



# **Cape Breton Regional Municipality**

## Heritage Advisory Committee Agenda

Thursday, March 19, 2026

4:30 p.m.

Council Chambers  
Second Floor, City Hall  
320 Esplanade, Sydney, Nova Scotia

### **Heritage Advisory Committee Members:**

Councillor Eldon MacDonald, Chair

Deputy Mayor Glenn Paruch

Councillor Earlene MacMullin

Kyron Coombes, Citizen Appointee, Vice-Chair

Alynese Nightingale, Citizen Appointee

Richard Rose, Citizen Appointee

Saul MacNeil, Citizen Appointee

Spyro Trifos, Citizen Appointee

Thomas Ashford, Citizen Appointee

Ethan Paul, Citizen Appointee

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## **Land Acknowledgement**

### **Roll Call**

1. **Approval of Agenda:** (Motion Required)
  
2. **Municipal Heritage Registration – The Gatehouse (532 Kings Road, Sydney):** Karen Neville, Heritage Officer / Senior Planner  
(See page 4)
  
3. **Committee Agenda Requests**
  - 3.1 **Provincial Budget Cuts – Heritage Assets:** Councillor Eldon MacDonald, Chair (See page 21)

### **Adjournment**



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## **STAFF REPORT**

**To:** Heritage Advisory Committee

**Submitted by:** Karen Neville

**Date:** February 26, 2026

**Subject:** Municipal Heritage Registration – The Gatehouse (532 Kings Road, Sydney)

### **Origin**

Initiated by Hugh Lyncy, property owner

### **Legislation and Related Policies**

*Heritage Property Act*

Policy Respecting Criteria for Heritage Property Registration

Heritage Property By-law

### **Recommendation**

It is recommended the Heritage Advisory Committee advise Council to initiate the process for registering the Gatehouse located at 532 Kings Road, Sydney (PID 15818875) as a Municipal Heritage Property.

### **Background**

A request has been received from Hugh Lynch (property owner), to register 532 Kings Road, Sydney (PID 15818875) as a Municipal Heritage Property (Attachment A). The property owner is also seeking Provincial Heritage status. The documentation submitted to support their Provincial Registration request is also being used to support the Municipal Heritage Request (Attachment B). The unique architectural features along with its historical connection with the steel industry in Cape Breton are cited for the reasons for Municipal Heritage Registration.

In 1899 Arthur Moxham, Vice President of the Dominion Iron and Steel Company and general manger of the Sydney Steel Plant, constructed Moxham Castle. This thirty room, three-storey castle which consisted of two tower, seven chimneys and fourteen fireplaces was originally constructed in Ohio. To entice his wife to move to Cape Breton, the castle was dismantled and rebuilt in Sydney. In addition to reconstructing Moxham Castle, Moxham also build a groundskeeper's cottage, a dome-shaped greenhouse, a carriage house, stables, serval outbuildings and the Gatehouse. Property grounds were also enclosed by a stone fence and iron

gate. The gatekeeper was employed to let people in and out of the iron gates. Regardless of the hour, the keeper had to be dressed in a turn of the century costume to welcome people. That Gatehouse was the home of the gatekeeper (Attachment C).

Moxham Castle and other buildings deteriorated due to neglect and vandalism and were ultimately lost to fire in 1966. The Gatehouse is the only remainder of the estate along with a portion of the stone wall. The Gatehouse contains architectural elements common to the late 19th and early 20th. This two-storey wooden home has a gabled roof with overhanging eaves and decorative details common in Craftsman-style architecture.

As indicated, the applicant is requesting Municipal Heritage Registration based on the unique architectural and historical significance. The scoring criteria for this property can be found in Attachment D.

### **Financial Implications**

There are no financial implications associated with the preparation of this report. Staff time related to the preparation of this report has been allocated under the approved 2025/26 operations budget.

Municipal Heritage Properties are eligible for funding under the Heritage Incentive Program. Funding for this program is included in operations budget.

