

**PLANNING ADVISORY COMMITTEE MEETING
AGENDA**

**Thursday, July 25, 2019
7:00 P.M.**

Page

1. CALL TO ORDER
 2. REVIEW OF PROCEDURE FOR PUBLIC TO ADDRESS THE COMMITTEE – CHAIRPERSON (below)
 3. APPROVAL OF AGENDA (any other items to be added)
 4. APPROVAL OF MINUTES OF JUNE 13, 2019 MEETING AS CIRCULATED
 5. BUSINESS ARISING FROM MINUTES
 - 5.1 Amendment to the Riverport Secondary Planning Strategy and Land Use By-law *UPDATE*
 - 5.2 Consolidation of Blockhouse-Oakland-Princes Inlet Plan Areas *UPDATE*
 6. PLANNING ADVISORY COMMITTEE MATTERS
 - 6.1 Hemford Forest Area Advisory Committee *UPDATE*
 7. HERITAGE ADVISORY COMMITTEE MATTERS
 - 7.1 Substantial Alteration to Northwest United Baptist Church..... 1-20
 8. ADDED ITEMS
 9. IN CAMERA
 10. NEXT MEETING DATE - Thursday, September 26, 2019
 11. ADJOURNMENT
-

PROCEDURE FOR ADDRESSING THE COMMITTEE

An opportunity will be provided to all citizens to address the Committee on each agenda item shown on this Agenda or added to the Agenda by the Committee. Individuals who wish to address the Committee are asked to note the following:

- *On each matter on the Committee’s Agenda, the Chair will seek public comment upon the completion of staff’s presentation.*
- *Each person shall state their name.*
- *All statements and questions shall be directed to the Chairperson.*
- *Presentations shall be limited to 10 minutes. Persons wishing to address the Committee a second time will be given opportunity to do so once all others in attendance have had the opportunity to address the Committee. Persons addressing the Committee for a second time shall limit their presentations to 5 minutes.*

Anyone wishing to address the Committee on a matter not included on this Agenda can have the matter added to the next meeting’s Agenda by contacting Jeff Merrill, Director of Planning, at 902-541-1340 or by email at planning@modl.ca



Municipality of the District of Lunenburg

REQUEST FOR DECISION

REPORT TO: Heritage Advisory Committee
SUBMITTED BY: Byung Jun Kang, Planner
DATE: July 25, 2019
SUBJECT: Application to Alter a Municipal Heritage Property – Northwest United Baptist Church at 1609 Big Lots Road, Northwest, NS

ORIGIN

Application received from the Trustees of the Northwest United Baptist Church on June 21, 2019.

LEGISLATIVE AUTHORITY

Heritage Property Act, Clause 13(b): “The heritage advisory committee may advise the municipality respecting an application for permission to substantially alter or demolish a municipal heritage property.”

RECOMMENDATION

Staff recommends that the Heritage Advisory Committee approve the substantial alteration to the Northwest United Baptist Church (Canadian Register of Historic Places Identifier 00PNS0254) as proposed, by recommending the following motion:

That the Heritage Advisory Committee recommends that Municipal Council approve the substantial alteration to the Municipal Heritage Property of Northwest United Baptist Church, located at 1609 Big Lots Road, by permitting replacement of the asphalt roof shingles with metal roofing as proposed.

BACKGROUND

Staff received a request in June 2019 for an exterior alteration to the Northwest United Baptist Church, a registered municipal heritage property, at 1609 Big Lots Road, Northwest, NS. The request, in Appendix A, is to replace the asphalt roof shingles with dark brown metal roof to match the existing trim on the building. Additionally, the flashing on the rakes and eaves would be a custom width in order to leave the existing wood trim exposed.

Justification for alteration is that (1) the roof is overdue for replacement, and (2) the older style of the church was a standing seam metal roof and the Trustees would like to revert to that style. The construction is not expected to commence until September 2019, following the approval from Municipal Council.

