

## HERITAGE ADVISORY COMMITTEE MEETING AGENDA

TOWN OF LUNENBURG

Monday, May 29, 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 view meetings through the Zoom livestream. To livestream this meeting starting at 6 pm, use this Zoom link: <https://us06web.zoom.us/j/84800145131>*

### 1. CALL TO ORDER

### 2. LAND ACKNOWLEDGEMENT

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

### 3. APPROVAL OF AGENDA

*Draft motion: Moved and seconded that the Heritage Advisory Committee approve the agenda for the May 29, 2023 meeting as presented.*

### 4. APPROVAL OF MINUTES

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

### 5. BUSINESS ARISING FROM THE MINUTES/UNFINISHED BUSINESS

### 6. NEW BUSINESS

6.1 2023 Old Town Lunenburg State of Conservation Information Report

6.2 New Old Town Lunenburg Heritage Conservation District Plan and By-Law Information Report

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

*Draft motion: Moved and seconded that the Heritage Advisory Committee approve the Old Town Lunenburg Heritage Conservation District Public Participation Schedule as outlined in Appendix A – Old Town Lunenburg Heritage Conservation District Public Participation Schedule.*

### 7. NEXT MEETING

7.1 Public Participation Meeting – Monday, June 26, 2023, at 6:00 pm

### 8. ADJOURNMENT

TOWN OF LUNENBURG  
**HERITAGE ADVISORY COMMITTEE MEETING MINUTES**  
May 8, 2023

RECOMMENDATION

To recommend that Council award the 2023 Heritage Recognition Awards to the owners of 10 Sawpit Road, 114 York Street and 37 Tannery Road.

DRAFT

TOWN OF LUNENBURG  
**HERITAGE ADVISORY COMMITTEE MEETING MINUTES**  
May 8, 2023 | 6 pm  
Lunenburg Town Hall -Council Chamber



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Present	Councillor Stephen Ernst, Chair Councillor Jenni Birtles Faune Creaser, Citizen Representative Nathalie Irving, Lunenburg Heritage Society Representative Oliver Osmond, Lunenburg Heritage Society Representative Michael Best, Communications Manager Ann Covey, Recording Secretary Hilary Grant, Senior Planner/Heritage Officer Arthur MacDonald, Director of Community Development
Call to Order	The Chair called the meeting to order at 6:01 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 May 8, 2023 meeting as presented. <b>Motion carried unanimously</b>
Approval of Minutes	Moved and seconded that the Committee approve the minutes of the April 26, 2022 meeting as presented. <b>Motion carried unanimously</b>
Business Arising	None.
Introduction	Hilary Grant was introduced as the Town's new Senior Planner/Heritage Officer.
Old Town Lunenburg Heritage Conservation Plan and By-Law	The Director of Community Development introduced the report. The Senior Planner/Heritage Officer outlined the four major changes to the Conservation Plan and By-law and said a final draft will be available very soon. She answered clarifying questions.
Heritage Recognition Awards	Moved and seconded to recommend that Council award the 2023 Heritage Recognition Awards to the owners of 10 Sawpit Road, 114 York Street and 37 Tannery Road. <b>Motion carried. Nathalie Irving voted in the negative.</b>

- Next meeting            The next meeting is Monday, May 29, 2023 at 6:00 p.m. at Lunenburg Town Hall, Council Chamber.
- Adjournment            There being no further business, the May 8, 2023 Committee meeting adjourned at 6:51 p.m.

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Minutes were read and approved.

DRAFT

**Subject:** 2023 Old Town Lunenburg State of Conservation Information Report

**From:** Hilary Grant, Senior Planner/Heritage Officer

**Reviewed by:** Arthur MacDonald, Director of Community Development

**Date:** May 17, 2023



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## **Recommendation**

This is an information report. No decision is required. This is an opportunity for the Committee to comment upon and ask staff questions about the 2023 Old Town Lunenburg State of Conservation Report (Appendix A).

## **Background**

On March 22, 2023, the International Affairs team of Parks Canada's Indigenous Affairs and Cultural Heritage Directorate invited the Town of Lunenburg to submit a State of Conservation Report for Old Town Lunenburg World Heritage Site. Parks Canada's International Affairs team is Canada's Secretariat to the World Heritage Committee. The Town of Lunenburg must submit all reporting to the World Heritage Committee via Parks Canada.

State of Conservation Reporting is annual and voluntary. Obligatory periodic reporting to UNESCO occurs every six years, and Canada must submit a periodic report this year. This State of Conservation report will be the basis for Old Town Lunenburg's obligatory periodic reporting, which Parks Canada requested staff revise and resubmit on April 18, 2023.

The draft State of Conservation report reviewed by Council May 23, 2023, argues that Old Town Lunenburg's State of Conservation is poor and that Old Town Lunenburg World Heritage Site is under-resourced and underfunded. It is a clarion call to the Province of Nova Scotia, the Government of Canada and anyone who cares about our nation's heritage that Old Town Lunenburg's future and World Heritage listing may be at risk without substantial investment.

## **Discussion**

### Context

- The Town of Lunenburg regulates Old Town Lunenburg under Nova Scotia's *Municipal Government Act* and *Heritage Property Act*.
- Old Town Lunenburg is Canada's only World Heritage Site without a significant provincial or federal managerial presence.
- The cost of managing and conserving Old Town Lunenburg falls disproportionately on the municipality and Lunenburg's residents, businesses, and non-profits.
- These stewards are heroes of Canada's heritage movement, shouldering Old Town Lunenburg's stewardship on behalf of the world and should be celebrated and congratulated for their dedication and perseverance.

- For twenty years, the Town of Lunenburg has argued that it needs significant financial support to conserve Old Town Lunenburg World Heritage Site.

Findings

- Overall, the draft State of Conservation Report (Appendix A) finds Old Town Lunenburg's management and conservation poor. The Report found the following:

Regulation and Management	Poor: Old Town Lunenburg's regulation and management are poor, but significant improvement is anticipated in the next year to five years due to the forthcoming <i>Heritage Conservation Plan and By-law</i> , which will align Old Town Lunenburg's management with international heritage best practices. The Town has not received direction from Parks Canada on what should be reported to them and when. Staff and the population of Lunenburg deserve to know their reporting obligations to Parks Canada and the World Heritage Committee and Town staff hope to work towards a more collaborative relationship within the next twelve months.
Visitation, Interpretation and Understanding	Poor: While the Town lacks reliable visitor and resident survey data to accurately report on the understanding of World Heritage Listing it appears residents and visitors do not fully understand the significance of Old Town Lunenburg. Old Town Lunenburg's World Heritage Listing lacks research, documentation, and interpretation, and there are no skills training opportunities or conservation education programs in place. There is no interpretation facility dedicated to Lunenburg's history or its Outstanding Universal Value. There is no archive in Lunenburg, and no adequate storage facilities for historic documents or material culture. There is no cultural center dedicated to preserving and presenting Old Town Lunenburg to its residents and the world. Old Town Lunenburg's interpretation, understanding and visitor management are poor with little to no improvement anticipated in the next year to five years without significant investment.
Colonial Settlement in North America	Critical: The integrity of our colonial plan is under immediate threat, and the need for conservation is critical. Significant investment is urgently needed.
Vernacular Architecture Tradition	Poor: The integrity and authenticity of our vernacular architecture tradition are poor and requires significant investment. Rising taxes, real estate prices, and conservation

	costs put preservation out of financial reach for many residents and businesses. Many landmark buildings, like Knaut-Rhuland house, require costly work to ensure their longevity. The World Heritage Committee recognizes that Lunenburg's vernacular architecture tradition has continued into the present, and that neo-vernacular construction must be encouraged to sustain Old Town's Outstanding Universal Value. Research and training are urgently needed to create an environment conducive to neo-vernacular expression.
Marine Culture	Good: Lunenburg's Marine Culture is strong. This strength should continue or improve if Nova Scotia continues its support and management leadership through Build Nova Scotia and the Fisheries Museum of the Atlantic.

- The Report highlights five threats facing Old Town Lunenburg:
  - **The degradation of the civic blocks:** The most pressing heritage issue facing the Town is the degradation of its civic blocks and buildings. In his original town plan, Charles Morris set aside the four blocks bordered by Cumberland, Hopson, Townsend, and Cornwallis Streets in public use. These blocks must remain publicly accessible and serve public functions, or Old Town Outstanding Universal Value would be compromised because it would no longer be functioning along its original colonial plan. Deferred maintenance has left the three municipally owned buildings on these blocks – the Fire Hall, Town Hall, and the Armouries – in critical condition. If funding is not secured, Town Services may be forced to relocate.
  - **New provincial accessibility requirements:** Ensuring that Old Town Lunenburg is accessible would significantly contribute to creating a welcoming and inclusive environment in the district. However, the relationship between accessibility and the preservation of the historic built environment has not been adequately addressed, jeopardizing Lunenburg's historic vernacular architecture. Regrettably, the Province has been slow in introducing incentives and support for property owners to make their properties more accessible. As a result, Town staff, residents, and business owners have had to tackle this issue without assistance under a tight timeline. The Town of Lunenburg has recently invested in accessibility expertise. However, further external multidisciplinary expertise is necessary to ensure accessibility interventions align with best practices while preserving the historic built environment.
  - **A lack of inclusivity:** The Town of Lunenburg needs to reassess its history through a postcolonial lens to address the historical injustices suffered by Acadians, African Nova Scotians, and Indigenous peoples due to colonization. As the best-preserved colonial settlement in North America, Lunenburg stands to make an important contribution to Canada's Truth and

Reconciliation should adequate resources be made available.

- **Climate threats:** Old Town Lunenburg is facing the harsh realities of climate change, including rising sea levels, extreme weather events, and changes in temperature and precipitation patterns. Such changes could severely impact the marine ecosystem and local fishing industry, which are integral to Lunenburg's marine culture. Furthermore, the historic buildings in the town are at risk of damage or destruction from the effects of climate change. To be proactive in mitigating the impact of climate change on its cultural heritage, the draft *Heritage Conservation District Plan and By-law* include new guidelines on green technologies. The Government of Canada can play a significant role in supporting the Town's efforts to mitigate the effects of climate change by providing financial support for heritage-sensitive green initiatives.
- **Weak provincial legislation:** Rising property values and labour shortages make adequate conservation out of reach of the average household. Lunenburg's residents and businesses have demonstrated a deep commitment to heritage conservation, but demolition by neglect may be an increasing issue given rising costs. This is only compounded by a scarcity of municipal, provincial, and federal conservation grants. The Nova Scotia *Heritage Property Act* provides legal framework for heritage property protection, but it lacks provisions against demolition by neglect, which makes it difficult for municipalities to adequately protect their heritage properties. Several strategies have been employed in Canada to prevent demolition by neglect, including by-laws, heritage grants and tax incentives. Unfortunately, municipalities in Nova Scotia are not empowered to provide heritage-based tax exemptions. While the Town can appeal to the Provincial Government to make legislation changes, this threat can only be mitigated through provincial leadership, combined with provincial and federal conservation funding.

## **Strategic Plan Relevance**

### Heritage

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

## **Relevant Legislation**

UNESCO's *Convention Concerning the Protection of the World Cultural and Natural Heritage*  
Lunenburg's *Heritage Conservation District Plan and By-law*

## **Financial**

There are no financial implications, however, the report makes a strong argument for the Town receiving federal and provincial funding towards conserving Old Town Lunenburg's Outstanding Universal Value.

## **Communications**

N/A

**Attachments**

Appendix A – 2023 State of Conservation Report



**2023**

# **STATE OF CONSERVATION**

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Old  
Town  
Lunenburg

(902) 634-4410  
119 Cumberland Street  
P.O. Box 129  
Lunenburg, NS  
BOJ 2C0

## Cover Letter

To Whom It May Concern,

On behalf of the Town of Lunenburg, I am pleased to submit this report on Old Town Lunenburg World Heritage Site's state of conservation to Parks Canada.

Lunenburg is a 2500-person living town of Outstanding Universal Value. Its needs are similar but also different from other small towns across Canada. Like other communities, our residents live and work, raise families, grow businesses, and plan for their futures here. If the Town is to persevere for another 270 years, it must face pervasive challenges plaguing many Canadian towns, like affordable housing, accessibility, inclusivity, and climate change. The Town is also uniquely responsible for ensuring Old Town's Outstanding Universal Values are protected, maintained, and enhanced on behalf of the international community. These objectives are far from mutually exclusive, and through new initiatives and instruments, we intend to keep Lunenburg vibrant and our heritage unharmed.

The Town remains committed to its World Heritage status, but this report contains hard truths. Despite the Town's best efforts, our Staff have found Old Town Lunenburg to be in poor condition.

This report is a clarion call to the Province of Nova Scotia, the Government of Canada and anyone who cares about our nation's heritage. We hope Parks Canada will commit itself to its duty under the *Convention Concerning the Protection of the World Cultural and Natural Heritage* to safeguard Canada's World Heritage Sites as we in Lunenburg have committed ourselves to protect Old Town Lunenburg in the past, present and future for ourselves and the world.

Sincerely,

Peter Mosher  
Deputy Mayor

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## Land Acknowledgement

The Town of Lunenburg is in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People. We are all Treaty people.

## Executive Summary

*"The Town of Lunenburg conserves Old Town Lunenburg, a universally significant site, on behalf of the global community. This is an honour, a profound responsibility, and a heavy burden. The Town simply cannot do it alone. **Fundamentally, the federal and provincial governments must re-commit to conserving and presenting Old Town Lunenburg for Canadians and the world.** The Town has disproportionately shouldered stewarding Old Town Lunenburg and is in desperate need of funding. As indicated in the Lunenburg Heritage Sustainability Strategy over a decade ago, "[w]ithout this collaboration, it will be extremely difficult, perhaps impossible, for the Town alone to continue to maintain the world heritage district to the standards expected by the nation and the rest of the world" (2010, 4).*

For the past twenty years, the Town of Lunenburg has argued through reports and news media that the Town needs significant financial support to conserve Old Town Lunenburg World Heritage Site. Lunenburg's heritage status has placed a planning, maintenance, and operating burden on the Town beyond what other municipalities of its size face.

Old Town Lunenburg is unique in Canada as the only World Heritage Site without a significant provincial or federal managerial presence. The Town of Lunenburg receives no standing fiscal or human resource support from the Government of Canada or Nova Scotia. Instead, the Town must meet its conservation challenges through its existing human resources, competitive grants, and outside consultants. The Town of Lunenburg urgently needs significant financial support to ensure the district's future. Deferred maintenance, combined with a longstanding inadequate financial and human resources, has put the future of Old Town Lunenburg in a difficult position. Staff have asked for budget and funding information for Canada's other cultural World Heritage Sites. Our preliminary research suggests that Lunenburg is Canada's most under-resourced World Heritage Site, with combined provincial and federal support less than any other site.

Even preparing this report, Staff faced multiple challenges, most alarming a lack of data and research to inform evaluation and decision-making. Old Town Lunenburg does not have a current management plan. The current *Old Town Lunenburg Heritage Conservation Plan and By-law* are over twenty years old and do not follow nationally or internationally agreed-upon best practices like value-based conservation. No visitation, interpretation, branding, communication strategies, or cultural-economic studies have been undertaken. Our heritage status has created considerable tourist and housing pressures that the Town struggles to adequately address, in addition to new environmental, accessibility and reconciliation obligations. As tourism increases, our traditional industry and the bedrock of our marine culture, our offshore fishery, continues to evolve. Recent provincial support for our working waterfront through Build Nova Scotia is welcome but Build Nova Scotia's *Lunenburg Waterfront Master Plan 2019-2023* expires this year. The industry still needs to be analyzed through a heritage lens.

## Management

We anticipate Old Town Lunenburg's management will improve in the next year to five years. First, Council has allocated \$50,000 in the 2023-2024 Operating Budget for an Economic Impact Study, including analyzing our marine, tourism, and cultural sectors. To complete this project, the Town seeks provincial grant funding and matching contributions from local partners, like the Lunenburg Board of Trade. If funding is not secured, the project likely will not proceed.

Second, a draft Old Town Lunenburg Heritage Conservation Plan and By-law will be publicly released shortly and reviewed by Council in Summer 2023. The draft promotes a minimal intervention approach and compatibility and legibility in physical interventions. It follows value-based conservation, as recommended

under the *Operational Guidelines for the Implementation of the World Heritage Convention* (2021, Section 51) and the second edition of the *Standards and Guidelines for the Conservation of Heritage Places in Canada* (2010). If adopted, the Town will make future management decisions considering whether actions enhance or compromise the district's heritage value as outlined in an updated Statement of Significance that integrate internationally, nationally, and locally recognized values.

Pending the new *Heritage Conservation District Plan and By-law's* adoption, Staff may develop a five-year Management Plan for Old Town Lunenburg. While the *Heritage Property Act* (1989, amended 2010) may protect Old Town Lunenburg legally, conserving the district's rich heritage requires a combination of regulatory and non-regulatory measures. The draft Plan and By-law include new policies surrounding documentation, capacity-building, and conservation incentives. It also recommends exploring mitigation measures against demolition by neglect and land speculation and addresses inclusivity, accessibility, and climate change. The new Heritage Conservation District Plan and By-law is an essential first step towards remedying multiple weaknesses and immediate threats to Old Town Lunenburg's integrity and authenticity.

## **Integrity**

The gravest and most immediate threat to Old Town Lunenburg's integrity is the degradation of its civic blocks and buildings. The four civic blocks in the centre of Old Town Lunenburg initially set aside for public use in Charles Morris' Plan are integral to Lunenburg's continued functioning according to its colonial plan. These blocks must remain publicly accessible and serve public functions, or Old Town Outstanding Universal Value would be compromised. Three municipally owned buildings on these blocks – the Fire Hall, Town Hall and the Armouries – are in critical condition. If funding is not secured, Town Services may be forced to relocate. This is the most pressing heritage issue facing the Town.

The Town's historic vernacular architecture also requires significant investment. As UNESCO has previously recognized, rising property values and preservation costs mean conservation is increasingly an unmanageable financial burden for our community. Even when financing is available, securing skilled tradespersons is challenging. One crucial case, for example, is the Knaut-Rhuland House National Historic Site, where Parks Canada recently denied funding for urgently needed repairs. The Lunenburg Heritage Society, which owns and runs Knaut-Rhuland House as a house museum, relies heavily on donations for its capital projects and operations. Many of its donors are local, testifying to Lunenburgers' generosity but further illustrating the disproportionate burden placed on the local community compared to our provincial and federal counterparts.

Lunenburg has received significant provincial investment towards revitalizing its working waterfront through Build Nova Scotia. Our marine culture is Lunenburg's best-interpreted Outstanding Universal Value, thanks to the Fisheries Museum of the Atlantic, part of the Museum of Nova Scotia. Yet Staff hesitate to evaluate this attribute. How Lunenburg's modern fishery contributes to our marine culture as recognized by UNESCO is unclear. This makes it hard to evaluate the impact of Build Nova Scotia's work, though it appears to be very positive. Build Nova Scotia has rehabilitated vital assets like the Zwicker Wharf and Big Boat Shed under its *Lunenburg Waterfront Master Plan 2019-2023*. However, the relationship between, for example, our contemporary working waterfront and historical and contemporary vernacular architecture is little understood.

## **Authenticity**

Research, documentation, and interpretation are sorely lacking in Old Town Lunenburg. Again, no visitor, tourism, interpretation, marketing or branding plans exist. While public support of our World Heritage Listing is high and widespread, there is limited understanding of the reasons for and the implications of our listing. For example, what constitutes Lunenburg's continuing vernacular tradition today has gone unstudied and undefined, stymying regulatory efforts. How to guide our marine culture relative to our World Heritage Listing is also unknown. No coordinated or supported skills training opportunities or conservation education programs are in place.

Interpretation is minimal and uncoordinated. Signage and interpretation panels throughout Old Town are inconsistent, and some are outdated. No interpretation facility is dedicated to Lunenburg's history or its Outstanding Universal Value. While the Fisheries Museum of the Atlantic excellently interprets the Atlantic fisheries, its collecting mandate does not adequately encompass Lunenburg's material culture and planning history to be considered a World Heritage interpretation or research center. The Knaut-Rhuland House National Historic Site opens to the public in the summers and tells the story of eighteenth and nineteenth-century life in Lunenburg. Again, this site is run by the Lunenburg Heritage Society. The museum is under-resourced, and the building desperately needs repairs.

There is also no archive in Lunenburg. The Town has no archiving process or adequate storage facilities for historical documents or material culture. Significant archival materials dating to the nineteenth century are held in various private collections, some in dubious conditions. Records from at least the early twentieth century can be found throughout Town Hall, a seriously compromised building. Lunenburg has no research program, and surprisingly, few studies have been undertaken either internally or externally, for example, within academia, of the site and its Outstanding Universal Value.

### **Urgent Threats**

Staff have identified five urgent threats to Old Town Lunenburg Heritage Conservation District: the integrity of the civic blocks, new accessibility requirements, truth and reconciliation, climate adaptation, and weak provincial heritage legislation. These are listed from the most pressing to the least pressing issue based on an in-house determination of the most immediate threats. However, each threat could seriously compromise Old Town Lunenburg's Outstanding Universal Value and must be addressed; the sooner, the better.

Nova Scotia has been making efforts to ensure that buildings in the province are more accessible for people with disabilities through its *Access by Design 2030* strategy, *Accessibility Act*, and *Building Code Regulations*. However, the relationship between accessibility and the historic built environment has not been adequately worked through, threatening Lunenburg's historic vernacular architecture. Guidelines introduced to ensure that heritage buildings are preserved while meeting accessibility requirements are very high-level. Implementing them has fallen to municipalities with little time or support to pursue appropriate interventions. The historic features of Old Town Lunenburg pose a challenging environment for accessibility. Old Town has steep streets and sidewalks, narrow streets, and little to no building setbacks. Thankfully, the Town of Lunenburg has recently invested in accessibility expertise. The Accessibility Coordinator for Lunenburg County, Ellen Johnson, will work with the Town's municipal building, planning, and heritage professionals to discuss how to meet this challenge. We anticipate needing additional external expertise.

The Town of Lunenburg is commemorated as North America's most intact colonial settlement. Its history is inextricably linked to the Mi'kmaq people who have lived here for over ten thousand years. However, the Town's history is often presented exclusively from the perspective of colonial descendants, ignoring the experiences of Indigenous peoples and African Nova Scotians. The Town needs to reassess its history and heritage recognition through a postcolonial lens to address the historical injustices suffered by Indigenous people due to colonization and the dispossession of their lands. Re-examining Lunenburg's history through a postcolonial lens would be a decisive repudiation of concepts like the Doctrine of Discovery and terra nullius flagged by the Truth and Reconciliation Commission of Canada. The Town is committed to reevaluating its history and has taken steps toward this but recognizes that more needs to be done. The Town seeks funding to support its work towards cultural inclusiveness and calls on the Government of Canada to make supporting these efforts a keystone in its Truth and Reconciliation efforts.

