60062973	Residential Character-Defining Structure



54	Montague	Street	60063047	Residential Character-Defining Structure
55	Montague	Street	60062965	Residential Character-Defining Structure
56	Montague	Street	60063062	Residential Character-Defining Structure
62	Montague	Street	60488608	Residential Character-Defining Structure
65	Montague	Street	60062957	Residential Character-Defining Structure
66	Montague	Street	60499365	Commercial Character-Defining Structure
73	Montague	Street	60062940	Residential Character-Defining Structure
74	Montague	Street	60063096	Residential Character-Defining Structure
80	Montague	Street	60063104	Supporting Structure
82	Montague	Street	60063112	Residential Character-Defining Structure
84	Montague	Street	60499381	Commercial Character-Defining Structure
91	Montague	Street	60062932	Residential Character-Defining Structure
92	Montague	Street	60063146	Residential Character-Defining Structure
95	Montague	Street	60062924	Residential Character-Defining Structure
96	Montague	Street	60063153	Residential Character-Defining Structure
99	Montague	Street	60062916	Residential Character-Defining Structure
100	Montague	Street	60063161	Commercial Character-Defining Structure
101	Montague	Street	60062908	Commercial Character-Defining Structure
108	Montague	Street	60063179	Supporting Structure
108	Montague	Street	60063179	Commercial Character-Defining Structure
110	Montague	Street	60063187	Residential Character-Defining Structure
118	Montague	Street	60063203	Residential Character-Defining Structure
125	Montague	Street	60062833	Commercial Character-Defining Structure
126	Montague	Street	60063211	Commercial Character-Defining Structure
128	Montague	Street	60063229	Commercial Character-Defining Structure
134	Montague	Street	60063252	Commercial Character-Defining Structure
134	Montague	Street	60063252	Residential Character-Defining Structure
135	Montague	Street	60062825	Residential Character-Defining Structure
139	Montague	Street	60062817	Commercial Character-Defining Structure
144	Montague	Street	60063278	Commercial Character-Defining Structure
151	Montague	Street	60062809	Commercial Character-Defining Structure
152	Montague	Street	60063260	Residential Character-Defining Structure
161	Montague	Street	60062791	Commercial Character-Defining Structure
169	Montague	Street	60062775	Commercial Character-Defining Structure
170	Montague	Street	60063294	Commercial Character-Defining Structure
175	Montague	Street	60062767	Residential Character-Defining Structure
182	Montague	Street	60385911	Residential Character-Defining Structure
182	Montague	Street	60385911	Marine-Industrial Character-Defining Structure
194	Montague	Street	60063302	Supporting Structure
200	Montague	Street	60063351	Residential Character-Defining Structure
201	Montague	Street	60062742	Supporting Structure



207	Montague	Street	60062734	Residential Character-Defining Structure
208	Montague	Street	60063369	Residential Character-Defining Structure
210	Montague	Street	60063377	Residential Character-Defining Structure
213	Montague	Street	60062726	Residential Character-Defining Structure
216	Montague	Street	60063385	Residential Character-Defining Structure
219	Montague	Street	60062718	Residential Character-Defining Structure
220	Montague	Street	60063393	Residential Character-Defining Structure
229	Montague	Street	60062692	Residential Character-Defining Structure
235	Montague	Street	60062684	Residential Character-Defining Structure
240	Montague	Street	60063427	Marine-Industrial Character-Defining Structure
243	Montague	Street	60636834	Residential Character-Defining Structure
250	Montague	Street	60063427	Marine-Industrial Character-Defining Structure
257	Montague	Street	60062668	Residential Character-Defining Structure
265	Montague	Street	60062650	Supporting Structure
268	Montague	Street	60063435	Residential Character-Defining Structure
271	Montague	Street	60062643	Residential Character-Defining Structure
272	Montague	Street	60063443	Residential Character-Defining Structure
277	Montague	Street	60062635	Residential Character-Defining Structure
280	Montague	Street	60696663	Residential Character-Defining Structure
183	Oxner	Drive	60057221	Supporting Structure
191	Oxner	Drive	60057239	Supporting Structure
8	Pelham	Street	60061934	Commercial Character-Defining Structure
10	Pelham	Street	60061926	Residential Character-Defining Structure
26	Pelham	Street	60061918	Residential Character-Defining Structure
28	Pelham	Street	60061900	Residential Character-Defining Structure
36	Pelham	Street	60701075	Residential Character-Defining Structure
41	Pelham	Street	60061264	Residential Character-Defining Structure
49	Pelham	Street	60432028	Commercial Character-Defining Structure
52	Pelham	Street	60061884	Residential Character-Defining Structure
54	Pelham	Street	60061876	Residential Character-Defining Structure
55	Pelham	Street	60061249	Residential Character-Defining Structure
56	Pelham	Street	60061868	Residential Character-Defining Structure
66	Pelham	Street	60061850	Residential Character-Defining Structure
71	Pelham	Street	60061223	Residential Character-Defining Structure
72	Pelham	Street	60061843	Residential Character-Defining Structure
75	Pelham	Street	60061215	Residential Character-Defining Structure
80	Pelham	Street	60719697	Residential Character-Defining Structure
81	Pelham	Street	60061207	Residential Character-Defining Structure
84	Pelham	Street	60061827	Locally Significant Structure
90	Pelham	Street	60061801	Commercial Character-Defining Structure
102	Pelham	Street	60061793	Residential Character-Defining Structure



103	Pelham	Street	60061173	Residential Character-Defining Structure
106	Pelham	Street	60061785	Commercial Character-Defining Structure
120	Pelham	Street	60061777	Civic Character-Defining Structure
125	Pelham	Street	60061165	Residential Character-Defining Structure
126	Pelham	Street	60061272	Supporting Structure
126	Pelham	Street	60061769	Residential Character-Defining Structure
128	Pelham	Street	60061751	Residential Character-Defining Structure
134	Pelham	Street	60061744	Residential Character-Defining Structure
137	Pelham	Street	60061140	Residential Character-Defining Structure
138	Pelham	Street	60061728	Residential Character-Defining Structure
140	Pelham	Street	60061710	Commercial Character-Defining Structure
141	Pelham	Street	60061132	Residential Character-Defining Structure
150	Pelham	Street	60061702	Commercial Character-Defining Structure
155	Pelham	Street	60426624	Residential Character-Defining Structure
156	Pelham	Street	60061694	Residential Character-Defining Structure
162	Pelham	Street	60061686	Residential Character-Defining Structure
163	Pelham	Street	60681319	Residential Character-Defining Structure
166	Pelham	Street	60061678	Residential Character-Defining Structure
168	Pelham	Street	60061660	Residential Character-Defining Structure
169	Pelham	Street	60061116	Residential Character-Defining Structure
172	Pelham	Street	60061652	Residential Character-Defining Structure
173	Pelham	Street	60061108	Residential Character-Defining Structure
175	Pelham	Street	60061090	Residential Character-Defining Structure
178	Pelham	Street	60061645	Residential Character-Defining Structure
179	Pelham	Street	60061082	Residential Character-Defining Structure
184	Pelham	Street	60061637	Residential Character-Defining Structure
185	Pelham	Street	60061074	Residential Character-Defining Structure
190	Pelham	Street	60061629	Residential Character-Defining Structure
191	Pelham	Street	60061066	Residential Character-Defining Structure
193	Pelham	Street	60061058	Residential Character-Defining Structure
194	Pelham	Street	60061611	Residential Character-Defining Structure
196	Pelham	Street	60062502	Residential Character-Defining Structure
197	Pelham	Street	60062494	Residential Character-Defining Structure
201	Pelham	Street	60062486	Residential Character-Defining Structure
202	Pelham	Street	60062510	Residential Character-Defining Structure
204	Pelham	Street	60062528	Residential Character-Defining Structure
205	Pelham	Street	60062478	Residential Character-Defining Structure
208	Pelham	Street	60062536	Residential Character-Defining Structure
214	Pelham	Street	60062544	Residential Character-Defining Structure
215	Pelham	Street	60062460	Residential Character-Defining Structure
223	Pelham	Street	60062445	Residential Character-Defining Structure



224	Pelham	Street	60062551	Residential Character-Defining Structure
226	Pelham	Street	60062569	Residential Character-Defining Structure
227	Pelham	Street	60062437	Residential Character-Defining Structure
230	Pelham	Street	60062577	Residential Character-Defining Structure
233	Pelham	Street	60062429	Residential Character-Defining Structure
234	Pelham	Street	60062585	Residential Character-Defining Structure
235	Pelham	Street	60062411	Residential Character-Defining Structure
238	Pelham	Street	60062593	Residential Character-Defining Structure
242	Pelham	Street	60062601	Residential Character-Defining Structure
243	Pelham	Street	60062403	Residential Character-Defining Structure
244	Pelham	Street	60062627	Residential Character-Defining Structure
267	Pelham	Street	60062387	Residential Character-Defining Structure
275	Pelham	Street	60063567	Residential Character-Defining Structure
279	Pelham	Street	60063633	Residential Character-Defining Structure
284	Pelham	Street	60063641	Residential Character-Defining Structure
289	Pelham	Street	60063559	Residential Character-Defining Structure
290	Pelham	Street	60063542	Residential Character-Defining Structure
297	Pelham	Street	60063658	Residential Character-Defining Structure
299	Pelham	Street	60063666	Residential Character-Defining Structure
300	Pelham	Street	60063674	Residential Character-Defining Structure
304	Pelham	Street	60063534	Residential Character-Defining Structure
305	Pelham	Street	60063526	Residential Character-Defining Structure
311	Pelham	Street	60610029	Residential Character-Defining Structure
312	Pelham	Street	60063690	Residential Character-Defining Structure
9	Prince	Street	60061736	Residential Character-Defining Structure
40	Prince	Street	60060498	Residential Character-Defining Structure
48	Prince	Street	60060506	Residential Character-Defining Structure
58	Prince	Street	60060043	Residential Character-Defining Structure
70	Prince	Street	60059524	Residential Character-Defining Structure
71	Prince	Street	60059516	Residential Character-Defining Structure
73	Prince	Street	60059078	Residential Character-Defining Structure
86	Prince	Street	60058559	Residential Character-Defining Structure
94	Prince	Street	60058567	Supporting Structure
95	Prince	Street	60058542	Residential Character-Defining Structure
109	Prince	Street	6005715 5	Supporting Structure
119	Prince	Street	6005714 8	Supporting Structure
124	Prince	Street	6005716 3	Supporting Structure
125	Prince	Street	6005713 0	Supporting Structure



132	Prince	Street	6005717 1	Supporting Structure
135	Prince	Street	6005712 2	Supporting Structure
136	Prince	Street	6005718 9	Supporting Structure
143	Prince	Street	6005711 4	Supporting Structure
146	Prince	Street	6005719 7	Supporting Structure
151	Prince	Street	6005710 6	Supporting Structure
154	Prince	Street	6005720 5	Supporting Structure
159	Prince	Street	6005709 8	Supporting Structure
160	Prince	Street	6005721 3	Supporting Structure
10	Sawpit	Road	60063708	Residential Character-Defining Structure
36	Sawpit	Road	60610011	Supporting Structure
8	Starr	Street	60058336	Residential Character-Defining Structure
41	Townsend	Street	60060399	Residential Character-Defining Structure
43	Townsend	Street	60060381	Residential Character-Defining Structure
49	Townsend	Street	60060373	Residential Character-Defining Structure
55	Townsend	Street	60060365	Residential Character-Defining Structure
64	Townsend	Street	60060472	Residential Character-Defining Structure
64	Townsend	Street	60060472	Ecclesiastic Character-Defining Structure
69	Townsend	Street	60060357	Residential Character-Defining Structure
75	Townsend	Street	60060340	Residential Character-Defining Structure
81	Townsend	Street	60060332	Residential Character-Defining Structure
87	Townsend	Street	60060324	Residential Character-Defining Structure
93	Townsend	Street	60060316	Residential Character-Defining Structure
94	Townsend	Street	60060761	Ecclesiastic Character-Defining Structure
95	Townsend	Street	60060308	Residential Character-Defining Structure
101	Townsend	Street	60060290	Residential Character-Defining Structure
105	Townsend	Street	60060282	Residential Character-Defining Structure
111	Townsend	Street	60059987	Ecclesiastic Character-Defining Structure
120	Townsend	Street	60060753	Civic Character-Defining Structure
120	Townsend	Street	60060753	Civic Character-Defining Structure
129	Townsend	Street	60060274	Residential Character-Defining Structure
133	Townsend	Street	60060266	Residential Character-Defining Structure
135	Townsend	Street	60060258	Residential Character-Defining Structure



141	Townsend	Street	60060241	Residential Character-Defining Structure
145	Townsend	Street	60060233	Residential Character-Defining Structure
153	Townsend	Street	60060225	Residential Character-Defining Structure
161	Townsend	Street	60060217	Residential Character-Defining Structure
164	Townsend	Street	60060522	Residential Character-Defining Structure
167	Townsend	Street	60060209	Residential Character-Defining Structure
185	Townsend	Street	60060191	Residential Character-Defining Structure
190	Townsend	Street	60653193	Residential Character-Defining Structure
191	Townsend	Street	60060183	Residential Character-Defining Structure
203	Townsend	Street	60060175	Residential Character-Defining Structure
205	Townsend	Street	60060167	Residential Character-Defining Structure
43	York	Street	60059334	Residential Character-Defining Structure
47	York	Street	60059326	Supporting Structure
50	York	Street	60674793	Residential Character-Defining Structure
53	York	Street	60059318	Residential Character-Defining Structure
54	York	Street	60674785	Residential Character-Defining Structure
57	York	Street	60059300	Residential Character-Defining Structure
61	York	Street	60059292	Residential Character-Defining Structure
74	York	Street	60059375	Residential Character-Defining Structure
78	York	Street	60059383	Residential Character-Defining Structure
82	York	Street	60059391	Residential Character-Defining Structure
83	York	Street	60059284	Residential Character-Defining Structure
85	York	Street	60059276	Residential Character-Defining Structure
89	York	Street	60646791	Residential Character-Defining Structure
96	York	Street	60059441	Residential Character-Defining Structure
99	York	Street	60058955	Residential Character-Defining Structure
105	York	Street	60059243	Residential Character-Defining Structure
108	York	Street	60633948	Residential Character-Defining Structure
114	York	Street	60633955	Residential Character-Defining Structure
121	York	Street	60059235	Ecclesiastic Character-Defining Structure
129	York	Street	60059227	Residential Character-Defining Structure
133	York	Street	60059219	Residential Character-Defining Structure
136	York	Street	60059490	Supporting Structure
139	York	Street	60059201	Supporting Structure
140	York	Street	60059508	Residential Character-Defining Structure
143	York	Street	60059193	Residential Character-Defining Structure
157	York	Street	60059185	Residential Character-Defining Structure
165	York	Street	60059177	Residential Character-Defining Structure
166	York	Street	60643335	Residential Character-Defining Structure
171	York	Street	60059169	Residential Character-Defining Structure
171	York	Street	60059169	Residential Character-Defining Structure



177	York	Street	60059151	Residential Character-Defining Structure
180	York	Street	60059557	Residential Character-Defining Structure
194	York	Street	60059565	Residential Character-Defining Structure
201	York	Street	60059144	Residential Character-Defining Structure
205	York	Street	60059136	Residential Character-Defining Structure
206	York	Street	60059573	Residential Character-Defining Structure
12	Young	Street	60055837	Residential Character-Defining Structure
13	Young	Street	60055886	Residential Character-Defining Structure
17	Young	Street	60055878	Residential Character-Defining Structure
18	Young	Street	60055845	Residential Character-Defining Structure
22	Young	Street	60055852	Residential Character-Defining Structure
26	Young	Street	60055860	Residential Character-Defining Structure
37	Young	Street	60055894	Residential Character-Defining Structure



Appendix F: Individual Statements of Significance

80-82 Pelham Street

80-82 Pelham Street

Construction Date(s): 1753-1790

Alternate Name(s): Oldest House

Provincially Registered Property 2019

Description of Historic Place:

This home's structure suggests it was built by the Acadians and is known as the oldest house in Lunenburg. Built on a hillside, it has commanding harbour views and served as a Customs House in the late nineteenth century.

Heritage Value:

80-82 Pelham Street is of local and provincial significance and a contributing element to the Old Town Lunenburg Heritage Conservation District.

▪ It is of local and provincial significance as a testament to Lunenburg's Acadian History.

Perhaps best described as a 'house-within-a-house,' 80-82 Pelham Street has an exterior built in 1790 and an interior structure with characteristics typical of early Acadian homes. Historical records confirm that this site was inhabited by Acadians in the 1600s.

▪ It is locally, provincially, and nationally significant as part of Lunenburg's vernacular architecture.

80-82 Pelham Street was purchased by Colonel John Anderson, a United Empire Loyalist from Pennsylvania, who expanded and renovated the property in the American New York Dutch style. Elements of this style include the Gambrel-roof, central chimney, wood-clapboard siding and large cornerboards. Built as a residence, the house served as a Customs House from 1865 to 1890 when it was owned by Customs Officer for the Port. At this time, a separate entrance and large fixed window were added to the left bays on Pelham Street. The building then served as a post office from 1890 to 1941 when owned by Elda Dowling Romkey.

Character-Defining Elements:

Elements that evidence 80-82 Pelham Street's significance include its:

- Stone foundation;
- Wood-framed construction;
- Central brick chimney;
- Wood-clapboard cladding;
- One-and-one storey façade along Pelham Street with modified five-bay and central entrance with sidelights, along with two six-over-six windows in the right bay; and off-set double-doored entrance and fixed squared wood-window to the left bay;
- Two-and-one-half storey home along its south-facing façade;
- Gambrel roof with central bayed dormers on the north and south-facing facades, along with a pair of simple gable-roofed dormer windows on the south-facing façade; and
- Various windows within the building, typically with a six-over-six pattern.



Bandstand

0 Cumberland Street

Construction Date(s): 1987

Alternate Name(s): Heritage Bandstand

Description of Historic Place:

The Heritage Bandstand is a replica of the original 1889 bandstand built by the Lunenburg Heritage Society in 1987. It is located on the Cumberland Street side of Civic Square. The Bandstand's public functions contribute to the civic area's continuing civic and public functions and, thus, Lunenburg's continued social and economic functioning along Charles Morris' town plan.

Heritage Value:

The Bandstand is of local significance and a contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as a testament to Lunenburg's Heritage Movement.

The old bandstand was originally situated where the Town Hall now stands but was moved to its present location when Town Hall was built in 1891 to 1893. The Lunenburg Heritage Society led a detailed historical reconstruction based on the original bandstand design.

- It is locally and nationally significant as a testament to Lunenburg's community life.

The Bandstand is prominent within Old Town Lunenburg's civic square. Not only is it a local landmark, but it is also used throughout the year for public events and performances. These uses animate the Civic Square. The Bandstand is locally beloved.

Character-Defining Elements:

Elements that evidence Bandstand's significance include its:

- Public functions, for example, public concerts, gatherings, and ceremonies; and
- Aspects that replicate the 1889 design, including but not limited to its:
 - Octagonal form;
 - Wooden flooring;
 - Wooden railings;
 - Iron structure;
 - Iron decorative details, including scroll braces and finial; and
 - Octagonal dome.

Bank of Montreal

12 King Street

Construction Date(s): 1907

Alternate Name(s): N/A

Description of Historic Place:

The Bank of Montreal building is a purpose-built bank on the corner of King Street and Pelham Street in Old Town Lunenburg Heritage Conservation District. It is a rare granite classically inspired building within the district. Its recognition as a locally significant structure does not apply to the 1966 addition south of the original 1907 building.

Heritage Value:

Bank of Montreal is of local significance.

1) It is locally architecturally significant as a unique stone Neoclassical structure.

The Bank of Montreal is a local landmark built of grey Shelburne granite and one of the best examples of commercial Neoclassic architecture in Lunenburg. The bank has a cross-in-square design with a copper saucer dome elevated on a drum and a unique roof form over its entrance porch. Its ashlar masonry is complemented with classical detailing. The design makes the most of its corner location, with a principal entrance angled towards the corner of King Street and Pelham Street.

2) It is locally significant as part of Lunenburg's economic history.

The building was constructed in 1907, testifying to Lunenburg's early twentieth-century economic prosperity. It is an early design by architects Frank Peden and Thomas McLaren, who worked together from 1907 to 1916. Their eponymous firm designed nineteen banks for the Bank of Montreal in every Canadian province except Alberta. The stature and solidity of the design, combined with its roughly finished masonry compared to the surrounding wooden structures, speak to the Bank of Montreal's stature and wealth as well as Lunenburg's.

Character-Defining Elements:

Elements that evidence the Bank of Montreal's significance include its:

- Overall form, especially its Byzantine cross-in-square design;
- Shelburne granite construction;
- Windows, including the placement and design of its round-headed, classically-inspired windows;
- Ashlar facing, with alternating wide and narrow courses;
- Neoclassical copper roofs, including its saucer dome, drum, gable roof and unique roof form over the original entrance;
- Neoclassical detailing, including but not limited to brackets, cornices, lintels, mouldings, pediments, oversized voussoirs, abstracted pilasters, and low-relief sculpture;
- Entrance, its placement and design; and
- Bronze plaques.



Baptist Church

47 Kaulback Street

Construction Date(s): 1884

Alternate Name(s): Sweeney's Funeral Home

Description of Historic Place:

Lunenburg's Baptist Church is a modest, heavily modified vernacular building. Standing on Kaulback Street next to Hillcrest Cemetery and Lunenburg Academy, Charles Sweeney purchased this building in 1928 and converted it into a funeral home. At the western edge of Charles Morris's original Town plan, this is the smallest of the six churches in Old Town Lunenburg Heritage Conservation District.

Heritage Value:

Baptist Church is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

3) Locally significant as a testament to religion's prominent role in Lunenburg's nineteenth-century public life.

This Baptist Church was built in 1884 on land conveyed to the Trustees of the Baptist Church in 1883 by Henry A. N. Kaulback. Its small size and location far from the institutional heart of Old Town Lunenburg Heritage Conservation District speak to the relative power of Lunenburg's small Baptist congregation. Unlike its role in establishing Anglicanism in Nova Scotia, Old Town Lunenburg plays a minor role in Baptist history. A Baptist "mother church" was built nearby in Northwest Range, now Fauxburg, from 1818 to 1820.

4) It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.

Substantially altered, the Baptist Church originally had a three-storey bell tower on its northeastern corner and long pointed windows and doors in a simplified gothic style. A moulded belt course ran across the eastern gable end or principal façade, serving as a cornice and creating a stylized pediment. The tower, belt course and a window to the south of the main entrance were all removed by 1896, resulting in a simpler meeting house style. It was remodelled again in 1905. Despite these changes, the Baptist Church retains a proportion and grace suggestive of its ecclesiastic use. Its remaining cornerboards and brackets resemble those at Northwest United Baptist Church in Fauxburg; the oldest documented Baptist house of worship in Nova Scotia.

Character-Defining Elements:

Elements that evidence Baptist Church's significance include its:

- Overall rectangular form and gable roof;
- Wooden elements, including its structure and cladding; and
- Decorative elements that predate the 1909 renovation, including its brackets, Greek revival cornerboards, raking cornice, and cornice with dentils.



Central United Church

136 Cumberland Street

Construction Date(s): 1883-1885

Alternate Name(s): Methodist Church

Municipally Registered Property 1997

Description of Historic Place:

Central United Church is a large, late-nineteenth-century building on Cumberland Street, across from Town Square. This is the second Methodist church built in Lunenburg. The first Methodist church was located on the other side of Town Square at Prince and Townsend Streets. In 1882, the congregation elected to build a larger church on the present lot. The Methodist Church and the United Church of Canada amalgamated in 1925, and this building was renamed Central United Church.

Heritage Value:

Central United Church is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

5) Locally significant as a testament to religion's prominent role in Lunenburg's nineteenth and twentieth-century public life.

Lunenburg's concentration of churches, six within the Old Town Lunenburg Heritage Conservation District, testify to Christianity's importance in nineteenth and twentieth-century Lunenburg. The scale and location of Central United Church speak to the prominence of Methodism in Lunenburg's history. The size of the church testifies to the growing Methodist congregation Lunenburg in 1880s Lunenburg. It was called Nova Scotia's 'Cathedral of Methodism' in the keynote address of the provincial conference of the Methodist church held in Lunenburg in June 1885.

6) It is locally significant as an excellent example of ecclesiastical architecture.

The congregation commissioned Dartmouth architect Edward Elliot to design Central United Church. Central United Church has a weightiness, unlike any other church in Lunenburg. The youngest church in the district, its mass and mix of vertical and horizontal elements are unique. The entrance's immediacy to the street and the open interior are inviting, humanizing what might have otherwise been an overpowering structure.

7) It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.

While it was architect-designed, Central United Church has numerous vernacular elements. In particular, the design encompasses Lunenburg's rich carpentry tradition, particularly notable inside the building.

Character-Defining Elements:

Elements that evidence Central United Church's significance include its:

- Impressive scale, including its height, width, compact massing, and large windows and doors, and, in particular, the principal façade's impressive height and width, measuring 17 by 34 metres;
- Overall asymmetrical composition and the composition of each façade;
- Bell tower, beginning with a square base and tapering to an octagon below the cap. Each of the eight faces is decorated with the same motif, and the tower has a bell-like cap roofed in copper. The tower's windows and entrance are aligned with and like those of the nave;
- Narrow, pointed spire rising beside a slender brick chimney;



- Smaller turret at the southern peak of the gable roof;
- Tall five-sided chancel, rising to meet the gable roof;
- Location at the street line with an entrance immediately on the street;
- Three large pointed doors on the principal façade, the central door's slightly projecting cusped arch with the same decorative motif as the tower, creating a porch, and turned posts that flank the entrance;
- Understated wooden detailing, such as varying courses of wooden clapboard, simple corner boards, wooden window tracery, belt courses, and door and window mouldings;
- Interior, which has heavy beams, oak chancel and oak pews, all of which contribute to an overall sense of width and solidity while being inviting; and
- Windows, including the stained-glass memorial windows - four-paned, double-tiered windows centred on the front façade with single-paned double-tiered windows to either side and a round window above them; and a row of five symmetrically placed Gothic windows along either side of the nave.



C.N.R. Lunenburg Station

18 Dufferin Street

Construction Date(s): 1923

Alternate Name(s): Jaycee Station; New Train Station;

Canadian National Railway Station

Description of Historic Place:

C.N.R. Lunenburg Station is a picturesque one-and-a-half-storey wooden passenger station built by Canadian National Railway. It is located at the head of Lunenburg's back harbour trail off Lincoln Street. At its longest, the railway stretched the length of the back harbour trail to the C.N.R. station, then down Linden Avenue and along Bluenose Drive to Government Wharf. The C.N.R. Lunenburg Station is the best-preserved physical remains of Lunenburg's railway history.

Heritage Value:

C.N.R. Lunenburg Station is of local significance.

- 1) It is locally significant as the best-preserved physical feature of Lunenburg's railway heritage.

Lunenburg has hosted many railways, including the Nictaux and Atlantic Railway (1873, heavily financed by Fletcher Wade of Bridgewater and local James D. Eisenhauer); the Nova Scotia Central Railway (1889); the Halifax and South Western Railway (1901); the Canadian Northern Railway (1906); and Canadian National Railways (C.N.R. 1918). Despite significant ballast, drainage, sleeper tie, rail, switch, and bridge upgrades under C.N.R., the line had substantial curves because of Lunenburg's varied topography. Locals called the Halifax & South Western Railway line "Hellish Slow & Wobbly." Passenger service ended on October 25, 1969. The C.N.R. station has a strong contextual relationship with traces of Lunenburg's railway system.

- 2) It is locally significant as a well-conserved example of a Canadian National Railway station design.

This station was built by C.N.R. in 1923 to replace the Old Railway Station, which burned down c. 1920. The heritage character of the Canadian National Railway Station rests in its standard plan, its domestic scale and proportions, its detailing and its architectural woodwork. The C.N.R.'s Tudor-Revival exterior is stylistically unique in Lunenburg, betraying its lack of local or vernacular influence.

Character-Defining Elements:

Elements that evidence C.N.R. Lunenburg Station's significance include its:

- Location on Lunenburg's Back Harbour Trail, which corresponds to the Halifax and South Western Railway railbed;
- Irregular rectangular footprint and human scale;
- Gable roof with slightly bell-cast roof, especially on its west face, with dormers;
- Western overhanging eave and porte-cochere on its southern side;
- Shallow projecting telegrapher's bay on its western elevation;
- Rhythmic placement of its apertures and brackets; and
- Tudor revival elements, especially its stucco and half-timbered exterior.



Lennox Tavern

69 Fox Street

Construction Date(s): 1791

Alternate Name(s): N/A

Provincially Registered Property 1992

Municipally Registered Property 1995

Description of Historic Place:

Lennox Tavern is a two-storey wooden building in Georgian style located on the upper slope of Lunenburg's Old Town at the corner of Fox and Cornwallis Streets. Its municipal and provincial designations include the building and surrounding land.

Heritage Value:

The Lennox is of local and provincial significance. And a contributing element to Old Town Lunenburg Heritage Conservation District.

3) It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.

The Lennox Tavern is valued as a well-maintained and relatively unaltered Georgian building, representative of Lunenburg's late eighteenth-century architecture. It is also the largest intact Georgian dwelling in the town. Built in the early nineteenth century for innkeeper John Lennox, the Lennox Tavern is one of the oldest buildings in Lunenburg and the only late eighteenth-century tavern and inn in Nova Scotia. Ironically, it was used for a time in the late nineteenth century as a Temperance House. Built on a massive stone foundation, the post and beam plank wall structure is designed in the late Georgian style. It has a balanced façade, a medium-pitched gable roof, two large chimneys and simple Classical decoration, typical of Georgian homes.

Character-Defining Elements:

Elements that evidence Lunenburg Academy's significance include its:

- Prominent - proximity to the street, with the front door opening immediately onto the street;
- Setting close to the street and oriented facing the street
- Appearance of order and regularity created through its symmetrical and simple ornamentation;
- Two-and-a-half storeys;
- Wood clapboard cladding with quirk beads;
- Symmetrical five-bay façade;
- Original corner boards with quirk beads similar to clapboard siding;
- Second-floor windows flush to eave;
- Six-over-six windows;
- Central doorway with transom window and plain pediment;
- Stone foundation;
- Endboards and finishing boards at the basement level;
- Medium pitch gable roof with wooden shingles;
- Two large symmetrical chimneys;
- Fan light windows in the attic;
- Post and beam construction.
- Nine fireplaces with original or historic Georgian-style mantels;
- Cooking stove in basement including beehive oven;
- Original cornices and chair rails; and
- Visible corner posts.



Lunenburg Academy

101 Kaulback Street

Construction Date(s): 1893-1895

Alternate Name(s): N/A

National Historic Site of Canada 1983

Provincially Registered Property 1984

Municipally Registered Property 1983

Description of Historic Place:

Lunenburg Academy is a large, three-storey, eclectic Second Empire Style purpose-built school. Perched on Gallows Hill and surrounded by open community space, the Academy is a local landmark. Referred to as the 'Castle on the Hill,' the Academy's imposing form and prominent towers can be seen for miles around, visible from many approaches to Lunenburg, including by sea. One of Old Town Lunenburg's most striking nineteenth-century wooden buildings, the Academy's formal heritage recognition encompasses the building and its lot.