Pursuant to Policy MDL-27 (Alterations to Municipal Heritage Properties), Subclauses 4.1(a) and 4.1(b)(ii), changing the colour scheme of the structure and altering the roof shape with respect to style are considered substantial alternations. Therefore, review and approval from the Heritage Advisory Committee and Municipal Council is required, as stated in Subsection 5.2 of the same Policy. Upon approval from Municipal Council, the applicant must complete the proposed substantial alteration within 12 months of the date of approval.



Figure 1. Northwest United Baptist Church (1914). This figure illustrates the church with a metal roof as it was in the 1912-1914 period.



Figure 2. Northwest United Baptist Church (2019). This figure displays the style of the church as it is today, with asphalt shingles.



Figure 3. Example of the proposed metal roof style, constructed by Wall's Metal Roofing in Blockhouse, NS.

DISCUSSION

Heritage Advisory Committee passed a motion in 2006 respecting the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The standards and guidelines were deemed appropriate in consideration of substantial alterations of heritage properties in the Municipality.

Rehabilitation Project Standards. The guideline states that it is important to decide whether a conservation project falls under *Preservation, Rehabilitation, or Restoration*. Considering that the application was made due to an overdue replacement of roof, this conservation project is deemed as a *Rehabilitation* project. *Rehabilitation* is considered as the primary treatment when (1) repair or replacement of deteriorated features is necessary; (2) alterations or additions to the historic place are planned for a new or continued use; and (3) depiction during a particular period in its history is not appropriate. Such projects must consider Standards 1 to 12. The following is a summary of the 12 standards for a *Rehabilitation* project, with the full standard attached as Appendix B:

1. Do not remove, replace, alter repairable character-defining elements;
2. Conserve changes to an historic place that, over time, have become a part;
3. Adopt an approach calling for minimal intervention;
4. Do not add elements from other historic places or other properties;
5. Find a use for an historic place that requires minimal change to its elements;
6. Protect archaeological resources in place;
7. Use the gentlest means possible for any intervention;
8. Repair character-defining elements by reinforcing their materials;
9. Make any intervention needed to preserve character-defining elements;
10. Repair rather than replace character-defining elements;
11. If too deteriorated to repair, replace with new elements that matches the forms;
12. Create new additions so that the essential form will not be impaired.

Character-Defining Elements. According to Parks Canada, the character-defining elements of Northwest United Baptist Church relating to its Meeting House Transition Phase style architecture include:

- off-centre single main entrance on the gabled end;
- two-and-a-half storey wood frame structure;
- medium pitch gable roof;
- return eaves;
- corner boards designed as Greek Revival pilasters with simple capitals;
- two sets of one-over-one vertical-sashed windows on the gabled end, with main entrance off to side, and with top window located near return eave;

- a centered paned window in mid peak of gabled end with main entrance that form a point, with diagonal corners;
- a three-bay façade of vertical sashed windows over another three-bay façade of vertical sashed windows on the elevation facing the Northwest Road all with 12/8 panes;
- two vertical sashed windows on rear face flanking a triple set of Gothic Revival arch windows; and
- cemetery in continuous use.

Although the list of character-defining elements mentions roof features, such as medium pitch gable roof and return eaves, the use of asphalt as roof material has not been identified as a character-defining element. In fact, roof material used pre-1920s may be considered as part of a restoration effort.

Previous Cases of Alteration. Municipal Council has approved re-shingling of a heritage property roof in the past. Recent approval includes St. Barnabas Anglican Church in May 2015, and LaHave Islands Marine Museum in April 2017. Both applicants requested to change their roofs from the asphalt shingles to metal roofing.

ALTERNATIVES

Heritage Advisory Committee may recommend the approval of the substantial alteration with additional conditions suggested to Municipal Council.

Another measure that the Committee may pursue is to recommend that Municipal Council deny the approval of this proposed alteration.

