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Item No.
Heritage Advisory Committee
December 10, 2014

TO: Chair and Members of the Heritage Advisory Committee

Original Signed

SUBMITTED BY: _____
Bob Bjerke, Chief Planner and Director, Planning and Development

DATE: October 27, 2014

SUBJECT: **Case H00403: Application to consider 1320 Old Sackville Road, Middle Sackville, as a Municipally Registered Heritage Property**

ORIGIN

Application by Michelle Moxon

LEGISLATIVE AUTHORITY

The Heritage Property Act

RECOMMENDATIONS

It is recommended that the Heritage Advisory Committee recommend that Regional Council:

1. Set a date for a heritage hearing to consider the heritage registration application; and
2. Approve the registration of 1320 Old Sackville Road, as shown on Map 1, under the HRM Heritage Property Program.

BACKGROUND

Michelle Moxon has applied to have her property, located at 1320 Old Sackville Road, Middle Sackville, registered as a municipal heritage property (Map 1). The property consists of a large single unit detached dwelling that is comprised of an original farmhouse building (c. 1870) with three additions at the rear (c. 1900), the south side (c. 1940), and the front (c. 1950) of the building. The original farmhouse is referred to as the Linwood House. The 2.5 acre property also consists of stone retaining walls, garage, pool and pool house (Attachments A, B, and C).

HRM's Heritage Property Program

The purpose of the HRM Heritage Property Program is to help conserve significant heritage resources including buildings, streetscapes, sites, areas, and conservation districts that reflect the rich heritage found in local communities throughout HRM. One of the principal aims of the Heritage Property Program is to recognize significant heritage resources through the registration of properties into the Municipal Registry of Heritage Properties.

Under the Heritage Property Program, all registration applications for heritage buildings are evaluated by the Heritage Advisory Committee (HAC) using "The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality" (Attachment D).

The Evaluation Criteria for scoring a property and building are broken down into 6 categories as follows:

Criterion	Highest Possible Score
1. Age	25
2. Historical or Architectural Importance	20
3. Significance of Architect/Builder	10
4. Architectural Merit: Construction type and Style	20
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
Total	100

Should the HAC score a property with more than 50 points, a positive recommendation will be forwarded to Regional Council.

Nova Scotia Heritage Property Act

HRM's Heritage Property Program gets its authority from the *Heritage Property Act* which seeks:

"to provide for the identification, designation, preservation, conservation, protection and rehabilitation of buildings, public-building interiors, structures, streetscapes, cultural landscapes, areas and districts of historic, architectural or cultural value, in both urban and rural areas, and to encourage their continued use".

Under Sections 14(2) and 15(1) of the *Heritage Property Act*, HRM must give notice of its recommendation to the property owner at least thirty (30) days prior to any Council decision to register the property. The property owner is also given an opportunity to address Council before they make a decision on the registration request.

DISCUSSION

Evaluations of heritage registration applications are carried out by the Heritage Advisory Committee and are based upon the six evaluation criteria as outlined above and which are described in greater detail in

Attachment D. To assist the HAC in its evaluation and scoring, staff offers the following comments in relation to each criterion based on the research report provided in Attachment A.

1. Age:

The age of the original farmhouse building, facing Old Sackville Road, is undetermined as it is unknown if the house was already on the land when Mr. Ethelred Oland purchased the property in the 1870s. If the building was not already standing at the time of purchase, it is likely that Ethelred Oland built it in the 1870s shortly after purchasing the property. The earliest documentary evidence of the original building is a photograph from c. 1927 which also shows the first addition at the rear ("Appendix K" in Attachment B).

The first known renovation to the original farmhouse was under the ownership of George W.C. Oland who purchased the farm in 1901. Cartographic evidence shows that there was no building on the property in question before approximately 1823 (Attachment C).

2. Historical OR Architectural Importance:**2. A) Specific associations with important institutions, personages and groups:**

This home is closely related to nationally significant persons and organizations ("Appendix AA" in Attachment B). It is associated with the Olands, a prominent brewing family with roots in Nova Scotia dating back to 1862. The original farmhouse in Sackville was the home of Ethelred Henry Oland, oldest son of John and Susanna Oland the founders of the Dartmouth brewing company bearing their surname. Expanding the brewing operation from their back yard, the first brewery was at Turtle Grove in Dartmouth. Although disaster would strike in the form of fire and later the Halifax Explosion, the Oland Brewing company prospered in Nova Scotia and became an international success at the hands of W.C. Oland and Colonel S.C. Oland. The Oland family has nearly 150 years of experience in the brewing business and the legacy continues today with Derek Oland as Executive Chairman and Andrew Oland as President of Moosehead Breweries Limited, the New Brunswick arm of the family business.

Don Oland, youngest son of Colonel Sidney Oland was the founder of Atlantic Winter Fair and was known to have kept his livestock at the Lindwood Farm. He was involved in the community of Sackville and was President of Bengal Lancers for 13 years. Don was inducted into Nova Scotia Agricultural Hall of fame in 1983.

Victor deBedia Oland, oldest son of Colonel Sidney Oland was the Lieutenant Governor of Nova Scotia from 1968 to 1973.

3. Significance of Architect or Builder:

The south side addition is associated with an architect of provincial significance. The 1942 architectural drawings are by S.P. Dumaresq of the Halifax firm Dumaresq and Byrne (Appendices Q, R, S, T, and U in Attachment B). The Dumaresq name is prominent in the architectural history of Halifax. Four generations of Dumaresq men have called Halifax home and have been practicing architecture in the capital city of Nova Scotia since the 1870s.

The builder of the original farmhouse is unknown.

4. Architectural Merit:**4. A) Construction type or building technology:**

Much of the main building is quite common to the building technology of the time ("Appendix D" in Attachment B). The Lindwood House is a traditional wood framed building with stone and concrete foundations. A portion of the foundation on the 1942 addition is clad in red brick masonry. The roofs are asphalt shingles on sloped areas and asphaltic rolled roofing on the flat roof of the verandah.

The modern front addition is a very rare example when compared to other traditional wood framed buildings ("Appendix A" in Attachment B). The verandah boasts terracotta floor tiling said to have been imported to suit the tastes of Linda who was raised in Cuba after her father had been posted there to fight in the Spanish American War of 1898. The bluestone walls contain rectangular and irregular shaped split stone and are set in thick lines of overgrout. Window and door lintels are soldier coursed. Due to the thickness and height of the stone walls and columns, the stone is most likely self-supporting with horizontal ties to a back-up structure which could be constructed of steel or wood.

4. B) Style:

Multiple major additions constructed over more than a century have resulted in an eclectic aesthetic of several architectural styles, including very rare transitions of Colonial, Revival and Contemporary architecture.

The portion of the home thought to be the original structure is likely a Georgian Colonial style.

Character defining elements include:

- Steep roof slopes with rake returns at the eaves of the roofs of the original home and rear addition. The same detail is not applied to roofs of smaller porches or additions on the lower levels
- Six over six fenestration pattern
- Plain facade with low ornamentation
- Stone foundation

The salt box profile with flared eave of the 1942 Dumaresq addition is also a colonial revival style and appears to have been designed to integrate into the existing style of the home.

Character defining elements include:

- The salt box profile and flared roofline, although truncated by the stone verandah
- Bay window with fluted roof
- Six over six fenestration pattern
- Large red brick masonry chimney
- Concrete foundation with red brick veneer
- Gabled three sided dormers overlooking the flat roof of the stone verandah

The rusticated stone verandah from the 1950s, including the stone re-clad of the main house under the verandah, is a contemporary construction from the 20th century. The south façade becomes two storeys and overlooks the side lawn.

Character defining elements include:

- Flat roof with deep eave and frieze board (a railing visible in the 1950s photo at the perimeter of the roof has been removed)
- Copper gutters
- Irregular shaped split blue stone set in thick overgrout.
- Large plate glass windows with soldier coursed lintels
- Main entry and adjacent side door have a 1/2 glazed wooden leaf with leaded glass fanlight and double sidelights
- 4x4 imported terracotta floor tiling

Character defining site features include:

- Rectangular slate walkways and patio adjacent to the basement walk out door in the 1942 addition
- Retaining walls and steps built of irregular shaped split blue stone
- Garage
- Pool and pool house

5. Architectural Integrity:

Since the occupancy of Colonel Sidney Oland and Linda deBedia Oland, the building has undergone modest changes. Maintenance of the home over time has involved the replacement of the majority of windows with vinyl inserts. Some windows appear to have been reduced in size in order to accommodate the various additions. Of the eight exterior doors, two have been replaced with newer steel insulated doors. Others appear to be of the same vintage as the portion of the home to which they provide access and most have storm doors. The wooden leaf of both the main entry door and the adjacent side door are protected by storm doors. The stone of the verandah appears to be in good condition but is showing signs of weathering. The terracotta tile on the floor of the verandah appears to be original and is damaged in some areas.

Site features including the pool, poolhouse, garage and retaining walls are in poor condition.

6. Relationship to Surrounding Area:

The Lindwood House is an important architectural asset contributing to the heritage character of the surrounding area. However, the property boundary of the land on which the Lindwood House is situated is heavily lined with a substantial evergreen hedge approximately 20 feet in height. The house is largely obscured from view at the street level with the exception of the front yard and driveway entrance. The front of the house can be seen from a nearby subdivision and views from the top of Oland's Hill are seasonal.

The Lindwood House is located at the dead end of Old Sackville Road. To view the house today one must deliberately travel to the end of a private road, as it has not been an open thoroughfare for many decades. Of the 3,000 acres that once comprised the Lindwood Farm, only the lot with the chapel is owned by the Oland family today. It acts as a land reserve and buffers the Northern boundary of the Lindwood House property from advancing development. The Santa Maria del Pilar Chapel on Oland's Hill and the Lindwood house are the only buildings with heritage character in the immediate vicinity.

Conclusion

The Lindwood House is intrinsically related to the Olands, a prominent brewing family with roots in Nova Scotia dating back to 1862. A succession of Oland family members owned this property and left their mark with multiple major additions constructed over more than a century. The result is in an eclectic aesthetic of several architectural styles, including very rare transitions of Colonial, Revival and Contemporary architecture. The south side addition was designed by S.P. Dumaresq, an architect of provincial significance. The building has undergone only modest changes since it was last occupied by a member of the Oland family. The Lindwood House is an important architectural asset contributing to the heritage character of the surrounding area.

Staff recommends that the Heritage Advisory Committee recommend that Regional Council set a date for a heritage hearing to consider the application and approve the registration of 1320 Old Sackville Road (as shown on Map 1) under the HRM Heritage Property Program.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing this application can be accommodated within the approved 2014/15 operating budget for C-310 Planning & Applications.

As a private residence, owners of the property at 1320 Old Sackville Road will have access to grant awards through the Heritage Incentives Program. Within the limits of the annual approved budget, the Heritage Incentives Program provides matching grants of up to \$10,000 for eligible exterior conservation work.

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing achieved through public accessibility to the required Heritage Advisory Committee meeting. As a provision of the Heritage Property Act, no registration of a municipal heritage property shall take place until Regional Council has given the owner of the property an opportunity to be heard. Therefore, only the property owner(s) will have the opportunity to speak at the heritage hearing.

ENVIRONMENTAL IMPLICATIONS

No concerns identified.

ALTERNATIVE

1. The Heritage Advisory Committee may choose to for consideration reject the application for heritage registration and in doing so, the application will not proceed to Regional Council.

