

HERITAGE ADVISORY COMMITTEE MEETING AGENDA

TOWN OF LUNENBURG

Wednesday, September 09, 2026, at 6 pm

Council Chamber, 120 Townsend St.



NOTICE: Heritage Advisory Committee meetings are open to the public and held in Town Hall. Please use the back entrance at 120 Townsend Street.

1. CALL TO ORDER

2. LAND ACKNOWLEDGEMENT

This meeting takes place in the traditional and ancestral territory of the Mi'kmaq people. We are all Treaty people.

3. APPROVAL OF AGENDA

3.1 **Recommendation:** That the Heritage Advisory Committee approve the agenda for the September 09, 2026, meeting as presented.

4. APPROVAL OF MINUTES

4.1 **Recommendation:** That the Heritage Advisory Committee approve the minutes of the January 21, 2026, meeting as presented.

5. NEW BUSINESS

5.1 HAC Report, Proposed alternations and additions to 125 Pelham, Knaut-Rhuland House.

Recommendation: That the Heritage Advisory Committee receive the application for alterations and additions to the Knaut-Rhuland House at 125 Pelham Street for consideration and provide its comments and level of support for the proposed work.

6. ROUNDTABLE

7. NEXT MEETING

7.1 Date to be confirmed

8. ADJOURNMENT

HERITAGE ADVISORY COMMITTEE TOWN OF LUNENBURG

January 21, 2026 | 6 pm

Lunenburg Town Hall - Council Chamber



Present	Councillor Renea Babineau (Chair) Councillor Alison Strachan Faune Creaser, Citizen Representative Nathalie Irving, Lunenburg Heritage Society Representative Oliver Osmond, Lunenburg Heritage Society Representative Philip Mitchell, Citizen Representative
Also present	Laura LeGresley, Heritage Officer Kaylee Jensen, Administrative Assistant
Call to Order	The Chair called the meeting to order at 6:00 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 Heritage Advisory Committee approve the agenda for the January 21, 2026, meeting as presented.
	Motion carried unanimously
Approval of Minutes	Moved and seconded that the minutes of the November 13, 2025 Heritage Advisory Committee meeting be approved as amended to reflect discussion regarding the width of the front door opening at 66 Pelham Street.
	Motion carried unanimously
Verbal Update – Motion Clarification	Staff clarified that the Heritage Advisory Committee functions as an advisory body to Council. Items brought forward under Policy 41 of the Heritage Conservation District Plan are for comment and do not proceed to Council for approval. For best practice and clarity of record, motions may be made to document committee consensus or dissent, although they are not strictly required unless specified by bylaw (e.g., demolition or removal of certain structures).
Alterations and Additions	Regarding 162 Pelham Street, the applicant proposed alterations and additions to a residential character-defining structure within the

Heritage Conservation District, including a side porch addition; alterations to window and door openings; replacement of openings with double doors; new side façade windows from the rear kitchen area; expansion of the rear deck; and the addition of a rear shed dormer.

Committee members noted that although the rear façade is considered non-public, it is highly visible from Montague Street due to site topography. Discussion focused on the inconsistency in rear window heights, with members suggesting that uniform window proportions would be more aesthetically appropriate though window style remained consistent with existing windows.

The proposed shed dormer was discussed in relation to similar roof forms within Old Town; while some concern was expressed that it may visually flatten the roof, the committee generally found it acceptable and compatible. Overall, members expressed support for the proposal and the quality of the design.

Moved and seconded that the Heritage Advisory Committee support the proposed alterations and additions at 162 Pelham Street, as they align with the Heritage Conservation District Bylaw.

Motion Carried (5 to 1)

FOR	AGAINST
5 Members	1 Member (Councillor Strachan)

Outbuilding
Removal and New
Residential, 202
York

Though the existing outbuilding falls within the HCD boundary, it is not listed on the heritage register. It is possible this was an oversight. For evaluation purposes, this outbuilding is considered a 'supporting building'. Its removal or relocation is permitted under the bylaw without a public hearing (*3.3 Demolition or Removal of Supporting Building*). Committee members noted importance of redevelopment of the site upon the removal of this outbuilding.

The proposed new residential building was presented for preliminary discussion only. Committee comments focused on the building's height, massing, and visual prominence given the site's elevation and surrounding context. Members noted that while there are taller buildings nearby, these are located further down the street where the slope toward the harbour decreases the building's visual prominence.

