

# GRAND PRÉ

HERITAGE CONSERVATION DISTRICT

PLAN

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## PART 1 - INTRODUCTION

### 1.1 ADOPTION

This heritage conservation district plan and bylaw are adopted by the Municipality of the County of Kings in accordance with the enabling provisions of the Heritage Property Act (Chapter 199, R.S.N.S., 1989 as amended by 1991, c.10) and the Heritage Conservation Districts Regulations (made by the Governor in Council on 14 July, 1992 and amended on July 11, 1995). The conservation district plan expresses the policies of Kings County Municipal Council with respect to architectural heritage conservation and development in Grand Pré village. The conservation district bylaw contains the administrative procedures and design guidelines through which the policies of the conservation district plan are implemented.

### 1.2 PURPOSE

The purpose of the heritage conservation district plan and bylaw is:

- 1.2.1 To satisfy the long-standing community desire for statutory protection of historic buildings and conservation of the pastoral setting and scenic character of Grand Pré village.
- 1.2.2 To complement existing heritage conservation provisions in the Municipal Planning Strategy and Land Use Bylaw.
- 1.2.3 To conserve the historic character of the village as the core area of settlement in the newly designated Grand Pré National Rural Heritage District.
- 1.2.4 To encourage new development to be architecturally compatible with existing 18th, 19th, and early 20th-century buildings, so as to reinforce the image of Grand Pré as a heritage area.
- 1.2.5 To enhance the attractiveness of Grand Pré as a tourist destination area.
- 1.2.6 To complement the efforts of the community to develop economic opportunities based on heritage conservation and cultural tourism.
- 1.2.7 To maintain a supportive environment for the Grand Pré National Historic Park.
- 1.2.8 To qualify property owners for provincial financial incentives for conservation of buildings in heritage conservation districts.

### 1.3 BACKGROUND

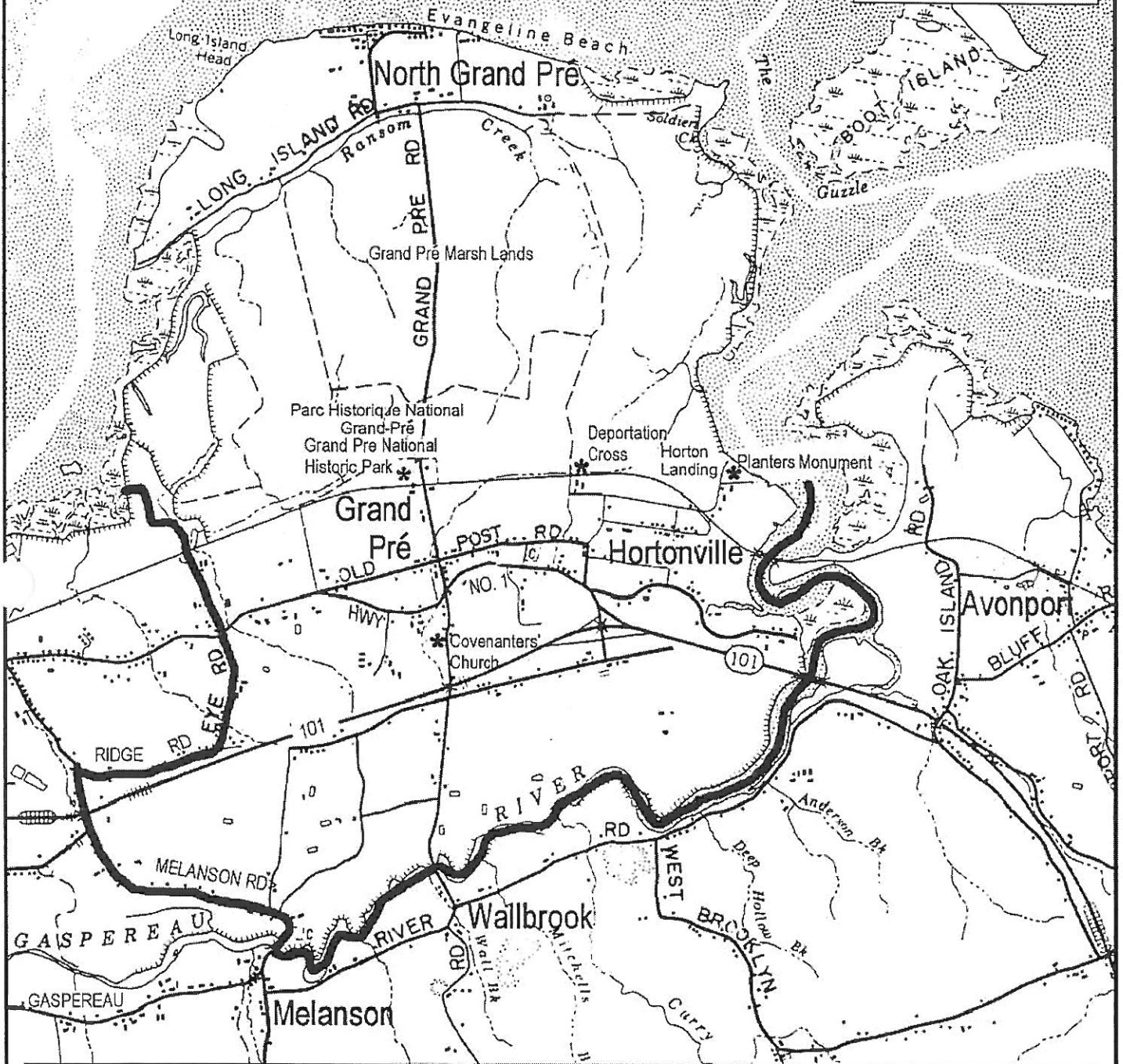
Grand Pré has long been recognized as a special part of Nova Scotia, both for its deep historical associations and its outstanding cultural landscape qualities. It is synonymous with the expulsion of the Acadians in 1755 and in many respects is the symbolic heartland of Acadian culture in North America. It is also the cradle of pre-Loyalist settlement in the Province, with Horton Landing having been the point of disembarkation for the New England "Planters" who came in the 1760s to resettle the confiscated Acadian lands. The modern landscape still carries the imprint of early Acadian and Planter settlement which can be perceived through patterns of roads, fields, dykes, agricultural uses, and historic buildings.

Community interest in commemoration of Grand Pré heritage dates back to the 1907-1925 period when the Grand Pré Historic Park was first developed under private ownership by John F. Herbin and then by the Dominion Atlantic Railway and la Société Nationale l'Assomption. The site was conveyed to the Federal Government in 1957 and designated as a National Historic Park in 1961. Other monumented sites developed with community and property owner involvement include in Grand Pré village the Covenanter Church, the Battle of Grand Pré monument, and the monument to Sir Robert Borden; and in Hortonville, the Deportation Cross, the Planter Disembarkation monument and the Acacia Villa School site. Most recently, as of November, 1995, and at the initiative of the Grand Pré Heritage Society the entire Grand Pré area from Long Island to the Gaspereau River has been formally recognized by the National Historic Sites and Monuments Board in 1995 as Canada's first National Rural Historic District. The boundary of the National Rural Historic District is shown on Map 1.

The community desire for commemoration has run parallel with a desire for statutory protection particularly in recent years since the adoption of the Kings County Municipal Planning Strategy (1979) and the passage of the Nova Scotia Heritage Property Act (1980). In general, there is a concern that heritage buildings must be protected from substantial alteration and that new development must be carefully controlled in terms of its use, location and appearance in order to assure that it will not disturb the heritage character and pastoral setting of the area. Since the mid 1970s, the village centre has had a central sewer system with the capacity to support a significant amount of new development, and the National Historic Park has become a major tourist attraction with the potential to attract significant spin-off commercial development. While such development would be welcomed for its economic benefit, it could upset the established heritage character of the village if not appropriately regulated.

Under the Municipal Planning Strategy, which was first adopted in 1979, the greater Grand Pré area (outside the village) is designated as an Agricultural District where non-farm development is strictly controlled and the dykeland is designated as a Natural Environment District where building development is prohibited. These restrictions effectively conserve both the agricultural land base (for economic reasons) and the open landscape setting (for heritage value and aesthetics). The village proper has been

# MAP 1 GRAND PRÉ



## GRAND PRÉ NATIONAL HISTORIC DISTRICT

Designated in November, 1995  
National Historic Sites and Monuments Board of Canada Agenda Paper 1995-33

to planning restrictions since 1979 limiting new development and uses to low density residential and agricultural uses (as of right) and small scale, tourist-oriented commercial uses (by development agreement), thus protecting the core area from inappropriate, large scale commercial development. Amendments introduced in 1992 further refined the planning policies to prohibit mobile homes and mini homes from locating in the village. Over and above these restrictions, however, there is an awareness that the area warrants additional protection through a specific "heritage conservation district" designation with design guidelines for all new development and alterations and provisions for demolition control. To this end, Council also established a "Heritage Conservation District Overlay" designation in 1992, that coincides with the serviced area of Grand Pré, that anticipated future study and possible designation under the Heritage Property Act. This overlay district, concurrent with the adoption of this plan, is being replaced with the new Hamlet Historic Residential (HH) District designation. This designation is implemented by the Hamlet Historic Residential (R9) Zone, which was created for and applied first to the serviced area of Grand Pré. The Future Land Use Map for Grand Pré adopted concurrently with this plan is included here as Map 2 for reference.<sup>1</sup>

In 1991/92, the Grand Pré Heritage Society carried out a Heritage Building Inventory which documented the history and architecture of forty-six heritage properties in the Grand Pré-Hortonville area and laid the groundwork for more detailed discussion of a possible heritage conservation district.

In June, 1994, an *Investigation and Discussion Paper on Grand Pré-Hortonville Heritage Conservation* was prepared by the Kings County Community Development Department and circulated to the Heritage Society. That paper was followed in November 1994, by a report entitled *Towards the Establishment of a Heritage Conservation District at Grand Pré*, prepared for then N.S. Department of Municipal Affairs. Both of these reports discussed the architectural character and setting of Grand Pré, the types of development control that might be adopted, and the options for heritage district boundaries. Proposed boundary options ranged from approximate conformity with the sewer serviced area, to a more extensive district extending out to the old school district boundaries, to an all-encompassing district taking in the entire Grand Pré area roughly similar to the area included in the National Rural Historic District.

Copies of *Towards the Establishment...* were sent to all property owners and the report was discussed at a public meeting hosted by the Planning Advisory Committee in April 1995. This was followed in May 1995, by an opinion survey asking property owners whether they supported the idea of establishing a heritage conservation district and whether they would wish their property to be included. The survey results showed that there is significant support in the Grand Pré village centre where most heritage properties

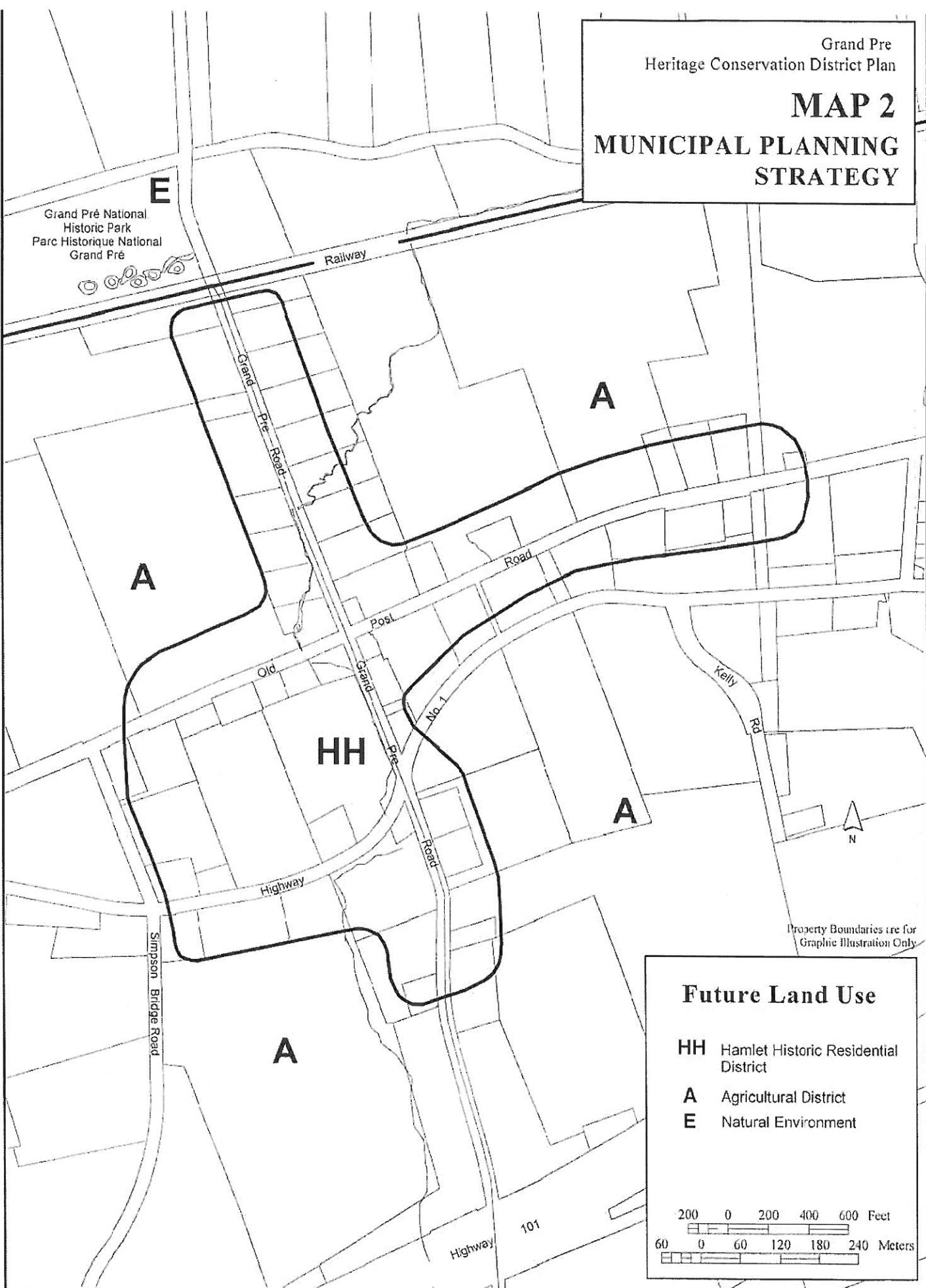
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<sup>1</sup> The Map included here is the Future Land Use Map as of the date of the adoption of this Plan. The District will not likely be amended as the extent of the District coincides with the physical limits of the sewer service. However, should an amendment become necessary it is not the intent that an amendment to Map 2 would be necessary. Therefore, readers should be aware that for legal interpretation reference should be made to the most currently approved Municipal Planning Strategy and Land Use Bylaw.



# MAP 2 MUNICIPAL PLANNING STRATEGY

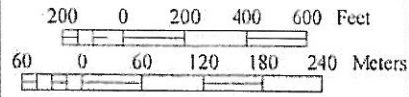
**E**  
Grand Pré National  
Historic Park  
Parc Historique National  
Grand Pré



Property Boundaries are for  
Graphic Illustration Only

## Future Land Use

- HH** Hamlet Historic Residential District
- A** Agricultural District
- E** Natural Environment



that there is significant support in the Grand Pré village centre where most heritage properties are concentrated, but considerably less support in the outlying areas. Most respondents to the survey felt that the heritage conservation district should be limited to Grand Pré village alone.

On the strength of the opinion survey results, Council adopted a resolution in November, 1995, authorizing the preparation of a draft conservation district plan and bylaw for the village. Council required that a principle of "voluntary inclusion" be followed where only consenting property owners would be affected. The resolution also called for the formation of a Heritage Planning Working Group to assist in the heritage conservation district planning process. A working group comprised of interested village residents was duly formed in late 1995 and meetings were held in early 1996.

This conservation district plan and bylaw are formulated on the basis of discussions at those meetings.

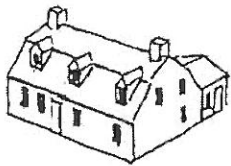
## PART 2 - ARCHITECTURE AND SETTING

### 2.1 HERITAGE BUILDINGS

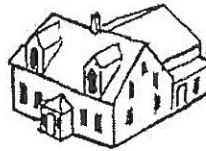
As shown on Map 3, there are twenty-eight old buildings in Grand Pré which represent the architectural development of the village from the Planter period, through the Victorian era into the early 20th-century. Five buildings date from before 1800, seven from 1800-1850, ten from 1850-1900, and six from the early 1900s. Classified by use they include twenty old houses (ranging in age from c1767 to 1920), two converted schoolhouses (1878 and 1891), one old store (1857), one old apple warehouse (1920s), one early 20th-century service station (1926) and two churches (the Covenanter Church, 1804 and the Memorial Church of St. Charles, 1922). In addition, there are a number of old barns and other outbuildings that either have historic interest in their own right or contribute to the heritage character of the village through their visual association with historic houses. Architectural styles are varied and include vernacular expressions of Neo-Classical, Gothic Revival, Greek Revival, Italianate, Second Empire, Modified Gothic, and early 20th-century Bungalow styles, as follows (see also Appendix 1, where heritage buildings are individually listed and described, with photographs, and Appendix 2, which charts their approximate size and proportion).

#### Historic architectural styles (with identification numbers keyed to Map 3)

##### 2.1.1 Neo-Classical, 1½ Storey Houses (late 18th-century):



1768 #9  
Gambrel roof with peaked dormers and massive end chimneys.

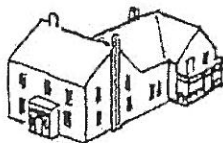


1791 #25  
Five-bay facade. High eaves, rear ell, Large, pointed dormers with round-headed windows.

##### 2.1.2 Neo-Classical, 2 Storey Houses (late 18th/early 19th-century)



1833 #3  
3-bay facade with portico



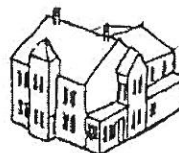
1770 #4  
3-bay facade, flat-roofed porch, rear ell



1794 #6  
5-bay facade, gable-roofed porch central chimney



1828 #20  
Truncated gable roof, porch & ell.



1767 #12  
Neo-classical with Victorian additions.

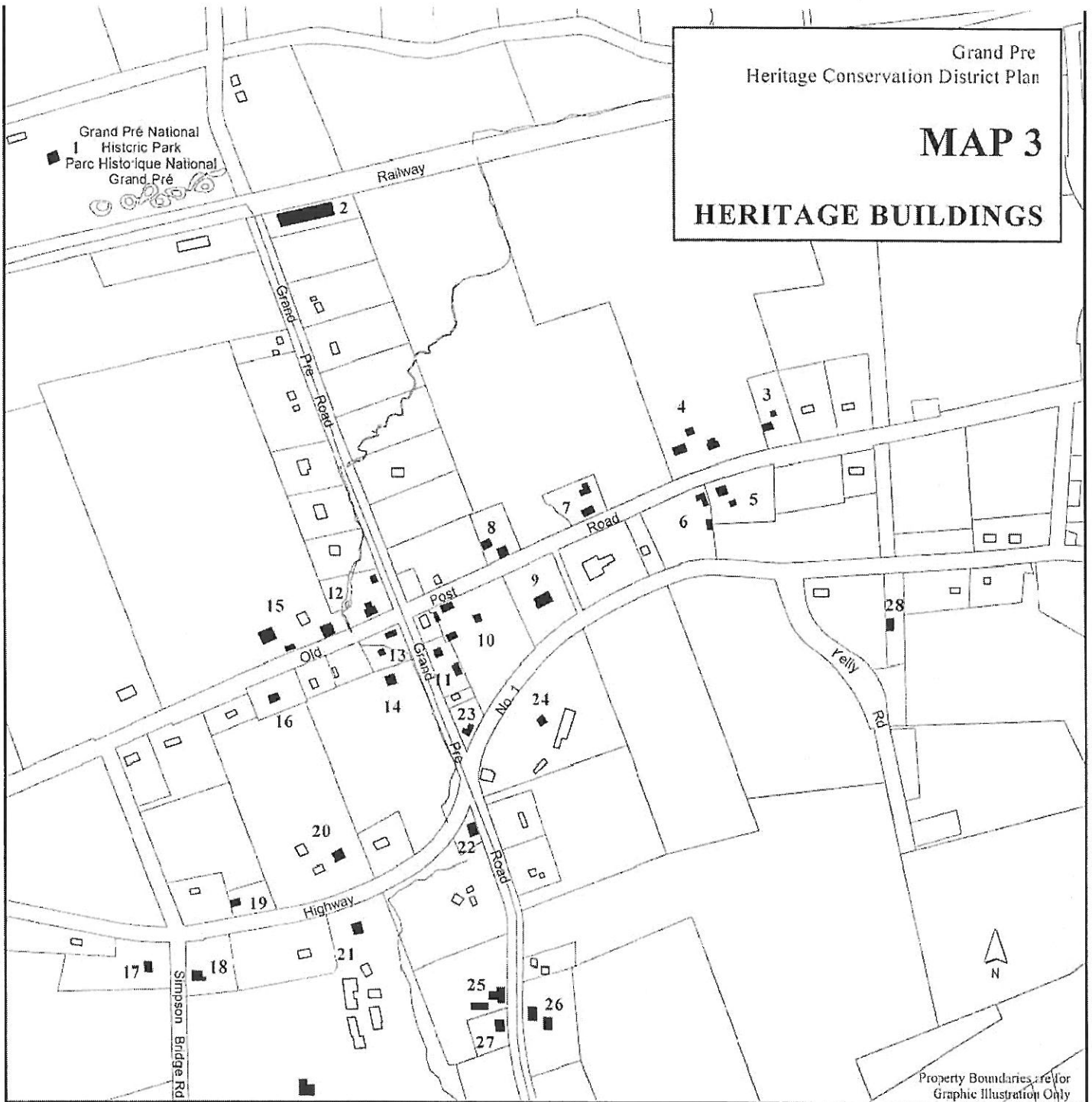


1843 #7  
Neo-classical & Victorian with truncated gable roof.



