



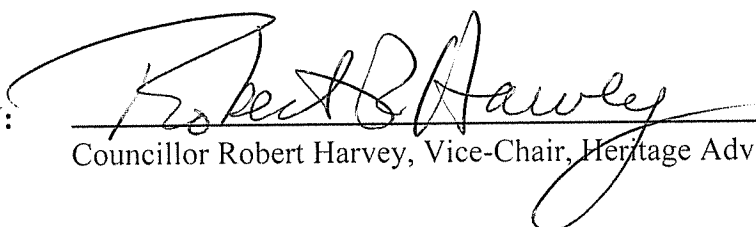
PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**Item No. 11.3.1**

**Halifax Regional Council  
April 8, 2008**

**TO:** Mayor Kelly and Members of Halifax Regional Council

**SUBMITTED BY:**

  
Councillor Robert Harvey, Vice-Chair, Heritage Advisory Committee

**DATE:** March 27, 2008

**SUBJECT:** **Case H00215: Substantial Alteration to 5438 Clam Harbour Road,  
Lake Charlotte**

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### **ORIGIN**

An application by the Lake Charlotte Area Heritage Society requesting the approval of a new building to be constructed on the site known as Memory Lane Heritage Village located at 5438 Clam Harbour Road, Lake Charlotte, a municipally registered heritage site.

The application was reviewed by the Heritage Advisory Committee on March 26, 2008.

### **RECOMMENDATION**

**The Heritage Advisory Committee recommend Regional Council approve the application for substantial alteration by the Lake Charlotte Area Heritage Society for a new building to be constructed on the site known as Memory Lane Heritage Village located at 5438 Clam Harbour Road, Lake Charlotte, a municipally registered heritage site, as outlined in the January 24, 2008 staff report.**

**BACKGROUND**

See the attached staff report dated January 24, 2008.

**DISCUSSION**

See the attached staff report dated January 24, 2008.

**BUDGET IMPLICATIONS**

None.

**FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

**ALTERNATIVES**

Regional Council could choose not to approve the application.

**ATTACHMENTS**

Attachment "A": Staff report to the Heritage Advisory Committee dated January 24, 2008.

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

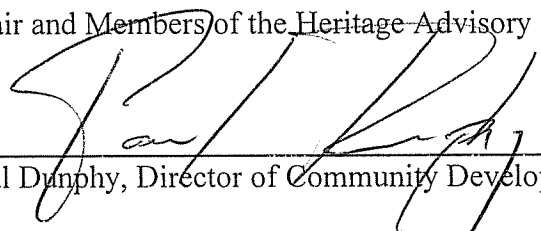
Report Prepared by: Sheilagh Edmonds, Legislative Assistant



PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

Heritage Advisory Committee  
February 27, 2008

**TO:** Chair and Members of the Heritage Advisory Committee

**SUBMITTED BY:**   
Paul Dunphy, Director of Community Development

**DATE:** January 24, 2008

**SUBJECT:** Case H00215: Substantial alteration to 5438 Clam Harbour Road,  
Lake Charlotte

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**ORIGIN**

An application by the Lake Charlotte Area Heritage Society requesting the approval of a new building to be constructed on the site known as Memory Lane Heritage Village located at 5438 Clam Harbour Road, Lake Charlotte, a municipally registered heritage site.

**RECOMMENDATION**

**It is recommended that the Heritage Advisory Committee recommend that Regional Council approve the substantial alteration as outlined in this report.**

## **BACKGROUND**

Mr. Gordon Hammond, Chair of the Lake Charlotte Area Heritage Society, has made an application to construct a new building on a municipally registered heritage site located at 5438 Clam Harbour Road, Lake Charlotte (known as Memory Lane Heritage Village) (Map 1). Additionally, a small workshop measuring approximately 20' x 30', will be moved to a new location on the heritage property.

### ***5438 Clam Harbour Road (Memory Lane) - a brief history***

Memory Lane Heritage Village became a municipally registered heritage site in June 2004. The site is a recreation of a typical 1940's era historic village, that grew out of the efforts of the Lake Charlotte Heritage Society.