Clarification was provided regarding the distinction between 2½ and 3½ storeys: the proposed design includes two full stories with a

basement partially built into the ground, resulting in a lower height for the basement level, akin to a half story in a gable house.

It was noted that the windows on the side facade are not symmetrical, likely to accommodate kitchen layouts, though members noted that uniformity and symmetry in window design would be preferable. It was noted that building code restrictions on glazing limit the size of windows, which influenced the proposed design.

Overall, members observed that the proposed building appears to fit appropriately within the site context though remained concerned about the overall height given the location.

Moved and seconded the Heritage Advisory Committee supports the proposed relocation at 202 York Street and recommends that photographs of the exterior be added to civic files.

Motion carried unanimously

Round Table

Members shared updates and general discussion items. It was noted that Lunenburg Heritage Society memberships are being renewed, and a Winter Warmer event is planned for early March.

Members also noted the upcoming AGM for the Lunenburg Board of Trade where TOL staff will be speaking to the Atlantic Canada UNESCO Corridor.

Members suggested that follow-up on previously discussed topics would be beneficial. It was noted that the Committee's Terms of Reference may require updating.

Members further suggested that, based on recent applications, it may be helpful to identify strong examples of both commercial and residential projects that align well with the bylaw, to serve as reference or best-practice examples for future applicants.

Adjournment

There being no further business, the Heritage Advisory Committee meeting adjourned at 6:58 p.m.

Minutes were read and approved.

Subject: Alterations and Additions to Knaut Rhuland House,
125 Pelham Street

From: Laura LeGresley, Heritage Officer

Date: September 9, 2026



Recommendation

That the Heritage Advisory Committee receive the application for alterations and additions to the Knaut-Rhuland House at 125 Pelham Street for consideration and provide its comments and level of support for the proposed work.

Background

An application was made on behalf of the Lunenburg Heritage Society (LHS) for alterations and additions to the Knaut-Rhuland House at 125 Pelham Street. The Knaut-Rhuland House is a municipally, provincially, and federally registered heritage property and is also located within the Old Town Lunenburg Heritage Conservation District (HCD).

The proposed work includes:

- Reinstatement of three basement windows;
- Reinstatement of the basement door;
- Addition of storm doors at the primary and rear entrances; and
- Removal of deteriorated, non-historic vertical siding at the basement level of the east façade and replacement with horizontal clapboard to match the clapboard used elsewhere on the building.

The LHS is working with Parks Canada at the federal level to ensure that appropriate conservation practices are followed.

At the provincial level, the LHS has received confirmation that the proposed work will not affect the character-defining elements of the property. As a result, the Province has determined that the proposed work does not constitute a substantial alteration and does not require approval under Section 11 of the Heritage Property Act.

At the municipal level, the property is subject to the Old Town Lunenburg Heritage Conservation District By-law. The Bylaw provides the applicable Design and Conservation Guidelines for assessing whether proposed alterations are compatible with the heritage character of the property and the HCD.

The Town's Alteration Guidelines for Municipally Registered Heritage Properties provide that where proposed work is considered substantial, the Heritage Officer is to prepare a report for consideration by the Heritage Advisory Committee and recommendation to Council, *unless* the development conforms to the Heritage Conservation District Bylaw. Staff have therefore reviewed the proposed work against the applicable HCD provisions.

Discussion:

The application is being brought forward to the Heritage Advisory Committee for consideration given the heritage significance of the Knaut-Rhuland House. While the proposed work is being reviewed as an alteration to a municipally registered heritage property, staff have determined that the proposal conforms to the applicable Old Town Lunenburg Heritage Conservation District By-law and Design Guidelines. In accordance with the Town's Alteration Guidelines for Municipally Registered Heritage Properties, a proposal that conforms to the HCD By-law does not require a recommendation to Council. The Committee's consideration of this application is therefore intended to provide heritage review and an opportunity for the Committee to express its support or non-support for the proposed work.

Windows and Door Openings

The three window openings and door opening located on the east and west facades were identified during restoration of the foundation, providing physical evidence that the openings previously existed. The proposed basement windows and door can therefore be considered reinstatements of former features rather than new additions to the building.

The proposed windows will match other windows in style, proportions, detailing and material.

The proposed door will be secondary to the main entrance in its location on the side facade and its detailing, as a plain vertical-planked wood door, style and material supported by the HCD Bylaw.