# MAP 3

## HERITAGE BUILDINGS





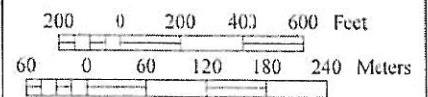
### Heritage Buildings and Associated Outbuildings

With original owner and year of construction

- |   |  |
|---|--|
| 1 Memorial Church of St. Charles c1922  | 15 Avery Bowser c1915 + barn & storage       |
| 2 Old apple warehouse - 1920s   | 16 Rev. Hennigar c1858                       |
| 3 Old Methodist meeting house c1833 + barn  | 17 J. Faulkner c1854                         |
| 4 Samuel Reed c1770 + two barns & silo  | 18 J. Faulkner c1849                         |
| 5 Annie Stuart c1895 + remodelled barn  | 19 Former schoolhouse c1878                  |
| 6 Robert Leard c1794 + storage shed   | 20 James Crane c1828                         |
| 7 George Hamilton c1843 + rebuilt barn  | 21 Henry Harris c1848/96                     |
| 8 Brown/MacDougall c1880  | 22 J. Northrup c1857                         |
| 9 Jeremiah Calkin c1768   | 23 Irving Oil Service Station c1926          |
| 10 Charles Brown c1850 + garage & barn/studio<br>& former Silas Crane General Store | 24 Andrew Borden c1852                       |
| 11 Harry Davison c1920 + remodelled barn  | 25 Roswell Pelton c1791 + barn               |
| 12 Silas Crane Jr. c1767 + renovated store  | 26 James Gow c1906 + renovated barn          |
| 13 James Avery c1852 + barn   | 27 Covenant Church c1804/11                  |
| 14 Formerly James Avery barn c1886  | 28 Former Chalmers Presbyterian Church c1891 |

### Legend

-  Heritage Buildings
-  Modern Buildings



2.1.3 Gothic Revival Houses (mid 19th-century):



1850 #10  
with flat-roofed porch and rear ell



1858 #16  
with front portico and rear ell



1854 #17  
with flat front and rear ell



1849 #18  
with portico, bay windows & side ell.

2.1.4 Victorian Greek Revival Derivative Houses (mid to late 19th-century):



1852 #13  
with veranda, enclosed porch, dormers & rear ell



1895 #5  
with veranda, 2-storey entrance bay, side ell and rear ell.

2.1.5 Italianate/Bracketed (mid 19th-century):



1852 #24  
Hipped roof with shallow Gothic dormer, portico and veranda.



1880 #8  
Mansard roof with dormers, veranda and enclosed entry porch.

2.1.6 Second Empire (late 19th-century):

2.1.7 Modified Gothic Houses (late 19th-century):

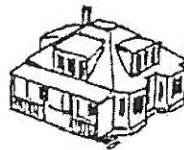
2.1.8 Early Bungalow Style Houses



1843/96 #21  
with recessed dormers, veranda & bay windows.



1906 #26  
with pedimented dormer and entry porch



1915 #15  
Truncated hip roof, shed dormers, bay windows & veranda

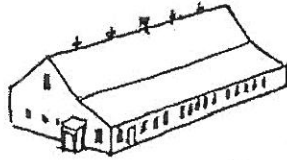


1920 #11  
veranda incorporated into roof slope, shed dormers front and rear.

### 2.1.9 Commercial Buildings



1857 #22  
Gable roof with shed-roofed  
rear ell and recessed centre door.



1920s #2  
Apple warehouse



1926 #23  
Picturesque/Queen Anne  
service station with  
addition (1995).

### 2.1.10 Former Schoolhouses



1878 #19  
Converted to dwelling



1891 #28  
Converted to  
Community Centre



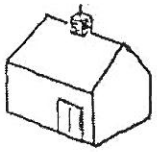
1922 #1  
Quasi-Norman/  
French Regime, with  
raked eaves and  
arched doorway.  
Stone construction.



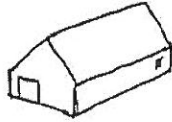
1804/11 #27  
New England  
Meeting House style  
with added tower.

### 2.1.11 Churches

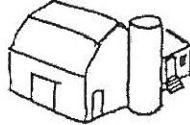
## 2.1.12 Barns and Other Old Outbuildings



Barn with cupola.  
High eaves.  
Shingle cladding.  
#3



Long barn.  
Door in end elevation.  
Tin roof. Vertical  
board cladding. #4



Gambrel roofed barn  
with gable roofed ell  
and silo. #4



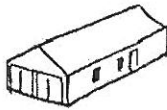
Gambrel roof barn/  
shed with plywood  
panel cladding.  
(Modern renovation). #5



Gable roofed  
storage shed. #6



Cable roofed workshop/  
studio (former Crane  
general store). #10



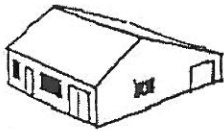
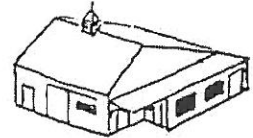
Garage/workshop  
with double doors.  
Long and narrow. #10



Barn/studio/storage  
with cupola and  
lean-to addition. #10



Barn converted to workshop/studio  
with addition and restored cupola  
(1995) #11



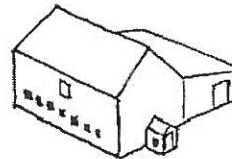
Former storage building  
converted to giftshop/  
tearoom. Saltbox  
style roof. #12



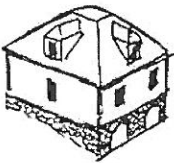
Storage shed/  
barn. #13



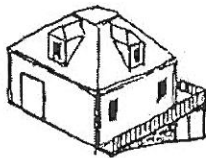
Barn with lean-to wing.  
Tin roof. Concrete block  
foundation wall in end  
elevation. Vertical board  
cladding. #14



Barn with lean-to wing.  
Tin roof. Small, gable-roofed  
entryway. Vertical board  
cladding. #15



Grand Pré winery buildings.  
Truncated hip roofs with hipped dormers.  
Stone-faced foundations.  
Formal, unified design. #20



Barn/storage.  
Multiple doors.  
Diamond-shaped  
window in gable end.  
#25



Barn/workshop  
with modern  
overhead garage  
door.  
#26

## 2.2 MODERN BUILDINGS

Although heritage buildings have a determining influence on the character of the village, modern buildings (built since the 1950s) also have a significant visual presence. As shown on Map 4, there are more than thirty modern buildings in the village interspersed among heritage buildings and situated in clusters along the west end of Old Post Road, the Grand Pré Road, the east end of Old Post Road near Horton Cemetery, and near the Highway 1 crossroads. Buildings dating from the 1950s and early 60s are generally built in styles similar or complementary to older heritage buildings. Some more recent buildings are also overtly similar to older styles (e.g., there are several new Cape Cod/Colonial Revival style houses). Some others, however, are more emphatically modern and tend to stand in greater contrast to older buildings (e.g., there are several ranch style houses, several 1960s and 70s bungalows, two mobile homes, and several modern, metal clad agricultural buildings).

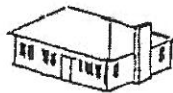
### Modern Building Styles



1 1/2 storey gable roof  
with ell 1950s



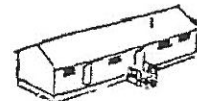
1 storey hip roof  
& Gable roof wings



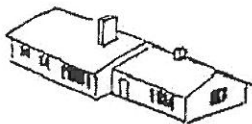
Hip-roofed  
Bungalow 1960s



Bungalow with  
deck, 1970s



Mobile home  
with stoop 1970s



Ranch style 1970s



Ranch style with  
shallow dormer



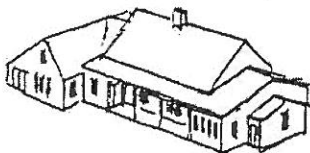
Saltbox/Garrison  
Revival, 1970s



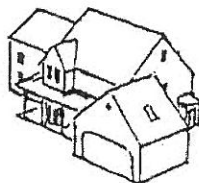
Cape Cod  
Revival, 1970s



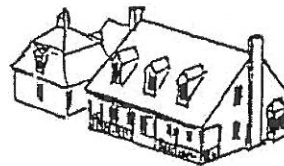
Saltbox Revival  
with veranda & skylights



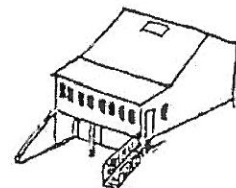
Neo-Vernacular - Modern  
with recessed veranda entrance  
and attached commercial wing



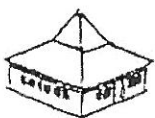
Neo-Victorian - Modern  
with attached garage



Neo-Colonial Revival with  
colonnade/veranda and  
Mansard-roofed wing



Eco-modern Saltbox  
with basement garage



Historic Park  
Reception Centre  
with pyramidal  
roof. 1960s



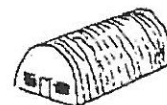
Hip-roofed  
Restaurant / Gift Shop  
with flat-roofed ell  
and lean-to wing. 1950s.



Storage/Workshop  
1960s



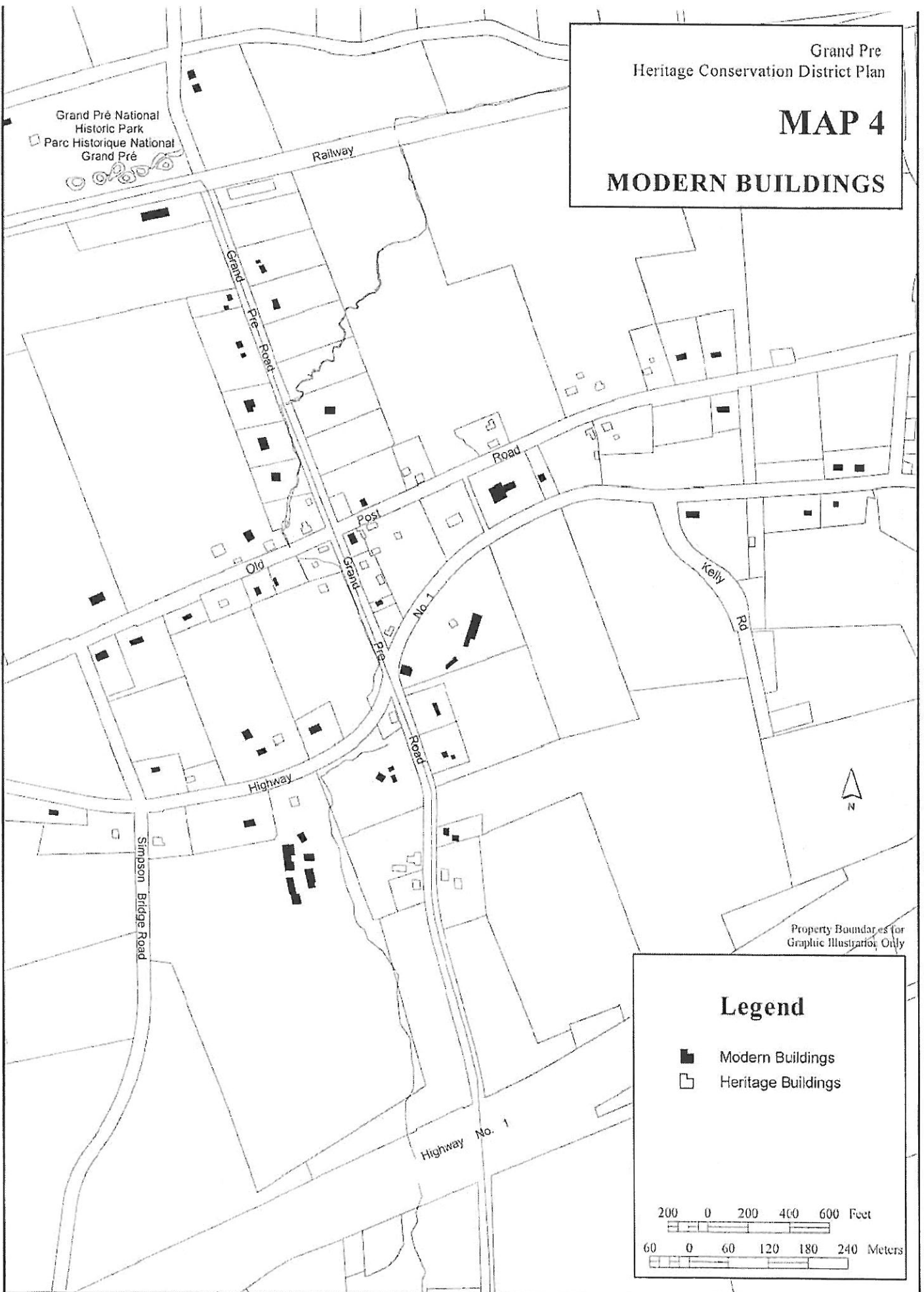
Riding Stables  
1970s



Quonset style  
farm market  
with corrugated  
metal roof.

# MAP 4

## MODERN BUILDINGS





## 2.3 THE SETTING

Grand Pré is noted for its attractive setting amidst rolling hills overlooking the dykeland. As illustrated on Map 5, the village extends in a broad cruciform pattern outward from the double crossroads at the village centre. Heights of land at the west end of Grand Pré Road, Horton Cemetery, and the Covenanter Church define the western, eastern, and southern limits of the village, while the railway and the Park, situated at the edge of the dykeland, define its northern limit. The edges of the community are very clear and the traveller has a definite sense of 'entering the village' at these points.

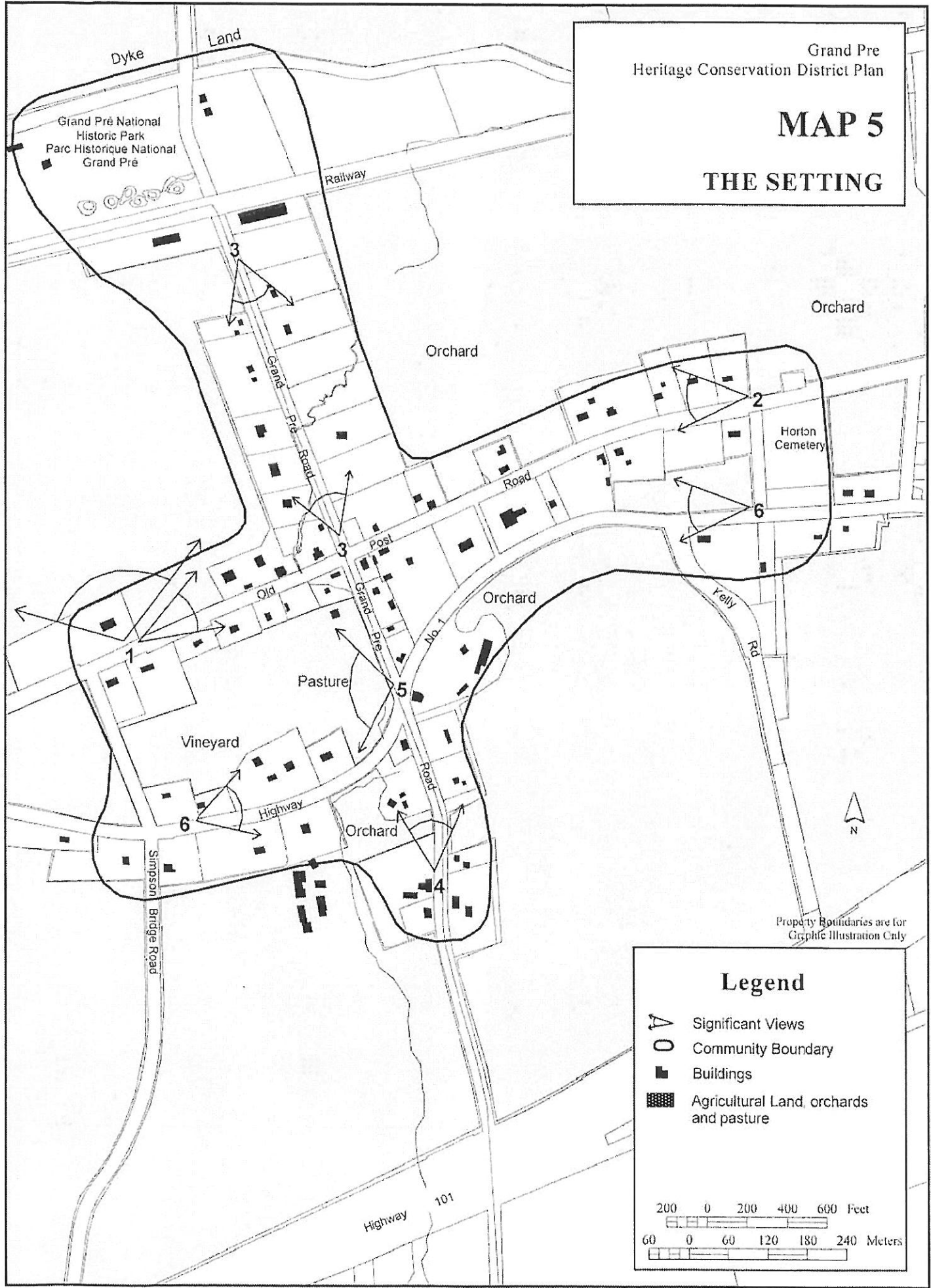
The development form of the village is linear, with residential properties arranged one lot deep along the roads (i.e., with no off-road subdivision or back lot development) and with agricultural land immediately behind. Cropland, pasture and orchards surround and penetrate the village in a way that creates an intimate sense of connection with the landscape. In some instances where buildings are well separated, agricultural land directly abuts the street. A large, open, hillside pasture directly opposite the crossroads forms a particularly significant landscape element in the heart of the village. A small, seasonal brook flows through the village centre, following its natural course in some places, channeled through roadside ditches and culverts in others. Mature roadside trees, small wooded areas, property line trees and hedgerows, and post-and-wire line fences further reinforce the pastoral, rural character.

The form and setting of the village can be appreciated from the several public roads which traverse the community, most specifically from the following viewpoints (and as illustrated on Map 5):

- View 1 From the crest at the west end of Grand Pré Road looking eastward and northward over the village centre, the National Historic Park, the dykeland, and the distant Minas Basin. This is one of the most outstanding views in Kings County and is particularly worthy of protection from unsympathetic modern development.
- View 2 Looking westward from Horton Cemetery, downhill along the Old Post Road towards the village centre. The Old Post Road is a historically significant landscape feature in its own right, having been laid out as part of the Horton Township survey in the 1760s and is worthy of conservation in its present narrow, tree-shaded form. Also the corresponding view eastward along the Old Post Road from the crossroads.
- View 3 Looking northward from the village centre, down the Grand Pré Road towards the dykeland and the National Historic Park; and the corresponding southward view from the railway tracks, looking uphill towards the village centre.

