Cape Breton Regional Municipality

Heritage Advisory Committee

AGENDA

Monday, June 16th, 2014
4:00 p.m.

2nd Floor Boardroom, Suite 205
Civic Centre
320 Esplanade, Sydney, N. S.

Committee Members:
Councillor Eldon MacDonald, Chair
Councillor Charlie Keagan
Ken MacDonald, Citizen Appointee – Vice Chair
Spyro Trifos, Citizen Appointee
Anne Dwyer, Citizen Appointee
Eleanor Anderson, Citizen Appointee
Norma Boyd, Citizen Appointee
Vanessa Childs-Rolls, Citizen Appointee
Matthew Cook, Citizen Appointee
Cape Breton Regional Municipality

Heritage Advisory Committee

Monday, June 16th, 2014
4:00 p.m.

AGENDA

Roll Call

1. **Approval of Minutes:** October 29th, 2013 (previously distributed)

2. **Business Arising:**
   a) **Council – January 21, 2014:**
      i. **Proposed Heritage Conservation District for Kolonia Neighbourhood in Whitney Pier:** Rick McCready, Heritage Officer (See page _4_)

3. **Report on Proposed Municipal Heritage Registrations:** Rick McCready, Heritage Officer (See page _14_)
   a) **32 Brown Street, Sydney Mines** (See page _16_)
   b) **1 Ankerville Street, Sydney** (See page _19_)
   c) **7528 Main Street, Louisbourg** (See page _23_)

4. **Update – Heritage Incentive Program (HIP) for 2014:** Rick McCready, Heritage Officer (See page _26_)

5. **Updates on Various Items – For Information Only:** Rick McCready, Heritage Officer (See page _33_):
   a) **Performing Arts Centre Study**
   b) **Visit by Kevin Barrett, Provincial Heritage Coordinator – June 19**
   c) **Transfer of Ownership of Lands at Broughton Owned by ECBC to Public Works and Government Services Canada**

Adjournment
Heritage Advisory Committee


Proposed Heritage Conservation District for Kolonia Neighbourhood in Whitney Pier
**Proposed Heritage Conservation District for Kolonia Neighbourhood in Whitney Pier:**

**Motion:**
Moved by Councillor MacLeod, seconded by Councillor Paruch, to adopt, by Resolution, a Public Participation Program, to gather input from the property owners in the area regarding the Proposed Heritage Conservation District (HCD) for Kolonia Neighbourhood in Whitney Pier on the following conditions:

- Staff will notify the 15 property owners in the proposed district by direct mail of the public meeting at which CBRM Staff will describe the implications for establishing the District;
- At the public meeting, CBRM Staff will inform the residents that they must decide to “opt-in” to the District at the time it is established, if it is established;
- Staff will organize the public meeting to take place at a location in Whitney Pier in consultation with the Councillor for District 12;
- Staff will report to Council the results of the meeting and the degree of support for the concept, after which Council will decide whether to proceed to next steps involved in establishing the District.

**Motion Carried.**
A Heritage Conservation District for Kolonia

March 27, 2014
• An influx of immigrants from Poland and the Ukraine came to Sydney in the early 1900s to work in the steel plant.
• Many settled in the area between Ferris and Bryan Street, close to the plant.
• In the early 20th century the neighbourhood had the character of an Eastern European village, as the newcomers brought their languages and cultural traditions with them.

• Most of the homes in the area today still reflect the influence of the early residents, and many descendants of the original Polish and Ukrainian immigrants continue to live in Whitney Pier.
• The area is unique in the CBRM.
• The rationale for designating Kolonia as a Heritage Conservation District is “to recognize, protect and commemorate the tangible assets, cultural geography, traditions, and oral histories of the residents.”
What is a Heritage Conservation District?