ATTACHMENTS

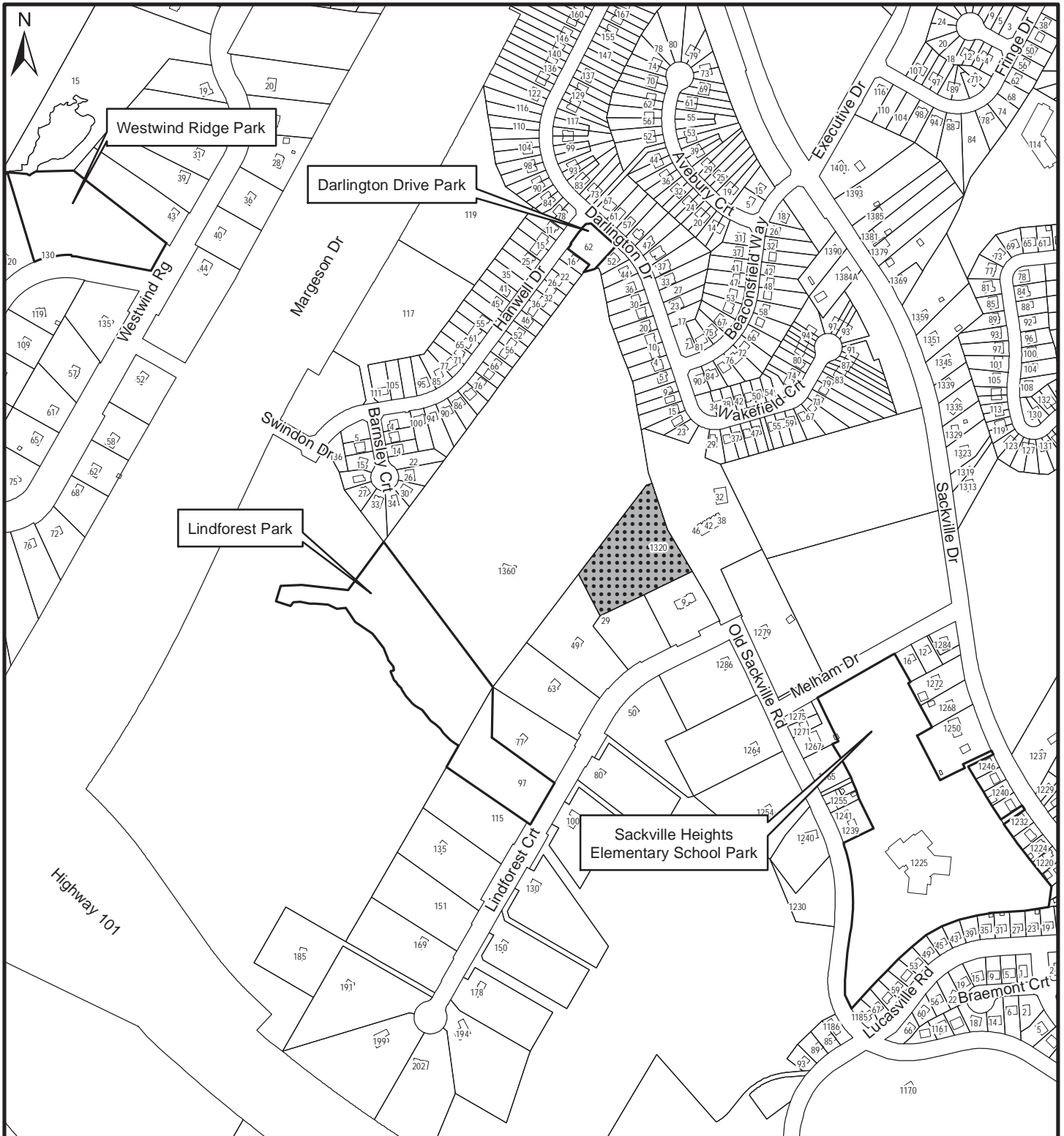
Map 1:	Location Map – 1320 Old Sackville Road, Middle Sackville
Attachment A:	Research Report for Lindwood House (Oland Farmhouse)
Attachment B:	Images of the Lindwood House
Attachment C:	Supplementary Research Report for Lindwood House (Oland Farmhouse)
Attachment D:	Evaluation Criteria for Registration of Heritage Buildings in HRM

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 902-490-4210, or Fax 902-490-4208.

Report Prepared by: Seamus McGreal, Heritage Planner, 902-490-4663

Original Signed


Report Approved by: _____
Kelly Denty, Manager of Development Approvals, 902-490-4800



Map 1 - Location

1320 Old Sackville Road

HALIFAX

 Subject Property



Sackville
Land Use By-Law Area

The accuracy of any representation on
this plan is not guaranteed.

ATTACHMENT A

Research Report for Lindwood House (Oland Farmhouse)

1320 Old Sackville Road, Middle Sackville, NS

HRM Case #: H00403

Prepared for: Seamus McGreal, HRM Heritage Planner

Prepared by: Meggan Tanner, Connor Architects & Planners

Submitted: July 24, 2014

ATTACHMENT A

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1. Ownership, Site Summary and Age of Building

A) *Ownership and Site Summary*

To travel to Lindwood House, one must use Old Sackville Road in Middle Sackville Nova Scotia, which has been known by many names over the course of history, including Pisiquid Road, Acadian Path, and the Old Windsor Road.

Originally established by the Mi'kmaq, the road started as a footpath that connected inland areas to the ocean and it was travelled with the cycles of the seasons and food resources. It was in use prior to 1685 and Acadian settlement of the Pisiquid area making it one of the oldest roads in Nova Scotia.

The Acadians used the path as an overland route for travel between the fertile farmland of the Annapolis Valley and the economic hub and port city of Halifax. In 1749, the founding year of Halifax, Edward Cornwallis issued a decree to make the Acadian Path wider to facilitate British military marches between two new forts to be built the same year; one at the mouth of the Sackville River and the other in the community now known as Hortonville. It is said that in 1760, the Windsor Road was the only road in Nova Scotia passable by horse drawn carriage. As time progressed, maintenance and construction efforts to make the road more passable resulted in multiple attempts to levy tolls to cover the costs of roadwork. Settlement and agricultural endeavours were encouraged alongside the road in the 1760s and 70s after the expulsion of the Acadians.

A stage coach service from Halifax to Windsor began transporting passengers in 1816 and brought prosperity to inns along the road, including William Fultz's Twelve Mile House in Sackville. The scenic nature of the journey along the old road to Windsor was touted by Joe Howe who criticised the priority of utility over beauty in the construction of a new road under the administration of Lieutenant Governor Sir James Kempt in the 1820s. The stage coach on the Old Windsor Road was enjoyed by many up until the 1850s when a railway was introduced and became the popular mode of travel.

Nonetheless, agriculture along the Old Windsor Road prospered, particularly in the community of Sackville, which saw the building of many homes and farms. It was here that Ethelred Henry Oland, eldest son of Susannah Woodhouse Culverwell and John James Dunn Oland, married Esther Hamilton and set down roots. Ethelred's occupation was listed as brewer when he bought the Sackville farm in 1872 where he and Esther made their home together on a 500 acre farm on the opposite side of the road from where she grew up. However, Ethelred did not follow his family into the brewing business and was a farm equipment salesman in Western Canada in later years. Their house would become known as the Lindwood House and would remain in the possession of the Oland family for over 120 years.

Ethelred had settled in a community with a rich history in agriculture, a way of life that was retained even after his passing. Ethelred died in 1899 and the farm was inherited by his daughter Mary Oland Fenerty who later sold it to her uncle, Ethelred's brother, George W.C. Oland who named the property Marianbad. When George W.C. died in 1933 the farm passed to his son Geoffrey who was residing in Saint John, New Brunswick. He operated the farm as the

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"Red Ball Farm" named after the Oland's New Brunswick brewery. Geoffrey eventually sold the farm to his brother Colonel Sidney Culverwell Oland in 1947.

It was from the Colonel that the Lindwood Farm received its name; given in honour of his wife Linda whose full name before marrying the Colonel was Guillermina Maria del Pilar Socorro Herlinda deBedia y Martel. Ever since the property came into the hands of George W.C., the farm was used as a family retreat; however it was the Colonel and Linda's presence in the community that is recounted in local memories. In fact, there is a chapel high on a hill overlooking Lower Sackville that serves as a landmark today. This hill is known locally as Oland's Hill and it was known in its time for sledding in the winter.

The chapel is dedicated to Santa Maria Del Pilar and was built by the Colonel for Linda, who passed in 1966 before the chapel was complete. Stories recount Linda being buried on the grounds of the Lindwood Farm temporarily while the building was completed and later exhumed and relocated to her final resting place in the chapel.

During the ownership of the Colonel, Lindwood Farms saw great success in the agricultural industry. Farming efforts were concentrated on the breeding of livestock, the most notable breeds being the Ayrshire and Highland cattle, for which Lindwood Farm won many accolades. As the herds grew, so did the Oland farm. Numerous nearby farms and homes were acquired and additional homes were built to house the families and cattlemen hired to tend to the herd under the management of Alex Lamond. The Lindwood Farm expanded to over 3,000 acres and became a well-known establishment in the community, contributing to the livelihood of numerous Sackville families during its operation.

The 1960s brought many changes to the Lindwood Farm in Sackville. The knowledge of a new highway to Windsor was in circulation prior to its eventual construction in the 1970s. A letter typed on the behalf of Lindwood Farms petitioned against the proposed Highway 101, citing loss off access to fresh water lakes. The letter also gave reasons of impeding future expansion of farmlands in arguments against the highway and offered an alternate route.

However, the new road was not to be stopped and a portion of the Oland lands were expropriated. As compensation, it was finally agreed that a segment of the historic Old Windsor Road would be decommissioned and conveyed to the Olands. This part of the old road is now a private right of way starting at Melish Drive. It passes by the Lindwood House where it becomes gated and serves as private access to the Santa Maria del Pilar Chapel at the top of Oland's Hill.

In the 1960s the Lindwood cattle were moved from the Lindwood Home Farm in Sackville to its sister farm in Northfield, following which, the various land holdings of the Lindwood Farms were transferred to other Oland companies. Larger parcels were subdivided and sold for housing developments over time. The lot with the Lindwood House remained in Oland possession up until 1993. Of the 3,000 acres that once comprised the Lindwood Farm, only the lot with the chapel is owned by the Oland family today.

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B) Age of Building

The age of the Lindwood House is undetermined as it is unknown if the house was on already on the land when Ethelred Oland purchased the property in the 1870s. It is assumed that the original farmhouse is the portion of the main house that faces Old Sackville Road. This assumption appears to be verified by the observance of a laid stone foundation under this portion of the home.

The first known renovation to the original farmhouse was under the ownership of George W.C. Oland who purchased the farm in 1901. George renamed the farm to Marianbad. Historic photographs from the early part of the 1900s show a rear extension of the home. It is a one and a half storey structure with small porches which was renovated prior to being captured in architectural drawings by S.P. Dumaresq. These plans from 1942 show the addition as two and a half stories with large porch on the back.

The house underwent a second remodelling in the 1940s based on 1942 architectural plans drawn by S.P. Dumaresq. These drawings are listed at the Provincial Archives of Nova Scotia as being drawn for Colonel S.C. Oland although the Colonel is not listed as the owner of Lindwood until 1947. The drawings show a small side porch and a proposed verandah across the front of the home. Although the verandah was merely proposed on the drawings, there are accounts indicating it was indeed built.

A third major alteration was undertaken by Colonel S.C. Oland. The wooden verandah was replaced with the large stone structure that characterizes the front elevation of the Lindwood House today. A photograph from the 1950s shows the stone verandah and other site features including stone retaining walls and steps and an in-ground pool. Two roof dormers overlooking the flat roof of the verandah are not dated or shown on the Dumaresq drawings. These dormers are assumed to have been added by Colonel S.C. Oland as one contains a door that provides access to the roof area.

The form and massing of the Lindwood House, as it is seen today, appears to be largely retained from when it was occupied by the Colonel and Linda Oland.

2. Historical and Architectural Importance

A) Associations with Important Occasions and Personages

This home has an intimate history with the Olands, a prominent brewing family with roots in Nova Scotia dating back to 1862. The original farmhouse in Sackville was the home of Ethelred Henry Oland, oldest son of John and Susanna Oland the founders of the Dartmouth brewing company bearing their surname. Expanding the brewing operation from their back yard, the first brewery was at Turtle Grove in Dartmouth. Although disaster would strike in the form of fire and later the Halifax Explosion, the Oland Brewing company prospered in Nova Scotia and became an international success at the hands of W.C. Oland and Colonel S.C. Oland. The Oland family has nearly 150 years of experience in the brewing business and the legacy continues today with Derek Oland as Executive Chairman and Andrew Oland as President of Moosehead Breweries Limited, the New Brunswick arm of the family business.

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Don Oland, youngest son of Colonel Sidney Oland was the founder of Atlantic Winter Fair and was known to have kept his livestock at the Lindwood Farm. He was involved in the community of Sackville and was President of Bengal Lancers for 13 years. Don was inducted into Nova Scotia Agricultural Hall of fame in 1983.

Victor deBedia Oland, oldest son of Colonel Sidney Oland was the Lieutenant Governor of Nova Scotia from 1968 to 1973.

3. Significance of Architect/ Builder

The date and original builder of the home are unknown.

The 1942 architectural drawings are by S.P. Dumaresq of the Halifax firm Dumaresq and Byrne. The Dumaresq name is prominent in the architectural history of Halifax. Four generations of Dumaresq men have called Halifax home and have been practicing architecture in the capital city of Nova Scotia since the 1870s.

4. Architectural Merit

A) Construction Type / Building Technology

The Lindwood House is a traditional wood framed building with stone and concrete foundations. A portion of the foundation on the 1942 addition is clad in red brick masonry. The roofs are asphalt shingles on sloped areas and asphaltic rolled roofing on the flat roof of the verandah. The main walls are clad in vinyl siding with the exception of the rusticated stone verandah.

The verandah, thought to have been constructed to add elegance to the farmhouse by the Colonel for his wife Linda, boasts terracotta floor tiling. An uncommon material for Nova Scotia, it is said that the Spanish tile was imported to suit the tastes of Linda who was raised in Cuba after her father had been posted there to fight in the Spanish American War of 1898. The bluestone walls contain rectangular and irregular shaped split stone and are set in thick lines of overgrout. Window and door lintels are soldier coursed. Due to the thickness and height of the stone walls and columns, the stone is most likely self-supporting with horizontal ties to a back-up structure which could be constructed of steel or wood.

B) Style

Multiple major additions constructed over more than a century has resulted in an eclectic aesthetic of several architectural styles.

Dating from the Victorian period in North America, the portion of the home thought to be the original structure is New England Colonial. This portion of the home is two storeys with a steep pitched roof. The North elevation appears to be largely intact. Top of a stone foundation can be seen here along with four regularly placed windows in the stories above.

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Other than the rake return at the eaves the elevation is plain which is characteristic of the style. Additions to New England Colonial homes are typically lower and aligned with side and rear elevations.

The two and a half story addition on the rear is assumedly from the early part of the century. It shares the same roof height and eave detailing as the original portion. It can be said to have New England Colonial influences however, the lack of symmetry, window heads near the eave line and multiple single storey porches at the ground level are more typical of early Colonial and general Maritime vernacular.