# MAP 5

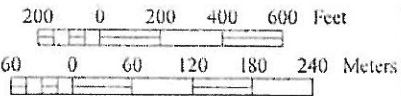
## THE SETTING



Property Boundaries are for  
Graphic Illustration Only

### Legend

- Significant Views
- Community Boundary
- Buildings
- Agricultural Land, orchards and pasture





- View 4 Looking into the village centre from the Covenanter Church.
- View 5 Looking west from the crossroads across open pasture and hilltop vineyards.
- View 6 Various views from Highway 1 as it follows its “S” curve through the community.

While heritage buildings are concentrated in the village centre and in a few outlying clusters, the overall sense of Grand Pré as a historic community where old buildings, new buildings and physical setting combine to create a cohesive “sense of place” extends throughout the area shown on Map 5.

## **PART 3 - RATIONALE FOR ADOPTION OF HERITAGE CONSERVATION MEASURES**

While the historic architecture and setting of Grand Pré is still substantially intact, the pace of development in recent years, as well as the future development potential of the village, suggest a growing need for protective measures.

### **3.1 NEW DEVELOPMENT**

The number of buildings constructed in the past thirty years (about twenty-five to thirty buildings) more or less equals the number of heritage buildings surviving from the previous two hundred years (twenty-seven buildings) and there is now a delicate balance between the old and the new. Current zoning requirements would theoretically allow twenty to thirty additional buildings to be constructed within the Hamlet area and a further five or six in the peripheral Agricultural area. The visual impact of this could be substantial, particularly in the area west of the crossroads and along the Grand Pré Road towards the Park.

Permitted building types in the Hamlet Historic Residential Zone, in addition to single detached dwellings, include farm market outlets, farm tenement buildings, seasonal dwellings, semi-detached dwellings, duplexes, and multi-section mobile homes. Mobile homes and mini-homes are not permitted in the Hamlet Historic Residential Zone but are permitted in the surrounding Agricultural zone.

Given the historic significance of Grand Pré, it is considered reasonable to adopt design guidelines for new buildings in order to ensure that future development will be in keeping with heritage character.

### **3.2 ALTERATIONS TO HERITAGE BUILDINGS**

Most historic buildings in Grand Pré are well maintained and architecturally intact, although a few have been renovated with vinyl or aluminum siding and/or minor window alterations. While the commitment of most owners of heritage properties is to maintain the heritage character of their buildings is acknowledged, there is no guarantee that future owners will be of like mind. Four buildings (three houses and the Covenanter Church) are registered as provincial heritage properties and are thus protected from substantial alteration, but all other heritage buildings as yet remain unprotected.

Again, given the historic significance of Grand Pré, it is considered reasonable to implement design guidelines for alterations to historic buildings in order to ensure that any future alterations will be in keeping with existing historic architectural character.

### **3.3 DEMOLITION**

Similarly, there is no control over demolition of historic buildings in Grand Pré, except for the four provincially registered buildings. While demolition is not a pressing issue in the village, it is considered reasonable to adopt control measures to ensure that any future proposed demolition would have to be considered at a public hearing before being carried out. The adoption of demolition controls will give Council and the community the opportunity to intervene and explore alternatives with the property owner before any irreversible action is taken.

## PART 4 - POLICIES FOR GRAND PRÉ HERITAGE CONSERVATION DISTRICT

For the purposes of this conservation district plan and bylaw, the conservation district includes:

- A core conservation district consisting of properties whose owners responded positively to the opinion survey in 1996 and who submitted a confirmation of their wish to be included in the district to Council in 1997, as shown on Map 6.
- An area considered eligible for future inclusion in the conservation district based on architectural character, landscape character, historical association, scenic value or other contribution to the setting, as shown on Map 7.

The core conservation district includes the majority of the heritage buildings in the village plus five modern buildings and several developable sites. It consists of a fairly cohesive area of adjoining properties along Old Post Road east of the crossroads area, plus a number of outlying buildings and building clusters.

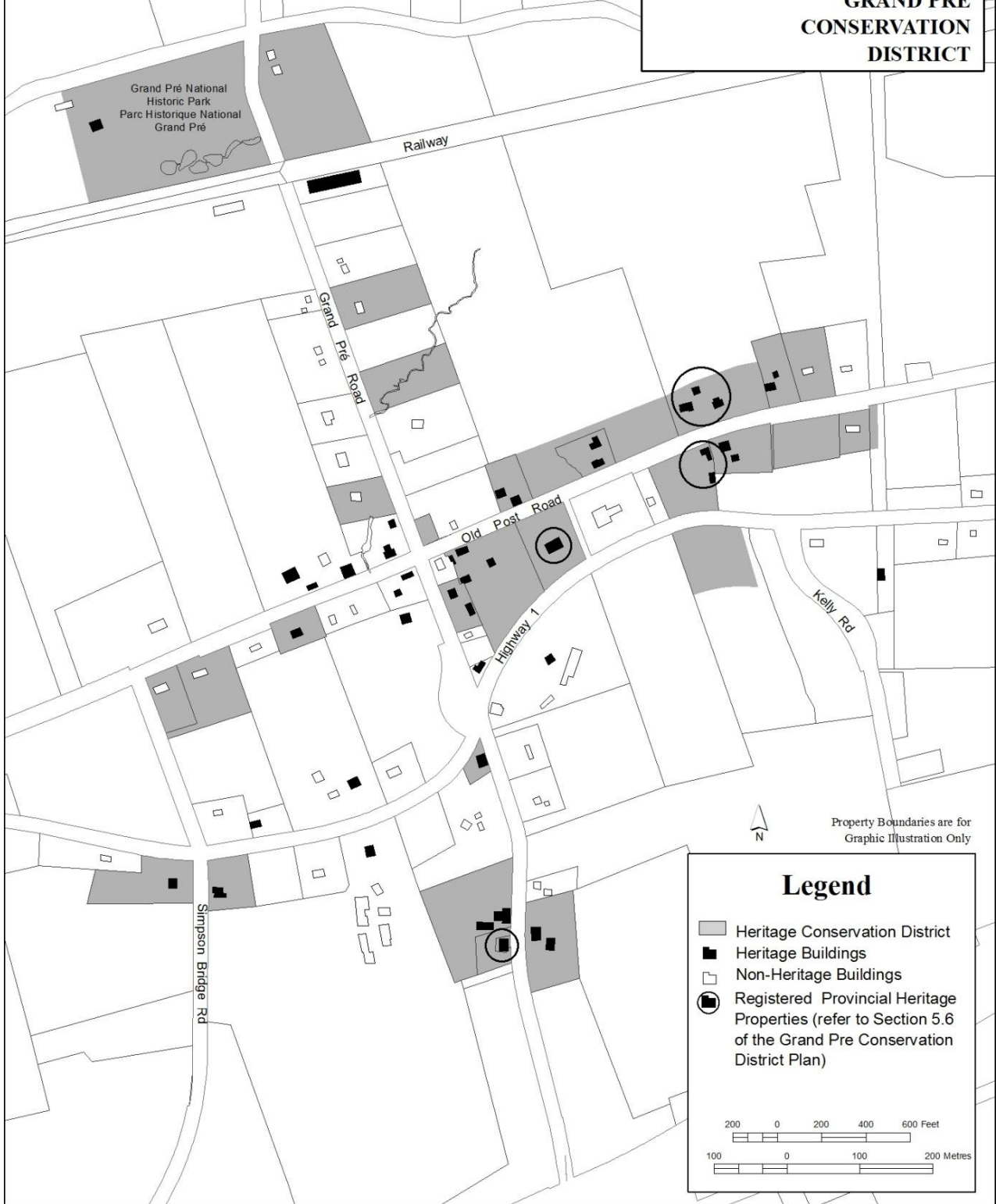
The “area considered eligible for future inclusion ...” includes the entire village setting which is a slightly larger area than that designated as Hamlet Historic Residential according to the Municipal Planning Strategy and includes the immediately surrounding Agricultural District.

The purpose of establishing these two areas is to follow the imperative of “voluntary inclusion” and the results of the public consultation process, while recognizing the heritage value of the entire village. Extensions of the district boundary may be permitted should property owners in the “area considered eligible for inclusion” wish to be included in the district in future. Boundary extensions may be done by concurrent amendments to the heritage conservation district plan and bylaw in accordance with the procedures laid out in the Heritage Property Act and the Heritage Conservation Districts Regulations.

The Grand Pré National Historic Park is included in the heritage conservation district, although it already has protection under the jurisdiction of the Federal Government (Parks Canada). The federal-owned “Battle of Grand Pré” monument site at the crossroads is also included due to its proximity to other heritage properties.

# MAP 6

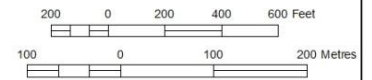
## GRAND PRE CONSERVATION DISTRICT



Property Boundaries are for  
Graphic Illustration Only

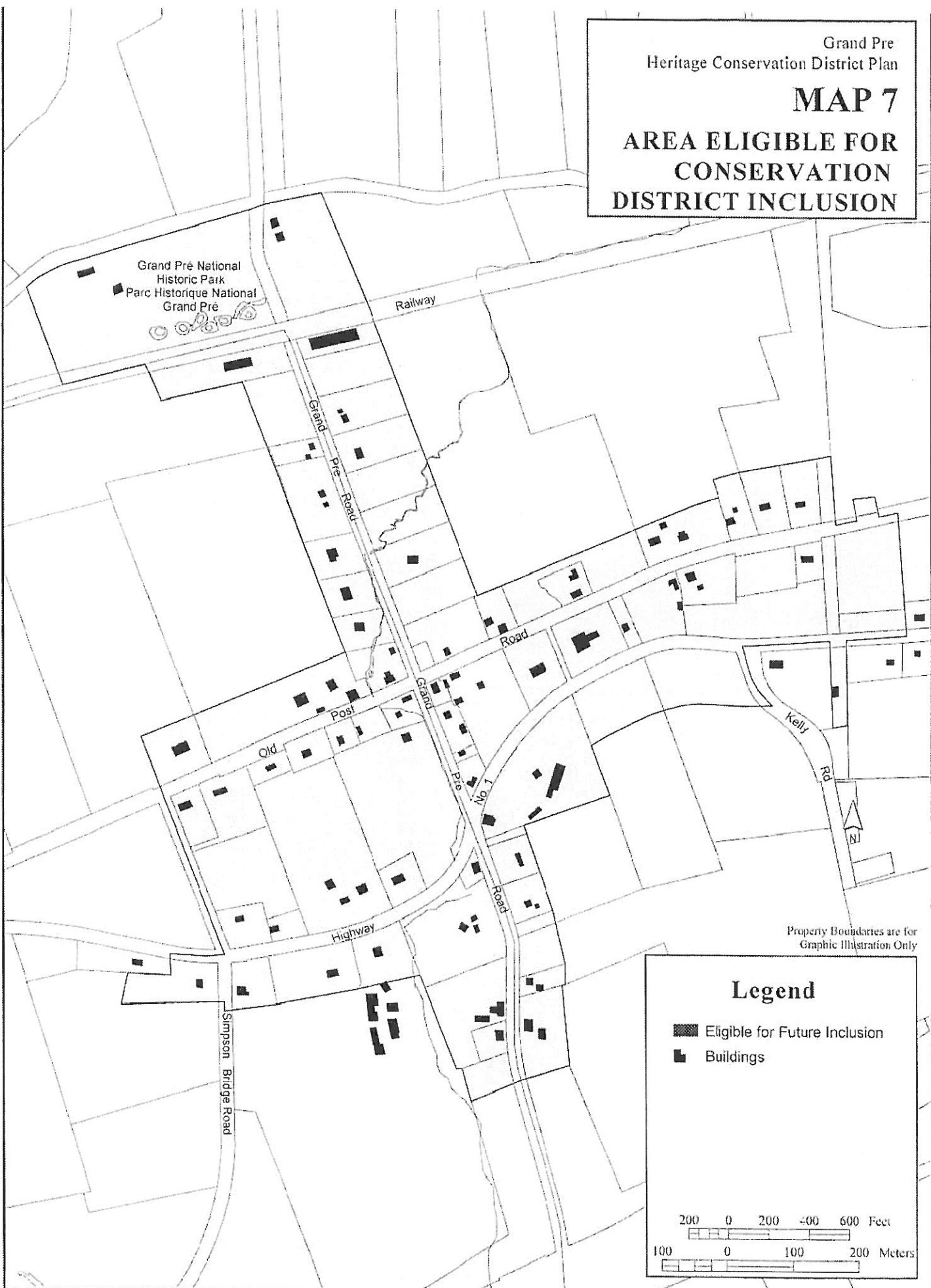
### Legend

- Heritage Conservation District
- Heritage Buildings
- Non-Heritage Buildings
- Registered Provincial Heritage Properties (refer to Section 5.6 of the Grand Pre Conservation District Plan)



# MAP 7

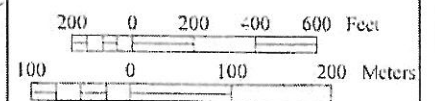
## AREA ELIGIBLE FOR CONSERVATION DISTRICT INCLUSION



Property Boundaries are for  
Graphic Illustration Only

### Legend

- Eligible for Future Inclusion
- Buildings



The policies of Council with regard to the establishment of the district are as follows:

**4.1 ESTABLISHMENT OF THE DISTRICT**

It shall be the intention of Council to establish a heritage conservation district in Grand Pré village by adopting this plan concurrently with a conservation district bylaw in accordance with the Heritage Property Act.

**4.2 CRITERIA FOR INCLUSION IN THE DISTRICT**

It shall be the intention of Council to include within the heritage conservation district all those buildings and areas of land which, by virtue of their architectural character, landscape character, historical association, scenic quality, or value as part of the setting, contribute to the heritage character of Grand Pré village. Furthermore, Council shall only include those properties for which the owners have signed declarations which state that said owners agreed to be included in the Heritage Conservation District.

**4.3 DISTRICT BOUNDARY**

It shall be the intention of Council that the boundary of the heritage conservation district and the buildings included within it shall be as shown on Map 6, Grand Pré Heritage Conservation District Map.

**4.4 FUTURE DISTRICT BOUNDARY**

It shall be the intention of Council to establish an area considered eligible for future inclusion in the conservation district, based on architectural character, landscape character, historical association, scenic value or other contribution to the setting, as shown on Map 7.

**4.5 EXPANSION OF THE BOUNDARY**

It shall be the intention of Council to include additional buildings and areas of land in the heritage conservation district by amendment to the heritage conservation map, upon application by the property owner, provided that the property to be added lies within the area shown on Map 7, Area Eligible For Conservation District Inclusion.

**4.6 REDUCTION OF THE BOUNDARY**

It shall be the intention of Council to consider reductions of the boundary of the heritage conservation district by withdrawal of specific properties or portions of properties from the district, upon application by the owner of such properties for an amendment to the Grand Pré Conservation District Map. Council shall have regard to the following criteria:

- (a) the stated reasons for the proposed boundary amendment;

- (b) the extent to which continued inclusion of the property within the heritage conservation district places an undue hardship upon the property owner;
- (c) the architectural character, landscape character and historical association of the property in terms of its value as part of the heritage conservation district;
- (d) the extent to which the boundary amendment will reduce the cohesiveness of the district or diminish the effectiveness of the conservation plan and bylaw;
- (e) any alternatives to the boundary amendment which may be available.

**4.7 CHANGES TO THE DISTRICT BOUNDARY REQUIRE AMENDMENTS TO THE PLAN AND BYLAW**

Amendments to the heritage conservation plan and bylaw shall be processed in accordance with the Heritage Property Act and the Regulations for Heritage Conservation Districts and require approval by the Council and the Minister in charge of the Administration of the Heritage Property Act.



## **PART 5 - POLICIES FOR CONSERVATION OF ARCHITECTURE AND SETTING**

### **5.1 CERTIFICATES OF APPROPRIATENESS**

Under the Heritage Property Act, the means by which architectural character is conserved in a heritage conservation district is through the requirement for application for a Certificate of Appropriateness prior to development. Council adopts design guidelines as part of the conservation plan and bylaw, and applications for Certificates of Appropriateness are assessed against those guidelines. An appointed Heritage Officer administers the conservation plan and bylaw.

#### **5.1.1 Certificate of Appropriateness Required for Certain Types of Development in District**

It shall be the intention of Council to require application for a Certificate of Appropriateness for the following types of development within the Grand Pré conservation district:

- 5.1.1.1 construction of new buildings;
- 5.1.1.2 alterations or additions to existing buildings identified on Map 6, Grand Pré Conservation District Map where the alteration is visible from an adjacent public street or road, including, but not limited to:
  - (a) any alteration to windows, doors, dormers, roof, cladding, trim, chimneys, foundation, porches, verandas, and exterior steps or stairs;
  - (b) any addition of ells, wings, dormers, porches, verandas, decks, balconies, chimneys, or exterior stairs.
- 5.1.1.3 demolition or removal of buildings identified on Map 6, Grand Pré Conservation District Map;
- 5.1.1.4 signs;

#### **5.1.2 Design Guidelines**

It shall be the intention of Council that design guidelines for development in the conservation district shall be included in the conservation district bylaw. The design guidelines shall provide the frame of reference by which the appropriateness of any proposed development shall be determined. The design guidelines shall apply to exterior architectural appearance only.

**5.1.3 Administration by Heritage Officer**

It shall be the intention of Council to appoint a Heritage Officer who shall be responsible for the administration of the conservation district bylaw and the issuance of Certificates of Appropriateness thereunder.

**5.1.4 Planning Advisory Committee as Heritage Advisory Committee**

It shall be the intention of Council, pursuant to section 19A (2) of the Heritage Property Act, to regard the Municipal Planning Advisory Committee as a Heritage Advisory Committee for the purposes of administration of the conservation district plan and bylaw. The role of the Planning Advisory Committee shall be to advise the Heritage Officer and the Council, as necessary, regarding administration of the bylaw.

**5.1.5 Advice From Grand Pré Heritage Society**

Council recognizes the Grand Pré Heritage Society as a major contributor to this Plan and a body with expertise and interest in matters of architectural appropriateness in the village. Where considered necessary, the Heritage Officer, Planning Advisory Committee, or Council may refer any application for a Certificate of Appropriateness to the Grand Pré Heritage Society for advice prior to the granting or denial of the Certificate.

**5.1.6 No Certificate Required for Minor Developments, Repair, Maintenance or Restoration**

It shall be the intention of Council to permit repair, maintenance and restoration activities and minor developments that will not substantially alter the character of the heritage conservation district to be undertaken without requirement for a Certificate of Appropriateness and to list those types of development in the conservation district bylaw.

Even though Certificates of Appropriateness will not be compulsory for minor developments, there may be circumstances where a property owner wishes to receive a Certificate of Appropriateness to support an application for a tax rebate on materials used for activities such as exterior restoration or repair, painting, re-roofing, etc. (see section 5.14). Application for a Certificate of Appropriateness in these circumstances will be voluntary, and a certificate will be issued provided that all applicable guidelines are complied with.

### 5.1.7 Voluntary Application for Certificate of Appropriateness

It shall be the intention of Council that the Heritage Officer may issue Certificates of Appropriateness upon voluntary application, provided that all of the applicable design guidelines are complied with.

## 5.2 NEW BUILDINGS

For the purposes of this heritage conservation district plan and bylaw, the architectural characteristics of buildings dating prior to 1930 are regarded as the preferred model and architectural reference for new construction in order to reinforce the 18th, 19th and early 20th-century ambiance of Grand Pré. This does not mean that new buildings must necessarily replicate historic styles but does mean that they must be sympathetically designed with sensitivity to the character of nearby older buildings. The architectural characteristics of pre-1930 buildings are described in Appendices 1 & 2.

### 5.2.1 Design Criteria

It shall be the intention of Council to require new buildings in the conservation district to be designed and constructed in a manner that is compatible with the character of nearby pre-1930 main buildings. The factors involved in determining compatibility shall be described in the design guidelines of the conservation district bylaw and may include reference to:

- (a) architectural form (number of storeys, roof shape & pitch, proportion, and massing);
- (b) scale (size, ground floor area, height, and bulk);
- (c) location (setback, building separation, and orientation to the street);
- (d) facade design (proportion, directional emphasis, visual balance, rhythm and alignment, ratio of facade openings to wall area);
- (e) proportion, size, placement, and style of windows and doors;
- (f) style, proportion, and placement of dormers;
- (g) exterior cladding materials;
- (h) architectural trim and ornamentation;
- (i) design and placement of porches, verandas and exterior stairs;
- (j) roofing materials;

(k) materials and placement of chimneys.

#### **5.2.2 Custom Designs Preferred**

New buildings which are custom-designed and built in response to the architectural style and visual character of nearby historic buildings shall be preferred over standardized or pre-packaged designs that can be seen anywhere.

#### **5.2.3 Wooden Cladding Preferred**

Wooden clapboards, shingles or pre-finished wooden siding replicating traditional clapboards shall be the preferred cladding material for new buildings in the heritage conservation district.

#### **5.2.4 Public Hearing Required for New Commercial Buildings**

Where application is made for a Certificate of Appropriateness for the development of a new commercial building, it shall be the intention of Council to require that the application be reviewed at a public hearing. This requirement is in accordance with section 19 of the Heritage Property Act and sections 11 and 12 of the Heritage Conservation Districts Regulations.

Before approving the application, Council shall be satisfied that the proposed new commercial building:

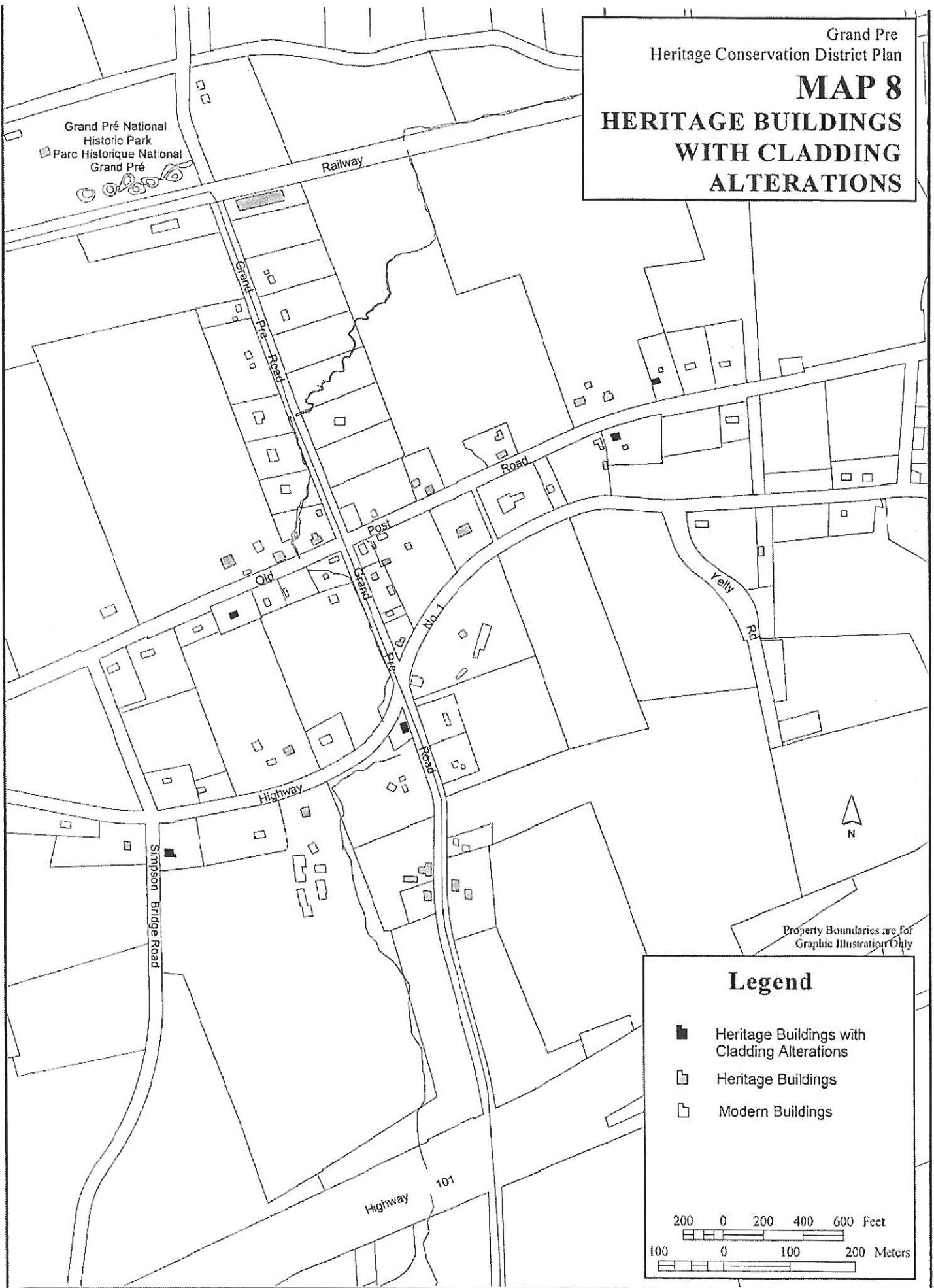
- 5.2.4.1 Conforms with the intent of this conservation district plan and the requirements of the conservation district bylaw and design guidelines; and
- 5.2.4.2 is in keeping with the architectural character and landscape setting of the surrounding neighbourhood; and
- 5.2.4.3 conforms to all applicable requirements of the Municipal Planning Strategy and Land Use Bylaw.

### **5.3 ALTERATIONS TO HERITAGE BUILDINGS**

While the purpose of the conservation district plan and bylaw is to protect and conserve the historic architecture of Grand Pré, it is not intended to prevent change. Heritage buildings will continue to be used and lived in and will inevitably need to be altered or added to for one reason or another. The purpose of the conservation district plan and bylaw is simply to ensure that when alterations or modifications are made they shall be in keeping with the historic character of the building and its surroundings.

# MAP 8

## HERITAGE BUILDINGS WITH CLADDING ALTERATIONS



### **5.3.1 Alterations and Additions Permitted Subject to Design Guidelines**

Alterations and additions to the heritage buildings within the district (identified on Map 6), shall be permitted provided they do not destroy or substantially alter significant historic architectural features and they are designed and constructed in a manner which is compatible and consistent with the original character of the building. The factors involved in determining compatibility and consistency shall be described in the design guidelines of the district bylaw. These may include reference to architectural style, building form, roof shape, building size, building height, arrangement or design of windows and doors, exterior cladding materials, roofing materials, design and arrangement of chimneys, design of porches, dormers, and exterior stairs.

## **5.4 USE OF VINYL AND ALUMINUM CLADDING**

One of the most common alterations to heritage buildings in the present day is the covering of painted wooden cladding (clapboards or shingles) with vinyl or aluminum siding. This usually results in a loss of heritage character and, for this reason, is discouraged in the heritage conservation district. However, at meetings of the Heritage Working Group during the preparation of this plan, it was acknowledged that vinyl and aluminum siding may be installed reasonably sympathetically on old buildings, if the siding has a narrow course width resembling that of traditional clapboards. This use of new cladding is acceptable especially if care is taken to retain existing trim. On new buildings, vinyl and aluminum siding can also be considered acceptable if windows, doors, and corners are trimmed with wood in the traditional manner. For these reasons, vinyl and aluminum siding will not be absolutely prohibited in the heritage conservation district but will be allowed subject to conditions described in the design guidelines.

### **5.4.1 Vinyl and Aluminum Cladding Permitted Subject to Conditions**

It shall be the intention of Council to permit the installation of vinyl, aluminum and other non-wooden cladding materials on buildings in the heritage conservation district only where the materials are installed in accordance with the design guidelines of the conservation district bylaw.

### **5.4.2 Financial Incentives Non-Applicable**

Where vinyl, aluminium, or other non-wooden cladding materials are installed, property owners shall not be eligible for any financial incentives or rebates otherwise applicable in the heritage conservation district.

#### **5.4.3 Non-Wooden Siding Not Permitted on Registered Heritage Properties**

Vinyl, aluminium, or other non-wooden cladding materials shall not be permitted on registered heritage properties within the conservation district.

#### **5.4.4 Existing Non-Wooden Cladding May Continue**

Heritage buildings (identified on Map 8) which were re-clad with vinyl, aluminium or other non-wooden siding prior to the effective date of this conservation district plan and bylaw, shall be allowed to continue as such, and minor repairs and maintenance of such cladding shall be permitted. Any future complete replacement of such cladding, however, shall be carried out in accordance with the design guidelines.

### **5.5 DEMOLITION OR REMOVAL OF HERITAGE BUILDINGS**

#### **5.5.1 Public Hearing Required/Criteria for Review of Applications**

Where application is made for a Certificate of Appropriateness for the demolition or removal of any heritage building identified on Map 6, Heritage Conservation District Map, it shall be the intention of Council to require that the application be considered at a public hearing. This requirement is in accordance with section 19 of the Heritage Property Act and sections 11 and 12 of the Nova Scotia Heritage Conservation Districts Regulations. In reviewing an application, Council shall consider:

- 5.5.1.1 the stated reasons for the proposed demolition or removal;
- 5.5.1.2 building condition;
- 5.5.1.3 the historical significance of the building;
- 5.5.1.4 the architectural character and uniqueness of the building;
- 5.5.1.5 the visual prominence of the building and its architectural contribution to the immediate streetscape and the heritage conservation district in general;
- 5.5.1.6 the effect of the proposed demolition or removal on the immediate neighbourhood and the heritage conservation district in general;
- 5.5.1.7 the cost/benefits of rehabilitation versus demolition or removal;
- 5.5.1.8 any alternatives which may be available in the circumstances;



5.5.1.9 the proposal, if any, for a replacement building.

**5.5.2 Conditions on Certificate of Appropriateness for Demolition**

A Certificate of Appropriateness for the demolition or removal of a heritage building in the heritage conservation district may include conditions respecting:

- 5.5.2.1 the filing with the heritage officer of acceptable photographic or other documentation of the building prior to its demolition or removal;
- 5.5.2.2 the salvaging of specific architectural features such as mouldings, brackets, doors, windows, newel posts, mantles, etc., prior to demolition;
- 5.5.2.3 the making good, landscaping or other restoration of the site following demolition or removal of the building, including:
  - (a) removal of demolished material;
  - (b) type of finished landscaping material to be used on the vacant site;
  - (c) type, species or placement of vegetation;
  - (d) type or placement of fencing;
  - (e) screening of any unsightly elements.
- 5.5.2.4 the architectural character of any replacement building;
- 5.5.2.5 the time frame for construction of any replacement building;
- 5.5.2.6 any other condition permitted under section 14 of the Heritage Conservation Districts Regulations.



## 5.6 REGISTERED PROVINCIAL HERITAGE PROPERTIES

### 5.6.1 Minister Determines Applicability of Conservation District Plan and Bylaw

There are four registered provincial heritage properties in the conservation district - the Covenanter Church, the Jeremiah Calkin House, the Samuel Reed House and the Robert Leard House, as identified on Maps 3 and 6. These properties shall continue to be registered provincial heritage properties and the extent to which the requirements of this conservation district plan and bylaw may apply to them shall be determined by the Provincial Heritage Advisory Council and the Minister responsible for the Heritage Property Act pursuant to section 19A(7) of the Act.

## 5.7 EXISTING MODERN BUILDINGS

### 5.7.1 Certificate of Appropriateness Required for Alteration

There are five post-1930 buildings situated within the heritage conservation district as shown on Map 6. Council's intention with regard to these buildings is that they may continue to exist and may be altered in a manner consistent with their existing style and materials. Certificates of Appropriateness shall be required for alterations and shall be issued in accordance with the design guidelines of the conservation district bylaw.

### 5.7.2 No Public Hearing Required for Demolition of Modern Buildings

Demolition or removal of post-1930 buildings shall require a Certificate of Appropriateness but shall not require a public hearing. Issuance of a Certificate of Appropriateness shall be subject, at minimum, to the condition that the site be suitably landscaped following demolition, in addition to any other conditions which may be appropriate pursuant to section 14 of the Heritage Conservation Districts Regulations. Any new building constructed on the same site shall be subject to the policies of this conservation district plan and the requirements of the conservation district bylaw and the design guidelines.

## 5.8 OUTBUILDINGS

Barns and other outbuildings associated with heritage buildings comprise an important part of the visual character of Grand Pré. Some outbuildings are intact in their original form, style, materials and use, while others have been renovated or altered for a variety of purposes. Two outbuildings have been converted to commercial use (the Carl Williams Craft Shop/Tearoom and the Doug Morse Sign Shop).

Council's policy with regard to outbuildings included in the district is as follows:

**5.8.1 Alteration of Outbuildings**

It shall be the intention of Council that outbuildings in the heritage conservation district may be altered in a manner consistent with their existing style and materials subject to the design guidelines and the requirement for a Certificate of Appropriateness.

**5.8.2 Demolition of Outbuildings**

- (a) Outbuildings associated with heritage buildings, as identified on Map 6, shall be regarded as heritage buildings and shall be subject to demolition control policy 5.5.
- (b) Outbuildings associated with modern buildings shall be regarded as modern buildings and shall be subject to demolition control policy 5.7.2.

**5.8.3 Construction of New Outbuildings**

A Certificate of Appropriateness shall be required for construction of any new outbuilding with a ground floor area greater than 200 sq. ft.

**5.8.4 Small Outbuildings Exempt**

New outbuildings of 200 sq. ft. ground floor area or less shall be regarded as minor structures for which no Certificate of Appropriateness shall be required.

**5.9 SIGNS**

Signs in Grand Pré are presently regulated by the Land Use Bylaw. Under existing regulations, a new sign may be no larger than 6 sq. ft. and must be located on the same lot as the product, service or structure to which the sign relates. Off-site business signs are permitted only in the form of "uniform business directional signs", again with strict limitations on size and style. Portable signs, roof signs, and signs which incorporate any kind of illuminated flashing or moving parts are prohibited, along with various types of unsafe or obsolete signs. These Land Use Bylaw requirements are considered to be fairly effective in preventing inappropriate signage in the village. However, given the unique historic character and pastoral setting of Grand Pré, it is considered advisable to adopt additional design guidelines for signs addressing factors such as materials, illumination, and placement in relation to historic architecture.

### **5.9.1 Design Guidelines for Signs in Grand Pré Conservation District**

It shall be the intention of Council to establish design guidelines which address the materials, illumination, and placement of signs in the heritage conservation district and which, in combination with the sign requirements of the Land Use Bylaw, shall be used to determine whether a Certificate of Appropriateness shall be issued.

## **5.10 TREES**

Trees play an important part in establishing the visual character and pastoral setting of Grand Pré, particularly the mature elms which line the village streets. Many of these trees are infected with Dutch Elm Disease. In 1993, with financial assistance from the Department of Natural Resources, some diseased elms were removed. Other diseased trees were identified at that time and will require removal and replacement in the future.

### **5.10.1 Conservation and Enhancement of the Tree Environment**

It shall be the intention of Council to work with the community to explore ways and means of conserving trees on public and private property in the conservation district and throughout the village, through consultation with the Provincial and Federal Government Departments of Natural Resources and the Canadian Forest Service and through participation in programs such as Tree Plan Canada and Green Streets Canada as they may become available. Funding or sponsorship will be sought for the study, design, and implementation of a 'varied species' tree planting program to ensure that the future 'treescape' of the village will be as healthy, varied and full as possible.

## **5.11 ROADS AND HIGHWAYS**

The visual character of Grand Pré is, in part, a product of the varied ways in which the three rural by-roads that serve the village traverse its topography and intersect at the central crossroads. The relatively narrow travel surface along the Old Post Road, the winding, "S" curve of Highway 1, and the numerous roadside trees within the street rights-of-way all contribute to the character and setting of the village, and provide the visual frame through which it can be observed by the traveller.

### **5.11.1 Conservation of Existing Road Widths**

It shall be the intention of Council to encourage the Nova Scotia Department of Transportation and Public Works to co-operate in conserving the heritage character of Grand Pré by:

- (a) maintaining existing road travel surface widths on the roads through the village;
- (b) retaining trees within the road rights-of-way wherever possible;
- (c) notifying Council, the Grand Pré Heritage Society and abutting property owners of any proposals for alteration, widening, paving or other work on roads within the village in general and within the Heritage Conservation District in particular.

## 5.12 VIEWS

As noted in section 2.3 and on Map 5, there are a number of viewpoints where the settlement form and visual character of Grand Pré are revealed to travellers entering or leaving the village along the public roads. These views can best be maintained by ensuring that the character of the roads themselves remain substantially intact (see policy 5.11 above) and by ensuring that any development alongside the road will be in keeping with the existing architectural character and setting.

In order for views to be most effectively conserved, the entire village should be included in the conservation district so that all vacant, developable sites become subject to the design guidelines and the requirement for a Certificate of Appropriateness. However, this is not presently the case due to the over-riding consideration of voluntary inclusion - most vacant, developable sites in the village are not included in the conservation district (see sections 1.6 and 4.0 and Maps 6 and 7). Effective conservation of views will therefore remain a future possibility, pending the expansion of the conservation district by voluntary inclusion in the "area considered eligible for future inclusion" as shown on Map 7.

## 5.13 ENHANCEMENT AND PROMOTION OF THE DISTRICT

It shall be the intention of Council to co-operate with other committees, agencies, organizations, and government departments in projects which relate to the enhancement of the heritage conservation district, including but not limited to:

- (a) the Kings Historical Society and the Grand Pré Heritage Society in relation to historical research and the development of facilities or programs which enhance, interpret or promote the heritage of Grand Pré.
- (b) the Evangeline Trail Tourism Association and Tourism Nova Scotia in relation to tourism development in the heritage conservation district and surrounding area;

## 5.14 FINANCIAL INCENTIVES

In establishing the conservation district, Council is aware that financial incentives are available through the Nova Scotia Department of Housing and Municipal Affairs, Heritage Section. These incentives are in the form of grants, available to assist property owners in heritage conservation districts in their efforts to maintain their properties and comply with the policies and requirements of conservation district plans and bylaws.

In 1998, these programs included the following:

- Owners of properties in conservation districts are eligible, in some cases, for a partial tax rebate on materials used for exterior architectural conservation. The rebate is not claimable for metal or plastic materials, such as aluminum or vinyl siding.
- Property owners in a heritage conservation district are also eligible for a Provincial grant of up to 80% of an architect's or other professional consultant's fees for preparation of building conservation district plans, up to a maximum of \$4000, within provincial budget limitations.

With designation of Grand Pré as a National Rural Historic District, it is also possible that other sources of assistance may become available and it shall be the intention of Council to explore such possibilities with appropriate government departments, non-government organizations, community organizations, charitable foundations, and corporations, as appropriate.

## 5.15 BUILDING CODE

Until recently, the Provincial Building Code sometimes required building improvements to be carried out in a manner that conflicted with historic architectural conservation, particularly when there was a change of use. While the interests of public safety must prevail, it was sometimes necessary that the Code be administered flexibly in order to facilitate restoration or compatible rehabilitation of old buildings. Nova Scotia amended the Provincial Building Code in April 1997, and one area that was addressed in the amendments was the reuse of heritage buildings. The amendments introduce compliance alternatives and equivalencies for the reuse of heritage properties and were adopted to make it easier for owners of heritage properties to comply with code requirements without sacrificing historical appearance or authenticity.

### 5.15.1 Judicious Administration of Building Bylaw

In the event of a conflict between the conservation district bylaw and the Building Bylaw, Council may authorize the Building Inspector to apply the Provincial Building Code judiciously in favour of heritage considerations. It is acknowledged, however, that in accordance with the Heritage Property Act, the Building Code requirements shall prevail.

# APPENDIX 1

## HERITAGE BUILDINGS

in

## GRAND PRÉ VILLAGE

### History, architecture & setting

In this appendix, heritage buildings are listed  
in the same order as they are identified on  
Map 3 in the conservation plan.

Historical information is summarized  
From the  
Grand Pré Heritage Building Inventory.