The buildings, with the exception of the Cookhouse, Mine Manager's Cabin and Ball Mill, have been reclaimed from the surrounding area, and all were built before 1950. This site is unique combination of heritage buildings, reclaimed buildings and replicated traditional buildings together being introduced to the site creating the feel of an historic village.

## **DISCUSSION**

### ***Building Proposal***

The proposed new building will house artifacts in a controlled environment to support the heritage interpretation of the site. The building has been intentionally set back 320' from the main village and entrance to respect the integrity of the site. Additional steps have been taken to minimize the visibility of this new building from the rest of the site by creating a triangular shaped vegetative buffer between the proposed new building and Hoskings Store (Attachment A). The building will be 10' from the front and side property boundaries.

The building will measure 30' x 60', and with a low pitched roof will be approximately 18' in height (Attachments B). Intentionally designed in a traditional form to increase its compatibility with the heritage buildings, it will be clad in a dark green metal siding, and resemble other barn type buildings. There will be no windows, and the single entry will be an overhead garage door opening into the new parking area. The Heritage Society has attempted to design the building to meet the aesthetic needs of the site, while allowing the building to meet light and humidity levels required for an artifacts building.

A smaller building, a workshop, will be moved from its present location at the far end of the site to beside the new storage building, and will continue to be used as a staff workshop. Moving the building will not affect its heritage value, and will better assist the staff care for the entire site.

Additionally, a new entrance has been created to allow better access to the site for emergency purposes. This entrance has been created by placing a swinging gate in the fence which will not change the appearance of the fence.

***Building Conservation Standards***

The proposal has been evaluated against the Building Conservation Standards (Attachment C), and staff provide the following comments:

- The use of the property will not change and the historic character of the property will not be altered. There will be no removal of historic materials or alteration to features which characterize the property.
- The property has a clearly distinguishable sense of its physical record of time, place, and use. The proposed new building and relocated building will not create a false sense of historical development, and the readability of the site will be unaltered.
- Distinctive features, finishes, and construction techniques which characterize the property will be preserved, and will not destroy materials which characterize the property. It will be clear that the new building is not a part of the Village site, but still compatible in terms of massing, size, scale, and architecture. The new building, and the relocated building, could be removed in the future and the essential form and integrity of the site would remain unimpaired.

***Summary***

This proposal has been evaluated against the Building Conservation Standards, and staff feel the proposal is in keeping with the standards. The proposed new building is located outside of the white picket fencing which delineates the Village. Additionally, the vegetative berm furthers the visual buffer between the proposed storage building and the historic buildings.

While serving its purpose as an artifact storage building the style of the building is in keeping with agricultural metal storage buildings, and has been determined to be compatible with the heritage buildings on the site. The new building will not negatively impact the existing buildings or site. The addition of the storage building will allow the Historical Society a place to store and prepare artifacts for the betterment of Memory Lane. Based on these considerations, staff recommend approval of the proposal.

**BUDGET IMPLICATIONS**

No Budget Implications. The HRM costs to process this application can be accommodated within the approved budget.

**FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

**ALTERNATIVES**

Staff recommend the Heritage Advisory Committee provide a positive recommendation to Regional Council regarding the alterations to 5438 Clam Harbour Road as outlined in this report. However, the Heritage Advisory Committee could chose to recommend only portions of the proposal, or provide a negative recommendation to Regional Council.

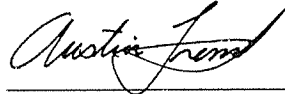
**ATTACHMENTS**

- Map 1: Location Map for 5438 Clam Harbour Road
- Attachment A: Site Plan
- Attachment B: Building Plans
- Attachment C: *Building Conservation Standards for 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 490-4210, or Fax 490-4208.