### **Attachments**

Attachment A – Property Map

Attachment B – Applicants Submission

Attachment C – Documentation Provided by the Beaton Institute (source not given)

Attachment D – Property Registration Scoring Criteria

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A copy of this report can be obtained online at [www.cbrm.ns.ca](http://www.cbrm.ns.ca) or by contacting the Office of the Municipal Clerk at 902-563-5010.

Report Prepared by: Karen Neville, Senior Planner/Heritage Officer

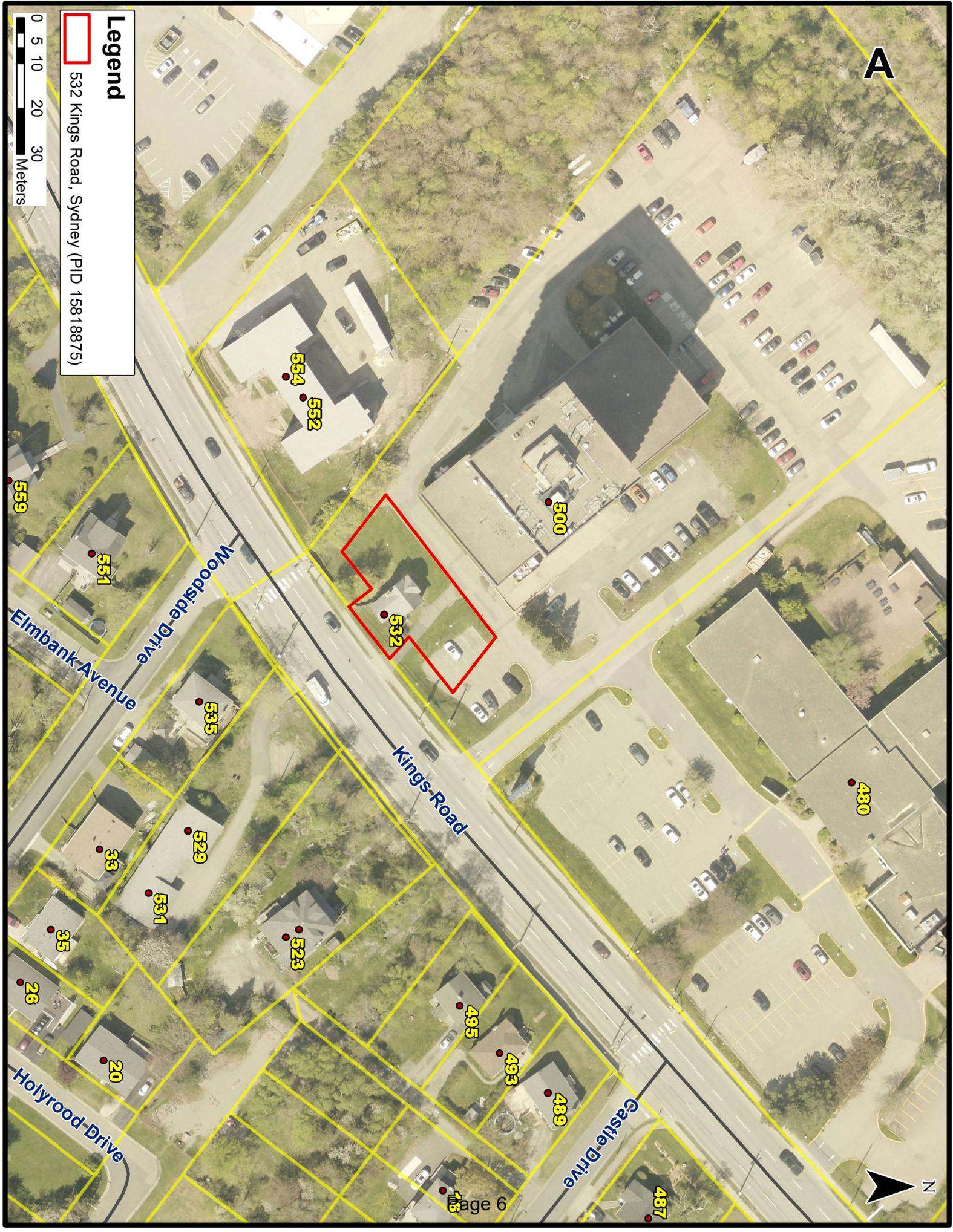
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A