Heritage Value:

The Lunenburg Academy is of local, provincial, and national significance.

- 1) It is nationally, provincially and locally significant as a uniquely large Second Empire Style wooden building.

Designed by prominent New Brunswick architect Harry H. Mott, Lunenburg Academy is a unique, largescale wooden Second Empire Style building. Built by the Oxford Furniture Company between 1893-1895, the Academy is one of the very few large-scale wooden buildings in Canada still surviving from the nineteenth century. Its unique and picturesque design makes it an excellent representation of late Victorian eclectic architecture. Its scale and design are unique compared to the rest of Old Town Lunenburg's nineteenth-century wooden vernacular structures.

- 2) It is nationally, provincially and locally significant as a rare survivor of Nova Scotia's nineteenth-century academy education system.

Lunenburg Academy illustrates a significant stage in the evolution of Nova Scotia's education system, which developed from one-room schoolhouses into the Academy system. Lunenburg Academy's design, facilities, curriculum and educators reflected the town's commitment to high-quality education. The county academies were publicly funded and offered high-quality secondary education within the public school system.

- 3) It is a local landmark.

Referred to as the "Castle on the Hill," Lunenburg Academy is a prominent feature in Lunenburg's skyline due to its scale, form, siting and contrasting colour scheme.

Character-Defining Elements:

Elements that evidence Lunenburg Academy's significance include its:

- Prominent hilltop location at the edge of Old Town Lunenburg Historic District National Historic Site of Canada;
- Expanses of public green space around the building and prominent location on Gallows Hill overlooking Lunenburg and the surrounding area;
- Large scale of the building, standing three storeys high with cubic massing and complemented by the absence of closely neighbouring buildings;



- Picturesque elements, including its mansard roof with segmental dormer windows, massive central chimney, and towers with pyramidal roofs;
- Variety of exterior textures and colours, including its white and black paint scheme with red roof;
- Lively elevations with their projecting and receding masses, defined by a twelve-bay façade with projecting frontispiece flanked by towers housing entrances and nine-bay side elevations with central projecting frontispieces;
- Lively, classically inspired ornamentation with pediments over openings, oval windows, and intricate brackets, and the horizontal emphasis of the moulded belt courses;
- Timber frame construction;
- All wooden elements, including wooden roof shingles, cladding, windows, doors, and trim, such as small oval portholes on the sides of each uppermost central window on the side elevations, intricate bracketry on all windows and under the eaves and decorative shingle work enriching the exterior;
- Surviving interior configurations and ornamental detailing, including the wooden wainscoting, stairs, banisters, panelled doors with transoms, and the original hardware, including knobs and hinges; and
- Remaining evidence of its use as a school, including the layout of classrooms and cloakrooms, interior water fountains and the 1895 school bell.



Lunenburg Armoury

177 Cumberland Street

Construction Date(s): 1867

Alternate Name(s): The Armoury; Public Works

Description of Historic Place:

The Lunenburg Armoury is a relatively plain one-and-a-half-storey building with a dramatically pitched gable roof. Located close to the east-west and north-south street lines, it runs the entire length of Hopson Street between Cumberland and Townsend Streets.

Heritage Value:

Lunenburg Armoury is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

1) It is locally significant as part of Lunenburg's military history.

The Armoury was built as a drill shed for Lunenburg's militia, who officially took over the building and named it the Lunenburg Armoury in 1902. Two companies of troops used the building as a headquarters and training centre before the militia reverted to the Reserve Army, and the 20th Field Squadron, Royal Canadian Engineers, took over the building.

2) It is locally significant as part of Lunenburg's social history.

Because of its ample, unobstructed floor space, the Armoury was popular for meetings and social events in the late nineteenth and early twentieth century, hosting plays, performances, church bazaars, and the Lunenburg County Exhibition. Starting in 1880, it operated as a skating rink in the winter.

3) It is locally significant as part of Lunenburg's political history.

Political rallies used the building as a focal point for speeches, and Sir Charles Tupper, Sir Wilfred Laurier and William Lyon Mackenzie King visited this building.

4) It is locally and nationally significant as part of the best-preserved colonial settlement in North America.

Lunenburg Armoury's siting and continued public function evidence General Charles Morris's colonial plan. It is the last remaining public building on the easternmost of the four public blocks set aside for public use.

4) It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.

The Lunenburg Armoury's frame was shipped to Lunenburg from Boston and raised starting May 3, 1867. Carpenters and volunteers donated their time to assemble the frame and finish the building. It testifies to Lunenburg's nineteenth-century community spirit and the competency of its builders.

Character-Defining Elements:

Elements that evidence Lunenburg Armoury's significance include its:

- Lack of setback, reinforcing Morris's Street grid;
- Location on the easternmost of Lunenburg's four civic blocks;
- Continuous public functioning according to Charles Morris's Town plan;
- Low-slung profile;



- Wooden frame and steep gable roof;
- Regular window spacing along its eastern façade;
- Vertical board and batten siding, unique outside Old Town Lunenburg's waterfront;
- Original wooden windows; and
- Large, open interior space.



Lunenburg Fire Hall

40 Duke Street

Construction Date(s): 1928

Alternate Name(s): Old Fire Station

Description of Historic Place:

Lunenburg Town Hall is a prominent two storey utilitarian red brick building centrally located in Old Town Lunenburg Heritage Conservation District. Its materiality is rare in Old Town Lunenburg. The Fire Hall is a crucial attribute that delimits Morris's four civic blocks from the rest of the district. Its public use is integral to the civic area's continuing civic and public functions and, thus, Lunenburg's continued social and economic functioning along Charles Morris' town plan. This designation applies to the 1928 building, not the 1950s extension.

Heritage Value:

The Fire Hall is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

5) It is locally significant as part of Lunenburg's civic history.

The Town of Lunenburg's 1928 fire hall is a significant landmark in the town's history and a testament to its commitment to public safety. The interior of the building was designed to accommodate a modern fleet of fire trucks and equipment, as well as living quarters for the firefighters. Over the years, the fire hall played a critical role in protecting the town and its residents from fire emergencies. The fire department responded to numerous fires and other emergencies, including the devastating fire that swept through the town in 1948, which destroyed over 100 buildings. This was previously the site of the Town's 1889 Engine House, which also housed the Town's fire equipment.

6) It is locally and nationally significant as part of the best-preserved colonial settlement in North America.

The decision to build the Fire Station on one of the civic blocks set aside in General Charles Morris's plan evidences the civic area's continuing civic and public functions. The Fire Hall's distinctiveness relative to the surrounding residential and local buildings contributes to the Civic Square's visual delineation from the rest of Old Town Lunenburg, reinforcing the district's colonial plan.

7) Locally significant as a brick Art Deco building

The Fire Hall's brick construction and compact rectangular massing with flat roof are unique in a Town known internationally for its fanciful wooden vernacular buildings. The new fire hall was designed by local architect, W.C. Harris, and features a distinctive Art Deco style with a red-brick façade, flat roof, and symmetrical windows.

Character-Defining Elements:

Elements that evidence the Fire Hall's significance include its:

- Location in the institutional area as laid out in the town's original 1753 plan;
- Mass and height relative to neighbouring buildings;
- Building density relative to neighbouring blocks, the building surrounded by open and publicly accessible park space;
- Public use;



- Brick construction;
- Large garage doors; and
- Art Deco elements, such as
 - its horizontal, rectangular, geometric form;
 - its flat roof and stepped roofline on the principal façade;
 - its lack of ornament, including window trim, simple multi-paned windows, and wooden cornice; and
 - its principal façade's stepped composition with larger and more openings on the ground floor relative the windows on the upper floor above.



Lunenburg Town Hall

119 Cumberland Street

Construction Date(s): 1891-1893

Alternate Name(s): Lunenburg Court House

Municipally Registered Property 1996

Description of Historic Place:

Lunenburg Town Hall is a prominent four-storey, Second Empire Style red brick building centrally located in Old Town Lunenburg Heritage Conservation District. Its height, mass, materiality, and the public park spaces to its east and west make it unique in the district. Town Hall is a crucial attribute that delimits Morris's four civic blocks from the rest of the district. Its public use is integral to the civic area's continuing civic and public functions and, thus, Lunenburg's continued social and economic functioning along Charles Morris' town plan.

Heritage Value:

Town Hall is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

8) It is locally significant as part of Lunenburg's judicial and administrative history.

Town Hall was built as the town's administrative and judicial offices, evidencing Lunenburg's nineteenth-century strength and prosperity. In the early 1890s, there was considerable debate over whether Lunenburg or Bridgewater would be home to a new courthouse. The dispute continued even after both communities commenced the construction of their buildings. The disagreement was only resolved in 1893 with the "Act to Settle Difficulties That Have Arisen With Regard to the Courthouse in the County of Lunenburg."

9) It is locally and nationally significant as part of the best-preserved colonial settlement in North America.

Town Hall evidences General Charles Morris's plan in its function, siting and design. The civic area's continuing civic and public functions include public use of Town Hall and the open spaces surrounding the building.

10) It is nationally and locally significant as a brick Second Empire Building in Old Town Lunenburg.

Built in 1893 to plans by architect Henry Busch, Town Hall's exterior brick with granite embellishments is unique in a Town known internationally for its wooden vernacular structures. Town Hall's distinctiveness relative to the surrounding residential and local buildings contributes to the Civic Square's visual delineation from the rest of Old Town Lunenburg, reinforcing the district's colonial plan.

Character-Defining Elements:

Elements that evidence Town Hall's significance include its:

- Location in the institutional area as originally laid out in Old Town Lunenburg's 1753 town plan;
- Mass and height relative to neighbouring buildings;
- Building density relative to neighbouring blocks, the building surrounded by open and publicly accessible park space;
- Second Empire elements, such as the mansard roof, with projecting dormer windows and a curb at the roofline, tall round-headed windows, and on three of the four façades, central projecting pavilions with separate convex-sloping roofs, adding height;
- Brick exterior, accented with granite steps, coursing, foundation and keystones above the windows;



- Large central doorways formed by Tuscan pilasters that meet above the door in a semi-circular fanlight, with the words "Town Hall" and "Courthouse" over the Cumberland and Townsend Street entrances, respectively, reflecting the building's historic dual use;
- Significant original interior ornamental work, including entablatures and cornices over doorways, wooden stair rails, newel posts and bannisters, and wooden wainscotting; and
- Continuing civic and public functions of both the building and surrounding park space.



Masonic Lodge

120 Pelham Street

Construction Date(s): 1923

Alternate Name(s): Freemason Temple

Description of Historic Place:

The Masonic Lodge is a two-storey Greek Revival vernacular building in Old Town Lunenburg Historic District. It sports a prominent two-storey temple façade. It is located at 120 Pelham Street, across and down the street from Knaut-Rhuland House National Historic Site of Canada. Together, they speak to the evolution of classical vernacular architecture in Old Town Lunenburg.

Heritage Value:

The Masonic Lodge is of national and local significance.

5) It is locally significant as a part of Lunenburg's social history.

This impressive building was built in 1923 by the Freemasons as a meeting hall and office building. The largest and oldest men's Fraternity in the world, freemasonry arrived in Canada via Nova Scotia in 1738. The scale and architectural grandeur of this building speak to the prominence of the Freemasons. The building continues to serve as a Masonic Lodge today.

6) It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.

One of Lunenburg's preeminent wooden Classical buildings, the Masonic Lodge is architecturally unique. Lunenburg's preeminent vernacular interpretation of the Greek Revival Style is a late example of a relatively rare style in Nova Scotia. The Masonic Lodge has features unique from other classical revival buildings in the district. Particularly notable is its temple front with six two-storey ionic pilasters.

Character-Defining Elements:

Elements that evidence the Masonic Lodge's significance include its:

- Lack of setback, reinforcing Morris's Street grid;
- Overall compact form, especially its mass, height, and symmetrical plan;
- Principal façade design, including its placement of windows, doors and details, especially its symmetry;
- Temple front, including triangular pediment and two-storey ionic pilasters;
- Classical and Greek Revival elements, including but not limited to its entablature, lintel, frieze, cornice, mouldings, dentils, and segmental pediment over and wide trim around the principal entrance;
- Wooden elements, including its structure, cladding and decorative details; and
- Details that speak to its function as a masonic lodge. This includes the hexagram in a round window under the peak of the pediment of the temple façade.



Nova Scotia Telephone Co. Building

187 Lincoln Street

Construction Date(s): 1931

Alternate Name(s): Maritime Telegraph and Telephone

Company Building; Bell Building

Description of Historic Place:

Located at 187 Lincoln Street, this two-storey building was constructed by Nova Scotia Telephone Co. in 1931. While the construction materials used are rare in Old Town Lunenburg, the style and bulk of the building are not entirely out of character in the streetscape. This recognition applies to the footprint of the building. This recognition does not apply to the 1953 rear addition or the vacant land east of the building.

Heritage Value:

The Nova Scotia Telephone Co. Building is of local significance.

7) It is locally significant as the best-preserved building testifying to Lunenburg's telecommunication history.

At the turn of the twentieth century, the Nova Scotia Telephone Company was the largest telephone provider in Nova Scotia, servicing approximately three times the Nova Scotians of any other company. A provincial Act of Incorporation established it on May 3, 1887. After acquiring Bell Telephone Company's Nova Scotian telephone and telegraph operations on November 28, 1887, the Nova Scotia Telephone Company continued to grow. In 1910, the Maritime Telegraph and Telephone Company (M.T.T.) consolidated all major telephone companies in Nova Scotia and was in service until 1998.

Character-Defining Elements:

Elements that evidence the Nova Scotia Telephone Co. Building's significance include its:

- Brick exterior with stone keystones, window sills and window headers;
- Compact rectangular form and massing, including its flat roof;
- Oversized foundation, much taller than most in Old Town Lunenburg;
- Four equally and regularly spaced, vertically oriented round-headed windows on the first floor;
- Four equally and regularly spaced vertically oriented rectangular windows on the second floor centred over the round-headed windows below; and
- Utilitarian character, in particular, its lack of decoration.



Royal Bank

84 Pelham Street

Construction Date(s): 1906

Alternate Name(s): N/A

Description of Historic Place:

The Royal Bank is a two-storey sandstone-faced building at the southeastern corner of the Pelham Street and Duke Street intersection in Old Town Lunenburg Heritage Conservation District. This recognition applies to the footprint of the building. It does not include the vacant land to the south of the building.

Heritage Value:

The Royal Bank is of local significance.

8) It is locally architecturally significant as a unique stone Neoclassical structure.

The Royal Bank has a bold Neoclassical façade. The building's sense of solidity, created through, for example, its sandstone facing and wide roughly hewn corner pilasters, projects a strength becoming of a banking institution. It is a rare stone building, and the engaged columns flanking the entrance are unique within Old Town Lunenburg Heritage Conservation District.

9) It is locally significant as part of Lunenburg's economic history.

This property was sold by John Henry Wilson to the Royal Bank of Canada upon its amalgamation with Halifax's Merchant Bank to erect a new building. This grand edifice testifies to the power of the Royal Bank of Canada at the time, as well as Lunenburg's prosperity. Henry Wilson's son, Morris Wilson, started work in the Merchants Bank at fifteen years old and rose to become president of the Royal Bank of Canada from 1934 until his death in 1946.

Character-Defining Elements:

Elements that evidence the Royal Bank's significance include its:

- Compact rectangular massing and overall symmetrical composition;
- Sandstone cladding, including smooth and rough ashlar;
- Stone foundation that does not follow the grade of Duke Street, effectively ignoring Lunenburg's typography such that the 'temple' bank appears to sit on a plinth;
- Symmetrical temple façade, including corner two-storey pilasters, two-storey engaged columns and triangle pediment;
- Window and door openings and surrounding trim and ornament, including, but not limited to, the oversized fluted ornamental keystones above round-headed windows and the carved panels below; and
- Classical detailing, including but not limited to entablature, cornice, mouldings, columns, and pilasters.



Solomon House

69 Townsend Street

Construction Date(s): 1775-1797

Alternate Name(s): N/A

Provincially Registered Property 1996

Municipally Registered Property 1983

Description of Historic Place:

Built to the streetline, Solomon House is located on the corner of Townsend and Cornwallis Streets

Heritage Value:

Solomon House is of local and provincial significance and nationally significant as a contributing element to the Old Town Lunenburg Heritage Conservation District:

- It is locally significant for its associative value.
The house was built in the late eighteenth century for merchant and sawmill owner Henry Koch. The building passed to the Rudolph family, then in 1849 to George T. Solomon, a local judge and well-known figure in Nova Scotian legal circles.
- It is locally, provincially and nationally significant as part of Lunenburg's vernacular architecture tradition.
Solomon House is an excellent example of Georgian building techniques in Lunenburg, in particular the British Classical tradition. The building has a symmetrical appearance, giving it a sense of repose, orderliness, and prosperity. It is a large building located at the streetline, with a five-bay facade and a massive stone foundation.

Character-Defining Elements:

Elements that evidence Solomon House's significance include its:

- Structural elements in the Georgian tradition, including the massive stone foundation, the symmetrical appearance of the house, with five balanced bays, two central chimneys and a central door, the orientation of the interior rooms around a central staircase and central fireplaces, a medium pitched roof and post and beam with plank wall construction;
- Decorative elements of the Georgian tradition, including moulded eaves return, balanced, six-over-six windows, tight under the eaves, finishing board at basement level and wide, fluted cornerboards, side and transom windows around the central front door, and reed trim ornamentation; and
- Elements characteristic of Lunenburg buildings of the late eighteenth century and early nineteenth century including clapboard cladding, with endboards and finishing boards at the basement level, and close proximity to the street, with the front door opening immediately onto the street, with little land surrounding the building.



St. Andrew's Presbyterian Church

111 Townsend Street

Construction Date(s): 1828

Alternate Name(s): N/A

Municipally Registered Property 1990

Description of Historic Place:

St. Andrew's Presbyterian Church is located on Townsend and King Streets, across from Lunenburg Town Hall in Old Town Lunenburg Heritage Conservation District. Built in 1828, it is a Carpenter Gothic church clad in clapboard with a prominent steeple. The south side of the nave is flush with the Townsend street line.

Heritage Value:

St. Andrew's Presbyterian Church is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District:

- It is locally significant as a testament to religion's prominent role in Lunenburg's nineteenth- and twentieth-century public life.

Lunenburg's concentration of churches, six within the Old Town Lunenburg Heritage Conservation District, testify to Christianity's importance in nineteenth and twentieth-century Lunenburg. St. Andrew's Presbyterian church is home to the oldest Presbyterian congregation in Canada. This congregation's status is manifested in the church's location adjacent to an area designated by the original 1753 town plan as the institutional core of the town, with the town hall, courthouse, and Anglican church.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.

Primarily built by local carpenters, St. Andrew's is an excellent example of Carpenter Gothic, a North American vernacular style that translated Gothic massing and detailing into wooden structures. Built in 1828, the original church was designed by Mr. Dechman, a master carpenter and member of St. Matthew's Presbyterian Church in Halifax and built by Mr. Grant. In 1879, the church was substantially renovated: the spire's height was increased to 118 feet, the church was lengthened to 83 feet, broadened to 40 feet, and a row of six Gothic windows fronting Townsend were added. In 1909, further renovations were carried out on the interior, and the chancel was added to the church's eastern end.

Character-Defining Elements:

Elements that evidence St. Andrew's Presbyterian Church's significance include its:

- Siting, with the south side of the nave flush with the Townsend street line;
- Elements relating to the prominence of the church and congregation in Lunenburg, including its:
 - Siting with the south side of the nave flush with the Townsend street line; and
 - Central location adjacent to the institutional area of Old Town Lunenburg Heritage Conservation District as originally laid out in Old Town Lunenburg's 1753 plans.
- Gothic elements, including its:
 - Tall central tower with small, paired gablets on each side;
 - Pointed arch doors and windows;
 - Hooded ornamentation on the doors and windows;
 - Large three-paned central window with tracery on the tower;
 - Steep fully hipped bell cast gable roof with an end gable over the three-sided chancel; and
 - Stained glass; and
- Carpentry elements, including all wooden windows, doors, trim, detail, structure, and siding.



St. Andrew's Presbyterian Church Hall

114 Fox Street

Construction Date(s): 1879

Alternate Name(s): N/A

Description of Historic Place:

This Neo-Gothic Church Hall is a former schoolhouse built before 1879 and moved to its current location in 1909. It was also enlarged at this time, with two new bays added to the east end of the building.

Heritage Value:

St. Andrew's Presbyterian Church Hall is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District:

- It is locally significant as a testament to Lunenburg's educational history.
Formerly a schoolhouse, St. Andrew's Presbyterian Church Hall speaks to Lunenburg's early education history. Until the mid-nineteenth century, education in Lunenburg was provided by church schools and private schools like St. Andrew's Presbyterian Church Hall. On October 25, 1864, Lunenburgers met and unanimously agreed to build a public school. Together with the Lunenburg Academy, St. Andrew's Presbyterian Church Hall provides an architectural example of the evolution of education in nineteenth-century Nova Scotia from small, private schoolhouses to the Academy system.
- It is locally significant as a testament to religion's prominent role in Lunenburg's twentieth-century public life.
Parish halls testify to the strength of Lunenburg's Presbyterian congregation at the beginning of the twentieth century. Formerly located east of St. Andrew's Presbyterian Hall, this former school was moved to Fox Street in 1909. The building accommodated the church's growing congregation, serving as a church hall and Sunday School, and allowed for a chancel to be added to the east end of St. Andrew's Presbyterian Church. St. Andrew's is home to the oldest Presbyterian congregation in Canada.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
St. Andrew's Presbyterian Church Hall is an excellent example of Carpenter Gothic, an important North American vernacular style that translated Gothic massing and detailing into wooden structures. The hall's overall composition has remained intact since at least 1879, expanding from three bays to five bays in 1909. Presumably, the main Gothic entryway was also added at this time. The hall shares many architectural features with St. Andrew's Presbyterian Church, with its striking hooded ornamentation visible in Bollinger's 1890 map of Old Town Lunenburg Heritage Conservation District.

Character-Defining Elements:

Elements that evidence St. Andrew's Presbyterian Church Hall's significance include its:

- Siting, with the south side of the nave flush with the Townsend street line;
- Elements relating to the prominence of the church and congregation in Lunenburg, including its:
 - Siting, with the north side of the building running along Fox Street, reinforcing the street grid; and



- Proximity to St. Andrew's Presbyterian Church;
- Gothic elements, including its:
 - Compact massing;
 - Steep gable roof;
 - Pointed Gothic arched windows with tracery;
 - Pointed Gothic arched principal entry;
 - Round window in the hall's west gable end;
 - Hooded ornamentation on the main door and windows; and
 - stained glass; and
- Carpentry elements, including all wooden windows, doors, trim, detail, structure, and cladding, including the frieze and cornices with dentils and gothic tracery.

St. John's Anglican Church

2 Cumberland Street

Construction Date(s): 1754-1763

Alternate Name(s): N/A

National Historic Site of Canada 1994

Provincially Registered Property 1983

Municipally Registered Property 1983

Description of Historic Place:

St. John's Anglican Church National Historic Site of Canada is a large, white wooden Carpenter Gothic church in the heart of Old Town Lunenburg Heritage Conservation District. An important symbol of Lunenburg, it has continually evolved over approximately two hundred and fifty years. It was originally constructed from 1754 to 1763, shortly after Lunenburg's settlement. It was enlarged in 1840, again through the 1870s, and again in 1889. After a disastrous fire in 2001, the structure was rebuilt from the surviving ruins. Official recognition refers to the church and its surrounding green space, particularly its western public square.

Heritage Value:

St. John's Anglican is of local, provincial, and national significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally and nationally significant due to its establishment of the Church of England and British authority in eighteenth-century Nova Scotia following Morris's original Town plan.
Construction of St. John's Anglican Church began in 1754, making it the second oldest Anglican Church in Canada after St. Paul's Church in Halifax. As such, it played a significant role in establishing the Church of England in Nova Scotia. As a British colonial settlement, St. John's Anglican got a choice of location within the civic blocks set aside by Charles Morris in his Town Plan. As the establishment of Britain's sacred authority in its new colonial settlement, St. John's Anglican significantly contributes to Lunenburg being the best-preserved colonial settlement in North America, as does the church's continued community use.
- It is a locally, provincially, and nationally significant example of Carpenter Gothic.
Carpenter Gothic is the translation of Gothic massing and detailing into wood, primarily by local carpenters, and thus is a valuable North American vernacular tradition. Throughout its history, much of the work on St. John's Anglican Church was done by local shipbuilders, a reflection of Lunenburg's close tie to the sea. Originally St. John's Anglican's congregation was mainly German and French-speaking "Foreign Protestants" who founded the town. The early form of the church closely resembled a New England meeting house with a round conical tower, like German churches. Gothic elements started to be added in 1840, including a tower. The frame was sent from Boston where it was part of King's Chapel. During Nova Scotia's lucrative 'Age of Sail,' St. John's Anglican was enlarged and took on additional Gothic elements under the direction of Halifax architects Sterling and Dewar. The church was again enlarged in 1892, with local master carpenter Solomon Morash as the chief contractor. It was expanded again c. 1915.
- It is locally significant, a symbol of Lunenburg's resilience and history.
In 2001, St. John's Anglican suffered a devastating fire. Over 50% of the church's historic fabric was lost. Following a four-year restoration, the church was returned to its pre-fire appearance. Wherever possible, the remaining historic fabric was integrated with new materials. The emotional effect of the fire and the church's subsequent restoration testify to its importance to the local community. St. John's Anglican's style, location, long history, and continued community use have made it a local landmark.



Character-Defining Elements:

Key elements contributing to the heritage character of this site include its:

- Location in the centre of Old Town Lunenburg Heritage Conservation District on one of the four town blocks set aside for public structures and functions;
- Proximity to St. John's Parish Hall and Rectory;
- Open landscaping with lawns, paths, benches and a memorial to the first outdoor religious service held on-site;
- Landmark status, including its scale, compared to the restrained scale of surrounding buildings;
- Foundations and ground floor traces of various construction phases; and
- Carpenter Gothic massing, including its basilica plan with side aisles and chancel under a steep gable roof, and its twin and central towers.

Exterior character-defining elements of St. John's Anglican Church relate to all pre-2001 and restored elements, including its:

- Principal façade composition with a rose window and twin towers;
- Carpenter Gothic detailing, including pinnacles, turrets, buttresses, pointed arches, doors, windows, drip mouldings and shingle cladding;
- White with black colour scheme;
- Exterior sign "St. John's Anglican Church of Canada welcomes You;" and
- Copper roof.

Interior character-defining elements of St. John's Anglican Church relate to all pre-2001 and restored elements and include its:

- Plaster walls;
- Ornamental painting, including the hand-painted east wall of the chancel, stars on the chancel ceiling, banners over arches, between the nave and chancel, and over the nave entrance, faux marble finish on columns, and gold leaf on columns in the nave and chancel;
- Hammer-beam roof supports with curved principals and collar beams;
- Historic wall plaques;
- Pews, book racks and kneelers;
- Wooden floorboards;
- Two historic stained glass windows, including the "Fishers of Men" window, and thirteen windows that were restored using pieces of original stained glass;
- 1926 oak altar;
- Concrete baptismal font;
- Pulpit;
- 1902 bronze bells;
- Support columns covered by faux marble encasement; and
- Crypt containing remains of twenty-two parishioners.



St. John's Parish Hall

65 Cumberland Street

Construction Date(s): 1775

Alternate Name(s): Old Lunenburg Court House

Municipally Registered Property 1989

Description of Historic Place:

St. John's Parish Hall is located across the street to the west of St. John's Anglican Church's public square and to the east of St. John's Rectory in Old Town Lunenburg Heritage Conservation District. Built in 1775, It is a one-and-a-half-storey wooden building with symmetrically placed lancet windows on all sides and a low-pitched, hipped roof.

Heritage Value:

St. John's Parish Hall is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as part of Lunenburg's judicial history and locally and nationally significant as a testament to Lunenburg's early colonial settlement.
As the town's original courthouse, this building was central to establishing peace and order in the new British colonial settlement. It was used as a courthouse for more than 100 years until a new courthouse was constructed one block to the east. The Royal Coat of Arms inside, dating to 1801, is one of the oldest of its kind in the province. The building visually borders the western edge of St. John's Anglican church's square, delineating the boundary of Charles Morris's original four public blocks per his 1753 Town Plan and foregrounds the authority of the British monarch in eighteenth-century Lunenburg.
- It is locally significant as a testament to religion's prominent role in Lunenburg's nineteenth and twentieth-century public life.
Old Town Lunenburg Heritage Conservation District's concentration of religious buildings testifies to Christianity's importance in nineteenth and twentieth-century Lunenburg. St. John's Parish Hall speaks to the prominence of Anglicanism in Lunenburg's history. The building was bought in 1902 by St. John's Parish. The newly acquired hall was extensively renovated, removing the dormers, and relocating the principal entrance. Southern and western wings were added in 1906 and 1964, respectively.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
Built in 1775, Parish Hall is a relatively rare example of eighteenth-century vernacular architecture compared to the predominantly nineteenth-century vernacular building stock. Locally constructed and renovated without the guidance of a trained architect, the longevity of this structure speaks to Lunenburg's high-quality carpentry.

Character-Defining Elements:

Elements that evidence St. John's Parish Hall's significance include its:

- Location, including its siting at the street line and proximity to St. John's Anglican Church and Rectory;
- Simple form, reminiscent of its Georgian roots;



- Wooden construction and detailing, including its clapboard siding, wooden fluted corner boards and windows, doors and trim;
- Southern wing;
- Gothic details, including its hooded lancet windows and wide entrance doors with centre-pointed transom windows; and
- interior features, especially the mural of the Royal Coat of Arms of King George III, dating to the building's use as a courthouse.



St. John's Rectory

59 Townsend Street

Construction Date(s): 1810-1816

Alternate Name(s): St. John's Anglican Church Rectory

Municipally Registered Property 1989

Description of Historic Place:

Located immediately on the sidewalk beside St. John's Parish Hall, the St. John's Rectory is a two-storey wooden structure built between 1810 and 1816. It is Georgian in design, with some ornamentation and additions from the 1880s.

Heritage Value:

St. John's Parish Hall is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as a testament to religion's prominent role in Lunenburg's nineteenth-century public life.
Lunenburg's concentration of religious buildings testifies to Christianity's importance in nineteenth and twentieth-century Lunenburg. St. John's Rectory speaks to the prominence of Anglicanism in Lunenburg's history. St. John's Rectory is valued for its long association with St. John's Anglican Church and its rectors.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
The Rectory is a typical early nineteenth-century home with some Victorian-era additions. Despite these changes, the building retains its underlying Georgian character.