ATTACHMENTS

Appendix A: Proposal letter from the applicant

Appendix B: The Standards for Heritage Properties Rehabilitation Projects (pp. 22-35)

Department: Planning & Development Services
 Laserfiche Directory: 66310-30

Report prepared by: Byung Jun Kang, Planner Date: 2019.06.24
 Report approved by: Jeff Merrill, Director of Planning Date: 2019.07.05

1054 Oakland Road
Mahone Bay RR2
B0J 2E0

Jeff Merrill
Municipality of Lunenburg
210 Aberdeen Road
Bridgewater, NS
B4V 4G8

Dear Jeff:

Re: new roof, Northwest United Baptist Church

The Northwest United Baptist Church at 1609 Big Lots road, Northwest, is a Municipal Heritage Property. The existing roof material on the building is asphalt shingle, which is overdue for replacement. The church would like to install a metal roof on the building, as it has had in the past.

I understand this may be considered by the Municipal Heritage Advisory Committee to be a substantial alteration of the appearance of this heritage building. We request that the committee review the matter and allow the church to do this maintenance project.

I attach three pictures. The first one shows the church as it is today. The second one shows the church with a metal roof, as it was in the 1912-14 period. The third shows the metal roof style we propose this year, which is very similar to the older style. The proposed colour would be dark brown, to match the existing trim on the building. The flashing on the rakes and eaves would be a custom width, to leave the existing wood trim exposed.

Yours Sincerely

Geoff MacDonald, Trustee
Northwest United Baptist Church

THE STANDARDS

The Standards are not presented in a hierarchical order. All standards for any given type of treatment must be considered, and applied where appropriate, to any conservation project.

General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

- 10.** Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
- 11.** Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- 12.** Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

- 13.** Repair rather than replace *character-defining elements* from the *restoration* period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
- 14.** Replace missing features from the *restoration* period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

STANDARD 1



The character-defining interior features and finishes, such as the birch floors, window frames and views of the city at Habitat 67 in Montreal, have been carefully maintained, repaired and retained.

(a) Conserve the *heritage value* of an *historic place*. (b) Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. (c) Do not move a part of an historic place if its current location is a character-defining element.

Part (a) states that the overarching objective of heritage conservation is to conserve heritage value. If an historic place has been formally recognized, the designating authority will likely have prepared a document outlining the place's values, such as a Statement of Significance. These values are embodied in character-defining elements.

Part (b) outlines how to conserve heritage value by minimizing changes to character-defining elements. Identifying character-defining elements helps guide where necessary interventions should and should not take place.

Part (c) addresses the wholeness of a place and reinforces that spatial relationships can be character-defining. In a garden, for example, moving a central feature to another location affects the heritage value of the entire landscape. In an archaeological site, location may be critical to understanding other elements that are now missing. In an engineering work, machinery moved from its original position can lose part of its meaning, thus diminishing its heritage value.



Centuries ago, the inland Inuit, or Kivallirmiut, recognized the hunting potential of the annual fall crossing of massive herds of caribou and began establishing seasonal camps along the Kazan River. Today Fall Caribou Crossing NHSC in Nunavut, is noted not only for its archaeological remains and former importance to the Kivallirmiut, but also for its natural landscape, continued use as a hunting area and the vitality of the oral history and traditions of the people who know it best. Moving any of these stones would impair heritage value.

STANDARD 2

Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.

It is natural and necessary for places to evolve, reflecting changes in the community and culture of that they are a part. Places may be modified for reasons of taste, for the changing nature of their use, or to adapt to evolving conditions and technologies. Changes that mark significant changes, or that are considered expressions of their time, may be deemed to have a value in their own right.

Factories and other industrial works are constantly adapted. Retaining these adaptations may be important in telling the story of changing technology or the growth of a particular industry. Commercial and residential interiors were often changed with new ownership or passing trends. For example, a 1950s cafeteria in a 1910 office building may have its own distinct value as part of the evolution of that historic place.

A fine old storefront that has been modernized may have lost its heritage value. However, some changes may have acquired value, such as an art-deco stainless steel over-cladding or a marquee added to a popular urban theatre. Not every change to an historic place has heritage value, but those that do should be identified in a Statement of Significance. For historic places that were formally recognized some time ago, the process of determining if there is heritage value associated with later changes is an important step in the conservation process.



The lean-to is a character-defining element that shows the evolution of the Addison Sod House in Saskatchewan from a rustic sod dwelling to a comfortable home. Removing the later changes to restore the house to an earlier period would not be appropriate because it would remove elements that have heritage value.