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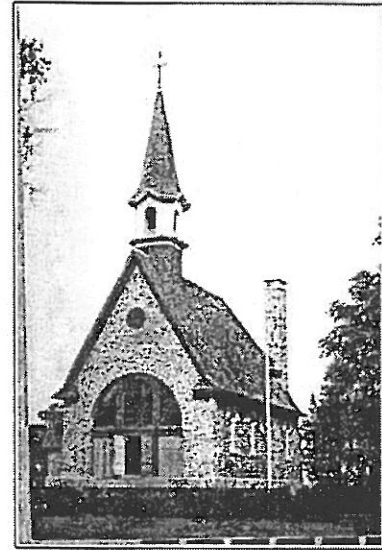
1. Memorial Church of St. Charles

Year built: 1922

Owner: Government of Canada

History: Constructed by la Societé National l'Assumption with funds donated by Acadians throughout North America as a memorial to the Deportation of 1755.  
Note: the church is not consecrated and has no official religious function.

Architecture: Quasi-Norman/French Regime style.  
Rubble stone exterior.  
Steep gable roof ( $20/12$  pitch) with raked eaves.  
Octagonal steeple with round-headed lantern windows.  
Entrance set in large, semi-circular, Norman arch with triple, double-leafed doors beneath stained glass windows.  
Circular attic window in gable end.  
Round-headed windows on side elevation.  
Tall, offset, exterior chimneys at rear.



Setting: The Memorial Church is a visual focus within the landscaped gardens of the National Historic Park and is also a local landmark. Its spire rises above the surrounding trees and can be seen from all directions, from the village and from across the dykeland.

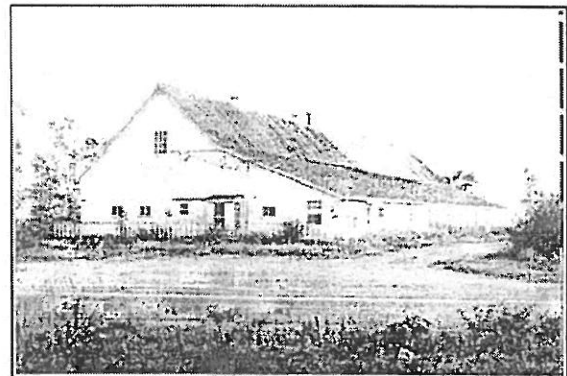
2. Old Apple Warehouse

Owner: Evangeline Farms.

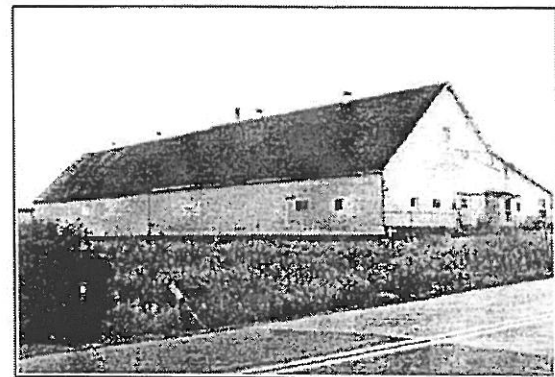
Year built: c1920s

History: No information

Architecture: At 60x200 ft. (12,000 sq. ft.), this is the largest heritage building in the village. Long, gable roof structure ( $12/12$  pitch) with lean-to addition along entire length. Wood shingle cladding.  $6/8$  sash windows. Single chimney and attic ventilators at ridge line. Substantially intact except for new, horizontal slider windows in end elevation.



Setting: The old warehouse is situated beside the railway at the dykeland edge, at the foot of the hill leading down from the village centre, and across the street from the National Historic Park. It contributes strongly to the historical atmosphere at this lower edge of the village, hearkening back to an earlier period where the railway played a significant role in agricultural transportation.



3. Old Methodist Manse

Owner: Gerald Hart

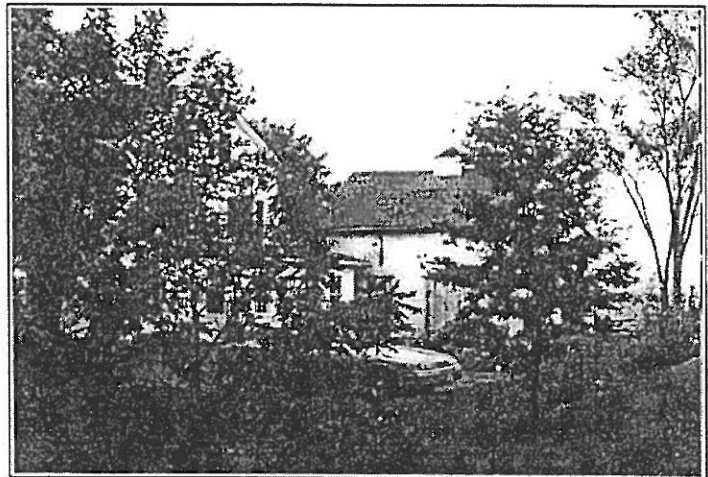
Year built: c1833

History: This was the second Methodist Meeting House in the village (the first was built in 1789) and was originally located on the Horton Cemetery site. It was moved to this location in 1893 to make way for a third Meeting House (no longer standing).

Architecture: 2½ storey, Neo-Classical style.  
3-bay facade with 6/6 windows.  
Pedimented portico over front entrance.  
Symmetrical, inset chimneys.  
Small, shed-roofed addition on east side.  
Vinyl siding (white).

Outbuildings: Old, gable roofed barn/carriage house with cupola. Wood shingle cladding.

Setting: Set back about 50ft. from the Old Post Road beside a tree-lined driveway, this house contributes strongly to the historical ambience of this eastern edge of the village. It is within sight of its original location at the Horton Cemetery.



4. Samuel Reed House

Owner: June Robertson

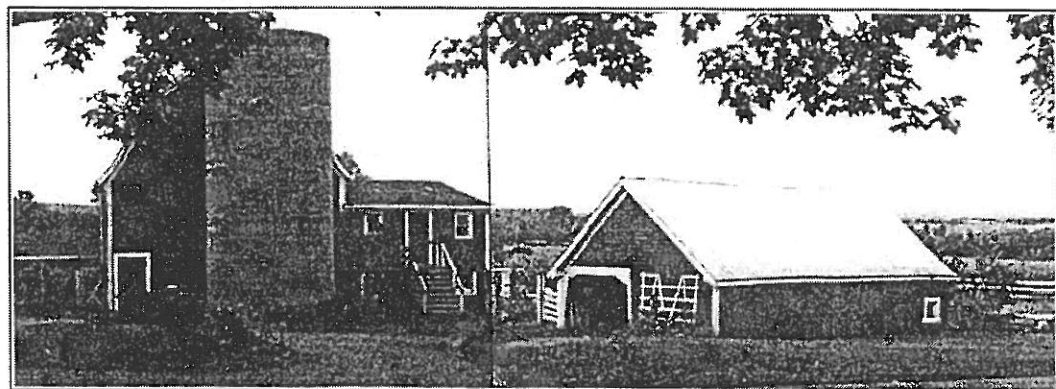
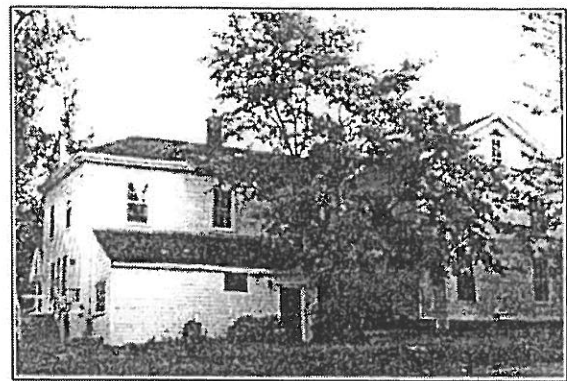
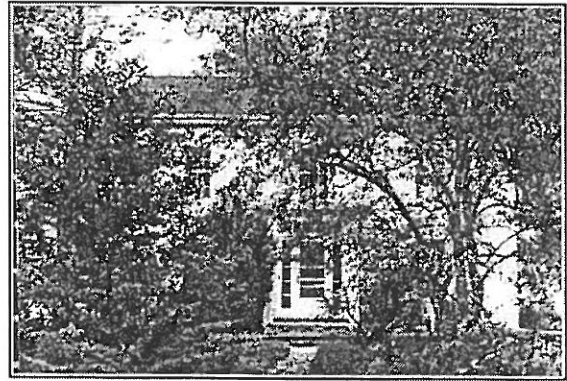
Year built: c1770 with major addition c1850s.

History: Samuel Reed came to Grand Pré in 1761 as part of the Planter migration and built the original (rear) portion of this house a few years later. Robert Leard, an Irishman who had earlier lived in Windsor, N.S., moved to Horton Township in 1779 and purchased the property in 1794 (see also #6). It stayed in Leard/Stewart/Trenholm family ownership until 1977, when it was purchased by the present owner. The front portion of the house, which is today the more publicly visible, was added in the 1850s. From 1896 to 1906, the property was operated as a hotel known as "Grand Pré House".

Architecture: 2½ storey, Neo-Classical style. Gable roof (hipped roof at rear). Symmetrical 3-bay facade. 6/6 windows. Enclosed, flat roofed porch with sidelights and transom windows. Wooden cladding; wide cornerboard, friezeboard and baseboard trim. Returned eaves. Deck/balcony added at rear.

Outbuildings: Old gambrel roofed and gable roofed barns with concrete silo.

Setting: Although oriented towards the Old Post Road, the house is hidden from full public view by a screen of mature trees. Outbuildings more visible from street. House and outbuildings together have a commanding prospect overlooking the dykeland to the north.



5. Annie Stewart House

Owner: R. Sneddon & S. Jackson

Year built: 1895

History: Built for Annie Stewart, a noted orchardist, Grand Pré postmistress, Kings County Registrar of Deeds, teacher, National President of the Women's Institute, active member of the Agricultural Society, local Surveyor of Roads, violinist, choir director, and member of the School Board. The house was known as "Basilhurst".



Architecture: Late Victorian/Greek Revival derivative style.  
2<sup>1</sup>/<sub>2</sub> storeys with steep gable roof (1<sup>2</sup>/<sub>12</sub>).  
Entrance in end elevation; side hall plan.  
Projecting, 2-storey bays on front facade and side of house .  
Shed-roofed addition at rear.  
Front veranda with decorative millwork.  
Vinyl siding.

Outbuildings: Gambrel roofed barn/storage building.

Setting: House prominently situated on top of a bank overlooking and close to the Old Post Road (25 ft. setback). Can also be seen from Highway 1 along with its barn and the backs of several other buildings fronting on the Old Post Road.



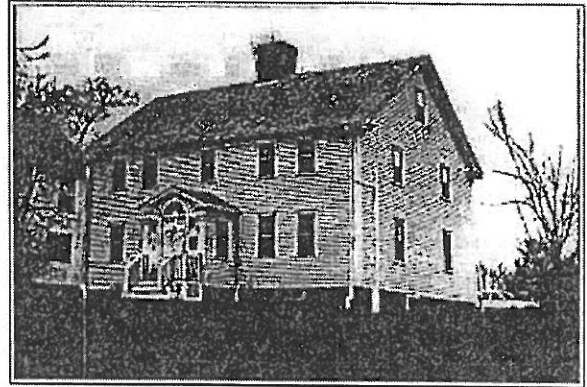
6. Leard/Stewart House

Owner: Cally Jordan

Year built: 1794

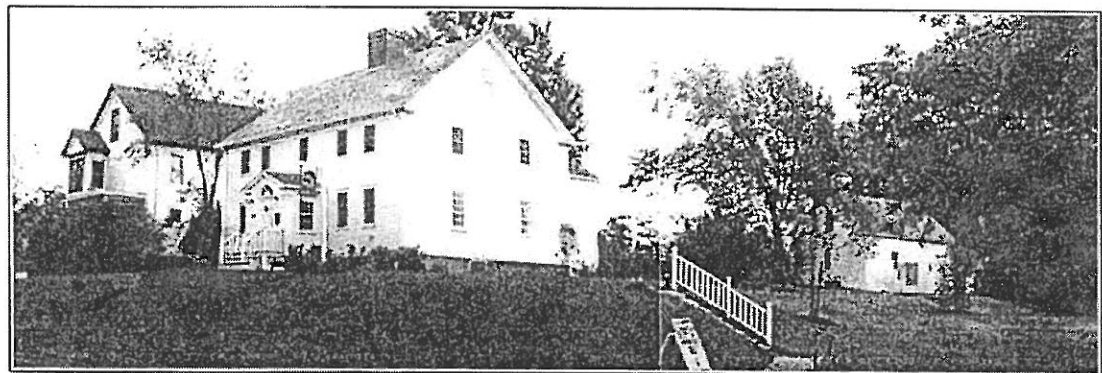
History: Built by Robert Leard (see # 4, Samuel Reed House) and passed on to his daughter, Elizabeth. Elizabeth married John MacNiel Stewart, an impressed British sailor who had made his way to Grand Pré after jumping ship near Pictou, N.S. in 1810. The house has remained in Stewart family ownership to the present day.

Architecture: Neo-Classical style.  
2 $\frac{1}{2}$  storeys with gable roof and rear ell.  
Symmetrical, five-bay facade.  
Massive central chimney.  
2nd floor windows tight to the eaves.  
Clapboard cladding; wide cornerboards  
 $\frac{9}{16}$  windows on first floor;  $\frac{6}{16}$  on second.  
Brick-nogged foundation.  
Enclosed, Adam style porch with wide, moulded corner pilasters, returned eaves, and fanlight over door.  
Simplicity, symmetry and restrained ornamentation.



Outbuildings: Small, gable roofed storage building set towards rear of the property.

Setting: Built on a rise overlooking the Old Post Road, set back only about 20 ft. from the property line, and having a large, open side yard, the house is highly visible from the the street and plays a large part in establishing the visual character of this part of the village. It is also partly visible from Highway 1 where it occupies the middle ground in a distant view of the dykeland, framed by surrounding trees (see photo previous page).





7. Hamilton House

Owner: Jim & Beth Keech

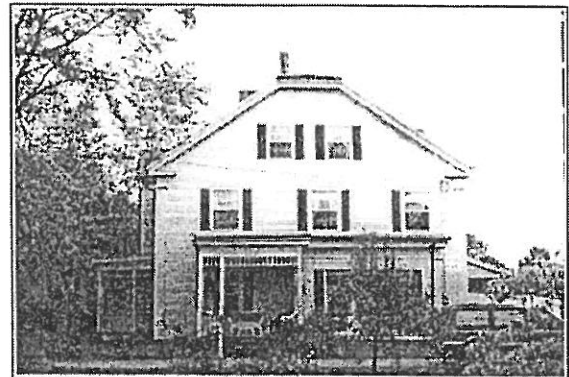
Year built: c1843 with modifications c1900.

History: Constructed by local builder, William Faulkner for George Hamilton. Later owned by Thomas Crane who Victorianized the house.

Architecture: 2<sup>1</sup>/<sub>2</sub> storey Neo-Classical style with Victorian modifications.  
Truncated gable roof (<sup>6</sup>/<sub>12</sub> pitch).  
Three-bay facade with 2 storey, pedimented, central projecting bay tied into veranda (spindles and turned posts).  
<sup>6</sup>/<sub>8</sub> sash windows.  
Wooden clapboards with wide friezeboard and cornerboard trim with capital mouldings and returned eaves.  
Dentil ornamentation under eaves.  
Veranda joined with rectangular bay window on side of house facing driveway.  
Distinctive yellow ochre paint scheme, highlighted by brown window shutters.

Outbuildings: Old barn behind house burned in 1995. Replaced by new building in similar style.

Setting: Situated close to the Old Post Road, the house contributes strongly to the historic character of the area. Its grounds merge with orchards on both sides.



8. Brown/MacDougall House

Owner: K. Rayski Kietlicz

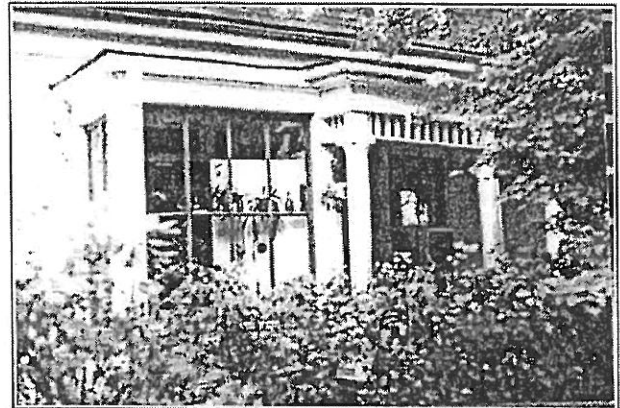
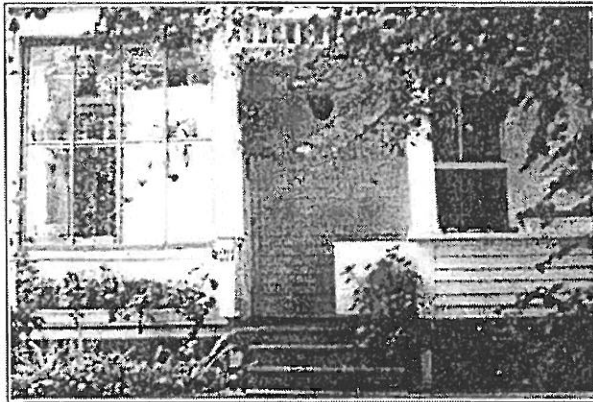
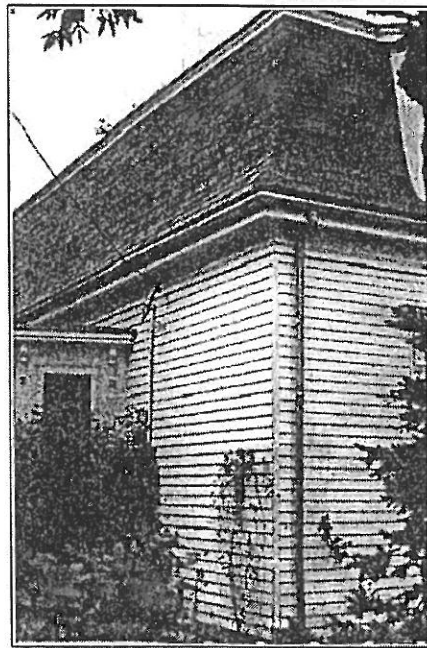
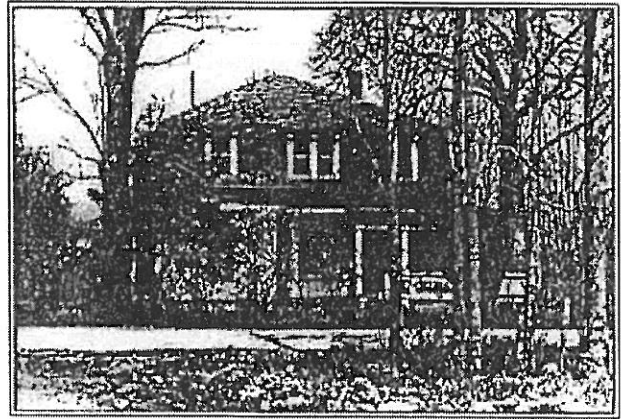
Year built: c1880

History: Built for Mary Brown and Louisa MacDougall, grand-daughters of Nathaniel Brown, a Massachusetts Loyalist who settled in Grand Pré.

Architecture: Simplified French Second Empire style. 2 storeys high under a Mansard roof. Symmetrical window arrangement on second storey with mullioned, double window in centre.  $2\frac{1}{2}$  glazing. Side hall entrance (with sidelights and transom window) sheltered by partially enclosed, glazed veranda. Wood shingle cladding with quarter round corner stops. Windows have ornamental brackets. Veranda has circular posts (simplified Ionic columns) with ornamental trelliswork under the eaves.

Outbuildings: Old storage building close to house.

Setting: The house is built very close to the Old Post Road with zero setback from the property line.





9. Jeremiah Calkin House

Owner: Elizabeth Goodstein

Year built: c1768

History: Jeremiah Calkin was a Planter from Lebanon, Connecticut who came to Grand Pré in 1765 with his wife, Mary, and their two sons. He built this house in 1768 on an old Acadian foundation on his farm property on the Simpson Bridge Road. The house was extended in length some years later about 1800.

