

DRAFT

**WEST HANTS HERITAGE ADVISORY COMMITTEE
MEETING MINUTES
March 19, 2009**

PRESENT: Councillor Shirley Pineo, Chair
Deputy Warden Gary Cochrane
Councillor Randy Matheson
Councillor Reed Allen
Councillor Gloria Shanks
Councillor Tom Brown
Councillor Rick Gaudet
Ms. Traci Curry

STAFF: Lynn Davis, Director of Planning
Jeanne Bourque, Planner
Velma Macumber, Administrative Assistant

REGRETS: Warden Richard Dauphinee, family illness
Councillor Pam Ainslie

GUESTS: Reverend Thomas Henderson, All Saints Anglican Church
Floyd Wile, All Saints Anglican Church

Chair Pineo called the meeting to order at 6:30 p.m.

NEW BUSINESS

Request for substantial alterations - All Saints Anglican Church, 652 New Ross Road, Leminster

Ms. Davis advised that All Saints Anglican Church has submitted a request for replacing the wooden shingles on the church with vinyl siding. Ms. Davis advised that Planning Staff feel that the exterior cladding is a character defining element for the heritage property. She noted that Council had approved the use of the "Standards and Guidelines for the Conservation of Historic Places in Canada" some time ago to help determine when the Committee receives an application for substantial alterations whether it is an appropriate change. This is the first time that staff has had the opportunity to use the Standards. Ms. Davis advised just recently, she, Ms. Bourque and Chair Pineo had attended a Standards and Guidelines workshop which she felt was quite helpful. Ms. Davis referred to the Standards and Guidelines that suggest a minimal intervention approach be adopted when looking at making changes, repairs or renovations to historic places. With respect to exterior wood elements, it talks about approaches that are recommended or not recommended. The document states removing or radically changing exterior wood elements that are important in defining the overall heritage value of the building is not recommended. Using replacement material that does not match the historic wood element is also not recommended. The Standards and Guidelines state that substitute materials should be used only when the historic materials or craftsmanship are no longer available, or when the original or existing materials are of poor quality or are causing damage to adjacent materials, or when specific regulations preclude the use of historic materials. Ms. Davis said what she understood from speaking with Reverend Henderson, is that the congregation, the Warden and vestry members have serious concerns

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about maintaining the church building. Ms. Davis stated it is not only about today but looking forward to the future on the costs to keep the building going. However, based on the Standards and Guidelines, staff are recommending that the request be refused, and they are suggesting that other options be explored. Ms. Davis advised that perhaps the guests could talk about whether they have explored obtaining grant funding.

Ms. Davis advised that there is still an option for the church, under the Provincial Heritage Act, and the Municipality's Heritage Property By-law. If Council refuses the request, the applicant can wait for one year from the date of the application, and then they can go ahead with the change anyway. The waiting period gives the property owners and the Municipality an opportunity to look into other options such as obtaining grants.

Ms. Davis advised that the staff report provided two alternatives. One is to accept the staff recommendation and refuse the request. This is the recommended approach. The other is to approve the request and allow the installation of the siding but place some conditions on it such as maintaining the corner boards and window and door surrounds.

Moved By: Councillor Brown
Seconded By: Councillor Allen

**THAT THE STAFF REPORT DATED FEBRUARY 19, 2009 RE REQUEST FOR
SUBSTANTIAL ALTERATION TO MUNICIPAL HERITAGE PROPERTY - ALL SAINTS
ANGLICAN CHURCH, 652 NEW ROSS ROAD, LEMINSTER, BE RECEIVED AND
PLACED ON FILE.**

Question on Motion

MOTION CARRIED.

Reverend Henderson stated besides looking at replacing the shingles, although there is no immediate problem, the Church will soon be looking at steeple repairs due to dry rot and mildew, which could be a substantial change to the exterior. He also commented that the Church was a uniquely styled building and most of it was built by local craftspeople. Unfortunately, the congregation is small, so there is limited support, although there has been some community fundraising. Reverend Henderson stated that Church members feel the building is a considerable investment despite maintenance costs. However, they have to look at ways to cut costs.

Deputy Warden Cochrane if the Municipal Heritage Property designation could be removed. Ms. Davis advised that there are two possibilities. One is to wait a year before doing the renovations. In this way, the Church could remain as a Heritage Property, unless the Municipality or the owners of the Church decide that perhaps it has lost its heritage value by whatever alterations are made. If the building has lost its heritage value, the Municipality could deregister the property. Also, the owners can apply to the Municipality to have the property deregistered. The Municipality could agree or refuse it. If the Municipality refused the request, then there is still a one-year waiting period.

Reverend Henderson advised that the Church is looking at various options such as grants, instead of requesting that the designation be removed.

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Deputy Warden Cochrane noted that the number of people attending the Church is declining. He stated that the Committee was concerned and wanted to find out if there was an avenue to save the Church.

Ms. Curry asked if there was some funding available through the Province under the Heritage Act. Ms. Davis advised that funding up to \$1,000 can be obtained from a conservation work grant plus the conservation advice grant for up to \$1,000. She suggested that perhaps a conservation expert could come up ideas of addressing the issues.

