

**MUNICIPALITY OF THE COUNTY OF ANNAPOLIS
PUBLIC HEARING AGENDA**

Old Town Hall, Bridgetown

**Municipal Administration Building
752 St. George Street, Annapolis Royal
11:00 a.m., November 22, 2022**

Welcoming Remarks - Warden Alex Morrison:

Council will deal with this public hearing called in accordance with Section 15 of the *Nova Scotia Heritage Property Act*. At the adjournment of this public hearing, Council will convene a second Public Hearing on another matter.

Before Municipal Council agrees to include a property in the Annapolis County Municipal Registry of Heritage Properties, a public hearing is held where the registered property owner is given the opportunity to ask questions of Council regarding the heritage registration.

The purpose of this Public Hearing is to have a discussion with Riku Raisanen, property owner of 271 Granville Street in the community of Bridgetown (PID No 05149976) more commonly known as the Old Town Hall.

Council also uses this time to explain what heritage registration means and to ensure that the property owner is aware of and in complete agreement with the registration of their property as a municipal heritage property.

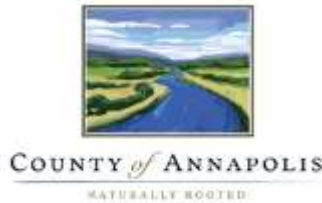
All questions and comments are to be addressed to the Chair. In accordance with *AM-1.3.2 Public Participation Policy* any individual has to register to speak with the Clerk either prior to the day of the public hearing or at the public hearing itself. The Chair will call upon the individuals registered to speak to provide an opportunity for public input. All individuals who are providing public input will be asked to identify themselves *each time* for their comments to be recorded in the minutes of these proceedings. We ask that the person speaking identify if they are speaking in favour or against the application. Written presentations are acknowledged first, followed by public oral presentations in accordance with *AM-1.3.2 Public Participation Policy*. After the Chair has heard from all registered speakers, the chair will call three times to ask the public members in attendance if there are any additional speakers. Questions and comments from Council members are to be held until all public comment is heard.

New Business

Re: Old Town Hall Bridgetown, Property Registration Application

- *Presentation by Staff* – Application Specifics and Request – V. Hamilton
 - We have received an application for the Old Town Hall Property
 - The staff report submitted to the Heritage Advisory Committee at their meeting of September 1, 2022, is included in this agenda package for reference.

- An evaluation of the property was conducted and is a Category III designation. This evaluation scored 65 points of 100 and is considered to have historical significance to the community of Bridgetown. The Old Town Hall building was constructed circa 1930.
- **Acknowledgement - Warden and Owner of the Old Town Hall**
 - Heritage registration is a legal process enabled through the Provincial *Heritage Property Act* by which the Old Town Hall property is deemed to be significant to Annapolis County by being identified for its historical, architectural or cultural value.
 - The identification process is called registration, which in itself is a legal device that offers protection against substantial alterations or demolition of a registered heritage property.
 - Operationally then, an encumbrance, by way of the Notice of Registration, is placed on the property and registered in the Registry of Deeds.
 - Thus any substantial change to the exterior of a structure (such as the addition of a deck or new windows) of a registered heritage property requires the approval of Annapolis County Municipal Council before any work is begun.
 - Do you acknowledge, understand, and accept these conditions of municipal heritage registration?
- **Acknowledgement of Written Submissions** (Municipal Clerk)
- **Call for Oral Presentations** (open discussion from the floor – public)
 - Individuals Registered to Speak (prior)
 - Individuals Registered to Speak (today)
 - 1st call for comments against the application
 - 2nd call for comments against the application
 - 3rd call for comments against the application
 - 1st call for comments in support of the application
 - 2nd call for comments in support of the application
 - 3rd call for comments in support of the application
- **Call for questions or comments from Council Members**
- **Next Steps** – V. Hamilton
 - The usual process for this type of application when the public hearing is complete Council would add an item to the agenda and if affirmative would make a motion to include the Old Town Hall Property in the Annapolis County Municipal Registry of Heritage Properties and deposit a Notice of Registration in the Registry of Deeds. This Notice of Registration provides the description that it is not to be demolished or the exterior altered without Municipal approval as part of that review, the Heritage Advisory Committee is required to be consulted and Council may grant/refuse or attach conditions to the demolition or substantial alteration. Substantial penalty may be sought and the Municipality has the right to apply to the Court to ask for a fine and a reinstatement order.
- **Closing Comments and Adjournment** (Warden)



To: Heritage Advisory Committee

Meeting Date: September 1st, 2022

Subject: Bridgetown Town Hall - Old Town Hall -Heritage Property Registration Review

RECOMMENDATION:

Based on an application received for Heritage Property Registration on July 20, 2022 it is my finding that the former Bridgetown Town Hall (c. 1922), located in the community of Bridgetown, Annapolis County, scores a total of 65 out of a possible 100 points. Thereby, placing the Bridgetown Town Hall building in a category denoting **“a property to have some value in regards to the local environment”**.