Old Town Lunenburg is vulnerable to the effects of climate change, including rising sea levels, extreme weather events, temperature and precipitation patterns, and alterations in the marine ecosystem. These effects threaten the Town's economy, infrastructure, and cultural heritage, especially its historic wooden buildings. The rising cost of heating buildings is a significant concern, as replacing historic windows and installing heat pumps threaten the Town's vernacular architecture. The Town of Lunenburg is trying to be proactive in mediating the impacts of climate change on its cultural heritage. Still, financial resources are

required to implement adaptive management strategies fully. The Government of Canada can provide financial support for energy-efficient retrofits, coastal erosion management plans, green building design, and other adaptive systems to help the Town protect its unique heritage buildings and infrastructure and contribute to sustainable economic development in the region.

The Nova Scotia *Heritage Property Act* (1989, amended 2010) provides a legal framework for heritage property protection. Still, it has a severe limitation: it lacks provisions against demolition by neglect, which can lead to significant deterioration and irreversible damage to heritage districts. This lack is a serious concern for a district like Old Town Lunenburg. Rising taxes, real estate prices, and conservation costs are increasingly financially out of reach for citizens, mounting the risk of demolition by neglect. While some Canadian provinces empower municipalities to require property owners to maintain their properties to a certain standard or offer tax incentives to encourage preservation, Nova Scotia does not. The *Heritage Property Act* also does not enable the protection of view planes that extend beyond Lunenburg's Old Town Lunenburg Heritage Conservation District's boundaries a flaw that leaves the iconic harbour view of Old Town Lunenburg vulnerable. This lack of provincial leadership makes it difficult for the Town of Lunenburg to protect its heritage properties adequately.

## Conclusion

The remainder of this report is organized in three sections. The first section surveys Old Town Lunenburg's current management, or lack thereof, and outlines its future direction should Council enact the new draft Heritage Conservation District Plan and By-law. The second section is a more detailed analysis of Old Town Lunenburg's current state of conservation, organized under the three reasons for its World Heritage Listing: its well-preserved colonial plan, its vernacular architecture tradition, and its maritime culture. It closes with a consideration of the World Heritage Buffer Zone. Lastly, the third section details threats to the district's authenticity and integrity. The constant theme throughout is that federal and provincial funding is urgently needed. Without a significant outside financial investment in Old Town's conservation, the Town of Lunenburg will be forced to seek international assistance.

<b>Regulation and Management</b>	<b>Poor:</b> Old Town Lunenburg's regulation and management are poor, but significant improvement is anticipated in the next year to five years.
<b>Visitation, Interpretation and Understanding</b>	<b>Poor:</b> Old Town Lunenburg's interpretation, understanding and visitor management are poor. Little to no improvement is anticipated in the next year to five years. Significant investment is needed.
<b>Colonial Settlement in North America</b>	<b>Critical:</b> The integrity of our colonial plan is under immediate threat, and the need for conservation is critical. Significant investment is urgently needed.
<b>Vernacular Architecture Tradition</b>	<b>Poor:</b> The integrity and authenticity of our vernacular architecture tradition are poor. Significant investment is urgently needed.
<b>Marine Culture</b>	<b>Good:</b> Lunenburg's Marine Culture is strong. This strength should continue or improve if Nova Scotia continues its support and management leadership.

## SECTION I: MANAGEMENT

### Regulation and Management

***Old Town Lunenburg's regulation and management are poor, but significant improvement is anticipated in the next year to five years.***

Old Town Lunenburg World Heritage Site is regulated under Nova Scotia's *Municipal Government Act* (1998, amended 2023) and *Heritage Property Act* (1989, amended 2010). While the Province of Nova Scotia retains regulatory authority over five Provincial Heritage Properties – Lennox Tavern, Lunenburg Academy, Knaut-Rhuland House, St. John's Anglican Church, Zion Lutheran Church - regulatory authority over Old Town Lunenburg is delegated to the Town of Lunenburg.

The Town of Lunenburg regulates Old Town Lunenburg World Heritage Site under its *Old Town Lunenburg Heritage Conservation Plan and By-law* and its *Land Use By-law*. A Heritage Sustainability Strategy was prepared in 2010 but was never adopted by Town Council. A new *Land Use By-law* was adopted 2021, and a new *Subdivision By-law* 2021. A new award-winning Comprehensive Community Plan was adopted 2020. It was based on extensive community visioning and consultation that went beyond 'checking a set of boxes.' Lunenburg was studied holistically, guided by the ideas and values of residents and local stakeholders, through surveys, online engagement, interviews, and monthly community meetings. Four hundred people participated in the formative stage alone, with roughly one hundred and fifty attending thematic workshops.

Since 2018, the Town of Lunenburg has been working on a new Old Town Lunenburg Heritage Conservation District Plan and By-law. The Plan and By-law follow a value-based heritage management approach, as recommended under the *Operational Guidelines for the Implementation of the World Heritage Convention* (2021 Section 51) and 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.

Recently, the Town of Lunenburg has created a new Department of Community Development that includes planning, recreation, tourism, special events and economic development. This unique, multidisciplinary team has a plethora of expertise relevant to managing a World Heritage Site. Furthermore, part of this new department is a full-time Senior Planner/Heritage Officer who started in December 2022. While this position is invaluable to the Town's heritage work relative to its World Heritage Listing, we believe having one staff person dedicated to Old Town's management with additional planning responsibilities leaves Lunenburg understaffed relative to Canada's other World Heritage Sites. Staff also need clarity around Lunenburg's reporting obligations and hope to work with Parks Canada toward refining and clarifying roles and responsibilities in the next twelve months.

### ***New Old Town Lunenburg Heritage Conservation Plan and By-law***

Since the Nova Scotia *Heritage Property Act* does not provide a precise mechanism to revise existing Heritage Conservation District Plans and By-laws, Council has initiated repealing the existing plan and by-law, adopted on May 11th, 2000, and enacting a new Plan and By-law to replace it. On August 9th, 2022, Council approved Brighter Community's *Lunenburg Old Town Historic Conservation District Review Background Study*. Staff have worked with Brighter Community towards completing the Old Town Lunenburg Heritage Conservation District Plan and By-law. With new internal resources, namely the successful hiring of a new Town Senior Planner/Heritage Officer, it was deemed that Staff could tailor Brighter Community's work to the local Lunenburg context to ensure it met the Town's needs and the project remained on budget. The Town received Brighter Community's final deliverable on February 23rd, 2023. Town staff will share a copy of the draft Heritage Conservation Plan and By-law with Parks Canada staff when publicly available.

### Overarching Approach

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 conservation of Old Town Lunenburg Heritage Conservation District will be guided by the three standards below, which draw heavily from national and international policy documents.

1. Minimal intervention – Interventions must be undertaken with the utmost care to minimize the loss of historical evidence and ensure the district's integrity. Intact or repairable character-defining elements should not be demolished, removed, replaced, or substantially altered.
2. Compatibility – Development within Old Town Lunenburg Heritage Conservation District is not prohibited but must be visually and physically compatible with surrounding character-defining structures.
3. Legibility – Changes within the district, including to individual historic structures, must be legible upon close inspection and thoroughly documented to ensure the district's authenticity.

### Revised Statement of Significance

The Plan and By-law follow a value-based heritage approach. A new Old Town Lunenburg Statement of Significance has been prepared to align all the district's extant municipal, provincial, national, and international designations and clarify what attributes contribute to Old Town's heritage value. This approach ensures all the values for which Old Town Lunenburg was listed as a World Heritage Site are protected instead of focusing solely on historic buildings, urban form or setting. Staff anticipate recommending updates to the Statement of Significance if Old Town Lunenburg's less understood intangible heritage aspects, namely its continuing vernacular tradition and marine culture, are finally adequately studied. Changes to civic and church buildings, as well as National Historic Sites and Provincial Heritage Properties, will be managed using site-specific Statements for Significance.

### Increased Capacity

Old Town Lunenburg has one full-time staff member dedicated to heritage work. However, this position also includes general planning responsibilities. To increase capacity, the Heritage Officer leans heavily on other Department of Community Development members for their relevant expertise. The Town of Lunenburg has extensive engineering, planning, heritage, and project management experience on Staff across Community Development and its Public Works Department. Accredited planner, Director of Community Development Arthur MacDonald, has significant heritage experience and acts as Heritage Officer as needed. The Town hopes to train two new planners in heritage planning to increase the Staff's knowledge. The Town of Lunenburg has a long and successful heritage conservation and construction track record. It has consistently shown it has the experience and capacity to manage large-scale projects with dynamic support from internal Staff, expert consultants, and its valuable funding partners. However, the Town is operating at full capacity, and significant managerial improvements, especially around ongoing responsibilities like monitoring and maintenance, will require additional human resources.

### Parks Canada Reporting

Parks Canada is noticeably absent from Lunenburg, with little communication between Town and Parks Canada staff. This lack and Old Town Lunenburg's unique municipal management structure compared to other Canadian World Heritage Sites requires a special collaborative relationship. Lunenburg has not received direction from Parks Canada on what should be reported to them and when. For example, should Staff report projects being explored internally to Parks Canada before bringing them to Council or afterwards? If Parks Canada prefers to be informed of potential projects as early as possible in decision-making, including before decisions and opinions are made public, what confidentiality can Parks Canada provide? The public frequently desires Parks Canada's views on municipal actions. What responsibility does Parks Canada have to give feedback on whether actions under consideration may affect Old Town

Lunenburg's World Heritage Listing? What support can the Town expect regarding Parks Canada's State of Conservation reporting, World Heritage Implementation, and World Heritage Centre communications responsibilities? This uncertainty is unfair to Staff and Lunenburg's population, who deserve to know Lunenburg's reporting obligations to Parks Canada and, in turn, the World Heritage Committee. A lack of clear direction combined with the Town's past and current lack of human resources has resulted in minimal reporting. This lack of communication serves no one, least of all the public, who hunger for greater transparency. Given the Town's new heritage capacity, Staff hope to work with their Parks Canada counterparts towards a more collaborative relationship, ideally clarifying reporting processes within the next twelve months.

## **Interpretation, Understanding and Visitor Management**

***Old Town Lunenburg's interpretation, understanding and visitor management are poor. Little to no improvement is anticipated in the next year to five years. Significant investment is needed.***

Residents and visitors alike do not fully understand the significance of Old Town Lunenburg. Currently, no education or interpretation strategies or branding and marketing strategies are in place. Additionally, there is no plan to manage visitors or the impact of tourism on the Town. The community has not taken full advantage of the benefits provided by the Town's World Heritage Listing. The Town lacks reliable visitor and resident survey data to report on the understanding of World Heritage Listing accurately. Staff observations, rather than a systematic review, are the basis of the following information. Section Three, Opportunities and Threats, addresses the challenges of making Old Town Lunenburg a welcoming and inviting site.

The Nova Scotia Museum is one of the oldest provincial museums in Canada. Consisting of twenty-eight museum sites across the province, it is also the most decentralized museum in Canada. The Nova Scotia Museum is responsible for over one million artifacts and specimens and maintains more than 210 buildings, four floating vessels and nine locomotives. The museum is managed directly by the Government of Nova Scotia or through a unique system of cooperative agreements with societies and their boards in local communities. A highlight of Old Town Lunenburg's presentation is provincial-local collaboration interpreting our Waterfront and marine culture, particularly our fishery and boatbuilding traditions.

In Lunenburg, the Lunenburg Marine Museum Society, founded in 1967, operates the Fisheries Museum of the Atlantic and the schooner Bluenose II for the Province of Nova Scotia. The Museum has approximately 35,000 to 40,000 artefacts in their collection, including two ships. The museum itself is comprised of three connected vernacular marine buildings, and the boat shop. The 2023-2024 provincial budget included \$2.6 million more for provincial museums and the operation of the iconic Bluenose II. Two recent Fisheries Museum projects are particularly relevant to Old Town Lunenburg's Outstanding Universal Value. First is a new interpretation program run by the Fisheries Museum of the Atlantic in the Big Boat Shed. More than 270 ships — including Bluenose II, the Bounty and the Rose — were constructed in the Smith and Rhuland Shipyard. Opened to the public in 2021, the Big Boat Shed now gives visitors a front-row seat to Lunenburg's boatbuilding tradition. Thanks to the work of the Lunenburg Marine Museum Society, with support from the Atlantic Canada Opportunities Agency and the Province of Nova Scotia, the space still hosts traditional boatbuilding activities along with new viewing areas, exhibits and interactive workshops. Second, A new exhibition, *Salt Seas and Sailors* opened in September 2022, showcasing the life of sailors at sea. Made possible through generous support from William (Tim) Wallace and the Huntington-McGill Collection, this exhibition features invaluable Lunenburg folk art and artifacts that testify to Old Town's marine culture, linking our offshore fishery to material cultural expression in new ways. This exhibition opens countless new avenues for research on how the fishery influenced Old Town Lunenburg's cultural history, including its globally recognized vernacular architecture tradition.

Despite these efforts, it appears the reason for Old Town Lunenburg's World Heritage listing is not adequately communicated, with few residents and visitors understanding the history behind the prestigious

listing and their role in preserving the world's cultural diversity. Heritage work based on spurious research adds to the confusion; for example, the Historic Sites and Monuments Board of Canada's 1991 decision and the Town Council's 2000 decision to include painting buildings bright colours amongst the district's heritage values. This tradition likely dates to the 1980s. Despite its heritage significance, Lunenburg does not have a cultural center dedicated to preserving and presenting Old Town Lunenburg to its residents and the world. There is no archive or museum devoted to Lunenburg's world heritage listing. There is nowhere for residents to seek information and support in caring for this special place or conduct research critical to preserving the district's authenticity.

We anticipate Old Town Lunenburg's management improving in the next year to five years. First, Council has allocated \$50,000 in the 2023-2024 Operating Budget for an Economic Impact Study, including analyzing our marine, tourism, and cultural sectors. We hope this study will illuminate how to encourage economic development while remaining heritage sensitive. Economic Development is particularly challenging in a town where tourism is increasing, and the offshore fishery is tied to its historical value. To complete this project, the Town seeks provincial grant funding and matching contributions from local partners, like the Lunenburg Board of Trade. If this funding is not secured, the project likely will not proceed.

However, one study will not make Old Town Lunenburg's presentation acceptable. Lunenburg's cultural sector, both private and public, needs to coordinate its efforts. The Town should take an active role in this to meet local and international needs. This role would likely require additional Staff. Second, new studies and programs are sorely needed, requiring a substantial investment. Many excellent suggestions were made in the 1998 *Lunenburg World Heritage Community Strategy* report and should be reviewed for their continuing relevance. They comprised marine-related training, recreation planning, hospitality, media arts, film and video training, craft skills, boatbuilding, woodworking, ceramics, and metalwork training. As was recommended in the *2010's Heritage Sustainability Study: Old Town Lunenburg*, Nova Scotia, Parks Canada should invest in an interpretive center in the community and Staff this interpretive facility with appropriate personnel to assist with interpretive activities. The Government of Nova Scotia should similarly invest in an appropriately staffed archive in Lunenburg with a collection mandate aligned with Old Town Lunenburg's Outstanding Universal Value.

## SECTION II: STATE OF CONSERVATION

### Colonial Plan

***The integrity of our colonial plan is under immediate threat, and the need for conservation is critical. Significant investment is urgently needed.***

*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...*

Old Town Lunenburg's heritage value is at risk due to deteriorating physical conditions and the pending loss of its civic blocks' historical uses. Any further erosion of the civic block's historic fabric and role in public life would hurt the district's integrity and put its Outstanding Universal Values at risk. To address this issue, the Town of Lunenburg needs significant funding.

The civic blocks consist of seven parts, from west to east St. John's Anglican Church National Historic Site and the parade ground to the west of it, the Fire Hall, the Firemen's Memorial Park, the Town Hall, the Civic Square, and the Armouries. After a devastating fire in 2001, St. John's Anglican Church was painstakingly reconstructed and is still in excellent condition. However, the other five components, owned by the Town of Lunenburg, are deplorable and require urgent repairs. The Fire Hall, Town Hall and Armouries Building are in unacceptable condition and urgently need repairs to remain habitable. The new draft *Old Town Lunenburg Heritage Conservation District Plan and By-law* encourage adaptive reuse only when it supports Old Town's continued functioning according to Charles Morris's original town plan. However, if significant funding is not found, the Town may have no choice but to sell the civic blocks for private development.

### Fire Hall

Located across Duke Street east of St. John's Anglican Church National Historic Site, Lunenburg's historic fire hall was constructed in 1928. In the 1950s, the Lunenburg Electric Utility annex was added to the eastern side or back of the building facing Cumberland Street. Its brick construction relative to the surrounding wooden buildings helps delineate Old Town's Civic Squares. The Town has built a new fire station and no longer uses the Duke Street station. The Electric Utility still uses the annex portion of the building to store electric meters and other Utility supplies. The Nova Scotia College of Arts and Design used the Fire Hall until August 2021 when the Town decided to explore divesting the building.

The Fire Hall, especially the 1950s annex, desperately needs repairs. Cracks through load-bearing cinderblock are easily visible, raising questions about the structural stability of the building. Both flat roofs need replacing, and the annex's roof has significant water drainage issues. This has led to moisture issues and water damage throughout the building. Safety is also a major concern, with substantial water damage surrounding electric outlets and panels. Currently, the Fire Hall is unsuitable for any use other than storage.

In 2021 and 2022, Lunenburg's Town Council explored a private sale and private lease redevelopment of the Fire Hall and notified Parks Canada. Staff determined that carving off part of the historic original civic blocks for private ownership and use would significantly affect Old Town Lunenburg's Outstanding Universal Value. The preservation of the 1753 Model Town Plan, including the conservation of the common lands in the four civic blocks 'Granted in Trust' on Morris's town map, are a significant feature of Old Town Lunenburg's Plan. In addition, the rezoning of the Fire Hall from

institutional to any other use other than Open Space ran contrary to the Old Town Lunenburg Heritage Conservation District Plan.

On March 26th, 2021, ICOMOS Canada President Christophe Rivet indicated the proposal raised concerns, and the Board was preparing recommendations. ICOMOS Canada's Committee on World Heritage's report received July 21st, 2021, highlighted that Old Town Lunenburg meets the World Heritage Committee's condition of authenticity because of the uses and functions of its buildings and public spaces. Parks Canada provided an opinion on April 9th, 2021, indicating that the World Heritage Centre and ICOMOS International may need to evaluate the sale for its potential impact to Old Town Lunenburg's Outstanding Universal Value and a Heritage Impact Assessment may be recommended. Town Council paused selling the Fire Hall based on this feedback. However, the building remains in critical condition with no conservation plan or repair financing.

### **Town Hall**

Built in 1893 at 119 Cumberland Street, Town Hall's red brick and granite is unique in a Town known globally for its wooden vernacular structures. It is one of the oldest continuously used Town Hall's in Canada. Unfortunately, Town Hall has been subjected to insensitive interventions and needs urgent repairs. The exterior brick is spalling, and the mortar is deteriorating. The roof leaks drastically, and while the original windows are largely intact, the frames have deteriorated. The entire fourth floor is derelict and unused, and there is mould and cracked and crumbling drywall throughout the building. The building's current oil heating system is both environmentally and fiscally unsustainable, and its electrical system cannot meet modern demands. Overall, the moisture and heating issues are speeding up the site's decay and the risk of structural failure.

The Town contracted Fishburn Sheridan to develop a Town Hall exterior restoration package in March 2022. The scope of work included an external building condition assessment, developing detailed measured drawings for exterior work, developing a detailed scope of work and tender documents, and preparing cost estimates. Fishburn Sheridan completed the exterior Building Condition Assessment on October 24th, 2022, which revealed the need for further air quality and structural testing. Eight test openings were made in Town Hall's exterior brick on April 10, 2023, and Staff eagerly await the results of Fishburn's structural study. The initial cost estimate to conserve the building exterior was \$3.8 million. Without considerable investment, this irreplaceable historic asset may be lost, jeopardizing the district's World Heritage status.

### **The Armouries**

The Lunenburg Armouries 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. Built in 1867, the Armouries is critical to Old Town's Outstanding Universal Value because it anchors the Easternmost of the four civic blocks originally set aside in the colonial town plan. Homes were built on the Western two-thirds of the block between 1894 and 1927.

The Armouries, along with the Fire Station and Town Hall, is in poor condition and requires repairs. Additionally, it has a significant vermin infestation. The building serves as the location for the offices and workshop of the Public Works Department, where essential maintenance work for the town is completed. Unfortunately, there has been no assessment done on the building, nor any plans made to conserve it. To preserve the Armouries, a significant financial investment would be necessary to conduct a study and implement conservation efforts.

## **Vernacular Architecture Tradition**

***The integrity and authenticity of our vernacular architecture tradition is poor. Significant investment is urgently needed.***

*Criterion (iv): ...Of special importance is its diversified and well-preserved vernacular architectural tradition, which spans over 250 years.*

Conserving Lunenburg's unique vernacular architecture requires two different approaches. Historic vernacular structures must be conserved. Unfortunately, the Town does not have the money needed to run its own grant program, so the cost of conserving the majority of Old Town's vernacular architecture falls solely to our residents, businesses and non-profits. These stewards are heroes of Canada's heritage movement, personally shouldering Old Town Lunenburg's stewardship on behalf of the world and should be celebrated and congratulated for their dedication and perseverance.

Every property is unique and has unique needs, but trends are visible. Reviewing the last year of Certificates of Appropriateness issued by the Town to alter historic buildings in Old Town Lunenburg, climate adaptation is a significant trend. The installation of heat pumps is typical, as is roof replacement, as many cannot afford to heat their homes without these upgrades. Without training or access to specialist tradespeople, Staff regularly receive requests to replace original windows and doors with contemporary vinyl replacements, with owners believing this is the only option to improve the energy efficiency of their buildings. Some owners do not know the nuances of conservation, and the Town is not adequately resourced to undertake public education.

Yet the World Heritage Committee also recognizes that Lunenburg's vernacular architecture tradition has continued. UNESCO has noted that "[w]hile a continuing vernacular architectural tradition is integral to the property's Outstanding Universal Value, there has been very limited infill in the modern era." As a living tradition, neo-vernacular construction must be encouraged to sustain Old Town's Outstanding Universal Value. The draft Plan and By-law thus enable neo-vernacular construction in and around Old Town Lunenburg. 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. 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. Additions, alterations, and new construction must incorporate traditional materials, techniques, and skills wherever possible. The intent is to create an environment conducive to neo-vernacular expression. Yet, research and training on neo-vernacular architecture and what it is and means to create vernacular buildings or interventions today urgently need research. Skills training is also required desperately if Lunenburg's vernacular tradition is to continue.

