



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation <input checked="" type="checkbox"/>	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Mayor Zebian and Members of West Hants Regional Municipality Council

Submitted by: _____
Sara Poirier, Senior Planner

Date: 2021-12-16

Subject: Municipal Heritage Designation: 294 Falmouth Back Rd., Falmouth PID 45036720; File #21-03 B

LEGISLATIVE AUTHORITY

Heritage Property Act

West Hants Regional Municipality Heritage Property By-law (2021)

RECOMMENDATION

Should Council wish to proceed through the steps to register 294 Falmouth Back Rd. as a Municipal Heritage Property, the following motion would be in order:

...that Council follow the process to designate the main residential building located at 294 Falmouth Back Rd., Falmouth PID 45036720 as a Municipal Heritage Property.

BACKGROUND

Property <input checked="" type="checkbox"/>	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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An application was received on January 20, 2021 from Richard and Helen Murphy to consider registering the residential building at 294 Falmouth Back Rd., Falmouth (PID 45036720) as a Municipal Heritage Property. Mr. Murphy requested that the application be put on hold in April 2021 until a necessary roof replacement was completed. Planner Poirier received correspondence on November 18, 2021 that the applicant was ready to proceed.

The heritage designation is being sought for only the main dwelling on the property. Accessory buildings and the land itself will not be covered under the heritage designation.

DISCUSSION

The Heritage Advisory Committee (HAC) reviewed the file on December 2, 2021 (Appendix A). At that time the HAC recommended in favour of the application.

NEXT STEPS

As noted above the application has been reviewed against the Selection Criteria and is recommended for registration as a Municipal Heritage Property.

Process



FINANCIAL IMPLICATIONS

The West Hants Regional Municipality Fees Policy, RCOFN-013.00, outlines that fees associated with the Building Code Act By-law, Land-Use By-laws, Subdivision By-laws, Hantsport Swimming Pool By-law and amendments to the Municipal Planning Strategies are waived for Municipally Registered Heritage Properties, non-profit organizations registered under the Societies Act and

Municipally owned properties. As this is an application to register a municipal heritage property, no fees were collected from the applicant.

The only costs related to the designation are the costs associated with filing the information in the Land Registry Office and the associated legal fees (approximately \$300), and the cost of having a plaque prepared (approximately \$700). Funds are available within the 2021-2022 budget.

ALTERNATIVES

In response to the application, Council may:

- follow the process to designate the property as a Municipal Heritage Property; or
- refuse the application to designate the property as a Municipal Heritage Property.

APPENDIX

Appendix A 2021-12-02 Staff Report - Municipal Heritage Designation: 294 Falmouth Back Rd., Falmouth PID 45036720; File #21-03

CHIEF ADMINISTRATIVE OFFICER REVIEW

It is noted in the by-law that the designation is a voluntary process for the property owner. The Director has further noted that the application has been positively reviewed against the selection criteria.

I support the recommendation.

Report Prepared by: _____

Sara Poirier, Senior Planner

Report Reviewed by: _____

Madelyn LeMay, Director of Planning and Development

Report Approved by:  _____

Mark Phillips, CAO



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information <input type="checkbox"/>	Recommendation <input checked="" type="checkbox"/>	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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To: Members of Heritage Advisory Committee (HAC)

Submitted by: _____
Sara Poirier, Senior Planner

Date: 2021-12-02

Subject: Municipal Heritage Designation: 294 Falmouth Back Rd., Falmouth PID 45036720; File #21-03

LEGISLATIVE AUTHORITY

Heritage Property Act
West Hants Regional Municipality Heritage Property By-law (2021)

RECOMMENDATION

Staff recommends that the HAC forward a positive recommendation by passing the following motion:

...that HAC recommends that Council follow the process to designate the main residential building located at 294 Falmouth Back Rd., Falmouth PID 45036720 as a Municipal Heritage Property.

BACKGROUND

Property <input checked="" type="checkbox"/>	Public Opinion <input type="checkbox"/>	Environment <input type="checkbox"/>	Social <input type="checkbox"/>	Economic <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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An application was received on January 20, 2021 from Richard and Helen Murphy to consider registering the residential building at 294 Falmouth Back Rd., Falmouth (PID 45036720) as a Municipal Heritage Property. Mr. Murphy requested that the application be put on hold in April 2021 until a necessary roof replacement was completed. Planner Poirier received correspondence on November 18, 2021 that the applicant was ready to proceed.

The heritage designation is being sought for only the main dwelling on the property. Accessory buildings and the land itself will not be covered under the heritage designation.

The property is owned by Richard and Helen Murphy.

The Heritage Property By-law (2021) was approved by the Minister and became an official WHRM document on June 29, 2021.

DISCUSSION

Selection Criteria for examining whether a property is eligible to be registered as a Municipal Heritage Property was approved by Council on November 24, 2020. Information about the property is measured against each criterion and then scored (Attachment A). This ensures that properties are of local heritage significance before being registered. Each section of the criteria in relation to the subject lot is described in more detail below.