**Legend**

532 Kings Road, Sydney (PID 15818875)





Communities, Culture and Heritage

HERITAGE PROPERTY PROGRAM

APPLICATION TO REGISTER

A

PROVINCIAL HERITAGE PROPERTY

Nova Scotia's *Heritage Property Act* provides for the registration of properties that have significance to Nova Scotia. Properties can include individual buildings or provincially owned public-building interiors. The registration process begins with an application that is submitted by the property owner to the office of the Heritage Property Program, Culture and Heritage Development, Department of Communities, Culture and Heritage. Once verified that all materials required to process the application have been submitted, staff will arrange for a site visit to view and document the property, and discuss with the owner the process for registration, as well as the implications of provincial registration. Staff will then prepare a heritage case study that will be presented to the Advisory Council on Heritage Property, who may recommend to the Minister charged with the administration of the *Heritage Property Act* that the property be registered as a provincial heritage property.

If the property is recommended, the Minister will issue a Notice of Recommendation to the property owner, which identifies the reasons for the proposed heritage registration, the implications of such registration, and property boundaries. This documentation also outlines the owner's right to make a representation to the Minister, within a thirty-day period, should the owner support the recommendation or if the owner has an objection to the proposed registration. A copy of the Notice is also deposited at the Registry of Deeds.

At the end of the thirty-day period, the Minister has a further ninety days within which to decide whether to add the proposed property to the Provincial Registry. When a property is added, the Minister issues a Notice of Registration to the owner, indicating that the property is now a provincially registered heritage property. This document is also deposited at the Registry of Deeds. For more information on this process, please contact the Heritage Property Program at (902) 424-5647.

**A. Property Information**

Name of property: The "Gatehouse" to Moxham Castle

If not known, what name would you recommend for the property? Gatehouse

Location of property: 532 King's Road, Sydney, N.S.

Civic address: \_\_\_\_\_

Present owner[s]: Hugh Lynch and Ann Lynch

Is the property a registered municipal heritage property? Yes \_\_\_ No

The Beaton Institute at Cape Breton University  
Are there other information sources that we should consider when evaluating the heritage significance of this property? (provide attachments if necessary)

Blue Prints for Castle and surrounding buildings, historical facts and stories re Morham family activities in community, many letters back & forth with the Clappell family and others, castle becoming temporary hospital World War I, a great service to the community, Gatehouse housed workers over the years.

**C. Submission:**

Application submitted by: Hugh Lynch and Ann Lynch  
(if organization, please also note a contact person)

Mailing Address: [Redacted]

Phone (daytime): [Redacted]

Fax: [Redacted] E-mail: [Redacted]

Signature of the property owner: [Redacted] Date: July 7, 2023

Have you included these attachments?

- Attachment A Example of a legal description (commonly known as Schedule A)
- Supplementary documentation to be considered when evaluating your property.

Once you have completed this application, please return to:

**Heritage Property Program**  
**Department of Communities, Culture and Heritage**  
**Culture and Heritage Development**  
**1741 Brunswick Street, 3<sup>rd</sup> Floor**  
**P.O. Box 456**  
**Halifax, NS B3J 2R5**

Phone: 902-424-6396 Fax: 902-424-0710



**Communities, Culture and Heritage**

If yes, by what municipality? \_\_\_\_\_ year registered \_\_\_\_\_  
Because the *Heritage Property Act* requires that both the Notice of Recommendation and Notice of Registration of the property be filed with the Registry of Deeds, a copy of the legal description (commonly known as Schedule A) of the property is required before staff can proceed with the application. This description defines the meets and bounds of the property, and an example is provided as Attachment A. Please note while in most cases the entire property is registered, there are occasions where only the building's footprint or a small portion of the property is registered. Please contact the Coordinator, Heritage Property Program for more information.

A copy of the legal description (Schedule A) has been included with the application? Yes \_\_\_ No \_\_\_

Please attach photographs showing the exterior elevations of the property.