Character-Defining Elements:

Elements that evidence St. John's Parish Hall's significance include its:

- Proximity to St. John's Anglican Church and Parish Hall and siting at the street line;
- Georgian vernacular design elements, such as the overall symmetrical façade compositions, wooden cladding with wooden fluted corner boards, two symmetrically placed large chimneys, and classical trim around the central doorway on the main façade; and
- Victorian vernacular design elements, including doors, bracketry, lintel, ornamentation and prominent window hoods, and the ell on the western end of the building.



St. Norbert's Roman Catholic Church

121 York Street

Construction Date(s): 1839

Alternate Name(s): N/A

Municipally Registered Property 1999

Description of Historic Place:

St. Norbert's Roman Catholic Church is an L-shaped Georgian wooden church. It is situated on the corner of York and King Streets in Old Town Lunenburg, a Heritage Conservation District. The steeple is particularly noteworthy. Designation extends to the building and its property, including a small cemetery adjacent to the church. It does not apply to the 1982 addition.

Heritage Value:

St. Norbert's Roman Catholic Church is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as a testament to religion's prominent role in Lunenburg's nineteenth- and twentieth-century public life.
Lunenburg's concentration of churches, six within the Old Town Lunenburg Heritage Conservation District, testify to Christianity's importance in nineteenth and twentieth-century Lunenburg. St. Norbert's speaks to the changing fortunes of Roman Catholicism in Lunenburg. Built in 1839, St. Norbert's is the centre of the Roman Catholic community in Lunenburg. In the 1890s, the dwindling number of parishioners caused St. Norbert's to close its doors for forty years. However, in the 1930s, an influx of Catholic fishermen from Newfoundland arrived in Lunenburg, and the church was reopened. Its simplicity and small scale relative to Lunenburg's other churches speak to the congregation's smaller size and lesser social and economic influence in nineteenth and twentieth-century Lunenburg.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
St. Norbert's is an eclectic vernacular interpretation of British and New England Victorian styles with Lunenburg's carpentry tradition. Sometime after 1890, the original tower was shortened to today's form, a unique witch's hat shape with decorative modillions surrounding the lower edge.

Character-Defining Elements:

Elements that evidence St. Norbert's Roman Catholic Church's significance include its:

- Location at the street line with an entrance immediately on the street;
- Green space, including the only intact cemetery on church property in Lunenburg;
- Scale and mass of the building, including its roofline, tower, and symmetrically placed buttresses, and its modest size and height relative to Lunenburg's other historic churches;
- Unique steeple in a witch's hat shape with ornamental modillions;
- Wooden shingle exterior;
- All wooden elements and ornamentation, including lancet windows, round-headed louvred windows, brackets, mouldings and trim; and
- Relatively simple and unadorned interior.

Zion Evangelical Lutheran Church

65 Fox Street

Construction Date(s): 1890-1891

Alternate Name(s): Zion Lutheran Church

Provincially Registered Property 1996

Municipally Registered Property 1990

Description of Historic Place:

Zion Evangelical Lutheran Church is a large wooden church on a stone and concrete foundation in Old Town Lunenburg Heritage Conservation District. It has a tall steeple at its Fox Street corner, a second tower at its southwest corner, and green space on the western side of the building. The York Street façade has an addition at its western end. The designation includes the building and surrounding property.

Heritage Value:

Zion Evangelical Lutheran Church is of local and provincial significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

1) It is locally and provincially significant as a testament to the history of Lutheranism in Canada.

Described as the 'Rock of Lutheranism,' the Zion Evangelical Lutheran Church is valued as the home of Canada's oldest Lutheran congregation. When German Lutheran settlers first arrived in 1753, the settlers held services in the open air and later at St. John's Anglican Church. The first church on this site was built in 1772. The first church was replaced with a Gothic building in 1841, followed by the present church, built from 1890 to 1891. The current church's commanding scale and vertical composition speak to the fundamental importance of the Lutheran congregation in Lunenburg from its settlement to the present day.

2) It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.

Zion Evangelical Lutheran Church was designed by prominent Halifax architect David Busch and built by George W. Beohner & Sons. This grand edifice is an architectural landmark in Old Town Lunenburg, with a steeple that can be seen for kilometres, including from the harbour. Two asymmetrical towers flank the principal façade, each with a different design. The dentil courses and stained-glass windows are among the most noticeable elements of the long nave, which runs the length of the eastern block line. An ornately decorated gable end faces Fox Street. The large hall to the rear of the church, known as Artemus Hall, was added in 1946.

Character-Defining Elements:

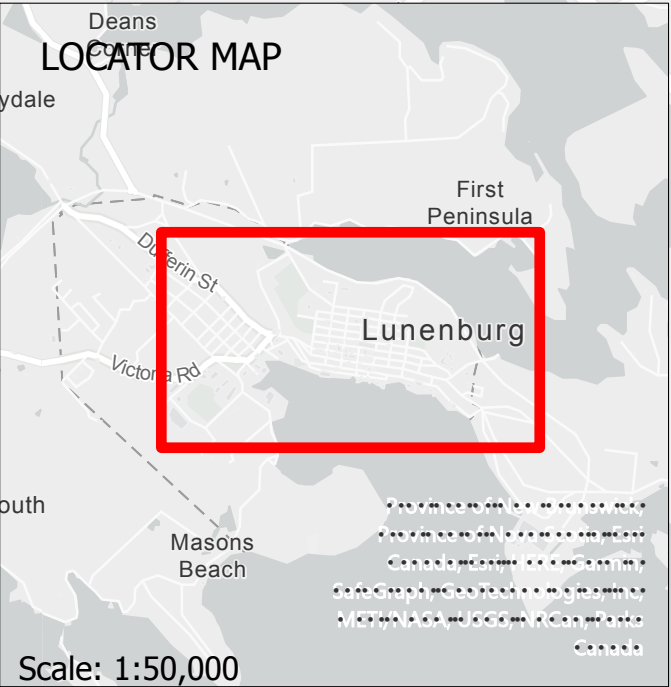
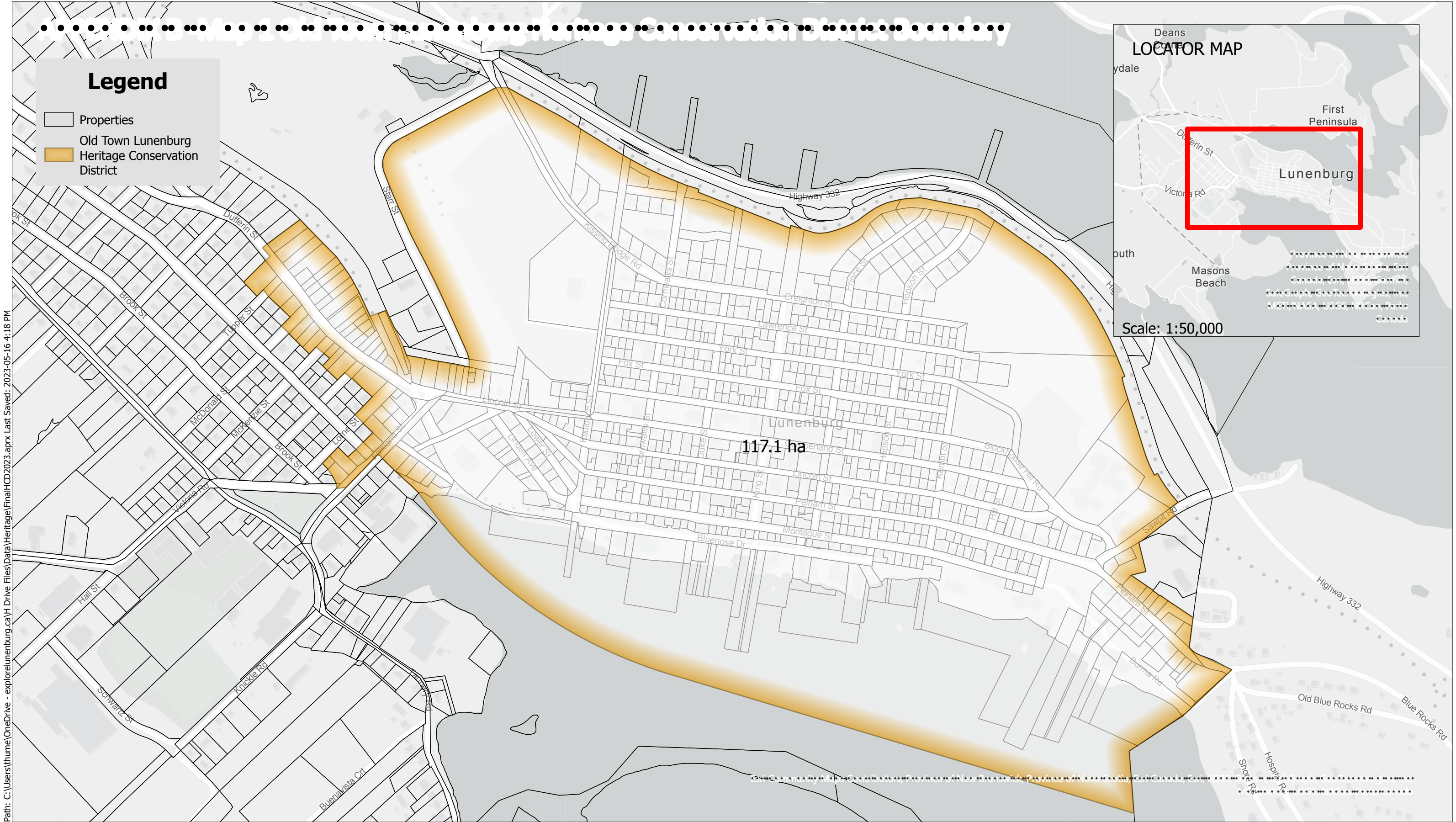
Elements that evidence Zion Evangelical Lutheran Church's significance include its:

- Continued service to the Lutheran community;
- Visual prominence and vertical composition, including its scale and height, steep gable roof, spire and towers;
- Varied façade compositions, including its asymmetrical principal façade;
- Proximity to the street line and surrounding homes, which suggests a close-knit relationship with the community;
- Western pyramidal tower with circular and lancet windows, finial and louvred gablet;
- Eastern tower with a tall spire, Saint Antoine-Marie bell, small louvred gablets on each side, and lancet windows on each storey and main entrance.
- Different window styles throughout the building, including round windows, pointed gothic windows in various combinations such as paired, triplicate or groups of four; a unique triangular attic window with curved edges in the gable end; and pointed transom windows over the entrances;



- Stained glass windows;
- Strongly defined entranceways, one elevated from the street in the eastern tower, the other at ground level in the western tower, including double-hung doors and pointed arch transom windows;
- Wooden trim, clapboard cladding and decoration, including dentil courses at each storey and moulded belt courses;
- The exterior of Artemus Hall, located at the northern end of the church;
- The key to the building and the Saint Antoine-Marie bell as the only remains of the first Lutheran church; and
- Interior wooden elements, wainscotting, mouldings and trim, the roof's structure and decoration, and the screen separating the nave from Artemus Hall.

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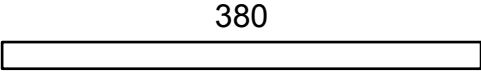


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TOWN OF LUNENBURG Heritage Conservation District - Map 1

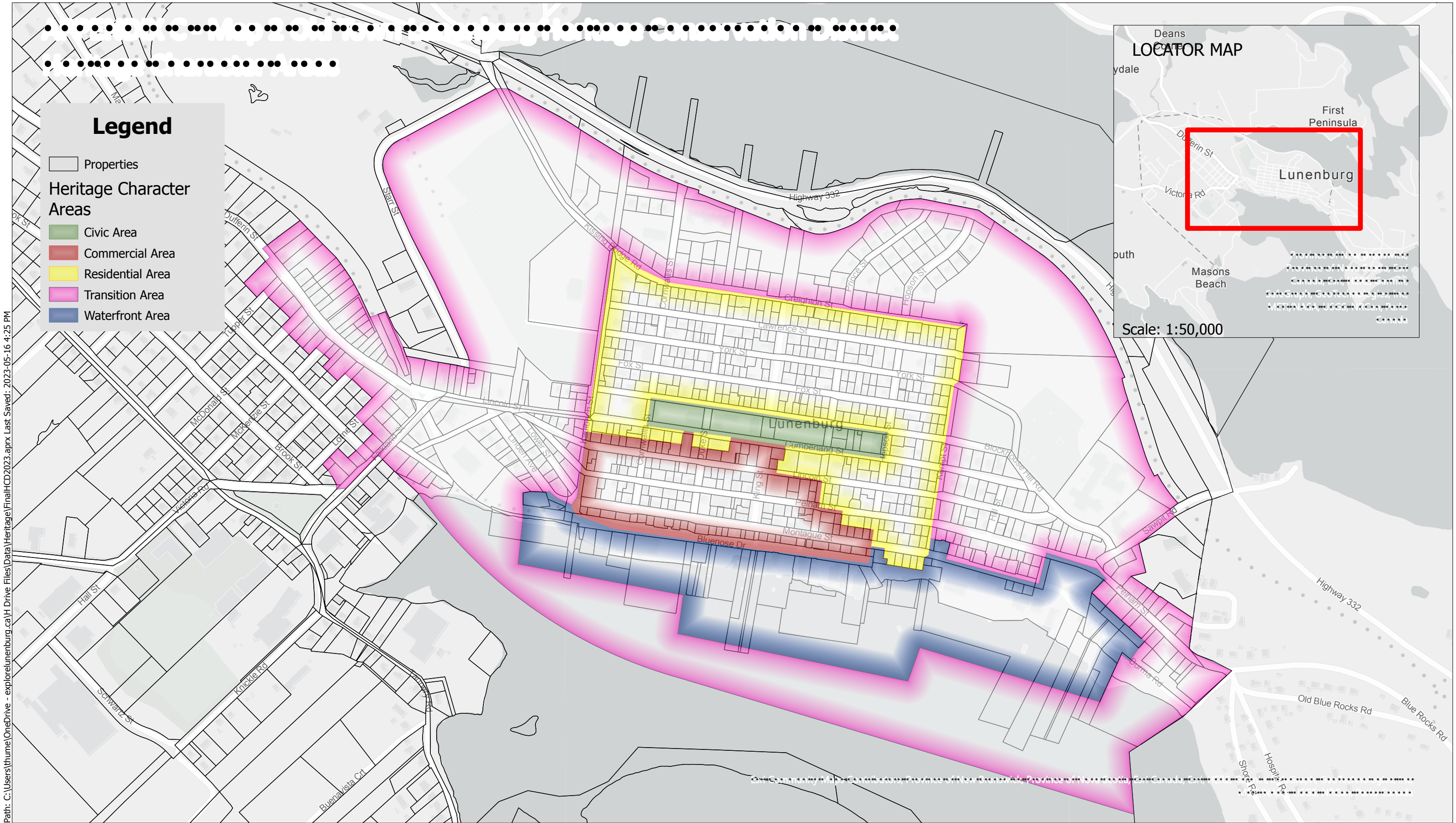
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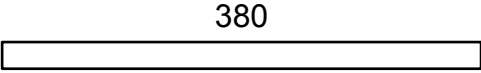
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TOWN OF LUNENBURG

Heritage Conservation District - Map 2

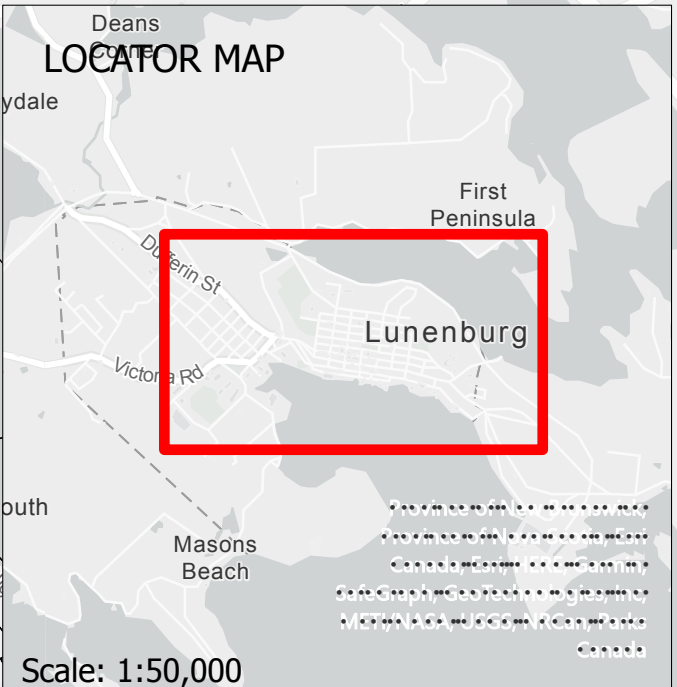
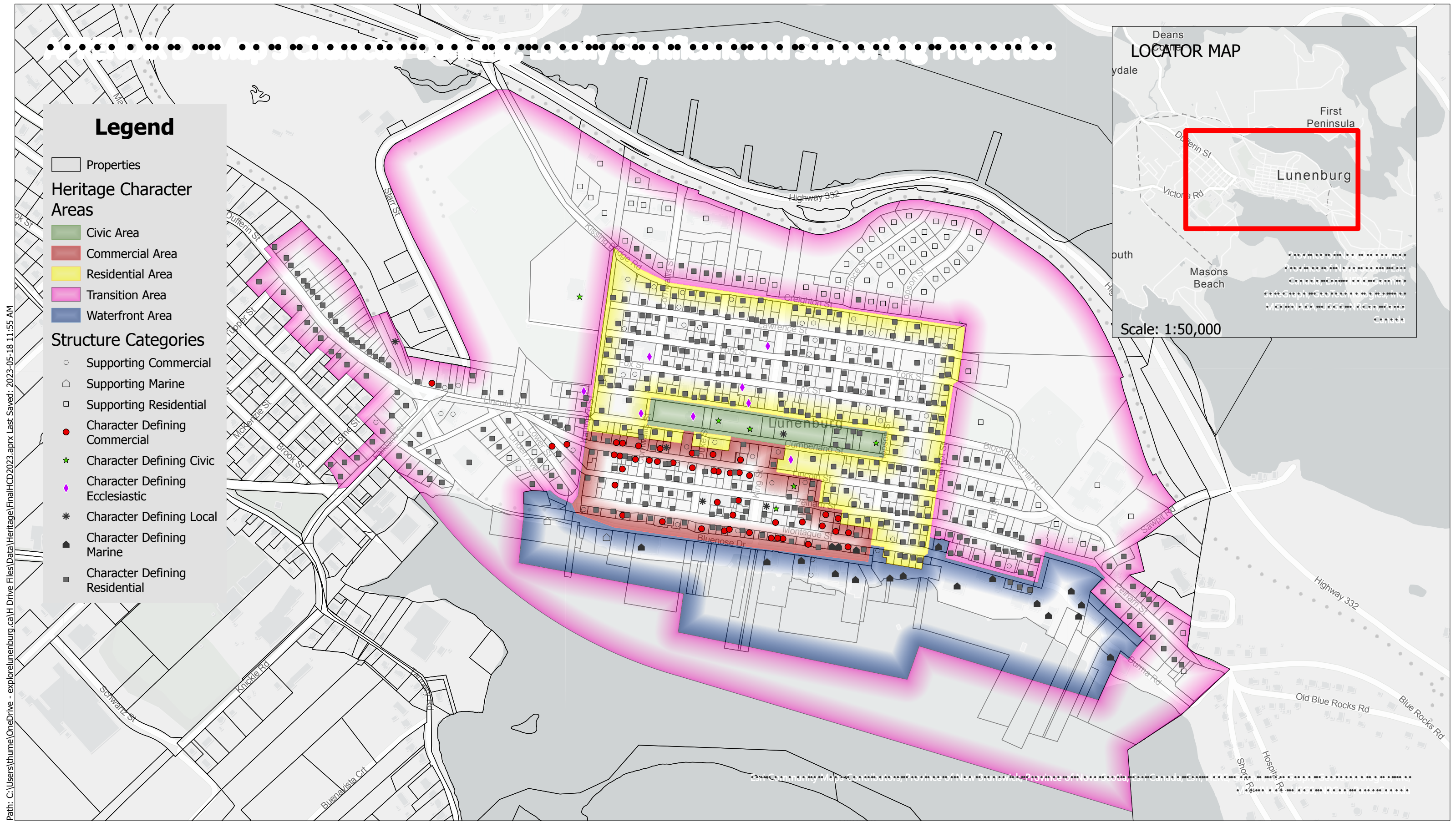
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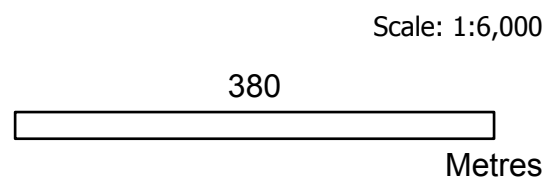
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TOWN OF LUNENBURG Heritage Conservation District - Map 3

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Appendix E: List of Character-Defining, Locally Significant and Supporting Structures

Unless otherwise specified, the structure type listed for each address applies to the main building at each address. Outbuildings (accessory buildings) are Supporting Structures.

Civic Address			PID	Structure Type
6	Archibald	Street	60055597	Residential Character-Defining Structure
7	Blockhouse Hill	Road	60060159	Supporting Structure
18-20	Blockhouse Hill	Road	60700408	Supporting Structure
24	Blockhouse Hill	Road	60670171	Residential Character-Defining Structure
25	Blockhouse Hill	Road	60056850	Supporting Structure
28	Blockhouse Hill	Road	60062361	Residential Character-Defining Structure
30	Blockhouse Hill	Road	60062379	Residential Character-Defining Structure
37	Blockhouse Hill	Road	60056843	Supporting Structure
321	Blue Rocks	Road	60063625	Supporting Structure
322	Blue Rocks	Road	60063575	Residential Character-Defining Structure
326	Blue Rocks	Road	60063583	Residential Character-Defining Structure
332	Blue Rocks	Road	60063591	Residential Character-Defining Structure
334	Blue Rocks	Road	60063609	Supporting Structure
0	Bluenose	Drive	60063310	Marine-Industrial Character-Defining Structure
0	Bluenose	Drive	60063310	Marine-Industrial Character-Defining Structure
32	Bluenose	Drive	60386141	Marine-Industrial Character-Defining Structure
39	Bluenose	Drive	60063013	Supporting Structure
52	Bluenose	Drive	60062999	Marine-Industrial Character-Defining Structure
68	Bluenose	Drive	60063120	Marine-Industrial Character-Defining Structure
121	Bluenose	Drive	60063195	Commercial Character-Defining Structure
128	Bluenose	Drive	60063237	Marine-Industrial Character-Defining Structure
146	Bluenose	Drive	60386547	Marine-Industrial Character-Defining Structure
150	Bluenose	Drive	60489929	Supporting Structure
152	Bluenose	Drive	60489929	Supporting Structure
160	Bluenose	Drive	60489929	Marine-Industrial Character-Defining Structure
161	Bluenose	Drive	60635430	Marine-Industrial Character-Defining Structure
161	Bluenose	Drive	60635430	Marine-Industrial Character-Defining Structure
174	Bluenose	Drive	60063286	Marine-Industrial Character-Defining Structure
4	Burma	Road	60063427	Marine-Industrial Character-Defining Structure
14	Burma	Road	60063427	Marine-Industrial Character-Defining Structure
15	Burma	Road	60063427	Marine-Industrial Character-Defining Structure
23	Burma	Road	60063427	Marine-Industrial Character-Defining Structure
28	Burma	Road	60385820	Marine-Industrial Character-Defining Structure



52	Burma	Road	60063492	Marine-Industrial Character-Defining Structure
21	Cornwallis	Street	60061256	Commercial Character-Defining Structure
30	Cornwallis	Street	60062072	Residential Character-Defining Structure
31	Cornwallis	Street	60060852	Residential Character-Defining Structure
33	Cornwallis	Street	60060845	Residential Character-Defining Structure
49	Cornwallis	Street	60059912	Residential Character-Defining Structure
60	Cornwallis	Street	60059920	Residential Character-Defining Structure
72	Cornwallis	Street	60059367	Residential Character-Defining Structure
74	Cornwallis	Street	60058880	Residential Character-Defining Structure
83	Cornwallis	Street	60058864	Residential Character-Defining Structure
84	Cornwallis	Street	60058898	Residential Character-Defining Structure
86	Cornwallis	Street	60058401	Residential Character-Defining Structure
94	Cornwallis	Street	60058419	Residential Character-Defining Structure
95	Cornwallis	Street	60058393	Residential Character-Defining Structure
105	Cornwallis	Street	60057734	Residential Character-Defining Structure
119	Cornwallis	Street	60057726	Supporting Structure
124	Cornwallis	Street	60658879	Supporting Structure
71	Creighton	Street	60057502	Residential Character-Defining Structure
76	Creighton	Street	60058427	Supporting Structure
77	Creighton	Street	60057478	Residential Character-Defining Structure
80	Creighton	Street	60058435	Residential Character-Defining Structure
84	Creighton	Street	60058443	Residential Character-Defining Structure
85	Creighton	Street	60057452	Residential Character-Defining Structure
91	Creighton	Street	60057445	Residential Character-Defining Structure
94	Creighton	Street	60058450	Residential Character-Defining Structure
97	Creighton	Street	60057437	Residential Character-Defining Structure
102	Creighton	Street	60632734	Residential Character-Defining Structure
105	Creighton	Street	60057429	Residential Character-Defining Structure
113	Creighton	Street	60057411	Residential Character-Defining Structure
114	Creighton	Street	60058484	Residential Character-Defining Structure
121	Creighton	Street	60057403	Residential Character-Defining Structure
129	Creighton	Street	60057361	Residential Character-Defining Structure
134	Creighton	Street	60058518	Residential Character-Defining Structure
138	Creighton	Street	60058526	Residential Character-Defining Structure
146	Creighton	Street	60058534	Residential Character-Defining Structure
147	Creighton	Street	60057353	Residential Character-Defining Structure
149	Creighton	Street	60057346	Residential Character-Defining Structure
153	Creighton	Street	60057338	Residential Character-Defining Structure
169	Creighton	Street	60057320	Residential Character-Defining Structure
177	Creighton	Street	60057312	Residential Character-Defining Structure
183	Creighton	Street	60057304	Residential Character-Defining Structure



0	Cumberland	Street	60060746	Locally Significant Structure
40	Cumberland	Street	60060803	Residential Character-Defining Structure
58	Cumberland	Street	60665668	Residential Character-Defining Structure
70	Cumberland	Street	60060860	Residential Character-Defining Structure
76	Cumberland	Street	60708641	Residential Character-Defining Structure
116	Cumberland	Street	60060894	Residential Character-Defining Structure
150	Cumberland	Street	60060936	Residential Character-Defining Structure
156	Cumberland	Street	60062189	Residential Character-Defining Structure
161	Cumberland	Street	60060712	Residential Character-Defining Structure
161	Cumberland	Street	60060712	Residential Character-Defining Structure
170	Cumberland	Street	60060951	Residential Character-Defining Structure
177	Cumberland	Street	60528155	Civic Character-Defining Structure
186	Cumberland	Street	60061009	Residential Character-Defining Structure
190	Cumberland	Street	60061017	Residential Character-Defining Structure
195	Cumberland	Street	60060654	Supporting Structure
196	Cumberland	Street	60061025	Residential Character-Defining Structure
201	Cumberland	Street	60060647	Residential Character-Defining Structure
202	Cumberland	Street	60061033	Residential Character-Defining Structure
205	Cumberland	Street	60060639	Residential Character-Defining Structure
206	Cumberland	Street	60061041	Residential Character-Defining Structure
211	Cumberland	Street	60060621	Residential Character-Defining Structure
217	Cumberland	Street	60060613	Residential Character-Defining Structure
225	Cumberland	Street	60060605	Residential Character-Defining Structure
229	Cumberland	Street	60060597	Residential Character-Defining Structure
235	Cumberland	Street	60060589	Residential Character-Defining Structure
4	Dufferin	Street	60604170	Commercial Character-Defining Structure
10	Dufferin	Street	60057932	Residential Character-Defining Structure
18	Dufferin	Street	60055951	Locally Significant Structure
26	Dufferin	Street	60501210	Residential Character-Defining Structure
30	Dufferin	Street	60055977	Residential Character-Defining Structure
36	Dufferin	Street	60055985	Residential Character-Defining Structure
38	Dufferin	Street	60055993	Residential Character-Defining Structure
42	Dufferin	Street	60056009	Residential Character-Defining Structure
46	Dufferin	Street	60056017	Residential Character-Defining Structure
47	Dufferin	Street	60055589	Residential Character-Defining Structure
48	Dufferin	Street	60056025	Residential Character-Defining Structure
51	Dufferin	Street	60055571	Residential Character-Defining Structure
52	Dufferin	Street	60056033	Residential Character-Defining Structure
56	Dufferin	Street	60056058	Residential Character-Defining Structure
59	Dufferin	Street	60055522	Residential Character-Defining Structure
60	Dufferin	Street	60056066	Residential Character-Defining Structure



61	Dufferin	Street	60055514	Residential Character-Defining Structure
64	Dufferin	Street	60056074	Residential Character-Defining Structure
67	Dufferin	Street	60055506	Residential Character-Defining Structure
70	Dufferin	Street	60056082	Residential Character-Defining Structure
72	Dufferin	Street	60056090	Residential Character-Defining Structure
75	Dufferin	Street	60055472	Residential Character-Defining Structure
76	Dufferin	Street	60056124	Residential Character-Defining Structure
80	Dufferin	Street	60056132	Residential Character-Defining Structure
82	Dufferin	Street	60056140	Residential Character-Defining Structure
83	Dufferin	Street	60055464	Residential Character-Defining Structure
88	Dufferin	Street	60056157	Residential Character-Defining Structure
90	Dufferin	Street	60056173	Residential Character-Defining Structure
95	Dufferin	Street	60642758	Residential Character-Defining Structure
96	Dufferin	Street	60056199	Residential Character-Defining Structure
102	Dufferin	Street	60056207	Residential Character-Defining Structure
34	Duke	Street	60060886	Supporting Structure
35	Duke	Street	60060878	Residential Character-Defining Structure
59	Duke	Street	60059946	Residential Character-Defining Structure
60	Duke	Street	60059953	Residential Character-Defining Structure
62	Duke	Street	60059433	Residential Character-Defining Structure
63	Duke	Street	60059425	Residential Character-Defining Structure
71	Duke	Street	60644374	Residential Character-Defining Structure
77	Duke	Street	60059250	Residential Character-Defining Structure
81	Duke	Street	60599115	Residential Character-Defining Structure
82	Duke	Street	60058963	Residential Character-Defining Structure
86	Duke	Street	60058468	Residential Character-Defining Structure
96	Duke	Street	60058476	Supporting Structure
1	Falkland	Street	60057957	Supporting Structure
10	Falkland	Street	60055688	Residential Character-Defining Structure
15	Falkland	Street	60055910	Residential Character-Defining Structure
18	Falkland	Street	60712387	Residential Character-Defining Structure
21	Falkland	Street	60055902	Residential Character-Defining Structure
26	Falkland	Street	60055704	Supporting Structure
26	Falkland	Street	60055704	Residential Character-Defining Structure
29	Falkland	Street	60055829	Residential Character-Defining Structure
32	Falkland	Street	60055712	Residential Character-Defining Structure
38	Falkland	Street	60055720	Residential Character-Defining Structure
42	Falkland	Street	60589751	Residential Character-Defining Structure
50	Falkland	Street	60055746	Residential Character-Defining Structure
0	Fox	Street	60059789	Residential Character-Defining Structure
0	Fox	Street	60059896	Supporting Structure