- A Heritage Conservation District is "an urban or rural area with historic or architectural value" established by a municipality under the Heritage Property Act of Nova Scotia.
- Seven municipalities in Nova Scotia have conservation districts, including CBRM. Part of Sydney’s North End has been designated as a conservation district.
- Establishment of a conservation district must be approved by Council and the Province.
The North End Sydney HCD:

- Has more than one hundred buildings, 80% of which are at least 100 years old.
- Is primarily a residential area, although three museums are located in the neighbourhood.
- Was approved by Council in 2008 following an extensive neighbourhood planning process in Sydney's North End.

What restrictions are placed on property owners in a HCD?

- Exterior renovations and demolitions must be approved by CBRM.
- The HCD bylaw will have guidelines for CBRM to follow for renovations and demolitions; guidelines may not be strict.
What advantages are there for property owners in a HCP?

- Recognition of the uniqueness of their neighbourhood and "pride of place"
- Modest municipal financial incentives are available to assist with the cost of exterior renovations
- Modest provincial financial incentives are available to assist with the cost of exterior renovations

In Kolonia, most homes are a traditional 1½-story design. This is a feature you may wish to preserve in the future.
What kinds of exterior changes does a HCD bylaw regulate?

- A HCD Bylaw MAY regulate:
- Windows, doors
- Exterior siding
- Height of building, roof slope
- Steps, verandahs, decks
- In Kolonia most homes are a traditional 1 ½ storey design; this is a feature you may wish to preserve in the future

New buildings

- The design of new buildings in a HCD MAY be regulated to ensure that the new buildings “fit in” with the existing architecture
Must all property owners in Kolonia agree to the new District?

• NO. Property owners may decide that they do not wish to be part of the District, and Council could decide to exclude their properties. However, the value of the District will be diminished if many property owners do not want to participate.

Next Steps

• We are here tonight to discuss what people think of the idea of a Conservation District for Kolonia
• A report will go back to the CBRM Heritage Advisory Committee on this meeting
• The Committee may recommend that Council establish the District
Questions?
Heritage Advisory Committee

Report on Proposed Municipal Heritage Registrations
June 11, 2014

MEMO TO: Chairman and members, Heritage Advisory Committee

FROM: Rick McCready, Planner/Heritage Officer

RE: Requests for municipal heritage registration of the following properties:

- 32 Brown Street, Sydney Mines
- 1 Ankerville Street, Sydney
- 7528 Main Street, Louisbourg

Staff has recently received requests from three property owners interested in having their properties registered as municipal heritage properties. Copies of the emails requesting registration are attached.

Staff are familiar with all three properties and are of the opinion that all three are worthy of registration both because of the architectural characteristics of the buildings and the associations between the houses and well known persons in the communities where they are located. In the case of 7528 Main Street in Louisbourg, the house has an association with a person known internationally, as it was in this home aviatrix Beryl Markham recuperated after she crash landed in Baleine in 1936. The flight was significant as it was the first time any person has successfully flown solo from England to North America.

Prior to registration staff will prepare detailed statements of significance for each of these properties, but enough information is already available that staff recommend that the Committee recommend to Council that the process of registration be initiated. I would suggest that three separate motions be entertained, one for each property.

Photographs of the properties are also attached.

Yours very truly,

Rick McCready, MCIP, MURP
Planner/Heritage Officer
Heritage Advisory Committee

32 Brown Street, Sydney Mines
Mr. McCready,

I am writing to request that my Provincial Heritage Property, Richard Brown House 32 Brown Street Sydney Mines, also becomes a designated Registered Municipal Heritage Property.

This property has significant historical value not only for the Province but for this Municipality with its long association with the history of coal mining in Cape Breton; notably: 1) Richard Brown, the first Mine Manager for the General Mining Association (1829-1864) and 2) his son Richard Henry Brown, who acted as Mine Manager from 1864-1901, and who was also the first Mayor of the Town of Sydney Mines when it was incorporated in 1898. The house also has a history with Nova Scotia Steel & Coal Co. Ltd.