Character defining elements include:

- Steep roof slopes with rake returns at the eaves of the roofs of the original home and rear addition. The same detail is not applied to roofs of smaller porches or additions on the lower levels
- Six over six fenestration pattern
- Plain facade with low ornamentation
- Stone foundation

The salt box profile with flared eave of the 1942 Dumaresq addition is of a Colonial Revival style, and appears to have been designed to integrate into the existing style of the home. The West elevation shows a multi-level site and a façade those transitions from two to three storeys. The South façade is three and a half stories.

Character defining elements include:

- The salt box profile and flared roofline, although truncated by the stone verandah
- Oriel bay window with fluted roof
- Six over six fenestration pattern
- Large red brick masonry chimney
- Concrete foundation with red brick veneer
- Gabled three sided dormers overlooking the flat roof of the stone verandah

The rusticated stone verandah from the 1950s, including the stone re-clad of the main house under the verandah, is a Twentieth Century Contemporary construction. The South façade becomes two storeys and overlooks the side lawn.

- Flat roof with deep eave and frieze board (a railing visible in the 1950s photo at the perimeter of the roof has been removed)
- Copper gutters
- Irregular shaped split blue stone set in thick overgrout.
- Large plate glass windows with soldier coursed lintels
- Main entry and adjacent side door have a 1/2 glazed wooden leaf with leaded glass fanlight and double sidelights
- 4x4 imported terracotta floor tiling

Character defining site features include:

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- Rectangular slate walkways and patio adjacent the basement walk out door in the 1942 addition
- Retaining walls and steps built of irregular shaped split blue stone
- Garage
- Pool and poolhouse

5. Architectural Integrity

As evident by the multiple alterations and large scale renovations known to be conducted between 1900 and 1950s, the original form of the Lindwood House has been largely obscured by these additions. The full extent of the interior renovation is unknown but expected to be similarly comprehensive.

Maintenance of the home over time has involved the replacement of the majority of windows with vinyl inserts. Some windows appear to have been reduced in size in order to accommodate the various additions. Of the eight exterior doors, two have been replaced with newer steel insulated doors. Others appear to be of the same vintage as the portion of the home to which they provide access and most have storm doors. The wooden leaf of both the main entry door and the adjacent side door are protected by storm doors. The stone of the verandah appears to be in good condition but is showing signs of weathering. The terracotta tile on the floor of the verandah appears to be original and is damaged in some areas.

Site features including the pool, poolhouse, garage and retaining walls are in poor condition.

6. Relationship to Surrounding Area

The Lindwood House is located at the dead end of Old Sackville Road. To view the house today one must deliberately travel to the end of the road, as it has not been a thoroughfare for many decades. There are lower branch roads in the neighbourhood that lead to numerous residential subdivisions. Of the 3,000 acres that once comprised the Lindwood Farm, only the lot with the chapel is owned by the Oland family today. It acts as a land reserve and buffers the Northern boundary of the Lindwood House property from advancing development. The Santa Maria del Pilar Chapel on Oland's Hill and the Lindwood house are the only buildings with heritage character in the immediate vicinity.

The property boundary of the land on which the Lindwood House is situated is heavily lined with a substantial evergreen hedge approximately 20 feet in height. The house is largely obscured from view at the street level with the exception of the front yard and driveway entrance. The front of the house can be seen from a nearby subdivision at the three way intersection of Darlington Dr, Thornbury Land and Wakefield Ct. Views of the Lindwood House from the top of Oland's Hill are seasonal.

ATTACHMENT A

7. References

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SP Dumaresq Architect Ltd. <http://www.spda.ca>

8. Appendices

Historical images and documents included in the appendices have been sourced from the above mentioned references as well as the Public Archives of Nova Scotia, Dalhousie Archives, and the Nova Scotia Registry of Deeds.

Up to date photographs of the Lindwood House and its surroundings were taken by Meggan Tanner unless noted otherwise.

ATTACHMENT B



2014 View of Lindwood House - Front facing Old Sackville Road (East side)

ATTACHMENT B



2014 View of Lindwood House - View from driveway (North side)

ATTACHMENT B



2014 View of Lindwood House - Back (West side)

ATTACHMENT B



2014 View of Lindwood House with garage in background - View from lawn (South side)

ATTACHMENT B



2014 View showing curved roofline of 1942 addition cut off by stone verandah. Some attempt at a cornice return.



2014 View showing roof cornice return and dormer with door to roof of stone verandah

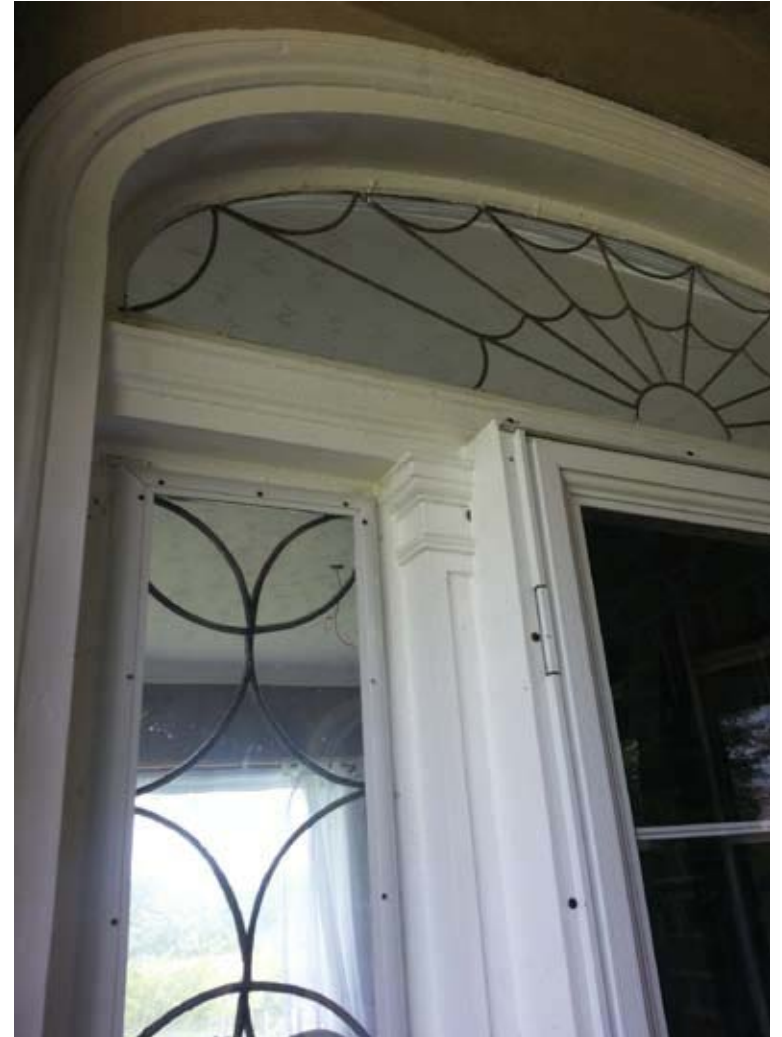
ATTACHMENT B



2014 View inside stone verandah



2014 View showing stone foundation of main house adjacent verandah



2014 View showing leaded transom, sidelight and modification of frame for storm door

ATTACHMENT B



2014 Photo of pool and poolhouse added by Colonel SC Oland
Photo courtesy Seamus McGreal



2014 Photo of Garage on property
Photo courtesy Seamus McGreal

ATTEP BUILT Pools by Swimming Pool Contract
LYNCH POOLS LTD. -
 121 WILLOWDALE AVE. WILLOWDALE, ONT. BA. 5-9337

THIS AGREEMENT made in duplicate the _____ day of _____
 in the year Nineteen hundred and _____ by and between _____

LYNCH POOLS LTD
 herein called the "Contractor",
 and
 Col., Sidney C. Oland

herein called the "Owner".

WITNESSETH: That the Contractor and the Owner undertake and agree as follows:-

ARTICLE I. The Contractor will:-
 (a) Provide all the materials and perform all the work to construct a swimming pool at _____
 Backville.

(b) CONSTRUCTION AND MECHANICAL DETAILS:
 All construction and mechanical details covered by this contract shall conform to standard Lynch Pools Ltd. Structural and Mechanical Specifications and/or Working Drawings, which are available on demand to Owner. Pool structure shall be steel reinforced concrete, monolithic construction, with integral bond beam.

Rectangular with _____

1. POOL SHAPE one and radiused,	16. CHLORINATOR Not required
2. MAXIMUM LENGTH 40 ft.	17. BACKWASHING LINE TO EXTEND to ravine
3. MAXIMUM WIDTH 20 ft.	18. POOL WIRING by owner
4. EARTH DISPOSAL _____	19. LADDERS 1 3 step chrome on brass
5. MAXIMUM DEPTH 8 ft 6 in	20. SPRINGBOARD 1 12 laminated
6. MINIMUM DEPTH 42 in	21. STANDARDS 1 set C on B.
7. INTERIOR FINISH paint	22. UNDERWATER LIGHTS 1 400 watt
8. TILE COLOR Not required	23. ROPE AND ANCHORS _____
9. CORING STONE <input type="checkbox"/> TILE <input type="checkbox"/> Not Req.	24. HANDRAILS 1 ft on three sides 10
10. STEPS at shallow end	25. POOL DECKS 1 ft at deep end.
11. VACUUM FITTING Yes	26. PIERS As required
12. SURFACE SKIMMER Automatic	27. POOL HEATER _____
13. FILTER SIZE (above and below grd.)	28. CLEANING EQUIPMENT _____
14. FILTER TYPE Ultralite	Vacuum cleaner, Hand skimmer wall brush, test kit.
15. FILTER LOCATION _____	29. SEPTIC TANKS, LINES, Etc. _____

OTHER Rain Water lines from pump to pool

*Number of square feet indicated is approximate, and any discrepancy in square footage shall be adjusted after installation at the rate of _____ per square foot.
 Any extra measures, construction or equipment to be added to this contract will be billed as an extra cost.

I have read and understand and agree to the conditions printed or written on this contract.