**B. Evaluation Information:**

What type of property is being nominated? Building  Cemetery \_\_\_ Landscape \_\_\_  
Engineering work \_\_\_ Public-building interior \_\_\_

When is the approximate age of the property? 125 years

Estimated or based on what reference? The Beaton Institute at CBU

What is the physical condition of the property? Very good

Is the property associated with an individual of provincial historical note? A. J. Moxham  
helped build, manage and operate the Sydney Steel Plant <sup>mid to late</sup> 1890's

Is the property associated with events or themes of provincial historic note? no

Is the architectural or landscape style or technique used in the construction of this property considered rare or unique within the province? Please describe.

There are several recent photos + a booklet included  
which might better answer these questions

Please note any sources of historical information regarding this property. [e.g. books, articles, or local individuals]

Booklet included and historical information available online  
re Mr. Moxham, etc.

# SCHEDULE "A"

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## LOT 04-1

### LANDS OF H. B. LYNCH INVESTMENTS INC. (CABOT HOUSE) KINGS ROAD, SYDNEY, NOVA SCOTIA.

**ALL AND SINGULAR THAT CERTAIN LOT, PIECE, PARCEL OR TRACT OF LAND**, situate, lying and being on the north western side of Kings Road, at Sydney, in the Cape Breton Regional Municipality, Province of Nova Scotia, and being known and distinguished as Lot 04-1, as shown on a subdivision plan of lands of H. B. Lynch Investments Inc. (Lot 96-2C), to create Lot 04-1 and Lot 04-2, Kings Road, Sydney, NS; made by **JOHN S. POPE & ASSOC. LTD.**, signed by **JOHN S. POPE, CLS, NSLS**, and dated July 22, 2004, said Lot 04-1 being more particularly bounded and described as follows:

- BEGINNING:** at the point of intersection formed by the north western boundary of Kings Road, with the south western boundary of lands of Fortis Properties Corporation, as recorded in the Registry of Deeds Office, Sydney, NS, in Book 1957, Page 654, said survey marker being S 55° 13' 28" W, a distance of one hundred and fifty-five point forty-two (155.42') feet from Nova Scotia Control Monument 1234;
- THENCE:** S 51° 28' 07" W, along the north western boundary of Kings Road, a distance of nineteen point ninety-four (19.94') feet to a survey marker at a beginning of curve;
- THENCE:** south westerly, along the north western boundary of Kings Road, along a curve having a deflection angle to the right a radius of thirty-nine hundred and forty-seven point zero one (3947.01') feet, a curve distance of eighty point zero six (80.06') feet to a survey marker in the most eastern end of Lot 04-2 on the aforesaid plan;
- THENCE:** N 37° 01' 36" W, a distance of twenty point sixty-four (20.64') feet to a survey marker;
- THENCE:** N 52° 58' 29" E, a distance of fifty-one point thirty (51.30) feet to a survey marker.
- THENCE:** N 51° 17' 40" W, a distance of fifty point fifty-three (50.53') feet to a survey marker;
- THENCE:** S 53° 28' 08" W, along the north western boundary of Lot 04-2, a distance of one hundred and twenty-nine point sixty-five (129.65') feet to a survey marker;
- THENCE:** S 51° 17' 40" E, a distance of fifty-one point sixty-eight (51.68') feet to a survey marker;
- THENCE:** N 52° 58' 29" E, a distance of thirty-four point forty-five (34.45') feet to a survey marker;
- THENCE:** S 37° 01' 36" E, a distance of twenty point sixty-three (20.63') feet to a survey marker on the north western boundary of Kings Road;

..../2

...../2

**THENCE:** south westerly, along the north western boundary of Kings Road, a distance of fifty point zero (50.0') feet to a survey marker in the north eastern boundary of lands of Brian & Susan Martin, as recorded in the Registry of Deeds Office, Sydney, NS in Book 2057, Page 130, (see Plan S 364);

**THENCE:** N 51° 17' 40" W, along the north eastern boundary of lands of the aforesaid Brian & Susan Martin, to and along the north eastern boundary of lands of H. B. Lynch Investments Inc., a distance of five hundred and fifty-four point forty-three (554.43') feet to a survey marker on the south eastern boundary of the Cape Breton & Central Nova Scotia Railway;