Over the years, several landscape architects and architects have made specific contributions to the evolving functions of Vancouver's Stanley Park. These include the play areas, totem groupings and aquarium that are now integral to the park's heritage value.

STANDARD 3



When the windows of Lefurgey House in Summerside, PEI were damaged in a fire, instead of replacing the entire windows, only the broken glass was replaced. The replacement glass, salvaged from a nearby house that was replacing its windows, had similar properties and wavy appearance.

Conserve heritage value by adopting an approach calling for *minimal intervention*.

Minimal intervention in the context of heritage conservation means doing enough, but only enough to meet realistic objectives while protecting heritage values.

Minimal does not mean, doing little or nothing, or the least possible. In fact, enough intervention to arrest and correct deterioration, meet codes, or introduce new services, can be quite extensive. Determining minimal intervention is a matter of rigorous assessment, options analysis and creativity to identify the intervention that balances technical and programmatic requirements with protecting heritage value.

The application of Standard 3 varies depending on the nature of the character-defining element. In a landscape where value resides in living things that mature and die, substantial replanting may be necessary. In the case of an historic bridge that is unable to support current traffic loads, minimal intervention might well mean significant interventions to assure public safety.

For archaeological sites, minimal intervention calls for striking a balance between gaining knowledge from investigations and preserving the resources *in situ*. A certain level of intervention is often necessary to sufficiently understand the heritage value of the archaeological site and to determine the best preservation approach. This can be achieved by selecting the most appropriate and effective research methodology for a specific project such as targeting only necessary excavations and using non-intrusive means of investigation, when appropriate.

Minimal intervention has different meanings for *Preservation*, *Rehabilitation* and *Restoration*. In the context of *Preservation*, it means undertaking sufficient maintenance or repairs to ensure the longevity of the place while protecting heritage value. In the context of *Rehabilitation*, it might mean limiting the proposed new use, addition or changes. In a *Restoration*, minimal intervention is a delicate balance between removals and recreations to represent the historic place's condition at a specific time in its history.



The extensive damage caused by Hurricane Juan to the Halifax Public Gardens required substantial replanting. The large scope of work is still considered a minimal intervention because any less work would have negatively affected the heritage value of the place.

STANDARD 4

(a) Recognize each *historic place* as a physical record of its time, place and use. (b) Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.

Part (a) of this standard requires us to respect the historic place and to conserve, as best we can, the physical evidence that conveys the significance of the historic place, including its contribution to a specific context and to the social history associated with its uses.

Part (b) discourages the creation of additions that falsify the story of a place. There is always a high risk of loss of authenticity when adding elements from other places or eras.

The materials removed from historic places are often salvaged and reused. Careful consideration must be given to how and where this is done. For example, using a salvaged lamppost from an historic landscape with identifiable characteristics at another site does not conform to the standard. On the other hand, using recycled bricks of the same age and appearance, or reusing identical windows within a building are appropriate from both conservation and *sustainability* standpoints. Where it is deemed critical to the honesty of the work, such additions can be rendered distinguishable in a discreet way.



The Old Strathcona Provincial Historic Area in Edmonton is a diverse historic district. The individuality of each building and evidence of the era of its construction has been maintained. Earlier simply constructed wood buildings stand alongside later more sophisticated masonry buildings and modern infill structures.



The original plans for the Margaret Marin Residence in Edmonton indicate a decorative upper balcony that was never built. During recent renovations, it was decided not to construct this balcony because it would have conveyed a false sense of historical development.

STANDARD 5

Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.



Despite changing requirements in education, the Lunenburg Academy in Nova Scotia remains in its original building and setting. The Academy was designed using green space, natural lighting and ventilation in a way that is still valid for school use today.

Standard 5 advocates maintaining the use of the place or finding a new viable use that has little impact on its character-defining elements. It is important to find the right function for an historic place to ensure a long-term, stable context for conserving heritage value.

If the current use is a character-defining element, maintaining this use is in accordance with the standard, as long as growth or technological change does not become destructive to its character-defining elements. If maintaining the original use leads to the removal or significant alteration of character-defining elements, the owners and users may need to consider a compatible new use for the historic place.