ACCEPTED: Owner Sidney C. Oland

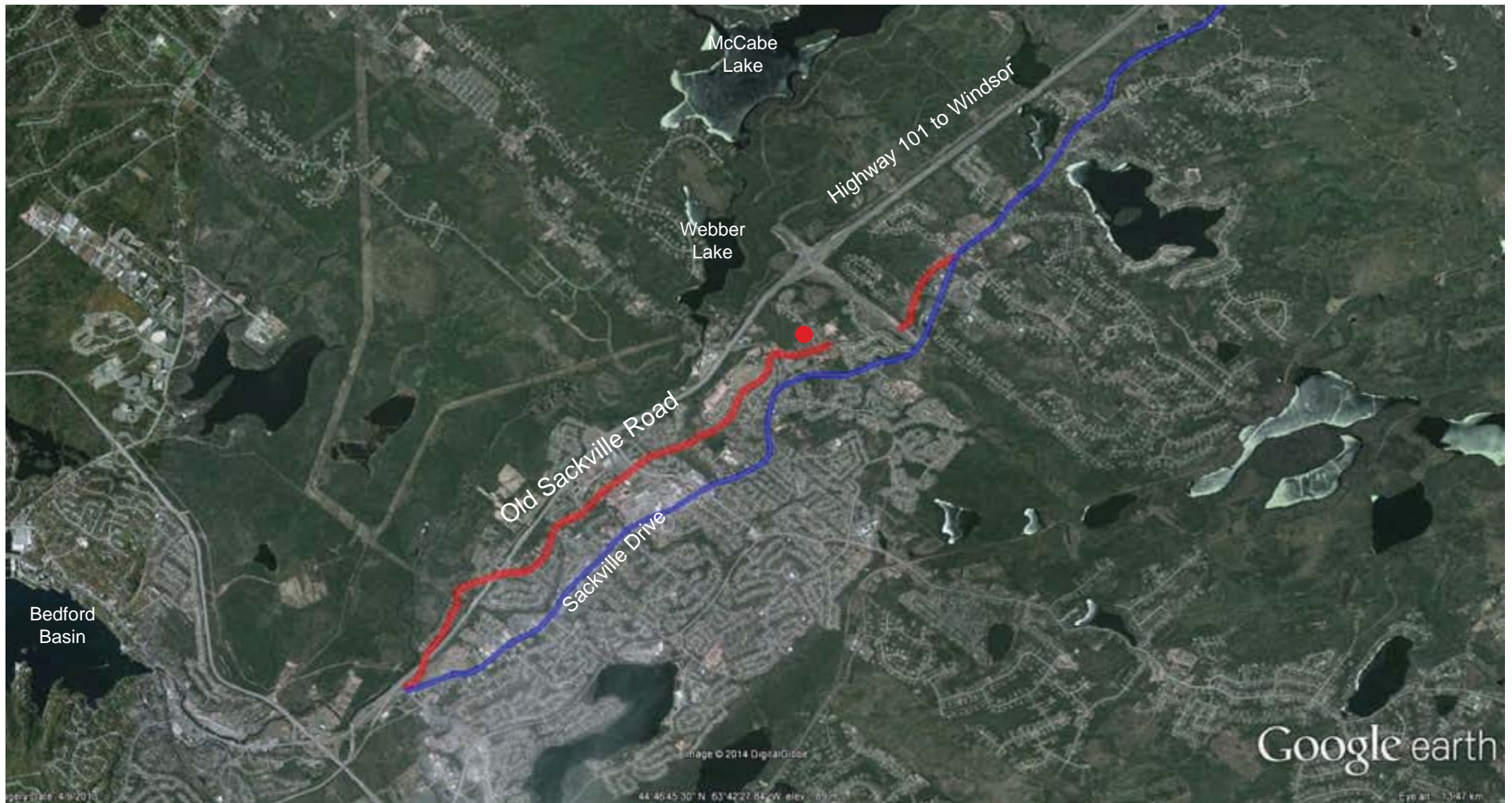
SUBMITTED: to Lynch Pools Ltd. by _____

ACCEPTED: Lynch Pools Ltd. by D. Austin

Title _____

Undated contract for pool installation
Dalhousie University Archives

ATTACHMENT B



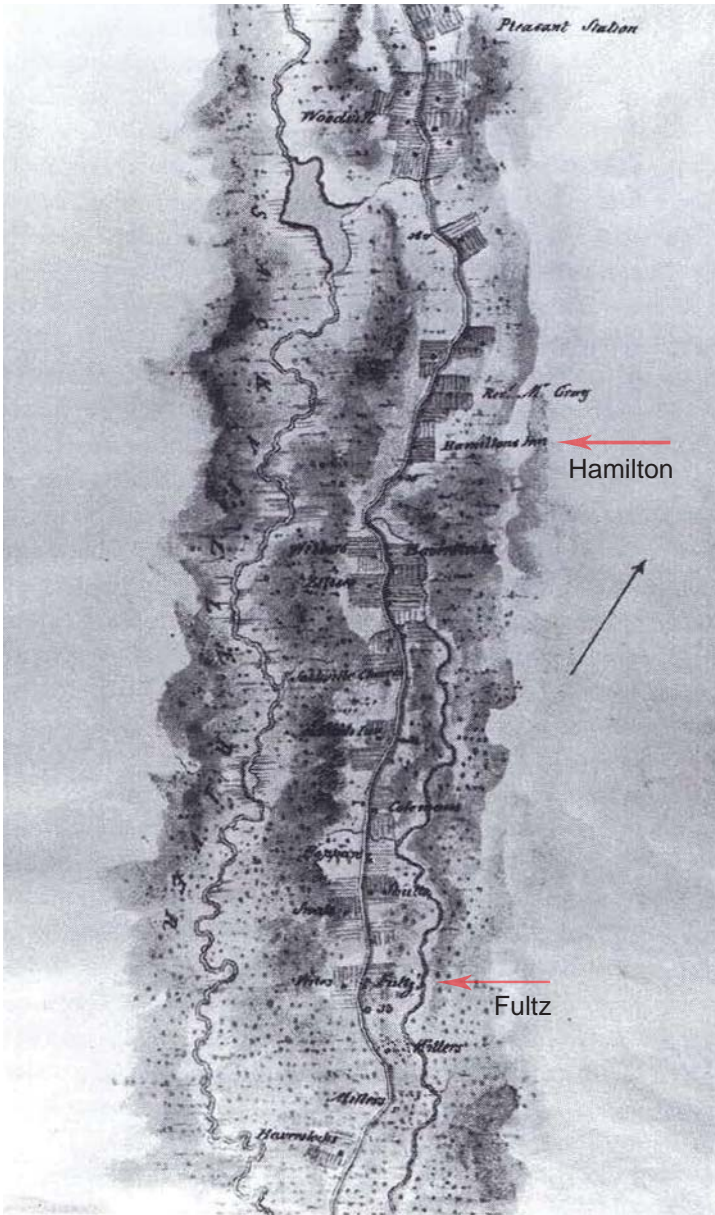
2014 Aerial view of Old Road to Windsor

● Lindwood House

ATTACHMENT B

Hamilton

Oland



Oland's Hill, Middle Sackville
Historic Sackville p.67



2014 Photo of Oland's Hill, Middle Sackville

1817 Map of Old Windsor Road by John Woolford
Historic Sackville p.20

ATTACHMENT B



Oland Family at Lindwood (Marianbad)

Photo courtesy of Michelle Moxon, current owner of Lindwood House

ATTACHMENT B



Oland Family at Lindwood (Marianbad)

Photo courtesy of Michelle Moxon, current owner of Lindwood House



1960 Notice of Zoning By-Law Amendments
Dalhousie University Archives

SIMEX C. OLAND
LIST OF DEEDS TO VARIOUS FARM LANDS
LOCATED AT SACKVILLE, HALIFAX COUNTY, NOVA SCOTIA

DATE OF DEED	TRANSFERRED FROM	DEED RECORDED		DATE RECORDED
		BOOK	PAGE	
October 28, 1940	Geoffrey C. W. Oland	812	368	November 7, 1940
November, 1940	Geoffrey C. W. Oland	806	981	December 9, 1940
August 14, 1941	Margaret Gilbert	828	581	September 15, 1941
July 15, 1944	Arthur Hankey	868	21	August 17, 1944
August 18, 1944	Glennie Wood Mason	887	357	August 23, 1944
December 18, 1944	Edmund N. Thomas	894	505	December 20, 1944
March, 1946	Gay Donald Fenarty	897	197	May 22, 1946
July 18, 1947	Herbert Wimbolt	963	973	July 19, 1947
July, 1947	Herbert Wimbolt	962	461	July 24, 1947
August 19, 1950	Arthur Kelsie & Thomas Kelsie	1240	509 & 513	February 3, 1954
September 26, 1950	Irene Lester	1102	49	October 17, 1950
October 6, 1950	Gordon A. Gladwin	1102	137	October 17, 1950
October 14, 1950	The Trustees of School Section No. 39 - Middle Sackville	1101	893	October 17, 1950
November 14, 1950	Clara Irene Cleveland	1100	1041	November 14, 1950
May 10, 1952	Lawrence F. Daley	1153	45	May 12, 1952
January 24, 1954	Irene Lester	1247	412	March 24, 1954
May 14, 1954	G. Royce Beffler	1255	558	May 18, 1954
June 24, 1957	Don J. Oland	1475	312	June 25, 1957
October 8, 1957	Arthur N. Kelsie	1496	510	October 10, 1957