Reverend Henderson stated the difficulty is that the Church would still be looking at substantial amounts to do the renovations even with the grants.

Councillor Brown commented that there is a vinyl siding on the market that looks like wooden shingles. Reverend Henderson asked whether this would be an option or would it be a violation of the agreement. Ms. Davis stated she believed it would be contrary to the Standards and Guidelines. However, upon Committee's recommendation, if they wanted to accept that route, it could be a condition of approval.

Ms. Curry commented that she understood the Church's concerns, but vinyl siding would take away from the Heritage Property designation. She also pointed out that the high quality siding is very expensive. Reverend Henderson stated this was something that he could appreciate. They do not want the Church to lose its appearance, but also as custodians, they have to look at other options.

Reverend Henderson advised that if the Committee's recommendation is to look at other options, he soon would be submitting a request for steeple renovations. He advised that the Church has to look at liability issues as well as the outside appearance.

Reverend Henderson asked if the Church proceeded with different options, would the one-year waiting period be from this meeting or when it went to Council? Ms. Davis stated the year would start from the date the application was submitted.

Moved By: Councillor Allen
Seconded By: Ms. Curry

**TO RECOMMEND TO COUNCIL TO ACCEPT THE STAFF RECOMMENDATION, AS
CONTAINED IN THE STAFF REPORT DATED FEBRUARY 19, 2009, TO REFUSE THE
REQUEST FOR SUBSTANTIAL ALTERATIONS TO ALL SAINTS CHURCH,
LEMINSTER.**

Question on Motion

MOTION CARRIED.

Councillor Shanks voted "Nay."
Councillor Gaudet suggested Reverend Henderson contact the Hants Regional Development Authority (RDA) to see about a grant.

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Reverend Henderson and Mr. Wile left the meeting at 7:25 p.m.

Application for Municipal Heritage Property Registration - Windsor Plains Community Hall, 4839 Highway 1, Three Mile Plains

Chair Pineo noted that the representatives for Windsor Plains Community Hall were invited to the meeting, but they were not present.

Ms. Bourque advised the Windsor Plains Community Hall has applied for designation under the Municipal Heritage Property By-law. She noted the community hall had been designated as a Provincial Heritage Property in 2008.

Ms. Bourque reviewed background information, architecture, context and integrity of the Windsor Plains Community Hall.

A brief discussion was held about the request for designation.

Moved By: Councillor Matheson

Seconded By: Councillor Allen

TO RECOMMEND TO COUNCIL THAT THE PROPERTY AT 4839 HIGHWAY 1, THREE MILE PLAINS, NOVA SCOTIA (PID 45005402), KNOWN AS THE WINDSOR PLAINS COMMUNITY HALL, BE REGISTERED AS A MUNICIPAL HERITAGE PROPERTY.

Question on Motion

MOTION CARRIED.

MISCELLANEOUS

Newport Landing

Chair Pineo advised that she received an inquiry about heritage designation for the land where the Planters arrived at Newport Landing. Ms. Davis stated this could be possible, but the Municipality would have to consent as the land is owned by the Municipality. She advised that the applicant would have to do the research and put the information together to submit along with the application. Councillor Pineo advised that she would pass this information on.

Tax Relief for Municipal Heritage Properties

Ms. Davis advised that the Province is reviewing the Heritage Act for possible amendments. One idea that is being explored is an amendment to allow municipalities to exempt or reduce taxes for municipally designated heritage properties. Ms. Davis stated at this time, there is no authority for municipalities to do this except for non-profit organizations. She advised that it would be helpful if municipal units sent letters of support to the Minister.

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Ms. Davis advised that this would be helpful to individual property owners who are struggling with maintaining their heritage property. She stated that maintaining heritage properties is important to the Municipality and for tourism. Ms. Davis asked if the Committee would be in favour of having this provision in the Act. It does not mean that a municipality has to do it, but the option would be there if the Municipality wanted to. Ms. Davis asked the Committee if they wanted to support this by writing a letter of support to the Minister suggesting that this type of amendment be included.

Ms. Curry noted that maintaining the integrity of a heritage property is expensive, and this would be an incentive to continue with maintaining it.

Councillor Gaudet suggested a resolution or letter be written to be presented at the UNSM Spring Conference. Chair Pineo suggested writing a letter and copying it to all municipal units to see if they would support it.

Ms. Davis advised that provincial staff are proposing to go out to a public consultation on the amendments in the spring. Chair Pineo asked if sending a letter at this point would be premature. Ms. Davis commented that it would be useful.

Moved By: Councillor Matheson
Seconded By: Ms. Curry

**THAT A LETTER OF SUPPORT BE WRITTEN TO THE MINISTER OF TOURISM,
CULTURE AND HERITAGE, ENABLING MUNICIPALITIES TO OFFER TAX RELIEF FOR
MUNICIPAL HERITAGE PROPERTIES.**

Question on Motion

MOTION CARRIED.

Deputy Warden Cochrane voted "Nay."

ADJOURNMENT

Moved By: Councillor Shanks
Seconded By: Councillor Brown

THAT THE MEETING ADJOURN.

The meeting adjourned at 7:40 p.m.

Chair