**THENCE:** north easterly, along the south eastern boundary of the Cape Breton & Central Nova Scotia Railway, along a curve having a deflection angle to the right, a radius of forty-two hundred and forty-three point ninety-three (4243.93') feet, a curve distance of four point seventy-seven (4.77') feet to the end of curve;

**THENCE:** N 52° 23' 41" E, along the south eastern boundary of the Cape Breton & Central Nova Scotia Railway, a distance of three hundred and seventeen point zero two (317.02') feet to a survey marker in the centerline of a thirty foot wide right-of-way;

**THENCE:** S 38° 27' 55" E, along the centerline of the aforesaid thirty foot wide right-of-way, a distance of five hundred and thirty-nine point sixty-one (539.61') feet to the point to BEGINNING.

**ALL BEARINGS** are based on 3° Modified Transverse Mercator Projection, Central Meridian at 61° 30' West Longitude

**A TRACT OF LAND** containing 3.054 acres by calculation.

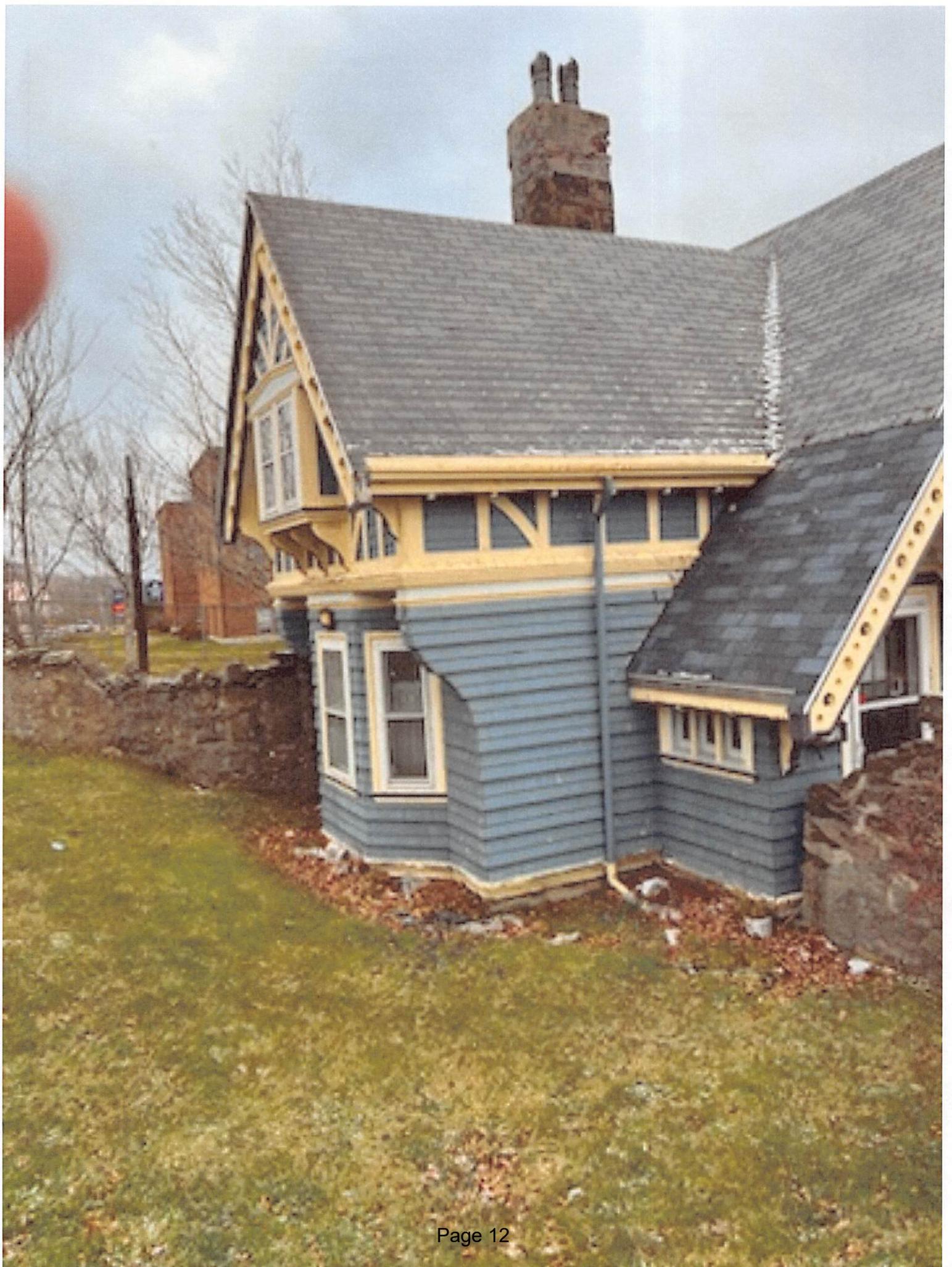
**SAVING AND EXEMPTING** thereout and therefrom the above described lands, a fifteen foot wide portion of the above mentioned thirty-foot wide right-of-way.