### **Knaut-Rhuland House**

Knaut-Rhuland House National Historic Site, Old Town's only vernacular residence open to the public, has recently completed urgent structural repairs but still needs considerable work. Parks Canada granted the Lunenburg Heritage Society, which owns the home and runs it as a historic house museum, \$55,116.50 through the National Cost-Sharing Program for Heritage Places to complete Phase I of the 2022 Knaut-Rhuland House Conservation Plan. The Society's application for funding from Parks Canada to complete Phase II was unsuccessful.

Founded in 1972, the Lunenburg Heritage Society is a registered non-profit with a mission to protect and promote Lunenburg's natural and cultural heritage. Between October 2021 and March 2022, the Lunenburg Heritage Society restored Knaut-Rhuland House's southern windows thanks to \$6000 from an

anonymous donor and \$3500 from the Heritage Trust of Nova Scotia's Buildings at Risk Fund. In July 2021, the Lunenburg Heritage Society sought a heritage architect to create a conservation plan for Knaut-Rhuland House and hired AbleARC Studios, led by principal architect Greg Munn. The Conservation Plan, including research, investigation, assessment, and evaluation of Knaut-Rhuland House, as well as recommendations and prioritization of treatment options, was completed in March 2022. Heritage Standing, an engineering firm based in Fredericton, formed part of the SableARC team led by principal engineer Dr. Tom Morrison.

The Conservation Plan recommends conserving Knaut-Rhuland House in two phases. Phase one focused on urgent recommendations addressing structural deficiencies threatening the building's integrity and continued safe use. These included reconstructing failed portions of the stone foundation, reframing the roof around the western chimney, repairing a failed stair stringer, and reframing the opening around the current and previous basement stairs. In March 2022, the Society launched a fundraising campaign to pay for phase one. The estimated cost for phase one was \$110,000, and in April 2022, a request for \$55,116.50 was approved by Parks Canada, with a completion date of March 31st, 2023. Other funding sources included \$22,000 from the provincial Heritage Property Program and \$33,081.58 in private donations.

Phase two work includes addressing site drainage issues to ensure the long-term preservation of the home's foundation and preserving and repairing the wood elements of the house's exterior. Exterior wood elements are character-defining and must be preserved. Water infiltration in the basement has led to high moisture levels throughout Knaut-Rhuland House, speeding deterioration. The estimated budget for the next phase of the project is \$181,520. The Lunenburg Heritage Society submitted another application under the National Cost-Sharing Program for Heritage Places in January 2023, but it was rejected.

## **Marine Culture**

***Lunenburg's Marine Culture is good. This strength should continue or improve if Nova Scotia continues its support and management leadership.***

*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.*

Lunenburg's waterfront remains a marine industrial centre focusing on shipbuilding and fishing. However, it is also among the most visited tourist destinations in Nova Scotia. Tourist pressure has created a need to balance these key sectors. District management must balance allowing continued maritime industrial activity, tourist access, and preserving maritime vernacular buildings that testify to Lunenburg's rich fishing and shipbuilding history. Furthermore, what does Lunenburg's fishery's continued evolution mean for Old Town's World Heritage status, and what is the role of heritage management in guiding this evolution? Significant research is needed to understand Lunenburg's contemporary marine culture relative to its heritage recognition. While considerable effort and investment have been made towards revitalizing Lunenburg's working waterfront since 2006, its World Heritage ramifications are unclear.

Under the new draft Heritage Conservation Plan and By-law, new conservation and design guidelines are proposed for the waterfront. While adaptive reuse is not prohibited, adaptive reuse of marine-industrial buildings will only be encouraged when it supports the marine activity. While overall, the new draft Plan and By-law take a minimal intervention approach, they recommend that the Heritage Officer be flexible and support preservation and rehabilitation proposals to help traditional Lunenburg marine activities continue.

### **Increased Provincial Role**

In 2006, the crown corporation Develop Nova Scotia (formerly Waterfront Development Corporation and later absorbed by Build Nova Scotia) purchased property along the Lunenburg waterfront. In 2018, A Lunenburg Steering Committee was established to ensure local involvement in the planning and operation of the working waterfront. The Lunenburg Steering Committee meets approximately every month. It includes representatives

from Develop Nova Scotia, the Lunenburg Mayor, the Lunenburg Waterfront Association Chairman, and local community members and leaders.

The *Lunenburg Waterfront Master Plan (2019-2023)* was published in the summer of 2019. The goals of the plan are to:

- Improve Harbour Infrastructure to Enhance Marine Economic Activity;
- Ensure Wharves are Used to their Full Potential;
- Create a Common User Shipyard;
- Explore Opportunity to Support Ocean Technology Sectors/COVE;
- Better Segregation of Marine Industrial and Tourism Uses;
- Maintain Ownership of Assets Along the Lunenburg Waterfront;
- Continue to Invest in Build Nova Scotia Owned Buildings and Wharves to Foster Economic Activity;
- Establish a Best-in-Class Recreational Marina for Transient Boaters;
- Maximize the Yield Per Tourist, While Reducing Their Impact on the Community; and
- Explore Opportunity for Enhanced Federal Role in Lunenburg Harbour.

Following this Plan, Build Nova Scotia has repaired key assets and increased the waterfront's operational efficiency.

### **Shipyard Revitalization**

Several of the ten Strategic Goals of the Master Plan directly encourage the continued flourishing of the Town's working waterfront, including creating a common user shipyard. This goal intends to improve shipyard infrastructure by providing a marine trades and services cluster to support and attract boatbuilding, marine maintenance, and service opportunities. This cluster will provide a platform, including shared access to tools, infrastructure, and the Lunenburg Harbour to support the startup and growth of marine services businesses. Revitalization was needed to enable this goal, including a new steel-piled floating dock structure to replace a wharf in poor condition. A total investment of \$5.5 million has enabled additional projects like enhancing haul-out capabilities to allow work on boats year-round, site re-grading, and installing underground electrical infrastructure and overhead lighting.

### **Big Boat Shed**

Built in the 1930s and located in the Shipyard, the Big Boat Shed is considered an anchor point for the waterfront. Thus, it was the first to be redeveloped within the shipyard precinct. Structural and functional improvements worth \$1.5 million were identified and carried out to enable the continuation of the building's historical use as a place of wooden boat construction and repair, improve the quality of the work environment, as well as incorporate opportunities for visitors to experience these activities from a viewing gallery. Revitalization work included the installation of new internal structural arches, a concrete slipway and a new floor, and a new addition to house small boatbuilding and interpretation programs run by the Fisheries Museum of the Atlantic.

### **Zwicker Building**

Elements of this wood-frame building, located on Bluenose Drive, date back to the late 1800s and its site and scale make it a prominent building on Lunenburg's working waterfront. Therefore, it underwent a significant rehabilitation to make the ground floor suitable for commercial use and upper floors for marine business and office use. With a total investment of \$2.7 million, work has included creating additional docking facilities and marine services, new roof with skylights, relocation of existing marine visitation facilities from the exterior to the ground floor, and exterior landscaping.

### **Ocean Gear Seawall**

A 180-foot seawall between the Zwicker Building, Common User Wharves and the land leased to Ocean Gear (a growing marine services business specialized in metal fabrication and offering ship repair) was rebuilt using an investment of \$1.7 million. This project will ensure long-term use of the area and enable Ocean Gear to continue to operate and grow its business in Lunenburg.

### **Wharf Recapitalization**

Repair and replacement of wharves is crucial to the continued marine activity and growth of the Lunenburg waterfront. In the Lunenburg Waterfront Master Plan (2019-2023) 's 2022 update, this project was identified as the last still in progress, with at least two of the four wharf projects completed then. Each wharf replaced supports strategic sector growth, for example Clearwater Wharf is used by the Clearwater seafood company to berth their fishing fleet.

## **Buffer Zone**

***Proposed developments pose no or an unknown threat to Old Town Lunenburg's Outstanding Universal Value. Managerial clarity and reporting responsibilities are crucial to Old Town's successful management.***

Following the broader lack of clarity surrounding reporting, there is little guidance on what the World Heritage Buffer Zone means regarding how it should be managed and the Town's reporting obligations. The current buffer zone recognized by the World Heritage Committee was retroactively applied to the district in 2017. Unfortunately, this World Heritage Buffer Zone does not align with UNESCO's current policies. First, the buffer zone does not surround the district. Second, while managed under the Town's Land Use By-law, the World Heritage Buffer Zone is not legally protected for heritage reasons. Lastly, no evidence could be found that the buffer was developed to preserve the values of Old Town Lunenburg, its immediate setting, important views, or other attributes that are functionally important to the district and its protection - it is solely a collection of Town-owned land as of 2017. For example, while some property north of Creighton Street falls within the existing World Heritage Buffer Zone, others do not, and no documentation could be found to explain the inconsistency. Again, Town staff hope to collaborate with Parks Canada to clarify these issues in the next twelve months. If adopted, the new Old Town Lunenburg Heritage Conservation Plan and By-law's expanded district boundary should hopefully harmonize municipal protections and global expectations.

Three sites within the World Heritage Buffer Zone are Council priorities. First, after significant investment in conserving the Lunenburg Academy National Historic Site, Council has offered the Academy for sale to the Lunenburg Academy Foundation. Second, to encourage and promote affordable housing in and around the downtown, Council is seeking development designs for its Upper King Street and Blockhouse Hill lands North of Old Town Lunenburg. The potential sale of the Academy and the possible development of Blockhouse Hill have garnered substantial media coverage and public opposition.

### **Lunenburg Academy National Historic Site**

Lunenburg Academy is nationally significant as a uniquely large Second Empire Style wooden building and a rare survivor of Nova Scotia's nineteenth-century academy education system. Built between 1893 and 1895, it was a public school until 2012, when the Province constructed a new school in Lunenburg. The Town has since owned the building and has invested \$1,170,749 in its conservation and approximately \$2,000,000 in operating costs. In addition to a thorough interior renovation that brought the Academy up to current building, fire and electric codes, the chimney, roof, windows, doors, and cladding were restored. Significant funds have also been received for the Academy's conservation from government and non-government sources. This includes \$2,914,983 from the Government of Canada, \$1,011,985 from the Government of Nova Scotia and \$719,578 from the Lunenburg Academy Foundation. The Foundation is undertaking an additional Drain Tile Study with Able Engineering.

In April 2022, the Town of Lunenburg sent a letter of intent to offer to sell Lunenburg Academy to the Lunenburg Academy Foundation. The Lunenburg Academy Foundation is a non-profit dedicated to the building's care, preservation, and restoration, governed by by-laws updated in April 2022. The Lunenburg Academy Foundation's Board of Directors is stronger than ever with recent appointments like former Mayor Rachel Bailey, who was elected to the Board in 2021. The *Lunenburg Academy Future Use Business Plan* (Scott Burke Consulting Inc., 2015, revised 2019) states that the Foundation's transformation into an organization capable of taking operational responsibilities began in the Summer of 2017. Rachel Bailey wrote

in their 2022 annual newsletter that the Foundation would undertake a feasibility study "to figure out what is possible and what is best for our beloved Castle on the Hill." Council has not formally passed any motions to proceed with the divestiture of the Lunenburg Academy. If a sale to the Lunenburg Academy Foundation does not transpire, Council may explore selling to other not-for-profits.

Our Heritage Officer believes the Lunenburg Academy sale would not impact Old Town Lunenburg's Outstanding Universal Value. They primarily based their opinion on the Lunenburg Academy's legal protection not being affected by a deal. Lunenburg Academy is a National Historic Site, Provincial and Municipal Heritage Property. These designations apply to the Academy building and the surrounding green space regardless of the site's ownership. The Town of Lunenburg and the Government of Nova Scotia must approve substantial alterations to the Academy, irrespective of who owns the building. Located within the Old Town Lunenburg World Heritage Site Buffer Zone, the Town will notify Parks Canada of any change to the Academy that might threaten Old Town Lunenburg's Outstanding Universal Value. Furthermore, the Foundation's mission and governance suggest it is a strong candidate to steward the site, and we hope to read the feasibility study once it is completed.

The Academy's continued community use is important to Lunenburg residents and Foundation members. However, the Academy's continued public use is not a character-defining element under any of its designations, nor does it contribute to the Town's continuing functioning along its colonial Plan per Old Town Lunenburg's Statement of Outstanding Universal Value. Thus, a use change should not impact Old Town Lunenburg's World Heritage Listing. Nevertheless, the Academy is still slated for community use under the Town's *Comprehensive Community Plan* (2020) and is zoned Institutional, so it can only be used for institutional purposes unless authorized by a development agreement voted on by Council. Council may not enter into a development agreement to reuse an institutional structure unless it would lead to conserving a historic site. Neither a Development Agreement nor a rezoning is being explored currently.

### **Request for Proposals for Mixed-Use Residential Development on Blockhouse Hill**

Blockhouse Hill comprises roughly 22.53 acres northeast and adjacent to Old Town Lunenburg World Heritage Site, sloping towards Lunenburg's Back Harbour. The site has untended greenspace and an approximately 1.5-acre trailer park run by the Lunenburg Board of Trade, including a two-storey, approximately 2,500-square-foot visitor centre.

The Town is seeking residential development concepts for Blockhouse Hill. This area was flagged for residential development in the Town's *Comprehensive Community Plan* (adopted November 17th, 2020). The Town is looking for a mixed-use residential development with a blend of affordable and accessible units. The Request for Proposals issued by the Town on February 8<sup>th</sup>, 2023, points out that Blockhouse Hill may be a site of archaeological significance and that it is within the Old Town Lunenburg World Heritage Site Buffer Zone. It also states, "[a]ny development proposal must complement the site's heritage values." Blockhouse Hill is currently zoned a combination of lower, medium, and higher density residential. Again, a rezoning would require a public hearing before being passed by Council. This project is in the design phase. Council has not voted to develop or sell Blockhouse Hill. The Town has received bids to prepare the designs but has not chosen an applicant to complete the work. The Town of Lunenburg intends to share design proposals with Parks Canada when they become public.

Our Heritage Officer believes 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. Residential development on Blockhouse Hill will not compromise Old Town Lunenburg's geometric grid plan, allocation of public spaces along Charles Morris's town plan, or the Town's historic vernacular architecture. 2014 Old Town Lunenburg Periodic Reporting to UNESCO noted two attributes that Staff consider particularly relevant to any potential development on this site: Lunenburg's vernacular architecture tradition and the distinction between urban and non-urban areas. Depending on the design and its execution, the project could contribute positively to continuing Lunenburg's sustained vernacular architecture tradition through neo-vernacular creation. Depending on the design, new buildings

could also erode the surviving distinction between urban and non-urban areas. Again, our Heritage Officer feels they cannot fully assess this potential development's heritage impact without a design to analyze.

Seeking design proposals, garnering public input on said proposals, and then deciding whether to proceed with a development agreement for and sale of the site is a solid strategy to ensure the municipality guides development. The Town's *Land Use By-law* regulates this site's development. Currently, it is not protected under the Town's *Heritage Conservation Plan and By-law* or otherwise regulated specifically for heritage concerns. Other than UNESCO reporting requirements, there is no mechanism compelling Council to consider heritage if they decide to develop Blockhouse Hill. The Town, however, has made its intention clear under the Request for Proposals that any development must be heritage sensitive. Furthermore, the new draft *Heritage Conservation Plan and By-law* propose including Blockhouse Hill in an expanded Transition Area around Old Town Lunenburg. The Town intends to keep Parks Canada updated throughout the process. Any disposal will be researched carefully and include ongoing Parks Canada consultation.

### **Upper King Street**

On June 7, 2022, the Town of Lunenburg issued a Request for Proposals to develop design scenarios for medium-density and higher-density residential proposals for a four-acre plot of land sloping towards Lunenburg's Back Harbour, North of Old Town. The vision is to create a mixed-use development that includes affordable and accessible dwellings while maintaining connectivity with existing streets, walkways, open spaces, and trail systems to support a pedestrian-friendly streetscape and active transportation system—the Request for Proposals specified that any development must complement the district's Outstanding Universal Values.

To complete the project, the Town of Lunenburg hired ZZAP Consulting Inc. on September 16th, 2022, for \$59,500. ZZAP is working on four development schemes and will produce a covenant, development agreement, or similar document to ensure that a developer follows through with the development scheme Council approves. ZZAP are almost finished with their work, and Council plans to hold a Public Information Meeting to present and discuss the design scenarios before releasing an Expression of Interest to developers to purchase and develop the land.

Like Blockhouse Hill, Our Heritage Officer believes the impact of developing Upper King Street on Old Town Lunenburg's Outstanding Universal Value cannot be determined now. Again, a comprehensive impact assessment cannot be completed without a design proposal. Initial observations on Blockhouse Hill's potential impact regarding Lunenburg's colonial plan and vernacular architecture tradition also apply to this project. Interestingly, this project has not elicited nearly as forceful a public response.

### SECTION III: THREATS AND OPPORTUNITIES

A SWOT analysis reveals internal strengths and weaknesses, as well as external opportunities and threats. It helps organizations identify areas of improvement and develop strategies to achieve their goals. The table below is a snapshot of the Town's strengths and weaknesses relative to Old Town Lunenburg World Heritage Site, the opportunities created by Old Town's listing and external threats to Old Town's Outstanding Universal Value.

Strengths	Weaknesses
Dedicated Staff - New and Diverse Expertise Dedicated Local Non-Profit Sector Dedicated Property Owners Strong Local Support of World Heritage Listing	Under-Resourced Under Funded Understaffed Outdated Heritage Conservation Plan and By-Law Lack of Management Planning Lack of Research Lack of Interpretation Lack of Training and Education Programs
Opportunities	Threats
Presumed High Public Interest and Visitor Numbers Nova Scotia Museum's Continued Investment Build Nova Scotia's Investment New Federal Funding Opportunities around Accessibility, Inclusivity, and Green Infrastructure	New Provincial Accessibility Requirements Post-Coloniality Climate Change Weak Provincial Legislation Lack Of Federal Leadership

The rest of this section chronicles how new accessibility requirements, post-coloniality, climate change and weak provincial legislation affect the Town's ability to conserve and protect Old Town Lunenburg. Appropriately mediating these threats will require substantial human and financial resources. While some possible solutions are proposed, a more in-depth analysis is needed to determine the best solutions to these complex issues.

#### New Federal and Provincial Accessibility Requirements

The Town of Lunenburg is dedicated to creating a welcoming and inclusive environment for all. It is actively addressing accessibility barriers in the built environment in response to community needs, legislative requirements, and recognition of participation and inclusion of persons with disabilities as a Human Right according to the 2006 UN Convention of the Rights of Persons with Disabilities. Increasing accessibility can be particularly challenging when it conflicts with the Town's responsibility to preserve our built heritage. It is part of a modern and vibrant community where people of all ages and abilities have the right to live, work, and play.

Nova Scotia has been trying to ensure that buildings in the province are more accessible for people with disabilities. *Access by Design 2030: Achieving an Accessible Nova Scotia* is a strategy developed by the Province of Nova Scotia to create a more inclusive and accessible province by 2030. The strategy identifies key priorities and actions that need to be taken to remove barriers and ensure that all Nova Scotians, regardless of their ability, can fully participate in Society. The strategy has five priority areas: built environment, transportation, information and communication, attitudes and behaviours, and employment. In the built environment priority area, the strategy focuses on creating accessible public spaces, buildings, and homes. This includes developing and implementing accessibility standards for new construction and

renovations and providing incentives and support for property owners to make their properties more accessible. However, these incentives and supports have been slow to materialize.

In 2017, the province passed its *Accessibility Act*. Nova Scotia also updated the *Nova Scotia Building Code Regulations* in April 2021. All new buildings and major renovations must now be built to accessibility standards. These standards apply to the interior and exterior of buildings and include features such as accessible parking, entrances, and washrooms, as well as signage, lighting, and flooring requirements.

In addition, the Built Environment Standard under the *Nova Scotia Accessibility Act (2017)* is expected to be enacted in 2024. The Government of Nova Scotia has communicated that this standard will contain significant amendments and additions to the *Nova Scotia Building Code Regulations*, increasing the accessibility required for new buildings and renovations. These efforts towards accessibility reflect Nova Scotia's commitment to creating a more inclusive society and will go a long way in improving the quality of life for individuals with disabilities. Accessible retrofitting is especially important in Nova Scotia, where thirty percent of residents fifteen or older have at least one disability, almost eight percent more than the Canadian average. This number will likely increase given Nova Scotia's aging population, with one in four Nova Scotians set to be sixty-five or older by 2030.

Unfortunately, the relationship between accessibility and the need to maintain the integrity of the historic built environment has not been adequately worked through. The Nova Scotia Office of Strategy Management and Heritage Property has *Heritage Property Accessibility Guidelines* for provincially owned heritage properties. These guidelines require that accessibility features be incorporated into heritage building conservation projects, such as installing accessible entrances, elevators, and washrooms. The guidelines also require that accessibility be considered in the design of new additions to heritage buildings. For example, new entries or elevators must be integrated seamlessly into the existing architecture of the heritage building. These, along with the *Standards and Guidelines for the Conservation of Historic Places in Canada (2010)*, may guide the development of more property-specific guidelines. However, this has fallen to municipal building officials and property owners, who have little time or support to pursue appropriate interventions. High accessibility standards for commercial businesses opening in Lunenburg are already in effect, and the province has not given the Town the time or resources it needs to determine how, for example, the new *Nova Scotia Building Code Regulations* can work in concert with the new *Old Town Lunenburg Heritage Conservation Plan and By-law*. It is not anticipated that the forthcoming Built Environment Standard will provide additional guidance related to heritage buildings and accessibility.

Old Town Lunenburg's historic features pose a challenging environment for accessibility. First, the colonial grid plan's imposition on Lunenburg's topography has resulted in steep streets and sidewalks that do not comply with today's accessibility and safety standards. Second, narrow streets and a lack of building setbacks make it very difficult to retrofit historic entrances for accessibility without drastically and irreversibly impacting historic fabric. Furthermore, Old Town Lunenburg's density and near contiguous buildings make adding new accessible entrances almost impossible.

Thankfully, the Town of Lunenburg has recently invested in accessibility expertise. The Town is fortunate to work with Ellen Johnson, Accessibility Coordinator for Lunenburg County. Ellen is a registered occupational therapist and RHFAC Professional with expertise in identifying, removing, and preventing barriers to access in municipal spaces. Through her personal experience and extensive advocacy, for example, with Nova Scotia's Accessibility Advisory Board, she is at the forefront of ensuring Nova Scotia's public spaces are accessible to everyone. The Town hopes to bring together its municipal accessibility, building, planning and heritage professionals with their provincial counterparts soon to discuss how it should meet this challenge. However, meeting this challenge is beyond the Town's current capacity. Since municipal officials may not design interventions as regulators, external experts to conduct research and advise businesses on accessible retrofitting are desperately needed.