August 14, 1961

1961 List of Deeds
Dalhousie University Archives

ATTACHMENT B

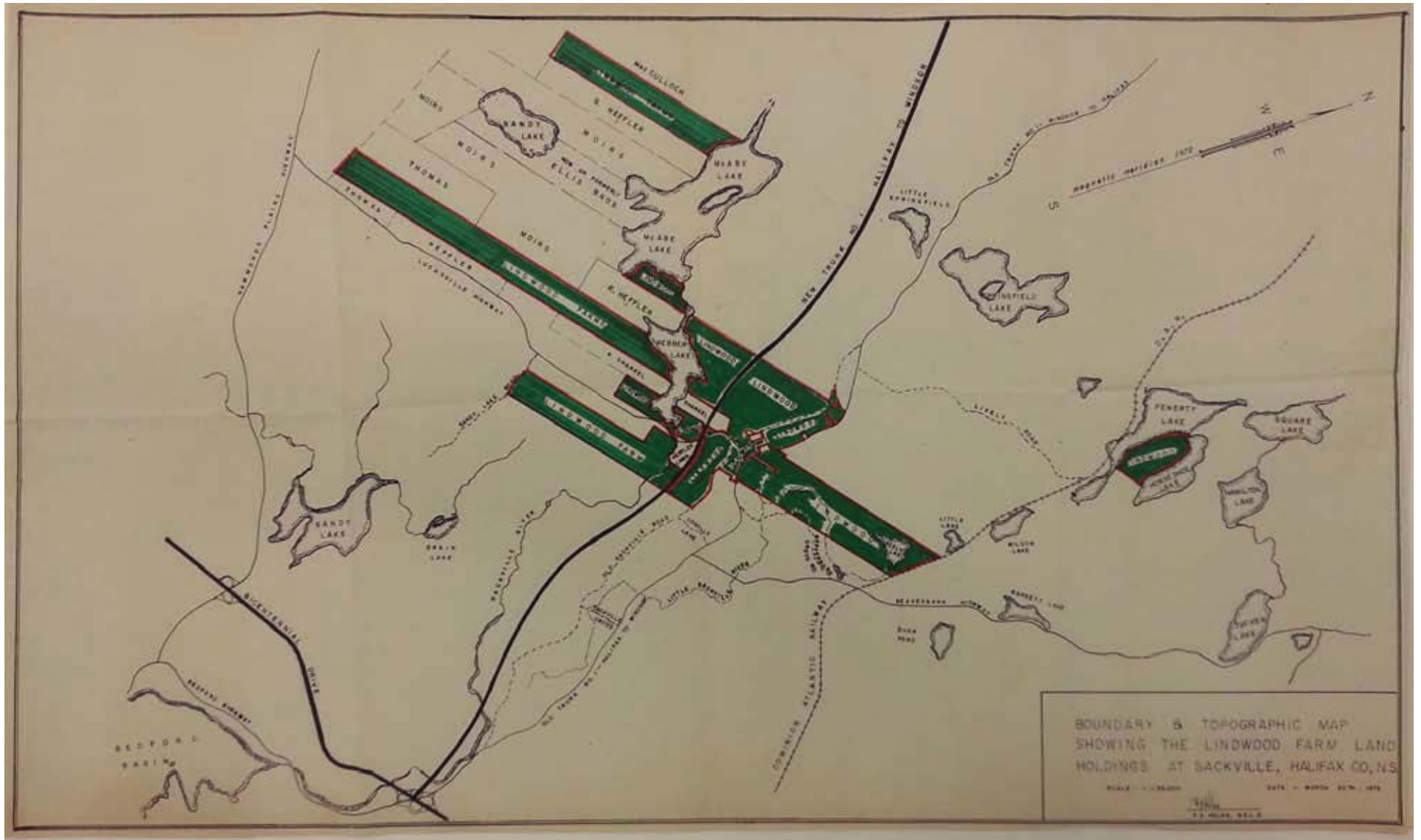


Dalhousie University Archives

1967 Aerial Photograph Lindwood Farm in Middle Sackville

Public Archives of Nova Scotia - Chronicle Herald - September 30, 1967

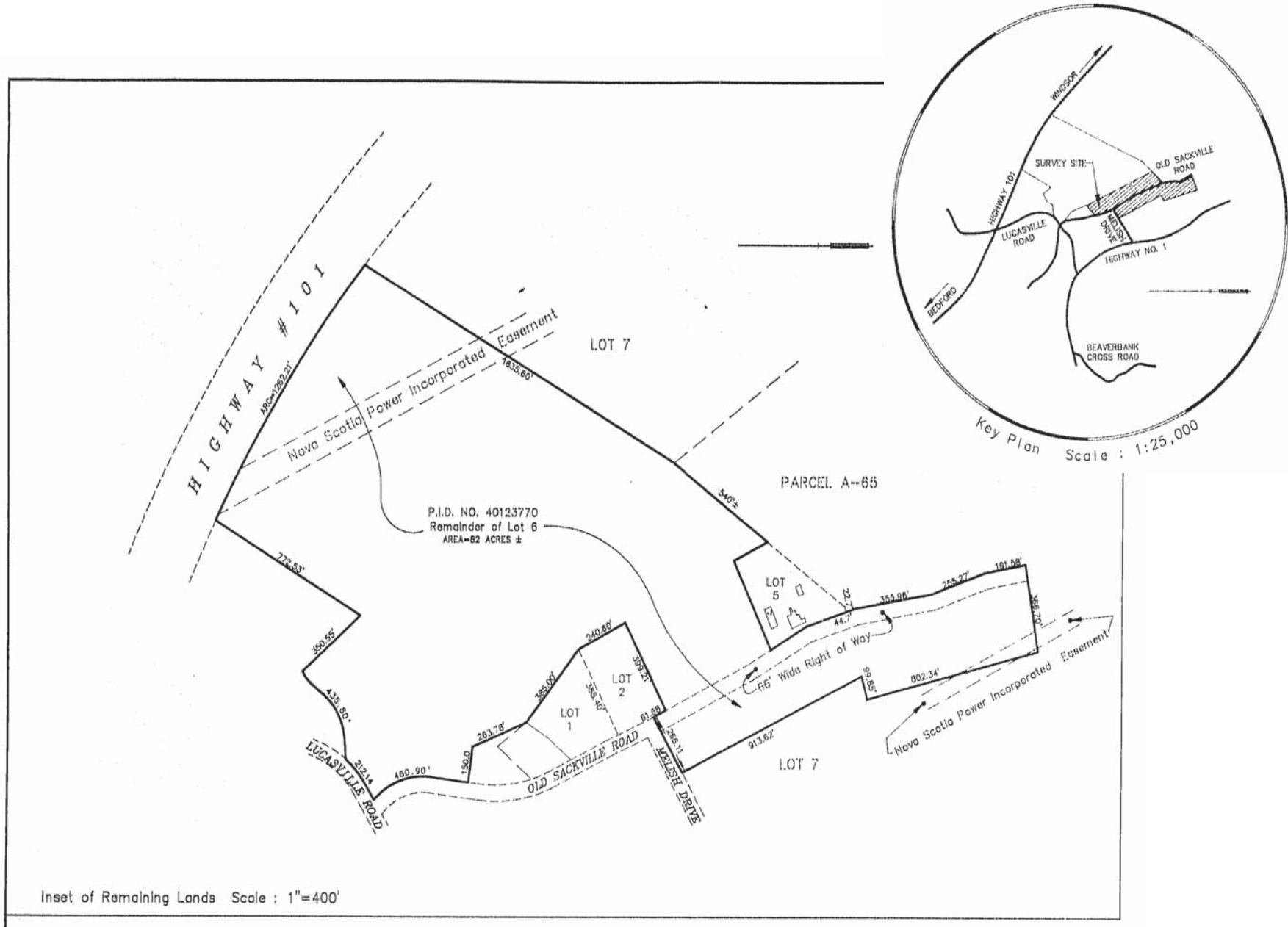
ATTACHMENT B



1972 Survey Plan of Lindwood Farm Lands in Sackville

Dalhousie University Archives

ATTACHMENT B



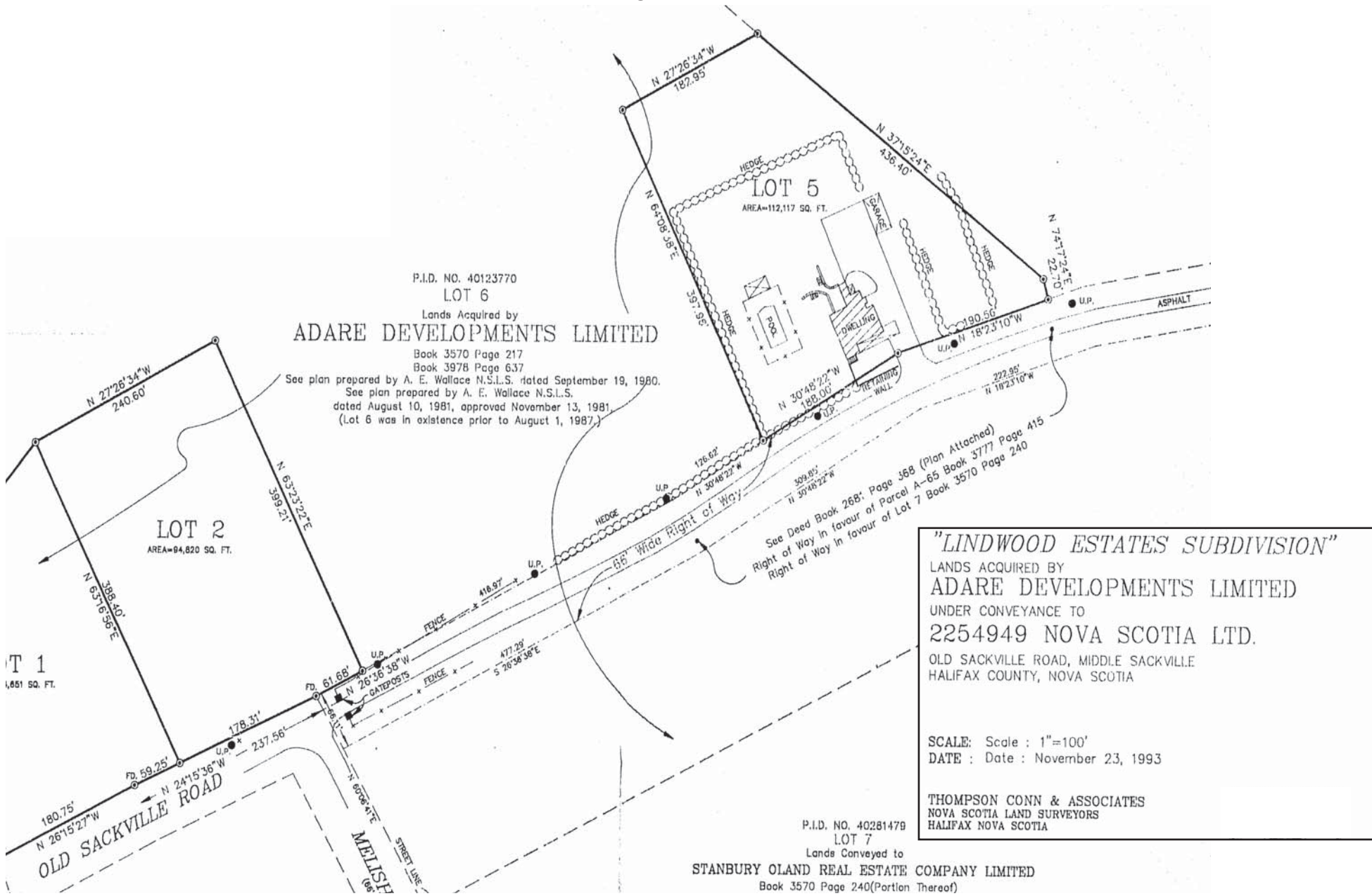
1993 Survey Plan of Lots 1,2,5 by Thompson Conn & Associates

Nova Scotia Registry of Deeds

Research Report for Lindwood House (Oland Farmhouse) - HRM File # H00403

Appendix O

ATTACHMENT B



1993 Survey Plan of Lots 1,2,5 by Thompson Conn & Associates

Nova Scotia Registry of Deeds

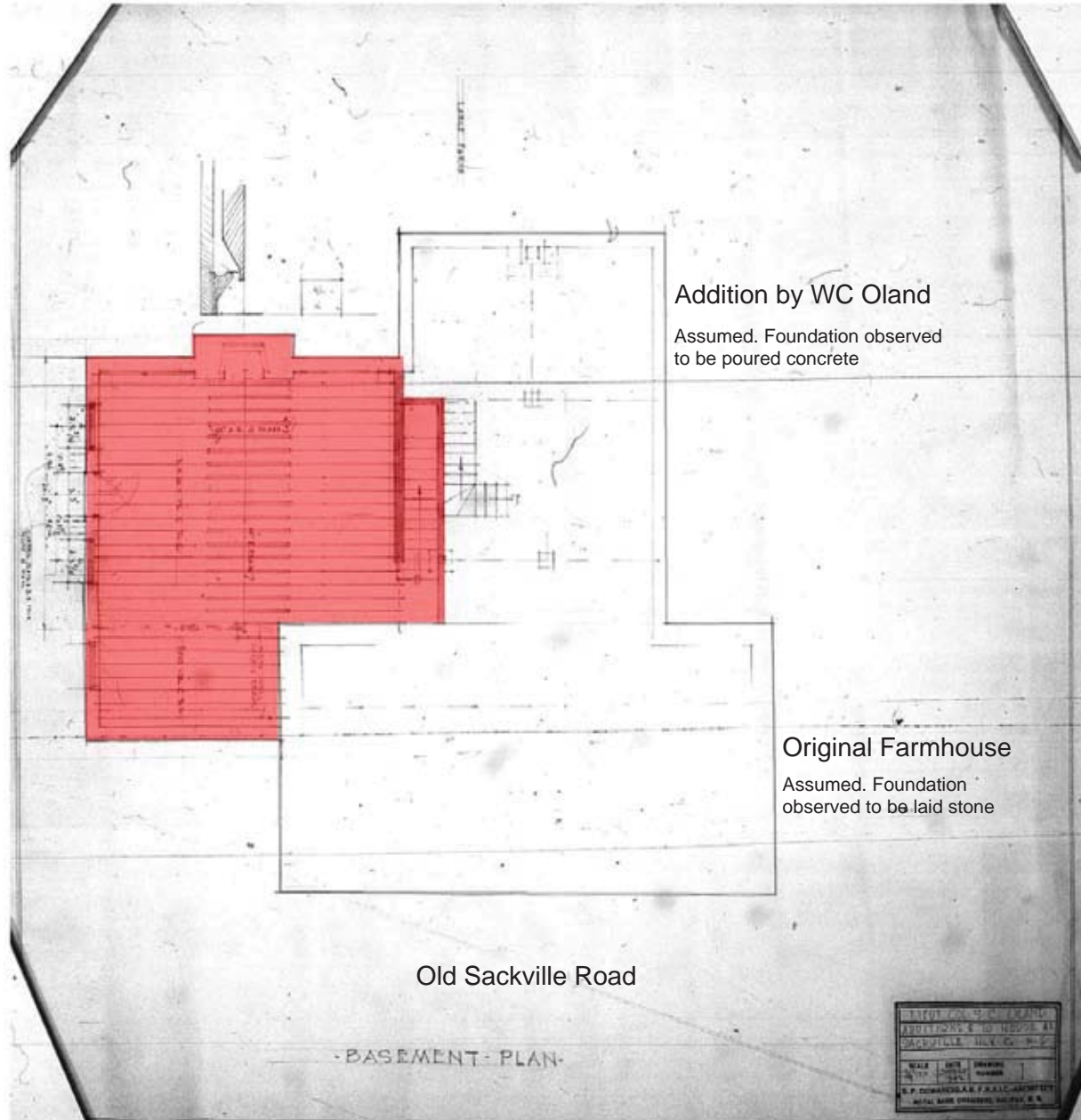
Research Report for Lindwood House (Oland Farmhouse) - HRM File # H00403

Appendix P

ATTACHMENT B

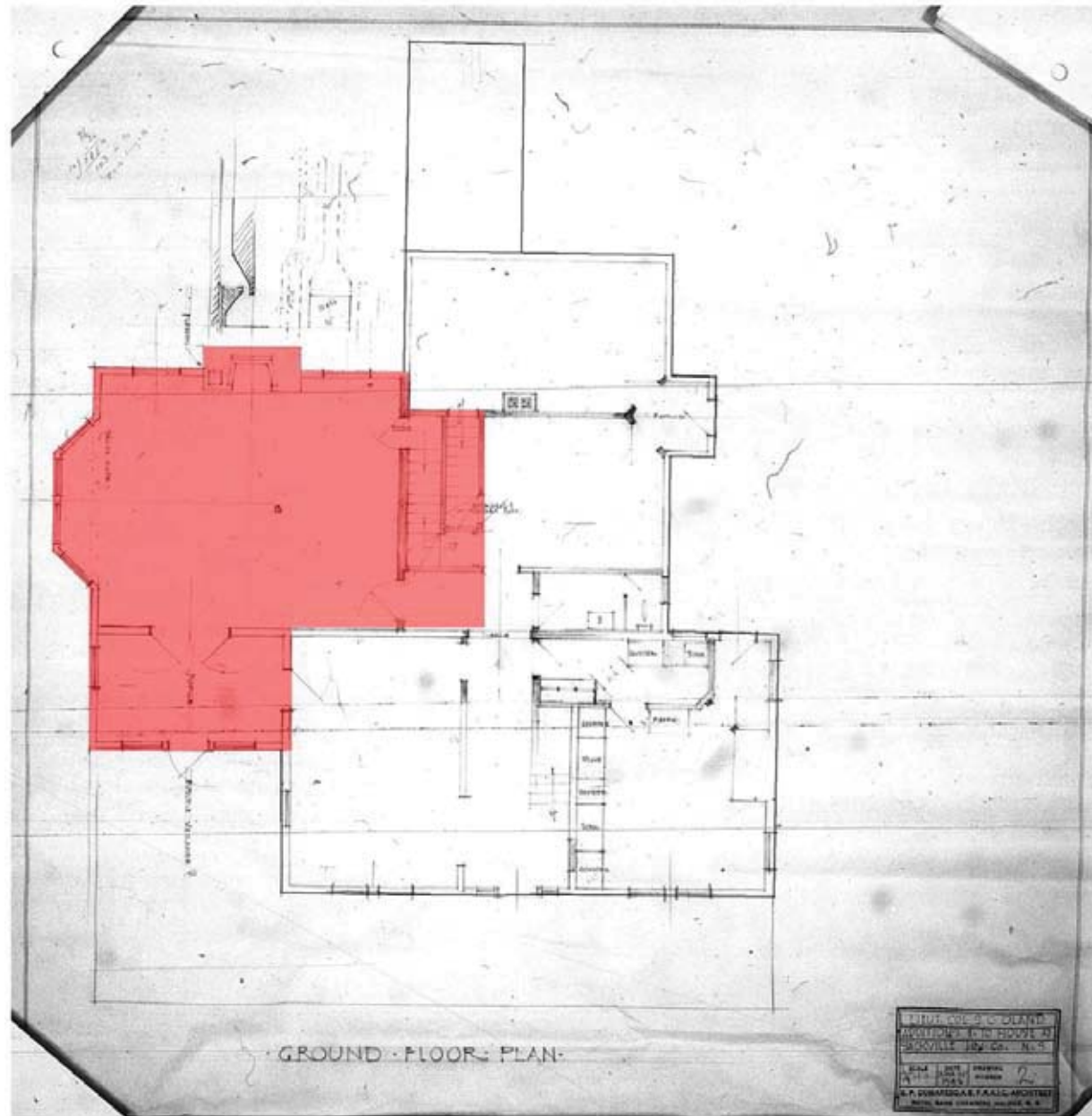
1942 Addition by
SP Dumaresq for
Colonel SC Oland

Interior extent of addition
assumed to include stair
to 1942 basement area



1942 Basement Plan for addition by Sidney Dumaresq

ATTACHMENT B



1942 Addition by
SP Dumaresq for
Colonel SC Oland

Interior extent of addition
assumed to include stairs.
Extent of interior renovation
unknown.

Front side porch enlarged
later as part of addition of
stone verandah

Records note that the stone
verandah replaced an existing
wooden verandah. A future
verandah is proposed in this
plan.