All information on the property study, including property research, historical associations and architecture for the Richard Brown House is available through Nova Scotia Heritage Properties.

Thank you for considering my request and I look forward to hearing from you soon.

Sincerely yours,

Elizabeth & Darryl Boudreau
Heritage Advisory Committee

1 Ankerville Street, Sydney
TO WHOM IT MAY CONCERN

I would like to request that the CBRM Heritage Advisory Committee consider the viability of having our house at 1 Ankerville St., Sydney B1P 1X8, registered under the CBRM's Registry of Heritage Properties.

The house sits on the corner of Ankerville St. and Cromarty St. on a lot and a half, diagonally across from the Cromarty Tennis Courts. The house, three stories, was built circa 1906, although three years on either side of that date are a possibility. It appears in at least two photographs: an aerial view of the neighbourhood and a photo taken from the tennis courts, probably post WW1.

It was built by W.J.R. McKay from plans done by the architect J.H. Booth of North Sydney. It is in the style of many of the older homes in North Sydney, based on the New England model. We understand that Mr. McKay came here from P.E.I. to open the first insurance office to serve the newly booming Sydney Steel Plant. Apparently there are still a few members of that original family in Sydney. We are only the fourth family to own the house: after the McKays sold the house circa 1950, it was owned by Art and Louise (Honey) Mann, and then Joe and Nicole Claener, from whom we bought it in 1993.

Originally the house was fronted by a verandah similar to the one at 23 Cromarty St., known as the Irene Cunningham property. Under the old paint you can see the number '56': our street address was originally 56 Cromarty (before Ankerville was established as a street). At some point Mr. McKay put his insurance office in the front of the house and used the rest of the verandah for a screened-in sunporch. The house has not been substantially changed. It has almost all of the original windows, unusually large double-hung windows, including leaded glass in the interior and original oak pocket doors. The woodwork downstairs is either oak or faux-grained oak. The floors upstairs are oak, downstairs they are maple. There are two magnificent old linden trees on the Cromarty side, which we believe to have been brought from PEI, where they are more common than here.

Since we have owned the house, it has been our intent to try and preserve as much of the original fabric of the house as possible, and create an interior sympathetic to the pre-WW2 years. It is one of a handful of houses in the immediate neighbourhood, called informally 'the Steel Plant houses', being built at roughly the same time, just after the turn of the 19th C. They represent the ambitions and status of a newly prosperous community of managers and service providers who arrived and then stayed, after the start of the expansion of the Plant and City. What was once semi-rural became a newly-built neighbourhood of fine homes. We still have many of the old apple trees from the days of adjacent farms.

As we are now well into another century, we believe that there should be some recognition of this particular era represented in the Registry, as it was a period in our history that we tend to look back on with great nostalgia, the 'boom times'. Certainly, the materials used in building our house were of the very best quality, often remarked on by carpenters and those who are familiar with the intricacies of old homes. It seems no expense was spared. As a sidenote the house required a wonderful reputation when Honey Mann hosted her musical soirees here over many years; many have fond memories of those frequent occasions.
We are creating a heritage garden where there was once nothing more than a sad grassed-over yard for teenage boys. We have rebuilt the side lot, put in hedges of yew and bridalwreath spirea, trees and bushes, etc., but there is much more to do. With the extra half-lot it could be tempting for a future owner to put, maybe, a swimming pool there, which would be a shame.

Your consideration is very much appreciated,

Kenzie and Lauren MacNeil
1 Ankerville St., Sydney
270-6305
Heritage Advisory Committee

7528 Main Street, Louisbourg
Hi Rick,

I should have emailed sooner. As we discussed, my wife and I are interested in submitting our house at 7528 Main St. Louisbourg for consideration for Heritage status. As you know, this house was once the home of George D Lewis, businessman and Mayor of Louisbourg. Also, it was where aviatrix Beryl Markham stayed after her plane crash in 1936, being attended to by Dr. Freeman O'Neill.

