

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

West Paradise Community Hall

**Champlain Hall
178 Haida Street, Cornwallis Park, NS
11:00 a.m., October 19, 2021**

Welcoming Remarks - Warden Alan Parish

Format: Council is to deal with this public hearing, called via Section 15 of the *Nova Scotia Heritage Property Act*. At the end of the public hearing the Public Hearing will be closed and Council will return to its regular session of Council.

Purpose: Before Annapolis County 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, in this case, the representative of the Community Hall, is given the opportunity to ask questions of Council regarding the heritage registration.

The purpose of this Public Hearing is to discuss with Susan Saunders, Vice-President of the West Paradise Community Hall, who is requesting municipal heritage property registration for 5154 Highway 201, in the community of West Paradise (PID No 05140421) more commonly known as the West Paradise Community Hall.

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

Procedure: All questions and comments throughout the public hearing are to be addressed to the Chair. The Chair will afford an opportunity for public input and will ask that persons speaking identify themselves *each time* so that their comments may be recorded in the minutes of these proceedings and 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. Questions and comments from Council members are to be held until all public comment is heard.

New Business

Re: File No. 66400-30 West Paradise Community Hall Property, Property Registration Application

- *Presentation by Staff* – Application Specifics and Request – A. Dunphy
 - We have an application for the West Paradise Community Hall
 - Included with this agenda is the staff report submitted to the Heritage Advisory Committee at their meeting of July 20, 2021 for reference.
 - While there was an evaluation of the property conducted, the property is a Category 1 designation. This is a priority in the designation process and as a priority scored 85 points of 100. The West Paradise Community Hall was constructed circa 1886.

- Based on initials found on the walls inside the woodshed, John Henry Poole constructed this building in 1886. The structure was the school house for the community; as well as being for community events until 1945. It now serves as the West Paradise Community Hall. What is also notable is that the land parcel has remained relatively unchanged since the original deed purchase from neighbors Ambrose and Harriet Poole.
- *Acknowledgement of Property Owner by the Warden with the representative of West Paradise Community Hall*
 - Heritage registration is a legal process enabled through the Provincial Heritage Property Act by which the West Paradise Community 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)*
 - 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 – A. Dunphy*
 - 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 West Paradise Community 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)*
- *Return to Regular Session of Council (Warden)*

**MUNICIPALITY OF ANNAPOLIS COUNTY
STAFF REPORT**

TO: Heritage Advisory Committee
FROM: Albert M. Dunphy, MCIP, MURP
DATE: July 22, 2021
SUBJECT: West Paradise Community Hall - Heritage Property Registration Review

RECOMMENDATION

Based on a detailed site investigation conducted on July 20, 2021 and a review of the specifics of this application for Heritage Property Registration, it is my finding that the West Paradise Community Hall (circa 1886), located in the community of West Paradise, Annapolis County, scores a total of 85 out of a possible 100 points. Thereby placing the West Paradise Community Hall building in a category denoting *“a priority in the registration process”*.

It is my recommendation that the Annapolis County Heritage Advisory Committee recommend to Municipal Council **that the entire West Paradise Community Hall property (identified as the deed referenced as Book 85 at Page 39 – being approximately 18,190.61 sq. ft. in area) located in the community of West Paradise be considered for registration as a municipal heritage property.**

APPLICATION SPECIFICS

An application request was made seeking Heritage Property Registration for West Paradise Community Hall: a community hall located in the community of West Paradise, Annapolis County. The application was submitted by Susan Saunders; West Paradise Community Hall Trustee of the West Paradise Community Hall.

The particulars of this property are as follows:

- a. Civic Number: 5154 Highway No. 201, West Paradise
- b. PID No. 05140421; Assessment Account No. 04874951
- c. Deed Reference: Book 85, Page 39, Registration Date: January 1, 1885
- d. Property Area: 18,190.61 sq. ft.
- e. Present Use; Community Hall



DISCUSSION

Based on initials found on the walls inside the woodshed, John Henry Poole constructed this building in 1886. The structure was the school house for the local West Paradise children; as well as being for West Paradise community events until 1945.

It now serves as the West Paradise Community Hall. What is also notable is that the land parcel has remained relatively unchanged since the original deed purchase from neighbors Ambrose and Harriet Poole.

STRUCTURE

The West Paradise Community Hall is a well-maintained structure in the Greek Revival Style secured on top of a granite foundation. It is very simple in its design, popular in the late 1800s. Of special note is the two front exterior doors. Girls entered their cloakroom through the left door, then when to school and boys entered their cloakroom through the right door.



BEAUTY POINTS

Although simple in its design, the building does have some decorative features that enhances its appearance. This hooded trim is found on top of the windows and the front doorways. The building is also adorned with open return eaves and pilaster corner boards.





REPAIRS

Overall the West Paradise Community Hall is in a good state of preservation and appears to be structurally sound.

The applicant noted, it may need some roof work, running water, indoor plumbing, insulation, and heat pump.

RECCOMENDATION

As part of the heritage property evaluation conducted on July 20, 2021, an evaluation scoring sheet was completed. The summation of the three scoring subcategories defines a total scoring category. With a total of 85 points, the West Paradise Community Hall building property rates a Category 1 designation, scoring in this category denotes the property rates: **“a priority in the registration process”**.

Thus, my recommendation is the Annapolis County Heritage Advisory Committee to recommend to Municipal Council that **the entire West Paradise Community Hall property, located in the community of West Paradise, being approximately 18,190.61 sq. ft. in area, be considered for registration as an Annapolis County Municipal Heritage Property.**