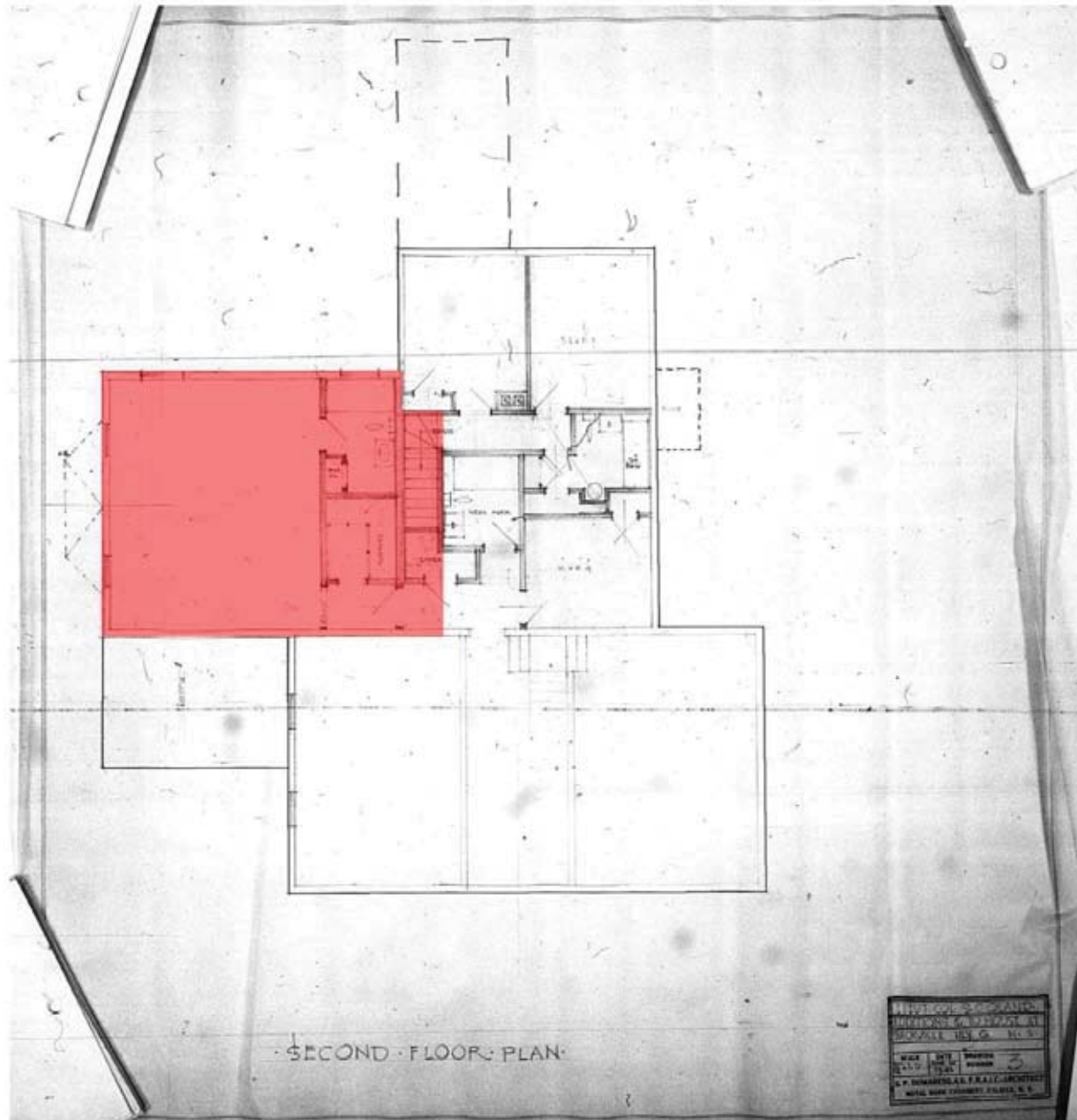
1942 Ground Floor Plan for addition by Sidney Dumaresq

Public Archives of Nova Scotia

ATTACHMENT B

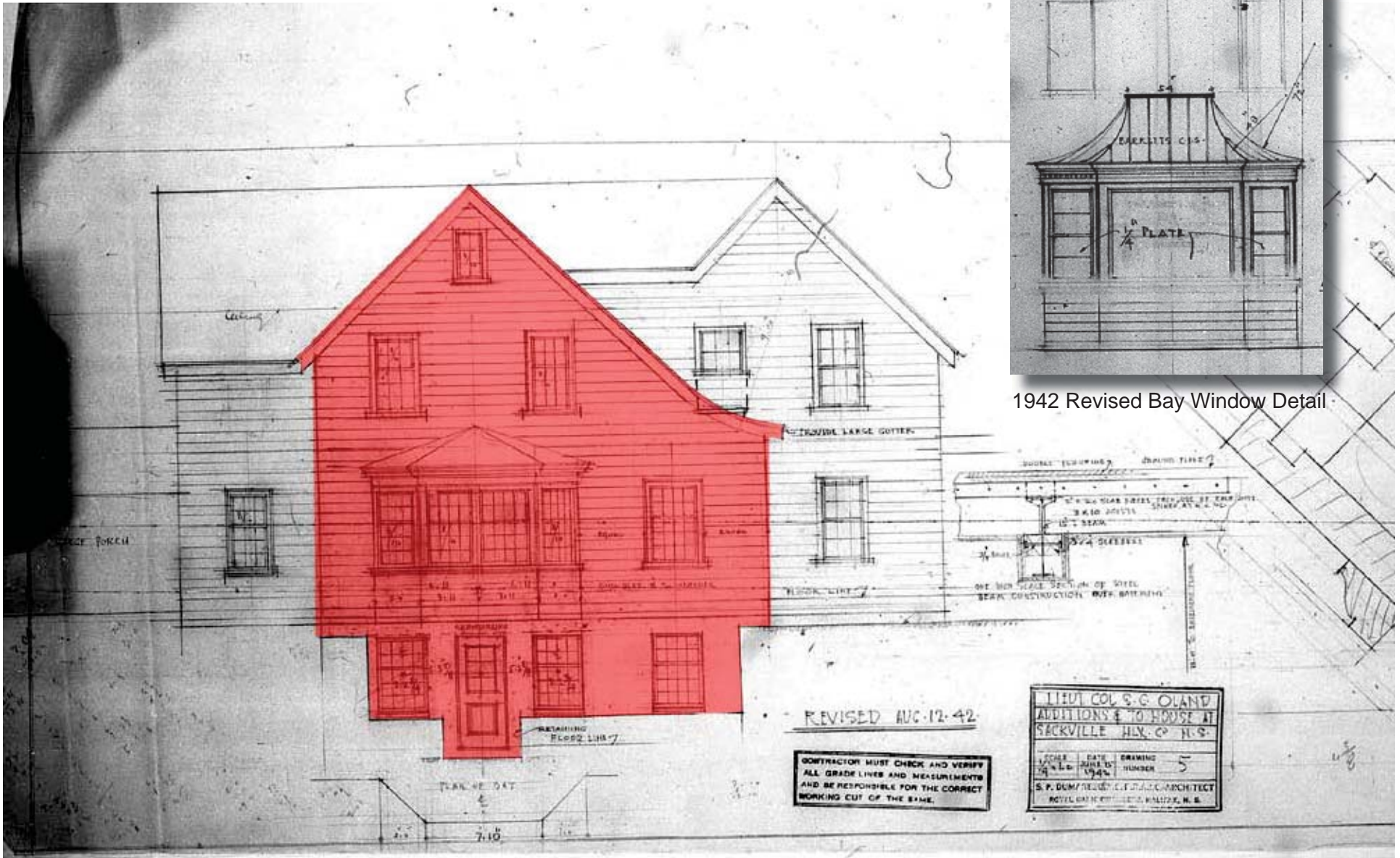
1942 Addition by
SP Dumaresq for
Colonel SC Oland

Interior extent of addition
assumed to include stairs.
Extent of interior renovation
unknown.



