

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

**Easson House**

**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 into the Annapolis County Municipal Registry of Heritage Properties, a public hearing is held where the registered property owners, in this case, the representative of the estate, is given the opportunity to ask questions of Council regarding the heritage registration.

The purpose of this Public Hearing is to discuss this with Marilyn Francis the recognized executor and trustee of the estate of Victor Edward Francis, who is requesting municipal heritage property registration for 9427 Highway 8, in the community of Lequille (PID No 05107560) more commonly known as the Easson House.

Council also uses this time to explain what heritage registration means and to ensure that the property owner, the representative of the estate, 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 Easson House Property, Property Registration Application**

- *Presentation by Staff* – Application Specifics and Request – A. Dunphy
  - We have an application for the Easson House
  - 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 100 points of 100. The Easson House was constructed prior to 1812. This is an automatic designation.

- The property came into their possession in 1745 when the original owner of the property, Gautier, had his lands in Lequille confiscated for disloyalty and the property was granted to John Easson on the condition he maintain the mill. The house was constructed by Mr. Easson in 1799 and continued to be occupied by the family until 1961. The Easson family operated both grist and sawmills.
- *Acknowledgement of Property Owner by the Warden with the representative of Easson House*
  - Heritage registration is a legal process enabled through the Provincial Heritage Property Act by which the Easson House 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)*
  - 1<sup>st</sup> call for comments against the application
  - 2<sup>nd</sup> call for comments against the application
  - 3<sup>rd</sup> call for comments against the application
  - 1<sup>st</sup> call for comments in support of the application
  - 2<sup>nd</sup> call for comments in support of the application
  - 3<sup>rd</sup> 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 Easson House 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 20, 2021**  
**SUBJECT: Easson House - Heritage Property Registration Review**

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**RECOMMENDATION**

Based on a detailed site investigation and a review of the specifics of this application for Heritage Property Registration, it is my finding that the Easson House (circa 1799), located in the community of Lequille, Annapolis County, scores a total of 100 out of a possible 100 points which would place the Easson House building/property in a category denoting *“a priority in the registration process”*.

However, as per the Heritage Property Evaluation Criteria Category 1b, because Easson House was constructed prior to 1812 the property is automatically recommended to be registered as a heritage property with a description rating of an “Automatic Designation”.

It is thusly my recommendation that the Annapolis County Heritage Advisory Committee recommend to Municipal Council to recognize the automatic designation of the Easson property and that **the entire Easson House property (identified as Document No. 84823344 – being approximately 2.53 acres in area) located in the community of Lequille be registered as a municipal heritage property.**

**APPLICATION SPECIFICS**

On May 16, 2021 an application was received from Marilyn Francis; the recognized Executor and Trustee of the Estate of Victor Edward Francis requesting Heritage Property Registration for Easson House: a residential dwelling located in the community of Lequille, Annapolis County.

The particulars of this property are as follows:

- a. Civic Number: 9427 Highway No. 8, Lequille
- b. PID No. 05107560 & Assessment Account No. 0567128
- c. Deed Reference: Document No. 84823344
- d. Property Area: 2.53 acres
- e. Present Use; Residential dwelling

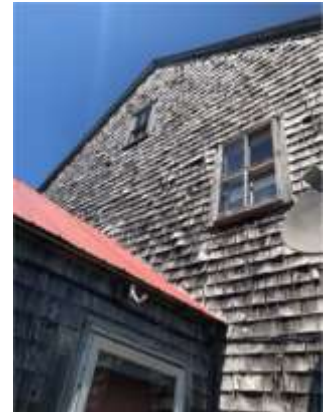
## **DISCUSSION**



This building was referred to as the Easson House from 1799 to 1961; the time period in which it was owned by the family. The property came into their possession in 1745 when the original owner of the property, Gautier (a native of France), had his lands in Lequille confiscated for disloyalty and the property was granted to John Easson on the condition he maintained the mill. The house was constructed by John Easson in 1799 and continued to be occupied by the Easson family until 1961. The Eassons were originally known as the millers of Annapolis Royal, operating both grist and saw mills.

## **STRUCTURE**

The Easson House is a two-story, rectangular-shaped building constructed on a granite field-stone foundation. With a central entrance and chimney, the house has the marked plainness of detail characteristic of earlier Planter house. The building is sided with weathered, wooden shingles. Interestingly, aside from the red metal roof and shingles the Easson House has had little alterations and the structure has remained largely in its original state over the past two centuries.

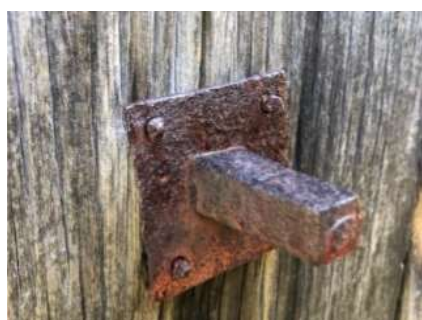


## **BEAUTY POINTS**

The beauty point is the fine doorway which is the notable exception of the Planter-style plainness. The classical pediment and neat fanlight is a suggestion of elegance introduced by the Loyalists after 1783.

## **NOTABLE**

A closer look will reveal the original square nails and original materials used to construct the building; as well as squared timber blocks. In all, there has been little to no changes to the Easson House since its construction making it a true representation of the 1799 era.



## REPAIRS

Overall the Easson House is in a good state of preservation. The structure from the exterior appears to be structurally sound.

The exterior however is suffering from a lack of maintenance. Conservation to preserve the exterior should be taken when considered restoration approaches.

The applicant noted the interior needed plumbing and electricity.



## RECCOMENDATION

As part of the staff conducted heritage property evaluation, an evaluation scoring sheet was completed. The summation of the three scoring subcategories defines a total scoring category. With a total of 100 points, the Easson House building property rates a Category 1 designation, scoring in this category denotes the property rates: **“a priority in the registration process”**.

However, as per the Heritage Property Evaluation Criteria Category 1b, because Easson House was constructed prior to 1812 the property is automatically recommended to be registered as a heritage property with a description rating of an “Automatic Designation”.

Thus, my recommendation is the Annapolis County Heritage Advisory Committee to recommend to Municipal Council to recognize the automatic designation of the Easson property and that **the entire Easson House property (identified as Document No. 84823344 – being approximately 2.53 acres in area) located in the community of Lequille be registered as a municipal heritage property.**