**SAVING AND EXEMPTING** thereout and therefrom the above described lot, the widening of Kings Road.

**TOGETHER** in common use with others having a similar right, the use of a fifteen foot wide portion of the above mentioned right-of-way located on the north eastern side of the above described lot, and also as shown on the aforesaid plan.

**DATED: July 22, 2004**

**JOHN S. POPE & ASSOC. LTD.,  
P. O. BOX 185  
SYDNEY, N.S.  
B1P 6H1**



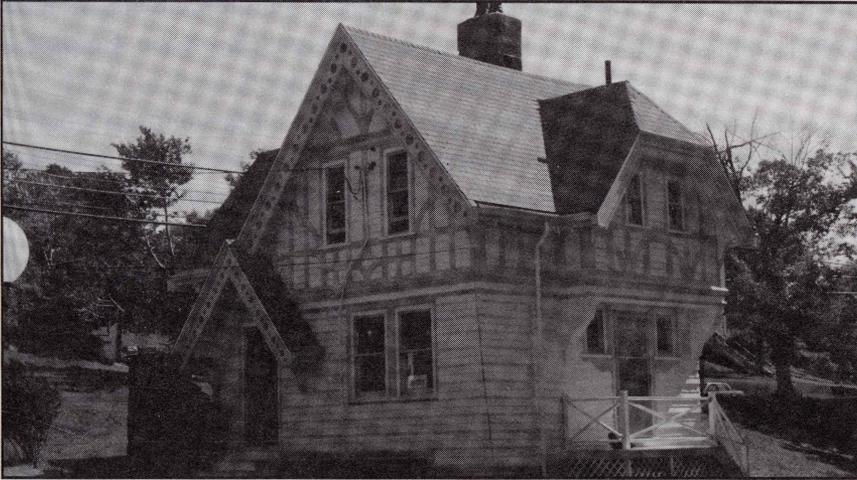






# The Gatehouse

Sydney



In 1899 Arthur J. Moxham, Vice-President of the Dominion Iron & Steel Company and general-manager of the Sydney Steel Plant, built a thirty room castle on ten to twelve acres of waterfront in Sydney on property formerly owned by Newton MacKay, M. P. The grounds were located between the C.N.R. tracks and King's Road. The castle, which was probably the most distinctive and ostentatious residence in Atlantic Canada, created an aura of medieval Europe amid the hustle and bustle of Sydney harbour. According to local lore Moxham, a Welsh immigrant to the united States, who had achieved success and wealth in the design, organization and management of iron and steel plants in Kentucky, Tennessee and Ohio, built the three-storeycastle with two towers, seven chimneys and fourteen fireplaces to entice his wife to come to Cape Breton. Tired of moving and fond of her home (the original Moxham's Castle) in Lorain, Ohio she was distressed at the idea of moving into a new residence in yet another locale. Moxham

overcame his wife's objections by dismantling the castle and removing it to Cape Breton. The dismantling and shipment to Sydney by rail cost \$350,000. <sup>1</sup> While there is some doubt as to whether or not the exterior stone walls were shipped to Sydney, records indicate that the entire interior (including mahogany wall panels, stone fireplaces, mantels and stained glass windows) was shipped.