41	Fox	Street	60059854	Residential Character-Defining Structure
46	Fox	Street	60059870	Residential Character-Defining Structure
47	Fox	Street	60059847	Residential Character-Defining Structure
51	Fox	Street	60059839	Residential Character-Defining Structure
52	Fox	Street	60059888	Supporting Structure
65	Fox	Street	60059821	Ecclesiastic Character-Defining Structure
66	Fox	Street	60059904	Residential Character-Defining Structure
69	Fox	Street	60602463	Residential Character-Defining Structure
77	Fox	Street	60602471	Residential Character-Defining Structure
78	Fox	Street	60059938	Residential Character-Defining Structure
101	Fox	Street	60059771	Residential Character-Defining Structure
104	Fox	Street	60059979	Residential Character-Defining Structure
105	Fox	Street	60059763	Residential Character-Defining Structure
113	Fox	Street	60059755	Residential Character-Defining Structure
114	Fox	Street	60673357	Ecclesiastic Character-Defining Structure
121	Fox	Street	60059748	Residential Character-Defining Structure
122	Fox	Street	60673316	Residential Character-Defining Structure
126	Fox	Street	60060027	Residential Character-Defining Structure
133	Fox	Street	60059730	Residential Character-Defining Structure
137	Fox	Street	60059722	Residential Character-Defining Structure
149	Fox	Street	60059714	Residential Character-Defining Structure
151	Fox	Street	60059706	Residential Character-Defining Structure
157	Fox	Street	60059698	Residential Character-Defining Structure
159	Fox	Street	60059680	Residential Character-Defining Structure
160	Fox	Street	60060050	Residential Character-Defining Structure
165	Fox	Street	60059672	Supporting Structure
167	Fox	Street	60059656	Residential Character-Defining Structure
170	Fox	Street	60060068	Supporting Structure
177	Fox	Street	60059649	Residential Character-Defining Structure
178	Fox	Street	60060076	Residential Character-Defining Structure
179	Fox	Street	60059631	Residential Character-Defining Structure
186	Fox	Street	60060100	Residential Character-Defining Structure
187	Fox	Street	60059623	Supporting Structure
193	Fox	Street	60059615	Residential Character-Defining Structure
196	Fox	Street	60060118	Supporting Structure
197	Fox	Street	60059607	Residential Character-Defining Structure
201	Fox	Street	60059599	Residential Character-Defining Structure
204	Fox	Street	60060126	Residential Character-Defining Structure
205	Fox	Street	60059581	Residential Character-Defining Structure
206	Fox	Street	60060134	Residential Character-Defining Structure
24	Hopson	Street	60061561	Residential Character-Defining Structure



25	Hopson	Street	60060977	Residential Character-Defining Structure
26	Hopson	Street	60060985	Residential Character-Defining Structure
35	Hopson	Street	60060969	Residential Character-Defining Structure
36	Hopson	Street	60060993	Residential Character-Defining Structure
40	Hopson	Street	60060548	Residential Character-Defining Structure
46	Hopson	Street	60060555	Residential Character-Defining Structure
51	Hopson	Street	60060084	Supporting Structure
58	Hopson	Street	60060092	Residential Character-Defining Structure
71	Hopson	Street	60059540	Residential Character-Defining Structure
87	Hopson	Street	60058609	Residential Character-Defining Structure
94	Hopson	Street	60056975	Residential Character-Defining Structure
95	Hopson	Street	60058591	Residential Character-Defining Structure
101	Hopson	Street	60057296	Supporting Structure
107	Hopson	Street	60057288	Supporting Structure
112	Hopson	Street	60057031	Supporting Structure
113	Hopson	Street	60057270	Supporting Structure
118	Hopson	Street	60057049	Supporting Structure
119	Hopson	Street	60057262	Supporting Structure
123	Hopson	Street	60057254	Supporting Structure
124	Hopson	Street	60057056	Supporting Structure
126	Hopson	Street	60057064	Supporting Structure
134	Hopson	Street	60057072	Supporting Structure
135	Hopson	Street	60057247	Supporting Structure
146	Hopson	Street	60057080	Supporting Structure
35	Kaulbach	Street	60060795	Residential Character-Defining Structure
40	Kaulbach	Street	60060456	Residential Character-Defining Structure
41	Kaulbach	Street	60060449	Residential Character-Defining Structure
45	Kaulbach	Street	60060431	Residential Character-Defining Structure
47	Kaulbach	Street	60060423	Ecclesiastic Character-Defining Structure
49	Kaulbach	Street	60060415	Residential Character-Defining Structure
52	Kaulbach	Street	60059862	Residential Character-Defining Structure
72	Kaulbach	Street	60059342	Residential Character-Defining Structure
101	Kaulbach	Street	60058831	Civic Character-Defining Structure
2	Kempt	Street	60062700	Marine-Industrial Character-Defining Structure
82	Kempt	Street	60056884	Residential Character-Defining Structure
3	King	Street	60062890	Residential Character-Defining Structure
4	King	Street	60062841	Supporting Structure
6	King	Street	60062858	Residential Character-Defining Structure
7	King	Street	60667441	Residential Character-Defining Structure
8	King	Street	60062866	Locally Significant Structure
11	King	Street	60062874	Residential Character-Defining Structure



13	King	Street	60061488	Residential Character-Defining Structure
16	King	Street	60061496	Supporting Structure
28	King	Street	60060902	Residential Character-Defining Structure
36	King	Street	60060910	Supporting Structure
54	King	Street	60060019	Residential Character-Defining Structure
64	King	Street	60059474	Residential Character-Defining Structure
70	King	Street	60682614	Residential Character-Defining Structure
71	King	Street	60059466	Residential Character-Defining Structure
74	King	Street	60059011	Residential Character-Defining Structure
82	King	Street	60059029	Residential Character-Defining Structure
94	King	Street	60058500	Residential Character-Defining Structure
3	Kinley	Drive	60057718	Supporting Structure
15	Kinley	Drive	60057692	Supporting Structure
20	Kinley	Drive	60057676	Supporting Structure
21	Kinley	Drive	60057684	Supporting Structure
42	Kinley	Drive	60591997	Supporting Structure
5	Kissing Bridge	Road	60058385	Supporting Structure
7	Kissing Bridge	Road	60058377	Residential Character-Defining Structure
10	Kissing Bridge	Road	60057742	Residential Character-Defining Structure
15	Kissing Bridge	Road	60058369	Supporting Structure
18	Kissing Bridge	Road	60057759	Residential Character-Defining Structure
24	Kissing Bridge	Road	60057767	Residential Character-Defining Structure
38	Kissing Bridge	Road	60592003	Supporting Structure
48	Kissing Bridge	Road	60669470	Supporting Structure
54	Kissing Bridge	Road	60669462	Supporting Structure
39	Lawrence	Street	60058823	Residential Character-Defining Structure
45	Lawrence	Street	60058815	Residential Character-Defining Structure
50	Lawrence	Street	60639523	Residential Character-Defining Structure
55	Lawrence	Street	60713583	Residential Character-Defining Structure
58	Lawrence	Street	60058849	Residential Character-Defining Structure
62	Lawrence	Street	60058856	Residential Character-Defining Structure
65	Lawrence	Street	60058799	Residential Character-Defining Structure
71	Lawrence	Street	60058781	Supporting Structure
77	Lawrence	Street	60058773	Residential Character-Defining Structure
78	Lawrence	Street	60058906	Supporting Structure
81	Lawrence	Street	60058765	Residential Character-Defining Structure
82	Lawrence	Street	60058914	Residential Character-Defining Structure
86	Lawrence	Street	60058922	Supporting Structure
87	Lawrence	Street	60058757	Residential Character-Defining Structure
93	Lawrence	Street	60058740	Residential Character-Defining Structure
105	Lawrence	Street	60058724	Residential Character-Defining Structure



110	Lawrence	Street	60058971	Residential Character-Defining Structure
111	Lawrence	Street	60058716	Residential Character-Defining Structure
113	Lawrence	Street	60058708	Residential Character-Defining Structure
117	Lawrence	Street	60058690	Residential Character-Defining Structure
118	Lawrence	Street	60058997	Residential Character-Defining Structure
119	Lawrence	Street	60058682	Residential Character-Defining Structure
125	Lawrence	Street	60058674	Residential Character-Defining Structure
129	Lawrence	Street	60058666	Supporting Structure
134	Lawrence	Street	60059037	Residential Character-Defining Structure
135	Lawrence	Street	60058658	Supporting Structure
138	Lawrence	Street	60059045	Supporting Structure
144	Lawrence	Street	60059052	Residential Character-Defining Structure
148	Lawrence	Street	60059060	Residential Character-Defining Structure
149	Lawrence	Street	60058641	Residential Character-Defining Structure
154	Lawrence	Street	60059086	Supporting Structure
159	Lawrence	Street	60058625	Residential Character-Defining Structure
162	Lawrence	Street	60675097	Supporting Structure
163	Lawrence	Street	60058617	Supporting Structure
181	Lawrence	Street	60056967	Residential Character-Defining Structure
188	Lawrence	Street	60059094	Residential Character-Defining Structure
189	Lawrence	Street	60056959	Residential Character-Defining Structure
195	Lawrence	Street	60056942	Residential Character-Defining Structure
196	Lawrence	Street	60059102	Supporting Structure
199	Lawrence	Street	60056934	Residential Character-Defining Structure
201	Lawrence	Street	60056926	Supporting Structure
204	Lawrence	Street	60059110	Residential Character-Defining Structure
205	Lawrence	Street	60056918	Residential Character-Defining Structure
206	Lawrence	Street	60059128	Residential Character-Defining Structure
1	Lincoln	Street	60057890	Residential Character-Defining Structure
7	Lincoln	Street	60057890	Supporting Structure
11	Lincoln	Street	60057882	Residential Character-Defining Structure
15	Lincoln	Street	60057874	Supporting Structure
26	Lincoln	Street	60057965	Supporting Structure
43	Lincoln	Street	60058302	Residential Character-Defining Structure
55	Lincoln	Street	60058294	Residential Character-Defining Structure
61	Lincoln	Street	60058286	Residential Character-Defining Structure
87	Lincoln	Street	60061975	Residential Character-Defining Structure
97	Lincoln	Street	60061983	Residential Character-Defining Structure
103	Lincoln	Street	60061991	Residential Character-Defining Structure
109	Lincoln	Street	60062007	Residential Character-Defining Structure
118	Lincoln	Street	60061280	Commercial Character-Defining Structure



129	Lincoln	Street	60062023	Residential Character-Defining Structure
130	Lincoln	Street	60061298	Residential Character-Defining Structure
139	Lincoln	Street	60062031	Residential Character-Defining Structure
149	Lincoln	Street	60062049	Commercial Character-Defining Structure
158	Lincoln	Street	60061314	Commercial Character-Defining Structure
159	Lincoln	Street	60062056	Commercial Character-Defining Structure
160	Lincoln	Street	60061306	Residential Character-Defining Structure
160	Lincoln	Street	60061306	Commercial Character-Defining Structure
162	Lincoln	Street	60061322	Residential Character-Defining Structure
167	Lincoln	Street	60062064	Commercial Character-Defining Structure
168	Lincoln	Street	60061330	Residential Character-Defining Structure
176	Lincoln	Street	60061355	Commerical
180	Lincoln	Street	60061363	Commercial Character-Defining Structure
183	Lincoln	Street	60062080	Commercial Character-Defining Structure
187	Lincoln	Street	60062098	Locally Significant Structure
194	Lincoln	Street	60061371	Commercial Character-Defining Structure
194	Lincoln	Street	60061371	Residential Character-Defining Structure
194	Lincoln	Street	60061371	Residential Character-Defining Structure
200	Lincoln	Street	60061389	Supporting Structure
205	Lincoln	Street	60062114	Supporting Structure
215	Lincoln	Street	60062122	Residential Character-Defining Structure
216	Lincoln	Street	60061405	Commercial Character-Defining Structure
217	Lincoln	Street	60062122	Commercial Character-Defining Structure
222	Lincoln	Street	60061413	Residential Character-Defining Structure
229	Lincoln	Street	60062130	Commercial Character-Defining Structure
232	Lincoln	Street	60061421	Commercial Character-Defining Structure
234	Lincoln	Street	60061439	Commercial Character-Defining Structure
242	Lincoln	Street	60061447	Commercial Character-Defining Structure
250	Lincoln	Street	60061454	Residential Character-Defining Structure
250	Lincoln	Street	60061454	Commercial Character-Defining Structure
251	Lincoln	Street	60062163	Commercial Character-Defining Structure
261	Lincoln	Street	60062171	Supporting Structure
262	Lincoln	Street	60061470	Commercial Character-Defining Structure
283	Lincoln	Street	60060928	Ecclesiastic Character-Defining Structure
290	Lincoln	Street	60061504	Civic Character-Defining Structure
296	Lincoln	Street	60061512	Supporting Structure
306	Lincoln	Street	60061520	Residential Character-Defining Structure
316	Lincoln	Street	60646197	Residential Character-Defining Structure
321	Lincoln	Street	60062197	Residential Character-Defining Structure
324	Lincoln	Street	60061546	Residential Character-Defining Structure
325	Lincoln	Street	60062205	Residential Character-Defining Structure



331	Lincoln	Street	60062213	Residential Character-Defining Structure
348	Lincoln	Street	60061579	Residential Character-Defining Structure
349	Lincoln	Street	60062221	Residential Character-Defining Structure
352	Lincoln	Street	60061587	Residential Character-Defining Structure
355	Lincoln	Street	60062239	Residential Character-Defining Structure
360	Lincoln	Street	60061595	Residential Character-Defining Structure
361	Lincoln	Street	60062247	Residential Character-Defining Structure
365	Lincoln	Street	60062254	Residential Character-Defining Structure
366	Lincoln	Street	60061603	Residential Character-Defining Structure
369	Lincoln	Street	60062338	Residential Character-Defining Structure
373	Lincoln	Street	60062320	Residential Character-Defining Structure
379	Lincoln	Street	60062312	Residential Character-Defining Structure
382	Lincoln	Street	60062346	Residential Character-Defining Structure
383	Lincoln	Street	60062304	Residential Character-Defining Structure
389	Lincoln	Street	60062296	Residential Character-Defining Structure
393	Lincoln	Street	60062288	Residential Character-Defining Structure
399	Lincoln	Street	60062270	Residential Character-Defining Structure
4	Linden	Avenue	60057973	Residential Character-Defining Structure
8	Linden	Avenue	60057981	Residential Character-Defining Structure
11	Linden	Avenue	60058260	Residential Character-Defining Structure
12	Linden	Avenue	60057999	Residential Character-Defining Structure
19	Linden	Avenue	60058252	Residential Character-Defining Structure
20	Linden	Avenue	60058005	Residential Character-Defining Structure
25	Linden	Avenue	60058245	Residential Character-Defining Structure
26	Linden	Avenue	60058013	Residential Character-Defining Structure
29	Linden	Avenue	60058237	Residential Character-Defining Structure
33	Linden	Avenue	60058229	Residential Character-Defining Structure
34	Linden	Avenue	60058021	Residential Character-Defining Structure
1	Lorne	Street	60055670	Residential Character-Defining Structure
6	Lorne	Street	60055639	Residential Character-Defining Structure
41	Lorne	Street	60055068	Residential Character-Defining Structure
12	Lower	Street	60058211	Residential Character-Defining Structure
18	Lower	Street	60058203	Residential Character-Defining Structure
1	Medway	Street	60058278	Residential Character-Defining Structure
30	Montague	Street	60063021	Residential Character-Defining Structure
44	Montague	Street	60063039	Residential Character-Defining Structure
45	Montague	Street	60061892	Commercial Character-Defining Structure
50	Montague	Street	60063047	Commercial Character-Defining Structure
53	Montague	Street	60062973	Residential Character-Defining Structure
54	Montague	Street	60063047	Residential Character-Defining Structure
55	Montague	Street	60062965	Residential Character-Defining Structure



56	Montague	Street	60063062	Residential Character-Defining Structure
62	Montague	Street	60488608	Residential Character-Defining Structure
65	Montague	Street	60062957	Residential Character-Defining Structure
66	Montague	Street	60499365	Commercial Character-Defining Structure
73	Montague	Street	60062940	Residential Character-Defining Structure
74	Montague	Street	60063096	Residential Character-Defining Structure
80	Montague	Street	60063104	Supporting Structure
82	Montague	Street	60063112	Residential Character-Defining Structure
84	Montague	Street	60499381	Commercial Character-Defining Structure
91	Montague	Street	60062932	Residential Character-Defining Structure
92	Montague	Street	60063146	Residential Character-Defining Structure
95	Montague	Street	60062924	Residential Character-Defining Structure
96	Montague	Street	60063153	Residential Character-Defining Structure
99	Montague	Street	60062916	Residential Character-Defining Structure
100	Montague	Street	60063161	Commercial Character-Defining Structure
101	Montague	Street	60062908	Commercial Character-Defining Structure
108	Montague	Street	60063179	Supporting Structure
108	Montague	Street	60063179	Commercial Character-Defining Structure
110	Montague	Street	60063187	Residential Character-Defining Structure
118	Montague	Street	60063203	Residential Character-Defining Structure
125	Montague	Street	60062833	Commercial Character-Defining Structure
126	Montague	Street	60063211	Commercial Character-Defining Structure
128	Montague	Street	60063229	Commercial Character-Defining Structure
134	Montague	Street	60063252	Commercial Character-Defining Structure
134	Montague	Street	60063252	Residential Character-Defining Structure
135	Montague	Street	60062825	Residential Character-Defining Structure
139	Montague	Street	60062817	Commercial Character-Defining Structure
144	Montague	Street	60063278	Commercial Character-Defining Structure
151	Montague	Street	60062809	Commercial Character-Defining Structure
152	Montague	Street	60063260	Residential Character-Defining Structure
161	Montague	Street	60062791	Commercial Character-Defining Structure
169	Montague	Street	60062775	Commercial Character-Defining Structure
170	Montague	Street	60063294	Commercial Character-Defining Structure
175	Montague	Street	60062767	Residential Character-Defining Structure
182	Montague	Street	60385911	Residential Character-Defining Structure
182	Montague	Street	60385911	Marine-Industrial Character-Defining Structure
194	Montague	Street	60063302	Supporting Structure
200	Montague	Street	60063351	Residential Character-Defining Structure
201	Montague	Street	60062742	Supporting Structure
207	Montague	Street	60062734	Residential Character-Defining Structure
208	Montague	Street	60063369	Residential Character-Defining Structure



210	Montague	Street	60063377	Residential Character-Defining Structure
213	Montague	Street	60062726	Residential Character-Defining Structure
216	Montague	Street	60063385	Residential Character-Defining Structure
219	Montague	Street	60062718	Residential Character-Defining Structure
220	Montague	Street	60063393	Residential Character-Defining Structure
229	Montague	Street	60062692	Residential Character-Defining Structure
235	Montague	Street	60062684	Residential Character-Defining Structure
240	Montague	Street	60063427	Marine-Industrial Character-Defining Structure
243	Montague	Street	60636834	Residential Character-Defining Structure
250	Montague	Street	60063427	Marine-Industrial Character-Defining Structure
257	Montague	Street	60062668	Residential Character-Defining Structure
265	Montague	Street	60062650	Supporting Structure
268	Montague	Street	60063435	Residential Character-Defining Structure
271	Montague	Street	60062643	Residential Character-Defining Structure
272	Montague	Street	60063443	Residential Character-Defining Structure
277	Montague	Street	60062635	Residential Character-Defining Structure
280	Montague	Street	60696663	Residential Character-Defining Structure
183	Oxner	Drive	60057221	Supporting Structure
191	Oxner	Drive	60057239	Supporting Structure
8	Pelham	Street	60061934	Commercial Character-Defining Structure
10	Pelham	Street	60061926	Residential Character-Defining Structure
26	Pelham	Street	60061918	Residential Character-Defining Structure
28	Pelham	Street	60061900	Residential Character-Defining Structure
36	Pelham	Street	60701075	Residential Character-Defining Structure
41	Pelham	Street	60061264	Residential Character-Defining Structure
49	Pelham	Street	60432028	Commercial Character-Defining Structure
52	Pelham	Street	60061884	Residential Character-Defining Structure
54	Pelham	Street	60061876	Residential Character-Defining Structure
55	Pelham	Street	60061249	Residential Character-Defining Structure
56	Pelham	Street	60061868	Residential Character-Defining Structure
66	Pelham	Street	60061850	Residential Character-Defining Structure
71	Pelham	Street	60061223	Residential Character-Defining Structure
72	Pelham	Street	60061843	Residential Character-Defining Structure
75	Pelham	Street	60061215	Residential Character-Defining Structure
80	Pelham	Street	60719697	Residential Character-Defining Structure
81	Pelham	Street	60061207	Residential Character-Defining Structure
84	Pelham	Street	60061827	Locally Significant Structure
90	Pelham	Street	60061801	Commercial Character-Defining Structure
102	Pelham	Street	60061793	Residential Character-Defining Structure
103	Pelham	Street	60061173	Residential Character-Defining Structure
106	Pelham	Street	60061785	Commercial Character-Defining Structure



120	Pelham	Street	60061777	Civic Character-Defining Structure
125	Pelham	Street	60061165	Residential Character-Defining Structure
126	Pelham	Street	60061272	Supporting Structure
126	Pelham	Street	60061769	Residential Character-Defining Structure
128	Pelham	Street	60061751	Residential Character-Defining Structure
134	Pelham	Street	60061744	Residential Character-Defining Structure
137	Pelham	Street	60061140	Residential Character-Defining Structure
138	Pelham	Street	60061728	Residential Character-Defining Structure
140	Pelham	Street	60061710	Commercial Character-Defining Structure
141	Pelham	Street	60061132	Residential Character-Defining Structure
150	Pelham	Street	60061702	Commercial Character-Defining Structure
155	Pelham	Street	60426624	Residential Character-Defining Structure
156	Pelham	Street	60061694	Residential Character-Defining Structure
162	Pelham	Street	60061686	Residential Character-Defining Structure
163	Pelham	Street	60681319	Residential Character-Defining Structure
166	Pelham	Street	60061678	Residential Character-Defining Structure
168	Pelham	Street	60061660	Residential Character-Defining Structure
169	Pelham	Street	60061116	Residential Character-Defining Structure
172	Pelham	Street	60061652	Residential Character-Defining Structure
173	Pelham	Street	60061108	Residential Character-Defining Structure
175	Pelham	Street	60061090	Residential Character-Defining Structure
178	Pelham	Street	60061645	Residential Character-Defining Structure
179	Pelham	Street	60061082	Residential Character-Defining Structure
184	Pelham	Street	60061637	Residential Character-Defining Structure
185	Pelham	Street	60061074	Residential Character-Defining Structure
190	Pelham	Street	60061629	Residential Character-Defining Structure
191	Pelham	Street	60061066	Residential Character-Defining Structure
193	Pelham	Street	60061058	Residential Character-Defining Structure
194	Pelham	Street	60061611	Residential Character-Defining Structure
196	Pelham	Street	60062502	Residential Character-Defining Structure
197	Pelham	Street	60062494	Residential Character-Defining Structure
201	Pelham	Street	60062486	Residential Character-Defining Structure
202	Pelham	Street	60062510	Residential Character-Defining Structure
204	Pelham	Street	60062528	Residential Character-Defining Structure
205	Pelham	Street	60062478	Residential Character-Defining Structure
208	Pelham	Street	60062536	Residential Character-Defining Structure
214	Pelham	Street	60062544	Residential Character-Defining Structure
215	Pelham	Street	60062460	Residential Character-Defining Structure
223	Pelham	Street	60062445	Residential Character-Defining Structure
224	Pelham	Street	60062551	Residential Character-Defining Structure
226	Pelham	Street	60062569	Residential Character-Defining Structure



227	Pelham	Street	60062437	Residential Character-Defining Structure
230	Pelham	Street	60062577	Residential Character-Defining Structure
233	Pelham	Street	60062429	Residential Character-Defining Structure
234	Pelham	Street	60062585	Residential Character-Defining Structure
235	Pelham	Street	60062411	Residential Character-Defining Structure
238	Pelham	Street	60062593	Residential Character-Defining Structure
242	Pelham	Street	60062601	Residential Character-Defining Structure
243	Pelham	Street	60062403	Residential Character-Defining Structure
244	Pelham	Street	60062627	Residential Character-Defining Structure
267	Pelham	Street	60062387	Residential Character-Defining Structure
275	Pelham	Street	60063567	Residential Character-Defining Structure
279	Pelham	Street	60063633	Residential Character-Defining Structure
284	Pelham	Street	60063641	Residential Character-Defining Structure
289	Pelham	Street	60063559	Residential Character-Defining Structure
290	Pelham	Street	60063542	Residential Character-Defining Structure
297	Pelham	Street	60063658	Residential Character-Defining Structure
299	Pelham	Street	60063666	Residential Character-Defining Structure
300	Pelham	Street	60063674	Residential Character-Defining Structure
304	Pelham	Street	60063534	Residential Character-Defining Structure
305	Pelham	Street	60063526	Residential Character-Defining Structure
311	Pelham	Street	60610029	Residential Character-Defining Structure
312	Pelham	Street	60063690	Residential Character-Defining Structure
9	Prince	Street	60061736	Residential Character-Defining Structure
40	Prince	Street	60060498	Residential Character-Defining Structure
48	Prince	Street	60060506	Residential Character-Defining Structure
58	Prince	Street	60060043	Residential Character-Defining Structure
70	Prince	Street	60059524	Residential Character-Defining Structure
71	Prince	Street	60059516	Residential Character-Defining Structure
73	Prince	Street	60059078	Residential Character-Defining Structure
86	Prince	Street	60058559	Residential Character-Defining Structure
94	Prince	Street	60058567	Supporting Structure
95	Prince	Street	60058542	Residential Character-Defining Structure
109	Prince	Street	60057155	Supporting Structure
119	Prince	Street	60057148	Supporting Structure
124	Prince	Street	60057163	Supporting Structure
125	Prince	Street	60057130	Supporting Structure
132	Prince	Street	60057171	Supporting Structure
135	Prince	Street	60057122	Supporting Structure
136	Prince	Street	60057189	Supporting Structure
143	Prince	Street	60057114	Supporting Structure
146	Prince	Street	60057197	Supporting Structure



151	Prince	Street	60057106	Supporting Structure
154	Prince	Street	60057205	Supporting Structure
159	Prince	Street	60057098	Supporting Structure
160	Prince	Street	60057213	Supporting Structure
10	Sawpit	Road	60063708	Residential Character-Defining Structure
36	Sawpit	Road	60610011	Supporting Structure
8	Starr	Street	60058336	Residential Character-Defining Structure
41	Townsend	Street	60060399	Residential Character-Defining Structure
43	Townsend	Street	60060381	Residential Character-Defining Structure
49	Townsend	Street	60060373	Residential Character-Defining Structure
55	Townsend	Street	60060365	Residential Character-Defining Structure
64	Townsend	Street	60060472	Residential Character-Defining Structure
64	Townsend	Street	60060472	Ecclesiastic Character-Defining Structure
69	Townsend	Street	60060357	Residential Character-Defining Structure
75	Townsend	Street	60060340	Residential Character-Defining Structure
81	Townsend	Street	60060332	Residential Character-Defining Structure
87	Townsend	Street	60060324	Residential Character-Defining Structure
93	Townsend	Street	60060316	Residential Character-Defining Structure
94	Townsend	Street	60060761	Ecclesiastic Character-Defining Structure
95	Townsend	Street	60060308	Residential Character-Defining Structure
101	Townsend	Street	60060290	Residential Character-Defining Structure
105	Townsend	Street	60060282	Residential Character-Defining Structure
111	Townsend	Street	60059987	Ecclesiastic Character-Defining Structure
120	Townsend	Street	60060753	Civic Character-Defining Structure
120	Townsend	Street	60060753	Civic Character-Defining Structure
129	Townsend	Street	60060274	Residential Character-Defining Structure
133	Townsend	Street	60060266	Residential Character-Defining Structure
135	Townsend	Street	60060258	Residential Character-Defining Structure
141	Townsend	Street	60060241	Residential Character-Defining Structure
145	Townsend	Street	60060233	Residential Character-Defining Structure
153	Townsend	Street	60060225	Residential Character-Defining Structure
161	Townsend	Street	60060217	Residential Character-Defining Structure
164	Townsend	Street	60060522	Residential Character-Defining Structure
167	Townsend	Street	60060209	Residential Character-Defining Structure
185	Townsend	Street	60060191	Residential Character-Defining Structure
190	Townsend	Street	60653193	Residential Character-Defining Structure
191	Townsend	Street	60060183	Residential Character-Defining Structure
203	Townsend	Street	60060175	Residential Character-Defining Structure
205	Townsend	Street	60060167	Residential Character-Defining Structure
43	York	Street	60059334	Residential Character-Defining Structure
47	York	Street	60059326	Supporting Structure



50	York	Street	60674793	Residential Character-Defining Structure
53	York	Street	60059318	Residential Character-Defining Structure
54	York	Street	60674785	Residential Character-Defining Structure
57	York	Street	60059300	Residential Character-Defining Structure
61	York	Street	60059292	Residential Character-Defining Structure
74	York	Street	60059375	Residential Character-Defining Structure
78	York	Street	60059383	Residential Character-Defining Structure
82	York	Street	60059391	Residential Character-Defining Structure
83	York	Street	60059284	Residential Character-Defining Structure
85	York	Street	60059276	Residential Character-Defining Structure
89	York	Street	60646791	Residential Character-Defining Structure
96	York	Street	60059441	Residential Character-Defining Structure
99	York	Street	60058955	Residential Character-Defining Structure
105	York	Street	60059243	Residential Character-Defining Structure
108	York	Street	60633948	Residential Character-Defining Structure
114	York	Street	60633955	Residential Character-Defining Structure
121	York	Street	60059235	Ecclesiastic Character-Defining Structure
129	York	Street	60059227	Residential Character-Defining Structure
133	York	Street	60059219	Residential Character-Defining Structure
136	York	Street	60059490	Supporting Structure
139	York	Street	60059201	Supporting Structure
140	York	Street	60059508	Residential Character-Defining Structure
143	York	Street	60059193	Residential Character-Defining Structure
157	York	Street	60059185	Residential Character-Defining Structure
165	York	Street	60059177	Residential Character-Defining Structure
166	York	Street	60643335	Residential Character-Defining Structure
171	York	Street	60059169	Residential Character-Defining Structure
171	York	Street	60059169	Residential Character-Defining Structure
177	York	Street	60059151	Residential Character-Defining Structure
180	York	Street	60059557	Residential Character-Defining Structure
194	York	Street	60059565	Residential Character-Defining Structure
201	York	Street	60059144	Residential Character-Defining Structure
205	York	Street	60059136	Residential Character-Defining Structure
206	York	Street	60059573	Residential Character-Defining Structure
12	Young	Street	60055837	Residential Character-Defining Structure
13	Young	Street	60055886	Residential Character-Defining Structure
17	Young	Street	60055878	Residential Character-Defining Structure
18	Young	Street	60055845	Residential Character-Defining Structure
22	Young	Street	60055852	Residential Character-Defining Structure
26	Young	Street	60055860	Residential Character-Defining Structure
37	Young	Street	60055894	Residential Character-Defining Structure



Appendix F: Individual Statements of Significance

80-82 Pelham Street

80-82 Pelham Street

Construction Date(s): 1753-1790

Alternate Name(s): Oldest House

Provincially Registered Property 2019

Description of Historic Place:

This home's structure suggests it was built by the Acadians and is known as the oldest house in Lunenburg. Built on a hillside, it has commanding harbour views and served as a Customs House in the late nineteenth century.