1942 Second Floor Plan for addition by Sidney Dumaresq

ATTACHMENT B

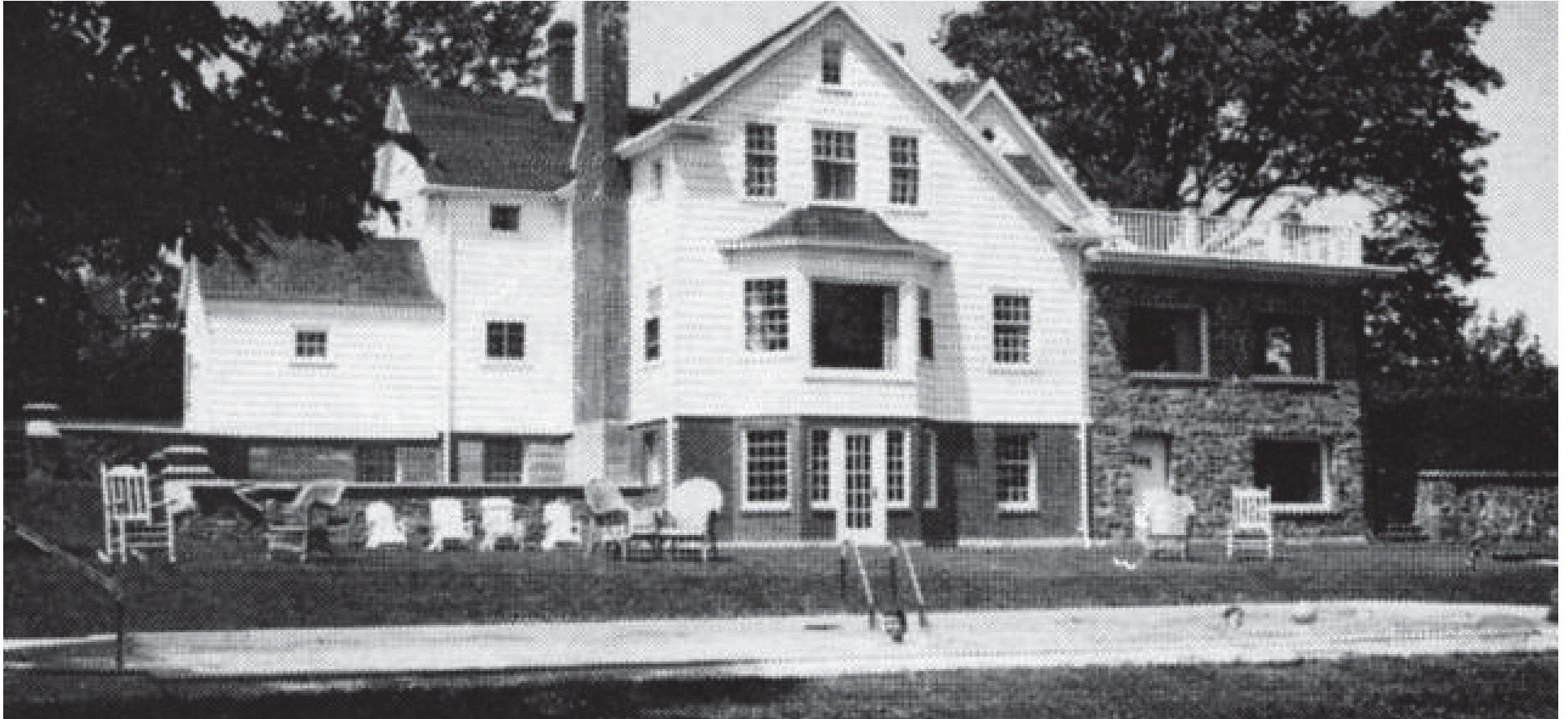


1942 Revised Bay Window Detail

1942 South Elevation of addition by Sidney Dumaresq

Public Archives of Nova Scotia

ATTACHMENT B



1950s Photograph of Lindwood House

Historic Sackville p.65

ATTACHMENT B



1967 Photo of Lindwood House (Col. and Linda Oland on right)

Dalhousie Archives

2014 Photo of Lindwood House

ATTACHMENT B



1965 Souvenir Photograph of Linda and Colonel Oland in Miami (on right)

Dalhousie University Archives

ATTACHMENT B



2014 Photo of Santa Maria del Pilar Chapel



Cornerstone laid by Colonel SC Oland in 1967 in memory of wife Linda

ATTACHMENT B



2014 Photo of Chapel in relation to Lindwood House



2014 Photo of decommissioned road and new development

Photo courtesy of Seamus McGreal



2014 View of Middle Sackville from Oland's Hill

Photo courtesy of Seamus McGreal

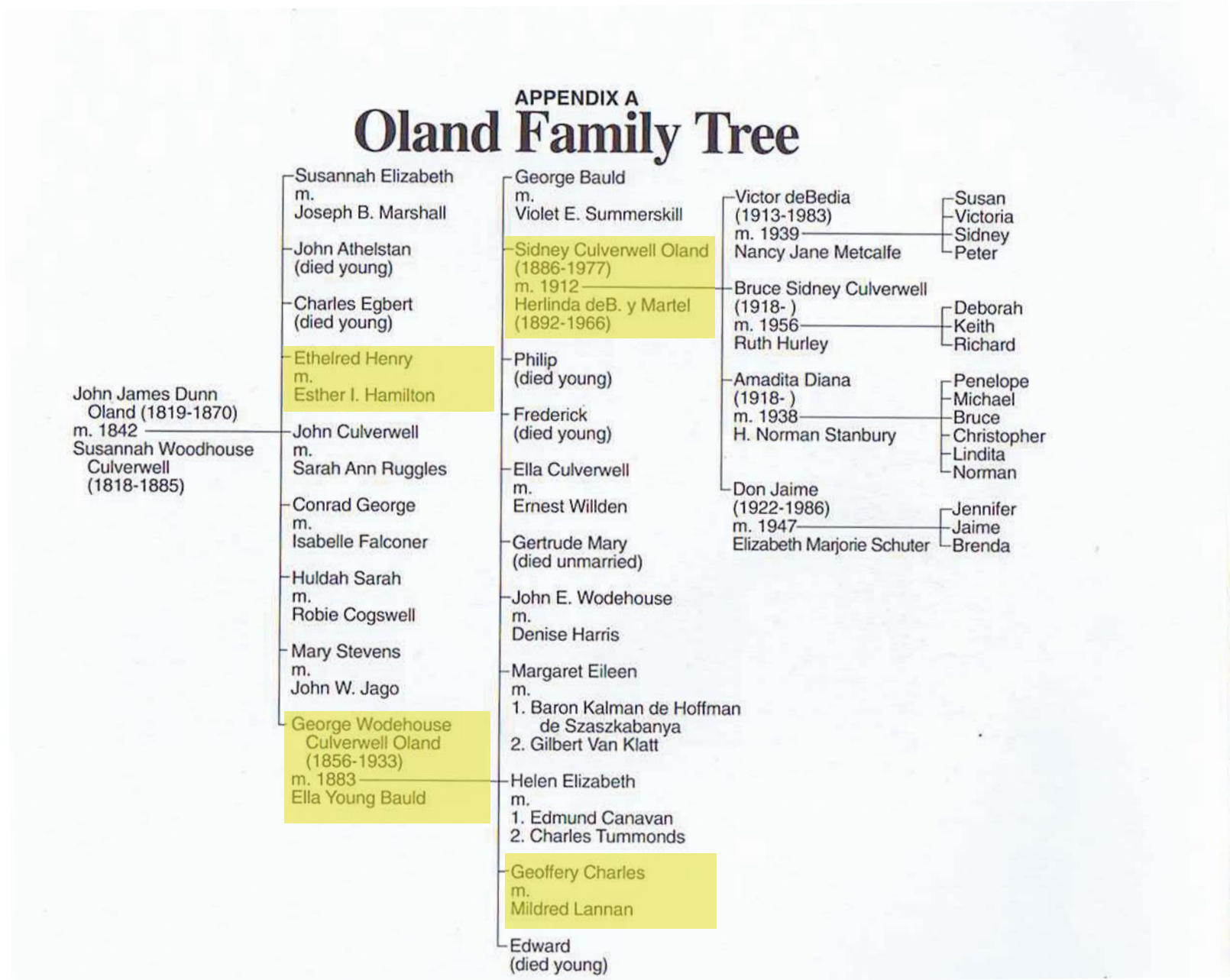


2014 Photo of Santa Maria del Pilar Chapel

Photo courtesy of Seamus McGreal



Oland grave site adjacent Santa Maria del Pilar Chapel



Oland Family Tree

Report on Lindwood House (Oland Farmhouse), Sackville, Nova Scotia

Jennifer Cousineau and Kate MacFarlane, Heritage Conservation and Commemoration
Directorate, Parks Canada Agency

This report is provided in response to the recent request from Carla Wheaton, Cultural Resource Manager (Mainland Nova Scotia) at Parks Canada, on behalf of the Halifax Regional Municipality, for an expert opinion on the date of house at 1320 Old Sackville Road, known as Lindwood House.

Background

A research report by Meggan Tanner of Connor Architects & Planners from July 2014 describes Lindwood House as a large former farmhouse the age of which is unknown. The building has undergone so many additions since the 1870s that its original form has been almost completely obscured.¹ It is known that the house was purchased in 1872 by Ethelred Henry Oland at the time of his marriage to Esther Hamilton. Hamilton grew up across the road, on the property known in the early 19th century as Hamilton's Inn.² Lindwood House is still owned by members of the Oland family, although the original 3,000-acre property has been greatly reduced.

A conclusive determination of whether the original structure on the Oland property is an 18th or 19th century building is not feasible without viewing the building on site. Given the geographic limitations of this research, however, it is possible to offer the following observations in support of a provisional conclusion that Lindwood House is a 19th century building.

Analysis

Style Analysis

The Tanner report may contain an ambiguity relevant to the question of date. On page 8, the report states that "During the Victorian period in North America, the portion of the home thought to be the original structure is New England Colonial."³ The term "New England Colonial" can be understood in at least two ways. Tanner appears to understand the term as referring to a 19th century revival style, since she refers to it in the context of the Victorian period. The term can also be understood to refer to the 18th century. In Nova Scotia, the 18th century marks the end of the French colonial period and the beginning of widespread colonization by the British; some of that colonization came in the form of Loyalist settlers from New England. Thus, architectural styles and construction methods were imported during the 18th and 19th centuries from both Britain and New England. The term "New England Colonial" is complex because it references both chronology (colonial) and region (New England), both of which come to play in the British colonies in the period under consideration.

¹ In 1901, a one and one-half storey extension was added to the rear of the home. It has since been modified. In the 1940s, a small side porch and veranda across the front of the house were added, to plans by S.P. Dumaresq. By the 1950s, the wooden veranda had been replaced by the large stone structure that now runs across the front of the house. Meggan Tanner, "Research Report for Lindwood House (Oland Farmhouse)," 24 July 2014, 4.5.

² Tanner, "Research," 4.

³ Tanner, "Research," 8.

ATTACHMENT C

The Province of Nova Scotia (archives) uses the term Dutch or Georgian Colonial and defines the period as 1700-1830. The characteristics of buildings from this period are:

- usually wood construction
- square, symmetrical shape
- 1 ½ to 2 ½ storeys
- low-hipped, gambrel, steeply pitched gable, salt-box roofs, middle pitched or hipped roofs
- dormers absent or undersized
- one central or paired chimneys
- centered doorway with symmetrical facade

Note that while using this periodization would bring the term “colonial” into the 19th century, it is still inconsistent with a Victorian context for the building.

In addition to the above issue with the language of the research report, the original section of Lindwood House has been obscured by multiple new additions from different dates (Figures 1 and 2). Only the north elevation of the house may be considered intact. This leaves very little evidence with which to substantiate an assessment of the original construction date. In general, only in the rarest of cases, where the exterior of a building has a high level of integrity, can style alone provide evidence sufficient for accurate dating. At best, dating should rely on style, plan, and materials analysis supported by documentary, photographic, and cartographic evidence.

Plan

An investigation of the plan shows that it too is inconclusive on the question of date. The only plan submitted in the 2014 research report on Lindwood House was that produced by architect Sydney P. Dumaresq in 1942 at the time he designed an addition to the existing structure (Figure 2). The section of the house referred to in the Dumaresq plan as the Original Farmhouse has a traditional hall-passage-parlour plan. This English import can be found across North America and was extremely common in both the 18th and 19th centuries in its one and two-storey forms.⁴ Also known as the I-House, the Single-Pile, or the Centre Passage House, the hall-passage-parlour plan is characterized by two side-by-side rooms, sometimes separated by a central hall or passage. One room was commonly used as a kitchen and the other as a living room, though both were effectively multi-purpose spaces. Variations on the hall-passage-parlour plan differ according to the location of the main entry. Lindwood House is entered through a large, central hall that bisects the main floor of the house on its long side, dividing it into its two main rooms. A separate kitchen area appears to have been partitioned off from one of the rooms at a later date. All told, the plan does not indicate clearly whether the house was built in the 18th or 19th century, since hall-passage-parlour plans were common in both centuries.

Maps

⁴ Thomas C. Hubka, *Houses Without Names: Architectural Nomenclature and the Classification of America's Common Houses* (Knoxville: The University of Tennessee Press, 2014), 53.

A more productive method to dating Lindwood House to either the 18th or the 19th century might be through the use of maps. Two maps dating from the early 19th century offer stronger evidence that Lindwood House is a 19th century structure.

In 1816, when the Earl of Dalhousie came to Nova Scotia, he was accompanied by the landscape painter, portraitist, and draftsman John Woolford. While the two spent only four years in the colony, Dalhousie left a series of daily journals detailing his travels and activities, while Woolford produced (among other visual documents) a series of 18 detailed watercolour strip maps of the main roadways between Halifax and Windsor and Halifax and Truro (Figure 3). The Archives of Nova Scotia entry description of the maps notes that: “Each sheet captures in detail the topographical features to be expected when travelling that section of the route, notes the mileage from Halifax, and identifies by name, the sequence of inns, houses, properties and other notable buildings encountered along the way.”⁵ The maps appear to be a reliable source for the buildings that were present along what is now Old Sackville Road. Many buildings and properties identified and described by Woolford were still in existence in the early twentieth century, and some of them remain today.⁶

On Sheet 4 “Mile 13 to Mile 17: Sackville,” Old Sackville Road, (where Lindwood House is now located) runs the length of the page, paralleled by the Sackville River. In 1817-1818, when the map was produced, no house, nor even a property marking, was noted across from Hamilton’s Inn, the property where the Esther Hamilton grew up. The Hamilton Inn and all of the other buildings are rendered as red dots. If this image is accurate, no house existed, in the early 19th century, on the property that would later be purchased by Ethelred Oland.

A second map held by the Archives of Nova, “Map of the First Division of the Roads Leading from Halifax to Truro and Windsor,” attributed to cartographer Valentine Gill and dating to approximately 1823, supports the evidence found in the Woolford map (Figure 4).⁷ In the Gill maps, however, buildings are drawn in. The Hamilton Inn is neatly rendered as a side-gable pitched roof building along Sackville Road (untitled in the map). Again, no building is shown opposite the Hamilton Inn in the place where Lindwood House currently stands.

Conclusion and Recommendations

Based on the evidence made available to Parks Canada historians, and upon independent research, the provisional conclusion is offered that Lindwood House is a 19th century building. Available photographs and plans are largely inconclusive as to a date; cartographic evidence shows that there was no building on the property in question before approximately 1823. Based on two local maps, a date for the building *later* than when the maps were produced must be

⁵ Archives of Nova Scotia Website, Woolford’s Surveys: The Roads between Halifax and Windsor and Halifax and Truro, <http://novascotia.ca/archives/virtual/woolford/default.asp>, accessed 2 September 2014.

⁶ Ibid.

⁷ Archives of Nova Scotia Website, “Map of the First Division of the Roads Leading From Halifax to Truro and Windsor,” NSARM Map Collection: R.E.O. Y7 <http://novascotia.ca/archives/virtual/Builtheritage/archives.asp?ID=155>, accessed 2 September 2014.

inferred. It is recommended that the research report from July 2014 be reviewed and certain terms within it clarified, specifically the term “New England Colonial.” It is further advised that the cartographic evidence brought forward here be reviewed by a local historian or archivist for accuracy or to locate supplementary information that many confirm or refute this conclusion.

Images



Figure 1. Lindwood House, north elevation, 2014 (Meggan Tanner, “Research Report For Lindwood House/Oland Farm,” 24 July 2014, Appendix B).

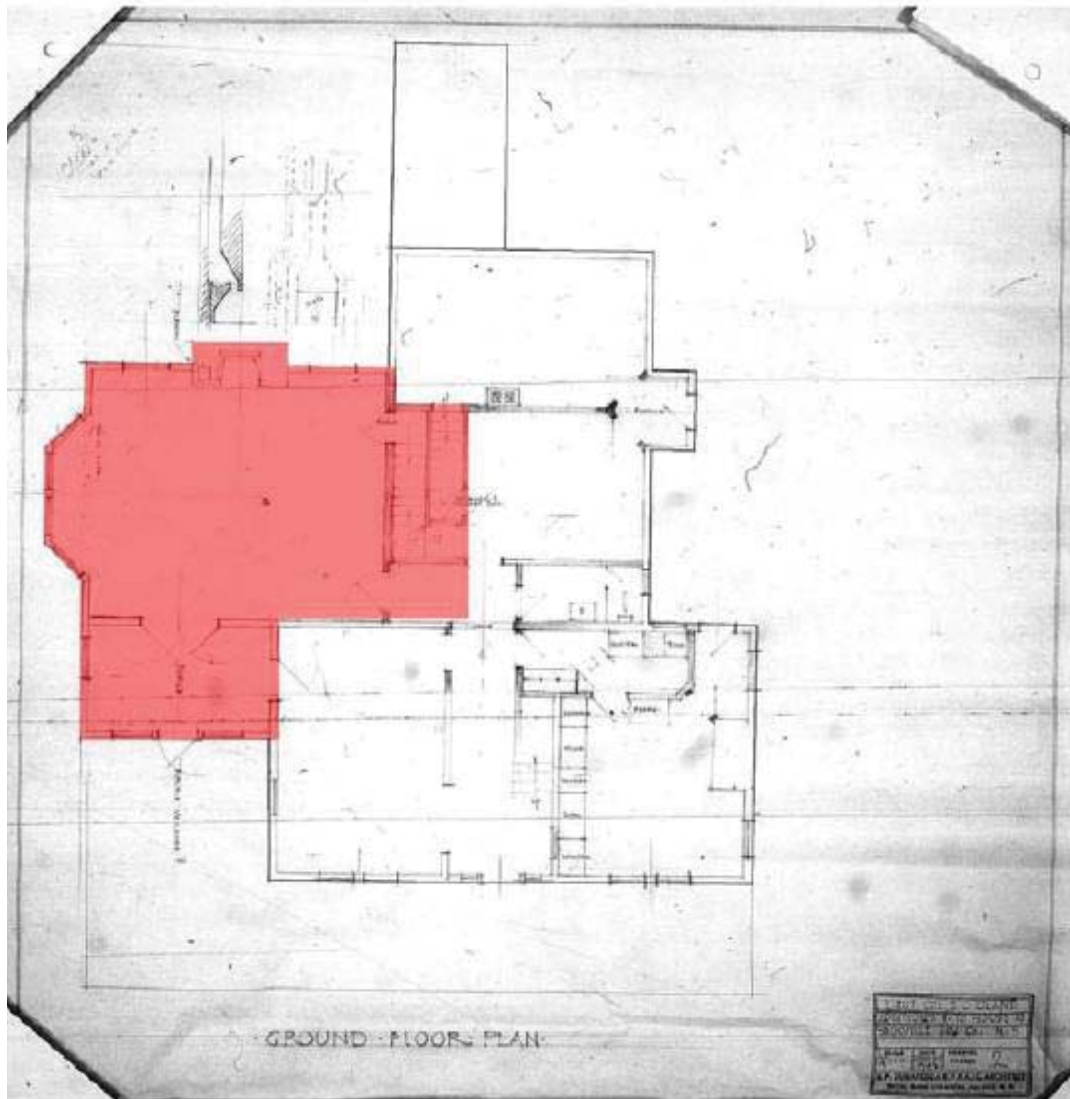


Figure 2. Ground floor plan, Lindwood House, 1942. Addition highlighted (Meggan Tanner, “Research Report,” Appendix R).