Context / Environment

The residential building sits on a 16.84 acre lot. The building is considered a symbol of community importance due to its connection to John Manning and it is important to maintaining the dominant rural agricultural character of the area. The building is on the original site with some major additions to the building over time. These additions include the fully covered front porch along the front façade, the shed style dormer on the second-floor rear elevation, the kitchen on the east side of the building and the mud room on the rear. These additions are in keeping with the original structure and do not detract from the historical significance of the building.

History and Culture

In 1763, a 500 acre land grant was granted to Walter Manning, a Halifax Merchant who was originally from Ireland. Walter Manning deeded part of this property to his cousin, Peter. Peter's son, John Manning inherited the property and built the farmhouse between 1790 and 1795.

John Manning was a prominent member of the community. The Seasoned Timbers book by the Heritage Trust of Nova Scotia (pg. 52) states that John Manning "held the rank of Lieutenant in the Hants County Militia; represented Falmouth in the Legislative Assembly from 1812 to 1818; and was the Chairman of the Town meeting from 1810 to 1852."

The property is not owned or occupied by descendants of the Manning family.

Architecture

The Seasoned Timbers book by the Heritage Trust of Nova Scotia (pg. 52) states that John Manning "built a solid conventional type house, a rectangle with a massive centre chimney." The book reports, and a site visit to the property confirms, that John Manning built the foundation of stone and mortar, used post and beam construction with 12"-14" beams at a length of thirty-two feet to support the floor, and used handmade brick to build the walls of the home. The Houses of Nova Scotia book by Allen Penney (pg. 56) describes that construction

was “refined to a large degree, with frames sometimes visible inside but always prefabricated prior to final assembly. Hence the Roman numerals incised at the pegged joints”. This would mean that the post and beam construction found in this home would be a common example of the building technology used during this time period.

The house would be classified as a one-and-a-half storey New England Colonial style building with its steeply pitched gable roof, large central chimney and wood beam construction. There are a few items that are unique to this property with respect to a New England Colonial style classification of building. These items would have been added after the original build. These additions include the fully covered front porch along the front façade, the shed style dormer on the second-floor rear elevation, the kitchen on the east side of the building and the mud room on the rear. As noted above, the additions do not detract from the historical significance of the building.

Although the builder, John Manning, was a prominent member of the community he was not known as an architect or builder.

The building is in excellent state of repair and the property owners are committed to continuing the maintenance of the property.

Statement of Significance

A Statement of Significance describes what the historic place is and why it is important. The Statement of Significance has three sections:

- Location and description of the historical place
- Explanation of the historical value of the property to the community, province, or country
- Character-defining elements: the elements of the property that establish the character of the property and need to remain for the property to keep its historical value

The Statement of Significance outlines to residents, property owners and Council what items make the property historically valuable to ensure those items are not significantly altered over time. The draft Statement of Significance for this property is included in Attachment B.

If the Municipal heritage designation application is approved by Council, the notice of recommendation and notice of registration would be filed at the Land Registry Office.

Plaque

The Heritage Property Act allows municipalities to place a plaque on municipal heritage properties. Both Windsor and West Hants have done so in the past. If the property is designated a municipal heritage property a plaque will be placed on the home.

MCCAP

The Municipal Climate Change Action Plan (MCCAP) for West Hants and the Falmouth Stormwater Management Plan do not identify any issues with inland flooding or sea level rise in this location, although other areas of Falmouth Back Road may be affected.

NEXT STEPS

As noted above the application has been reviewed against the Selection Criteria and is recommended for registration as a Municipal Heritage Property.

Process



FINANCIAL IMPLICATIONS

The West Hants Regional Municipality Fees Policy, RCOFN-013.00, outlines that fees associated with the Building Code Act By-law, Land-Use By-laws, Subdivision By-laws, Hantsport Swimming Pool By-law and amendments to the Municipal Planning Strategies are waived for Municipally Registered Heritage Properties, non-profit organizations registered under the Societies Act and Municipally owned properties. As this is an application to register a municipal heritage property, no fees were collected from the applicant.

The only costs related to the designation are the costs associated with filing the information in the Land Registry Office and the associated legal fees (approximately \$300), and the cost of having a plaque prepared (approximately \$700). Funds are available within the 2021-2022 budget.

ALTERNATIVES

In response to the application, HAC may recommend that Council:

- refuse the application to designate the property as a Municipal Heritage Property.

ATTACHMENTS

Attachment A	Selection Criteria
Attachment B	Draft Statement of Significance

Report Prepared by: _____
Sara Poirier, Senior Planner

Report Approved by: _____
Madelyn LeMay, Director of Planning and Development

Attachment A

CRITERIA FOR THE INCLUSION IN THE MUNICIPAL REGISTRY OF HERITAGE PROPERTIES

The following criteria will be used by the Heritage Advisory Committee of West Hants Regional Municipality in recommending inclusion of a property in the Municipal Heritage Register. Points will be awarded as noted below.