Finding a new use depends on an analysis of heritage value and physical compatibility with the historic place and its likeliness to provide a lasting, new life for the historic place. Using an old jail as a youth hostel may initially seem like an unusual concept, but it illustrates resourceful, clear-sighted functional analysis as the generator of good reuse: both jails and hostels provide a lot of small rooms for sleeping.

Old buildings are often considered as venues for museums or galleries, but if strict interior environmental conditions are required for that function, complex and potentially destructive interventions may be needed. New uses that require substantial alteration of character-defining elements do not conform to the standard.

In the case of archaeological sites, the intention is seldom to use the archaeological site itself, but rather the space that contains it. It is therefore important that a new use requires minimal intervention and does not alter the character-defining elements that are often submerged or buried underground.



After serving the community for many years as a primary school, the Charlotte Street School in Fredericton now has a new community use as the Charlotte Street Arts Centre. This use required little change to the building's layout and character. Classrooms were maintained to serve as open art studios, dance and music studios and an art gallery. The existing wide corridors and staircases, as well as the classrooms and other spaces, fit the new needs well.



This Dawson City building, originally built to be the temporary location for the government telegraph office, was rehabilitated into housing units.

STANDARD 6

(a) Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. (b) Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.

While Standard 5 reinforces the need for an appropriate and sustainable use, part a) of Standard 6 recognizes that there may be a period of vacancy in the life of any historic place, such as a period of inaction at a former industrial site or farm.

Mothballing, the temporary closure of an historic place with measures to protect it from vandalism and weather, is a process that requires planning and continual monitoring. For a landscape, mothballing might include taking measures to diminish the risk of insect infestation or plant disease. Archaeological sites can be particularly vulnerable because the resources are often not visible.

Part b) acknowledges a responsibility to protect archaeological resources, but also reinforces the message that they must be protected and preserved *in situ*. This is a highly regulated aspect of conservation: one must identify and engage the authority having jurisdiction. The information required to best preserve and protect the site is gained from a variety of archaeological interventions. A strategy to recover the information using the most appropriate and effective methods needs to be developed in an effort to strike a balance between gaining knowledge from investigations and preserving the resources *in situ*.



Nearby archaeological resources were protected when stabilizing the Prince of Wales Fort in Manitoba. Strategically placed archaeological investigations on the surface of the ramparts established the extent of artifacts, including their depth below the surface.



These buildings, along with others at St. Luke's Anglican Rectory and Church in the Yukon, were temporarily stabilized using a variety of measures including adding sandwich bracing, cable bracing, heavy frames, roll roofing, and covering door and window openings in order to keep out snow and rain. Stabilization allows the structures to be adequately researched and their eventual restoration to be planned.

STANDARD 7



Ground-penetrating radar was used at McPherson House in Fort Simpson, NT; this guided archaeological excavations limiting the impact on the site.

(a) Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. (b) Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.

Part (a) of Standard 7 refers to a comprehensive examination and assessment of the physical place. Determining if an intervention is needed, and what an appropriate intervention might be, requires an understanding of the physical condition and behaviour of the character-defining elements and the historic place as a whole. The cause and extent of any decay should be based on evidence from a site investigation.

If the condition evaluation reveals a weakness that threatens the historic place's long-term survival, the standard requires assessments and options analysis to determine the appropriate course of action. This standard, in combination with Standard 3, usually leads to intervening only where the existing condition is actively causing further deterioration or weakening the asset.

Part (b) addresses the course of action once it is clear that an intervention is needed. The gentlest means to achieve a reasonable level of conservation should be selected. This includes the technique or methodology itself and the extent of the intervention being considered.

Investigations themselves are forms of intervention and as such should follow a minimal intervention approach. Investigations should begin with observation and non-invasive probes followed by careful sampling and physical openings or selective disassembly if required. The objective is to obtain enough evidence without unnecessarily disturbing the historic place.