Heritage Value:

80-82 Pelham Street is of local and provincial significance and a contributing element to the Old Town Lunenburg Heritage Conservation District.

▪ It is of local and provincial significance as a testament to Lunenburg's Acadian History.

Perhaps best described as a 'house-within-a-house,' 80-82 Pelham Street has an exterior built in 1790 and an interior structure with characteristics typical of early Acadian homes. Historical records confirm that this site was inhabited by Acadians in the 1600s.

▪ It is locally, provincially, and nationally significant as part of Lunenburg's vernacular architecture.

80-82 Pelham Street was purchased by Colonel John Anderson, a United Empire Loyalist from Pennsylvania, who expanded and renovated the property in the American New York Dutch style. Elements of this style include the Gambrel-roof, central chimney, wood-clapboard siding and large cornerboards. Built as a residence, the house served as a Customs House from 1865 to 1890 when it was owned by Customs Officer for the Port. At this time, a separate entrance and large fixed window were added to the left bays on Pelham Street. The building then served as a post office from 1890 to 1941 when owned by Elda Dowling Romkey.

Character-Defining Elements:

Elements that evidence 80-82 Pelham Street's significance include its:

- Stone foundation;
- Wood-framed construction;
- Central brick chimney;
- Wood-clapboard cladding;
- One-and-one storey façade along Pelham Street with modified five-bay and central entrance with sidelights, along with two six-over-six windows in the right bay; and off-set double-doored entrance and fixed squared wood-window to the left bay;
- Two-and-one-half storey home along its south-facing façade;
- Gambrel roof with central bayed dormers on the north and south-facing facades, along with a pair of simple gable-roofed dormer windows on the south-facing façade; and
- Various windows within the building, typically with a six-over-six pattern.



Bandstand

0 Cumberland Street

Construction Date(s): 1987

Alternate Name(s): Heritage Bandstand

Description of Historic Place:

The Heritage Bandstand is a replica of the original 1889 bandstand built by the Lunenburg Heritage Society in 1987. It is located on the Cumberland Street side of Civic Square. The Bandstand's public functions contribute to the civic area's continuing civic and public functions and, thus, Lunenburg's continued social and economic functioning along Charles Morris' town plan.

Heritage Value:

The Bandstand is of local significance and a contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as a testament to Lunenburg's Heritage Movement.

The old bandstand was originally situated where the Town Hall now stands but was moved to its present location when Town Hall was built in 1891 to 1893. The Lunenburg Heritage Society led a detailed historical reconstruction based on the original bandstand design.

- It is locally and nationally significant as a testament to Lunenburg's community life.

The Bandstand is prominent within Old Town Lunenburg's civic square. Not only is it a local landmark, but it is also used throughout the year for public events and performances. These uses animate the Civic Square. The Bandstand is locally beloved.

Character-Defining Elements:

Elements that evidence Bandstand's significance include its:

- Public functions, for example, public concerts, gatherings, and ceremonies; and
- Aspects that replicate the 1889 design, including but not limited to its:
 - Octagonal form;
 - Wooden flooring;
 - Wooden railings;
 - Iron structure;
 - Iron decorative details, including scroll braces and finial; and
 - Octagonal dome.



Bank of Montreal

12 King Street

Construction Date(s): 1907

Alternate Name(s): N/A

Description of Historic Place:

The Bank of Montreal building is a purpose-built bank on the corner of King Street and Pelham Street in Old Town Lunenburg Heritage Conservation District. It is a rare granite classically inspired building within the district. Its recognition as a locally significant structure does not apply to the 1966 addition south of the original 1907 building.

Heritage Value:

Bank of Montreal is of local significance.

- It is locally architecturally significant as a unique stone Neoclassical structure.
The Bank of Montreal is a local landmark built of grey Shelburne granite and one of the best examples of commercial Neoclassic architecture in Lunenburg. The bank has a cross-in-square design with a copper saucer dome elevated on a drum and a unique roof form over its entrance porch. Its ashlar masonry is complemented with classical detailing. The design makes the most of its corner location, with a principal entrance angled towards the corner of King Street and Pelham Street.
- It is locally significant as part of Lunenburg's economic history.
The building was constructed in 1907, testifying to Lunenburg's early twentieth-century economic prosperity. It is an early design by architects Frank Peden and Thomas McLaren, who worked together from 1907 to 1916. Their eponymous firm designed nineteen banks for the Bank of Montreal in every Canadian province except Alberta. The stature and solidity of the design, combined with its roughly finished masonry compared to the surrounding wooden structures, speak to the Bank of Montreal's stature and wealth as well as Lunenburg's.

Character-Defining Elements:

Elements that evidence the Bank of Montreal's significance include its:

- Overall form, especially its Byzantine cross-in-square design;
- Shelburne granite construction;
- Windows, including the placement and design of its round-headed, classically-inspired windows;
- Ashlar facing, with alternating wide and narrow courses;
- Neoclassical copper roofs, including its saucer dome, drum, gable roof and unique roof form over the original entrance;
- Neoclassical detailing, including but not limited to brackets, cornices, lintels, mouldings, pediments, oversized voussoirs, abstracted pilasters, and low-relief sculpture;
- Entrance, its placement and design; and
- Bronze plaques.



Baptist Church

47 Kaulback Street

Construction Date(s): 1884

Alternate Name(s): Sweeney's Funeral Home

Description of Historic Place:

Lunenburg's Baptist Church is a modest, heavily modified vernacular building. Standing on Kaulback Street next to Hillcrest Cemetery and Lunenburg Academy, Charles Sweeney purchased this building in 1928 and converted it into a funeral home. At the western edge of Charles Morris's original Town plan, this is the smallest of the six churches in Old Town Lunenburg Heritage Conservation District.

Heritage Value:

Baptist Church is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- Locally significant as a testament to religion's prominent role in Lunenburg's nineteenth-century public life.

This Baptist Church was built in 1884 on land conveyed to the Trustees of the Baptist Church in 1883 by Henry A. N. Kaulback. Its small size and location far from the institutional heart of Old Town Lunenburg Heritage Conservation District speak to the relative power of Lunenburg's small Baptist congregation. Unlike its role in establishing Anglicanism in Nova Scotia, Old Town Lunenburg plays a minor role in Baptist history. A Baptist "mother church" was built nearby in Northwest Range, now Fauxburg, from 1818 to 1820.

- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.

Substantially altered, the Baptist Church originally had a three-storey bell tower on its northeastern corner and long pointed windows and doors in a simplified gothic style. A moulded belt course ran across the eastern gable end or principal façade, serving as a cornice and creating a stylized pediment. The tower, belt course and a window to the south of the main entrance were all removed by 1896, resulting in a simpler meeting house style. It was remodelled again in 1905. Despite these changes, the Baptist Church retains a proportion and grace suggestive of its ecclesiastic use. Its remaining cornerboards and brackets resemble those at Northwest United Baptist Church in Fauxburg; the oldest documented Baptist house of worship in Nova Scotia.

Character-Defining Elements:

Elements that evidence Baptist Church's significance include its:

- Overall rectangular form and gable roof;
- Wooden elements, including its structure and cladding; and
- Decorative elements that predate the 1909 renovation, including its brackets, Greek revival cornerboards, raking cornice, and cornice with dentils.



Central United Church

136 Cumberland Street

Construction Date(s): 1883-1885

Alternate Name(s): Methodist Church

Municipally Registered Property 1997

Description of Historic Place:

Central United Church is a large, late-nineteenth-century building on Cumberland Street, across from Town Square. This is the second Methodist church built in Lunenburg. The first Methodist church was located on the other side of Town Square at Prince and Townsend Streets. In 1882, the congregation elected to build a larger church on the present lot. The Methodist Church and the United Church of Canada amalgamated in 1925, and this building was renamed Central United Church.

Heritage Value:

Central United Church is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- Locally significant as a testament to religion's prominent role in Lunenburg's nineteenth and twentieth-century public life.
Lunenburg's concentration of churches, six within the Old Town Lunenburg Heritage Conservation District, testify to Christianity's importance in nineteenth and twentieth-century Lunenburg. The scale and location of Central United Church speak to the prominence of Methodism in Lunenburg's history. The size of the church testifies to the growing Methodist congregation Lunenburg in 1880s Lunenburg. It was called Nova Scotia's 'Cathedral of Methodism' in the keynote address of the provincial conference of the Methodist church held in Lunenburg in June 1885.
- It is locally significant as an excellent example of ecclesiastical architecture.
The congregation commissioned Dartmouth architect Edward Elliot to design Central United Church. Central United Church has a weightiness, unlike any other church in Lunenburg. The youngest church in the district, its mass and mix of vertical and horizontal elements are unique. The entrance's immediacy to the street and the open interior are inviting, humanizing what might have otherwise been an overpowering structure.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
While it was architect-designed, Central United Church has numerous vernacular elements. In particular, the design encompasses Lunenburg's rich carpentry tradition, particularly notable inside the building.

Character-Defining Elements:

Elements that evidence Central United Church's significance include its:

- Impressive scale, including its height, width, compact massing, and large windows and doors, and, in particular, the principal façade's impressive height and width, measuring 17 by 34 metres;
- Overall asymmetrical composition and the composition of each façade;
- Bell tower, beginning with a square base and tapering to an octagon below the cap. Each of the eight faces is decorated with the same motif, and the tower has a bell-like cap roofed in copper. The tower's windows and entrance are aligned with and like those of the nave;
- Narrow, pointed spire rising beside a slender brick chimney;



- Smaller turret at the southern peak of the gable roof;
- Tall five-sided chancel, rising to meet the gable roof;
- Location at the street line with an entrance immediately on the street;
- Three large pointed doors on the principal façade, the central door's slightly projecting cusped arch with the same decorative motif as the tower, creating a porch, and turned posts that flank the entrance;
- Understated wooden detailing, such as varying courses of wooden clapboard, simple corner boards, wooden window tracery, belt courses, and door and window mouldings;
- Interior, which has heavy beams, oak chancel and oak pews, all of which contribute to an overall sense of width and solidity while being inviting; and
- Windows, including the stained-glass memorial windows - four-paned, double-tiered windows centred on the front façade with single-paned double-tiered windows to either side and a round window above them; and a row of five symmetrically placed Gothic windows along either side of the nave.



C.N.R. Lunenburg Station

18 Dufferin Street

Construction Date(s): 1923

Alternate Name(s): Jaycee Station; New Train Station;

Canadian National Railway Station

Description of Historic Place:

C.N.R. Lunenburg Station is a picturesque one-and-a-half-storey wooden passenger station built by Canadian National Railway. It is located at the head of Lunenburg's back harbour trail off Lincoln Street. At its longest, the railway stretched the length of the back harbour trail to the C.N.R. station, then down Linden Avenue and along Bluenose Drive to Government Wharf. The C.N.R. Lunenburg Station is the best-preserved physical remains of Lunenburg's railway history.

Heritage Value:

C.N.R. Lunenburg Station is of local significance.

- It is locally significant as the best-preserved physical feature of Lunenburg's railway heritage.
Lunenburg has hosted many railways, including the Nictaux and Atlantic Railway (1873, heavily financed by Fletcher Wade of Bridgewater and local James D. Eisenhauer); the Nova Scotia Central Railway (1889); the Halifax and South Western Railway (1901); the Canadian Northern Railway (1906); and Canadian National Railways (C.N.R. 1918). Despite significant ballast, drainage, sleeper tie, rail, switch, and bridge upgrades under C.N.R., the line had substantial curves because of Lunenburg's varied topography. Locals called the Halifax & South Western Railway line "Hellish Slow & Wobbly." Passenger service ended on October 25, 1969. The C.N.R. station has a strong contextual relationship with traces of Lunenburg's railway system.
- It is locally significant as a well-conserved example of a Canadian National Railway station design.
This station was built by C.N.R. in 1923 to replace the Old Railway Station, which burned down c. 1920. The heritage character of the Canadian National Railway Station rests in its standard plan, its domestic scale and proportions, its detailing and its architectural woodwork. The C.N.R.'s Tudor-Revival exterior is stylistically unique in Lunenburg, betraying its lack of local or vernacular influence.

Character-Defining Elements:

Elements that evidence C.N.R. Lunenburg Station's significance include its:

- Location on Lunenburg's Back Harbour Trail, which corresponds to the Halifax and South Western Railway railbed;
- Irregular rectangular footprint and human scale;
- Gable roof with slightly bell-cast roof, especially on its west face, with dormers;
- Western overhanging eave and porte-cochere on its southern side;
- Shallow projecting telegrapher's bay on its western elevation;
- Rhythmic placement of its apertures and brackets; and
- Tudor revival elements, especially its stucco and half-timbered exterior.



Lennox Tavern

69 Fox Street

Construction Date(s): 1791

Alternate Name(s): N/A

Provincially Registered Property 1992

Municipally Registered Property 1995

Description of Historic Place:

Lennox Tavern is a two-storey wooden building in Georgian style located on the upper slope of Lunenburg's Old Town at the corner of Fox and Cornwallis Streets. Its municipal and provincial designations include the building and surrounding land.

Heritage Value:

The Lennox is of local and provincial significance. And a contributing element to Old Town Lunenburg Heritage Conservation District.

- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
The Lennox Tavern is valued as a well-maintained and relatively unaltered Georgian building, representative of Lunenburg's late eighteenth-century architecture. It is also the largest intact Georgian dwelling in the town. Built in the early nineteenth century for innkeeper John Lennox, the Lennox Tavern is one of the oldest buildings in Lunenburg and the only late eighteenth-century tavern and inn in Nova Scotia. Ironically, it was used for a time in the late nineteenth century as a Temperance House. Built on a massive stone foundation, the post and beam plank wall structure is designed in the late Georgian style. It has a balanced façade, a medium-pitched gable roof, two large chimneys and simple Classical decoration, typical of Georgian homes.

Character-Defining Elements:

Elements that evidence Lunenburg Academy's significance include its:

- Prominent - proximity to the street, with the front door opening immediately onto the street;
- Setting close to the street and oriented facing the street
- Appearance of order and regularity created through its symmetrical and simple ornamentation;
- Two-and-a-half storeys;
- Wood clapboard cladding with quirk beads;
- Symmetrical five-bay façade;
- Original corner boards with quirk beads similar to clapboard siding;
- Second-floor windows flush to eave;
- Six-over-six windows;
- Central doorway with transom window and plain pediment;
- Stone foundation;
- Endboards and finishing boards at the basement level;
- Medium pitch gable roof with wooden shingles;
- Two large symmetrical chimneys;
- Fan light windows in the attic;
- Post and beam construction.
- Nine fireplaces with original or historic Georgian-style mantels;
- Cooking stove in basement including beehive oven;
- Original cornices and chair rails; and
- Visible corner posts.



Lunenburg Academy

101 Kaulback Street

Construction Date(s): 1893-1895

Alternate Name(s): N/A

National Historic Site of Canada 1983

Provincially Registered Property 1984

Municipally Registered Property 1983

Description of Historic Place:

Lunenburg Academy is a large, three-storey, eclectic Second Empire Style purpose-built school. Perched on Gallows Hill and surrounded by open community space, the Academy is a local landmark. Referred to as the 'Castle on the Hill,' the Academy's imposing form and prominent towers can be seen for miles around, visible from many approaches to Lunenburg, including by sea. One of Old Town Lunenburg's most striking nineteenth-century wooden buildings, the Academy's formal heritage recognition encompasses the building and its lot.

Heritage Value:

The Lunenburg Academy is of local, provincial, and national significance.

- It is nationally, provincially and locally significant as a uniquely large Second Empire Style wooden building.
Designed by prominent New Brunswick architect Harry H. Mott, Lunenburg Academy is a unique, largescale wooden Second Empire Style building. Built by the Oxford Furniture Company between 1893-1895, the Academy is one of the very few large-scale wooden buildings in Canada still surviving from the nineteenth century. Its unique and picturesque design makes it an excellent representation of late Victorian eclectic architecture. Its scale and design are unique compared to the rest of Old Town Lunenburg's nineteenth-century wooden vernacular structures.
- It is nationally, provincially and locally significant as a rare survivor of Nova Scotia's nineteenth-century academy education system.
Lunenburg Academy illustrates a significant stage in the evolution of Nova Scotia's education system, which developed from one-room schoolhouses into the Academy system. Lunenburg Academy's design, facilities, curriculum and educators reflected the town's commitment to high-quality education. The county academies were publicly funded and offered high-quality secondary education within the public school system.
- It is a local landmark.
Referred to as the "Castle on the Hill," Lunenburg Academy is a prominent feature in Lunenburg's skyline due to its scale, form, siting and contrasting colour scheme.

Character-Defining Elements:

Elements that evidence Lunenburg Academy's significance include its:

- Prominent hilltop location at the edge of Old Town Lunenburg Historic District National Historic Site of Canada;
- Expanses of public green space around the building and prominent location on Gallows Hill overlooking Lunenburg and the surrounding area;
- Large scale of the building, standing three storeys high with cubic massing and complemented by the absence of closely neighbouring buildings;



- Picturesque elements, including its mansard roof with segmental dormer windows, massive central chimney, and towers with pyramidal roofs;
- Variety of exterior textures and colours, including its white and black paint scheme with red roof;
- Lively elevations with their projecting and receding masses, defined by a twelve-bay façade with projecting frontispiece flanked by towers housing entrances and nine-bay side elevations with central projecting frontispieces;
- Lively, classically inspired ornamentation with pediments over openings, oval windows, and intricate brackets, and the horizontal emphasis of the moulded belt courses;
- Timber frame construction;
- All wooden elements, including wooden roof shingles, cladding, windows, doors, and trim, such as small oval portholes on the sides of each uppermost central window on the side elevations, intricate bracketry on all windows and under the eaves and decorative shingle work enriching the exterior;
- Surviving interior configurations and ornamental detailing, including the wooden wainscoting, stairs, banisters, panelled doors with transoms, and the original hardware, including knobs and hinges; and
- Remaining evidence of its use as a school, including the layout of classrooms and cloakrooms, interior water fountains and the 1895 school bell.



Lunenburg Armoury

177 Cumberland Street

Construction Date(s): 1867

Alternate Name(s): The Armoury; Public Works

Description of Historic Place:

The Lunenburg Armoury is a relatively plain one-and-a-half-storey building with a dramatically pitched gable roof. Located close to the east-west and north-south street lines, it runs the entire length of Hopson Street between Cumberland and Townsend Streets.

Heritage Value:

Lunenburg Armoury is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as part of Lunenburg's military history.
The Armoury was built as a drill shed for Lunenburg's militia, who officially took over the building and named it the Lunenburg Armoury in 1902. Two companies of troops used the building as a headquarters and training centre before the militia reverted to the Reserve Army, and the 20th Field Squadron, Royal Canadian Engineers, took over the building.
- It is locally significant as part of Lunenburg's social history.
Because of its ample, unobstructed floor space, the Armoury was popular for meetings and social events in the late nineteenth and early twentieth century, hosting plays, performances, church bazaars, and the Lunenburg County Exhibition. Starting in 1880, it operated as a skating rink in the winter.
- It is locally significant as part of Lunenburg's political history.
Political rallies used the building as a focal point for speeches, and Sir Charles Tupper, Sir Wilfred Laurier and William Lyon Mackenzie King visited this building.
- It is locally and nationally significant as part of the best-preserved colonial settlement in North America.
Lunenburg Armoury's siting and continued public function evidence General Charles Morris's colonial plan. It is the last remaining public building on the easternmost of the four public blocks set aside for public use.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
The Lunenburg Armoury's frame was shipped to Lunenburg from Boston and raised starting May 3, 1867. Carpenters and volunteers donated their time to assemble the frame and finish the building. It testifies to Lunenburg's nineteenth-century community spirit and the competency of its builders.

Character-Defining Elements:

Elements that evidence Lunenburg Armoury's significance include its:

- Lack of setback, reinforcing Morris's Street grid;
- Location on the easternmost of Lunenburg's four civic blocks;
- Continuous public functioning according to Charles Morris's Town plan;
- Low-slung profile;



- Wooden frame and steep gable roof;
- Regular window spacing along its eastern façade;
- Vertical board and batten siding, unique outside Old Town Lunenburg's waterfront;
- Original wooden windows; and
- Large, open interior space.



Lunenburg Fire Hall

40 Duke Street

Construction Date(s): 1928

Alternate Name(s): Old Fire Station

Description of Historic Place:

Lunenburg Town Hall is a prominent two storey utilitarian red brick building centrally located in Old Town Lunenburg Heritage Conservation District. Its materiality is rare in Old Town Lunenburg. The Fire Hall is a crucial attribute that delimits Morris's four civic blocks from the rest of the district. Its public use is integral to the civic area's continuing civic and public functions and, thus, Lunenburg's continued social and economic functioning along Charles Morris' town plan. This designation applies to the 1928 building, not the 1950s extension.

Heritage Value:

The Fire Hall is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as part of Lunenburg's civic history.
The Town of Lunenburg's 1928 fire hall is a significant landmark in the town's history and a testament to its commitment to public safety. The interior of the building was designed to accommodate a modern fleet of fire trucks and equipment, as well as living quarters for the firefighters. Over the years, the fire hall played a critical role in protecting the town and its residents from fire emergencies. The fire department responded to numerous fires and other emergencies, including the devastating fire that swept through the town in 1948, which destroyed over 100 buildings. This was previously the site of the Town's 1889 Engine House, which also housed the Town's fire equipment.
- It is locally and nationally significant as part of the best-preserved colonial settlement in North America.
The decision to build the Fire Station on one of the civic blocks set aside in General Charles Morris's plan evidences the civic area's continuing civic and public functions. The Fire Hall's distinctiveness relative to the surrounding residential and local buildings contributes to the Civic Square's visual delineation from the rest of Old Town Lunenburg, reinforcing the district's colonial plan.
- Locally significant as a brick Art Deco building
The Fire Hall's brick construction and compact rectangular massing with flat roof are unique in a Town known internationally for its fanciful wooden vernacular buildings. The new fire hall was designed by local architect, W.C. Harris, and features a distinctive Art Deco style with a red-brick façade, flat roof, and symmetrical windows.

Character-Defining Elements:

Elements that evidence the Fire Hall's significance include its:

- Location in the institutional area as laid out in the town's original 1753 plan;
- Mass and height relative to neighbouring buildings;
- Building density relative to neighbouring blocks, the building surrounded by open and publicly accessible park space;
- Public use;



- Brick construction;
- Large garage doors; and
- Art Deco elements, such as
 - its horizontal, rectangular, geometric form;
 - its flat roof and stepped roofline on the principal façade;
 - its lack of ornament, including window trim, simple multi-paned windows, and wooden cornice; and
 - its principal façade's stepped composition with larger and more openings on the ground floor relative the windows on the upper floor above.



Lunenburg Town Hall

119 Cumberland Street

Construction Date(s): 1891-1893

Alternate Name(s): Lunenburg Court House

Municipally Registered Property 1996

Description of Historic Place:

Lunenburg Town Hall is a prominent four-storey, Second Empire Style red brick building centrally located in Old Town Lunenburg Heritage Conservation District. Its height, mass, materiality, and the public park spaces to its east and west make it unique in the district. Town Hall is a crucial attribute that delimits Morris's four civic blocks from the rest of the district. Its public use is integral to the civic area's continuing civic and public functions and, thus, Lunenburg's continued social and economic functioning along Charles Morris' town plan.

Heritage Value:

Town Hall is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as part of Lunenburg's judicial and administrative history.
Town Hall was built as the town's administrative and judicial offices, evidencing Lunenburg's nineteenth-century strength and prosperity. In the early 1890s, there was considerable debate over whether Lunenburg or Bridgewater would be home to a new courthouse. The dispute continued even after both communities commenced the construction of their buildings. The disagreement was only resolved in 1893 with the "Act to Settle Difficulties That Have Arisen With Regard to the Courthouse in the County of Lunenburg."
- It is locally and nationally significant as part of the best-preserved colonial settlement in North America.
Town Hall evidences General Charles Morris's plan in its function, siting and design. The civic area's continuing civic and public functions include public use of Town Hall and the open spaces surrounding the building.
- It is nationally and locally significant as a brick Second Empire Building in Old Town Lunenburg.
Built in 1893 to plans by architect Henry Busch, Town Hall's exterior brick with granite embellishments is unique in a Town known internationally for its wooden vernacular structures. Town Hall's distinctiveness relative to the surrounding residential and local buildings contributes to the Civic Square's visual delineation from the rest of Old Town Lunenburg, reinforcing the district's colonial plan.

Character-Defining Elements:

Elements that evidence Town Hall's significance include its:

- Location in the institutional area as originally laid out in Old Town Lunenburg's 1753 town plan;
- Mass and height relative to neighbouring buildings;
- Building density relative to neighbouring blocks, the building surrounded by open and publicly accessible park space;
- Second Empire elements, such as the mansard roof, with projecting dormer windows and a curb at the roofline, tall round-headed windows, and on three of the four façades, central projecting pavilions with separate convex-sloping roofs, adding height;
- Brick exterior, accented with granite steps, coursing, foundation and keystones above the windows;



- Large central doorways formed by Tuscan pilasters that meet above the door in a semi-circular fanlight, with the words "Town Hall" and "Courthouse" over the Cumberland and Townsend Street entrances, respectively, reflecting the building's historic dual use;
- Significant original interior ornamental work, including entablatures and cornices over doorways, wooden stair rails, newel posts and bannisters, and wooden wainscotting; and
- Continuing civic and public functions of both the building and surrounding park space.



Masonic Lodge

120 Pelham Street

Construction Date(s): 1923

Alternate Name(s): Freemason Temple

Description of Historic Place:

The Masonic Lodge is a two-storey Greek Revival vernacular building in Old Town Lunenburg Historic District. It sports a prominent two-storey temple façade. It is located at 120 Pelham Street, across and down the street from Knaut-Rhuland House National Historic Site of Canada. Together, they speak to the evolution of classical vernacular architecture in Old Town Lunenburg.

Heritage Value:

The Masonic Lodge is of national and local significance.

- It is locally significant as a part of Lunenburg's social history.
This impressive building was built in 1923 by the Freemasons as a meeting hall and office building. The largest and oldest men's Fraternity in the world, freemasonry arrived in Canada via Nova Scotia in 1738. The scale and architectural grandeur of this building speak to the prominence of the Freemasons. The building continues to serve as a Masonic Lodge today.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
One of Lunenburg's preeminent wooden Classical buildings, the Masonic Lodge is architecturally unique. Lunenburg's preeminent vernacular interpretation of the Greek Revival Style is a late example of a relatively rare style in Nova Scotia. The Masonic Lodge has features unique from other classical revival buildings in the district. Particularly notable is its temple front with six two-storey ionic pilasters.

Character-Defining Elements:

Elements that evidence the Masonic Lodge's significance include its:

- Lack of setback, reinforcing Morris's Street grid;
- Overall compact form, especially its mass, height, and symmetrical plan;
- Principal façade design, including its placement of windows, doors and details, especially its symmetry;
- Temple front, including triangular pediment and two-storey ionic pilasters;
- Classical and Greek Revival elements, including but not limited to its entablature, lintel, frieze, cornice, mouldings, dentils, and segmental pediment over and wide trim around the principal entrance;
- Wooden elements, including its structure, cladding and decorative details; and
- Details that speak to its function as a masonic lodge. This includes the hexagram in a round window under the peak of the pediment of the temple façade.



Nova Scotia Telephone Co. Building

187 Lincoln Street

Construction Date(s): 1931

Alternate Name(s): Maritime Telegraph and Telephone

Company Building; Bell Building

Description of Historic Place:

Located at 187 Lincoln Street, this two-storey building was constructed by Nova Scotia Telephone Co. in 1931. While the construction materials used are rare in Old Town Lunenburg, the style and bulk of the building are not entirely out of character in the streetscape. This recognition applies to the footprint of the building. This recognition does not apply to the 1953 rear addition or the vacant land east of the building.

Heritage Value:

The Nova Scotia Telephone Co. Building is of local significance.

- It is locally significant as the best-preserved building testifying to Lunenburg's telecommunication history.

At the turn of the twentieth century, the Nova Scotia Telephone Company was the largest telephone provider in Nova Scotia, servicing approximately three times the Nova Scotians of any other company. A provincial Act of Incorporation established it on May 3, 1887. After acquiring Bell Telephone Company's Nova Scotian telephone and telegraph operations on November 28, 1887, the Nova Scotia Telephone Company continued to grow. In 1910, the Maritime Telegraph and Telephone Company (M.T.T.) consolidated all major telephone companies in Nova Scotia and was in service until 1998.

Character-Defining Elements:

Elements that evidence the Nova Scotia Telephone Co. Building's significance include its:

- Brick exterior with stone keystones, window sills and window headers;
- Compact rectangular form and massing, including its flat roof;
- Oversized foundation, much taller than most in Old Town Lunenburg;
- Four equally and regularly spaced, vertically oriented round-headed windows on the first floor;
- Four equally and regularly spaced vertically oriented rectangular windows on the second floor centred over the round-headed windows below; and
- Utilitarian character, in particular, its lack of decoration.



Royal Bank

84 Pelham Street

Construction Date(s): 1906

Alternate Name(s): N/A

Description of Historic Place:

The Royal Bank is a two-storey sandstone-faced building at the southeastern corner of the Pelham Street and Duke Street intersection in Old Town Lunenburg Heritage Conservation District. This recognition applies to the footprint of the building. It does not include the vacant land to the south of the building.

Heritage Value:

The Royal Bank is of local significance.

- It is locally architecturally significant as a unique stone Neoclassical structure.
The Royal Bank has a bold Neoclassical façade. The building's sense of solidity, created through, for example, its sandstone facing and wide roughly hewn corner pilasters, projects a strength becoming of a banking institution. It is a rare stone building, and the engaged columns flanking the entrance are unique within Old Town Lunenburg Heritage Conservation District.
- It is locally significant as part of Lunenburg's economic history.
This property was sold by John Henry Wilson to the Royal Bank of Canada upon its amalgamation with Halifax's Merchant Bank to erect a new building. This grand edifice testifies to the power of the Royal Bank of Canada at the time, as well as Lunenburg's prosperity. Henry Wilson's son, Morris Wilson, started work in the Merchants Bank at fifteen years old and rose to become president of the Royal Bank of Canada from 1934 until his death in 1946.