The HCD Bylaw discourages the recreation of missing features through exact replicas and instead prefers compatible, subordinate, and distinguishable designs (5.5.1). Staff consider the proposed work to be consistent with the intent of this provision because the former window openings are not being recreated based solely on historical assumptions; rather, the openings were uncovered and confirmed during restoration of the foundation and are now being reinstated.

Staff have also considered whether the infilling of the basement windows represents a layer of the building's evolution that should be conserved (5.4.2). The infilling is part of the building's history; however, staff do not consider every change made over time to be a feature that must be retained in its physical form. In this case, the infilled openings are not considered character-defining or significant to the heritage value of the property. Their reinstatement would therefore not result in the loss of a significant historical layer.

Staff also consider the proposed work to be limited in scope and not extensive restoration (5.4.1).

Storm Doors

The proposed storm doors are intended to protect the existing primary and rear entrance doors from the elements while allowing the historic doors to remain in place.

The HCD By-law does not specifically address storm doors but provides guidance for storm windows, with wood identified as the preferred material. The proposed wooden plank-style storm doors are compatible with the materials and character of the building, and similar forms can be found within the District.

The storm doors are secondary and reversible additions and will not require the removal or alteration of the existing historic entrance features. Staff therefore consider them a compatible intervention that supports the ongoing protection and use of the heritage property.

Replacement of Basement-Level Siding

The proposed work includes removing deteriorated vertical siding at the basement level of the east façade and replacing it with horizontal clapboard to match the material used elsewhere on the building.

The existing siding is deteriorated and does not contribute significantly to the heritage character or character-defining elements of the building. Its removal is not comparable to removing a significant character defining element. The proposed replacement will use a compatible traditional material and improve the visual continuity of the façade.

Staff therefore consider the proposed siding replacement to be a compatible repair and alteration rather than extensive restoration.

Relevant Legislation

The Nova Scotia Heritage Property Act

The Heritage Property Bylaw & The Alteration Guidelines for Municipally Designated Properties

The Old Town Lunenburg Heritage Conservation District Bylaw

Attachments

Attachment A – Proposed Alterations and Additions

Attachment B – [Statement of Significance for Knaut Rhuland House](#)

KNAUT RHULAND HOUSE NATIONAL HISTORIC SITE EXTERIOR RESTORATION

125 PELHAM STREET, LUNenburg NOVA SCOTIA
31 JULY 2026



PRECEDENCE: CONTEXT: IMAGE OF HOUSE ON MONTAGUE STREET, LUNENBURG TOWN, 1980 SHOWING AN INTEGRAL GUTTER SYSTEM AND METAL DOWNSPOUT.



EVIDENCE: LENGTH OF EXTANT INTEGRAL GUTTER IN THE EAVE RETURN OF THE KNAUT RHULAND HOUSE.



EVIDENCE: ROUND GRILL IN THE LOCATION OF THE DOWNSPOUT THAT WOULD HAVE BEEN CONNECTED TO THE INTEGRAL GUTTER ABOVE.



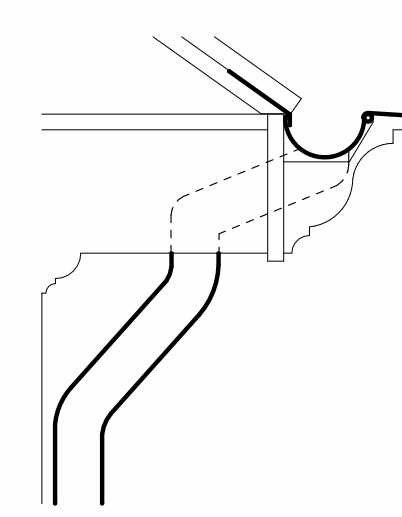
EXISTING CONDITION: STYLE OF KNAUT RHULAND HOUSE, SHOWING STYLE ALUMINUM GUTTER AND DOWNSPOUT ASSEMBLY.



EXISTING CONDITION: THE SCROLLED FASCIA OF THE EAVE RETURN, AND LACK OF MATCHING FASCIA ON THE REAR OF THE KNAUT RHULAND HOUSE, EVIDENCE SUGGESTS THAT THE AREA OF THE GUTTER WHERE THE INTEGRAL GUTTER WOULD LOCATE, WAS REMOVED, ALONG WITH THE DECORATIVE FASCIA TRIM, AND REPLACED WITH A FLAT BOARD, TO MAKE A SUBSTRATE FOR THE S STYLE GUTTER, THEREBY SHORTENING THE DEPTH OF THE ROOF OVERHANG.



PROPOSED SOLUTION: CONTINUOUS FASCIA FROM EAVE RETURN ACROSS FRONT AND BACK OF THE HOUSE THAT WILL CONCEAL THE GUTTER.



INTEGRAL GUTTER
1" = 1'-0"

3-PANE WINDOW
LOCATION IN
EXISTING OPENING
IN STONE
FOUNDATION



WEST ELEVATION

EAST ELEVATION

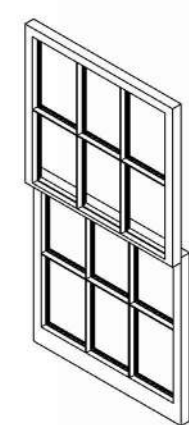
BASEMENT WINDOWS DETAILS

NOTE: ALL DIMENSIONS WILL BE VERIFIED ON-SITE

EXISTING ORIGINAL 6-
OVER-6 WINDOWS



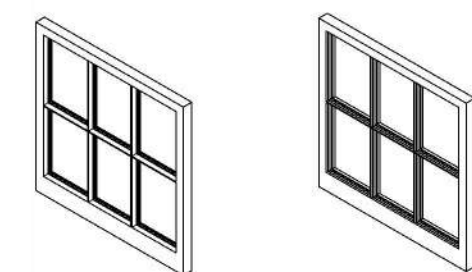
EXTERIOR



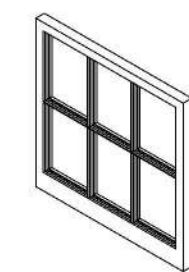
INTERIOR

6-PANE WINDOW

PROPOSED EAST SIDE 6-PANE BASEMENT WINDOW, SASH TO MATCH BOTTOM SASH OF EXISTING WINDOWS, WITH WIDER TOP RAIL AT TOP TO MATCH THAT OF THE EXISTING UPPER SASHES. PANES, AND MUNTIN SIZE AND PROFILE TO MATCH THOSE OF THE ORIGINAL WINDOWS.



EXTERIOR



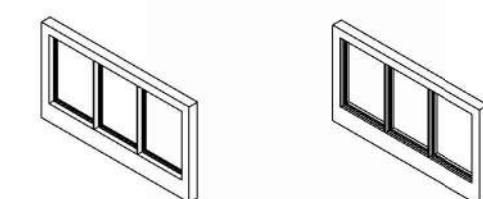
INTERIOR

3-PANE WINDOW

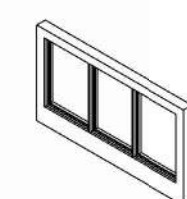
PROPOSED 3-PANE BASEMENT WINDOW, SASH TOP RAIL TO MATCH THAT OF EXISTING UPPER SASHES, AND BOTTOM RAILS TO MATCH BOTTOM RAILS OF EXISTING WINDOWS, PANES, AND MUNTIN SIZE AND PROFILE TO MATCH THOSE OF THE ORIGINAL WINDOWS.



WEST BASEMENT WINDOW OPENING UNCOVERED IN FOUNDATION RESTORATION PROJECT OF 2024.



EXTERIOR



INTERIOR

ORIGINAL LOCATION OF DOOR IN PERIOD IMAGE FROM C. 1980



EAST ELEVATION c. 1980

BASEMENT DOOR ON EAST SIDE

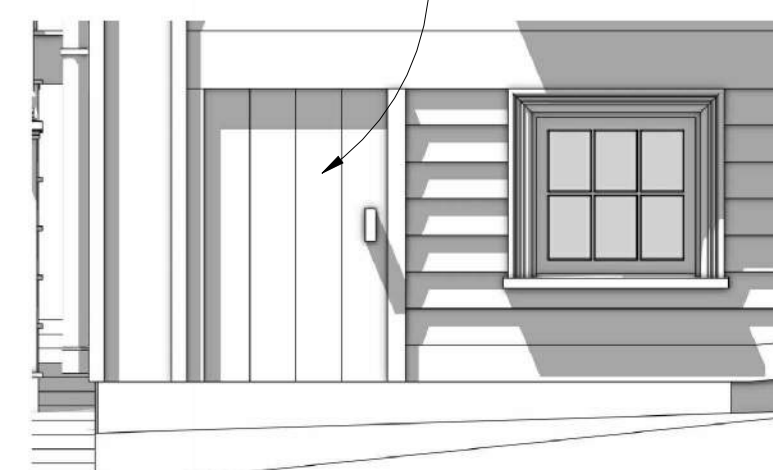


INTERIOR OF
ORIGINAL
DOOR



EXTERIOR OF
ORIGINAL
DOOR

PROPOSED REINSTATEMENT OF EAST SIDE DOOR ACCESSING THE BASEMENT. THE WALL WAS REFRAMED c. 1987, AND THE DOOR OPENING WAS FRAMED OVER. WAS REMOVED. HOWEVER, THE DOOR IS EXTANT (SEE ABOVE) AND CAN BE REFRAMED AS A FALSE/ NON-OPERABLE DOOR IN THE SIDE IN ITS ORIGINAL POSITION TO FURTHER THE INTERPRETATION OF THE HISTORY OF THE HOUSE.



DETAIL OF DOOR LOCATION



SIDING ON BASEMENT

THE EXTANT VERTICAL T&G CLADDING ON THE EAST SIDE BASEMENT IS NO OLDER THAN THE REPLACEMENT OF THE WALL FRAMING IN 1987. IT IS COMPLETELY ROTTED AS THE ENDS WERE SITTING IN THE EARTH FOR DECADES. IT IS ASSUMED THAT THE ORIGINAL CLADDING WAS CLAPBOARDS, MATCHING THE CLADDING ON THE REST OF THE HOUSE INCLUDING THE BASEMENT LEVEL ON THE SOUTH FACADE, JUST AROUND THE CORNER OF THE HOUSE. IT IS PROPOSED THAT THE VERTICAL CLADDING IS REPLACED WITH CLAPBOARDS TO MATCH THE REST OF THE HOUSE TO BE MORE AUTHENTIC AND PERIOD CORRECT.

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03/08/2026

PROJECT:

KNAUT RHULAND
HOUSE EXTERIOR
RESTORATION

PROJECT ADDRESS

DRAWING TITLE:

COVER/ DETAILS

DATE:
03/08/2026

DRAWN BY:
EBI/GM

PROJECT:
26007

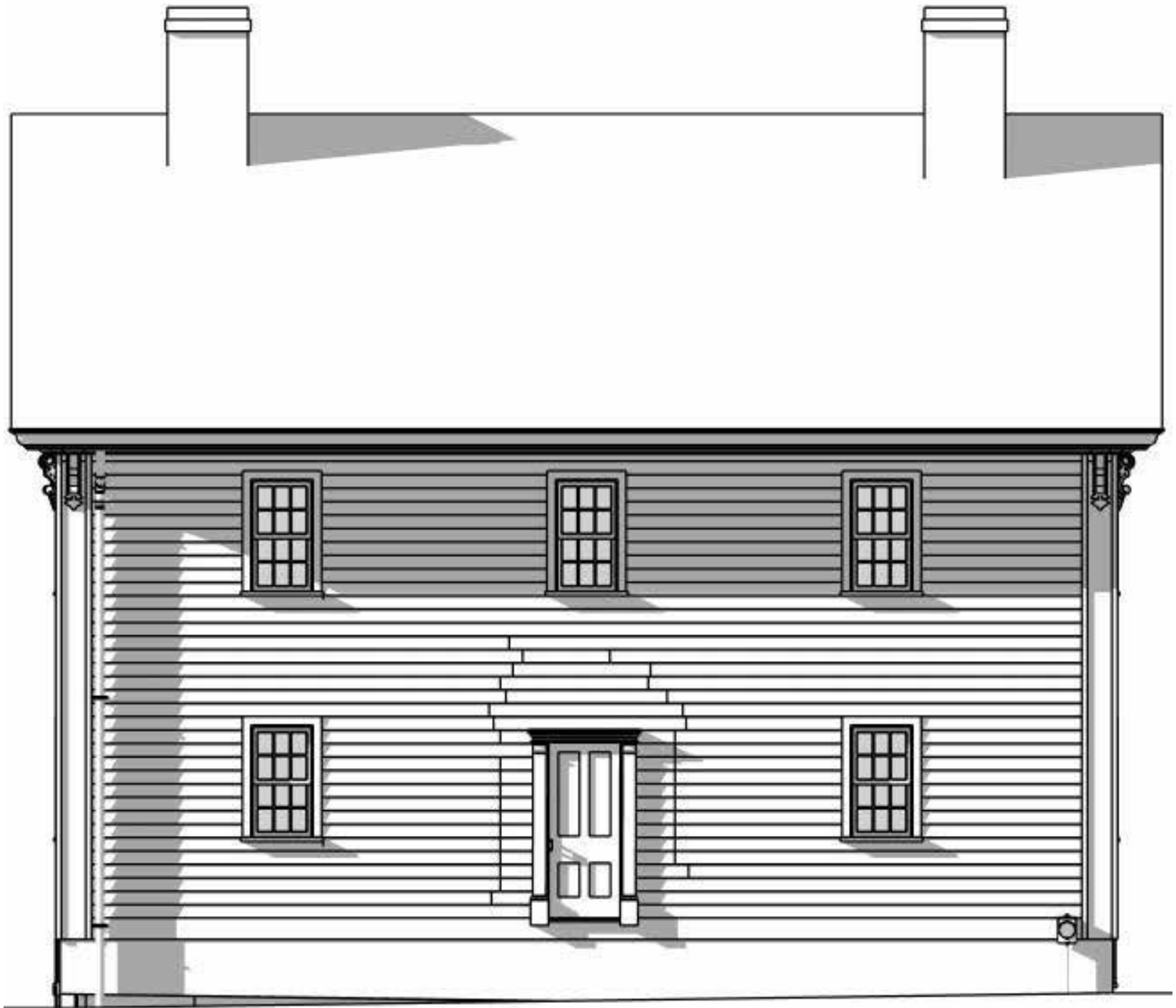
CHECKED BY:
GM

DWG:

A101



SOUTH ELEVATION



NORTH ELEVATION

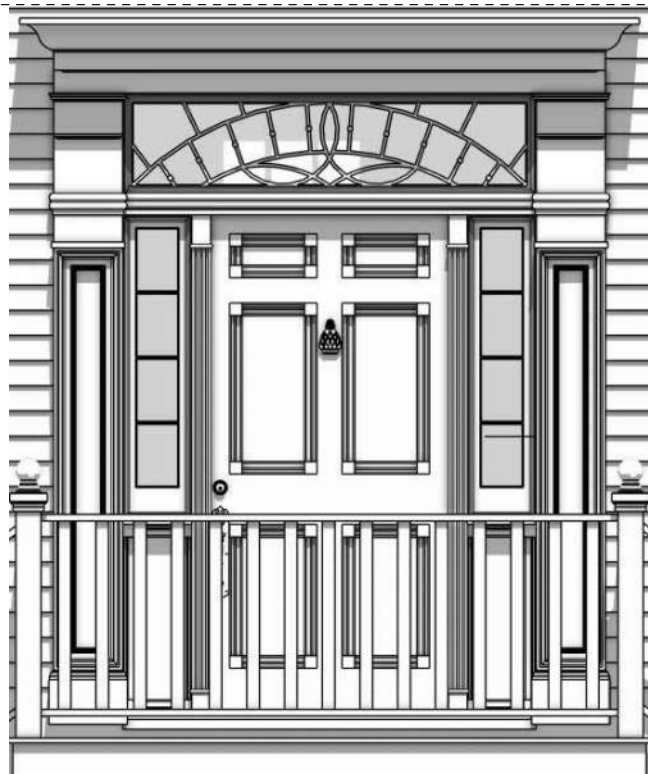


PRECEDENCE

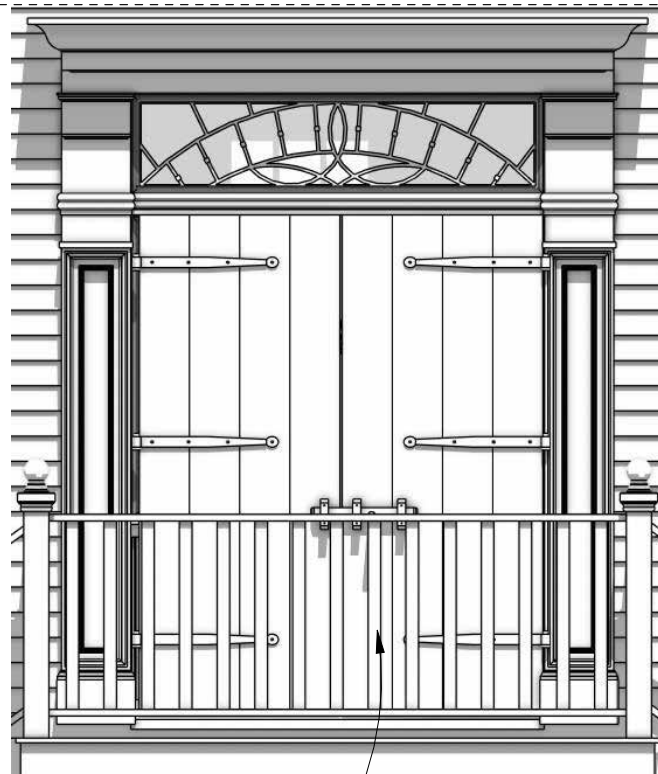
ABOVE ARE EXAMPLES OF STORM DOORS ON EARLY LUNENBURG HOMES, ALL SIMILAR IN THEIR CONSTRUCTION AND CONFIGURATION



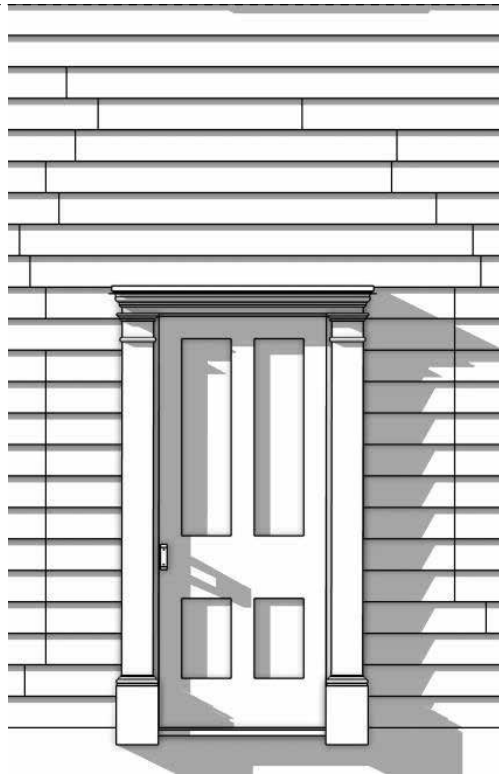
SOUTH (FRONT) DOOR



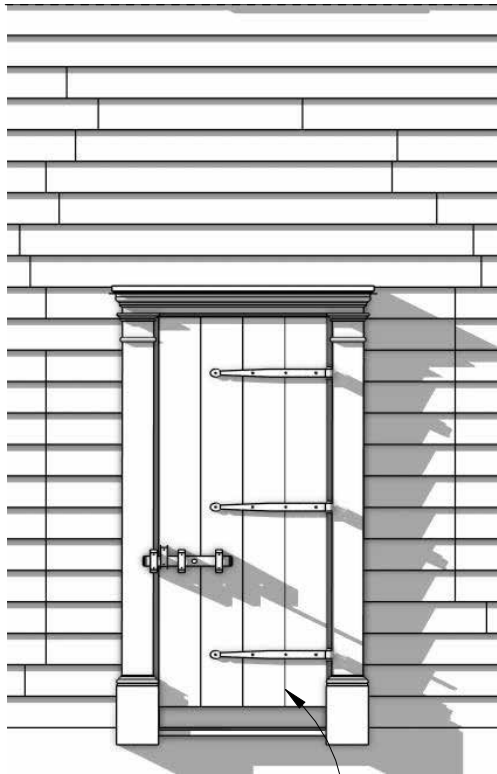
PROPOSED DOUBLE STORM DOOR ASSEMBLY



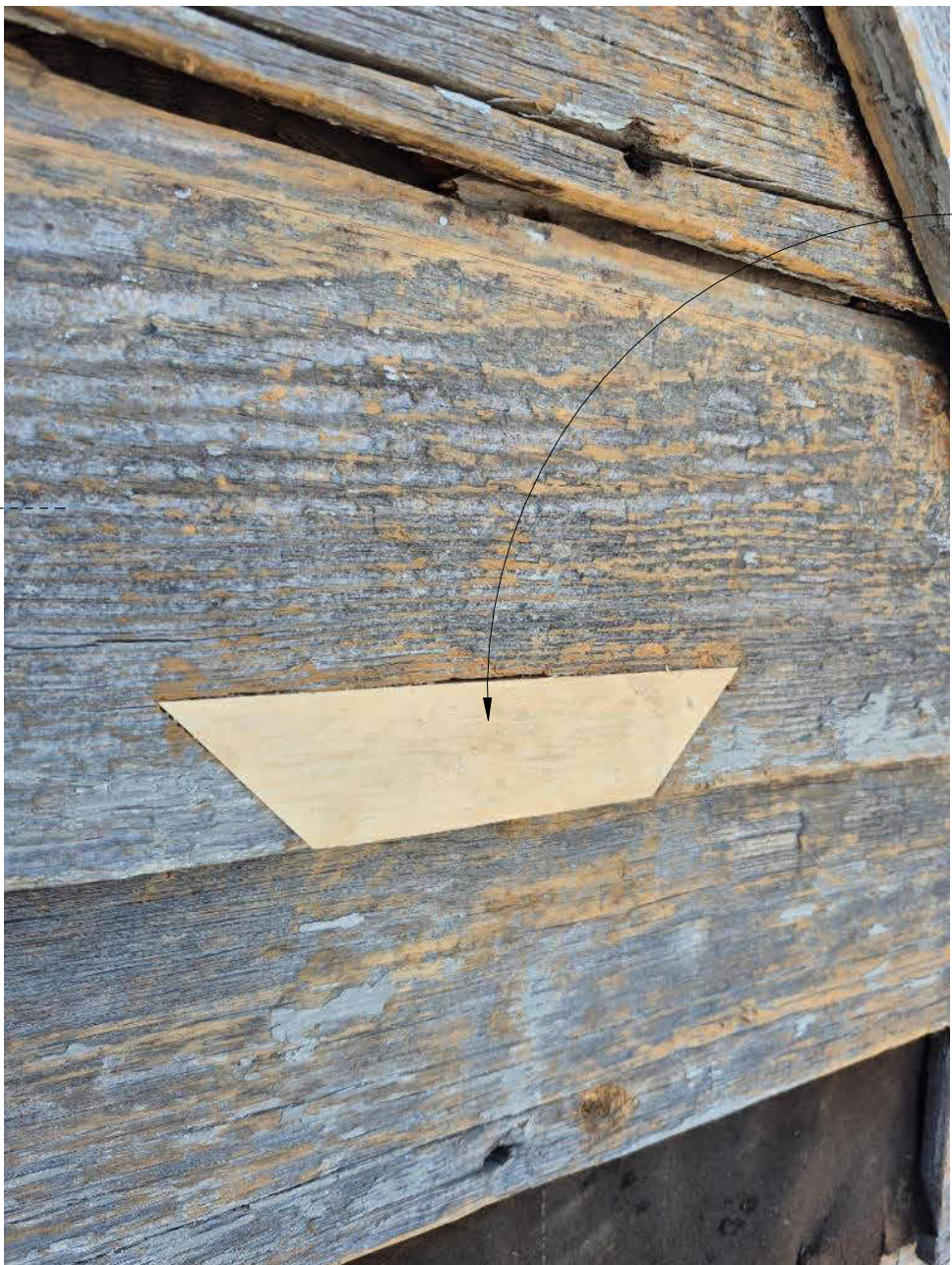
NORTH (REAR) DOOR



PROPOSED STORM DOOR ASSEMBLY



EXAMPLES OF THE CONDITION OF THE WOOD ELEMENTS OF THE HOUSE



EXPERIMENTAL DUTCHMAN REPAIR ON A KNAUT RHULAND HOUSE CLAPBOARD. THIS IS AN EXAMPLE OF THE CARE AND PRECISION THAT WILL BE TAKEN TO ENSURE THE PRESERVATION OF AS MUCH ORIGINAL MATERIAL AS POSSIBLE, AND TO MAKE THE REPAIRS AS MINIMAL AND UNOBTUSIVE AS POSSIBLE.

ORIGINAL MATERIAL WILL BE RETAINED WHEN POSSIBLE, ACCORDING TO THE STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES. DUTCHMAN REPAIRS INSTEAD OF WOOD FABRIC REPLACEMENT IS THE STANDARD FOR REPAIR ON THE KNAUT RHULAND HOUSE

WOOD REPAIR

STORM DOORS