We look forward to seeing this process through and feel honoured at the idea of being stewards of this piece of local history.

Saul MacNeil
Heritage Advisory Committee

Update – Heritage Incentive Program (HIP) for 2014
June 11, 2014

MEMO TO: Chairman and members, Heritage Advisory Committee

FROM: Rick McCready, Planner/Heritage Officer

RE: Update: Heritage Incentive Program (HIP) for 2014

Although the 2014-2015 budget process in CBRM was very difficult, I am pleased to report that the heritage budget is $51,000, which is the same as last year. The budget is mostly used for the Heritage Incentive Program, although some of the money is spent on other items such as plaques for individual buildings and occasionally for special projects. I have attached for your information copies of the information on the Heritage Incentive Program that was circulated recently to all owners of municipally registered heritage properties, and all owners of properties in the North End Sydney Heritage Conservation District.

Once the application deadline has passed a committee needs to be struck to review the applications and to award grants to the successful applicants. Normally the committee meets once for 2-3 hours to accomplish this. In the past, in addition to yours truly, the committee has consisted of an architect and one other HAC member. I would ask that at the June 16 meeting a committee member volunteer to sit on the HIP committee.

Yours very truly,

Rick McCready, MCIP, MURP
Planner/Heritage Officer
Heritage Incentive Program Application Form

Name of Applicant: __________________________ Telephone: __________________________

Property Location (Civic Address): ______________________________________

Work Proposed (Provide additional sheet if necessary):
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

Estimated Total Cost (provide copy of Contractor's quote):
________________________________________________________________________

Signature of Owner and mailing address, if different from civic address (this section MUST be completed):
________________________________________________________________________

Date: __________________________
Complete and Return to: CBRM Heritage Officer, 320 Esplanade, Sydney, N.S. B1P 7B9- Do NOT send by fax or email

<table>
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<tr>
<th>Approved:</th>
<th>Yes</th>
<th>($__________)</th>
<th>No</th>
</tr>
</thead>
</table>

Signature of Heritage Officer: ___________________________ Date: ___________________________

Signature of Director of Planning: ___________________________ Date: ___________________________

28
June 2, 2014

NOTICE TO:

ALL OWNERS OF REGISTERED MUNICIPAL HERITAGE PROPERTIES AND
ALL OWNERS OF PROPERTIES IN THE NORTH END SYDNEY HERITAGE CONSERVATION DISTRICT

I am pleased to inform you that CBRM will be offering the Heritage Incentive Program again this year. If you are considering carrying out work on their exterior of your property this year, you may be eligible for a grant under the program.

Please see the attached information sheet and application form for more details. If you have any questions, contact the undersigned at 563-5072, or check out the CBRM website at www.cbrm.ns.ca/cbrm-heritage-program.html.

Please keep in mind that:

- You require a permit from the CBRM to carry out any substantial work on a heritage property, whether you are applying for a grant or not. This includes decks, steps, chimney repairs, etc.
- If you APPLIED BUT DID NOT RECEIVE a grant in a previous year, please call the undersigned at 563-5072 to confirm if you want to re-submit your old application; there is no need to fill out a new form, but you must let us know if you want to re-submit or not.
- You may be eligible for a provincial grant in addition to a municipal grant. Contact the undersigned for information on provincial grants.
- The deadline for applications this year is 4 pm Friday, July 11, 2014. No late applications will be accepted, and no faxed or emailed applications will be accepted.

If you have any questions, please do not hesitate to contact me at your convenience.

Yours very truly,

Rick McCready
CBRM Heritage Officer (563-5072 or rgmccready@cbrm.ns.ca)
CBRM Heritage Incentive Program 2014

Objective

To encourage owners of registered municipal heritage properties to upgrade their properties in a manner that is consistent with the heritage value of the property as stated in the statement of significance for the property and the associated character defining elements.