In addition to reconstructing their home, Moxham also built a groundskeeper's cottage, a magnificent dome-shaped greenhouse, a carriage house, stables, several other outbuildings and the Gatehouse. All were set in lush grounds surrounded by landscaped gardens which featured imported trees and exotic plants, tiny brooks, shrubbery and walkways. The grounds were enclosed by a huge stone "fence", joined at the front of the property by iron gates. A gatekeeper or keeper was employed to let people in and out of the huge iron gates. Regardless of the hour the keeper had to be dressed in a plumed, turn-of-the-century costume to welcome people. The Gatehouse was home to the gatekeeper.

In 1902 the Moxhams abandoned this magnificent property and left Sydney after tragedy struck their family. In 1901 their eldest son Thomas was killed while working on the construction phase of the steel plant and Mrs. Moxham never recovered from his death.

After Moxham left, the castle and its grounds were vacant until the First World War when the Canadian Government used it as a hospital. Its grounds were an idyllic setting for soldiers recovering from their war wounds. After the war the castle was again vacant until 1922 when purchased from Moxham by the construction entrepreneur, M. R. Chappell. Soon afterwards, Mr. Chappell sold it to shipping magnate W. N. MacDonald. MacDonald repaired and refurbished it and moved in around 1945. Upon his death in 1960 the castle again became vacant. Some concerned citizens wished to have the property designated and converted to a historic site but their efforts were unsuccessful. The castle and other buildings and the beautiful

grounds deteriorated because of neglect and vandalism, and finally succumbed to fire in 1966. Badly damaged by the fire, the historic castle was demolished and the property was later sold to H. B. Lynch Investment Incorporated. Today only one building - The Gatehouse - remains as a reminder and testament to the sad history of the castle.

The Gatehouse, presently owned by H. B. Lynch Investment Incorporated, resembles a delicate gingerbread cottage. The white, pale-blue trimmed, two storey wooden structure with its gabled gingerbread is a fine example of turn-of-the-century architecture and craftsmanship. Little if any of the house has been altered over the years save for a new roof and changes to accommodate modern electrical and plumbing facilities. Both the interior and the exterior are in excellent physical shape - a tribute to the care which was taken of the Gatehouse over the years and to the sturdiness of the structure which is situated only a bare thirty feet away from one of Sydney's busiest thoroughfares, King's Road. In the Gatehouse's one hundred year history the foundation has never moved and there is neither rot nor deterioration, even in the ornate, exterior gingerbread which adorns its gables. The original shingles which still shelter the Gatehouse from Sydney's Atlantic weather are a tribute to Moxham's wealth, for every second row is triple shingled. <sup>2</sup>

Inside, the tiny house is a jewel of craftsmanship. The downstairs consists of a large kitchen and family room while the upstairs has two bedrooms. The house contains hardwood floors, two fireplaces and an array of cubbyholes and closets. <sup>3</sup> A surprisingly wide wooden staircase adjoins the two floors. The windows are the original, made of lead glass and diamond shaped, individually cut and then set in. Many of the windows are concave and others are convex.

The Gatehouse which once stood as a gingerbread usher greeting visitors to the magnificent grounds and castle now stands as the only reminder of a by-gone era of extreme wealth, power and beautiful architecture. Although dwarfed by an office tower and apartment

complex it has found a purpose for itself by serving as the home of Sydney's only permanent art gallery - the **Gatehouse Gallery**. Ann Lynk, its owner, has crammed "every corner of the neat little house" with paintings. <sup>4</sup>

The Gatehouse with its bright, natural light is the perfect venue for displaying works of art. Year round visitors can find a display of work by many Cape Breton artists as well as other artists from Atlantic Canada.

### **Sources:**

1. Mary Ellen MacIntyre, "Relic of a Castle," *The Chronicle-Herald* 15 January 1993.
2. Ken MacLeod, "Art Breeds Life Into Old Gatehouse," *Cape Breton Post* 7 October 1992.
3. MacIntyre.
4. MacLeod.