## **Post-Coloniality**

The Town of Lunenburg is globally recognized as North America's most intact colonial settlement. However, the Mi'kmaq have been present in this area for ten thousand years, and their history is inextricably

linked to the Town. Despite the enduring presence of Indigenous peoples in the area, Lunenburg became Canada's second British colonial settlement in 1753, following Halifax. The British populated Lunenburg with European Protestants to control the Acadian and Indigenous population in E'se'katik. The British Board of Trade and Plantations oversaw Lunenburg's plan and development. Although Lunenburg's history is often discussed exclusively regarding the hard work of local fishermen of colonial descent, it's important to recognize the experiences of Acadians, enslaved Africans, and Indigenous peoples. The Town's picturesque wooden structures were built using profits from trading salt fish for sugar from Caribbean slave plantations, making it a crucial node within and beneficiary of the Black Atlantic.

The Town of Lunenburg needs to reassess its history and heritage recognition's coloniality through a postcolonial lens. As the best-preserved colonial settlement in North America, Old Town Lunenburg testifies to the historical injustices suffered by Indigenous people due to their colonization and the dispossession of their lands, territories, and resources, notably the denial of their right to develop following their own needs and interests. The United Nations *Declaration on the Rights of Indigenous Peoples*, the guiding document of Canada's Truth and Reconciliation Commission, affirms the right of Indigenous people to participate fully in the United Nations system, including the World Heritage network. Canada has committed to financial cooperation towards achieving this goal.

Home to four National Historic Sites of Canada, tackling Old Town Lunenburg's colonial and imperial interpretation would make significant inroads toward integrating Indigenous history and heritage values into Canada's National Program of Historical Commemoration. Old Town Lunenburg provides a unique opportunity to interrogate British colonialism's historical and current impacts. Re-examining Lunenburg's history through a postcolonial lens would be a decisive repudiation of the concepts used to justify European sovereignty over Mi'kmaq territory, including the Doctrine of Discovery and terra nullius named in the Truth and Reconciliation Commission's Calls to Action.

The Town of Lunenburg is committed to evaluating its history and heritage recognition's coloniality. It has taken steps towards this, such as opening every council meeting with a land acknowledgment and celebrating Black History Month with a Pan-African Flag Raising in the civic square. While Old Town Lunenburg Heritage Conservation District's new draft Statement of Significance was written to protect the heritage values for which governments have formally recognized it as municipally, provincially, nationally, and internationally significant, the draft Plan and By-law encourage the recognition and conservation of alternate heritage values, especially those held by Indigenous, Afro-Nova Scotian, Acadian, and other groups. However, the Town recognizes that these small acts risk becoming empty gestures without substantive, permanent redress.

The Town of Lunenburg is seeking funding to support its efforts towards cultural inclusiveness. It calls on the Government of Canada to make supporting the Town's efforts a keystone in their Truth and Reconciliation efforts. The Town's World Heritage designation allows one to explore contentious issues and prompt reflection and discussion toward a more just future. By preserving memory, promoting truth, and pursuing justice, the Town of Lunenburg hopes to be amongst the International Coalition of Sites of Conscience, the only global network of historic sites, museums, and memory initiatives connecting past struggles to today's movements for human rights.

## **Climate Adaptation**

Climate change is significantly impacting Nova Scotia, as it is on the rest of the world. Rising sea levels, more frequent extreme weather events, and changes in temperature and precipitation patterns affect the region. In particular, the Town of Lunenburg, located on the southern coast of Nova Scotia, is vulnerable to the effects of climate change. The Town has a long history of fishing and shipbuilding, and its economy is closely tied to the ocean. However, the rising sea levels caused by climate change put the Town at risk of flooding and erosion, which could damage infrastructure and homes, disrupt local businesses, and harm the environment. In addition, climate change is affecting the marine ecosystem in the area. Changes in ocean temperature and acidity levels are altering the distribution of fish and other marine species, which could significantly impact the local fishing industry.

The Town's Environment and Sustainability Discussion Paper and [climatedata.ca](http://climatedata.ca) project higher temperature and precipitation levels in Lunenburg, increasing by 81% and 15%, respectively. The rising sea levels and more frequent extreme weather events caused by climate change are putting the Town's historic buildings and infrastructure at risk of damage or destruction. The Town's unique wooden buildings, constructed in the 18th and 19th centuries, are particularly vulnerable to flooding and erosion. In addition, changes in temperature and humidity levels can accelerate the decay of wooden structures, which could further damage the Town's cultural heritage. The danger of moisture-related deterioration and toxic mould growth will only increase throughout Old Town Lunenburg if appropriate mitigation measures are not taken.

The Town of Lunenburg faces significant challenges in adapting its historic buildings to the impacts of climate change. The Town's Environment and Sustainability Discussion Paper, completed in October 2019 by Upland Planning and Design, outlines the importance of promoting cultural, economic, and environmental sustainability in the district. This includes endorsing alterations adapted to changing environmental conditions. The rising cost of heating buildings is a significant concern, particularly for historic buildings with limited insulation and outdated heating systems.

The Town of Lunenburg is trying to be proactive in mediating the impacts of climate change on its cultural heritage, for example, including new guidelines on green technologies in its *draft Heritage Conservation District Plan and By-law*. Still, it requires financial resources to implement any adaptive management strategies fully. The Government of Canada can play an essential role in helping the Town of Lunenburg address these challenges by providing financial support for energy-efficient retrofits that preserve the Town's unique architectural heritage. For example, the government could provide funding to restore historic windows, which can help maintain the character and authenticity of the Town's vernacular architecture while improving energy efficiency. Similarly, the government could support installing energy-efficient heating systems compatible with the Town's historic buildings, such as low-temperature radiant heating or hydronic systems. By providing funding for coastal erosion management plans, green building design, and other adaptive strategies, the Government of Canada can help the Town of Lunenburg protect its unique heritage buildings and infrastructure from the effects of climate change. These efforts will help preserve the Town's cultural heritage and contribute to sustainable economic development in the region.

### **Weak Provincial Legislation**

Walking through Old Town, you can easily find homes slipping off foundations and historic windows repaired with duct tape. It is difficult, however, to speak to the state of the district's vernacular architecture because there is no monitoring program in place apart from Staff's work approving or denying development applications. Activities such as maintenance, or lack thereof, are not checked. This, combined with weak provincial heritage legislation, has left Old Town Lunenburg especially vulnerable to demolition by neglect. There is no history or signs of wilful neglect in Lunenburg. However, an aging population combined with rising property values, servicing, and maintenance costs makes adequate conservation out of reach of the average household. This only speed up gentrification and the demise of Lunenburg's marine culture as those working the waves are denied the opportunity to live in and shape Lunenburg's vernacular townscape.

The Nova Scotia *Heritage Property Act* is the provincial law that provides a framework for protecting and preserving heritage properties in Nova Scotia. The Act enables the designation of heritage properties and establishes a process for registering and protecting these properties. However, a critical limitation of the Act is that there is no provision against demolition by neglect. Demolition by neglect refers to the deliberate or unintentional failure to maintain a property, which can lead to its eventual destruction. This is a major concern for heritage properties, as neglect can lead to significant deterioration and irreversible damage to the property's historic character. Additionally, demolition by neglect can create safety hazards and contribute to blight in a community. Thankfully, Lunenburg's residents and businesses are committed to heritage conservation. However, with rising taxes, real estate prices and conservation costs, it is reasonable to assume demolition by neglect may be an increasing issue, not because of wilful neglect but because preservation is increasingly out of the financial reach of citizens.

Several strategies have been employed in Canada to prevent demolition by neglect. For example, some provincial legislation empowers municipalities to adopt by-laws that require property owners to maintain their properties to a certain standard. In some cases, heritage grants or tax incentives have also been offered to encourage property owners to invest in the maintenance and preservation of their heritage properties. Unfortunately, municipalities in Nova Scotia are not empowered to provide heritage-based tax exemptions under the Municipal Government Act. For the Town to pursue these strategies, provincial leadership is required.

## **SECTION IV: CALL TO ACTION**

In conclusion, Old Town Lunenburg, Canada's only World Heritage Site without significant federal or provincial managerial presence, urgently requires financial support. The Town cannot meet urgent, critical heritage needs let alone address priorities and emerging threats, like accessibility, inclusion, and climate change, without enhanced outside support.

The gravest threat to Old Town Lunenburg's integrity is the degradation of its civic blocks and buildings, while its historic vernacular architecture also requires significant investment. Deferred maintenance, inadequate financial and human resources, and the lack of a current management plan also put the future of Old Town Lunenburg in danger. Making Old Town Lunenburg more accessible and inclusive can significantly benefit the Town and its people. By increasing accessibility for people with disabilities, the Town can welcome a broader range of visitors and residents, resulting in increased economic benefits. Additionally, by promoting diversity and inclusivity, the Town can create a more welcoming environment that celebrates cultural heritage and promotes social cohesion and respect. However, achieving these and heritage goals requires additional human resources. Similarly, mitigating the effects of climate change in a heritage-sensitive matter needs further exploration and financial support.

The Town of Lunenburg is committed to protecting Old Town Lunenburg World Heritage Site on behalf of the global community. It is a cultural inheritance of Outstanding Universal Value and must be protected. However, stewarding this place is challenging. The Town is fulfilling its obligations as best it can. After twenty-eight years of making the most of every resource and opportunity, the Town of Lunenburg deserves substantial federal and provincial support protecting Old Town for Nova Scotians, Canadians, and the world.

**Subject: New Old Town Lunenburg Heritage Conservation District Plan and By-law Information Report**



**From:** Hilary Grant, Senior Planner & Heritage Officer

**Reviewed by:** Arthur MacDonald, Director of Community Development  
Jamie Doyle, CAO

**Date:** May 18, 2023

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**Recommendation**

This is an information report. No decision is required. This is an opportunity for the Committee to comment upon and ask staff questions about the draft Old Town Lunenburg Heritage Conservation District Plan and By-law before considering the Public Participation Schedule (see agenda item 6.2).

**Alternatives**

N/A

**Background**

Old Town Lunenburg is a municipal heritage district that encompasses a National Historic Site of Canada district designation and a World Heritage Site, along with seventy-four other heritage designations. The Town of Lunenburg is the authority legislated to legally protect Old Town Lunenburg for future generations through a Heritage Conservation District Plan and By-law. Legal protection of Old Town Lunenburg's Outstanding Universal Value is a requirement of its World Heritage listing.

Since the Nova Scotia *Heritage Property Act* does not provide a clear mechanism to revise existing Heritage Conservation District Plans and By-laws, Council has initiated repealing the existing plan and by-law, adopted on May 1, 2000, and enacting a new Plan and By-law to replace it. On December 14, 2021, Council awarded Brighter Community Planning & Consulting and EVOOQ Strategies (henceforth Brighter Community) a contract to complete a new Old Town Lunenburg Heritage Conservation District Plan and By-law. On August 9, 2022, Council approved Brighter Community's Lunenburg Old Town Historic Conservation District Review Background Study. Staff have worked with Brighter Community towards completing the Old Town Lunenburg Heritage Conservation District Plan and By-law. With new internal resources, namely the successful hiring of a new Heritage Officer, it was deemed that staff could tailor Brighter Community's work to the local Lunenburg context. This decision was made to ensure the new Plan and By-law met the Town's needs and remained on budget. The Town received Brighter Community's final deliverable on February 23, 2023.

The draft Old Town Lunenburg Heritage Conservation Plan and By-law (henceforth Plan and By-law) can be found in Appendix A. A Fact Sheet can be found in Appendix B.

## **Discussion**

### *Overarching Approach*

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 conservation of Old Town Lunenburg Heritage Conservation District will be guided by the three standards below, which draw heavily from national and international policy documents.

1. *Minimal intervention* – Interventions must be undertaken with the utmost care to minimize the loss of historical evidence and ensure the district's integrity. Intact or repairable character-defining elements should not be demolished, removed, replaced, or substantially altered.
2. *Compatibility* – Development within Old Town Lunenburg Heritage Conservation District is not prohibited but must be visually and physically compatible with surrounding character-defining structures.
3. *Legibility* – Changes within the district, including to individual structures, must be legible upon close inspection and should be thoroughly documented to ensure the district's authenticity.

### *Sustainability and Inclusivity*

UNESCO has observed that sustaining the Outstanding Universal Value of Old Town Lunenburg requires retaining historical accuracy and encouraging sympathetic building renovation while mitigating strains caused by climate change, tourism, increased visitation, and the financial burden of conservation amidst rising property values. While the *Heritage Property Act* may be used to legally protect Old Town Lunenburg, 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 conservation incentives. It also recommends exploring mitigation measures against demolition by neglect and land speculation.

Old Town Lunenburg Heritage Conservation District is internationally recognized as the best-preserved planned colonial settlement in North America. 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, the draft Plan encourage the recognition and conservation of alternate heritage values, especially those held by Indigenous, Afro-Nova Scotian, Acadian, and other persons. Providing people of all ages, interests, and abilities access to the district and its properties is also a priority. The draft Plan supports solutions that provide the highest level of access with the lowest level of heritage impact.

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. This includes guidelines on green technologies like solar panels and micro wind turbines.

### *Revised Statement of Significance*

The Plan and By-law follow a value-based heritage management approach, as recommended under the *Operational Guidelines for the Implementation of the World Heritage Convention* (Section 51) and 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 the Plan in Appendix A).

A Statement of Significance is a heritage planning tool that briefly describes a historic place, its heritage values, and its character-defining elements. Character-defining are elements that embody or materially support a place's heritage value. The Old Town Lunenburg Statement of Significance has been prepared to align all the district's extant municipal, provincial, national, and international designations. This approach ensures all the values for which Old Town Lunenburg was listed as a World Heritage Site are protected, instead of focusing solely on historic buildings, historic urban form or setting. If adopted, any proposed changes to the district's Statement of Significance moving forward would need to be referred to the Heritage Advisory Committee before proceeding to a Council vote. Changes to National Historic Sites and Provincial Heritage Properties within Old Town Lunenburg – Knaut-Rhuland House, Lunenburg Academy and St. John's Anglican - are managed by building specific Statements for Significance. New Statements of Significance have also been written for ecclesiastic, civic, and locally significant structures in the district.

#### Expanded District Boundary

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 and the District's boundary as recognized by UNESCO (Appendix C), with the addition of a transition or buffer area rearranged, in part, to capture the archaeological remains of the original fortifications. This change brings the new Old Town Lunenburg Heritage Plan and By-law in line with the *Operational Guidelines for the Implementation of the World Heritage Convention* (Sections 103 to 107).

The current buffer zone recognized by UNESCO (Appendix C) was retroactively applied to the district in 2017. Unfortunately, this existing UNESCO Buffer Zone does not align with UNESCO's current policies. First, the buffer zone does not surround the district. Second, while managed under the Town's Land Use By-law, the buffer zone is not legally protected for heritage reasons. Lastly, no evidence could be found that the buffer was developed to protect the values of Old Town Lunenburg, its immediate setting, important views, or other attributes that are functionally important to the district and its protection - it is solely a collection of Town-owned land. For example, while some property north of Creighton Street falls within the existing UNESCO Buffer Zone, others do not, and no explanation could be found to explain the inconsistency. According to the World Heritage Committee, the distinction between urban and non-urban areas contributes to Old Town Lunenburg's Outstanding Universal Value (Appendix E).

Expanding the district's boundaries is a first step towards reconciling Old Town's legal protection at the municipal level with UNESCO's current recognized boundaries and policies. The new Transition Area includes all of the UNESCO Buffer Zone. However, changing the district's boundaries in the Town's Old Town Lunenburg Heritage Conservation District Plan and By-law does not de facto mean changing the

UNESCO Buffer Zone. The UNESCO Buffer Zone is a separate mechanism, and the World Heritage Committee must approve any changes to it. UNESCO via Parks Canada will still need to be notified of any development in the current UNESCO Buffer Zone regardless of what changes to the Transition Area the Heritage Advisory Committee may recommend or Council may approve.

#### *Preserving the Plan*

According to the World Heritage Committee, “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.” Under the draft By-law, street encroachment, grading, sightlines, and building height, density and setbacks are regulated within different heritage character areas with different criteria. Retaining historic functions is essential to its World Heritage listing. As such, while adaptive reuse is not prohibited under the By-law, adaptive reuse 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 functioning. Public functioning includes the provision of public services and public access.

#### *Sustaining Maritime Culture*

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. District management must balance allowing continued maritime activities and preserving maritime vernacular buildings that testify to Lunenburg’s rich fishing and shipbuilding history. Balance is achieved through a mixture of regulations pertaining to the Waterfront Area and maritime vernacular structures. While adaptive reuse is not prohibited, adaptive re-use in the Waterfront Area will only be encouraged within the Waterfront Areas when it supports marine activity. While overall the Plan and By-law take a minimal intervention approach, the Heritage Officer may advise guideline leniency for preservation and rehabilitation proposals in the Waterfront Area that demonstrate their positive contribution to continuing traditional Lunenburg marine activities.

#### *Conserving Vernacular Architecture*

Conserving Lunenburg’s unique vernacular architecture requires two almost contradictory approaches. First, historic vernacular structures must be conserved. Second, as a living tradition, neo-vernacular construction must be encouraged. A list and map of character-defining, locally significant and supporting structures has been prepared to clarify what buildings testify to Lunenburg's outstanding vernacular architectural tradition. Conservation guidelines for different types of character-defining structures – civic, commercial, ecclesiastic, and marine-industrial – versus supporting and locally significant structures are outlined in the By-law. Any physical work on a vernacular structure listed as character-defining under this Plan and By-law should be cautious and preceded by considering the building’s form and structure. 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. Any change to the list would need to be referred to the Heritage Advisory Committee before a council vote.

UNESCO has noted that, “[w]hile a continuing vernacular architectural tradition is integral to the property’s Outstanding Universal Value, there has been very limited infill in the modern era.” The draft Plan and By-law thus encourage neo-vernacular construction in and around Old Town Lunenburg. 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. 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. Additions, alterations, and new construction must incorporate traditional materials, construction techniques and skills wherever possible.

A table of differences between the current and draft By-law can be found in Appendix D.

### Administration

The following work will require a Certificate of Appropriateness:

- (a) Demolition or removal of a structure on the list of character-defining and locally significant structures;
- (b) Demolition or removal of a structure on the list of supporting structures;
- (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, eaves, 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.

The following work will not require a certificate of appropriateness

- (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.

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.

### Public Hearings

Any application to demolish or remove a main character-defining structure from the district must proceed to a public hearing and a Council vote. Before a vote, the application must be referred to the Heritage Advisory Committee.

Council may consider the following when evaluating applications:

- The application to demolish or 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;
- The advice of any external advisor, as applicable; and
- Public Hearing comments.

Applications to demolish main character-defining structures should not be approved unless there is irreversible structural damage or deterioration to the structure. Applications to demolish a character-defining structure must be accompanied by two engineering reports from accredited engineers with heritage experience attesting to the site's lack of structural integrity.

The Heritage Officer may, at their discretion, refer any proposal requiring a Certificate of Appropriateness to the Heritage Advisory Committee for comment. The draft Plan stipulates that the Heritage Officer should pay extra attention 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.

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.

## **Strategic Plan Relevance**

### Heritage

- Preserve the valuable heritage resources of Lunenburg while embracing an ongoing landscape evolution.
- Update and clarify heritage management frameworks to respond to current needs and follow best practices.

- Expand the classification of heritage resources to include a range of elements with tangible and intangible heritage value.
- Expand heritage recognition beyond European colonial landscapes to include perspectives of Nova Scotia's First Nations, Black communities, and other cultural groups.

#### Community Structure

- Direction regarding how the town will be structured and how land will be used.

#### Urban Design

- Direction to enhance residents' and visitors' experience of the built environment.

### **Relevant Legislation**

UNESCO *Convention Concerning the Protection of the World Cultural and Natural Heritage*  
 Nova Scotia *Heritage Property Act* and associated *Heritage Conservation Districts Regulations*  
 Town of Lunenburg *Old Town Lunenburg Heritage Conservation District Plan and By-law*  
 Town of Lunenburg *Municipal Planning Strategy*  
 Town of Lunenburg *Land Use By-Law*

### **Financial**

There are no financial implications as no decision is being taken. The current Heritage Conservation District Plan and By-law has been administered by the Town since September 4, 2000, and its replacement should not have a significant impact on the Town's financial or human resources. There may be a cost associated with the Public Participation Schedule under agenda item 6.2.

### **Communications**

See the Public Participation Schedule under agenda item 6.2.

### **Attachments**

Appendix A – Draft Old Town Lunenburg Heritage Conservation District Plan and By-law  
 Appendix B – Draft Old Town Lunenburg Fact Sheet  
 Appendix C – District's boundary as recognized by UNESCO  
 Appendix D – Comparison Chart Existing versus New By-law  
 Appendix E – Old Town Lunenburg Statement of Outstanding Universal Value

# 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
<p><b>PLANNED COLONIAL SETTLEMENT</b>  <i>The best-preserved example of a Planned colonial settlement in North America</i></p>	<p><b>Approach:</b>            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</p>



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 adaptative 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 adaptive 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.



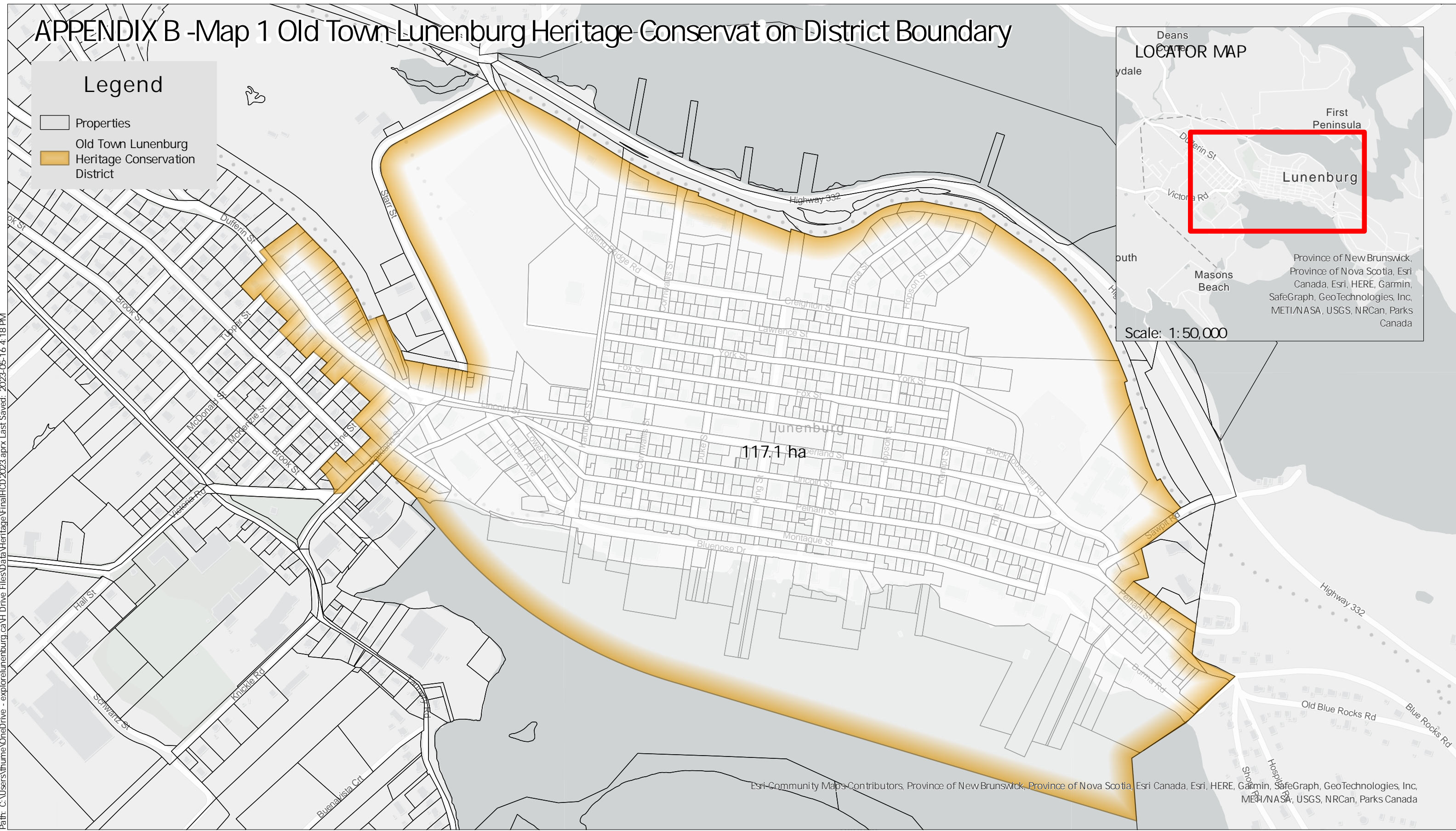
**Communities:**  
Enhance the role of communities in the implementation of the World Heritage Convention.

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

# APPENDIX B -Map 1 Old Town Lunenburg Heritage Conservation District Boundary

## Legend

-  Properties
-  Old Town Lunenburg Heritage Conservation District



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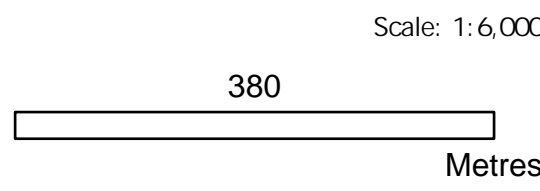
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## TOWN OF LUNENBURG Heritage Conservation District - Map 1

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# APPENDIX C - Map 2 Old Town Lunenburg Heritage Conservation District Heritage Character Areas

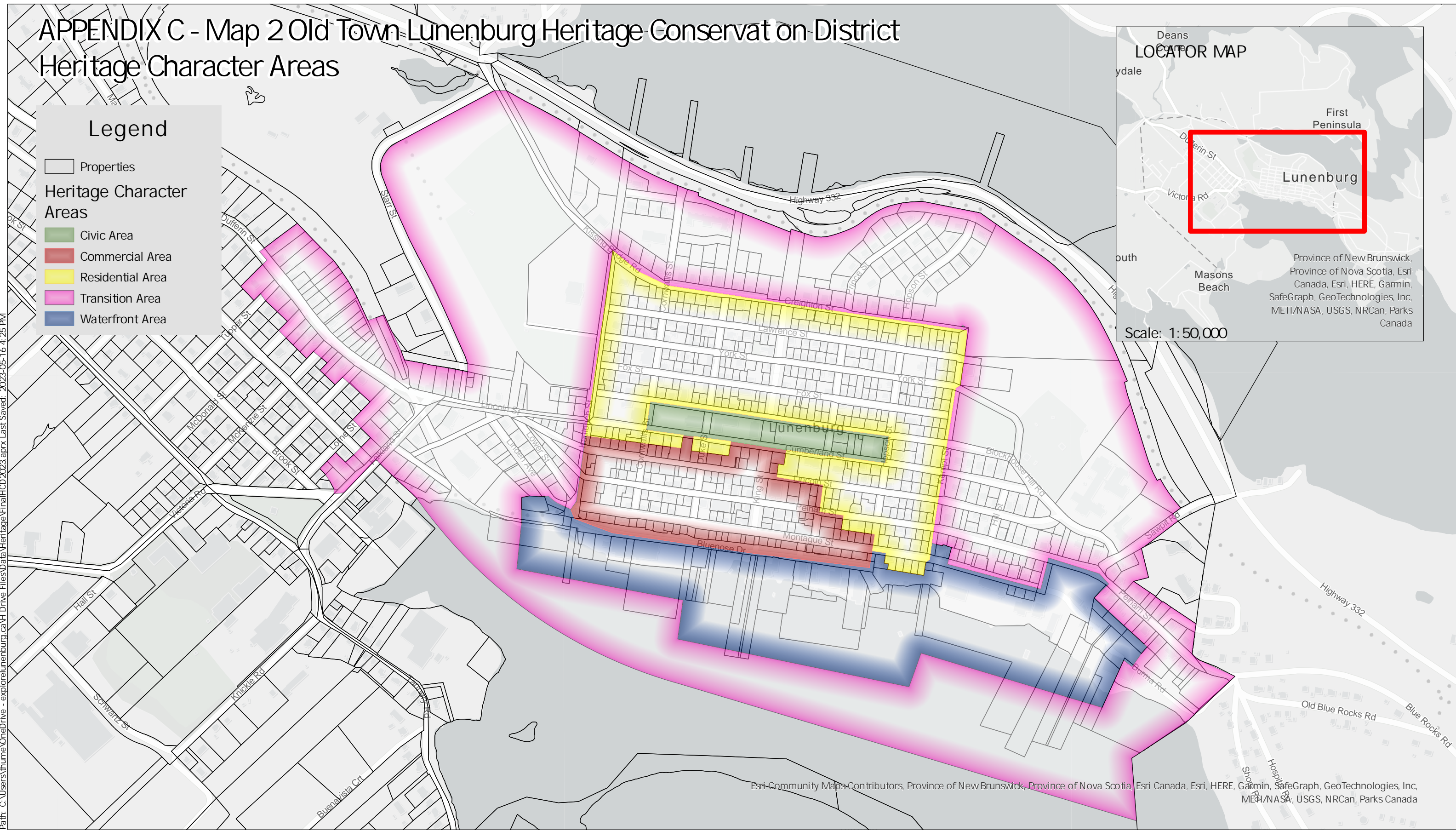
**Legend**

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

**LOCATOR MAP**

Province of New Brunswick,  
Province of Nova Scotia, Esri  
Canada, Esri, HERE, Garmin,  
SafeGraph, GeoTechnologies, Inc,  
METI/NASA, USGS, NRCAN, Parks  
Canada

Scale: 1:50,000



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## TOWN OF LUNENBURG Heritage Conservation District - Map 2

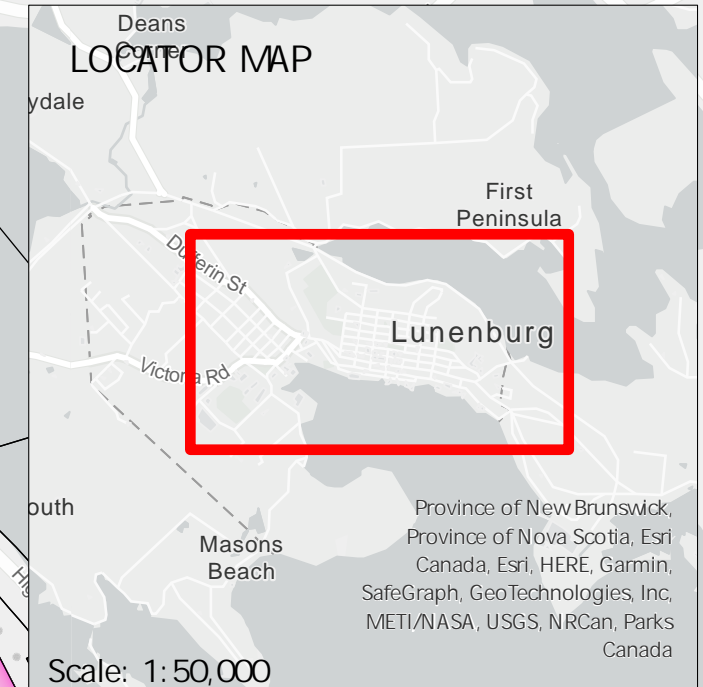
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# APPENDIX D - Map 3 Character-Defining, Locally Significant and Supporting Properties



**Legend**

Properties

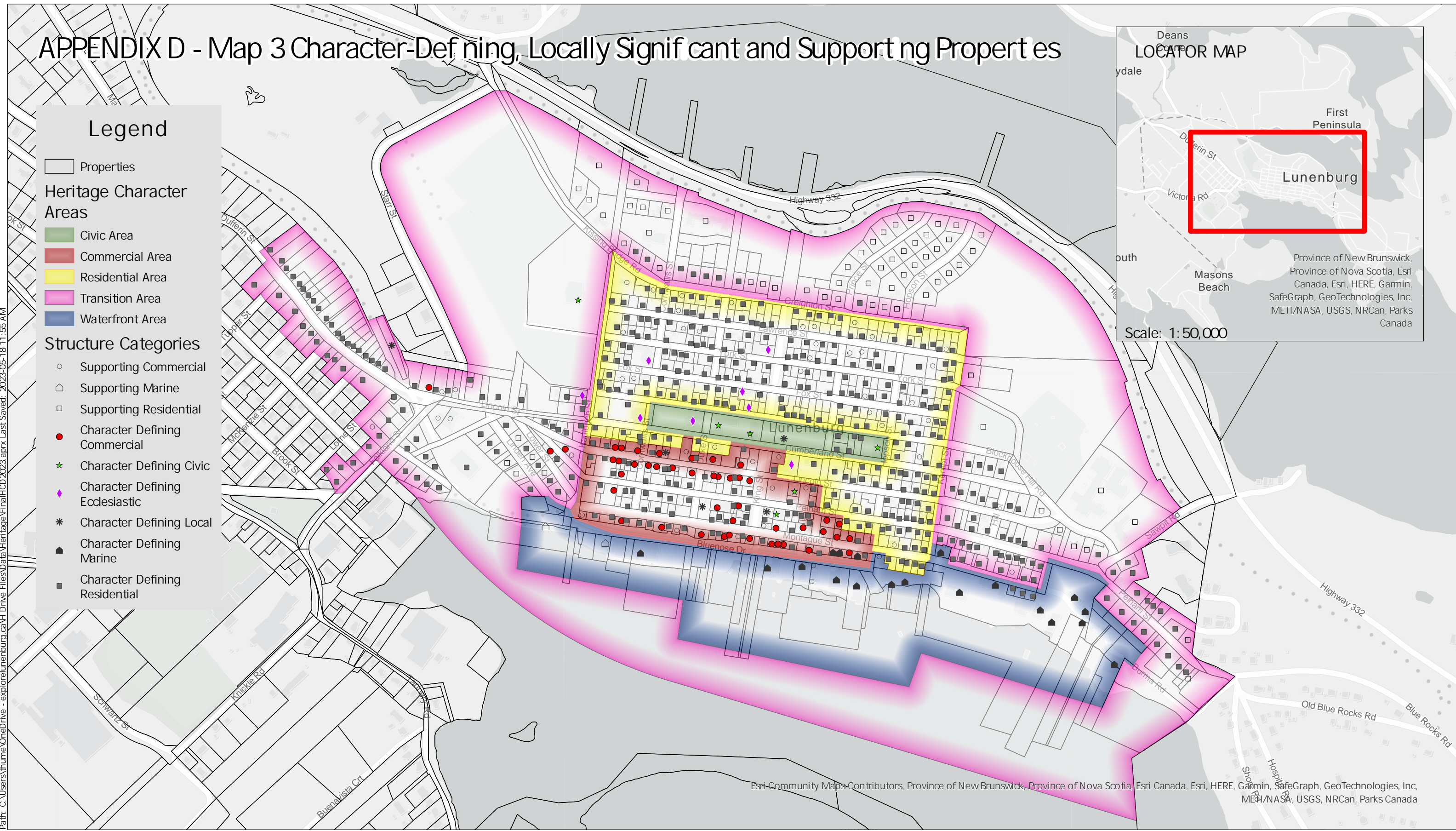
**Heritage Character Areas**

- Civic Area
- Commercial Area
- Residential Area
- Transition Area
- Waterfront Area

**Structure Categories**

- Supporting Commercial
- Supporting Marine
- Supporting Residential
- Character Defining Commercial
- Character Defining Civic
- Character Defining Ecclesiastic
- Character Defining Local
- Character Defining Marine
- Character Defining Residential

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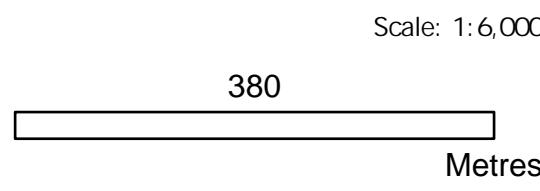
Esri-Community Maps Contributors, Province of New Brunswick, Province of Nova Scotia Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, NRCan, Parks Canada



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## TOWN OF LUNENBURG Heritage Conservation District - Map 3

GN



## 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	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 symmetrically 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 gables 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 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.

**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 Appropriate 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, eaves, 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	
<b>Civic Character-Defining Structures</b> Section 5	Structures originally built for civic use. Must be conserved.	<b>New Construction</b>	Must be compatible with, subordinate to and distinguishable from character-defining and locally significant structures. Regulated under Section 2.
<b>Commercial Character-Defining Structures</b> Section 5	Structures originally built for commercial use. Must be conserved.	<b>Supporting Structures</b>	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.
<b>Marine-Industrial Character-Defining Structures</b> Section 5	Vernacular marine and other industrial structures. Must be conserved.		
<b>Residential Character-Defining Structures</b> Section 5	Historic homes or structures following a residential form. Must be conserved.		
<b>Locally Significant Structures</b> 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.

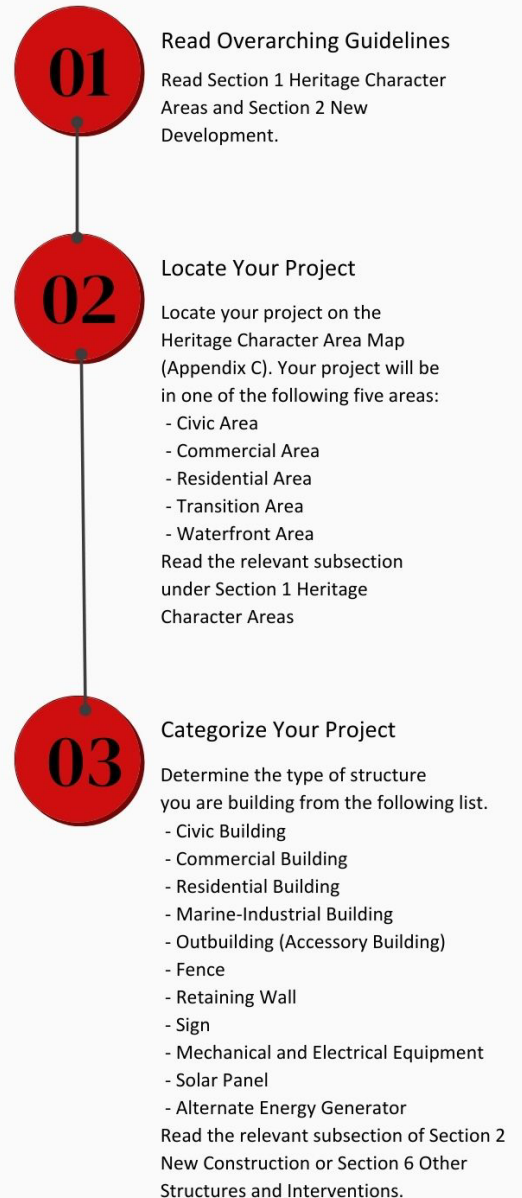


Figure 1: New Construction Flow Chart

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.

**INTERVENTIONS ON EXISTING PROPERTIES**

Interventions include maintenance, removals, additions, and replacements to historic buildings. This includes everything from repainting a house, adding a new wing to a building, to a new window or door in a character-defining structure. Note that outbuildings, fences, retaining walls, solar panels, heat pumps and other mechanical and electrical equipment are covered under New Construction.

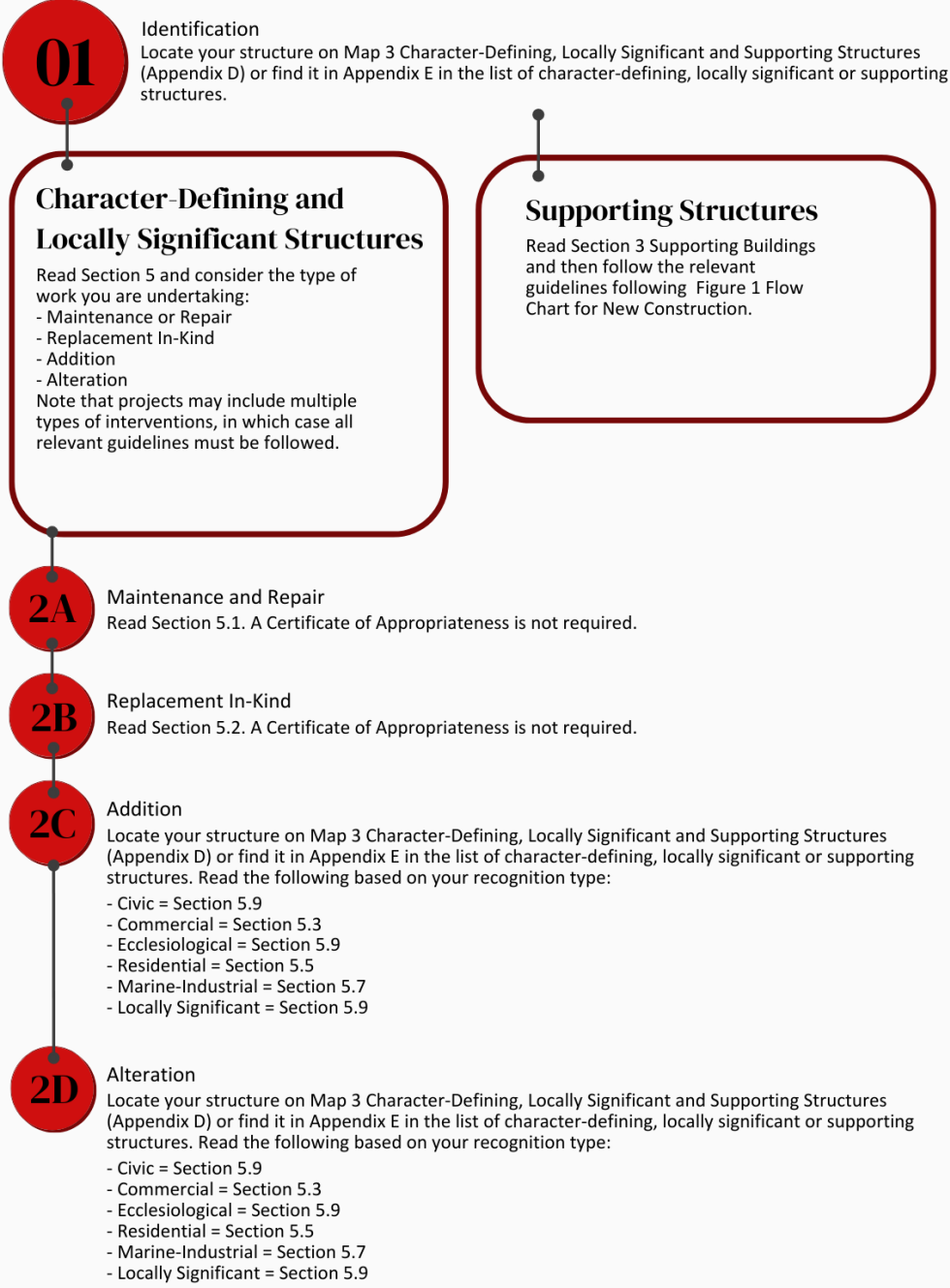


Figure 2: Interventions of Existing Buildings Flow Chart



## 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, fiberglass 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, fiberglass 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	6005772 6	Supporting Structure
124	Cornwallis	Street	6065887 9	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	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 symmetrically 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;

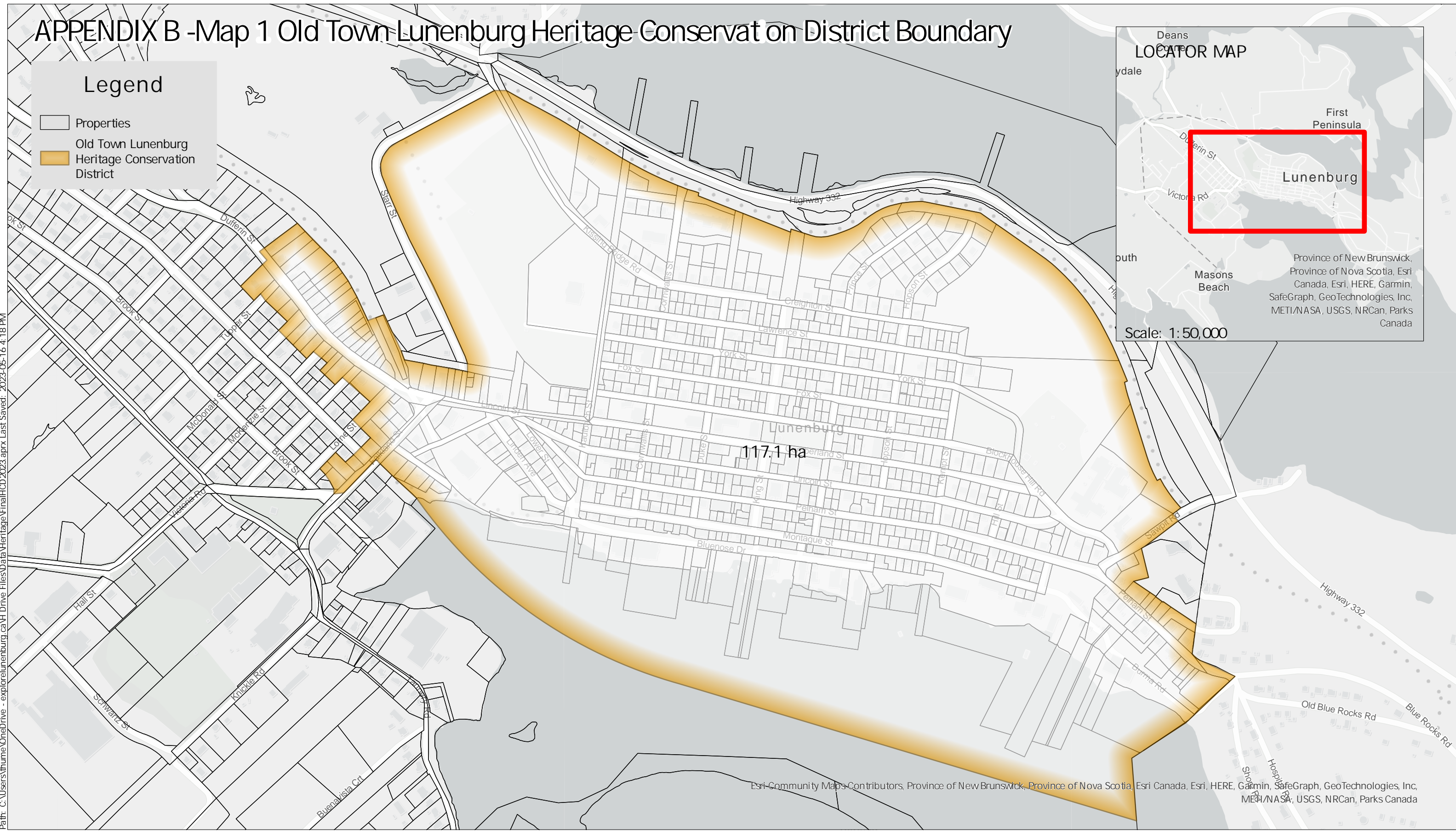


- Stained glass windows;
- Strongly defined entranceways, one elevated from the street in the eastern tower, the other at ground level in the western tower, including double-hung doors and pointed arch transom windows;
- Wooden trim, clapboard cladding and decoration, including dentil courses at each 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.

# APPENDIX B -Map 1 Old Town Lunenburg Heritage Conservation District Boundary

## Legend

-  Properties
-  Old Town Lunenburg Heritage Conservation District



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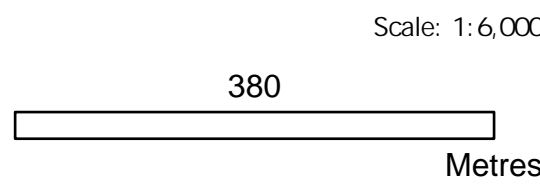
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





## TOWN OF LUNENBURG Heritage Conservation District - Map 1

GN

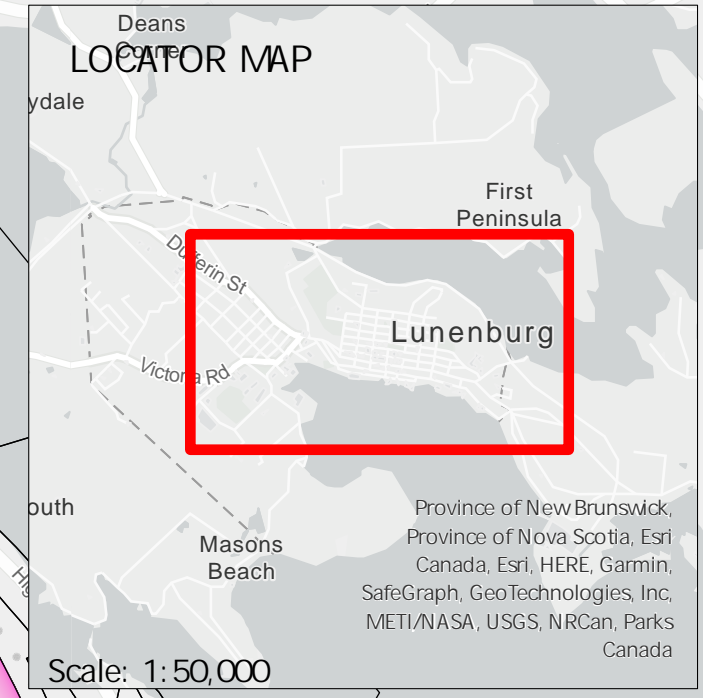


# APPENDIX C - Map 2 Old Town Lunenburg Heritage Conservation District Heritage Character Areas

**Legend**

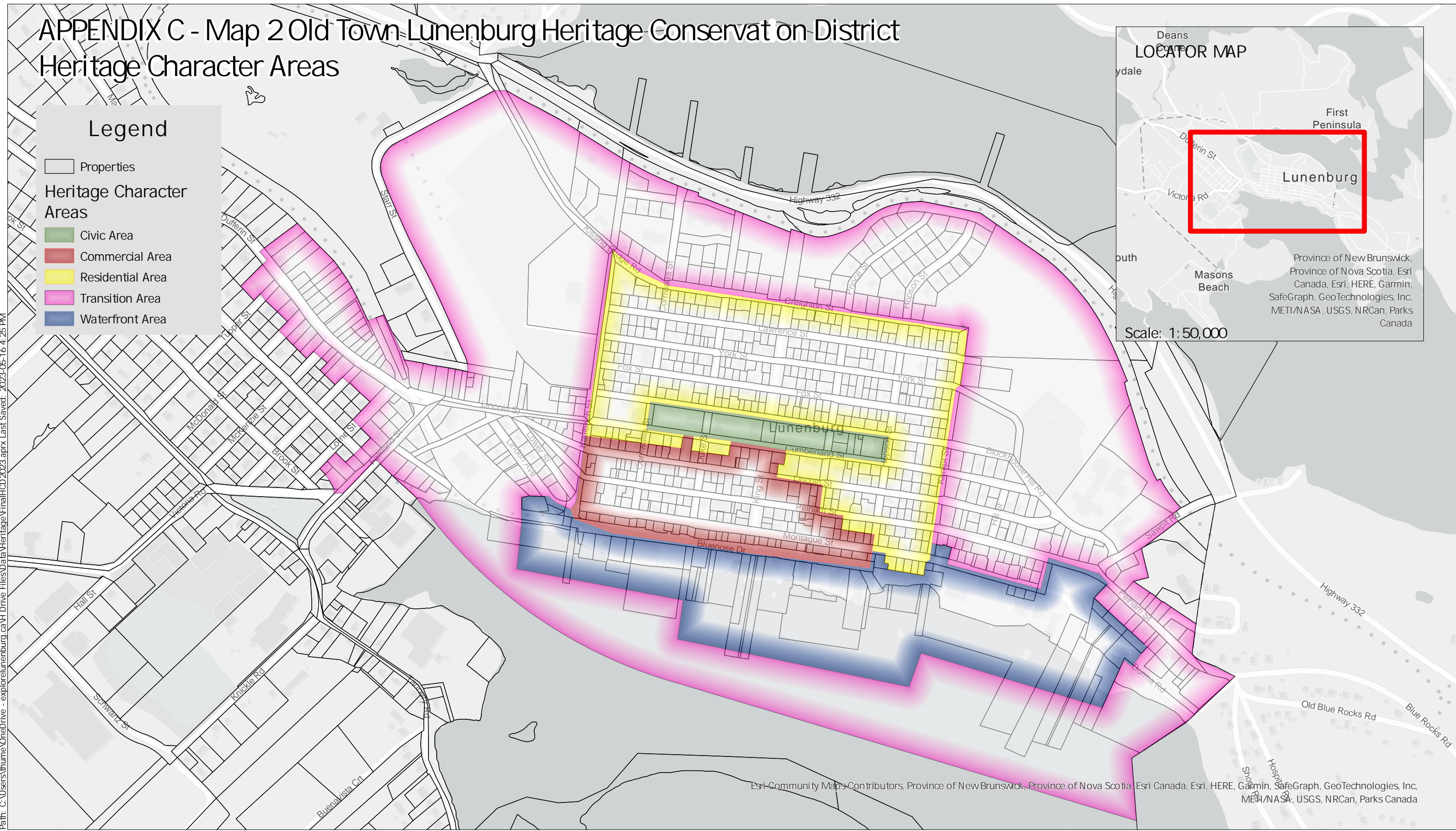
-  Properties
- Heritage Character Areas**
-  Civic Area
-  Commercial Area
-  Residential Area
-  Transition Area
-  Waterfront Area

**LOCATOR MAP**



Province of New Brunswick,  
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Canada

Scale: 1: 50,000



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## TOWN OF LUNENBURG Heritage Conservation District - Map 2

GN

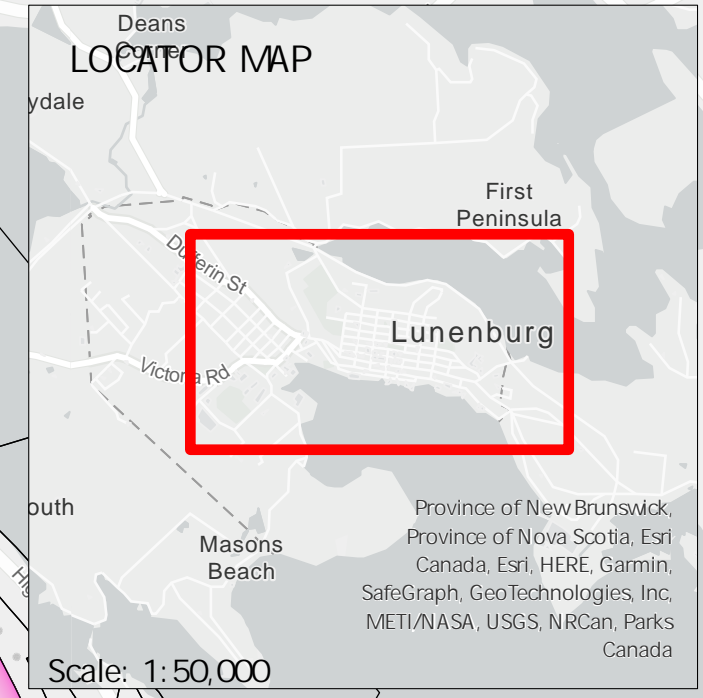
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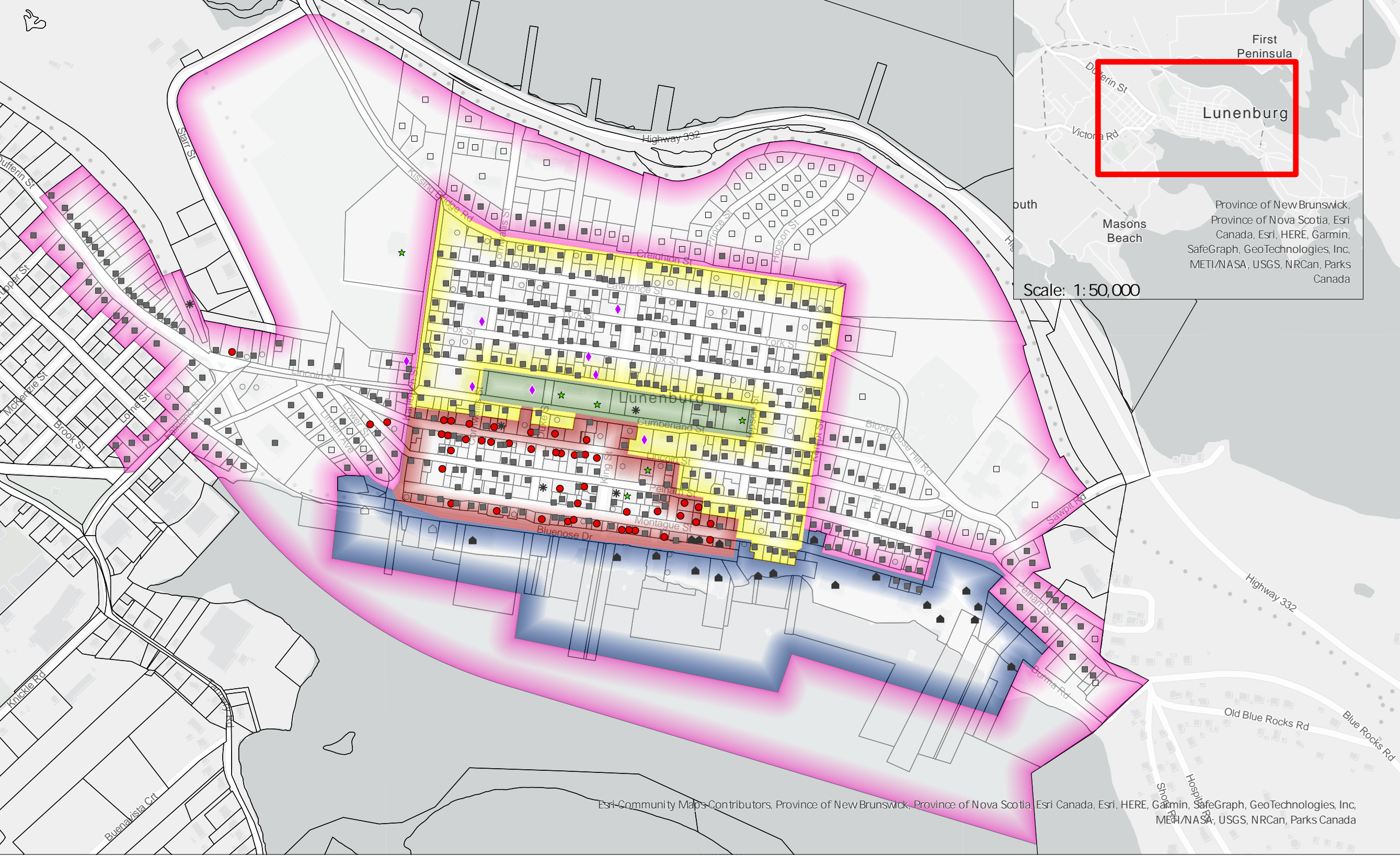


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# APPENDIX D - Map 3 Character-Defining, Locally Significant and Supporting Properties



- ### Legend
- Properties
  - Heritage Character Areas
    - Civic Area
    - Commercial Area
    - Residential Area
    - Transition Area
    - Waterfront Area
  - Structure Categories
    - Supporting Commercial
    - Supporting Marine
    - Supporting Residential
    - Character Defining Commercial
    - Character Defining Civic
    - Character Defining Ecclesiastic
    - Character Defining Local
    - Character Defining Marine
    - Character Defining Residential



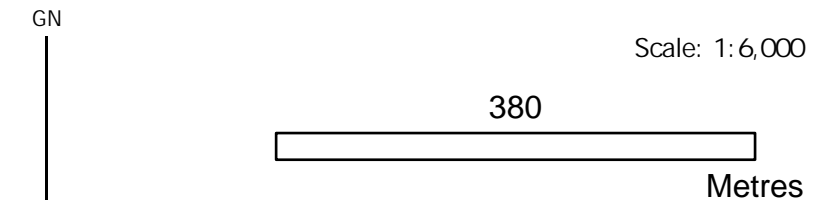
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## TOWN OF LUNENBURG Heritage Conservation District - Map 3



## 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
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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
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90	Dufferin	Street	60056173	Residential Character-Defining Structure
95	Dufferin	Street	60642758	Residential Character-Defining Structure
96	Dufferin	Street	60056199	Residential Character-Defining Structure
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34	Duke	Street	60060886	Supporting Structure
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60	Duke	Street	60059953	Residential Character-Defining Structure
62	Duke	Street	60059433	Residential Character-Defining Structure
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86	Duke	Street	60058468	Residential Character-Defining Structure
96	Duke	Street	60058476	Supporting Structure
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10	Falkland	Street	60055688	Residential Character-Defining Structure
15	Falkland	Street	60055910	Residential Character-Defining Structure
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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
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133	Fox	Street	60059730	Residential Character-Defining Structure
137	Fox	Street	60059722	Residential Character-Defining Structure
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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	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: 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.

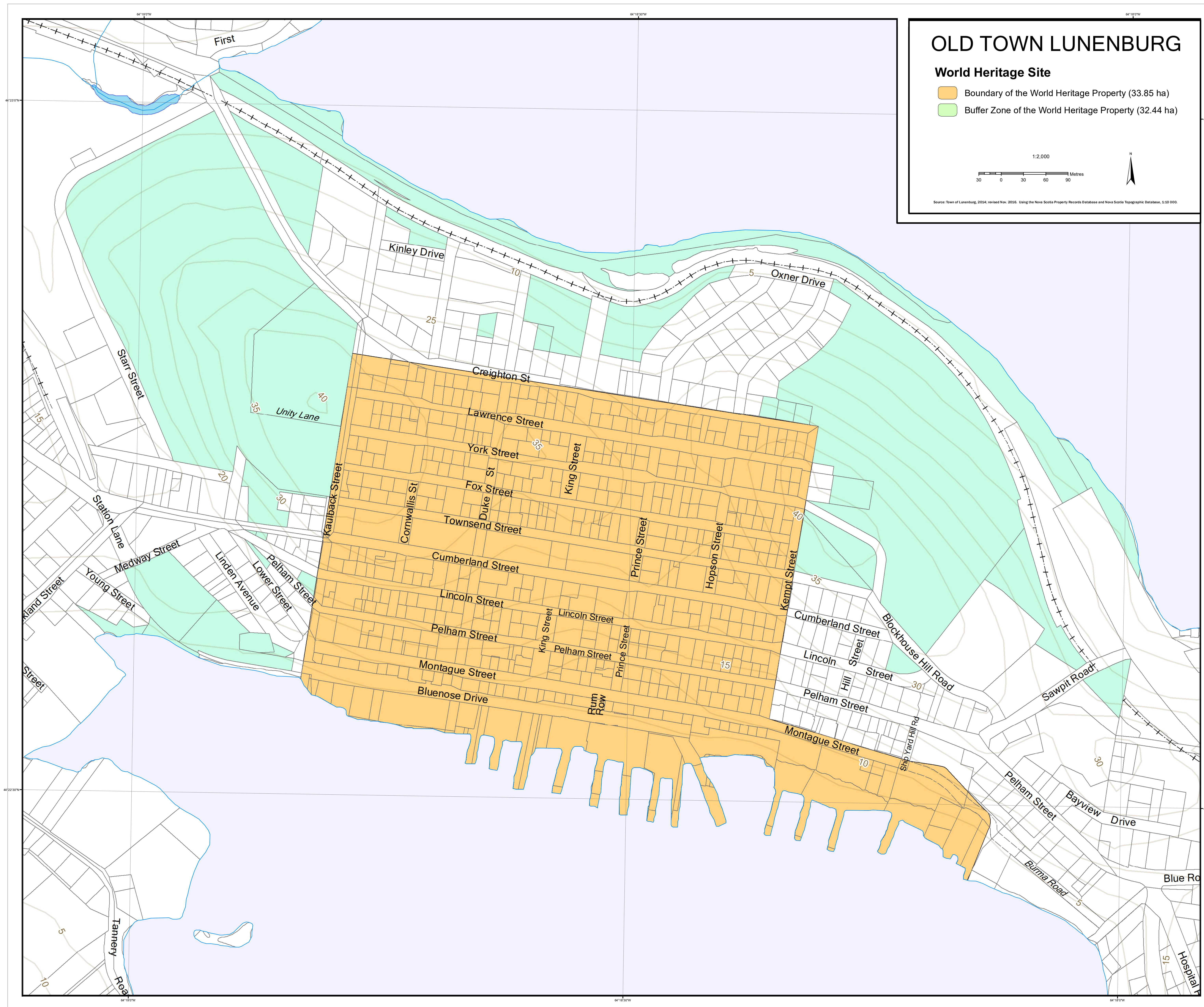
**Vernacular Architecture:** Architecture made locally by inhabitants; made using local materials and traditional construction methods and ornament; specific to a region or location (see also Neo-vernacular Architecture).

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

## **Appendix B – Draft Old Town Lunenburg Heritage Conservation District Plan and By-law Fact Sheet**

- Old Town Lunenburg is a municipal heritage district that encompasses a National Historic Site of Canada district designation and a World Heritage Site, along with seventy-four other heritage designations.
- Old Town Lunenburg is an irreplaceable cultural inheritance, and interventions must be undertaken with the utmost care to minimize the loss of historical evidence and protect heritage values.
- The Town of Lunenburg is the authority legislated to legally protect Old Town Lunenburg for future generations through a Heritage Conservation District Plan and By-law.
- Legal protection of Old Town Lunenburg's Outstanding Universal Value is a requirement of its World Heritage listing.
- The Town of Lunenburg is in the process of replacing the Old Town Lunenburg Heritage Conservation District Plan and By-law with new ones.
- Brighter Community Planning & Consulting and EVOOQ Strategies were hired to write drafts that Town staff tailored to Lunenburg's unique context.
- Widely respected guidelines and principles were used so Council Members, Town Staff, and residents can rest assured they are making sound conservation decisions.
- The draft Old Town Lunenburg Heritage Conservation District Plan and By-law provide clearer direction on conserving the district's heritage value and character-defining elements and provide guidance on activities such as research, documentation, capacity-building, presentation, and threat mitigation.
- The draft Old Town Lunenburg Heritage Conservation District Plan and By-law:
  - Protect Old Town Lunenburg's historic buildings and plan.
  - Prioritize increased recognition of diverse histories.
  - Promote sustainable solutions.
  - Encourage neo-vernacular development.
  - Propose enhancing financial support for residents conserving historic buildings.
  - Recommend deterring demolition by neglect and land speculation.
  - Support the working waterfront.
- The Old Town Lunenburg Heritage Conservation District's proposed boundary has been amended to include the character-defining elements necessary to maintain its integrity and more closely follow UNESCO policies.
- A list of character-defining, locally significant and supporting structures has been prepared to clarify what buildings testify to Lunenburg's outstanding vernacular architectural tradition and which support the district's overall character.
- Under the draft Old Town Lunenburg Heritage Conservation District Plan and By-law, applications to demolish main character-defining structures in the district must go to the Town's Heritage Advisory Committee for comment, a public hearing, and a Council vote.

# Appendix C



## Appendix D – Comparison Chart Existing versus New By-law

*This table of the most notable similarities and differences was prepared for reference to ease public review. It does not capture every similarity and difference between documents. You are encouraged to refer to the complete current and draft Old Town Lunenburg Heritage Conservation District Plan and By-law and complete your own review.*

Existing	Draft
<b>Strengthened and new provisions</b>	
Absent	New statement of significance for Old Town Lunenburg Heritage Conservation District (By-law Appendix H).
Absent	New guidelines on maintenance and repair (By-law Appendix G).
1.1 New buildings constructed within the old town heritage conservation district shall be compatible with nearby, substantially intact, pre-1940 buildings	Clarification on what properties contribute to the district’s heritage value (character-defining), which are supporting, and which are locally significant (By-law Appendix E).
Absent	New statements of significance for civic and ecclesiastic character-defining structures (By-law Appendix F).
3.1.4 Commercial Buildings, under Form Other Forms includes Lunenburg’s two historic bank buildings.	Lunenburg’s two historic banks are categorized as locally significant and cannot be referenced to inspire new commercial construction. This is because they are not vernacular structures.
1.1 New buildings constructed within the Old Town Heritage Conservation District shall be compatible with nearby, substantially intact, pre-1940 buildings	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. New buildings in the district must be compatible with Lunenburg’s character-defining structures of the

	<p>same type, whether civic, commercial, residential, or marine-industrial. Specific guidelines are provided for each new building type. For example, 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 (Section 2.1.1).</p>
<p>1.2 General Design Criteria For New Buildings – The requirement for compatibility does not mean that new buildings must be built as replicas of historic styles or be exactly similar to existing pre-1940, although this is permitted if desired by the applicant. Creative adaptations and interpretations of traditional styles are permitted provided that the new building incorporates elements of form and detail that relate sympathetically to the architecture of nearby pre-1940 buildings.</p>	<p>1.1 Overarching Heritage Character Area Guidelines - 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. 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.</p>
<p>Absent</p>	<p>5.3.2, 5.5.2, 5.7.2 Additions to Character-Defining Structures – Rooftop Decks are prohibited on principal roofs.</p>
<p>8.1 Permitted fence types – include wooden post and iron pipe fences</p>	<p>6.1 Fences – wooden post and iron rail fences are not permitted.</p>
<p>Absent</p>	<p>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 timber are preferred. Taller retaining walls are discouraged but are allowed within the district to ensure public safety, accessibility, and the longevity of existing buildings.</p>

Outbuildings – Need for a Certificate of Appropriateness is determined by size. No provision against prefabricated structures.

6.0 Outbuildings and Accessory structures – new outbuildings of more than 80 sq. Ft. Ground floor area requires a certificate of appropriateness and shall be designed in a style similar or complementary to that of the primary building with which they are visually associated. This can be most easily accomplished through a similarity of roof pitch, window design, and exterior cladding materials. Similarity of paint colour can also help to integrate an outbuilding with the primary building. New outbuildings shall be clad in wooden clapboards, wooden shingles, or wooden board and batten siding. Vinyl and aluminum siding shall not be permitted. New outbuildings with a ground floor area of 80 sq. Ft. or less are regarded as minor structures for which no certificate of appropriateness shall be required, in accordance with section 3.2 of the conservation bylaw, but such structures should preferably be of a design similar or complementary to the primary building. Prefabricated metal or plastic storage sheds are discouraged.

7.19 Alterations to Outbuildings - Applications for alterations to outbuildings shall be guided by this section (section 7.0) while recognizing that outbuilding architecture is utilitarian rather than formal and that the guidelines will need to be applied with flexibility. Generally, outbuildings may be added to or altered in a manner consistent with their existing style and materials, and subject to the basic requirements for compatibility of materials (wooden cladding) and maximum floor area and height (750 sq.ft. And 22 ft. Respectively, as established under the land use bylaw).

Absent

Absent

Outbuildings – Need for a certificate of appropriateness is not determined by size. Prefabricated metal and plastic sheds are prohibited.

### 6.3 Outbuildings

- All 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.

6.6 Solar Panels and Alternative Energy Generation Mechanisms – solar panels and other green technology improve sustainability and are encouraged within the district.

6.7 Archaeological Resources – Where there is potential for disturbing archaeological resources,

	<p>take mitigation measures to limit damage and loss of information.</p>
<p>2.10 Windows – ...squarer proportions may be appropriate in some circumstances, particularly on houses modelled on early 20<sup>th</sup> century styles.</p>	<p>2.3.3, 5.3.3, 5.5.3 Windows and Doors – Square or horizontally orientated windows may be allowed on non-principal façades to accommodate internal functions such as kitchens and bathrooms.</p>
<p>2.16 Roofs and Chimneys – Metal roofing should not be used in new houses unless it has a dark or medium-toned paint finish, i.e., without exposed metal.</p>	<p>2.2.5, 2.3.5 Materials – 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.</p>
<p>Absent</p>	<p>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.</p> <p>2.4 New Marine-Industrial Construction – New marine-industrial construction should support Lunenburg's ongoing marine culture.</p> <p>5.7 Additions to Marine-Industrial Character-Defining Buildings – Restoring missing features that support traditional practices is encouraged.</p> <p>5.8 Alterations to Marine-Industrial Character-Defining Buildings – 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</p>

	the Waterfront Area.
Absent	1.5, 2.2, 2.3, and 5 Documentation – New construction and interventions on existing properties should be assiduously documented.
Section 1.0 (By-law) – Eleven definitions	Appendix I – Forty definitions, including new definitions of, for example, vernacular, neo-vernacular and sensitive infill. These concepts are crucial to conserving Old Town Lunenburg’s Statement of Outstanding Universal Value.
<b>Weakened provisions or eliminated provisions</b>	
<p>4.8 (By-law) Types of development requiring public hearing – ....</p> <p>.1 demolition of removal of any pre-1940 building or any post-1940 building subject to demolition control identified on Schedule A, Heritage Conservation District Map;</p> <p>.2 new residential buildings containing three or more dwelling units;</p> <p>.3 new commercial, industrial, institutional or public buildings</p>	<p>7.1 (By-law) Developments Requiring a Public Hearing –</p> <p>(a) Applications to demolish or remove a character-defining or locally significant structure (Appendix E).</p>
<p>4.5 Wharves – Old wharves constructed of wooden pilings are an important component of the historic character of the old town waterfront. New wharves constructed in this setting should preferably be built using traditional methods. Where more modern methods are used, e.g. Reinforced concrete, then the new wharf should be faced with wooden materials so as to fit in visually with surrounding older established wharfs</p>	Absent
<p>4.4 Materials – New waterfront buildings shall preferably be clad in wooden shingles or wooden board siding, on traditional models. Steel siding may be appropriate provided that it is painted or factory finished. Exposed concrete or concrete block is considered incompatible with the Old Town</p>	<p>2.4 New Marine-Industrial Construction – 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.</p>

waterfront industrial building tradition and is strongly discouraged. However, fibre-cement board cladding may be appropriate where it replicates the appearance of traditional wooden siding. Vinyl and aluminum siding shall not be permitted.

7.18 Alterations to waterfront industrial buildings – alterations to waterfront industrial buildings shall be guided by section 4.1 (guidelines for new waterfront buildings), section 7.1 (guidelines for alterations to exterior surface materials). Essentially, additions and alterations to existing waterfront buildings are freely permitted provided that they fit with the existing form and character of the building and satisfy the basic requirements for compatibility of materials (wooden cladding) and maximum height (45 ft. As established under the land use bylaw)

Illustrations – Throughout document

5.8 Alterations to Marine-Industrial Character-Defining Building – 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.

Absent. However, staff intend to produce an illustrated version for residents.

## Appendix E – Old Town Lunenburg Statement of Outstanding Universal Value

### 2.1 - Statement of Outstanding Universal Value / Statement of Significance

#### Statement of Significance

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 which 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.

#### 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.

**Subject: New Old Town Lunenburg Heritage Conservation District Plan and By-law  
Public Participation Schedule**



**From:** Hilary Grant, Senior Planner & Heritage Officer

**Reviewed by:** Arthur MacDonald, Director of Community Development  
Jamie Doyle, CAO

**Date:** May 17, 2023

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**Recommendation**

The Heritage Advisory Committee approve the Old Town Lunenburg Heritage Conservation District Public Participation Schedule as shown in Appendix A – Old Town Lunenburg Heritage Conservation District Public Participation Schedule in keeping with the Town's Heritage Conservation District Public Participation Program (Appendix B).

**Alternatives**

- The Heritage Advisory Committee approve the Old Town Lunenburg Heritage Conservation District Public Participation Schedule as shown in Appendix A with revisions.
- The Heritage Advisory Committee reject the Public Participation Schedule, as shown in Appendix A.
- The Heritage Advisory Committee postpone their decision.

**Background**

- On August 9, 2022, the Town of Lunenburg adopted the Procedural Policy Heritage Conservation District Public Participation (Appendix B henceforth, Policy). Adopting a Policy is required under the "Heritage Conservation District Regulations" of the *Heritage Property Act* (see Appendix C for minimum requirements to pass a new Heritage Conservation District Plan and By-law).
- Under the Policy, the Heritage Advisory Committee is required to:
  - Conduct at least one public participation meeting advertised in a local newspaper at least four days in advance and by a notice posted at the Town Hall.
  - Notify all landowners of property within or being removed under the draft Old Town Lunenburg Heritage Conservation District by mail of the Public Participation Meeting.
  - Make every reasonable effort to seek the opinions of the public on all matters relevant and shall reserve time for commentary, questions, or presentations by the public.
  - Provide public access to all reports, studies, maps, and air photographs on all matters relevant
  - Reserve time for commentary, questions, or presentations by the public.
  - Consider the views, expressions and opinions obtained from the Public Participation Meeting prior to making recommendations to Council.
- Under Section 2 of the Policy, the Heritage Advisory Committee may:

- Conduct opinion surveys, request written briefs or submissions, or use any other appropriate means to seek residents' and ratepayers' views and opinions.
- The Public Participation Schedule in Appendix A meets all requirements under the *Heritage Property Act*, the "Heritage Conservation District Regulations," and the Town's Policy.
- The process in Appendix A also exceeds the Policy's requirements:
  - It includes at least two open houses, one in-person open house and one virtual.
  - It includes sending letters to all landowners within the current Architectural Control Areas, not just those within the Old Town Lunenburg Heritage Conservation District.
- If approved, The Heritage Advisory Committee would be using their discretion under Section 3 of the Town's Policy 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 participation and expanding the scope of communication with residents to include Architectural Control Area property owners would demonstrate the Heritage Advisory Committee's intention to make every reasonable effort to seek the opinions of the public on all relevant matters and reserve time for commentary, questions, and presentations by the public.

## Discussion

- The Town of Lunenburg is empowered under the *Heritage Property Act* to protect areas of heritage value from threats like demolitions, inappropriate exterior alterations, and insensitive new development by establishing a Heritage Conservation District. Old Town Lunenburg Heritage Conservation District is a municipal heritage district that encompasses a National Historic Site of Canada district designation and a World Heritage Site.
- The Town of Lunenburg is the authority legislated to legally protect Old Town Lunenburg for future generations through a Heritage Conservation District Plan and By-law.
- Since the Nova Scotia *Heritage Property Act* does not provide a clear mechanism to revise existing Heritage Conservation District Plans and By-laws, the Town will replace the existing plan and by-law, adopted May 1, 2000.
- On December 14, 2021, Council awarded Brighter Community Planning & Consulting and EVOOQ Strategies a contract to complete a new Old Town Lunenburg Heritage Conservation District Plan and By-law.
- On August 9, 2022, Council approved Brighter Community's Lunenburg Old Town Historic Conservation District Review Background Study with a Public Participation Program.
- Staff have worked with Brighter Community towards completing the Old Town Lunenburg Heritage Conservation District Plan and By-law. With new internal resources, namely the successful hiring of a new Town Heritage Officer, it was deemed that staff could tailor Brighter Community's work to the local Lunenburg context to ensure it met the Town's needs and remained on budget. The Town of Lunenburg received Brighter Community's final deliverable on February 23, 2023.
- On March 14, 2023, Council approved First Reading of the proposed amendments to the Municipal Planning Strategy and Land Use By-law to delete the Architectural Control Areas and Schedule' F' Heritage Conservation District and Architectural Control Area Map (Appendix D).

- The Dufferin Street Architectural Control Area is proposed to be incorporated within the new Old Town Lunenburg Heritage Conservation District. The Tannery Road Architectural Control Area is proposed to be eliminated because it is distinct and does not contribute to the UNESCO World Heritage Site, which is the new Old Town Heritage Conservation District Plan and By-law's narrative. This follows the rationale for the new district's boundaries as scheduled in the Background Study approved by Council on August 9, 2022.
- April 11, 2023, Council reviewed an update on Old Town Lunenburg Heritage Conservation Plan and By-law (Appendix E)
- To move forward, the Town's Heritage Advisory Committee must undertake a public participation meeting for the draft Old Town Lunenburg Heritage Conservation District Plan and By-law.
- At the end of the public participation meeting, the Heritage Advisory Committee may:
  - Recommend to Council to proceed with First Reading rescinding the current Heritage Conservation District Plan and By-law and adopting the draft Heritage Conservation District Plan and By-law.
  - Recommend to Council to proceed with First Reading rescinding the current Heritage Conservation District Plan and By-law and adopting the draft Heritage Conservation District Plan and By-law with amendments.
  - Recommend to Council to forward concerns about the draft Heritage Conservation Plan and By-law to staff to undertake revisions.
- If Council approves First Reading, the next stage is to advertise a Public Hearing, notifying all district property owners by mail and advertising twice in the local paper twenty-one days before the public hearing.
- Following the Public Hearing, Council may pass a motion approving the rescinding of the current Heritage Conservation District Plan and By-law and adopting the draft Heritage Conservation District Plan and By-law.

## **Strategic Plan Relevance**

### Heritage

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

### Community Structure

- Direction regarding how the Town will be structured and how land will be used.

### Urban Design

- Direction to enhance residents' and visitors' experience of the built environment.

**Relevant Legislation**

*UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage*  
*Nova Scotia Heritage Property Act and associated Heritage Conservation Districts Regulations*  
*Town of Lunenburg Old Town Lunenburg Heritage Conservation District Plan and By-law*  
*Town of Lunenburg Municipal Planning Strategy*  
*Town of Lunenburg Land Use By-Law*

**Financial**

The Town has administered the current Heritage Conservation District Plan and By-law since September 4, 2000, and its replacement should not significantly impact the Town's financial or human resources. Funds have been allocated to complete the new Heritage Conservation District Plan and By-law.

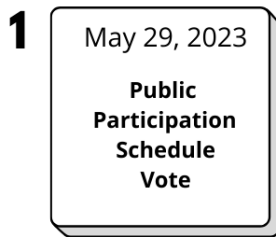
**Communications**

Please see the Public Participation Schedule in Appendix A.

**Attachments**

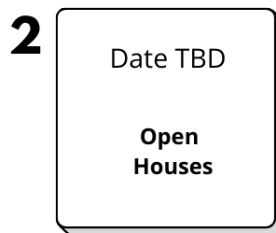
Appendix A – Old Town Lunenburg Heritage Conservation District Public Participation Schedule  
Appendix B – Town of Lunenburg Procedural Policy Heritage Conservation District Public Participation Program  
Appendix C – Minimum Procedural Requirements to Pass a New Heritage Conservation District Plan and By-law  
Appendix D – Memo to Council: Amendment to MPS and LUB to Delete Architectural Control Areas

## Appendix A – Old Town Lunenburg Heritage Conservation District Public Participation Schedule

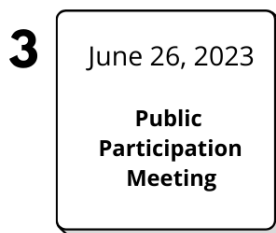


Heritage Advisory Committee votes on the Old Town Lunenburg Heritage Conservation District Plan and By-law Public Participation Schedule.

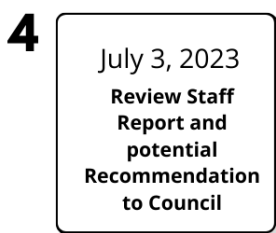
- Letters will be sent to all property owners within the district as outlined in the Heritage Conservation District Public Participation Program (Appendix B)
- Letters will be sent to all property owners in the Architectural Control Areas in the Town's Land Use By-law
- Ads of the public participation meeting will be posted in the *Progress Bulletin*, and a notice will be posted at Town Hall
- The ad will be posted on the Town's Facebook page
- The draft Old Town Lunenburg Heritage Conservation District Plan and By-law will be available on the Town's website, and hard copies will be available for viewing at Town Hall
- Questions about the draft and written submissions for consideration by the Heritage Advisory Committee may be sent to Hilary Grant, Senior Planner and Heritage Manager, at [OurHeritage@townoflunenburg.ca](mailto:OurHeritage@townoflunenburg.ca)
- Media Inquiries should be sent to Michael Best at [mbest@townoflunenburg.ca](mailto:mbest@townoflunenburg.ca)



Town staff host one in-person open house, one virtual open house and a pop-up event where anyone can come and ask questions about the draft Old Town Lunenburg Heritage Conservation Plan and By-law.



The Heritage Advisory hosts a Public Participation Meeting. Any decision will be deferred until the following meeting. Staff will compile a report synthesizing questions and comments made during the open houses, pop-up events, Public Participation Meeting and anything received via email. This report will be shared with the Committee and made publicly available on the Town's website prior to the July 3 Committee meeting.



The Committee will review the report and may make a recommendation on the draft Old Town Lunenburg Heritage Conservation District Plan and By-law to Council.

**Appendix B - Town of Lunenburg  
Procedural Policy  
Heritage Conservation District Public Participation Program**

*As approved by Council on August 9, 2023*

**TOWN OF LUNENBURG PROCEDURAL POLICY**

**HERITAGE CONSERVATION DISTRICT PUBLIC PARTICIPATION PROGRAM**

Council hereby adopts the following Heritage Conservation District Public Participation Program pursuant to Section 6 of the Heritage Conservation District Regulations made under Section 26 of the Heritage Property Act (RSNS 1989, Chapter 199) to identify opportunities and establish ways and means of seeking the opinions of the public concerning the review, adoption and amendment of a Heritage Conservation District Plan and By-law.

1. Before holding any public hearing under the authority of subsection (3) of Section 19A of the Heritage Property Act, Council shall ensure that the Heritage Advisory Committee conduct at least one public participation meetings which are advertised in a local newspaper at least four days in advance, and by a notice posted at the Town Hall.
2. The Heritage Advisory Committee may conduct opinion surveys, request written briefs or submissions, or use any other appropriate means of seeking the views and opinions of residents and ratepayers.
3. All impacted landowners of properties within the HCD or landowners with properties that are being removed from the HCD will be notified by mail of any public meetings regarding HCD Plan and Bylaw changes.
4. The Heritage Advisory Committee and/or Council shall provide public access to all reports, studies, maps, air photographs and other materials that are relevant, and where its is feasible, provide copies of such material for distribution, purchase, or loan.
5. The Heritage Advisory Committee shall consider the views, expressions and opinions obtained from the Public Participation Meeting prior to making a recommendation to Council.

**Appendix C – Minimum Procedural Requirements to Pass a  
New Heritage Conservation District Plan and By-law**

<b>Mechanism and Section:</b>	<b>Process:</b>	<b>Status:</b>
HPA Regulations Section 6(1)	Before undertaking the preparation of a conservation plan and by-law, a council shall adopt, by resolution, a public participation program.	Completed
HPA Regulations Section 7(1)	Requirements for the Adoption of Background Study	Completed
HPA Regulations Section 7(1)(3)	Within sixty days of the receipt of the studies, the Minister may prescribe additional background studies.	Completed
HPA Regulations Section 7(1)(4)	The Minister shall advise the Council when no additional studies are required.	Completed
Public Participation Program	To be approved with the Background Study.	Completed
Public Participation Program	Advertisement of Public Notice for Public Participation Meeting	
Public Participation Program	HAC holds Public Participation Meeting	
Public Participation Program	HAC provides advise and comments from the Public Participation Meeting to Council.	
HPA Regulations Section 8(1)	Before adopting a conservation plan and by-law, a council shall hold a public hearing at which oral and written submissions regarding the proposed conservation plan and by- law are received.	
HPA Regulations Section 8(2) (First Reading)	The Council shall cause notice to be given of the public hearing and of its intention to adopt a conservation plan and by-law by an advertisement inserted at least once a week for	

	two successive weeks in a newspaper circulating in the area of the district, the first of such notices to be published at least twenty-one clear days before the date fixed for the public hearing	
HPA Regulations Section 8(3)	The Council shall cause notice of its intention to adopt a conservation plan and by-law to be delivered by personal service upon or by ordinary mail to each assessed owner, or any subsequent owners shown on the records in the regional assessment office, of property within the proposed district at least twenty-one clear days before the date fixed for the public hearing. Subsection 8(3) amended: O.I.C. 1999-587, N.S. Reg. 128/99.	
HPA 19A(3) (Public Hearing) HPA 19A(3) (Second Reading)	A conservation plan and conservation by-law shall be adopted by a majority vote of the whole Council after a public hearing and consideration of any submissions received, but only those councillors present at the public hearing may vote upon the adoption of the conservation plan and conservation by-law.	
HPA Regulations Section 9(1) (Submission to the Province)	9 (1) Upon the adoption of a conservation plan and by-law, four duly certified copies each of the plan and by-law shall be submitted to the Minister for approval together with (a) one duly certified copy of the resolution of Council adopting a program of public participation; (b) copies of the two newspaper notices notifying of the intention of Council to adopt; (c) one copy of the notice served on property owners; and (d) one copy of any written submissions received by Council, and the clerk of the municipality shall provide, by statutory declaration, proof of compliance with the resolution of Council adopting a program of public participation, and with the public hearing and notice requirements contained in the Act and these regulations.	
HPA Regulations Section 9(2) (HCD becomes effective upon the publishing of the approval ad)	Upon approval by the Minister of a conservation plan and by-law, the Council shall (a) cause a notice to be published in a newspaper circulating in the district stating that the conservation plan and by-law have been approved, their effective date and the place where they may be inspected; (b) transmit a copy of the notice to the Minister; and (c) cause a copy of the conservation plan and by-law, signed by the Minister, to be filed in the office of the registrar of deeds for the registration district in which the district is situated, without proof of the signature or the official character of the Minister. (3) Section 19A of the Act and Sections 3 to 9 inclusive of these regulations apply mutatis mutandis to the amendment	

	<p>of a conservation plan and by-law. (4) Notwithstanding subsection (3), the Minister may waive or change the requirement for studies in subsection (1) of Section 7, where Council is proposing to amend a conservation plan or by-law. Subsection 9(4) amended: O.I.C. 2000-451, N.S. Reg. 157/2000.</p>	

**Subject:** Amendment to MPS and LUB to Delete Architectural Control Areas  
**From:** Arthur MacDonald, Director of Community Development  
**Reviewed by:** Jamie Doyle, CAO  
**Date:** March 2, 2023



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### Recommendation

That Council approve first reading of the proposed amendments to the Municipal Planning Strategy and Land Use By-law to delete the Architectural Control Areas and Schedule “F” Heritage Conservation District and Architectural Control Area Map as outlined in the Planner’s report.

### Alternatives

- To refuse the amendment.
- Approve the amendment with changes.

### Background

In keeping with the Town’s Comprehensive Community Plan (CCP) and Council’s direction, the Town intends to adopt a new Heritage Conservation District (HCD) Plan and By-law and delete the Architectural Control Areas (ACAs) from the Municipal Planning Strategy (MPS) and Land Use By-law (LUB). The Dufferin Street ACA will be incorporated within the HCD. The Tannery Road ACA will be eliminated. The thought being that the Tannery Road area was distinct in its own right and did not contribute to the UNESCO World Heritage Site which is the narrative of the new Old Town Heritage Conservation District. This also follows the rationale for the boundaries of the new District as outlined in the Background Study approved by Council on August 9, 2022.

This report will cover the deletion of the ACAs from the Town’s MPS and LUB. The adoption of a new HCD Plan and By-law will be covered under a separate document. The existing MPS and LUB provisions are outlined in **Attachment A**. The Evaluation Criteria, Implementation Policy, 6-19 is outlined in **Attachment B**. The MPS amendments are outlined in **Attachment C**, and the LUB amendments are outlined in **Attachment D**.

The Planning Advisory Committee (PAC) held a Public Participation Meeting on February 27, 2023. There were no submissions for or against the proposed amendments. The following motion was approved:

Moved and seconded that the PAC recommends that Council proceeds with first reading of the proposed amendments to the Municipal Planning Strategy and Land Use By-law to delete the Architectural Control Areas and Schedule “F” Heritage Conservation District and Architectural Control Area Map as outlined in the Planner’s report.

**Motion carried unanimously**

## Discussion

The proposal involves the creation of a new HCD Plan and By-law and the deletion of the ACAs from the Town's MPS and LUB. This enables the creation of one document focusing on architectural provisions and eliminates the need for cross-referencing with the Town's MPS and LUB when it comes time to consider development proposals. Architectural provisions will be regulated through the HCD Plan and By-law through the issuance of a Certificate of Appropriateness. Registered Heritage Properties will be reviewed in light of the Heritage Property Act and the Alteration Guidelines for Municipally Registered Heritage Properties with regards to a Heritage Permit application.

## The Municipal Planning Strategy (MPS):

Policy 6-9 of the MPS enables Council to consider an amendment to the text of the LUB if the proposed amendment is consistent with this MPS and meets the general evaluation criteria for amending the LUB, as set out in Policy 6-19. To ensure consistency and compatibility, the MPS will be amended to remove any inconsistencies with the new HCD Plan and By-law as well as ensuring that the LUB is consistent with the MPS.

Any amendment to the MPS and LUB must be evaluated pursuant to the Statements of Provincial Interest. The proposed amendment is considered not to be contrary to any Provincial Interest Statements as shown in the table below:

Provincial Interest Statements	
Statement 1: Drinking Water Goal: To protect the quality of drinking water within municipal water supply watersheds.	Regulating architectural details through a HCD Plan and By-law rather than the MPS/LUB will not affect Provincial Interest Statement 1.
Statement 2: Flood Risk Areas GOAL: To protect public safety and property and to reduce the requirement for flood control works and flood damage restoration in floodplains.	Regulating architectural details through a HCD Plan and By-law rather than the MPS/LUB will not affect Provincial Interest Statement 2.
Statement 3: Agricultural Land GOAL: To protect agricultural land for the development of a viable and sustainable agriculture and food industry.	Regulating architectural details through a HCD Plan and By-law rather than the MPS/LUB will not affect Provincial Interest Statement 3.
Statement 4: Infrastructure GOAL: To make efficient use of municipal water supply and municipal wastewater disposal systems.	Regulating architectural details through a HCD Plan and By-law rather than the MPS/LUB will not affect Provincial Interest Statement 4.

Statement 5: Housing GOAL: To provide housing opportunities to meet the needs of all Nova Scotians.	Regulating architectural details through a HCD Plan and By-law rather than the MPS/LUB will not affect Provincial Interest Statement 5.

### Strategic Plan Relevance

- Economic Development: Direction to support economic development.
- Heritage: Direction to protect and enhance existing heritage assets and to support a wider cultural narrative.
- Urban Design: Direction to enhance residents' and visitors' experience of the built environment.
- Culture and Recreation: Direction to support community life and assets in Lunenburg, including cultural identity, heritage interpretation, and the arts sector, as well as parks, open spaces, sports, and other activities.
- Governance: Direction to enhance internal and external relations through policies, procedures and resources.

### Relevant Legislation

The Municipal Government Act outlines the required process for amendments to planning documents.

### Financial

The deletion of the ACAs and regulating architectural control provisions through a new HCD Plan and By-law will not have any financial impacts on the Town.

### Communications

A Public Hearing will be advertised in the local newspaper and on the Town's website and social media.

### Attachments

- A. Existing MPS and LUB Provisions
- B. Evaluation of Policy 6-19
- C. Amendments to MPS
- D. Amendments to LUB

## **Attachment A Existing MPS and LUB Provisions**

### **Municipal Planning Strategy Provisions:**

#### **5.3 Heritage and Architectural Control**

##### **5.3.1 Introduction**

Lunenburg has a distinct heritage rooted in the Germanic origins many of its first European settlers, its unique architectural character, and its historical association with the growth of the Atlantic fishery and the bygone age of sail. This strong heritage is recognized as an important element of community life, important not only to residents of the Town but to the growing tourism industry as well. The term "heritage" encompasses many things, from vernacular forms of speech, to local food, traditional skills, crafts, and means of livelihood, and the historic built environment.

The Town's architectural character is perceived as being a particularly important component of its heritage and Council has taken a number of initiatives to conserve, maintain, and improve that character.

In 1981, the Heritage Property By-law was first adopted under the *Heritage Property Act*, enabling Council to designate historic buildings, streetscapes, and areas in the Town and to control any substantial alteration to them. Implementation of the By-law began in 1982 when research was undertaken to document the historic and architectural character of the Town. This research culminated, in February 1984, in the publishing of an inventory of historic buildings, which laid the groundwork for subsequent designations of Municipal Heritage Properties under the Heritage Property By-law.

In 1991, Lunenburg received the distinction of having Old Town designated as a National Historic District.

In 1994, with the assistance of the Provincial Department of Housing and Municipal Affairs and a consultant, a background study was undertaken on the possible establishment of the Old Town as a heritage conservation district under the Heritage Property Act, with the district consisting of the National Historic District plus adjacent historic areas. A working group of residents assisted in the preparation of a draft conservation plan and bylaw that included policies restricting demolition of historic (pre-1940) buildings and design guidelines for new buildings, alterations to existing buildings, and signs, fences, and utility structures. The establishment of the heritage conservation district was also intended to qualify property owners for conservation assistance programs available from the provincial government.

In 1995, the Old Town was designated as a World Heritage Site by the United Nations Educational, Scientific and Cultural Organization (U.N.E.S.C.O.).

In 1996, following the Five-Year Review, limited architectural controls were introduced into the municipal planning strategy and land use bylaw. Three architectural control areas were established, one encompassing the Old Town National Historic District / World Heritage Site, another in the Dufferin Street and Falkland Street area, and a third in the Tannery Road area. Within these areas, architectural controls regulated the design of new main buildings and alterations to pre-1920 main buildings.

In 1997, with assistance from the Federal and Provincial Governments, the Town commissioned a Strategic Plan for conservation and management of the Town as a World Heritage Site. The resulting Lunenburg World Heritage Community Strategy, adopted by Council in 1998, identified numerous initiatives relating to cultural preservation and economic development. It also affirmed the need for the establishment of a heritage conservation district, comprehensive architectural controls, and financial incentives. In early 2000, following formal notification of all affected property owners, the heritage conservation district was established and the conservation plan and bylaw were adopted by Council.

In 2021 Council initiated a project to review the Heritage Conservation District Plan and By-law and Architectural Control Areas. However, this process is not yet complete at the time of adoption for this Municipal Planning Strategy and the associated Land Use By-law. As a result, this Municipal Planning Strategy continues without changing the approach contained within the 1996 Municipal Planning Strategy until such time as the review project is complete and this Plan is amended as necessary.

### 5.3.2 Heritage Conservation District and Architectural Control Areas

Council recognizes the potential social and economic benefits of preserving the heritage of Lunenburg and is committed to its protection. The designation of the Old Town as a National Historic District and World Heritage Site also imposes upon Council significant responsibility for its protection and management as a cultural resource of national and international importance. At the same time, Council recognizes that the Town is a living community, not a museum, and that architectural change must be accommodated.

In order to ensure the protection of Lunenburg's built heritage, Council has adopted a **three-**fold approach to architectural control:

- Voluntary designation of individual Municipal Heritage Properties under the Heritage Property By-law.
- Establishment of architectural control areas in the Dufferin Street, Falkland Street, and Tannery Road areas, with limited architectural controls implemented through the Land Use By-law. These architectural controls will continue the regulatory approach originally adopted in 1996 with the exception that the cut-off date for architectural reference is 1940. Within the architectural control areas, architectural controls will apply only to new main buildings and alteration of pre-1940 main buildings.

- Establishment of a heritage conservation district comprised of the Old Town National Historic District & World Heritage Site and adjacent historic areas, with architectural controls implemented through the policies and design guidelines of the conservation plan and bylaw. **Architectural controls in the heritage conservation district will apply to demolition of any pre-1940 building; the design of new buildings, including outbuildings; the alteration of any existing building, regardless of age; the design of fences and signs, and the placement and screening of utility structures.**

**Policy 5-4:** Council shall, through the Land Use By-law and pending completion of the project to review heritage and architectural controls, establish a Heritage Conservation District and Architectural Control Areas consistent with the 1996 Municipal Planning Strategy, as amended.

### 6.3.3 Amending the Text and Use Zoning Map of the Land Use By-law

Council recognizes it cannot foresee all possible types of development that might be acceptable in the Town in general, or on a specific piece of land. As such, there will be times when the Land Use By-law needs to be amended to accommodate a new development trend or specific development proposal.

Council also recognizes that it is possible to inadvertently make mapping errors in preparing the maps that accompanying this Plan and the Land Use By-law. Such errors may be in conflict with the policies in this Plan. Where such errors are discovered, Council may consider correcting them through amendments to the Use Zoning Map of the Land Use By-law.

**Policy 6-9:** Council shall amend the text of the Land Use By-law if the proposed amendment is consistent with this Municipal Planning Strategy and meets the general evaluation criteria for amending the Land Use By-law, as set out in Policy 6-19.

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**Note: The review of the Implementation Policy 6-19 has been addressed in Attachment B.**

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## Land Use By-law Provisions:

### 7.3. Architectural Control Area

#### New Buildings

7.3.1. In addition to all requirements governing land use and building form, new buildings within the Architectural Control Area, as shown Schedule 'F', the Heritage Conservation District and Architectural Control Area Map, shall be similar to any substantially intact pre-1940 main building located within 91 metres (300 feet) of the new building and fronting on the same street, with respect to:

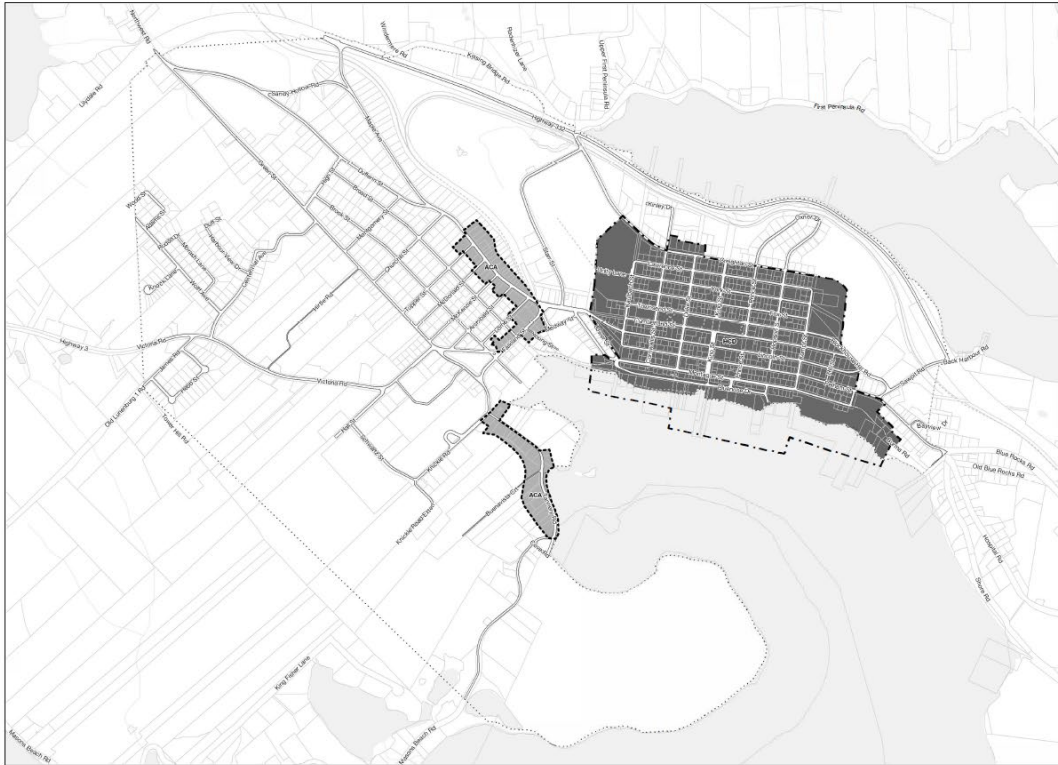
- (a) architectural style;
- (b) building length to width ratio;
- (c) height;
- (d) roof shape;
- (e) appearance of exterior cladding and roof materials;
- (f) architectural details and trim;
- (g) shape and size of porches, doors and windows;
- (h) window area to wall area ratio; and
- (i) location, type, bulk and appearance of chimneys.

7.3.2. New buildings located on corner lots may use either street as the street on which they front.

#### Additions and Alterations to Existing Buildings

7.3.3. In addition to all requirements governing land use, additions and alterations to any main building constructed prior to 1940 within the Architectural Control Area as shown on Schedule 'F', the Heritage Conservation District and Architectural Control Area Map, shall be similar to the main building with respect to Clauses (a) to (i) inclusive of Subsection 7.31. above, and the total building footprint of all additions approved after June 13, 1996 shall not exceed 25% of the building footprint existing prior to June 13, 1996.

# Schedule "F" - Heritage Conservation District and Architectural Control Area Map



MAP  
Heritage Conservation District and Architectural Control Area Map

SCHEME F  
LAST UPDATED 2021.07.27

SCALE  
1:10,000

- LEGEND
- HCD Heritage Conservation District
  - ACA Architectural Control Area
  - Town of Lunenburg

## **Attachment B**

### **Evaluation of Policy 6-19**

#### 6.5.1 Amending the Land Use By-law & Entering into Development Agreements

Amendments to the Land Use By-law and the entering into of development agreements are processes that require careful thought. As such, Council has established a set of general criteria to consider when evaluating all Land Use By-law amendments and development agreement proposals.

**Policy 6-19:** Council shall not amend the Land Use By-law or enter into a development agreement unless Council is satisfied the proposal:

- (a) is consistent with the intent of this Municipal Planning Strategy;  
The proposal is to amend the MPS to ensure the deletion of the ACA's are consistent with the MPS.
- (b) does not knowingly conflict with any Town or Provincial programs, by-laws, or regulations in effect in the municipality;  
The proposal does not knowingly conflict with any Town or Provincial programs, by-laws, or regulations in effect in the municipality.
- (c) is not premature or inappropriate due to:
  - i. the ability of the Town to absorb public costs related to the proposal;  
The proposal is not premature or inappropriate due to the ability of the Town to absorb any public costs.
  - ii. impacts on existing drinking water supplies, both private and public;  
The proposal is not premature or inappropriate due to impacts on existing drinking water supplies, both private and public.
  - iii. the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services;  
The proposal is not premature or inappropriate due to the adequacy of central water and sewage services or, where such services are not available, the suitability of the site to accommodate on-site water and sewage services.
  - iv. the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal;  
The proposed amendment is to delete ACA's from the MPS/LUB and incorporate architectural provisions under a new HCD Plan and By-law. The Dufferin Street ACA will be incorporated with the HCD. The Tannery Road ACA will be eliminated. The amendment will not directly impact traffic or congestion. Considering the above, the proposal does not seem to be premature or inappropriate due to the creation of excessive traffic hazards or congestion on road, cycling, and pedestrian networks within, adjacent to, or leading to the proposal.
  - v. the adequacy of fire protection services and equipment;  
There is no specific site being proposed for development. The proposal does not seem to be premature or inappropriate due to the adequacy of fire protection services and equipment.
  - vi. the adequacy and proximity of schools and other community facilities;  
It is difficult to assess this evaluation criteria as no specific site is being proposed.
  - vii. impacts on UNESCO World Heritage Site statements of outstanding value;

The development of a new HCD Plan and By-law will strengthen the Town's provisions for the protection and enhancement of the UNSECO World Heritage Site statements of outstanding value. The removal of the two ACA's (Dufferin Street and Tannery Road) from the MPS/LUB does not seem to be premature or inappropriate due to impacts on UNESCO World Heritage Site statements of outstanding value. These two areas are outside of the UNESCO World Heritage Site.

- viii. the creation of a new, or worsening of a known, pollution problem in the area, including, but not limited to, soil erosion and siltation of watercourses;  
The amendment will not cause any new, or worsening of any known, pollution problems.
- ix. site-specific climate change risks;  
The amendment will not cause or increase any site-specific climate risks.
- x. the potential to create flooding or serious drainage issues, including within the proposal site and in nearby areas;  
The amendment will not cause any flooding or drainage issues.
- xi. impacts on known habitat for species at risk;  
The amendment will not cause any impact on known habitat.
- xii. impacts on the navigability and environment of Lunenburg Harbour;  
The amendment will not cause any impact on navigation or environmental concerns on Lunenburg Harbour.
- xiii. the suitability of the site in terms of grades, soil and geological conditions, the location of watercourses and wetlands, and proximity to rights-of-way; and  
It is difficult to assess this evaluation criterion as no specific site is being proposed.
- xiv. land use conflicts that could place limits on existing operational procedures at existing businesses.  
The amendment will not, by itself, cause any land use conflicts with existing businesses.

## **Attachment C Amendments to MPS**

- 1) Amendment to the Municipal Planning Strategy thereby amending the Table of Contents under “Chapter 5 - Community Form & Heritage” by deleting “5.3 Heritage and Architectural Control” and substituting therefore “5.3 Heritage” and deleting “5.3.2 Heritage Conservation District and Architectural Control Areas” and substituting therefore “5.3.2 Heritage Conservation District”.
- 2) Amendment to the Municipal Planning Strategy thereby amending the Title “5.3 Heritage and Architectural Control” on page 32 and substituting therefore “5.3 Heritage”.
- 3) Amendment to the Municipal Planning Strategy thereby amending the subtitle “5.3.2 Heritage Conservation District and Architectural Control Areas” on page 34 and substituting therefore “5.3.2 Heritage Conservation District”.
- 4) Amendment to the Municipal Planning Strategy (MPS) thereby deleting the last paragraph in Section “5.3.1 Introduction” on page 33 and substituted therefore the following paragraph:

“In 2023 Council approved a new Heritage Conservation District Plan and By-law. The former Dufferin Street and Falkland Street Architectural Control Areas were deleted from the Municipal Planning Strategy and Land Use By-law and incorporated within the new Old Town Lunenburg Heritage Conservation District. The Tannery Road Architectural Control Area was also deleted from the Municipal Planning Strategy and Land Use By-law but was not incorporated within the new District. The thought being that the Tannery Road area was distinct in its own right and did not contribute to the UNESCO World Heritage Site which is the main narrative of the new Old Town Heritage Conservation District. If properties wished to have heritage protection, they are encouraged to have their properties registered as municipal heritage properties under the Heritage Property Act. Council also retains the right to designate the Tannery Road are under its own Heritage Conservation District at a future date, if so desired.”

- 5) Amendment to the Municipal Planning Strategy (MPS) thereby deleting the second paragraph of subsection 5.3.2 and substitute therefore the following:

“In order to ensure the protection of Lunenburg’s built heritage, Council has adopted a two-fold approach to architectural control:”
- 6) Amendment to the Municipal Planning Strategy (MPS) thereby deleting the second bullet in subsection 5.3.2 on page 34.
- 7) Amendment to the Municipal Planning Strategy (MPS) thereby deleting the third bullet in Subsection 5.3.2 on page 34 and substituting therefore the following:

- “
  - Establishment of a Heritage Conservation District comprised of the Old Town National Historic Site and World Heritage Site and the Dufferin Street and Falkland Street

**historic areas, with architectural controls implemented through the policies and design guidelines of the Heritage Conservation District Plan and By-law.”**

- 8) Amendment to the Municipal Planning Strategy (MPS) thereby deleting Policy 5-4 and substituting therefore “Policy 5-4 “DELETED””.**

## **Attachment D Amendments to LUB**

- 1) Amendment to the Land Use By-law by thereby deleting 7.3 from the Table of Contents on page “vii” in its entirety and substituting therefore “7.3 ‘DELETED’”.
- 2) Amendment to the Land Use By-law thereby deleting Section 7.3 in its entirety on Page 29 and substituting therefore “7.3 “DELETED””.
- 3) Amendment to the Land Use By-law thereby deleting “Schedule ‘F’ – Heritage Conservation District and Architectural Control Area Map” from the Table of Contents on page “viii” and substituting therefore “Schedule ‘F’ – “DELETED””.
- 4) Amendment to the Land Use By-law thereby deleting “Schedule ‘F’- Heritage Conservation District and Architectural Control Area Map” and substituting therefore a blank page with the words “Schedule ‘F’- “DELETED””.
- 5) Amendment to the Land Use By-law thereby deleting subsection 4.2.1.(b) and substituting therefore the following:

“(b) Exterior renovations or alterations to a structure that do not result in a change in volume or gross floor area, number of dwelling units, or a change in use of the structure.”
- 6) Amendment to the Land Use By-law thereby deleting subsection 6.13.3. and substituting therefore the following:

“6.13.3. The minimum bicycle parking requirements of Table 3 shall not apply to existing buildings.”
- 7) Amendment to the Land Use By-law thereby deleting subsection 7.2.3. and substituting therefore the following:

“7.2.3. Notwithstanding any other provision of this By-law any vegetation or building or structure including, but not limited to, fences and signs are not permitted to exceed 1.0 metres (3.2 feet) in height above the grade of the abutting streets in a corner vision triangle except in the Old Town Lunenburg Heritage Conservation District. This provision shall not apply above a height of 2.4 metres (7.9 feet).”
- 8) Amendment to the Land Use By-law thereby deleting subsection 7.8.2. and substituting therefore the following:

“7.8.2. Signs require a Certificate of Appropriateness prior to issuance of a development permit if the property is located in the Old Town Lunenburg Heritage Conservation District.”