It is my recommendation that the Annapolis County Heritage Advisory Committee recommend to Municipal Council that the entire Bridgetown Town Hall property, approximately 9,149 sq. ft. in area located at 271 Granville Street West, Bridgetown be considered for registration as a municipal heritage property.

APPLICATION SPECIFICS:

An application request was made seeking Heritage Property Registration for the former Bridgetown Town Hall. The application was submitted by Alan Parish; Warden of the County of Annapolis.

The particulars of this property are as follows:

- a. Civic Number: 271 Granville Street West, Bridgetown
- b. PID No. 05149976
- c. Property Area: 9,149 sq. ft.
- d. Present Use: Institutional

DISCUSSION:

Based on research of the history of the property it was found that the building was designed by architect Thomas W. Fuller, the former Chief Architect of the Department of Public Works for the Government of Canada. The building was originally constructed as a federal post office and has since then remained as a public sector building.

The building scored highest in the following categories: Construction, Style and Landmark. All of these areas contributed to reflecting the sense of place the Old Town Hall has for the community of Bridgetown. This was particularly represented in its high score on landmark, as the building is a familiar structure in the former Town and its function has always been to serve the public. The location of the former federal post office relates to the linear development pattern of the Town. Particularly, this landmark building is in a central location in the downtown core and until 2021, the building has been used for institutional uses relating to government. Having been designed by Thomas W. Fuller, the buildings elements speak to the qualities of a small urban post office, specifically its prominent location in the community, and its public accessibility signalled by the prominent main doors which are symbolic to other dominion buildings designed by T. Fuller that can be found in communities across Canada. The landmark features of the building helped to provide a sense of place and identity to the Town of Bridgetown.

STRUCTURE:

Its construction and style are a rare architectural type in Annapolis County. The structure is one of a series of buildings across Canada that was erected with the aim of establishing a visible federal presence throughout Canada. There is a similar building in the Town of Middleton, and there are view other notable heritage designated dominion buildings across Nova Scotia - like the one located in Truro. The Old Town Hall is a fine example of Art-Deco style. Art-deco design was popular for government buildings, like the Old Town Hall and formal federal post office and often displayed a very picturesque composition accompanied with varied colours and textures. Notably, the Old Town Hall has a flat roof, complete with geometric mouldings and a classical entrance that would have seen many visitors over the years. The Old Town Hall embodies the true spirit of an Art-Deco architectural type as depicted in its flattened and streamlined design.



BEAUTY POINTS:

The art-deco architectural style was one of the last great decorative styles, this building is a great example of this style. Looking from Queen Street in Bridgetown, the most notable architectural style can be found in the mouldings around the main entrance. The motifs of interest in the entrance are the geometric mouldings that contribute to creating an Art Deco concept of a classical entrance. Another notable feature is the motif moulding around the tops of each window following the roof line complete with a decorative element above each window that fronts Granville Street. The symmetrical nature of this building leads the eye from the flat roof, and diagonal lines back to the main classical entrance of the building.



REPAIRS:

Overall, the Old Town Hall is in a good state of preservation and appears to be structurally sound. However, the property owner has informed staff that the roof is in need of re-shingling.

RECOMMENDATION:

As part of the heritage property evaluation, the property scored a total of 65 out of 100. Although, this might seem a bit low, it is noteworthy to mention that many places are now being designated beyond just the age of a building to included places that hold a significant cultural value. The Old Town Hall is a structure that is of prominence to the community of Bridgetown. Making it **"a property to have some value in regards to the local environment"**.



Therefore, my recommendation is the Annapolis County Heritage Advisory Committee to recommend to Municipal Council that **the entire Old Town Hall property, located in the community of Bridgetown, be considered for registration as an Annapolis County Municipal Heritage Property.**