# D

## Property Requesting Registration: The Gatehouse (532 Kings Road, Sydney) (PID 15066780)

<b>Historic Significance</b>		
Age of Property Approximately 1901	30 points	25 points
Association of the property with the community's economic, social, political, athletic or cultural history	20 points	15 points
Association of the property with a well-known person locally, provincially or nationally	10 points	8 points
Association of the property with a significant event in a community's history (such as incorporation of a former municipal unit, a famous labour dispute, a famous court case)	10 points	5 points
<b>Architectural Significance</b>		
Presence of rare or unique architectural features on the exterior (such as stained glass windows, Scottish dormers, turrets, unique pre-fabricated features on modern buildings, etc.)	20 points	15 points
Exceptional example of a particular architectural style; in order to score high in this category a structure need not be old or elaborately designed [(a modern building that is unique or is a particularly good example of a particular style could score high in this category, as could a modest, relatively unornamented structure if it is a very good example of a particular style (such as a semi-detached coal company house)]	50 points	40 points
Exterior is wood, clay brick or natural stone	10 points	10 points
Has been very substantially altered in recent years; most or all original features (dormers, windows, doors, verandahs, etc.) have been changed in size and/or style or have been removed	-25 points	0 points
Property is in a deteriorated state, requiring major repairs	-15 point	0 points
Presence of unique interior features (such as a Casavant Freres organ, exceptional interior wood work, unique light fixtures) - <i>points to be awarded only in cases where the building is open to the public on a regular basis (places of faith, theatres, public buildings)</i>	5 points	0 points
<b>Cultural Significance</b>		
Association of the property with the history of a particular religious or ethnic group in the CBRM	25 points	0 points
Association of the property with social or sports events within a community over a long period of time	25 points	0 points
*Total	165 points	118 points

**\* It is intended that this scoring criteria will be used as a guide; it is not recommended that a specific score in each category would be required in order for registration to proceed. However, it is assumed that in order to be registered a property should score at least 50 points overall.**



City Hall  
 320 Esplanade  
 Sydney, NS B1P 7B9

<b>Agenda Request Form</b>		
<p><b>Included on Agenda</b>            (Submitted to Municipal Clerk's Office by 4:30 pm seven days before the meeting)</p>	<p><b>Late Item</b>            (Submitted to Municipal Clerk's Office by Noon the day before the meeting)</p>	<p><b>Request from the Floor: (New Business)</b></p> <ul style="list-style-type: none"> <li>- <b>Announcement</b></li> <li>- <b>Referral</b></li> <li>- <b>Submit Petition</b></li> <li>- <b>Notice of Motion</b></li> </ul>
<p><b>Date of Committee Meeting: March 19, 2026</b></p>		
<p><b>Subject: Provincial Budget Cuts – Heritage Assets</b></p>		
<p><b>Motion</b>            That the Heritage Advisory Committee request CBRM Council to send a letter to John Lohr, Minister of Finance and Treasury Board, and Dave Ritcey, Minister of Communities, Culture, Tourism and Heritage, urging the Province of Nova Scotia to reinstate funding to culture, tourism, and heritage sector programs that support museums, heritage sites, and cultural organizations.</p>		
<p><b>Rationale</b>            As a result of the Province's 2026–2027 budget, several organizations in the culture, tourism, and heritage sectors are facing the elimination or reduction of grant funding, with some at risk of permanent closure. These programs provide critical operational support to institutions that preserve and interpret Nova Scotia's heritage.</p> <p>The loss of funding places significant cultural assets at risk. Of particular concern is Cossit House Museum, a Provincially owned building that is both Provincially and Municipally registered as a Heritage Property. With the closure of the museum, the long-term future of the building could become uncertain, particularly if it is left vacant.</p>		
<p><b>Outcome Sought</b>            That CBRM Council formally communicate with the Province to express concern regarding the reduction of funding to the culture, tourism, and heritage sectors and request that the Province reinstate or reconsider these funding programs in order to protect heritage assets and the organizations that steward them.</p>		
<p><i>Name: Councillor Eldon MacDonald</i></p> <p><i>Date: March 13<sup>th</sup>, 2026</i></p>	<p><i>Received by Clerk's Department (date):</i></p> <p><i>March 13, 2026</i></p>	