Character-Defining Elements:

Elements that evidence the Bank of Royal Bank's significance include its:

- Compact rectangular massing and overall symmetrical composition;
- Sandstone cladding, including smooth and rough ashlar;
- Stone foundation that does not follow the grade of Duke Street, effectively ignoring Lunenburg's typography such that the 'temple' bank appears to sit on a plinth;
- Symmetrical temple façade, including corner two-storey pilasters, two-storey engaged columns and triangle pediment;
- Window and door openings and surrounding trim and ornament, including, but not limited to, the oversized fluted ornamental keystones above round-headed windows and the carved panels below; and
- Classical detailing, including but not limited to entablature, cornice, mouldings, columns, and pilasters.



Solomon House

69 Townsend Street

Construction Date(s): 1775-1797

Alternate Name(s): N/A

Provincially Registered Property 1996

Municipally Registered Property 1983

Description of Historic Place:

Built to the streetline, Solomon House is located on the corner of Townsend and Cornwallis Streets

Heritage Value:

Solomon House is of local and provincial significance and nationally significant as a contributing element to the Old Town Lunenburg Heritage Conservation District:

- It is locally significant for its associative value.
The house was built in the late eighteenth century for merchant and sawmill owner Henry Koch. The building passed to the Rudolph family, then in 1849 to George T. Solomon, a local judge and well-known figure in Nova Scotian legal circles.
- It is locally, provincially and nationally significant as part of Lunenburg's vernacular architecture tradition.
Solomon House is an excellent example of Georgian building techniques in Lunenburg, in particular the British Classical tradition. The building has a symmetrical appearance, giving it a sense of repose, orderliness, and prosperity. It is a large building located at the streetline, with a five-bay facade and a massive stone foundation.

Character-Defining Elements:

Elements that evidence Solomon House's significance include its:

- Structural elements in the Georgian tradition, including the massive stone foundation, the symmetrical appearance of the house, with five balanced bays, two central chimneys and a central door, the orientation of the interior rooms around a central staircase and central fireplaces, a medium pitched roof and post and beam with plank wall construction;
- Decorative elements of the Georgian tradition, including moulded eaves return, balanced, six-over-six windows, tight under the eaves, finishing board at basement level and wide, fluted cornerboards, side and transom windows around the central front door, and reed trim ornamentation; and
- Elements characteristic of Lunenburg buildings of the late eighteenth century and early nineteenth century including clapboard cladding, with endboards and finishing boards at the basement level, and close proximity to the street, with the front door opening immediately onto the street, with little land surrounding the building.

St. Andrew's Presbyterian Church

111 Townsend Street

Construction Date(s): 1828

Alternate Name(s): N/A

Municipally Registered Property 1990

Description of Historic Place:

St. Andrew's Presbyterian Church is located on Townsend and King Streets, across from Lunenburg Town Hall in Old Town Lunenburg Heritage Conservation District. Built in 1828, it is a Carpenter Gothic church clad in clapboard with a prominent steeple. The south side of the nave is flush with the Townsend street line.

Heritage Value:

St. Andrew's Presbyterian Church is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District:

- It is locally significant as a testament to religion's prominent role in Lunenburg's nineteenth- and twentieth-century public life.
Lunenburg's concentration of churches, six within the Old Town Lunenburg Heritage Conservation District, testify to Christianity's importance in nineteenth and twentieth-century Lunenburg. St. Andrew's Presbyterian church is home to the oldest Presbyterian congregation in Canada. This congregation's status is manifested in the church's location adjacent to an area designated by the original 1753 town plan as the institutional core of the town, with the town hall, courthouse, and Anglican church.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
Primarily built by local carpenters, St. Andrew's is an excellent example of Carpenter Gothic, a North American vernacular style that translated Gothic massing and detailing into wooden structures. Built in 1828, the original church was designed by Mr. Dechman, a master carpenter and member of St. Matthew's Presbyterian Church in Halifax and built by Mr. Grant. In 1879, the church was substantially renovated: the spire's height was increased to 118 feet, the church was lengthened to 83 feet, broadened to 40 feet, and a row of six Gothic windows fronting Townsend were added. In 1909, further renovations were carried out on the interior, and the chancel was added to the church's eastern end.

Character-Defining Elements:

Elements that evidence St. Andrew's Presbyterian Church's significance include its:

- Siting, with the south side of the nave flush with the Townsend street line;
- Elements relating to the prominence of the church and congregation in Lunenburg, including its:
 - Siting with the south side of the nave flush with the Townsend street line; and
 - Central location adjacent to the institutional area of Old Town Lunenburg Heritage Conservation District as originally laid out in Old Town Lunenburg's 1753 plans.
- Gothic elements, including its:
 - Tall central tower with small, paired gablets on each side;
 - Pointed arch doors and windows;
 - Hooded ornamentation on the doors and windows;
 - Large three-paned central window with tracery on the tower;
 - Steep fully hipped bell cast gable roof with an end gable over the three-sided chancel; and

- Stained glass; and

St. Andrew's Presbyterian Church Hall

114 Fox Street

Construction Date(s): 1879

Alternate Name(s): N/A

Description of Historic Place:

This Neo-Gothic Church Hall is a former schoolhouse built before 1879 and moved to its current location in 1909. It was also enlarged at this time, with two new bays added to the east end of the building.

Heritage Value:

St. Andrew's Presbyterian Church Hall is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District:

- It is locally significant as a testament to Lunenburg's educational history.
Formerly a schoolhouse, St. Andrew's Presbyterian Church Hall speaks to Lunenburg's early education history. Until the mid-nineteenth century, education in Lunenburg was provided by church schools and private schools like St. Andrew's Presbyterian Church Hall. On October 25, 1864, Lunenburgers met and unanimously agreed to build a public school. Together with the Lunenburg Academy, St. Andrew's Presbyterian Church Hall provides an architectural example of the evolution of education in nineteenth-century Nova Scotia from small, private schoolhouses to the Academy system.
- It is locally significant as a testament to religion's prominent role in Lunenburg's twentieth-century public life.
Parish halls testify to the strength of Lunenburg's Presbyterian congregation at the beginning of the twentieth century. Formerly located east of St. Andrew's Presbyterian Hall, this former school was moved to Fox Street in 1909. The building accommodated the church's growing congregation, serving as a church hall and Sunday School, and allowed for a chancel to be added to the east end of St. Andrew's Presbyterian Church. St. Andrew's is home to the oldest Presbyterian congregation in Canada.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
St. Andrew's Presbyterian Church Hall is an excellent example of Carpenter Gothic, an important North American vernacular style that translated Gothic massing and detailing into wooden structures. The hall's overall composition has remained intact since at least 1879, expanding from three bays to five bays in 1909. Presumably, the main Gothic entryway was also added at this time. The hall shares many architectural features with St. Andrew's Presbyterian Church, with its striking hooded ornamentation visible in Bollinger's 1890 map of Old Town Lunenburg Heritage Conservation District.

Character-Defining Elements:

Elements that evidence St. Andrew's Presbyterian Church Hall's significance include its:

- Siting, with the south side of the nave flush with the Townsend street line;
- Elements relating to the prominence of the church and congregation in Lunenburg, including its:



- Siting, with the north side of the building running along Fox Street, reinforcing the street grid; and
 - Proximity to St. Andrew's Presbyterian Church;
- Gothic elements, including its:
 - Compact massing;
 - Steep gable roof;
 - Pointed Gothic arched windows with tracery;
 - Pointed Gothic arched principal entry;
 - Round window in the hall's west gable end;
 - Hooded ornamentation on the main door and windows; and
 - stained glass; and
- Carpentry elements, including all wooden windows, doors, trim, detail, structure, and cladding, including the frieze and cornices with dentils and gothic tracery.

St. John's Anglican Church

2 Cumberland Street

Construction Date(s): 1754-1763

Alternate Name(s): N/A

National Historic Site of Canada 1994

Provincially Registered Property 1983

Municipally Registered Property 1983

Description of Historic Place:

St. John's Anglican Church National Historic Site of Canada is a large, white wooden Carpenter Gothic church in the heart of Old Town Lunenburg Heritage Conservation District. An important symbol of Lunenburg, it has continually evolved over approximately two hundred and fifty years. It was originally constructed from 1754 to 1763, shortly after Lunenburg's settlement. It was enlarged in 1840, again through the 1870s, and again in 1889. After a disastrous fire in 2001, the structure was rebuilt from the surviving ruins. Official recognition refers to the church and its surrounding green space, particularly its western public square.

Heritage Value:

St. John's Anglican is of local, provincial, and national significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally and nationally significant due to its establishment of the Church of England and British authority in eighteenth-century Nova Scotia following Morris's original Town plan.
Construction of St. John's Anglican Church began in 1754, making it the second oldest Anglican Church in Canada after St. Paul's Church in Halifax. As such, it played a significant role in establishing the Church of England in Nova Scotia. As a British colonial settlement, St. John's Anglican got a choice of location within the civic blocks set aside by Charles Morris in his Town Plan. As the establishment of Britain's sacred authority in its new colonial settlement, St. John's Anglican significantly contributes to Lunenburg being the best-preserved colonial settlement in North America, as does the church's continued community use.
- It is a locally, provincially, and nationally significant example of Carpenter Gothic.
Carpenter Gothic is the translation of Gothic massing and detailing into wood, primarily by local carpenters, and thus is a valuable North American vernacular tradition. Throughout its history, much of the work on St. John's Anglican Church was done by local shipbuilders, a reflection of Lunenburg's close tie to the sea. Originally St. John's Anglican's congregation was mainly German and French-speaking "Foreign Protestants" who founded the town. The early form of the church closely resembled a New England meeting house with a round conical tower, like German churches. Gothic elements started to be added in 1840, including a tower. The frame was sent from Boston where it was part of King's Chapel. During Nova Scotia's lucrative 'Age of Sail,' St. John's Anglican was enlarged and took on additional Gothic elements under the direction of Halifax architects Sterling and Dewar. The church was again enlarged in 1892, with local master carpenter Solomon Morash as the chief contractor. It was expanded again c. 1915.
- It is locally significant, a symbol of Lunenburg's resilience and history.
In 2001, St. John's Anglican suffered a devastating fire. Over 50% of the church's historic fabric was lost. Following a four-year restoration, the church was returned to its pre-fire appearance. Wherever possible, the remaining historic fabric was integrated with new materials. The emotional effect of the fire and the church's subsequent restoration testify to its importance to the local community. St. John's Anglican's style, location, long history, and continued community use have made it a local landmark.



Character-Defining Elements:

Key elements contributing to the heritage character of this site include its:

- Location in the centre of Old Town Lunenburg Heritage Conservation District on one of the four town blocks set aside for public structures and functions;
- Proximity to St. John's Parish Hall and Rectory;
- Open landscaping with lawns, paths, benches and a memorial to the first outdoor religious service held on-site;
- Landmark status, including its scale, compared to the restrained scale of surrounding buildings;
- Foundations and ground floor traces of various construction phases; and
- Carpenter Gothic massing, including its basilica plan with side aisles and chancel under a steep gable roof, and its twin and central towers.

Exterior character-defining elements of St. John's Anglican Church relate to all pre-2001 and restored elements, including its:

- Principal façade composition with a rose window and twin towers;
- Carpenter Gothic detailing, including pinnacles, turrets, buttresses, pointed arches, doors, windows, drip mouldings and shingle cladding;
- White with black colour scheme;
- Exterior sign "St. John's Anglican Church of Canada welcomes You;" and
- Copper roof.

Interior character-defining elements of St. John's Anglican Church relate to all pre-2001 and restored elements and include its:

- Plaster walls;
- Ornamental painting, including the hand-painted east wall of the chancel, stars on the chancel ceiling, banners over arches, between the nave and chancel, and over the nave entrance, faux marble finish on columns, and gold leaf on columns in the nave and chancel;
- Hammer-beam roof supports with curved principals and collar beams;
- Historic wall plaques;
- Pews, book racks and kneelers;
- Wooden floorboards;
- Two historic stained glass windows, including the "Fishers of Men" window, and thirteen windows that were restored using pieces of original stained glass;
- 1926 oak altar;
- Concrete baptismal font;
- Pulpit;
- 1902 bronze bells;
- Support columns covered by faux marble encasement; and
- Crypt containing remains of twenty-two parishioners.



St. John's Parish Hall

65 Cumberland Street

Construction Date(s): 1775

Alternate Name(s): Old Lunenburg Court House

Municipally Registered Property 1989

Description of Historic Place:

St. John's Parish Hall is located across the street to the west of St. John's Anglican Church's public square and to the east of St. John's Rectory in Old Town Lunenburg Heritage Conservation District. Built in 1775, it is a one-and-a-half-storey wooden building with symmetrically placed lancet windows on all sides and a low-pitched, hipped roof.

Heritage Value:

St. John's Parish Hall is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as part of Lunenburg's judicial history and locally and nationally significant as a testament to Lunenburg's early colonial settlement.

As the town's original courthouse, this building was central to establishing peace and order in the new British colonial settlement. It was used as a courthouse for more than 100 years until a new courthouse was constructed one block to the east. The Royal Coat of Arms inside, dating to 1801, is one of the oldest of its kind in the province. The building visually borders the western edge of St. John's Anglican church's square, delineating the boundary of Charles Morris's original four public blocks per his 1753 Town Plan and foregrounds the authority of the British monarch in eighteenth-century Lunenburg.

- It is locally significant as a testament to religion's prominent role in Lunenburg's nineteenth and twentieth-century public life.

Old Town Lunenburg Heritage Conservation District's concentration of religious buildings testifies to Christianity's importance in nineteenth and twentieth-century Lunenburg. St. John's Parish Hall speaks to the prominence of Anglicanism in Lunenburg's history. The building was bought in 1902 by St. John's Parish. The newly acquired hall was extensively renovated, removing the dormers, and relocating the principal entrance. Southern and western wings were added in 1906 and 1964, respectively.

- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.

Built in 1775, Parish Hall is a relatively rare example of eighteenth-century vernacular architecture compared to the predominantly nineteenth-century vernacular building stock. Locally constructed and renovated without the guidance of a trained architect, the longevity of this structure speaks to Lunenburg's high-quality carpentry.

Character-Defining Elements:

Elements that evidence St. John's Parish Hall's significance include its:

- Location, including its siting at the street line and proximity to St. John's Anglican Church and Rectory;



- Simple form, reminiscent of its Georgian roots;
- Wooden construction and detailing, including its clapboard siding, wooden fluted corner boards and windows, doors and trim;
- Southern wing;
- Gothic details, including its hooded lancet windows and wide entrance doors with centre-pointed transom windows; and
- interior features, especially the mural of the Royal Coat of Arms of King George III, dating to the building's use as a courthouse.



St. John's Rectory

59 Townsend Street

Construction Date(s): 1810-1816

Alternate Name(s): St. John's Anglican Church Rectory

Municipally Registered Property 1989

Description of Historic Place:

Located immediately on the sidewalk beside St. John's Parish Hall, the St. John's Rectory is a two-storey wooden structure built between 1810 and 1816. It is Georgian in design, with some ornamentation and additions from the 1880s.

Heritage Value:

St. John's Parish Hall is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as a testament to religion's prominent role in Lunenburg's nineteenth-century public life.
Lunenburg's concentration of religious buildings testifies to Christianity's importance in nineteenth and twentieth-century Lunenburg. St. John's Rectory speaks to the prominence of Anglicanism in Lunenburg's history. St. John's Rectory is valued for its long association with St. John's Anglican Church and its rectors.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
The Rectory is a typical early nineteenth-century home with some Victorian-era additions. Despite these changes, the building retains its underlying Georgian character.

Character-Defining Elements:

Elements that evidence St. John's Parish Hall's significance include its:

- Proximity to St. John's Anglican Church and Parish Hall and siting at the street line;
- Georgian vernacular design elements, such as the overall symmetrical façade compositions, wooden cladding with wooden fluted corner boards, two symmetrically placed large chimneys, and classical trim around the central doorway on the main façade; and
- Victorian vernacular design elements, including doors, bracketry, lintel, ornamentation and prominent window hoods, and the ell on the western end of the building.



St. Norbert's Roman Catholic Church

121 York Street

Construction Date(s): 1839

Alternate Name(s): N/A

Municipally Registered Property 1999

Description of Historic Place:

St. Norbert's Roman Catholic Church is an L-shaped Georgian wooden church. It is situated on the corner of York and King Streets in Old Town Lunenburg, a Heritage Conservation District. The steeple is particularly noteworthy. Designation extends to the building and its property, including a small cemetery adjacent to the church. It does not apply to the 1982 addition.

Heritage Value:

St. Norbert's Roman Catholic Church is of local significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally significant as a testament to religion's prominent role in Lunenburg's nineteenth- and twentieth-century public life.

Lunenburg's concentration of churches, six within the Old Town Lunenburg Heritage Conservation District, testify to Christianity's importance in nineteenth and twentieth-century Lunenburg. St. Norbert's speaks to the changing fortunes of Roman Catholicism in Lunenburg. Built in 1839, St. Norbert's is the centre of the Roman Catholic community in Lunenburg. In the 1890s, the dwindling number of parishioners caused St. Norbert's to close its doors for forty years. However, in the 1930s, an influx of Catholic fishermen from Newfoundland arrived in Lunenburg, and the church was reopened. Its simplicity and small scale relative to Lunenburg's other churches speak to the congregation's smaller size and lesser social and economic influence in nineteenth and twentieth-century Lunenburg.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.

St. Norbert's is an eclectic vernacular interpretation of British and New England Victorian styles with Lunenburg's carpentry tradition. Sometime after 1890, the original tower was shortened to today's form, a unique witch's hat shape with decorative modillions surrounding the lower edge.

Character-Defining Elements:

Elements that evidence St. Norbert's Roman Catholic Church's significance include its:

- Location at the street line with an entrance immediately on the street;
- Green space, including the only intact cemetery on church property in Lunenburg;
- Scale and mass of the building, including its roofline, tower, and symmetrically placed buttresses, and its modest size and height relative to Lunenburg's other historic churches;
- Unique steeple in a witch's hat shape with ornamental modillions;
- Wooden shingle exterior;
- All wooden elements and ornamentation, including lancet windows, round-headed louvred windows, brackets, mouldings and trim; and
- Relatively simple and unadorned interior.



Zion Evangelical Lutheran Church

65 Fox Street

Construction Date(s): 1890-1891

Alternate Name(s): Zion Lutheran Church

Provincially Registered Property 1996

Municipally Registered Property 1990

Description of Historic Place:

Zion Evangelical Lutheran Church is a large wooden church on a stone and concrete foundation in Old Town Lunenburg Heritage Conservation District. It has a tall steeple at its Fox Street corner, a second tower at its southwest corner, and green space on the western side of the building. The York Street façade has an addition at its western end. The designation includes the building and surrounding property.

Heritage Value:

Zion Evangelical Lutheran Church is of local and provincial significance and a critical contributing element to the Old Town Lunenburg Heritage Conservation District.

- It is locally and provincially significant as a testament to the history of Lutheranism in Canada.
Described as the 'Rock of Lutheranism,' the Zion Evangelical Lutheran Church is valued as the home of Canada's oldest Lutheran congregation. When German Lutheran settlers first arrived in 1753, the settlers held services in the open air and later at St. John's Anglican Church. The first church on this site was built in 1772. The first church was replaced with a Gothic building in 1841, followed by the present church, built from 1890 to 1891. The current church's commanding scale and vertical composition speak to the fundamental importance of the Lutheran congregation in Lunenburg from its settlement to the present day.
- It is locally and nationally significant as part of Lunenburg's vernacular architecture tradition.
Zion Evangelical Lutheran Church was designed by prominent Halifax architect David Busch and built by George W. Beohner & Sons. This grand edifice is an architectural landmark in Old Town Lunenburg, with a steeple that can be seen for kilometres, including from the harbour. Two asymmetrical towers flank the principal façade, each with a different design. The dentil courses and stained-glass windows are among the most noticeable elements of the long nave, which runs the length of the eastern block line. An ornately decorated gable end faces Fox Street. The large hall to the rear of the church, known as Artemus Hall, was added in 1946.

Character-Defining Elements:

Elements that evidence Zion Evangelical Lutheran Church's significance include its:

- Continued service to the Lutheran community;
- Visual prominence and vertical composition, including its scale and height, steep gable roof, spire and towers;
- Varied façade compositions, including its asymmetrical principal façade;
- Proximity to the street line and surrounding homes, which suggests a close-knit relationship with the community;
- Western pyramidal tower with circular and lancet windows, finial and louvred gablet;
- Eastern tower with a tall spire, Saint Antoine-Marie bell, small louvred gablets on each side, and lancet windows on each storey and main entrance.



- Different window styles throughout the building, including round windows, pointed gothic windows in various combinations such as paired, triplicate or groups of four; a unique triangular attic window with curved edges in the gable end; and pointed transom windows over the entrances;
- Stained glass windows;
- Strongly defined entranceways, one elevated from the street in the eastern tower, the other at ground level in the western tower, including double-hung doors and pointed arch transom windows;
- Wooden trim, clapboard cladding and decoration, including dentil courses at each storey and moulded belt courses;
- The exterior of Artemus Hall, located at the northern end of the church;
- The key to the building and the Saint Antoine-Marie bell as the only remains of the first Lutheran church; and
- Interior wooden elements, wainscoting, mouldings and trim, the roof's structure and decoration, and the screen separating the nave from Artemus Hall.



Appendix G: Maintenance and Repair

Regular maintenance is an essential aspect of the sustainability and longevity of historic structures. Wood is especially vulnerable to fire, moisture, ultraviolet radiation and insect and rodent infestation. Protecting against these threats through regular maintenance is crucial to conserving residential character-defining structures. The following should guide maintenance activities, which do not require a certificate of appropriateness.

The following guidelines pertain to the maintenance and repair of residential character-defining structures:

- Maintenance and repair should take a minimal intervention approach.
- Regular monitoring and inspections should be carried out to determine the required types and frequency of maintenance proactively.

Maintenance and repair should include the following:

- Cleaning only as necessary to remove heavy soiling or graffiti. The cleaning method should be as gentle as possible to obtain satisfactory results. Cleaning tests should be carried out, especially when trying a new technique.
- Treating active insect or rodent infestations by implementing an extermination program specific to that insect or rodent
- Using recognized conservation methods following proper surface preparation, applying and maintaining suitable coatings and treatments that protect elements from moisture, ultraviolet light, and wear, such as paints, stains, varnishes, and preservatives.
- Stabilizing deteriorated elements by structural reinforcement, weather protection, or correcting unsafe conditions, as required, until repair work can be undertaken.
- Determining and addressing causes of deterioration, damage or distress through investigation, monitoring and minimally invasive or non-destructive testing techniques
- Repairing parts of exterior walls by patching, piercing-in, consolidating, or otherwise reinforcing using recognized conservation methods. Repairs should match the existing work as closely as possible, physically and visually.
- Repairing an exterior wall assembly, including its functional and decorative elements such as windows, doors, and trim. Such repairs might include dismantling, repairing, and reassembling select deteriorated elements. Repairs should match the existing work as closely as possible, physically and visually.
- Repairing parts of entrances, porches, or balconies by patching, piercing-in, consolidating, or reinforcing using recognized conservation methods. Such repairs might include dismantling, repairing, and reassembling select deteriorated elements. Repairs should match the existing work as closely as possible, physically and visually.
- Making windows, doors and storefronts weather tight and energy efficient by re-puttying and replacing or installing weatherstripping, adjusting hardware, and sealing openings and joints
- Using the gentlest means possible to remove paint or varnish when it is too deteriorated to recoat or so thickly applied that it obscures architectural details.
- Creating conditions unfavourable to fungus growth, such as eliminating entry points for water, opening vents to allow drying out, removing piled earth resting against wood elements and removing plants that hinder air circulation.



Appendix H: 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 in Mi'kma'ki, traditional unceded Mi'kmaq territory. 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-hectare 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;
 - Ecclesiastic 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 I: Definitions

Authenticity: The truthfulness, credibility or historical and cultural veracity between heritage values and character-defining elements. The ability of a property to convey its heritage value truthfully, credibly, or genuinely. UNESCO has deemed Old Town Lunenburg authentic in its location and setting, forms and designs, materials and substances, and uses and functions.

Baseline: The area above grade and below storefront windows on historic commercial buildings.

Certificate of Appropriateness: The permit by which the Heritage Officer certifies that a proposed development conforms with the requirements of the Old Town Lunenburg Heritage Conservation District Plan and By-law.

Character-Defining Element: Note that character-defining elements can exist at different scales. For example, a historic building may be considered a character-defining property and have its own subset of character-defining elements, such as a unique style or decorative program.

Character-Defining Structure: Character-defining structures are those that exemplify Lunenburg's vernacular architectural tradition or otherwise significantly contribute to the heritage value of the Old Town Lunenburg Heritage Conservation District.

Close Inspection: Analysis by a trained eye at different distances. The by-law includes three distances: within touching distance, from across the street, and from the nearest intersection.

Conservation: The overarching term for protecting historic places in Canada is Conservation. It includes all actions or processes that are aimed at safeguarding the character-defining elements of a historic place to retain its heritage value and extend its physical life. This includes preservation, rehabilitation, restoration, or a combination of these actions or processes.

Cultural Landscape – any geographical area that has been modified, influenced, or given special cultural meaning by people, and that has been formally recognized for its heritage value.

District Residents: Anyone who lives or works within the boundaries of Old Town Lunenburg Heritage Conservation District. This deliberately encompasses more than property owners.

Frontispiece: Frontispieces, defined as decorated bays combined of elements such as extended dormers, enclosed porches, porticos, projecting bays, or towers, give the Old Town of Lunenburg a unique visual character. Except in rare exceptions, they are located on the front façade and generally highlight the main entrance. Opening types in the frontispiece might differ from the rest of the façade and decorative elements might be more affluent on the frontispiece to accentuate its presence.

Heritage Advisory Committee: The Committee, appointed by Council, to serve as the Town of Lunenburg's Heritage Advisory Committee under the Nova Scotian *Heritage Property Act*.

Heritage Character Area: An area within Old Town Lunenburg Heritage Conservation District recognized for its distinct heritage attributes and/or contribution to the district as a whole. There are five heritage character areas in Old Town Lunenburg Heritage Conservation District: Civic Heritage Character Area,



Commercial Heritage Character Area, Residential Heritage Character Area, Waterfront Heritage Character Area, and the Transition Area.

Heritage Designation: The umbrella term for any recognition of heritage value under any law or charter to which the Town of Lunenburg is subject. This includes but is not limited to municipal heritage property designations, provincial heritage property designations, national historic designations, and inscription on lists like the World Heritage List.

Heritage Officer: The person or persons delegated by Council to act as Heritage Officer for the Town of Lunenburg per the Nova Scotian *Heritage Property Act*.

Heritage Value: The aesthetic, historic, scientific, cultural, social, or spiritual importance or significance for past, present or future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

Integrity: The wholeness and intactness of the district and its character-defining elements. Integrity requires conserving all character-defining elements that express the district's heritage values, ensuring the district geographically and legislatively encompasses all features and processes that contribute to its heritage value and do not suffer from adverse effects of development and neglect. The Integrity of Old Town Lunenburg Heritage Conservation District's outstanding universal value includes: its character-defining elements as expressed in the district's statement of significance, its boundary that encompasses all character-defining elements, its transition area that provides a protective buffer around Old Town Lunenburg Heritage Conservation District, and its responsible management that protects it against unduly suffering from insensitive development or neglect.

Locally Significant Structures: Structures with a high level of local heritage significance regardless of their alignment with the heritage value of Old Town Lunenburg Heritage Conservation District as a whole and are thus afforded heritage protection under the Plan and By-law.

Lunenburg Bump: An extended, overhanging five-sided dormer, a local derivation of the five-sided Scottish dormer.

Municipal Heritage Property: A building, public-building interior, streetscape, cultural landscape, or area registered in a municipal registry of heritage property.

Neo-Vernacular: Contemporary interpretations of vernacular architecture. This includes sensitively combining contemporary technology and building techniques with local materials, styles, ornament, and traditional construction methods (see also Vernacular Architecture).

Old Town Lunenburg Heritage Conservation District: The area regulated under the Old Town Lunenburg Heritage Conservation District Conservation Plan and Bylaw as demarcated on Map 1 Old Town Lunenburg Heritage Conservation District Boundary.

Old Town Lunenburg Heritage Conservation District Statement of Significance: The statement, as recognized by the Town of Lunenburg, that describes Old Town Lunenburg Heritage Conservation District, identifies its heritage values, and lists its character-defining elements. The Statement of



Significance applies to the area designated as a Heritage Conservation District under the *Heritage Property Act*.

Outstanding Universal Value (OUV): Cultural significance, as recognized by UNESCO's World Heritage Committee, which is so exceptional as to transcend national boundaries and to be of common importance to present and future generations of all humanity.

Preservation: The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place, or an individual component while protecting its heritage value. Preservation includes maintenance.

Principal Façade: Principal building elevation, usually facing the street and includes a main entrance.

Principal Roof: Most prominent roof on a building, normally with the tallest peak and greatest area.

Provincial Heritage Property: A building, public-building interior, streetscape, cultural landscape or area registered in the Provincial Registry of Heritage Property.

Public Realm: Any street, sidewalk, laneway, park, privately owned, publicly accessible open space, or other public space.

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component while protecting its heritage value. Includes retrofit for new uses, aka adaptive re-use.

Replace In-Kind: The action or process of replacing a deteriorated element of a historic place to the exact same specifications, protecting its heritage value.

Restoration: The action or process of accurately revealing, recovering, or representing the state of a historic place or of an individual component as it appeared at a particular period in its history while protecting its heritage value. The action or process of returning a historic place to its state at a specific moment in time.

Sensitive Infill: A strategy through which additional growth can be accommodated without changing the community appearance of the streetscape's built environment by accommodating compatible new structures on existing vacant lots or those created through subdivision. Sensitive infill must meet the Design Guidelines under the Old Town Lunenburg Heritage Conservation District By-law.

Statement of Significance: A concise statement of the heritage value of a historic place. In Canada, this includes a brief description of the historic place, a statement of heritage values, and a list of character-defining elements. *See also Statement of Outstanding Universal Value and Old Town Lunenburg Heritage Conservation District Statement of Significance.*

Statement of Outstanding Universal Value: A concise statement of the Outstanding Universal Value of a historic place, as recognized, approved and/or prepared by UNESCO's World Heritage Committee and/or World Heritage Centre.

Street: Any public roadway.



Street Line: The dividing line between a lot and a street.

Style (Architectural): Architecture of a specific period distinguishable by shared form, shape, or ornament, including specific types of doors, windows, and roofs.

Supporting Property: New or extant buildings or properties whose history does not merit conservation, yet whose sensitive management contributes to the district's authenticity.