Property Name, address and PID: 294 Falmouth Back Rd., Falmouth PID 45036720
Initial Scoring By: Sara Poirier, Senior Planner Date: March 16, 2021

CONTEXT/ENVIRONMENT

Landmark

Importance as a visual landmark:

- (15) Symbol of provincial importance
- (10) Symbol of county or regional importance
- (5) Symbol of community importance
- (0) Little or no symbolic value

Environment

The extent the property contributes to the historical/architectural character of the area:

- (15) Essential to maintaining the dominant character
- (10) Important to maintaining the dominant character
- (5) Compatible with the dominant character
- (0) Incompatible with the dominant character

Integrity

- (10) On the original site with few or minor exterior alterations
- (7) On the original site with major exterior alterations
- (5) Building or structure has been relocated and has minor exterior alterations
- (0) Building or structure has been relocated and has major exterior alterations

HISTORY & CULTURE

Continuity

- (10) Owned, occupied or cared for by descendants of original owner or developer

*CRITERIA FOR THE INCLUSION IN THE MUNICIPAL REGISTRY OF HERITAGE
PROPERTIES*

Period

Building, structure or evident relationship dates from:

(automatic) Mi'kmaq

(automatic) 1675-1755 Acadian

(15) 1756-1800 New England Planter/United Empire Loyalist migration

(12) 1801-1840 General development of education & transportation

(10) 1841-1900 Age of Sail – rise of coastal communities

(7) 1901-1914 Economic development and prosperity

(5) 1915-1939 WWI – Interwar

(5) 1940+ WWII to present

Association

Association with the life or activities of a person, group, organization, institution or event that has made a significant contribution to the community, province or nation.

(25) Intimately connected to a person, group, event, etc. of primary importance

(20) Loosely connected to a person, group, event, etc. of primary importance

(15) Intimately connected to a person, group, event, etc. of secondary importance

(10) Loosely connected to a person, group, event, etc. of secondary importance

(0) No known connection to a person, group, event, etc. of importance

ARCHITECTURE**Style**

In comparison to recognized historical building styles the style is considered a:

(10) Very rare example or contains a very rare element

(7) Rare example or contains a rare element

(5) Common example

(0) Very common example

Construction type/building technology

The type of construction or building technology used is considered:

(10) Very rare or early example

(7) Rare or fairly early example

(5) Common example

(0) Very common example

*CRITERIA FOR THE INCLUSION IN THE MUNICIPAL REGISTRY OF HERITAGE
PROPERTIES*

Architect/builder

The property is an example of an architect/builder's work that is considered:

- (20) Very rare or work from an architect/builder of exceptional interest
- (15) Rare or work from an architect/builder of special interest
- (5) Common or architect/builder of little interest
- (0) Very common or architect/builder of no interest or unknown

Condition

The building's structural condition and state of repair is:

- (10) Excellent
- (7) Very good
- (5) Fair
- (0) Poor

Additional points may be assigned if there is a commitment to repair.

82 TOTAL

Attachment B

STATEMENT OF SIGNIFICANCE

294 Falmouth Back Rd.

294 Falmouth Back Rd., Falmouth, Nova Scotia, B0P 1L0, Canada

Formally Recognized: 2022/**Month/Day**

	
<p>Façade – East</p>	<p>Rear elevation - West</p>
	
<p>From the south west</p>	<p>From the north west</p>

DESCRIPTION OF HISTORICAL PLACE

294 Falmouth Back Road is a one-and-a-half storey New England Colonial style home situated on the top of a hill with a large front lawn extending from the house down to the street. The home is not visible from the Falmouth Back Road due to its placement on the property and the landscaping around the home. The designation includes only the main residential building.

HERITAGE VALUE

294 Falmouth Back Road is considered to have heritage value due to its age, architectural style and association with John Manning. The house is a one-and-a-half storey New England Colonial style home in design and proportion and retains many of its original features including a massive central chimney, the steep gable roof and a virtually intact interior.

Also known as the Manning-MacDonald-Boyce Farm House, the house was built by John Manning between 1790 and 1795. John Manning has significant ties to Falmouth. He was elected Chairman of the Falmouth Town Council from 1810 to 1852 and elected a member of the Nova Scotia Legislative Assembly from 1811 to 1818. The house and farm were occupied by members of the Manning family until 1896.

CHARACTER DEFINING ELEMENTS

Character-defining elements of the Manning-MacDonald-Boyce Farm House relate to the design and architectural style of the home, including:

- One-and-a-half storey structure with a gable roof and massive central chimney
- Visible stone and mortar foundation
- Post and beam construction with 12"-14" beams at a length of thirty-two feet to support the floor and handmade brick walls (brick noggin)
- Wooden shingles on the exterior walls
- Covered front porch along the façade with a central doorway
- Ganged windows within the dormer on the second floor rear elevation
- Three-sided bay window on the main floor rear elevation
- Six-over-six windows on the rear, south west and north west elevations