Available Incentive

The incentive shall be 50% of the cost of the repairs or renovations up to a maximum of $12,000 per property. In the case of roof replacement and/or repair, the maximum grant shall be 30% of the cost up to a maximum of $6,000.

Eligible applicants

All owners of municipally registered heritage properties and all owners of properties located within municipal heritage conservation districts, except:

- Government owned properties, except where the property is leased to a registered non-profit society which is partially or totally responsible for building maintenance.
- Properties within a heritage conservation district that were built in 1940 or later.
- Properties which are assessed entirely for commercial purposes under the Assessment Act of Nova Scotia, unless the property is owned by a registered non-profit society.

Guidelines

- All work done must be approved under the Heritage Property Bylaw or, in the case of properties within the Heritage Conservation District, the Heritage Conservation District Bylaw. All work must comply with the Building Bylaw and the Land Use Bylaw.
- Work funded under the program should be carried out on the exterior of the property and shall include but not be limited to windows, doors, cladding, roofing, and steps. Landscaping, fencing, and driveway paving shall not be eligible. Interior work shall not be eligible unless it can be demonstrated that the work is necessary to ensure the long term viability of the structure such as repairs to the foundation or essential repairs to beams or trusses.
• Architectural, engineering and other consulting fees are eligible for funding; consultants may have to supply proof of professional qualifications to the HIP Committee.

• When an application is being considered priority shall be given to projects that significantly enhance the heritage value of the property. An example would be the removal of windows that are inconsistent with the original windows and replacing them with ones that more closely resemble the originals.

• When considering an application priority shall be given to projects that are unlikely to proceed without CBRM assistance. Where a property is owned by a non-profit organization, the availability of funds from other sources (such as federal government programs) shall be a consideration.

• Only one project may be approved per property in any given fiscal year. Properties which have received grants in one fiscal year may apply in subsequent years but priority shall be given to first time applicants.

• Use of original materials (such as brick or wood) shall normally be required for exterior cladding and corner boards although exceptions may be made where a substitute material is used that very closely resembles the original in appearance. Under no circumstances shall an incentive grant be provided to assist with the cost of replacing or installing vinyl or metal siding on a building originally clad in wood or brick.

Application Procedures

• Applicants must submit an application to the CBRM Heritage Officer. Applications will be reviewed and approved by the Heritage Incentive Program (HIP) Committee, which is comprised of the Heritage Officer, one other CBRM employee, and an architect licensed to practice in Nova Scotia. Any applicants whose projects do not meet the criteria will be informed of the reason why their projects are not acceptable and will be given an opportunity to revise and resubmit their applications.

• All decisions of the HIP Committee shall be final.

Disbursement of funds

Funds will be disbursed only after completion of the work and inspection of same by the Heritage Officer. Proof of payment in the form of paid invoices, cancelled cheques, or credit card receipts must be submitted prior to the disbursement of any funds. CBRM will not reimburse any portion of the harmonized sales tax.
Heritage Advisory Committee

Updates on Various Items – For Information Only
June 12, 2014

MEMO TO: Chairman and members, Heritage Advisory Committee

FROM: Rick McCready, Planner/Heritage Officer

RE: Updates on various items- for information only

1. Performing Arts Centre study

Prompted in large part by the acquisition of one of our municipal heritage properties (St. Andrew’s Church) by businessman Kevin Colford and his announcement that he intends to convert the structure into a performing arts centre, a committee of staff from CBRM, ECBC and CCH was formed to discuss both the positive impacts of this development and the potential impacts on existing performing arts facilities in the CBRM. These partners came together this spring to fund a study by VIBE Creative Group to carry out an inventory of all existing and proposed performing arts facilities in CBRM and to identify opportunities to grow this sector of our economy. The report is now complete and a presentation to CBRM Council on the results of the research will be made later this year.

2. Visit by Kevin Barrett, provincial Heritage Coordinator, June 19

Kevin Barrett, provincial Heritage Coordinator with CCH, will be in CBRM on June 19. Kevin and I will be visiting various sites throughout the Municipality including St. Joseph’s Church in Lingan, Holy Angels, St. Andrew’s in Sydney, the Red Row in Sydney Mines, Union Presbyterian Church in Albert Bridge, and the “Stone Church” in Victoria Mines. If any members of the HAC would like to accompany us for part or all of the tour please let me know.

3. Transfer of ownership of lands at Broughton owned by ECBC to Public Works and Government Services Canada

As committee members are aware, the former townsite at Broughton has significant heritage resources. Almost all of the property in the area has been owned by ECBC but with the dissolution of ECBC ownership of the lands is being transferred to Public Works and Government Services Canada. CBRM was asked if the Municipality had an interest in acquiring the lands (along with other ECBC properties). CBRM has not indicated an interest in acquiring the property, but the Municipality has added the properties to a list of
properties which possibly should remain in public or community ownership. Staff is of the opinion that the site is of considerable heritage value and that divestiture of the property should not take place without consideration being given to protection of the heritage resources on the site.

Yours very truly,

Rick McCready, MCIP, MURP
Planner/Heritage Officer
Sharon MacSween

From: Deborah Campbell  
Sent: Monday, June 16, 2014 9:39 AM  
To: Sharon MacSween  
Subject: FW: NSCPA/NSAPB Fall Conference

FYI – please print this and put it in the Police agenda file from last week’s meeting.

From: Claire Detheridge  
Sent: Sunday, June 15, 2014 12:49 PM  
To: Deborah Campbell  
Cc: edmcmullin@marine-atlantic.ca; croutledge@bayplex.ca; Charlie Keagan; Eldon MacDonald  
Subject: FW: NSCPA/NSAPB Fall Conference

Deborah, Marie has approved the conference cost for both Earline and Clarence of $200 each to attend upcoming conference.

Earline you will be registered and Clarence please let Deborah know if you are interested and available to go.

Thank you Claire

From: Marie J. Walsh  
Sent: Sunday, June 15, 2014 10:39 AM  
To: Claire Detheridge  
Cc: Cecil P. Clarke  
Subject: Re: NSCPA/NSAPB Fall Conference

Sure no problem

Marie

On Jun 14, 2014, at 7:52 PM, "Claire Detheridge" <mcddetheridge@cbrm.ns.ca> wrote:

Marie, The Nova Scotia Association of Chiefs of Police Assoc. and NS Assoc. Police Boards is being held here in Sydney in September. Registration is $200.00.

We have 2 members of our commission wishing to attend that are our own appointments to the board, I am asking for approval to register both. This is local so no mileage or meals are needed, just registration fee. Earline Mac Mullin has already made the request, I am also expecting Clarence Rutledge to also.

Sincerely

Claire

Sent from my iPad

Begin forwarded message:

From: Deborah Campbell <DACAMPBELL@cbrm.ns.ca>  
Date: June 13, 2014 at 4:01:25 PM ADT
To: Claire Detheridge <mcdetheridge@cbrm.ns.ca>
Subject: FW: NSCPA/NSAPB Fall Conference

Hi Claire

Please see below. I checked the registration form and the Conference is being held in Sydney with a registration fee of $200. I think this would have to go through Marie Walsh unless the Police wanted to cover it.

Deborah

From: Earlene MacMullin [mailto:edmacmullin@Marine-Atlantic.ca]
Sent: Friday, June 13, 2014 11:20 AM
To: Deborah Campbell
Subject: NSCPA/NSAPB Fall Conference

Good Morning Deborah,

After hearing Chief Peter McIsaac speak about the conference I would love to have the opportunity to attend. As Clair mentioned, it is not something that is budgeted for so I certainly understand if it is not possible but I would like to express my interest.

Thank you,

Earlene MacMullin
Confidential Admin Assistant
Terminal North Sydney
Phone (902)794-5209
Fax (902)794-5207