It was purchased by the present owner in 1988 and moved to its present site in the centre of the village, and has since been thoroughly restored.

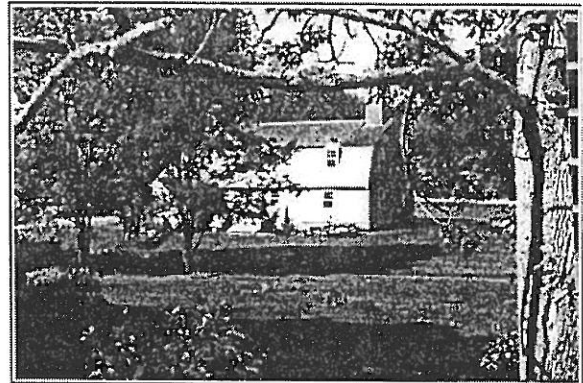
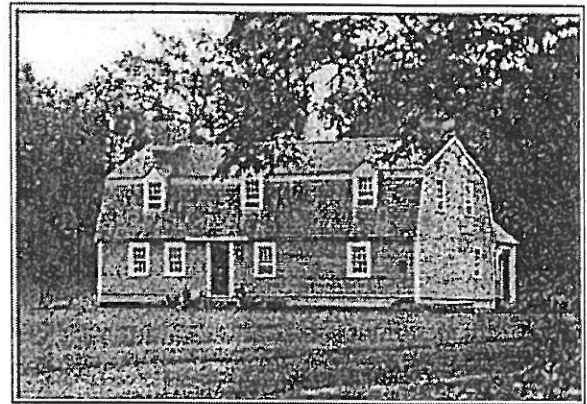
Architecture: The house is built in the Gambrel roofed Cape Cod style common in early New England settlements and used by some of the Planters who came to Horton Township. Very few of these early houses survive, however, and the Calkin House is a unique example in the Grand Pré area.

Although it embodies some formal Neo-Classical elements, such as symmetrically placed dormers and chimneys and well-defined corner and window trim, the facade design of the house is idiosyncratic, with window and door placements following more from the practical needs of the builder and his family than from any stylistic convention or concern for obvious symmetry.

Walls and roof are clad in wooden shingles. Chimneys are massive, on the model of the originals.

Trim is plain except for delicate, triangular moulded panels in the peaks of the dormers. There is a small, gable roofed ell at the rear, along with a hatch access to the basement.

Setting: Situated in a cleared field near the village centre, the house is clearly visible from the Old Post Road and Highway 1. Unlike other heritage buildings in the area, it is set back over 130 ft. from the Old Post Road.



10. Charles Brown House

Owner: Elizabeth Goodstein

Year built: c1850

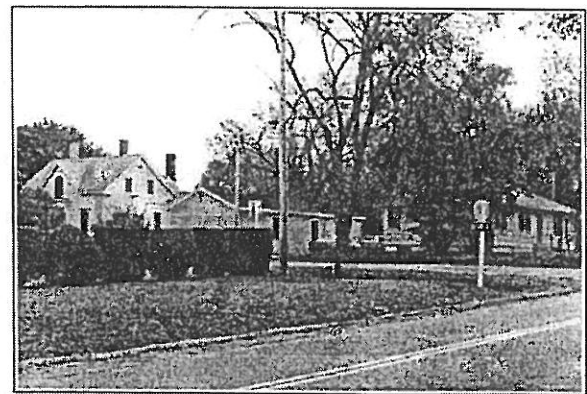
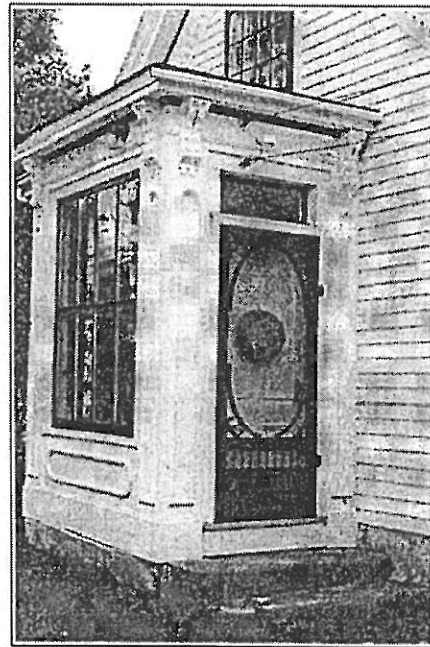
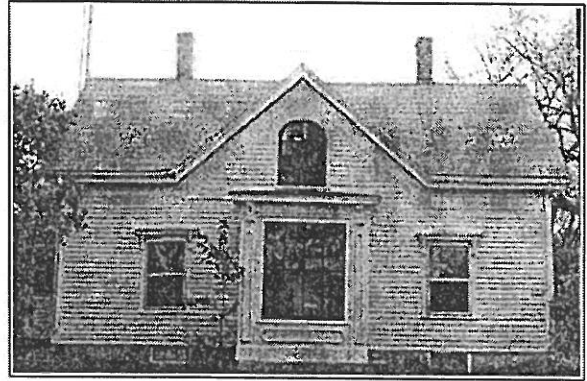
History: Charles Brown was a shopkeeper who kept a store in part of this house.

Architecture: Gothic revival style, characterized by a 1½ storey, gable-roofed form with a prominent, peaked dormer in the centre of the symmetrical, three-bay facade. Central door inside an enclosed porch. ⅙ windows with prominent moulded & bracketted hoods. Round-headed, ⅝ dormer window. Wooden clapboard cladding with cornerboards, wide friezeboard and dentilled eaves. Symmetrical chimneys. The porch is notable for its side door with transom window and wooden screen, and its moulded panels, paired brackets, ¼ front glazing, and stone steps. 1½ storey ell at rear, plus a small, single storey, shed-roofed addition. This is one of four Gothic Revival houses in the village. Painted white with highlights of black trim under the eaves and on the dormer storm window.

Setting: Like other heritage buildings near the Post Road crossroads, the Brown House is situated close to the street and is a character-defining feature of the neighbourhood.

Outbuildings: There are three old outbuildings on the property, the one most publicly visible being a single storey garage and storage building situate directly beside the house and fronting on the Old Post Road. Although of more recent vintage and of utilitarian design, the garage has a pitched roof, wood shingle cladding, and ⅙ windows which complement the architectural style of the main house.

Other outbuildings are the old Silas Crane Store and a large barn, which are described overleaf.



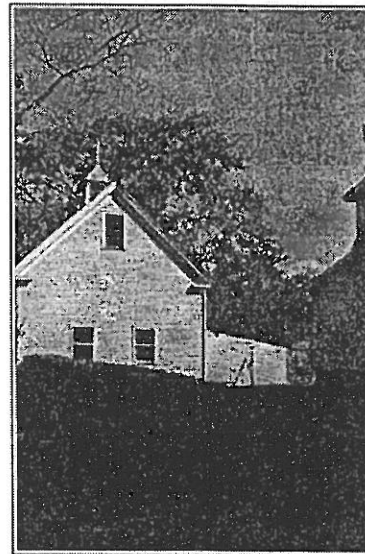
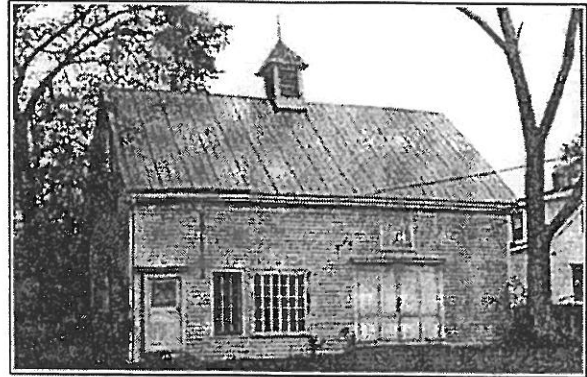
10 (cont'd)

### The Goodstein Barn

This old barn is one of several which reinforce and reflect the rural, agricultural character of Grand Pré village. Although the Heritage Building Inventory carries no information regarding its age, it is probably of the same mid-19th century vintage as the Charles Brown house and certainly has all of the features that characterize the agricultural buildings of that era, including:

- Tall, 1½ storey form.
- Steep <sup>12</sup>/<sub>12</sub> gable roof with returned eaves, cupola vent, and tin roof covering.
- Wood shingle cladding & corner trim.
- Wide, double door for vehicle access.
- Upper level access door to hay loft.
- Other access doors and windows with small pane glazing.
- Shed-roofed addition at rear.

Although historically associated with the Brown House, which fronts on the Old Post Road, this barn is most visible from the Grand Pré Road, from which its gable end can be seen behind the adjacent Harry Davison/Doug Morse house.

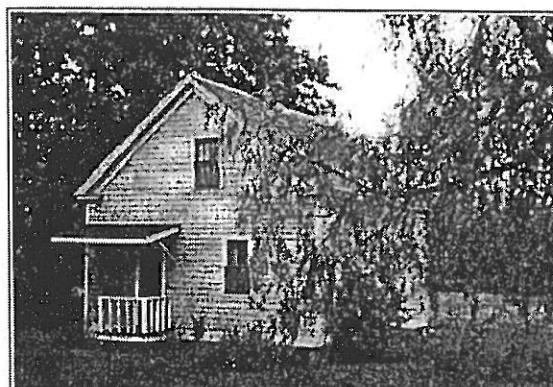
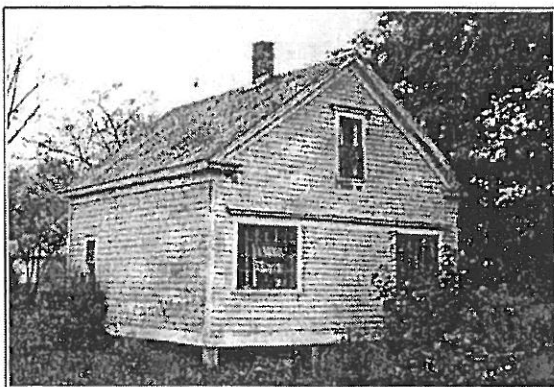


### The Old Silas Crane Store

Possibly built before 1800, this building was originally located on the other side of the crossroads, on the property presently owned by Carl Williams, where it was operated by Silas Crane as a store, post office and general meeting place for the village. It was moved to its present location behind the Charles Brown House a few years ago for use as a private museum.

Although substantially hidden from public view from the Old Post Road and Grand Pré Road, the building can be seen from Highway 1 across the field behind the Irving Service Station.

It is of post and beam construction and has a steep gable roof with returned eaves, wood shingle cladding, <sup>6</sup>/<sub>6</sub> sash windows and two, 24 pane display windows on what would have been its original, commercial face.



11. Harry Davison House

Owner: Douglass & Cora Mae Morse

Year built: 1920

History: Built for Harry Davison.  
No other information.

Architecture: Built in the early 20th-century Craftsman Bungalow style, this house represents the transition between earlier Neo-Classical and Victorian styles and the more modern styles of the post WWII period. It is similar to earlier buildings in form, scale and materials (1½ storeys, steep gable roof, wood frame, wood cladding, symmetrical facade design, etc.) yet more simplified in detail.

It has the characteristic features of the Craftsman style - a full front veranda covered by an extended roof slope; and shed dormers front and rear.

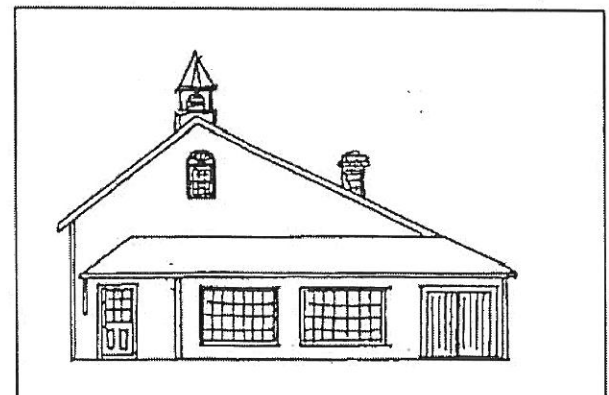
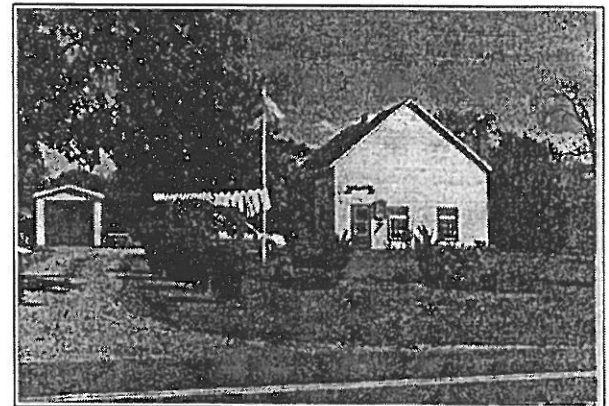
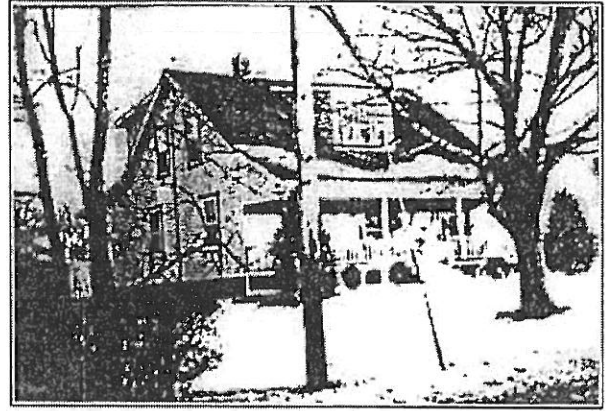
Veranda posts are rectangular profile, chamfered at the corners, with decorative, ranch style brackets.

Windows are similar to earlier styles - vertically proportioned, with 2½ glazing. Dormer windows are double or triple sashes built into a mullioned frame.

This is one of two houses in the village that date from this era.

Outbuildings: Old gable roofed barn used as commercial sign studio and storage space, renovated in 1995 with large addition on side, raised roof, restored cupola, and enlarged commercial windows, as shown.

Setting: Both house and barn front on the Grand Pré Road in the centre of the village, the house set back about 25 ft. from the property line, behind large shade trees, the barn set somewhat further back in the open side-yard.





12.

Silas Crane House

Owner: Carl Williams

Year built: c1767 with modifications c1880.

History: Silas Crane came to Grand Pré in 1761 from Lebanon, Connecticut as one of the Planter settlers. He eventually moved to Economy, Colchester County but other members of his family remained.

Architecture: This is a 2½ storey Neo-Classical style building which was Victorianized about 1880 with the addition of projecting, two-storey bays on the front and side. The double, mullioned windows on the front facade are Victorian replacements for the original windows which would have been single sash windows, probably with either 6/6 or 9/6 small pane glazing. The gable roofed house has a 2-storey, low pitched, almost flat-roofed ell at the rear and an enclosed veranda/porch on the side.

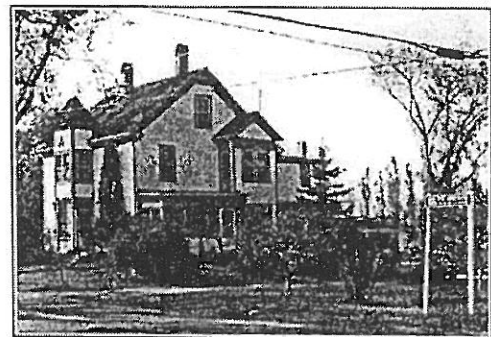
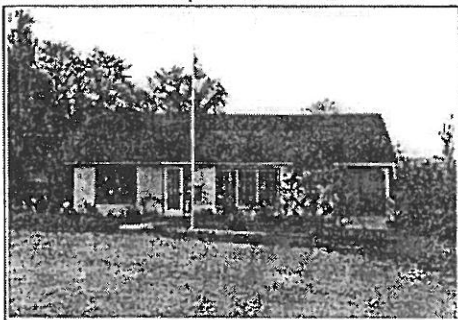
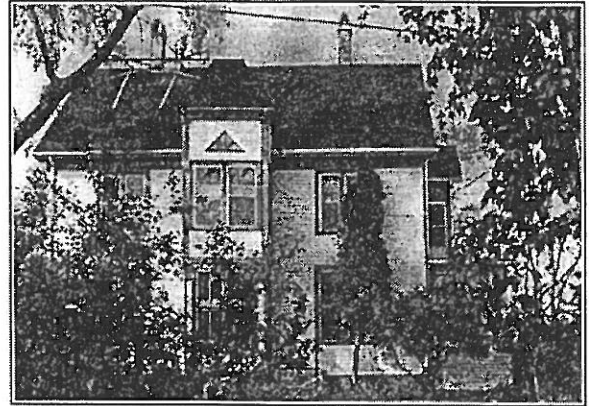
Decorative features added as part of the Victorianization include:

- dentils under the veranda eaves;
- an ornamented pediment on the side bay, with a panelled frieze, a triangular section of scalloped shingles, and simple, fluted vergeboards;
- eaves brackets and a triangular fanlight window on the front bay.

The house is clad in wooden shingles, painted white, with medium width, corner and friezeboard trim, painted blue.

Outbuildings: Situated on the same property is an old storage building which was originally located near the railway and which was moved uphill in the 1980s and enlarged for use as a craft store and tearoom.

Setting: Due to its location at the Old Post Road crossroads, the Crane house is an important heritage building which plays a large part in establishing the heritage character of the centre of the village. Like several other houses fronting on the Old Post Road, it is built with zero setback from the property line, but has a spacious, 60ft. sideyard facing its Grand Pré Road frontage.



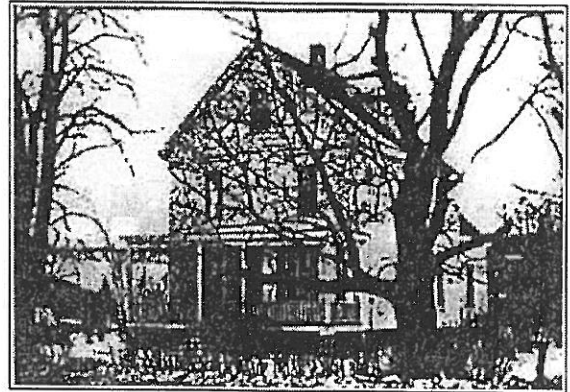
13. James Avery House

Owner: James Green

Year built: c1852

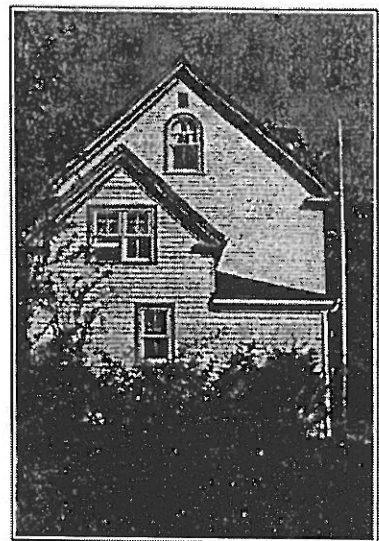
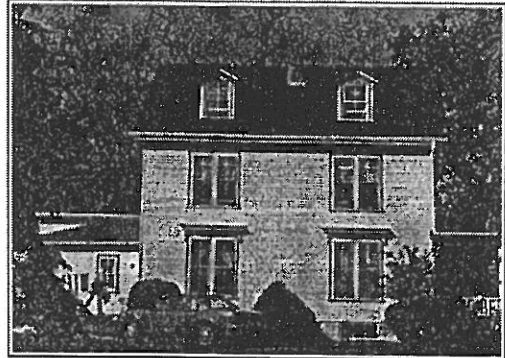
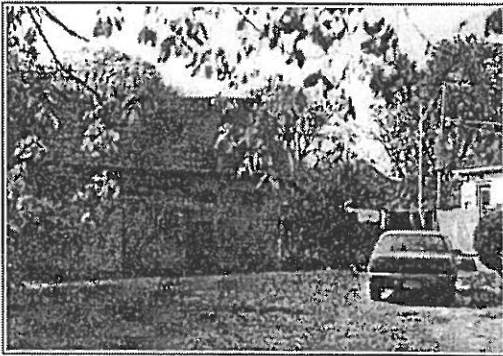
History: Built for Dr. James Avery (1794-1887).