Subdivision: The division of any area of land into two or more parcels, and includes a resubdivision or a consolidation of two or more parcels. Subdivision must comply with the Town of Lunenburg Subdivision By-law.

Vernacular Architecture: Architecture made locally by inhabitants; made using local materials and traditional construction methods and ornament; specific to a region or location (see also Neo-vernacular Architecture).

Widow's Walk: A railed platform atop a roof, typically on a coastal house, that was used to look out for returning ships.



TOWN
OF
LUNENBURG

WHAT WE HEARD --- REPORT

Town of Lunenburg Heritage Advisory Committee's 2023
Public Participation Schedule for the Draft Old Town
Lunenburg Heritage Conservation District Plan and By-law

What We Heard Report

July 2023

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This What We Heard Report was completed
by the Department of Community Development for
the Town of Lunenburg



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Summary and Thanks

Introduction and Background

This 'What We Heard Report' summarizes the public feedback received during the Town of Lunenburg's Heritage Advisory Committee's June 2023 Public Presentation Schedule. On May 23, 2023, the Committee used their discretion under Section 3 of the Town of Lunenburg's 'Policy Procedural Policy for Heritage Conservation District Public Participation' to increase public participation in reviewing the draft Old Town Lunenburg Heritage Conservation Plan and By-law before rendering a recommendation to Council. Increasing public involvement and expanding the scope of communication with residents to include Architectural Control Area property owners demonstrated the Heritage Advisory Committee's commitment to making every reasonable effort to seek the opinions of the public on all relevant matters and reserve time for commentary, questions, and presentations. The Heritage Advisory Committee now faces the task of effectively utilizing the valuable public feedback received to make recommendations on the draft Old Town Lunenburg Heritage Conservation District Plan and By-law to Lunenburg's Town Council.

The Public Presentation Schedule included:

Three Open Houses:

- June 15 – 4:00 pm to 7:00 pm – Fire Hall (25 Medway St.)
- June 19 – 6:00 pm to 8:00 pm – Online via Zoom
- June 25 – 12:00 pm to 4:00 pm – Bandstand (125 Cumberland St.)

Multiple Notices and Communications:

- Letters to all property owners within the proposed Old Town Lunenburg Heritage Conservation District
- Letters to all property owners in the Architectural Control Areas under the Town of Lunenburg's *Land Use By-law*
- Public Participation Meeting advertisements in the *Progress Bulletin* on June 14 and June 21, 2023
- The draft Old Town Lunenburg Heritage Conservation District Plan and By-law was available on the Town's website, and hard copies were available for viewing at Town Hall
- Answers to frequently asked questions were added to the Town's website
- Frequent posts and reminders on the Town of Lunenburg's social media

One Public Participation Meeting:

- June 26 – 6:00 pm to 7:48 pm – Council Chambers (Town Hall, 119 Cumberland St.)

Anyone could submit written comments via email to OurHeritage@Townoflunenburg.ca or by mail to Town of Lunenburg, c/o Hilary Grant, 119 Cumberland Street, PO Box 129, Lunenburg, NS Canada B0J 2C0. Written comments were accepted until midnight, June 26, 2023.

As part of the Public Participation Schedule, staff interacted with approximately 125 people. This number is inexact, as some people submitted comments multiple times or attended numerous events. Roughly 119 people, or 95% of participants, were Town of Lunenburg residents. The Public Participation Schedule met the Town of Lunenburg's 'Procedural Policy for Heritage Conservation District Public Participation

Program.' Adopting a Public Participation Program for the Heritage Conservation District review is required under the "Heritage Conservation District Regulations" of the Nova Scotia *Heritage Property Act*.

A qualitative analysis of all the feedback received as part of the Public Participation Schedule follows. The study includes all written submissions, whether submitted by email or during the three public workshops – staff received no letters by mail. Staff also took notes during their discussions with the public at the workshops, which are integrated throughout this report. Feedback is anonymized, but copies of all the written feedback were shared with the Heritage Advisory Committee. Feedback was appended to the June 26 and July 10 Heritage Advisory Committee meeting agendas.

Comments have been grouped into categories based on how they might inform revising the draft Old Town Lunenburg Heritage Conservation District Plan and By-law. Comments were organized to facilitate the Heritage Advisory Committee's review of these documents. This report summarizes the comments received without providing any staff recommendations. Staff comments and suggestions are in the July 10, 2023, Heritage Advisory Committee agenda package. This report and staff feedback use the same organization with minor variations so that readers can cross-reference the draft Old Town Lunenburg Heritage Conservation Plan and By-law, public feedback, and staff recommendations more easily.

While comments were categorized following the draft Old Town Lunenburg Heritage Conservation District Plan and By-law's overall structure, many thoughts related to the draft in multiple ways and could inform multiple edits across the documents. In some cases, the public's feedback has been repeated in various categories in some instances to ease the Committee's review. This report focuses exclusively on the draft Old Town Lunenburg Heritage Conservation District Plan and By-law and does not address other Town by-laws, plans or policies.

The reliance on interpretation in qualitative data analysis introduces subjectivity into the process. This subjectivity can be seen as a potential limitation because different individuals may interpret the data differently, leading to varying results. In the case of this report, a single individual was responsible for organizing the data set, which further emphasizes the subjective nature of the analysis. However, the subjectivity of qualitative research can also be a strength in its ability to convey intricate concepts and rich experiences effectively. The Heritage Advisory Committee should consider all feedback, regardless of how often it is repeated.

On behalf of the Heritage Advisory Committee, Town staff expresses gratitude to everyone who assessed the draft Old Town Lunenburg Heritage Conservation District Plan and By-law. Safeguarding the heritage of our Town requires collaborative efforts. Your involvement and written input hold immense value in our work to conserve our historic community.

Public Feedback: Plan and By-law

Statement of Significance

Some participants questioned the reliability of the information in the Statement of Significance. Some felt the draft does not adequately encompass Old Town Lunenburg's World Heritage Site nomination's arguments for World Heritage listing, leaving the district at risk. The argument was made that remaining the best-preserved colonial settlement in North America means the colonial street grid, public spaces, and common lands must be preserved, and, as such, no development should be allowed on the former common lands on Upper King Street and Blockhouse Hill. Concern was also expressed around whether views would be protected and whether the site of the original blockhouses would be developed. It was also argued that Lunenburg's plan did consider local topography and that Morris drafted the Town's plan in Nova Scotia, not abroad.

Boundaries

Public feedback highlighted several possible changes to the Old Town Lunenburg Heritage Conservation District's boundaries, including expanding the district to include:

- New Town
- Tannery Road
- Blockhouse Hill
- Upper King Street
- Gallows Hill

The historic architecture in New Town and along Tannery Road was cited as a reason to protect these areas. The importance of the setting and the common lands to Old Town's World Heritage listing were cited as reasons to protect Blockhouse Hill and Upper King Street. People generally supported including Gallows Hill, often called the Academy Lands, being in the district. It was proposed that the remaining Common Lands now owned by the Town, particularly Upper King Street and Blockhouse Hill, be sectioned off from the rest of the Transition Area and become their own Heritage Area where all development is prohibited.

Character-Defining, Locally Significant and Supporting Structures

In its review, staff found several errors in Appendix E List of Character-Defining, Locally Significant and Supporting Structures and the public also brought attention to several errors. Some property owners wanted to ensure their homes were included in the district. The owner of 46 Lorne asked why their property was not included in the district, arguing for its heritage value. The importance of including buildings on the north side of Creighton Street in the district was stressed. Others, like the owners of 289

Pelham, want to be excluded from the district because their property had nothing to do with the colonial grid. Many questioned why the 'Oxner Loop' is included in the district's draft plan and by-law.

Standards

At a high level, concern was expressed over the Plan and By-law's restrictiveness. Some questioned whether it might stifle the district's vitality and discourage its development as a living Town, ultimately undermining its conservation. Some spoke in favour of more high-quality design of structures, but also public spaces, including lighting, landscaping, and outdoor furniture. On the other hand, some preferred an even more restrictive restoration approach, reconstituting lost historical elements and strictly limiting change. One representative argued distinguishability is a 'red herring,' a result of the modern heritage paradigm, and that close stylistic imitation is an acceptable heritage conservation approach. Public opinion varied on the topic of development. While some individuals showed support, feeling development could lead to a vibrant and affordable community, many people voiced concern about developing either in Old Town Lunenburg, the Transition Area or both. Some felt the protective measures for Old Town Lunenburg were weak compared with those at other World Heritage Sites. Some others were concerned about legal challenges, warning that strict provisions could lead to the Town being sued or managing costly appeals to the Nova Scotia Utilities Board. The importance of being able to rebuild if a property were lost to an act of nature was raised. This divergence manifested in opposing opinions on specific guideline provisions discussed in-depth below.

Equity and Inclusion

Some people praised the draft plan's commitment to inclusion and diversity. No comments were received against policies fourteen through sixteen that promote exploring Lunenburg's Indigenous and African Nova Scotian histories or ensuring accessibility within the district. That said, business owners and representatives raised concerns about the difficulty of retrofitting historic buildings to be accessible. One respondent noted that policy 31 is inaccurate - Council can encourage building officials to apply the Alternative Compliance sections of the Building Code, but Council cannot direct them. One respondent felt the word 'subaltern' had negative connotations and suggested removing it.

Sustainability

One resident strongly felt that sustainability should be about making buildings more efficient, cutting down on energy usage, and not just using green technologies to offset consumption. More specific feedback on the guidelines for green technologies, including solar panels and heat pumps, is included below.

Community and Capacity Building

Feedback on community and capacity building fell into two broad categories. First, it was noted that in many other historic districts, services and mechanisms are in place to support building owners. These included design advice services, advisory groups of like-minded citizen owners, and directories or referral

services that connect building owners (or tenants) with researchers, designers, contractors, tradespeople, and other experts. Second, the importance of skilled labour and heritage craftsmanship for preserving and protecting the district, particularly for continuing vernacular traditions, was stressed. At the June 26, 2023, Public Participation Meeting, members of the Heritage Advisory Committee said skilled labour is crucial in maintaining the integrity and authenticity of the district. Many public participants said the Town needed to foster an enthusiasm and culture of conservation across the district and Lunenburg as a whole.

Research

Participants expressed concerns about the reliability of historical information presented in the draft documents. This feedback can be categorized into two main areas of concern: the need for additional research about the district's history and the presence of inaccuracies, especially in the Statement of Significance. This section of the report will address the need for further research. The need for further research towards guidelines for fences, outbuildings, lighting, street furniture and building exterior paint colours was stressed. Many felt the histories of individual buildings should be chronicled and better integrated into heritage planning in Lunenburg, some specifically requesting additional statements of significance be written. The use, or lack thereof, of archival documents in conservation planning was noted. Specific points raised during the feedback process include the lack of use of archival photos and the idea of updating the Plaskett inventory. Participants emphasized that competent historical research and efforts to promote ongoing historical and archaeological work should be a top priority for Lunenburg. It was argued this work is crucial for the Town to maintain its esteemed worldwide recognition as the best surviving example of a British colonial planned Town with a remarkable legacy of vernacular architecture. No one indicated that additional research was not needed.

Incentives:

Many were also worried about the increasing expense associated with conservation in Lunenburg. There were concerns that provisions around, for example, heat pumps, siding, or windows, could make it unaffordable for some to stay in their homes. On the other hand, people said stricter conservation provisions create an environment where heritage tradespeople can find enough work to stay in Lunenburg. A healthy market for heritage trades ensures the building traditions we need to conserve the district in the long term are economically viable.

Implementation

One issue that emerged during the review process is the perceived tendency of the Town to have a short memory regarding important commitments and policy decisions, raising questions about whether there is a disregard for historical rigour or insufficient record keeping and management of staff turnover, with a few new heritage officers in the past five to ten years of particular concern. This concern was further compounded by observations of inconsistent implementation of the by-law, causing some individuals to feel uncertain about the reliability of the process. Additionally, participants expressed frustration over

long wait times and raised concerns about by-law violations, where individuals were allowed to install items despite regulations suggesting otherwise. Participants expressed the need for more rigorous enforcement of by-laws and suggested exploring the possibility of imposing fines. Furthermore, doubts were raised regarding the expertise involved in decision-making, both at the staff level and when hiring external consultants.

Public Feedback: Guidelines

Below is a list of feedback received that is most pertinent to the Guidelines of the Old Town Lunenburg Heritage Conservation District By-law. Some feedback has repercussions across the Plan and By-law, some across multiple guidelines, while some are very specific.

- **Archaeological Resources**
 - Participants emphasized the need for a clear definition of archaeological resources and recommended referring to provincial legislation and national policy for guidance. Concerns were raised about archaeological remains on vacant lots that previously had buildings. Some were surprised that archaeology did not feature more prominently throughout the draft Plan and By-law.
- **Compatibility**
 - One significant aspect of the feedback is the need to define compatibility. While no one spoke against compatibility, clear guidelines and criteria for assessing compatibility between new developments and existing heritage structures were seen as crucial for maintaining the district's unique character.
- **Chimneys**

The issue of chimneys and their provisions within the by-law was raised, particularly in cases where chimney removal was necessary for structural stability. It was noted that there are currently no provisions regarding chimneys in the draft Plan and By-law.
- **Distinguishability**
 - Like compatibility, many requested a definition of distinguishability and what it meant for regulating new development in Old Town Lunenburg Heritage Conservation District. Unlike feedback on compatibility, at least two people felt development should not stylistically contrast too sharply with the district's existing structures.
- **Engineering Reports**

It was suggested that staff clarify that engineering reports are mandatory before demolition and clarify the requirements for said reports to be considered adequate to ensure comprehensive understanding before granting demolition approvals.
- **Fencing**
 - It was noted that there is a lack of research on historic fence types in Lunenburg. Feedback highlighted the need for thorough research on fencing provisions, including considering historical fencing styles and materials. Again, it was felt current, and draft fencing provisions are based on insufficient research.

- Heat Pumps
 - Concerns were expressed about the district's potential limitations or indiscriminate installation of heat pumps. Others felt allowing these upgrades is essential to heating historic homes affordably.
- Metal Roofs
 - Participants requested further research on acceptable types of metal roofs beyond standing seams. Some have objected to metal roofs on the grounds there is no heritage reason to allow their installation. Some pointed out that Victorian buildings often had metal roofs.
- Outbuildings
 - It was also noted that there is a lack of research on historic outbuildings in Lunenburg. Participants recommended defining and protecting outbuildings, emphasizing their historical and visual significance. It was stressed that outbuildings are important vernacular structures. The option of prohibiting prefabricated outbuildings was raised by staff last Heritage Advisory Committee Meeting. It was also suggested that the by-law prohibit installing the same size trim on outbuildings and main buildings, arguing it leads to disproportionate trim sizes on outbuildings.
- Paint Colors
 - It was also noted that there is a lack of research on historic paint colors. Regulation of paint colours garnered attention, with some individuals advocating for colour regulation.
- Retaining Walls
 - At least one person said retaining walls were absent from the draft and recommended they be regulated.
- Soft Landscaping and Decorative Elements
 - It was noted that there is a lack of research on Lunenburg's landscaping, including lighting and public furniture like benches and plantings. The lack of attention to non-structural features such as trees and planted areas was raised, suggesting the need for their inclusion in the regulations.
- Solar Panels
 - Public opinion varied regarding installing solar panels, including discussions on practicality, maximum coverage, and potential limitations. Some felt solar panels should be prohibited altogether in the district. Others felt the proposed regulations are too restricted and recommended solar panels be allowed on the principle roof slopes of historic buildings.

- Statements of Significance for Individual Building
 - Many, including the Heritage Advisory Committee that Statements of Significance were missing for the Knaut-Rhuland House and Opera House. At least one respondent argued that the home provincially recognized as Lunenburg's Oldest House is not the oldest home in Lunenburg.
- Stone
 - Clarification was sought on whether using natural stone in new civic buildings was allowed, and it was suggested the provision be clarified only to allow natural stone.
- Widows' Walks and Balconies
 - The public feedback received expressed concern regarding the conservation of widow's walks and balconies on historic properties. The feedback highlighted the worry that these architectural features might not be adequately preserved due to restrictions allowing them only on lower roofs.
- Windows in New Buildings

Divergent opinions emerged regarding the requirement for sash-type windows in new construction. The Advisory Committee members had differing views on the types of windows that should be allowed.
- Signs in Windows.
 - A public member noticed a discrepancy between the draft Guidelines in the Old Town Lunenburg Heritage Conservation District Plan and By-law and the *Land Use By-law*.
- Wooden Windows
 - The public feedback received included an argument for conserving and insisting upon wooden windows in Old Town Lunenburg. It emphasized that properly fitted wooden windows and storm windows can offer equal or superior efficiency compared to vinyl windows. Additionally, the replaceable components of wooden windows make them easier to repair over time, reducing construction waste. It was argued that heritage regulations ensuring wooden windows are used in the district would not only support the preservation of the Town's heritage but also fosters professional work opportunities, thereby contributing to the sustainability of Lunenburg's UNESCO status and ensuring the continuity of heritage trade expertise.
- Wooden Siding
 - Differing viewpoints were shared regarding mandating wooden siding, considering factors such as fire safety, cost, and personal preferences. Vinyl siding was a specific topic of discussion. Some feel alternate siding materials like vinyl should be allowed throughout the district, some that it should be allowed in the Transition Area, and some agree with the current draft that only wooden siding should be permitted on historic and new buildings. Some felt that modern materials have the look and feel of wood, so they

should be accepted. Eliminating the grandfathering of existing non-wooden siding under the new regulation that wooden siding must be used when replacing 20% of a wall's covering was met with resistance.

Public Feedback: Usability and Enforceability

Numerous suggestions were made regarding the usability and enforceability of the draft Old Town Lunenburg Heritage Conservation District Plan and By-law.

1. Improved Formatting: Participants suggested using numbers and letters instead of bullets to enhance the document's clarity and ease of reference. They also recommended consistent and improved formatting, such as colour-coding residential areas and bolding character-defining elements. Additionally, exploring the removal of duplicated appendices was suggested to eliminate discrepancies and make the document shorter and easier to read.
2. Language Use: Many grammatical suggestions were made, along with more substantive recommendations. Participants emphasized avoiding information duplication and reviewing the document for mandatory language to enhance the enforceability of the by-law. They highlighted the importance of using consistent and compulsory accurate language throughout the documents, specifically "shall" instead of other terms to denote imperative requirements.
3. Summary Version: There was a request for a concise "Coles Notes" version of the plan and by-law. This summary version would serve as an initial public education resource, benefiting contractors, new residents, and realtors who require a quick overview of the regulations.
4. Visual Reinforcement: Participants stressed the importance of including historic and recent photographs, plans, and drawings in a digital version of the new by-law. They suggested that these visual elements supplement the written explanations, enhancing understanding and engagement with the regulations.

Summary and Thanks

The public participation program on the draft Old Town Lunenburg Heritage Conservation District Plan and By-law resulted in valuable participant feedback on various aspects of the proposed regulations. Specific feedback on guidelines included the need for clear definitions and controls over specific possible interventions. Concerns were raised regarding the reliability of the information in the Statement of Significance, with some participants feeling that it did not adequately encompass the arguments for Old Town Lunenburg's World Heritage listing. Boundary issues were also discussed, with suggestions to expand the district to include New Town, Tannery Road, Blockhouse Hill, Upper King Street, and Gallows Hill.

Participants highlighted errors in the list of properties and expressed the importance of including certain buildings and excluding others based on their heritage value and relevance to the colonial grid. The restrictiveness of the Plan and By-law raised concerns about potentially stifling the district's vitality and discouraging development, while others favoured a more restrictive restoration approach. Participants commended the Town's efforts towards equity and inclusion but raised concerns about the difficulty of retrofitting historic buildings for accessibility. The importance of sustainability was focused on green technologies and making buildings more energy efficient.

Community and capacity building were emphasized, with suggestions for support services for building owners and preserving heritage craftsmanship. The need for additional historical research and accurate documentation of buildings was highlighted to maintain Lunenburg's esteemed worldwide recognition. Participants called for improved record-keeping, enforcement, and expertise in implementing the by-law. Implementation challenges were raised, including concerns about historical rigour, staff turnover, inconsistent enforcement, and the decision-making process involving external consultants. People were concerned about affordability and interested in incentives, acknowledging the increasing expenses associated with conservation while recognizing the role of stricter provisions in supporting the heritage trades and ensuring long-term sustainability.

In conclusion, the public participation program on the draft Old Town Lunenburg Heritage Conservation District Plan and By-law has been instrumental in gathering valuable feedback and insights from participants. The input received from residents, property owners, business owners, and other stakeholders has provided diverse perspectives and ideas to shape the final version of the plan and by-law.

On behalf of the Heritage Advisory Committee, staff would again like to extend our sincere appreciation and gratitude to all those who took the time to participate in this program. Your thoughtful contributions and engagement have played a crucial role in shaping the future of Old Town Lunenburg's heritage conservation efforts. Your feedback has been invaluable in identifying areas of concern, highlighting important considerations, and suggesting improvements. The public participation program has demonstrated the community's passion for preserving Old Town Lunenburg's unique character and

historical significance. Your contributions have been instrumental in ensuring that the final Old Town Lunenburg Heritage Conservation District Plan and By-law will be a comprehensive, inclusive, and sustainable framework for preserving this cherished historic district for generations to come.



COMMENT SHEET

HERITAGE ADVISORY COMMITTEE PUBLIC PARTICIPATION
OLD TOWN LUNENBURG HERITAGE CONSERVATION DISTRICT PLAN AND BY-LAW

Name:

ERIN MOONEY ROBISON

Address:

12 HILTZ HILL RD.

MAHONE BAY, NS

B0J 2E0

Comments:

~~PERSONALLY~~ PERSONALLY, I BELIEVE THAT
A TOWN PURPORTING TO HOLD HERITAGE
CONSTRUCTION + VERNACULAR, SHOULD HAVE
A BYLAW DICTATING THE PRESERVATION
+ RESTORATION OF WOODEN SASH.
NOT ONLY ARE PROPERLY-FITTED
WOODEN SASH (WITH STORMS) PROVEN TO
BE AS IF NOT MORE EFFICIENT THAN
VINYL WINDOWS, BUT ADDITIONALLY ALL PARTS
+ COMPONENTS CAN BE REPAIRED/REPLACED
SUSTAINABLY, WHILE CREATING SKILLED
WORK TO MAINTAIN ~~THE~~ + SUPPORT HERITAGE
TRADE SUCCESSION ON WHICH LUNENBURG'S
UNESCO STATUS RELIES ~~THE~~ SO HEAVILY.

June 25, 2023

Town of Lunenburg
Attention: Kayla Byrne

We wish to advise you that the Friends of Blockhouse Hill will be making a presentation tomorrow, June 26, 2023 at the public participation meeting of the Heritage Advisory Committee.

Friends of Blockhouse Hill object to the current draft of the Heritage Conservation District By-law, as it is based on an incomplete understanding of the history of Lunenburg and the role of the common lands.

Attached please find our complete presentation, including appendices.

I am aware that the deadline for submission was June 21, 2023, and it is my understanding that if our presentation and this cover letter cannot be included in the agenda for June 26, it will be in the agenda package for the July 4 HAC meeting.

Thank you

Paula Rennie for
Friends of Blockhouse Hill

Blockhouse Hill and the Role of Common Lands at Lunenburg

Introduction

Good evening, members of the Heritage Advisory Committee. Thank you for the opportunity to speak to the draft Heritage Conservation District By-law. Friends of Blockhouse Hill object to the current draft of the By-law, as it is based on an incomplete understanding of the history of Lunenburg and the role of the common lands, as we will now explain in greater detail.

We would like to review important considerations relevant to the surviving common lands surrounding Old Town Lunenburg arising from the motivation of Lunenburg Town Council to declare a substantial portion of these lands as surplus, for the development of residential medium and high-density housing. The Town of Lunenburg (“Town”) have appointed 2 architectural firms to provide design concepts for housing at the common lands north of King Street (5.33 acres) and the common lands at Blockhouse Hill (22.53 acres). Both areas are on undeveloped land extending to Lunenburg’s Back Harbour, provide impressive view planes from the Town and represent 35% of the Buffer Zone defined by the Town to support the 1995 UNESCO inscription of Old Town Lunenburg (“Old Town”) as a World Heritage Site (“WHS”).

There is a long history of debate within the community as to whether these properties should be developed; the Town has on several occasions explored options to develop, none of which were acted upon, and the community has continued to enjoy these open spaces. Over the years these land areas have been zoned to varying extents as Parkland and Residential. Prior to 2017, these land areas were managed by the Town, but owned by the townspeople and subject to a trust arrangement initiated within the original Crown grant in 1758. In 2017 the Town initiated provincial legislation which transferred ownership of these lands to the Town and removed any duty of trust to the townspeople. The Town did not seek any process of release from the townspeople prior to the legislation being enacted on 26 October 2017.

Project Lunenburg Strategic Planning - CCP

In 2018 Lunenburg Town Council initiated a new strategic town planning process, establishing a Steering Committee and appointing various consultants including, UPLAND Planning, Brighter Communities, EVOQ Strategies, etc., with the objective of producing a Comprehensive Community Plan (CCP) to provide a 40-year strategic plan for the Town. This strategic planning process was expected to produce new regulatory documents including a Municipal Planning Strategy (“MPS”), Land Use By-Laws (“LUB”), Historic Conservation District Background Study (“HCDB”), and Historic Conservation District Plan and By-Laws (“HCDP”). The MPS and LUB were approved by the province with effect 22 September 2021. The HCDB and HCDP are in draft form and currently under review.

The Project Lunenburg/CCP process commenced with a series of topical community engagements including surveys, public workshops, “Pin-Point” surveys, and selected stakeholder interviews during the period April 2019 to January 2020. The consultants produced “What We Heard” reports following each public engagement segment which evaluated results from the different forms of public participation. The community engagement process did not include any test cases or discussion topics that would indicate

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the Steering Committee/ Town Council intended to introduce an extremely ambitious effort to liquidate for development the majority of the Town's undeveloped or underperforming real estate in order to substantially raise the tax base through densification and doubling of the town's population base. In addition, there do not appear to have been efforts to promote community discussion around the role of the UNESCO WHS in Lunenburg.

Following the initial CCP data collection and public engagement process, the consultants transferred the final report drafting process to another team within their organization. Fortunately, the data collection process was completed just as COVID struck Nova Scotia. Unfortunately, the public engagement sessions to review the draft CCP Strategic Plan, were severely curtailed due to the outbreak of COVID. Given the impact of COVID, it is unclear whether the public had sufficient opportunity to evaluate the draft CCP Strategic Plan before it was adopted by Town Council on 7 November 2020. Consequently, it has taken some time for the community to recognize that the CCP does not reflect what the community expressed to the consultants. Furthermore, the CCP does not attempt to assist the community by offering any explanation as to why the recommendations of the final report are significantly different than what the community expressed as recorded in the "What We Heard" reports. There is no limitation of scope noted within the CCP report which could explain why some important areas and background history are omitted from consideration by the CCP. *(See Appendix A for a detailed summary of the CCP "What We Heard" reports).*

Cascade Effect of CCP

Unfortunately, the CCP Strategic Plan also informs the development of the MPS, LUB, HCDB and HCDP which again do not adequately meet or reconcile the expectations of the community and also reflect insufficiently explored areas that are critical to defining the Town's heritage values and cultural landscape. The result is a report and a series of planning control documents that reflect a development policy which is contrary to the wishes of the community for open green spaces, by placing medium and high-density residential zoning on the open common land that carries significant historical relevance to each of the indigenous, Acadian and foreign protestant communities and forms a key component of the UNESCO WHS inscription attributes and Buffer Zone. There are many areas of the CCP that are well considered and valuable to the community, however the significant contradictions with the recorded preferences of the community, the exclusion of key historical background and limited consideration of some key topics do not yield a strategic plan that is either comprehensive or community based, and is unlikely to provide a solid foundation for the future development of the town.

The upper elevations of the Blockhouse Hill portion of the common lands represent the highest north-east elevation of the Old Town Lunenburg site (40 meters) and have been re-zoned from parkland to medium density residential. Notwithstanding the fact that this elevated area is part of the UNESCO buffer zone, development on this ridgeline will create a significantly altered backdrop to the appearance of Old Town Lunenburg when viewed from many points, particularly from across the harbour. In addition, the remarkable panoramic and historically important view planes afforded from Blockhouse Hill will be eliminated. In April 2010, a new WHS Strategic Plan was developed "Town of Lunenburg Heritage Sustainability Strategy"; this plan included a solid base of information about the history of the WHS and Parks Canada relationship, and makes several specific warnings about development within the common

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lands. Regrettably that plan was never adopted, but still serves as a useful resource that does not appear to have been considered in the CCP process.

The HCDB and HCDP develop the concept of a “Transition Zone” which attempts to cover a number of different areas of the Town outside of the historic conservation district, and in the current HCDP, covers all of the UNESCO buffer zone. The definitions provided in the HCDP are minimal and indicate that any of the Transition Zone land can be developed, but the architectural controls are unclear – it seems that anything clad in wood will be considered including commercial and marine industrial and allows for plastic and metal storage units. Until the WHC is in agreement to development in the WHS buffer zone, this does not seem to be a rational approach and invites criticism from the WHS.

Due to an incomplete assessment of critical historic background within the CCP, the ensuing policy and regulatory documentation is similarly impaired. This has led to a risky premise that the surviving common lands of Old Town Lunenburg can be developed for medium and high-density housing provided that appropriate architectural and landscape treatment can somehow enhance the WHS and achieve the consent of the World Heritage Committee to make substantial changes to the WHS Buffer Zone, including the removal of important historic view planes. The key information missed by the Town staff, council and various consultants is contained in the original 1994 UNESCO WHS nomination files.

Role of the Commons and Colonial Town Planning

The open spaces surrounding the old town played a significant role in Lunenburg’s successful nomination as a World Heritage Site (WHS) in 1995, and in defining its ongoing heritage value. Converting these key open spaces to residential development undermines the historical integrity of the old town and introduces scrutiny of its UNESCO designation.

To establish Lunenburg as a globally unique small town, the primary focus of the UNESCO nomination application was placed on the surviving evidence of a planned colonial town. The development of a substantial body of vernacular architecture was an important secondary element. Academic research about planned colonial towns such as Lunenburg, identifies 4 key components to be found in their plans; a) grid plan layout of lots and streets, b) public spaces within the grid, c) defensive fortifications around the perimeter and, d) common lands around the plan for the use of townspeople. (Source: Prof. J David Wood, York University, “Grand Design on the Fringes of Empire: New Towns for British North America”, *Canadian Geographer*, 1982)

Contrary to a number of current documents adopted by the Town, Lunenburg was not planned in London, nor was the plan implemented without regard to the topography. The following statement contained in the August 2022 *Lunenburg Old Town Historic Conservation District Review Background Study* adopted by Town Council on 9 August 2022 and submitted to the province, is incorrect and misrepresents the history of Lunenburg’s grid plan;

“..... The town plan was drawn in London without considering the local topography; the surveying was executed almost exactly as it was drawn. Consequently, the block pattern is perfectly straight, with streets ranging from relatively flat to surprisingly steep.”