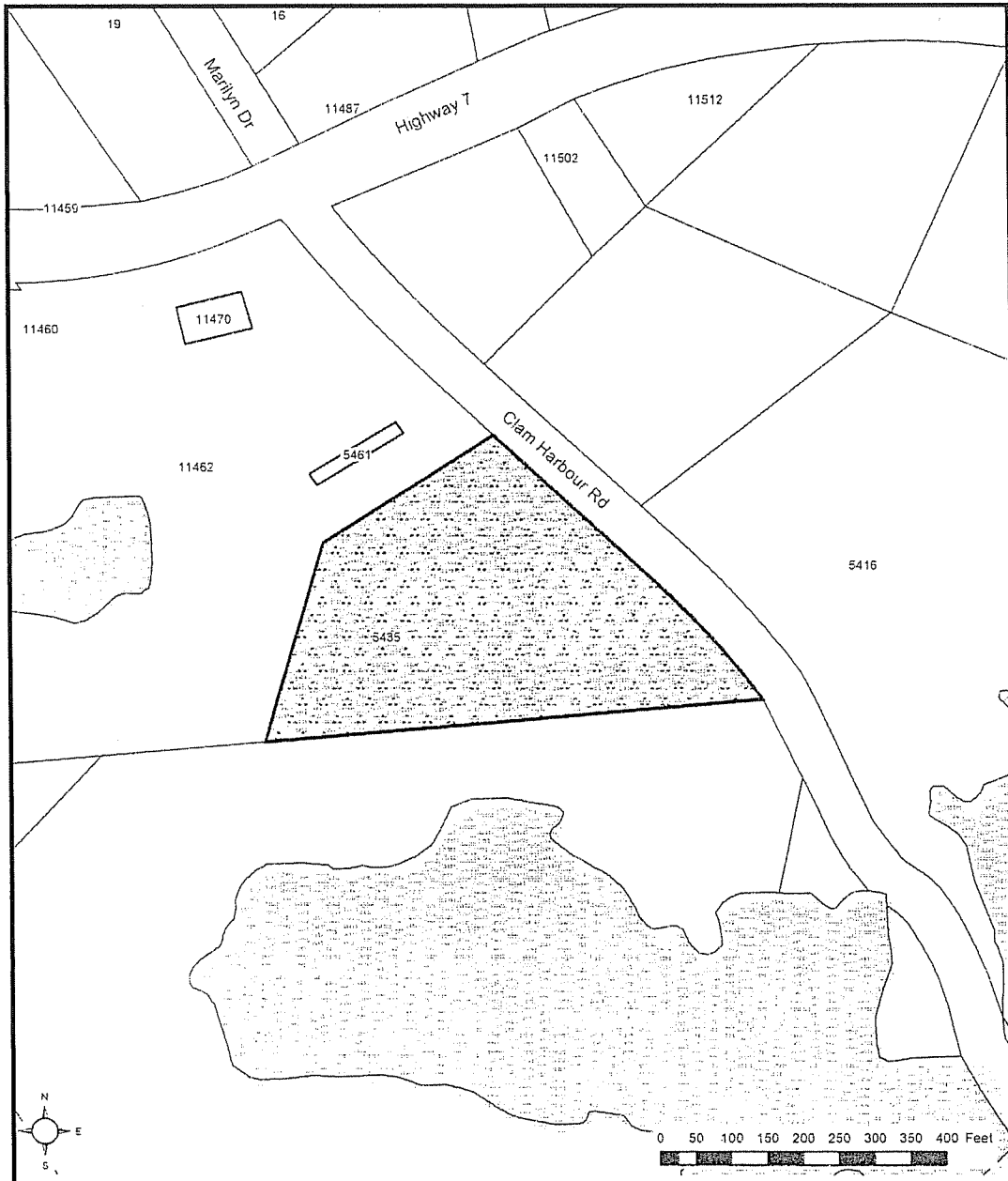
Report Prepared by : Maggie Holm, Heritage Planner: 490-4419

Report Approved by:





Austin French, Manager, Planning Services, 490-6717

Location Map



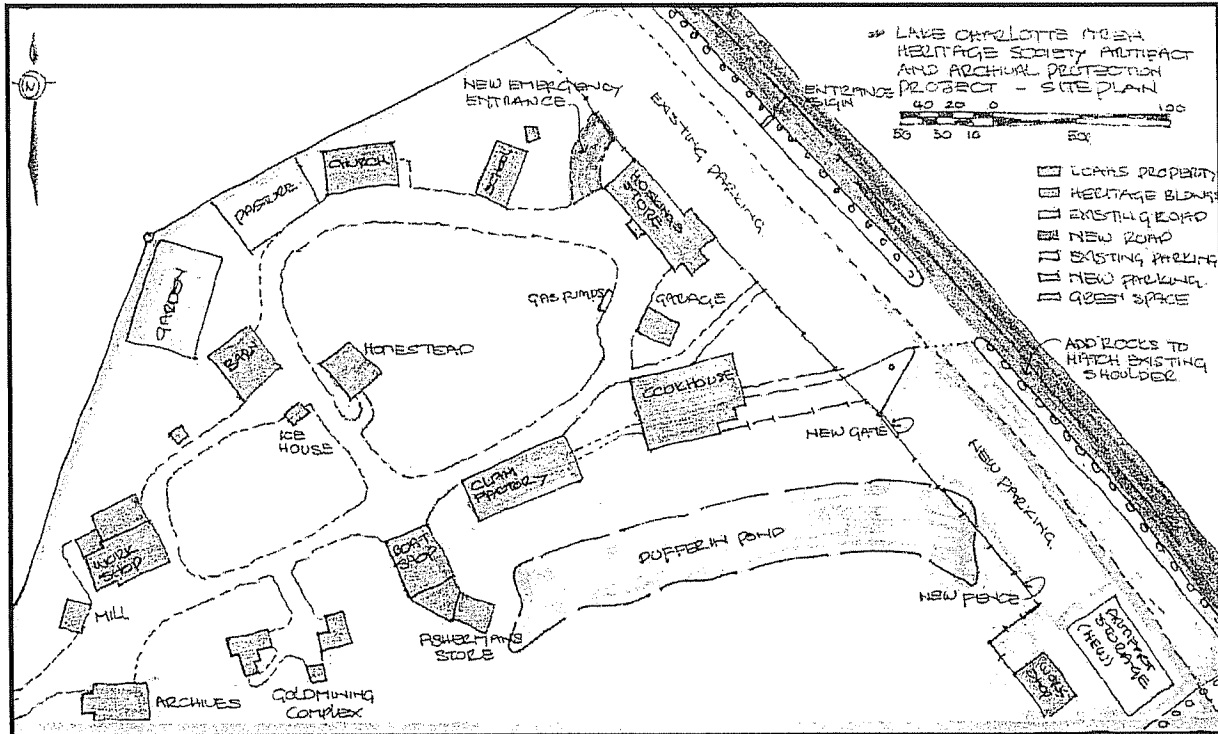
Map 1 - Location Map  
5435 Clam Harbour Road  
Lake Charlotte  
Halifax Plan Area