Architecture: Victorian/Greek Revival derivative style, with side hall plan.  
Tall proportions; steep ( $12/12$ ) gable roof.  
Full front veranda incorporating enclosed, glazed storm porch.  
Central chimney.  
Peaked dormers both sides.  
Round-headed attic windows.  
Mullioned windows on south elevation.  
Bracketted window hoods.  
 $1\frac{1}{2}$  storey ell at rear.  
Shingle cladding with cornerboard trim.



Outbuildings: Old, shingle clad barn.

Setting: Along with the Silas Crane House across the street, the James Avery House firmly establishes the historical tone of the Old Post Road crossroads. Small setbacks (10 and 15 ft.) firmly place the building in the public eye, while mature street trees and property line plantings screen the adjacent side yard.



14. Old James Avery Barn

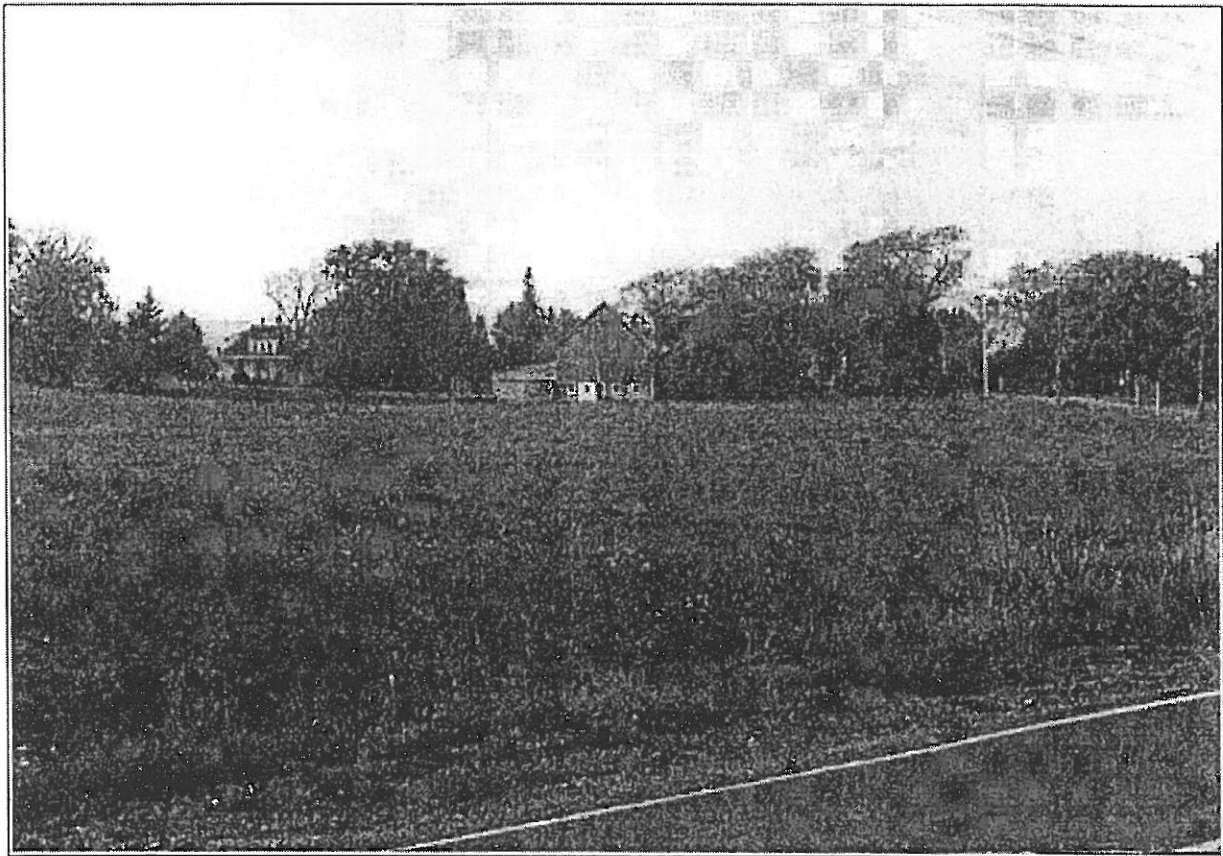
Owner: Greg Allen

Year built: 1886

History: Originally part of the James Avery property. Known at one time as "the Bishop place".

Architecture: Tall, 1½ storey structure with vertical board cladding, tin roof (12/12 pitch), and single storey, lean-to ell at rear.

Setting: Like the several other old barns still standing in the village centre, this building reinforces the agricultural setting of Grand Pré. It stands on a 7 acre parcel of open pasture between the Post Road and Highway 1, west of the crossroads.





15. Avery Bowser House

Owner: Jack Allen

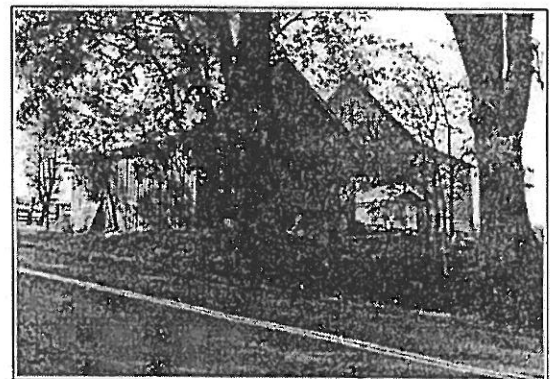
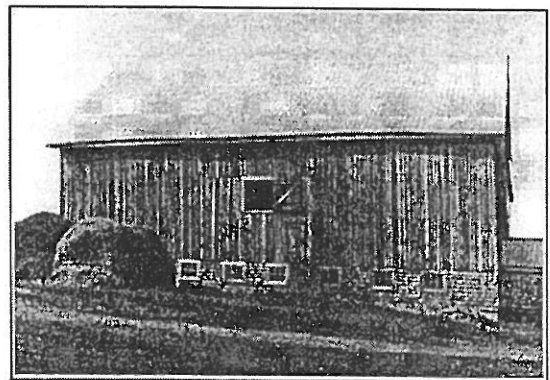
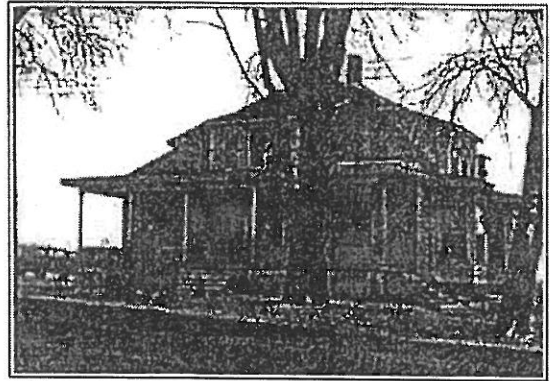
Year built: c1915

History: An earlier house on this site, tracing back to the 1770s and the Reverend James Murdock, burned in 1915 and was replaced by this house, built by Avery Bowser.

Architecture: Early Bungalow style.  
Square plan.  
1<sup>1</sup>/<sub>2</sub> storey, with truncated hip roof and shed dormers lighting upstairs rooms.  
Full front veranda.  
Central doorway with sidelights and transom window.  
Double bay windows on side.

Outbuildings: This is an active farm property and there are several agricultural outbuildings, including two old barns which appear to pre-date the house. Both have tin roofs (1<sup>2</sup>/<sub>12</sub> pitch) and vertical board cladding.

Setting: This house and its associated outbuildings are the first buildings seen on the north side of Mitchell Hill Road when approaching Grand Pré from the west. They can be seen from the top of the hill and provide the first impression of the village for the visitor approaching from this direction. Open cropland and orchards behind the buildings sweep away to the north, towards the National Historic Park and the dykeland.



16. Rev. Hennigar House

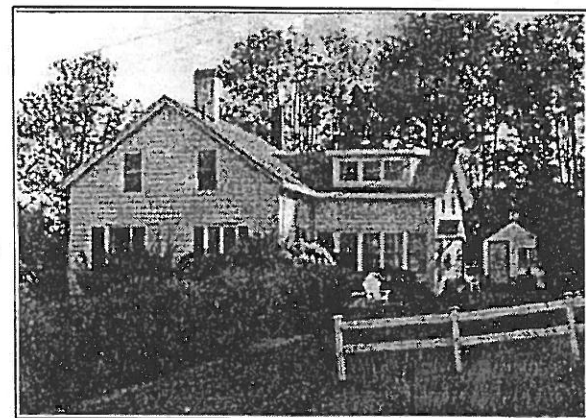
Owner: Robin Stuart-Kotze

Year built: c1858

History: Built for Reverend Hennigar.

Architecture: Gothic Revival style with the classic features of steep gable roof and Gothic dormer with pointed dormer window. 3-bay facade; central door with sidelights and portico with balcony; symmetrically placed chimneys. Windows  $\frac{6}{8}$  with shutters. Rear ell was added c1912, with shed dormer and a bank of five mullioned windows. Front facade has original wooden cladding. Side elevation has replacement cladding with wider exposure to the weather.

Setting: This house is oriented towards the "Old Dyke Lane" which once ran between the Old Post Road and Highway 1. (The James Crane House [#20] also faces this old lane). The house thus presents its side elevation towards the Mitchell Hill Road, setback about 55ft.



17. John Faulkner House

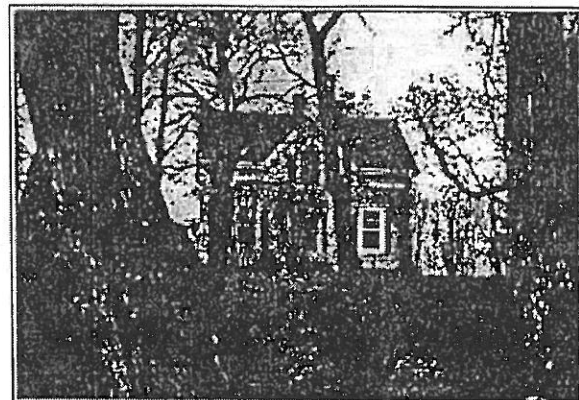
Owner: Norman Jackson

Year built: c1854

History: Built by Sam Faulkner, who also built several other houses in the village. John Faulkner was a blacksmith.

Architecture: One of four Gothic Revival houses in the village and the only one that has a flat front facade, without porch or portico. Symmetrical facade design. Neo-Classical doorway with sidelights and transom window. Pointed window set in central dormer. Central chimney. Wooden cladding with wide board trim.

Setting: Set back over 100ft. from Highway 1, at the intersection with Simpson Bridge Road, the house is situated on high ground, away from the road, and is shielded from full public view by intervening trees.



18. John Faulkner House

Owner: Beatrice Townsend

Year built: c1849

History: Built by Sam Faulkner for John Faulkner.

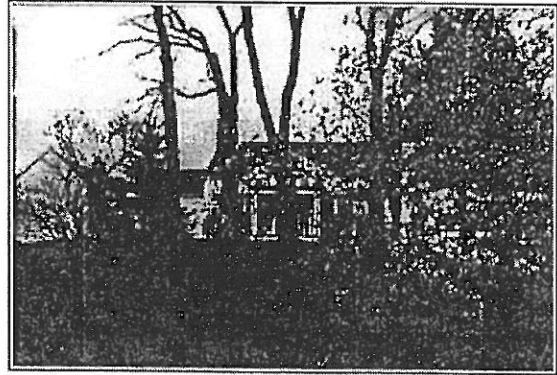
Architecture: Built in the Gothic Revival style with a slightly wider, shallower pitched dormer than the other three Gothic Revival houses in the village. Ell on east side.

Modifications from the original include:

- bay windows, which are probably a late Victorian improvement;
- a door in the dormer instead of a window. The door opens onto the balcony/portico sheltering the front door;
- chimneys rebuilt as exterior end chimneys - the chimneys would originally have been interior chimneys.
- Wide overlap replacement cladding.

Outbuildings: Old, gable roofed storage building.

Setting: Like the other Faulkner house across the Simpson Bridge Road (#17), this house is set back considerably (about 140ft.) from Highway 1 behind a screen of trees and is thus not fully in public view. However, removal of some Elms in front of the house in recent years has opened up the view slightly more.



19. Old Grand Pré Schoolhouse

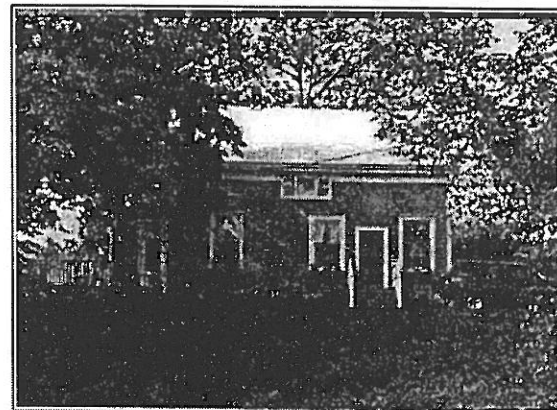
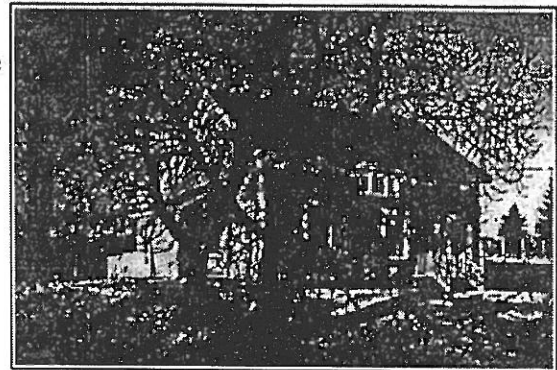
Owner: Paul Sexton

Year built: c1878

History: No information other than former use as schoolhouse.

Architecture: Converted into a dwelling, this 1½ storey, gable roofed structure retains the look of its former use, with high eaves and large, 6/6 windows. Renovations include a new door and entrance steps and a deck.

Setting: Like other houses fronting on this curving section of Highway 1, the old schoolhouse is set well back from the road (about 60ft.), is well separated from its neighbours, and contributes to the feeling of transition from farmland to village centre as one approaches Grand Pré from the west.



20.

James Crane House

Owner: Grand Pré Winery (1887499 N.S. Ltd.)

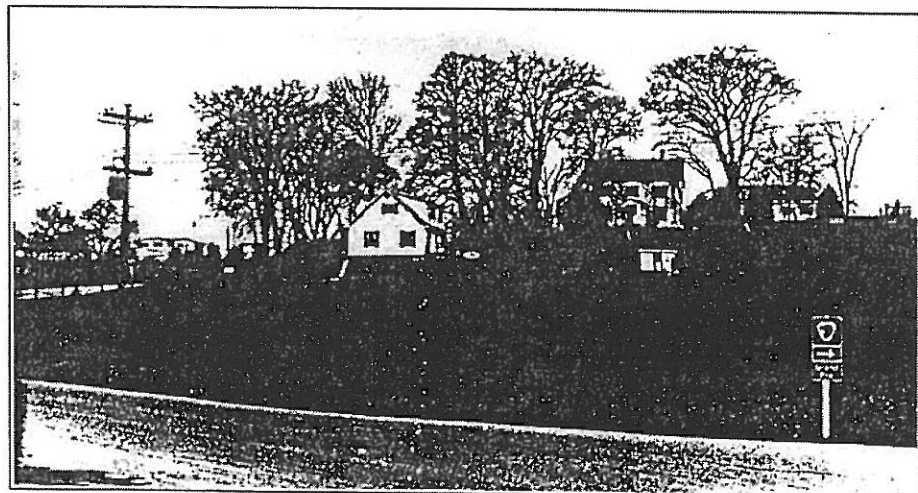
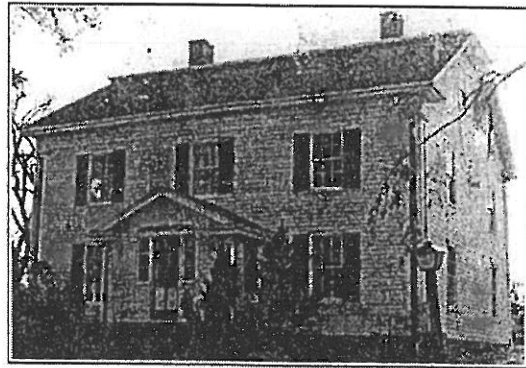
Year built: c1828

History: James Crane was born in 1782, married Charlotte Avery in 1815 and had this house built in 1828. He died in 1868.

Architecture: Neo-Classical style. 2½ storeys. Truncated gable roof with gable roofed rear ell. Symmetrical, ordered, 3-bay facade. Central entrance porch has partial pediment, moulded trim, and glazed panel door with sidelights and delicate, elliptical fanlight. Large 6/6 windows on main facade, with shutters. Mullioned 6/6 windows on rear. Wood shingle cladding with 18" wide, cornerboards and friezeboard. Painted white with dark green highlights on cornerboards and front door.

Outbuildings: Two modern outbuildings, built in a complementary style, stand behind the house. Used for winemaking, office and storage, these buildings have truncated hip roofs with hipped dormers and are also clad in wood shingles and painted and highlighted the same as the house.

Setting: The Crane House is situated on a hilltop overlooking Highway 1 west of the crossroads amidst a grove of mature trees. It faces "Old Dyke Lane" which once ran between the highway and the Old Post Road (see also #16). Its hilltop setting and visibility from the crossroads, across open pasture, contributes strongly to the heritage character of this part of the village.





21. Henry Harris House

Owner: Joseph Merks

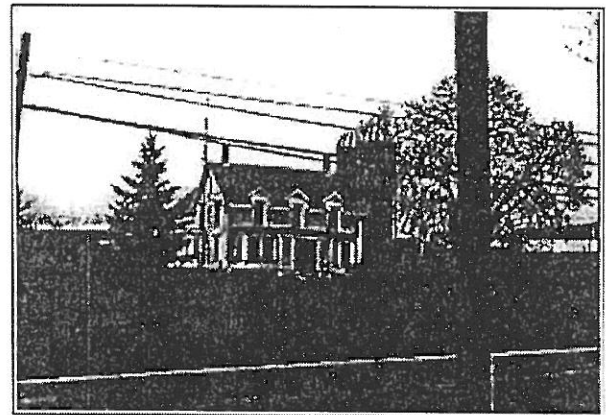
Year built: c1848 with modifications 1896.

History: This house was built for Henry Harris by Sam Faulkner in the 1½ storey Gothic Revival style, similar to the other houses that he built nearby on the south side of Highway 1 (see #17 & #18). In 1896, a kitchen ell at the rear was removed and lived in while the main part of the house was transformed into the present day, 2 storey structure.

Architecture: Victorian Modified Gothic style characterized by peaked dormers inset into the roof eaves. Symmetrical facade with a central door and flanking bay windows joined to an open portico. Steep, gable roof. Rear ell. Windows have 2½ glazing. The bay windows have double windows in a mullioned frame with ornamental moulded panels below. The dormers have massive side brackets framing the joint with the roof eaves, and the pediments above each dormer window are embellished with moulded panels. The house is clapboarded and trimmed with wide cornerboards, baseboards, and friezeboards. In 1994 one chimney was removed and replaced by a new exterior end chimney (shown under construction the photo).

Outbuildings: This is an active farm property and there are two silos and several modern farm buildings behind the house.

Setting: Like other houses in this area, the house is set back over 100ft. from Highway 1 in spacious grounds and plays a large part in establishing the historical appearance of this part of the village.



22. The Old Store

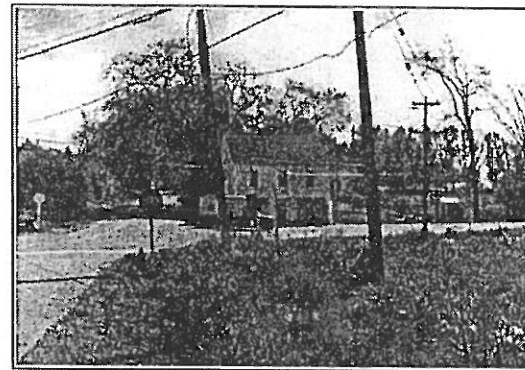
Owner: John Bentley

Year built: c1857

History: Built for merchant Jeremiah Northrup.