A condition assessment and evaluation undertaken before an intervention at Belvedere Cemetery in St. John's Ecclesiastical District, would reveal that the well-aged and weathered patina found on the grave markers is not damaging. It is in fact a character-defining element of this historic place and should be preserved.

STANDARD 8

(a) Maintain *character-defining elements* on an ongoing basis. (b) Repair *character-defining elements* by reinforcing their materials using recognized *conservation methods*. (c) Replace *in kind* any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving *prototypes*.

This standard introduces the basic hierarchy of interventions. Maintain first, then repair rather than replace the deteriorated parts of character-defining elements. If the replacement of a part is the only option, it should be done *in kind*. This approach is closely tied to *minimal intervention* (Standard 3).

Part (a) of this standard promotes the ongoing maintenance of an historic place, an essential but often undervalued aspect of conservation. Rigorous maintenance reduces long-term costs as well as the frequency of major interventions.

Part (b) emphasizes the use of recognized conservation methods when carrying out repairs. Past experiences in conservation offer many cases where the application of unproven new materials or techniques resulted in more damage than good. Techniques and materials must have proven track records and be based on research, analysis and review.

Part (c) introduces the concept of replacement *in kind*. In kind is defined as: with the same form, material and detailing as seen in the existing elements. If the character-defining element is a wood shingle, the standard states that it must be replaced with a wood shingle, and not an asphalt shingle.

Replacement *in kind* may sometimes be difficult, and substitute materials may be necessary when the original materials are damaging to character-defining elements or hazardous to public health. Some mid-20th century materials are no longer made or cannot be manufactured in small batches. In a place where the heritage value depends on a material that is no longer available, the ongoing loss of the material will eventually lead to a difficult choice: accepting breakage or replacing the entire material or assembly with one that is physically and visually compatible with the original.



Wrecks at Red Bay NHSC, NL, such as this Basque Period wreck, are reburied using sand and tarp to ensure their long-term preservation. Their condition is periodically assessed through monitoring.



When restoring decorative plaster in the Walker Theatre in Winnipeg, moulds were made of existing plaster elements. The deteriorated plaster was then patched and repaired using the moulds to match the original.



A condition assessment of the exterior walls and frame of this Storehouse at Fort Langley, BC found extensive deterioration of some timbers, which required replacement in kind. The dimensions, hewn finish and species of wood used in the repairs matched those replaced. The photograph shows part of one storehouse wall after the repairs were completed, but before the new timbers were whitewashed.

STANDARD 9

(a) Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. (b) Document any *intervention* for future reference.



The new pieces of stone on the Wellington Wall at the Parliament Grounds in Ottawa are clearly visible on close inspection due to a different tooling technique.

Part (a) of this standard speaks to balancing the need for an *intervention* to be appropriate in physical and visual terms and subtly distinguishable. Compatibility can allow for some variation in the finish or patina, which will serve as the distinguishing factor. Generally, repair and replacement work only needs to be identifiable on close inspection. However, honesty requires that new work be clearly distinguishable from the old by subtle visual means or by date stamping in inconspicuous locations.

Part (b) emphasizes the requirement for documentation to help future decision makers better understand the historic place. It is important to keep good records of all conservation work, including *maintenance*, and to plan for easy retrieval of that data in the future.

While the main reason for making interventions identifiable is honesty, it is also a means of keeping a record of the place. The historic place itself is its own best document.



The grand residential estate at Parkwood in Oshawa is a cultural landscape that covers 4.8 hectares. Aerial photography was used to document the large-scale site during the conservation process.

STANDARD 10

- (a) Repair rather than replace *character-defining elements*.
- (b) Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
- (c) Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.

This standard advocates restraint during a *Rehabilitation* project, recognizing that the wholesale replacement of elements will inevitably have an impact on heritage value. *Rehabilitation* is meant to preserve and not diminish the heritage value of a place; a new use or a substantial reinvestment does not justify extensive replacement.

Part (a) discourages replacing elements that can be repaired. In a rehabilitation project, more latitude is available in choosing the techniques and methods of repair. Modifying a technically problematic detail may be required to ensure long-term performance. In archaeological sites, elements are rarely repaired or replaced. However, in some cases, this may be the most appropriate way to slow deterioration and prevent the loss of heritage value.