 Subject property  
 Heritage property

**HALIFAX**  
REGIONAL MUNICIPALITY  
COMMUNITY DEVELOPMENT  
HERITAGE AND DESIGN SERVICES

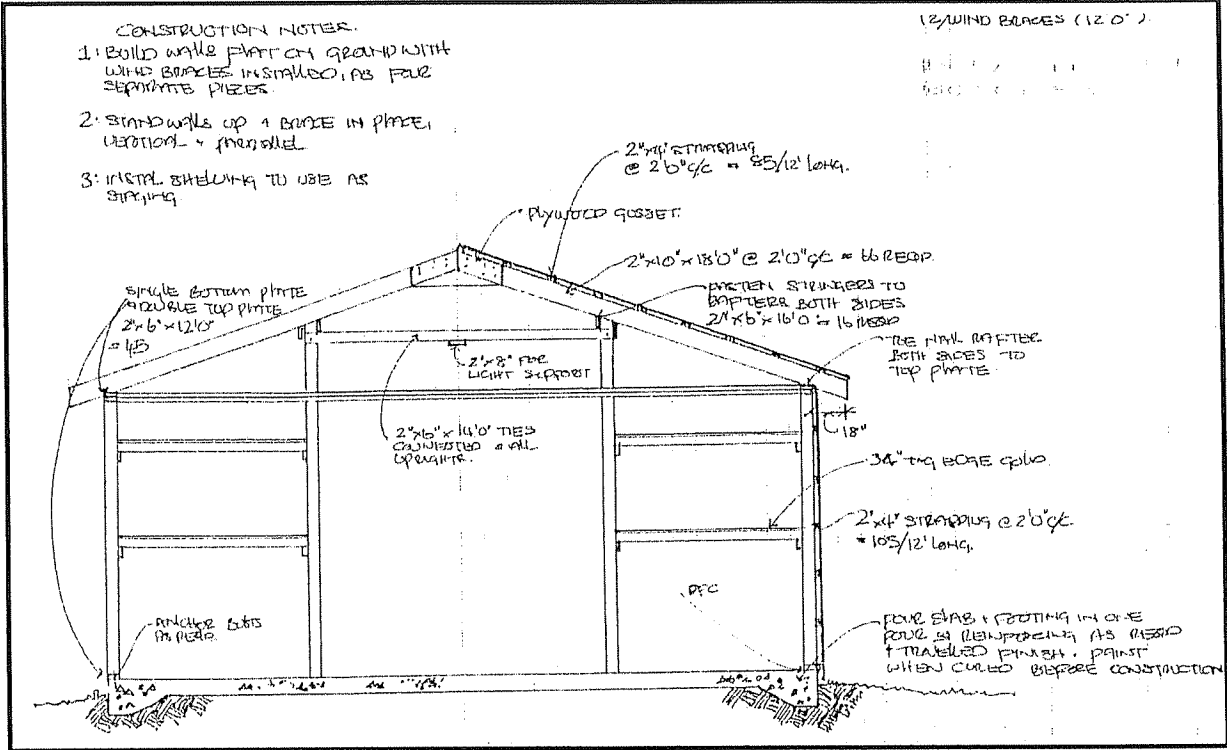
HRM does not guarantee the accuracy of any representation on this plan.

Attachment A - Site Plan





Attachment B - Building Plan



### Attachment C - Building Conservation Standards for Registered Heritage Properties

The historic character of a heritage property is based on the assumption that (a) the historic materials and features and their unique craftsmanship are of primary importance, and (b) in consequence, these materials and elements are to be retained and restored to the greatest extent possible, not removed or replaced with materials and features which appear to be historic, but which are in fact new.

1. **Historic purpose and changes to characteristics, site and environment** - The property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building, its site and environment.
2. **Historic character and alteration of features and spaces** - The historic character of the property shall be retained and preserved; the removal of historic materials or alteration of features and spaces that characterize the property shall be avoided.
3. **Sense of historical development** - Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding hypothetical features or architectural elements from other buildings, shall not be undertaken.
4. **Preservation of historical changes** - Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. **Preservation of distinctive features, finishes and techniques** - Distinctive features, finishes, and construction techniques or craftsmanship that characterize the property shall be preserved.
6. **Repair of deteriorated and missing features** - Deteriorated historic features shall be repaired rather than replaced. Where severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design in colour, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. **Surface cleaning** - The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials, shall not be used.
8. **Significant archaeological resources** - Significant archaeological resources affected by the project shall be protected and preserved. If resources must be disturbed, mitigation measures shall be undertaken.
9. **Retention of characterizing materials** - differentiation from historic structure and compatibility of massing, size, scale and features - New additions, exterior alterations, or related new construction shall not destroy materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. **New additions and adjacent or related new construction** shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The above noted standards are base on the Conservation Standards used by the United States Secretary of the Interior (36 CFR 67) (1991). They are generally in keeping with most Conservation principles, including the Venice Charter (1964).