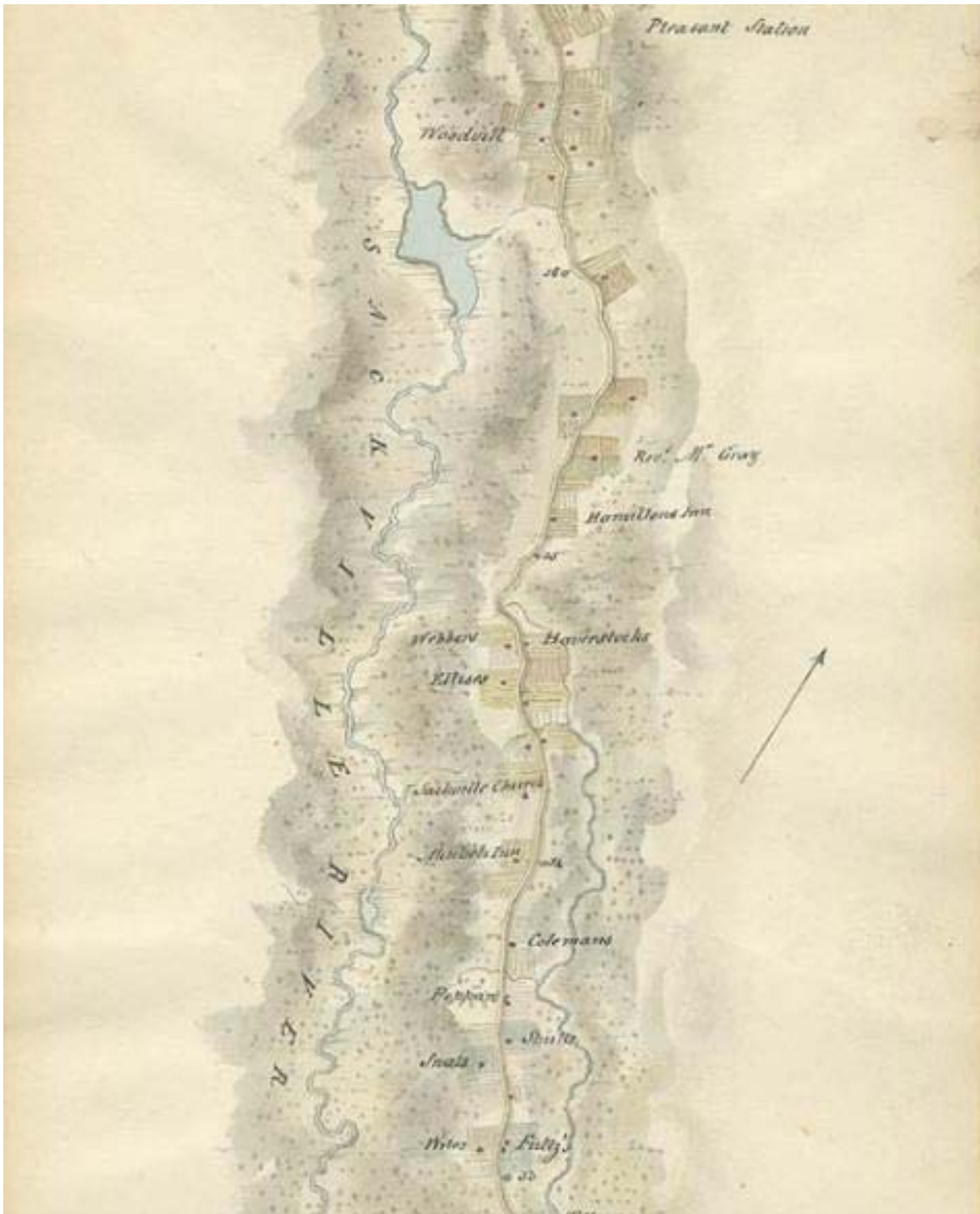


Figure 3. Woolford's Surveys: The Roads from Halifax to Windsor and Truro, 1817-18, John Elliot Woolford, 1917-1918 (NSARM Map Collection: 15.1, <http://novascotia.ca/archives/virtual/Woolford/archives.asp?ID=4>, accessed 2 September 2014).

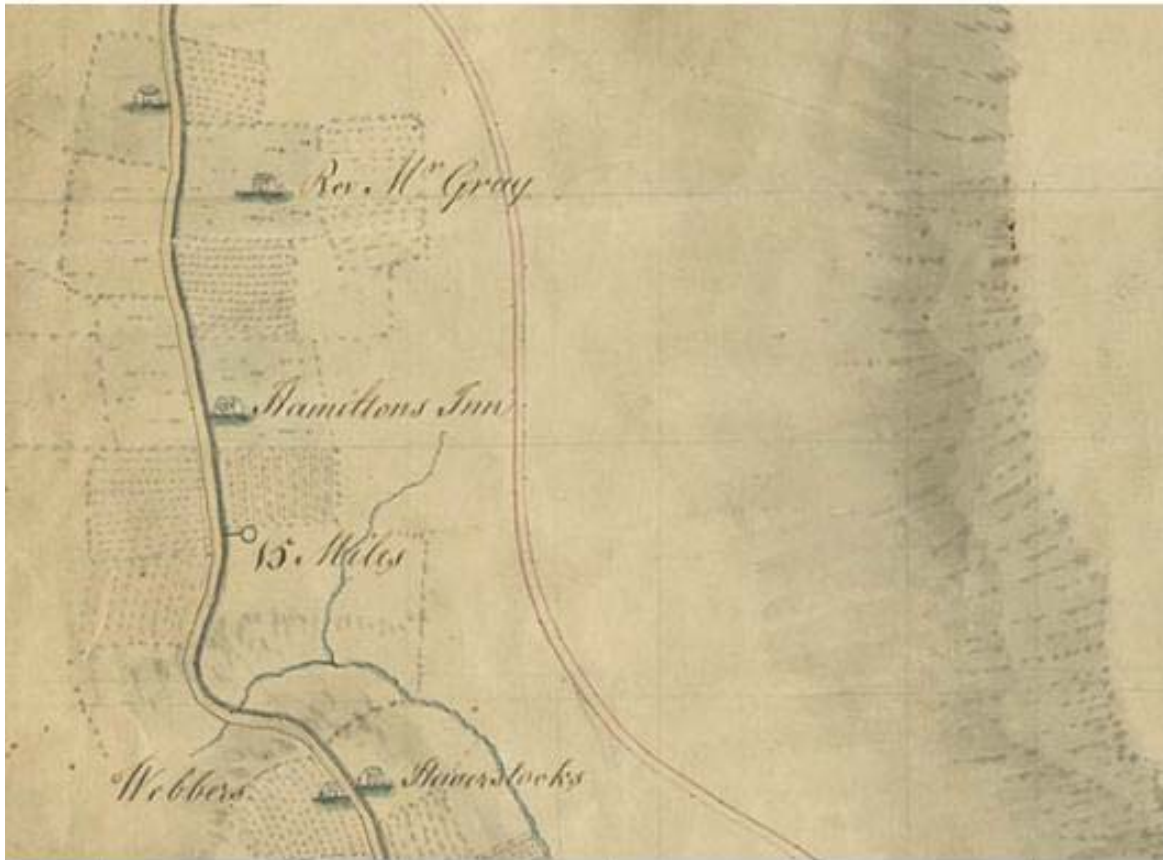


Figure 4. Map of the First Division of the Roads Leading from Halifax to Truro and Halifax to Windsor, Valentine Gill, 1823 (NSARM Map Collection: R.E.O. Y7, <http://novascotia.ca/archives/virtual/Builtheritage/archives.asp?ID=155>, accessed 2 September 2014).

ATTACHMENT D

EVALUATION CRITERIA FOR REGISTRATION OF HERITAGE BUILDINGS in HRM

1. AGE

Age is probably the single most important factor in the popular understanding of the heritage value of buildings. The following age categories are based on local, national and international occasions that may be considered to have defined the character of what is how the Halifax Regional Municipality and its architecture.

Date of Construction	Points	Timeline
1749 - 1785	25	Halifax Garrison Town to the Loyalist migration
1786 - 1830	20	Boom period following construction of the Shubenacadie Canal
1831 - 1867	16	From Boom to Confederation
1868 - 1899	13	Confederation to the end of the 19 th century
1900 - 1917	9	Turn of the Century to Halifax Harbour Explosion
1918 - 1945	5	The War Years
1945 - Present	3	Post-War *Maximum score of 25 points in this category

2. HISTORICAL OR ARCHITECTURAL IMPORTANCE

A building can receive points for A) OR B):

- A) Having specific associations with important occasions, institutions, personages and groups,
- B) For being architecturally important unique/representative of a particular period.

2A) Relationship to Important Occasions, Institutions, Personages or Groups

Nationally	Points	Comments
Intimately Related	16 - 20	
Moderately Related	11 - 15	
Loosely Related	1 - 10	
Provincially	Points	Comments
Intimately Related	11 - 15	
Moderately Related	6 - 10	
Loosely Related	1 - 5	
Locally	Points	Comments

- Intimately Related	11 - 15	
- Moderately Related	6 - 10	
- Loosely Related	1 - 5	
No relationship to important occasions, institutions, personages or groups.	0	<i>* Maximum score of 20 points in this category, scoring from one of the three categories only</i>

2B) Important/Unique Architectural Style OR Highly Representative of an Era

Importance	Points	Comments
Highly important/ unique/representative of an era	16 - 20	
Moderately important/ unique/representative of an era	11 - 15	
Somewhat important/ representative of an era	10 - 1	
Not important/ unique/representative of an era	0	<i>* Maximum score of 20 points in this category</i>

3. SIGNIFICANCE OF ARCHITECT/BUILDER

Is the structure representative of the work of an architect or builder of local, provincial or national importance.

Status	Points	Comments
Nationally Significant	7 - 10	
Provincially Significant	4 - 6	
Locally Significant	1 - 3	
Not Significant	0	<i>* Maximum score of 10 points in this category.</i>

4. ARCHITECTURAL MERIT

The assessment of architectural merit is based on two factors:

A) Construction type/building technology: which refers to the method by which the structure was built (early or rare uses of materials), and building techniques;

B) Style: which refers to the form or appearance of the architecture.

Construction type/building technology		
A) Construction type	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early example	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	
B) Style	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early example	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	<i>* Maximum of 10 points for Construction Type, AND a maximum of 10 for Style - a total maximum of 20 points this category.</i>

5. ARCHITECTURAL INTEGRITY

Architectural Integrity refers to the extent to which the building retains original features/ structures/ styles, not the state of the building's condition.

Architecture	Consider any additions/ removal/ alterations to windows, doors, porches, dormers, roof lines, foundations, chimneys, and cladding.	
Exterior	Points	Comments
Largely unchanged	11 - 15	
Modest changes	6 - 10	
Major changes	1 - 5	
Seriously compromised	0	<i>* Maximum score of 15 points in this category.</i>

6. RELATIONSHIP TO SURROUNDING AREA

Points	Comments
6 - 10	The building is an important architectural asset contributing to the heritage character of the surrounding area.
1 - 5	The Architecture is compatible with the surrounding area and maintains its heritage character.
0	Does not contribute to the character of the surrounding area.

** Maximum score of 10 points in this category*

SCORING SUMMARY

Property	Date Reviewed	Reviewer

Criterion	Highest Possible Score	Score Awarded
1. Age	25	
2. a) Relationship to Important Occasions, Institutions, Personages or Groups OR 2. b) Important/Unique Architectural Style or Highly Representative of an Era	20	
3. Significance of Architect/Builder	10	
4. a) Architectural Merit: Construction type/building technology	10	
4. b) Architectural Merit: Style	10	
5. Architectural Integrity	15	
6. Relationship to Surrounding Area	10	
Total	100	

SCORE NECESSARY FOR DESIGNATION

50

Designation Recommended?

YES

NO

COMMENTS:
