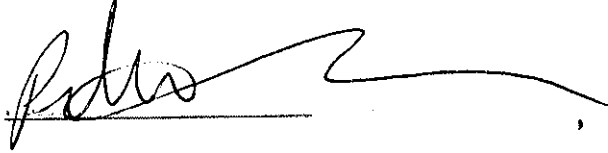


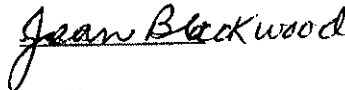
HERITAGE REGULATIONS

PUBLISHED BY AUTHORITY

The following regulations have been made by the Town Council of the Town of Gambo under the provisions of the Section 414 (2) (dd) of the Municipalities Act, 1999, and adopted by the Town Council of the Town of Gambo on the 12th day of September, 2011.



MAYOR



TOWN CLERK

HERITAGE REGULATIONS

Interpretation:

"Heritage Property" means any building, structure or land or real property so designated by Council under these regulations.

"Town" means the Town of Gambo

"Heritage Advisory Committee" means a committee appointed by Council pursuant to section 200 (2) of the Municipalities Act, 1999, Newfoundland.

"Act" means the Municipalities Act, 1999, Newfoundland

Historic Background:

The Town of Gambo has a history that dates back to the early settlements of Doloman's Point, Gambo, Dark Cove, Hay Cove, Middle Brook, and Mint Brook in the 1800s. There is a growing recognition of the fact that we have lost buildings and structures and property that have played a significant part in the historic culture of our community. We, therefore, need to ensure maintenance and the preservation of the remaining heritage properties in our municipality. Such heritage properties will enhance the historic and aesthetic appeal of the community and provide opportunities for appropriate tourism development.

Objective:

To conserve and protect those buildings, structures and areas of Gambo for their historic and aesthetic value and for their potential to improve the local economy through tourism related businesses while protecting their predominant use.

Designation:

1. i) The Council may, by regulation, designate any building, structure or land as a heritage building, structure, or land.
ii) Buildings and sites may also be designated by the Provincial Government and/or the Newfoundland and Labrador Heritage Foundation as heritage buildings and sites.
2. A registry of designated heritage buildings and properties shall be maintained by the Town. This list may from time to time be updated without amendment to the Development Regulations.

3. Any buildings, structure, or land designated by Council as a heritage buildings, structure or land shall not be demolished or built upon nor the exterior of the building or structure altered except under written permit of Council specifically authorizing the alteration and in accordance with the terms and conditions of the permit. The Town shall ensure that the conditions attached to the designation of this property are satisfied before issuing the permit.
4. Unless the request for designation is made by the owner of such property, written notice of Council's intention to designate shall be given to the owner or owners of such property by one of the following:
 - (a) by personally serving notice on the owner, or
 - (b) by registered or certified mail

A copy of the notice will be posted on the property to be designated.

For the purpose of this section, it shall be deemed sufficient service if the notice is given or sent to the person or persons listed on Council's assessment roll as owner of the property.

5. Council shall given the owner of any such property a reasonable opportunity to make representation to Council with respect to the intended designation.

Permit Required

1. No person shall remove, pull down, demolish any building designated as a heritage building, nor shall the exterior of any heritage building or structure be altered or repaired without permit by Council specifically authorizing the alteration and in accordance with the terms and conditions of the permit.
2. No person shall build upon any land that has been designated as a heritage area or cause the land to be altered by any means without a permit by Council specifically authorizing the alteration and in accordance with the terms and conditions of the permit.
3. Except for minor repairs and interior work, Council shall refer all development applications, including fences and outbuildings for designated heritage properties to the Heritage Advisory Committee before granting approval. For the purpose of these designated properties, minor repairs including fence paintings and posts, replacing hardware, roof shingles and similar repairs which do not alter the original appearance or materials of the structure will be permitted. However, Council may refer any application to the Committee should it feel that additional advice is needed before making a decision on a permit application.

Penalty

1. If any order made under Section 200 (1) and 414 (2) (dd) of the act is not complied with within the time set out in the order, then upon the expiration of the appeal period, the owner or owners of the property is guilty of any offence and liable to summary conviction to the penalties set forth in a court of law.

Adopted and Coming Into Effect

These regulations were adopted by Resolution of Council at a meeting held on the 12th, day of September 2011, and will come into effect on the 13th, day of September, 2011, and shall be cited as the Town of Gambo Heritage Regulations.

Doloman's Point Municipal Heritage Site

Statement of Significance

Formal Recognition Type

Municipal Heritage Building, Structure or Land

Description of Historic Place

Doloman's Point (Borden #DeAn-07) is a small outcrop of land located on the northern shore of Freshwater Bay in Gambo, NL. Surrounded by water on three sides, this grassy, treed area was once inhabited by early European settlers to the area and was perhaps also used as a camping site by aboriginal peoples. The designation is confined to that piece of land known locally as Doloman's Point.