Part (b) encourages replacing elements with in-kind versions, when the original is too deteriorated to repair, but enough evidence is available to accurately reproduce the element in kind.

Part (c) addresses the case of historic places in a more advanced state of disrepair, or where significant elements or assemblies are missing. A rehabilitation project must conserve the heritage value of the place despite the insertion of a new element. Compatibility with the historic place is achievable through a range of approaches. The new element could be discreet and compatible in form, material and detailing, or contemporary in design, achieving compatibility through proportion, scale or massing. Addressing significant deterioration is an implicit goal of this standard. If deterioration is not properly addressed, it can result in a loss of heritage value.



In areas of Maplelawn and Gardens NHSC in Ottawa where insufficient historical evidence existed, a Rehabilitation approach was taken. New perennial beds were designed using adjacent layouts and historical information from other parts of the garden as inspiration. This approach resulted in compatible new beds that completed the garden and strengthened its overall heritage value.



The character-defining elements of Doukhobor Dugout House NHSC in Saskatchewan, such as the window frames, had suffered visible deterioration from exposure to the elements. A long-term repair solution was necessary to prevent further decay and to preserve the site's heritage value.

Following the reinforcement treatment of treating the logs with preservatives, collapsed character-defining elements were reassembled based on records from previous interventions and existing traces on the site.

STANDARD 11

(a) Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. (b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

In a rehabilitation project, additions or new construction may be needed to assure the continued use of an historic place. Part (a) indicates that when this is the case, such additions or new construction must not obscure, radically change or have a negative impact on character-defining materials, forms, uses or spatial configurations.

Part (b) requires physical compatibility with the historic place. This includes using materials, assemblies and construction methods that are well suited to the existing materials. New materials and assemblies should also have compatible service lives or durability, so that *maintenance* and repair work can be undertaken concurrently. Not doing so can lead to prematurely replacing adjacent historic materials for the sake of efficiency.

Part (b) also requires that additions or new construction be *visually* compatible with, yet distinguishable from, the historic place. To accomplish this, an appropriate balance must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value.

Part (b) also requires an addition to be subordinate to the historic place. This is best understood to mean that the addition must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large, well-designed addition.



These two additions in Montreal show the range of possibilities for successful additions to historic places. Although the addition to Shaughnessy House by the Canadian Centre for Architecture has a larger footprint than the original building, it demonstrates a subtle approach, using compatible scale, proportions of openings, materials and details, which acknowledges the original building. Pointe-à-Callière Museum of Archaeology and History illustrates a contrasting contemporary approach where an archaeological site has been successfully integrated into a new design in ways that communicate the site's heritage value.

STANDARD 12

Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

Reversible interventions are those that can be removed at a later date without damaging the character-defining elements of the historic place. This is particularly important if the intervention is related to a new use that may later change. For example, a temporary access ramp could be constructed in a manner that allows for easy dismantling without damaging an adjacent character-defining foundation wall or front garden. Reversible interventions are not destructive. A proposal to tear down a wall and store the stone so that it might someday be rebuilt is not a reversible intervention.

A sound addition can enhance the value of an historic place. An addition, in itself, can be intended to last, and should be designed to be physically compatible. Although a certain amount of irreversible change may be unavoidable, strategies to reduce the size and impact of the addition should be explored. This can be achieved, for example, by using existing window openings to insert a connecting door, or attaching an addition to an elevation that is not character defining.

Interventions to accommodate rapidly evolving technologies or short-lived objectives must be designed with particular attention to reversibility. If the new element is equipment that requires regular replacement, it is important to anticipate a large enough access for future upgrades.



The dome of Melville City Hall was originally an uninsulated, painted-metal covering that caused persistent condensation problems. Applying insulating polyurethane foam with aluminized coating was a cost-effective solution that was compatible with the historic metallic look of the dome. If a more elaborate solution is contemplated in the future, the polyurethane could be removed.



Space to temporarily house the Library of Parliament in the former Bank of Nova Scotia Building on Sparks Street in Ottawa. The entire intervention was designed to be reversible.