Architecture: Neo-Classical= style house with ground floor store and upstairs living quarters. 2½ storeys with gable roof and rear ell. Symmetrical, 3-bay front facade with original ⅙ windows on upper floor. Recessed entrance with transom window. Building has been renovated with new storefront windows, removal of storefront cornice, removal of chimneys, and replacement, wide exposure cladding.

Setting: Situated at the Highway 1/Wallbrook Road crossroads in the centre of the village, this is a visually prominent heritage building.



23. Irving Service Station

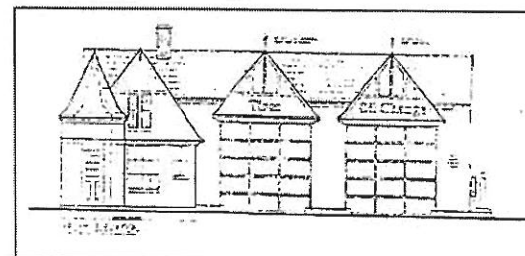
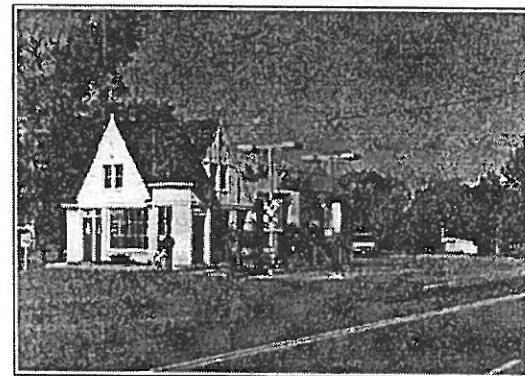
Owner: Irving Oil Ltd.

Year built: c1926

History: Irving built many service stations in this style throughout Nova Scotia. Only a few survive, most having been replaced by more modern structures.

Architecture: Eclectic, Romantic combination of Victorian Gothic, Tudor Revival & Queen Anne Revival styles. Steep, cross gable roof with octagonal corner tower. Roof eaves slightly bell-cast. Gable ends embellished with ornamental panelling resembling medieval half timbering. Stuccoed exterior. The 1920s style repair shop attached to the side of the building was enlarged in 1995 in a complementary fashion, with panelled gables over each garage bay, on the model of the main structure.

Setting: Located at the Highway 1 crossroads, this is one of the most visible heritage buildings in the village. Its Romantic architecture sets a visual tone which balances and echoes the romanticism embodied in the National Historic Park and which many visitors seek when visiting Grand Pré.



24. Borden House

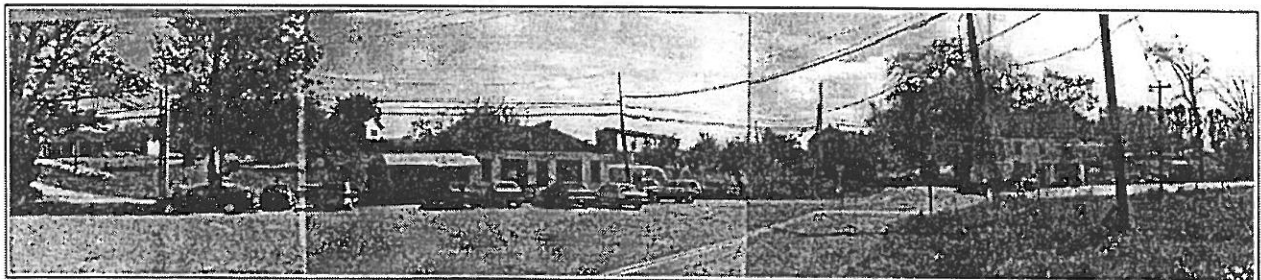
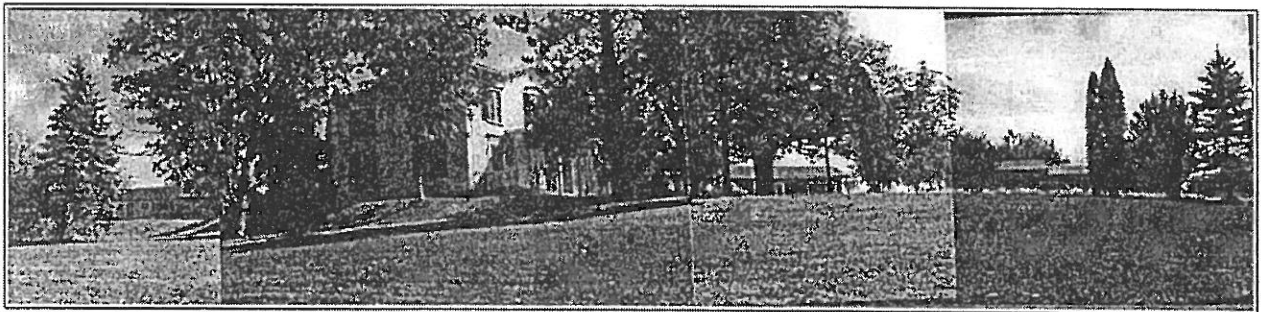
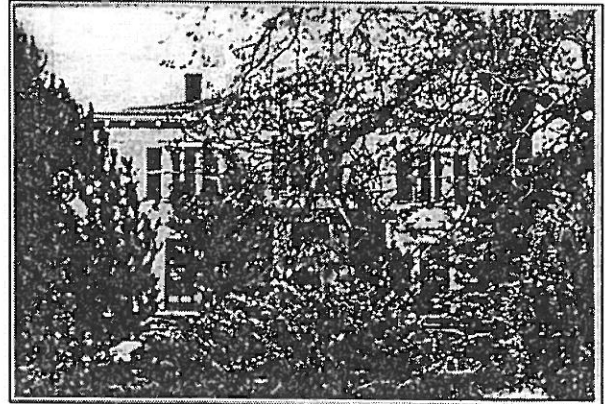
Owner: Marjorie Stirling

Year built: 1852

History: Built for Andrew Borden, farmer and father of Sir Robert Borden, Prime Minister of Canada from 1911 to 1920.

Architecture: Italianate/Bracketted style.  
2 storeys high.  
Low pitched, hip roof with shallow pediment over centre of main facade.  
Symmetrical 3-bay facade with portico.  
Windows are unusual narrow, mullioned  $\frac{1}{4}$  sashes with finely detailed, dentilled hoods. Central second storey window has shallow peaked hood.  
Bracketted eaves.  
Clad in wooden clapboards with wide, fluted cornerboards and finely dentilled friezeboard.

Setting: The house is situated on the same property as the Grand Pré Motel and Tearoom, a complex of buildings dating from the 1950s and later. The house overlooks Highway 1 and the crossroads and is set on a slight rise, in spacious, landscaped grounds in front of the motel, with the Tearoom some distance away at the roadside. The rear portion of the property is in orchard. The whole complex speaks of the pleasant marriage of agriculture, historical association and tourism that characterizes Grand Pré.





25.

Roswell Pelton House

Owner: Gwen Archibald

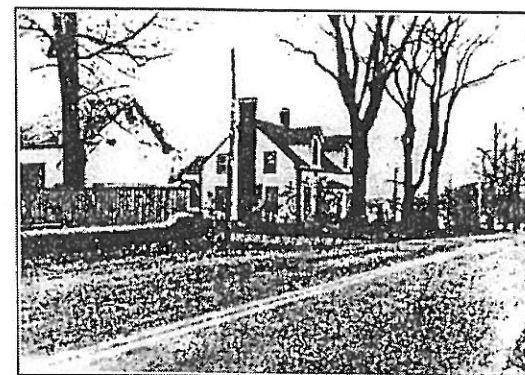
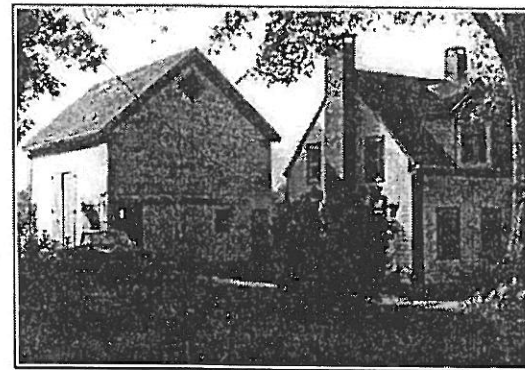
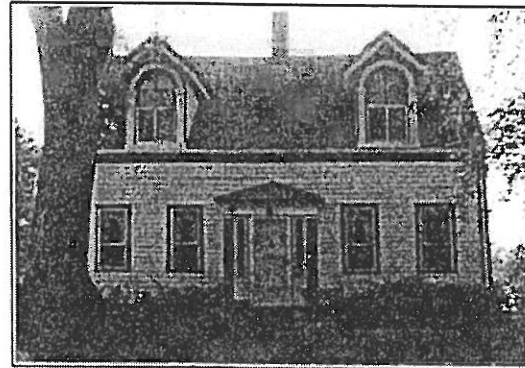
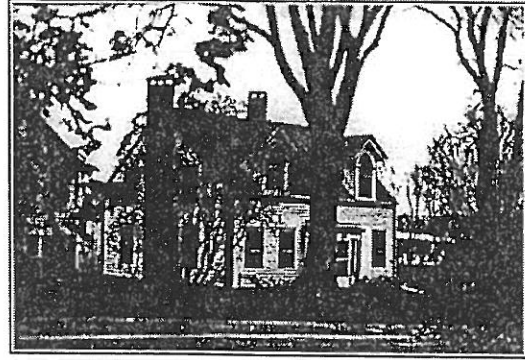
Year built: 1791

History: This house was built by Roswell Pelton, a blacksmith, who lived here until 1816. It was from this property that land was divided in 1804 for the construction of the adjacent Covenanter Church. The house was owned by the Borden family from 1844 to 1862 and Sir Robert Borden, Canada's eighth Prime Minister, was born here.

Architecture: Neo-Classical style with symmetrical, 5-bay, front facade. Shingle clad, with plain cornerboards and little extraneous ornamentation. The central door set in a hip-roofed porch with sidelights. Plainly trimmed,  $\frac{9}{16}$  windows. Central chimney (plus an end chimney as a modern addition). Unusual, large peaked dormers (which are probably a mid 19th-century addition) complete the symmetry of the facade. The dormer windows are round-headed, with small capital mouldings adding a subtle touch of ornament. There is a gable-roofed ell at the rear of the house.

Outbuildings: An old, gable-roofed, shingle-clad barn stands immediately behind the house. It has an unusual, diamond shaped window set in the gable end.

Setting: Situated next to the Covenanter Church, the house and barn reinforce the late 18th-century flavour of this southern entrance to the village. Like the church, the house is set quite close to the road and helps to create a sense of intimate enclosure and long-time settlement.



26. James Gow House

Owner: Duncan Fraser

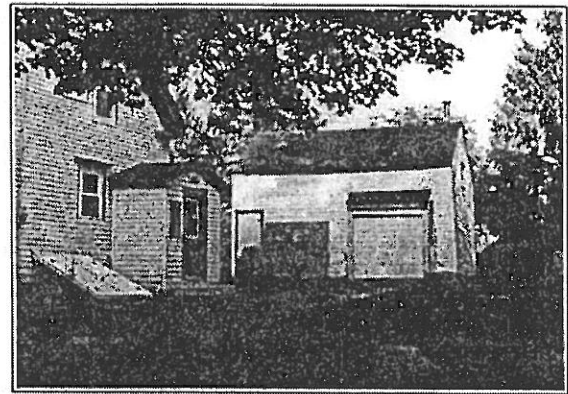
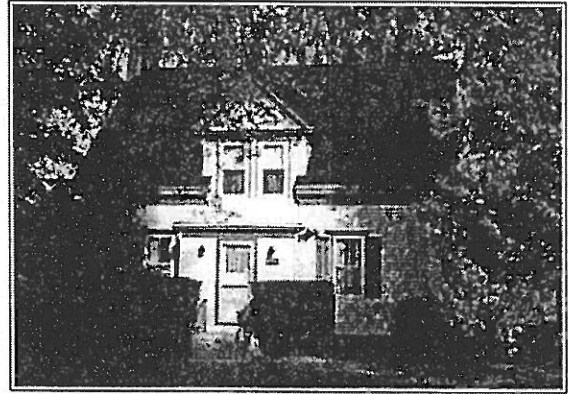
Year built: c1906

History: This house is built over an old Acadian foundation and is a replacement for a house which burned about 1905. Doors and windows from the earlier house were re-used in this dwelling.

Architecture: Modified Gothic style.  
1 $\frac{1}{2}$  storeys with steep gable roof and large, pedimented dormer inset into the roof eaves.  
Central entrance in flat-roofed porch.  
2 $\frac{1}{2}$  windows with simple moulded caps and shutters.  
Wood shingle cladding with plain board trim; cornerboards have small, moulded capitals.  
Exterior, end chimney.

Outbuildings: Old barn/storage building converted to garage.

Setting: This house forms a part of the small cluster of buildings near the Covenanter Church and contributes to the historic atmosphere at this southern edge of the village.



27.

Covenanter Church

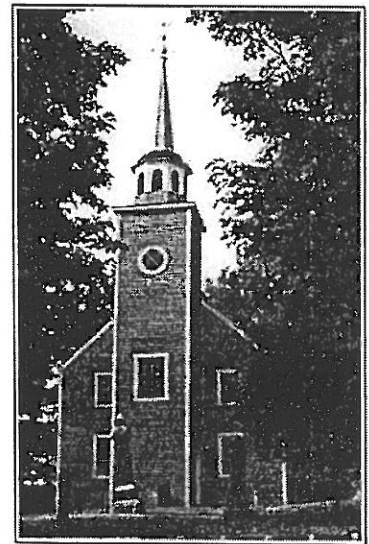
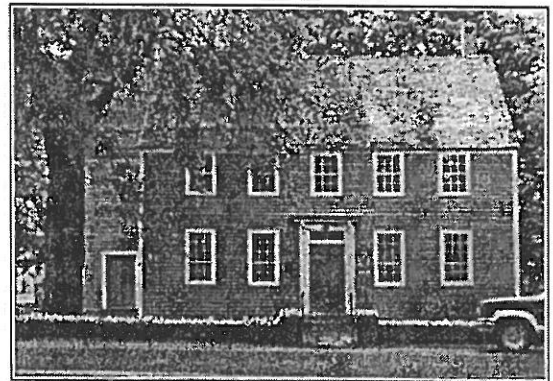
Owner: United Church of Canada

Year built: 1804 to 1811, tower added 1818.

History: This is the oldest extant Presbyterian church building in Canada and is a Registered Provincial Heritage Property and a National Historic Site. Its construction was begun in 1804 under the ministry of Rev. George Gilmore after an earlier log church elsewhere in the village had deteriorated. The first section, completed in 1811, was built in the austere New England Meeting House style. The tower was added in 1818.

Architecture: The original Meeting House part of the church is simple in plan, symmetrical in design, and spare in detail. Before construction of the tower it could easily have been taken for a well-proportioned Georgian house. Its 5-bay front facade has evenly spaced,  $\frac{9}{16}$  windows on the ground floor and  $\frac{6}{16}$  windows on the second floor, set tight to the eaves. The one touch of ornament is on the entrance, where a double door with a transom window is set in a finely detailed, classically derived entablature. The tower is an eye-catching, ten-foot square structure topped by an octagonal, domed belfry with round-headed, louvred, lantern openings and a slender, octagonal spire. The front face of the tower is complimented by a 20-pane, muntined window at the second floor level, and a rondel window at attic level. The building is clad in wood shingles with plain board trim.

Setting: The Covenanter Church stands at the southern entrance to the village at the brow of the hill on the road leading in from Wallbrook, and is a landmark which can be seen from both north and south. It is set in a treed churchyard close to the road and has a defining influence on the historic character, not only of its immediate surroundings, but also of the whole village.



28. Old Chalmer's Presbyterian Church

Owner: Horton Community Centre

Year built: 1891

History: Chalmer's Presbyterian Church was formed in 1891 by those unhappy with the minister of the Covenanter Church. The building served as a church until 1912 when it was sold to the School Trustees. It was used as a school until school consolidation in 1962, and has since been used as a community centre.

Architecture: The large, gable-roofed structure presents its gable end to the highway. The entrance is set in the centre of a 5-bay facade facing the driveway and there is a simple portico sheltering the door.

The wood shingle cladding is painted deep red and trimmed with plain cornerboards painted white.

Setting: The building is set back almost 200ft. from Highway 1 on top of a knoll and behind a grove of mature shade trees. Situated directly opposite the Horton Cemetery, with more modern buildings on either side, it quietly contributes to the sense of history along the eastern approach to the village.



# APPENDIX 2

## GROUND FLOOR AREAS & PROPORTIONS OF HERITAGE BUILDINGS

APPENDIX 2

GROUND FLOOR AREAS & PROPORTIONS OF HERITAGE BUILDINGS  
(all dimensions are scaled from available mapping and are approximate only)

	<b>Name</b>		<b>dimension</b>	<b>sq. ft.</b>	<b>proportion</b>
1.	Memorial Church of St. Charles		Not Available		
2.	Evangeline Farms (Old Apple Warehouse)		60 x 200	12000	1:3.3
3.	Hart	house	34 x 44	1496	1:1.3
		barn	26 x 32	832	1:1.25
4.	Robertson	house	28 x 38	1064	1:1.4
		ell	22 x 26	572	1:1.2
		barns	28 x 38	1064	1:1.4
			30 x 50	1500	1:1.7
5.	Sneddon	house	32 x 48	1536	1:1.5
		barn	12 x 22	264	1:1.2
6.	Jordan	house	30 x 38	1140	1:1.25
		ell	20 x 25	500	1:1.25
		shed	22 x 32	704	1:1.5
7.	Keech	house	40 x 44	1760	1:1.1
		barn	Not Available		
8.	Rayske Keitlicz	house	36 x 36	1296	1:1
		barn	26 x 40	1040	1:1.6
9.	Goodstein (Calkin House)	house	23 x 43	989	1:1.8
10.	Goodstein (Brown House)	house	26 x 40	1040	1:1.6
		ell	15 x 22	330	1:1.5
		garage	26 x 48	1248	1:1.85
		old store	25 x 28	700	1:1.1
		barn	32 x 38	1216	1:1.2
11.	Morse	house	35 x 35	1225	1:1
		barn	25 x 40	1000	1:1.6
		barn addition		928	
12.	Williams	house	35 x 38	1330	1:1.1
		ell	26 x 38	988	1:1.5
		gift shop ?			

	<b>Name</b>		<b>dimension</b>	<b>sq. ft.</b>	<b>proportion</b>
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13.	Green	house	28 x 36	1008	1:1.4
		ell	16 x 22	352	1:1.4
		barn	26 x 34	884	1:1.3
14.	Greg Allen	barn	40 x 48	1920	1:1.2
15.	Jack Allen	house	40 x 40	1600	1:1
		barn	30 x 56	1680	
		barn addition	20 x 56	1120	
16.	Stuart-Kotze	house	32 x 42	1344	1:1.3
17.	Jackson	house	24 x 30	720	1:1.25
		ell	25 x 25	625	1:1
		shed	16 x 32	512	1:2
18.	Townsend	house	34 x 36	1224	1:1.1
		ell	12 x 16	192	1:1.2
		barn	24 x 28	672	
19.	Sexton	(old schoolhouse)	30 x 40	1200	1:1.3
20.	Grand Pré Winery	house	40 x 46	1840	1:1.1
		ell	12 x 24	288	
		outbuildings (2)	24 x 42	1008	
21.	Merks	house	26 x 38	988	1:1.5
		ell	22 x 26	572	1:1.2
22.	Bentley	store	36 x 44	1584	1:1.2
23.	Irving	service station addition	24 x 30	720 936	1:1.25
24.	Stirling	house	36 x 44	1584	1:1.2
25.	Archibald	house	26 x 33	858	1:1.25
		ell	16 x 20	320	
		barn	27 x 43	1161	
26.	Fraser	house	34 x 39	1326	1:1.2
		barn	16 x 26	416	1:1.6
27.	Covenanter Church		34 x 42	1428	1:1.25
28.	Horton Community Centre		43 x 60	2580	1:1.4