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Lunenburg was planned by Nova Scotia's first Surveyor General, Charles Morris (1711-1781) who spent considerable time on site at Lunenburg beginning in April 1753 when he worked with settlers and soldiers to clear and lay out a plan on the ground. By June he was staking individual lots, and sent a plan for the Town to governor Hopson on 27 June 1753. He was joined by Colonel Charles Lawrence in June 1753 with more settlers who were driven to erect defenses before developing their own plots. Previously, in 1751-52 Morris had surveyed the coast from Liverpool to Chezzetcook, recommending the Lunenburg site for his second planned town in Nova Scotia (his first was Halifax). Morris had seen active duty as a British regiment captain at Annapolis and Grand Pré, so we can assume that the defensive capabilities of the sloping hill site of Lunenburg and a good harbor would have been important features to him. Morris went on to an important public career and designed many other towns in eastern Canada. *(Source: Phyllis Blakeny, Chief Archivist, PANS - Entry in Dictionary of Canadian Biography).*

During that period, the process of British colonial town planning followed a prescription for orderly settlement of new territory which was contained in the orders to each Governor (or equivalent) serving in Britain's colonies. These orders were generally a verbal description of how a settlement should be laid out with allowances for town squares, commercial and public functions, sizes for land allocations etc. and based on a grid pattern. The local survey officer would then be responsible for applying these rules to devise an appropriate plan, subject to the Governor's approval. Therefore, the instructions for establishing towns followed a familiar pattern in many British colonial settlements, but they generally did not come from plans or models sent out from London and were subject to reasonable local discretion in final layout. *(Source: Prof. J David Wood, York University, "Grand Design on the Fringes of Empire: New Towns for British North America", Canadian Geographer, 1982)*

Similar to many British colonial town plans, the Morris plan for Lunenburg featured the familiar 4 key components, a) grid plan streets, b) public squares, c) defense components, and d) common lands. The defensive components included blockhouses, barracks, palisades, and glacis (an open downward slope from a defended position) using the slopes rising up around the town site. In Morris' work on the Halifax commons, the open commons around a town were set aside for gathering firewood and animal feed/grazing by the townspeople and in Lunenburg's case, also provided clear views to detect any threats coming from land or sea, for signaling, and as a defensive glacis. The original settlers of Lunenburg emigrated as farmers, not fishermen, so the need for commons around the town was critical. After nearly 10 years of settlement, Morris observed that the settlers "...have no inclination for the Fishery..."

UNESCO WHS Nomination and Risks

In preparing the UNESCO nomination for Lunenburg it was recognized that the uniqueness of Lunenburg, in contrast to many other British and European planned colonial towns all over the world, had to be clearly established to achieve the required support of the World Heritage Committee (WHC). An extensive analysis provided by Parks Canada of 21 other planned settlements resulted in the conclusion that Lunenburg was indeed unique as it still had evidence that all 4 elements of a planned town had survived. A number of other sites had 3 of the 4 elements, but only Lunenburg still had sufficient common lands and evidence of fortifications to qualify as unique. The nomination proposal was reviewed by the international chapter of The International Council on Monuments and Sites (ICOMOS); they suggested deferring the nomination until a more thorough study of other European and British planned colonial settlements could confirm Lunenburg's uniquely surviving attributes, but

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ultimately supported the validity of the planned town comparisons provided in the Lunenburg nomination.

By early 1995, it was becoming clear that acceptance of the Lunenburg nomination was not to be easily won. At the 1995 WHC Paris conference, some delegates felt the town and its structures were not old enough, but in the final deliberation, ICOMOS recognition of the town's surviving 4 elements of a planned town, resulted in acceptance by a majority of the delegates. The unique survival of the common lands at Lunenburg had become the tipping point in the acceptance of the Lunenburg WHS nomination. Apparently, the outcome was sufficiently uncertain, that the Mayor and his wife decided not to attend the WHC meetings in Paris.

The above information is readily derived from the nomination package prepared by the town and Parks Canada, from the ICOMOS advisory review of the nomination and from Canadian Biographical entries prepared by Phyllis Blakeney of the NS Archives. Prior to and subsequent to the acceptance by the WHC of the nomination, several requests were made by ICOMOS, the World Heritage Center and Parks Canada for clarification concerning the controls over the UNESCO buffer zone common lands, including Blockhouse Hill and Gallows Hill. Initially, these requests were satisfied by acceptance that the townspeople and Town council demonstrated substantial commitment to heritage values, the UNESCO designation and control of Town land in the buffer area. Following the 2013-14 WHS periodic review and a subsequent visit by ICOMOS international to Lunenburg, further requests were made to establish the UNESCO buffer zone more precisely, which ultimately resulted in the town providing an updated 2016 map of the buffer zone covering all town-controlled land surrounding the WHS. At that time in 2016, the common lands were still held in trust for the townspeople of Lunenburg; that would change in late 2017 when the town seized ownership and removed all obligations of public trust with Bill 36 of the NS Legislature. Historically, there has been a consistent interest from the World Heritage Center to maintain the buffer zone as it is.

There is a notion within the HCDB and HCDP that the buffer zone is somehow new or retroactively applied without definition. This is incorrect; given the importance of this buffer zone which contains the evidence of the surviving common lands unique to Lunenburg, the buffer zone at Lunenburg has been a frequent point of concern from the UNESCO World Heritage Center which saw a number queries from 1995 to 2016 when the Town provided a more precise map reflecting the Town controlled lands as the buffer zone. A similar process took place at other WHS buffer zones in the 2012-2016 period where surveys were updated and even re-executed in some cases.

Over time, the UNESCO language used to describe and define the attributes and authenticity reflected in Lunenburg's statement of outstanding universal value has been condensed and poorly modified, from which a casual reader might infer that the surviving common lands are not of great importance to Lunenburg's WHS designation. However, when substantial site revisions or concerns are raised, the World Heritage Center will engage in a full and thorough analysis of the entire file and history of the WHS in question, which will resurface all of the original context and research performed to define the unique heritage value of the site to assist the deliberations of the WHC. Preserving the surviving common lands is therefore far more critical to Lunenburg's designation than might appear to be the case.

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UNESCO expects that the state party (Parks Canada) and local site management (Lunenburg Town) make every effort to protect and enhance the integrity and value of the WHS. Making changes to the boundaries or significant changes to what is permitted to be done within the boundaries of either a WHS or its accompanying buffer zone requires that the state party prepare an historic/environmental impact study AND provide notice in advance to the World Heritage Center of their intentions. Generally, the WHC expects that changes to and within a WHS and its buffer zone will enhance the value of the site. Depending on the significance of the impact and other factors, ICOMOS international may be requested to independently evaluate the request. Substantial revisions to a WHS and its buffer zone require a substantial review and potentially submission of a new nomination request. Given the important role that the surviving common lands play in establishing the unique characteristics of the Lunenburg WHS, it is very unlikely that the WHC will be persuaded that elimination of a large portion of the surviving common lands for development of medium and high-density housing and the elimination of historically important view planes, can represent an enhancement of a WHS which has been praised for avoiding encroachment through development. Recent provincial adoption of the 2022 MPS and LUB Zoning changes to medium and high-density housing within the buffer zone without impact assessment and notification to the WHC may not help Lunenburg's position with the WHC. In addition, relative to other World Heritage Sites, Lunenburg has not been successfully developed as a WHS by local and state parties to enhance the UNESCO values; there is no WHS Management Plan in place, there are inadequate interpretative facilities, limited UNESCO community awareness and engagement, limited ongoing research and extremely limited collaboration with other sites and Parks Canada. Opening a challenge with the WHC over an ambitious plan to develop within a WHS buffer zone while little else is being well managed is likely to be extraordinarily difficult.

Lunenburg has engaged with Parks Canada on UNESCO matters in respect to the significant changes made actionable through the UPLAND CCP. From the limited correspondence we have seen between Lunenburg and Parks, the Lunenburg tone is terse, while responses from Parks have been reasonable. In respect to a number of actions proposed by Lunenburg to develop or sell its assets within the UNESCO site and buffer zone, Parks has said that they cannot comment until they see conceptual designs. This has resulted in the Town spending significant money and staff time on raising these conceptual designs. However, if the unique attributes of Lunenburg's surviving open spaces had been embraced as important elements of Lunenburg's heritage value beforehand, the need for some of these proposals would have been eliminated or significantly scaled down, reducing the conceptual plan efforts. It would also have been within reason to prepare a trial balloon heritage impact assessment to obtain early feedback from the World Heritage Centre; unfortunately, Parks Canada did not suggest this.

Conclusions

In conclusion, there has been a failure to rigorously comprehend and reflect the historical background of Lunenburg, both as a World Heritage Site, and as a heritage asset for the community and all of Canada. This failure has resulted in mis-allocations of time and money to consultants and staffing resources, and has harmed the relationship between the townspeople and the current town governance process. It has also resulted in a 40-year strategic plan, "Comprehensive Community Plan", which is disconnected from the expectations of the community and the factual underpinnings of its heritage. The draft "Heritage Conservation District Plan and By-Law" is an outcome of the CCP's ambitious focus on development in inappropriate locations, so it is also a flawed document as it presently stands. There are

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many good features in the new draft HCDP, but in addition to the fundamental issues reviewed here, it requires a thorough edit to remove unintended misstatements, improve and expand the definitions of planning areas, a thorough legal review, and provide the anticipated illustrations, etc.

The role of the Morris plan and its surviving open spaces are clearly an important and integral component of the history and heritage of Lunenburg; they were a key to achieving the UNESCO designation and today form an important part of the cultural landscape and heritage defining values of the Town of Lunenburg and its people as they transitioned and built new lives in a demanding setting and interfaced with different cultures. The common land hillsides have also served as important spaces to Mi'kmaw culture, an encampment and meeting point of the Mi'kmaw people with the Acadian and later the foreign protestants and likely contain unexplored archeological material and land use information. Irrespective of the heritage value provided, these open green spaces have provided opportunities for recreation, relaxation and enjoyment for many people over many generations. To omit them from consideration and convert them into medium and high-density housing does not reflect good urban design, and places the future of Lunenburg on an uncertain path. The UNESCO designation is a globally recognized honor that was not easily won, it represents the dedication of the local community and the government of Canada to achieve, but requires dedicated care at the Lunenburg town level and beyond to retain and enhance.

There is an important, but sadly ironic policy included in the new draft HCDP. If this was closely followed, Lunenburg would be benefiting from a new era of affordable housing development in appropriate locations and embarking on a new relationship with UNESCO and agencies of the federal and provincial governments.

“Policy 23: It is Council's policy to, with partners, conduct and compile research on all aspects of Old Town Lunenburg Heritage Conservation District's history to ensure the district's authenticity now and into the future.

Council seeks to encourage high-quality research on the district's history and management to ensure truthfulness and avoid falsifying history. In the past, the district's recognition and management, including identifying character-defining elements at different levels of government, has been based on cursory or spurious research. This lack of historical rigour is detrimental to the authenticity of the district. Research will adhere to professional standards, including triangulating data such as archival documents, period photographs, site surveys and oral histories.”

The policy is ironic because it contradicts a number of recent actions taken by the Town, and it begs that some very important questions be considered;

- the Town has in the past, and continues to demonstrate, a remarkably short memory of important commitments and policy decisions in its own historical files supporting council decisions. Does this represent a disregard for historical rigor or is this possibly a result of under-managed turnover points in staffing and councilor appointments?
- would the CCP have focused the Town's 40-year strategy on developing the land in the old commons if the Steering Committee and Project Lunenburg Consultants had engaged in

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thorough and high-quality research of the historical files highlighting the importance of the commons to Lunenburg's town plan and UNESCO nomination?

- would the CCP have instead focused on other locations to grow the Town if it had taken a thorough approach to understand the district's history and respected the Town's authenticity?
- would the HCDB documents approved by council and the province have contained false statements about the history of the town plan if thorough professional research had been conducted?

Competent historical research and the efforts to promote continuing historical and archeological work should be a first priority mission for Lunenburg to retain its enviable world-wide recognition as the best surviving example of a British colonial planned town adorned with a remarkable legacy of vernacular architecture. Sadly, the awareness of the importance of this heritage appears to have deteriorated substantially since the awarding of the UNESCO designation; the Town, more so than Parks Canada, needs to take the initiative to reinvigorate its role with UNESCO and refocus its development agenda if it wishes to retain its valuable UNESCO designation.

Appendix A

Comprehensive Community Plan Community Engagement Review

The Project Lunenburg/CCP process commenced with a series of topical community engagements including surveys, public workshops, “Pin-Point” surveys, and selected stakeholder interviews during the period April 2019 to January 2020. The consultants produced “What We Heard” reports following each public engagement segment which evaluated results from the different forms of public participation. The community engagement process did not include any test cases or discussion topics that would indicate the Steering Committee/ Town Council intended to introduce an extremely ambitious effort to liquidate for development the majority of the Town’s undeveloped or underperforming real estate in order to substantially raise the tax base through densification and doubling of the town’s population base. In addition, there do not appear to have been efforts to promote community discussion around the role of the UNESCO WHS in Lunenburg and little guidance is offered for repairing Lunenburg’s underperforming role as a WHS.

1. It is noted that the public information gathering “workshop” sessions were all performed before COVID shut-down (ca February 2020), the reports and process seem thorough, and while they did capture the attributes of the participants for the initial written/on-line survey (residential location, age, etc.) they did not seem to capture it for the physical group sessions. The greatest levels of participation (workshop attendance plus Pin-Points) were for Arts & Culture, Sustainability & the Environment, and Recreation & Open Spaces; Housing had a high workshop turnout, but low public engagement overall. Following the “workshops”, interviews were conducted with 20 key community and business stakeholders in Jan & Feb 2020; neither Parks Canada, nor Provincial Gov’t were included. There were then supposed to be 3 public engagement sessions to review the draft plan development and prioritization - these sessions did not commence as planned and were impacted by COVID; portions were held on-line, which in the early days of COVID and limited technology must have been very difficult to conduct.

2. A very quick summary of the “What We Heard” reports in particular reference to open space, Blockhouse Hill (“BHH”) and housing shows the following;

- community places a high value on the small-town feel, heritage, arts and culture, and access to open spaces, trails etc.
- NSCAD was considered a very valuable resource for the town, but needed better management/facilitation
- virtually all discussion about housing was focused on affordable housing (purchase and rent), and some excitement about the concept of blended communities (seniors, young people, families with kids etc.)
- many people were concerned with their ability to pay municipal taxes and costs of property upkeep

Appendix A – cont'd

- there were divided opinions about development at Blockhouse Hill and the waterfront (perhaps less divided, considering low participation for the housing survey pin-points where most the pro-development support came from);
- many valued the open space at BHH while some saw it as a nice place for development
- suggestions were made to create an amphitheater or a botanical garden at BHH, as well as leaving it as it is
- the community were concerned with transparency of process of the Town Council, use of in-camera meetings and lack of cooperation/communication between councilors and town staff.

3. Contrary to the community input, the final CCP report comes out with a strong recommendation to relocate the campground and build on all of Blockhouse Hill except the existing small park. The report emphasizes “inclusion” of affordable housing (municipal land bank, community land trust etc.). There is very little reference in the CCP made to UNESCO or the WHS buffer zones in the entire CCP, and from the limited references that are made, the various CCP reports demonstrate a limited understanding of the background of the Lunenburg UNESCO Nomination, and very limited knowledge about how the UNESCO World Heritage Site management process works.

Aside from the community engagement process, the CCP process does not appear to have fully explored a number of aspects of the Town and its history that should have informed the development of the plan; the stated scope of the CCP does not indicate that these areas were intentionally excluded.

- The period from the mid 1970's to early 2000's resulted in significant research about the town's early history and development and the awarding of the UNESCO WHS inscription in 1995. A review of this information would have identified the important historical roles served by the common lands in protecting and meeting the needs of the agrarian foreign protestant settlers before they turned to the sea for a living.
- In more recent times, the transition from the fishery to a tourist economy and a significant influx of new permanent and seasonal residents are important changes that would benefit from evaluation and discussion to assess opportunities, challenges, changing social and economic factors and culture.

Appendix A – cont'd

- The efforts to achieve the UNESCO inscription as a World Heritage site introduced the Town to a relationship with UNESCO, predominantly through Parks Canada as the agency of the Canadian government. The early phase of this relationship was productive and achieved the inscription, but since inscription, federal support has declined to a negligible level and the Town is at risk of losing its awareness and appreciation of the UNESCO designation. This is an important area where the CCP offers little strategic guidance.
- Favourably, the CCP does recommend that a clear commitment be made to address the previously unbalanced coverage of indigenous and Acadian history of the area. Some suggestions are made to achieve this, but it requires much more strategic thought than is covered in the CCP.

The introduction to the CCP report makes sweeping statements about being rooted in the enthusiastic community foundation for the strategic plan, etc. It is therefore odd that the plan then makes recommendations which Upland as consultant would know to be divisive from the public input that they received which showed substantial support for preserving open space, small town feel etc., etc. We can only surmise that the CCP final report preparation itself was driven by a few people on both the Steering Committee and Upland, all of which were isolated by COVID, who for some reason ignored or overlooked significant elements of the community input process and the background history of the UNESCO designation. And we also know that an election was held prior to the plan being adopted, and while the prior councillors accepted the CCP Plan, they deferred adoption of the plan to the new Town Council.

Blockhouse Hill and the Role of Common Lands at Lunenburg

Appendix A – cont'd

Summary - What We Heard Reports

	<u>Ind Survey</u>	<u>W/S</u>	<u>Social Pinpoint</u>	<u>Total</u>
Housing (?? April, 2019) - <i>Note of “debate” ref housing on BHH</i>	255	140	30	425
Arts & Culture (Aug & Nov, 2019) <i>-ideas for amphitheatre, botanic garden or sculpture garden at BHH</i>	262+150	60	512	985
Recreation and Community Spaces (Sept 26, 2019 W/S) - <i>No references to development of BHH, but ideas about improving or leaving BHH as is.</i>	262	30	462	762
Sustainability & Environment (Oct 24, 2019) <i>-no references to BHH</i>	262	50	487	799
Economic Development (Jan 9, 2020) <i>-some survey resp. felt BHH should be developed, others felt it should remain</i>	262	40	450	752
Governance & Collaboration (Jan 23, 2020) <i>-no references to BHH</i>	262	35	465	762

From: John Bossom <john.bossom@gmail.com>
Sent on: Friday, June 23, 2023 5:17:26 PM
To: Hilary Grant <heritagedev@townoflunenburg.ca>
CC: john.bossom@gmail.com
Subject: For Hilary Grant...

CAUTION: THIS IS AN EXTERNAL MAIL

Hi Hilary, just to follow up on our conversation, I know you are probably familiar with the Nova Scotia Archives. Please see this link from 1975 in "Lunenburg by the Sea".

<https://archives.novascotia.ca/lunenburg/archives/?ID=144>

"This bungalow-style house at 91 Creighton Street is an ideal example of the style, with its low-pitched roof, large overhangs and rafter ends. It can be found on The Underwriters Survey Bureau *Fire Insurance Plan of Lunenburg*, printed in 1939.

Date: 1975"

Best regards,

John E. Bossom

91 Creighton St.

Lunenburg, NS

From: captainsbellbandb <captainsbellbandb@gmail.com>
Sent on: Sunday, June 25, 2023 11:40:52 AM
To: OurHeritage <OurHeritage@townoflunenburg.ca>
Subject: Inclusion of old town

CAUTION: THIS IS AN EXTERNAL MAIL

Dear Hilary.

This is to let the town council know that we are against including our home into the heritage conservation plan.

According to our deed our house was built in 1906 and before that it was a farmers field. At no time was our property in the British grid area.

This is just another tax grab by town bureaucrats to justify their positions.

It's interesting that these same bureaucrats want to nickel and dime us for our "heritage " but then want to develop the block house hill and remove hundreds of tourists staying in our town to view our " heritage ".

Are we going thru all this work for just day trippers.

Best regards.

Grant and Karen Vandyken

Sent from my Galaxy

From: Erin Robison <erin.robison@gmail.com>
Sent on: Tuesday, June 27, 2023 12:45:53 AM
To: Hilary Grant <heritagedev@townoflunenburg.ca>
Subject: Re: Wooden Sash Windows & Heritage Bylaw

CAUTION: THIS IS AN EXTERNAL MAIL

Hello Hilary!

I thought I'd submit my thoughts from tonight in case they have not been transcribed; I'm submitting this as it's written here in chicken scratch in my book and as I spoke it; run-on sentences and all, hehe :

Heritage Advisory Committee Public Participation Meeting, Re: UNESCO Bylaw Amendment - Mon. June 26, 2023 - Lunenburg Town Hall

Lunenburg is a town & a county which claims to protect the character and integrity of historically significant buildings within UNESCO limits and beyond.

What I have to say today is communicated via specific example but is implicated in broader themes and conversations of succession, labour, and in community value + vibrancy.

The first slide I saw this evening [at Heritage Advisory Committee Public Participation Meeting, Re: UNESCO Bylaw Amendment, Mon. June 26, 2023, Lunenburg Town Hall] was of a beautiful handmade wooden window sash. It is important to note that wooden sash are not protected under current UNESCO bylaw [in Lunenburg]. In the long term, properly fitted wooden window sash with storm windows have been proven to be as, if not more, efficient than hollow-core vinyl windows. Not only this, but as we in Lunenburg know to be true, wooden sash have the potential to last several decades longer. This statement is conservative if you consider that all parts and components of wooden sash /storms are repairable or replaceable using historic modes and materials by skilled trades people.

When we create opportunities through bylaw for succession in trade, we set our UNESCO world heritage status up to succeed in its mandate and challenge contemporary, conventional, & contextually irrelevant solutions & narratives as they pertain to our choices here in Lunenburg.

Many UNESCO Heritage Sites far less affluent than Lunenburg have much more stringent bylaws w/ regards to building material, maintenance, & of accuracy & character.

The question becomes what is best for our buildings? What is best for our trades economy on which "this whole thing" depends so heavily? What difference does colour make if you are coating your house (which has been breathing for 100+ years) in a coat of polyurethane (plastic) paint?

What historically appropriate & culturally & sustainably relevant options do we have?

Which economies & skills do these policy decisions support & which do they let die?

Which choices do we make in this room which specifically invest, or more urgently, divest from our local community & young work force.

Appendix D – Old Town Lunenburg’s Protection and Valuation Relative Authenticity of Setting

The approach taken to maintain the authenticity of Old Town Lunenburg World Heritage Site's setting has been characterized by inconsistency and ambiguity. Contradictory zoning decisions, a lack of comprehensive protection measures for the site's immediate surroundings, and the absence of clear boundaries have created confusion about what it means to maintain a distinction between urban and non-urban areas. This analysis highlights the inconsistencies in defining boundaries, protecting open spaces, and managing potential development.

Inconsistent Definition of Boundaries:

The 1994 World Heritage nomination document acknowledges that Lunenburg's authenticity as a British model town lies in its adherence to four principles: geometrically regular streets and blocks; the allocation of public spaces; an allowance for defensive fortifications; and a distinction between urban and non-urban areas. However, the nominated World Heritage Site, defined as 33.47 hectares, encompasses only the grid plan and the waterfront, effectively excluding the common lands and leaving them outside the site's boundaries. There was no mention of setting or boundaries in the 2009 Periodic Report to UNESCO. In the 2013 periodic report to UNESCO on Old Town Lunenburg mixed information is provided on the Buffer Zone. It alternately indicates that there is no Buffer Zone (Section 1.3) and that there is a Buffer Zone (Section 4.1.1). In Section 4.1.6, the municipal Heritage Conservation District is referred to as the Buffer Zone. The 2000 Old Town Lunenburg Heritage Conservation District Plan and By-law does include areas outside the original town grid, including some Academy Lands and the crest of Blockhouse Hill. The nomination said Old Town Lunenburg was protected by a natural buffer and restrictive zoning. Section 4.3.1 of the 2013 periodic report to UNESCO on Old Town Lunenburg states that “The property of the Old Town is surrounded by a natural buffer zone in the form of water to the north and south and very steep slopes on the other sides, upon which development is impractical.” In 2017 (41 COM 8D), the boundaries of Old Town Lunenburg were updated as part of the Retrospective Inventory which, starting in 2004, sought to clarify unclear boundaries for site’s inscribed on the World Heritage List between 1978 to 1998. The boundaries of the World Heritage Site remained the same, but the current 32.44 ha buffer zone was added that included all Town owned lands. This included more town lands than the open spaces surrounding the grid, some which was already developed and some that have since been developed. These discrepancies create ambiguity regarding the true extent of the protected area.

Contradictory Opinions on Development and Non-Urban Space:

The nomination document emphasizes the importance of maintaining Lunenburg's original model town plan intact and warns against overwhelming it with excessive growth or obscuring it through neglect. Yet, despite Old Town being deemed authentic in setting and adequately protected through restrictive zoning, Map 6 appended to the nomination shows Upper King Street and Blockhouse Hill as zoned for residential development, such that nominators and reviewers knew these areas were not protected as undeveloped green space and might be built upon. Bill Plaskett’s 1994 report ‘Towards the Establishment of a Heritage Conservation District in the Town of Lunenburg,’ which led to the drafting and adoption of the current Old Town Lunenburg Heritage Conservation District Plan and By-law, argued that protective measures should apply not only to the area of Old Town’s grid plan but the surrounding area. Later, in 2010, Herb Stovel and Francois Lablanc argued for expanding heritage

protection to encompass a wider area, including Gallows Hill, Blockhouse Hill, and the views across the harbor. “Given the prominent place of this open space in the description of the inscribed world heritage district’s attributes” Stovel and Leblanc argues that “should it be reduced or marred - even tastefully – this will open the Town and Parks Canada up to legitimately founded concerns that OUV [Outstanding Universal Value] is at risk.” In 2015, the World Heritage Committee adopted a new Statement of Outstanding Universal Value (39 COM 8E Appendix L). Where previous World Heritage Committee rulings did not mention authenticity of setting, the current 2015 statement does. This Statement of Outstanding Universal Value was reviewed by ICOMOS International. Staff have yet to locate ICOMOS International’s report. Parks Canada has not indicated that reducing green space on Town-owned lands would de facto threaten Old Town Lunenburg’s Outstanding Universal Value. Rather, they have indicated that design schemes are necessary to complete a heritage impact assessment, suggesting appropriate development is possible.

Staff requested additional information on the World Heritage Buffer Zone from Parks Canada staff June 26, 2023. Parks Canada could not supply any clarity at the time but will be meeting with staff towards clarifying Old Town Lunenburg’s authenticity of setting and the World Heritage Buffer Zone in relation to possible development in the coming weeks.

2006 Statement of Outstanding Universal Value

Old Town Lunenburg is the best surviving example of a planned British colonial settlement in North America. Established in 1753, it has retained its original layout and overall appearance based on a rectangular grid pattern drawn up in the home country. The inhabitants have safeguarded the town’s identity throughout the centuries by preserving the wooden architecture of the houses and public buildings, some of which date to the 18th century and which constitute an excellent example of a sustained vernacular architecture tradition. Its economic basis has traditionally been the offshore Atlantic fishery, the future of which is highly questionable at the present time.

Criteria

(iv) Old Town Lunenburg is a well preserved example of 18th century British colonial urban planning, which has undergone no significant changes since its foundation and which largely continues to fulfil the economic and social purposes for which it was designed. Of special importance is its diversified and well-preserved vernacular architectural tradition, which spans over 250 years.

(v) It is an excellent example of an urban community and culture designed for and based on the offshore Atlantic fishery which is undergoing irreversible change and is evolving in a form that cannot yet be fully defined.

2015 and Current Statement of Outstanding Universal Value

Brief synthesis

Old Town Lunenburg is the best surviving example of a planned British colonial settlement in North America. Established in 1753, it has retained its original layout and overall appearance, based on a rectangular grid pattern drawn up in the home country. The inhabitants have safeguarded the town’s identity throughout the centuries by preserving the wooden architecture of the houses and public buildings, some of which date from the 18th century and constitute an excellent example of a sustained vernacular architectural tradition. Its economic basis has traditionally been the offshore Atlantic fishery, the future of which is highly questionable at the present time.

Criterion (iv): Old Town Lunenburg is a well-preserved example of 18th century British colonial urban planning, which has undergone no significant changes since its foundation, and which largely continues to fulfil the economic and social purposes for which it was designed. Of special importance is its diversified and well-preserved vernacular architectural tradition, which spans over 250 years.

Criterion (v): Old Town Lunenburg is an excellent example of an urban community and culture designed for and based on the offshore Atlantic fishery which is undergoing irreversible change and is evolving in a form that cannot yet be fully defined.

Integrity

Within the boundaries of the 33.85 ha property are located all the elements necessary to express the Outstanding Universal Value of Old Town Lunenburg. The property encompasses the intact original town plan in its entirety, missing only the fortifications that surrounded the town in its early years, but of which there are no surviving above-ground remains. Its boundaries adequately ensure the complete representation of the features and processes that convey the property's significance, and there is a 32.44 ha buffer zone. The property does not suffer unduly from adverse effects of development and/or neglect.

Authenticity

Old Town Lunenburg is authentic in location and setting, forms and designs, materials and substances, and uses and functions. The original British colonial town plan remains evident, including the regular layout of property parcels in a grid pattern with geometrically regular streets, central public spaces, and key community structures, with a functioning waterfront as its focus. In terms of forms and materials, there is a harmony of scale, siting and materials (predominantly wood) throughout the property, and a regional architectural vocabulary that includes the 'Lunenburg bump', an indigenous five-sided dormer. While a continuing vernacular architectural tradition is integral to the property's Outstanding Universal Value, there has been very limited infill in the modern era. Many of the property's historic uses and functions survive.

Most of the recent changes to the property are renovations to specific buildings, some of which have better conveyed the heritage value of Old Town Lunenburg than others. Due to long-term economic circumstances, there are also ongoing pressures on property owners in terms of rising property values, maintenance costs, and the challenges of retaining historical accuracy in restoration planning.

Protection and management requirements

Old Town Lunenburg, which is almost entirely in private ownership, is commemorated by the Government of Canada as a National Historic Site (1991) and protected under two key pieces of provincial legislation, the *Municipal Government Act* (1998) and the *Heritage Property Act* (1989), which enable the municipality to create, respectively, land-use and heritage by-laws. In this context, the municipality adopted the *Heritage Conservation District Plan, By-law and Guidelines* in 2000 (consolidated in 2001). In order to better manage the community as a World Heritage property and ensure the continuing protection of the town's heritage resources, the Town of Lunenburg Heritage Sustainability Strategy (2010) has been developed to guide its development, including the identification of heritage, culture and tourism prospects that may produce economic opportunities for the community.

Sustaining the Outstanding Universal Value of the property over time will require managing, to the degree possible, ongoing pressures on property owners related to rising property values, maintenance costs, and the challenges of retaining historical accuracy in restoration planning. It will also require developing and implementing mechanisms to encourage building renovations that fully respect the heritage value of Old Town Lunenburg. Special attention will be given over the long term to monitoring and taking appropriate actions