Heritage Value

Doloman's Point has been designated a municipal heritage site by the Town of Gambo because of its historic and aesthetic value.

Doloman's Point has historic value due to its connection to early European settlement in the Gambo area. Although it is now an undeveloped, natural area, the southwest corner of Doloman's Point was once home to many families. Archaeological investigations have shown evidence of occupation at Doloman's Point in the early 1800s. Birth records strongly suggest that James and Susanna Pritchett and their family set up a residence at Doloman's Point in 1834. James had probably been coming to the area for many years with his father Job, who had exclusive salmon fishing rights for three rivers in the area. When Job died in 1833, James inherited these fishing rights and set up premises at Doloman's Point. Oral history purports that when the Pritchetts arrived there were clearings on Doloman's Point, which they attributed to previous settlements by aboriginal peoples. The Pritchetts were probably accompanied by the Barrow, Barry, Inder and Feltham families who worked for James Pritchett. By the late 1800s salmon stocks had started to decline and the Pritchetts and other families began operating sawmills further in Freshwater Bay. By the 1890s no one was living on Doloman's Point.

Doloman's Point has further historic value as the site of a late 18th century Church of England cemetery. The earliest known burial here was of a 9 year old boy named John Madgwick in 1777. The stone that marked his grave is remarkably preserved. The stone was most likely imported from England, indicating that the boy was from a family of some means. The stone notes that he was the son of James and Mary Madgwick. A merchant by the same name was in Bonavista at the time and it is possible that this may be his son. This particular stone has been removed from the site in an effort to preserve it, but many more remain in the cemetery – all of which are broken and in poor condition. The names on some of the stones were recorded in the mid 1900s and it is known that James Pritchett, the first recorded settler at Doloman's Point, is buried here along with other members of his family and their descendants.

Doloman's Point has aesthetic value due to its scenic landscape and natural features. Once a settlement site, the area is now an open, undisturbed natural area offering an unobstructed view of Freshwater Bay.

Source: Town of Gambo Regular Council Meeting Motion #11-09-12-169 September 12, 2011.

Character Defining Elements

All those elements which represent the historic and aesthetic value of Doloman's Point, including:

- the name Doloman's Point;
- remains of the Church of England Cemetery;
- unobstructed views from Doloman's Point;

Town of Gambo

Municipal Heritage Designations

- Doloman's Point
- Mi'kmaq Cemetery

Mi'kmaq Cemetery Municipal Heritage Site

Statement of Significance

Formal Recognition Type

Municipal Heritage Building, Structure or Land

Description of Historic Place

The Mi'kmaq Cemetery (Borden # DeAn-08) is located on Stephen's Road in the Town of Gambo, NL. It is also accessible from Madeline's Trail, which runs from Middle Brook River Trail across a ridge to Stephen's Road. It is a grassy, fenced cemetery with an estimated thirteen burial plots dating from the late 19th century to early 20th century. The municipal heritage designation includes all the fenced area of cemetery land.

Heritage Value

The Mi'kmaq Cemetery has been designated a municipal heritage site by the Town of Gambo because of its historic, aesthetic and spiritual values.

The Mi'kmaq Cemetery has historic value for its association with the community's Mi'kmaq heritage. It is believed that the Mi'kmaq came to the Gambo area before 1780, attracted by the rich natural resources of the area, including fish of many species, birds, land mammals and edible flora. Oral tradition has it that the Joe family were the first Mi'kmaq inhabitants and that they made encampments on Mitchell's Point and Doloman's Point. Oral tradition reports that an early European settler James Pritchett built a plantation on Doloman's Point and that he found aboriginal artifacts such as arrowheads there. Gambo's Mi'kmaq population was eventually assimilated into the white settler population through marriage and the cemetery is one of the few physical reminders of Mi'kmaq culture left in the community.

The Mi'kmaq Cemetery has aesthetic value due to its environmental setting. It is located on a side road off the main road running through Gambo and is adjacent to a larger Pentecostal cemetery. In terms of adornment, it is a very modest cemetery, with simple rectangular borders marking the burial plots. There are no headstones, as the names of those buried here are uncertain.

The Mi'kmaq Cemetery has spiritual value due to its association with the Roman Catholic religion in Gambo.

Source: Town of Gambo Regular Council Meeting Motion 11-09-12-170 September 12, 2011.

Character Defining Elements

Those elements which contribute to the site's historic, aesthetic and spiritual value including:

- style, placement and materials of burial plot markers;
- grassy groundcover;
- existence of fencing to contain the site;
- location of site, and;
- its association with the Mi'kmaq culture and Roman Catholic religion.

- continued public access to Doloman's Point, and;
- the untouched, natural landscape of Doloman's Point.