

PUBLIC HEARING #1

Deregistration William Letteney House, Granville Ferry

AGENDA

Time: 11:00 a.m.

Date: Tuesday, March 18, 2025

Place: Municipal Administration Building, 752 St. George Street, Annapolis Royal, NS

Welcoming Remarks – Warden Diane LeBlanc

The purpose of a Public Hearing is to permit members of the public to make their views known to Council, via oral submissions concerning, solely, the application before Council.

This public hearing has been called in accordance with Section 16 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.

Before Municipal Council agrees to deregister a property that is 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 deregistration.

The purpose of this Public Hearing is to discuss heritage deregistration of the William Letteney House with the property owner, who is requesting municipal heritage property deregistration for 5365 Granville Road in the community of Granville Ferry (PID No 0510010) more commonly known as the William Letteney House property.

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

All questions and comments throughout the public hearing are to be addressed to the Chair.

Re: William Letteney House, Property Deregistration Application

Presentation by Staff – Application Specifics and Request – L. Bent

- We have received an application for consideration of deregistration of the William Letteney House property located at 5365 Granville Road, Granville Ferry and removal from the Registry of Municipal Heritage Properties.

Included with this agenda is the staff report submitted to Committee of the Whole at their meeting of January 14, 2025 for reference.

Acknowledgement of Property Owner, Michael Lewin, by the Warden.

- Heritage deregistration is a legal process enabled through Section 16 of the Provincial Heritage Property Act.
- You, the property owner of 5365 Granville Road, Granville Ferry, understand that should Municipal Council agree, by motion, to deregister the property; it will no longer be registered as a municipal heritage property and will be removed from the Annapolis County Municipal Registry of Heritage Properties.
- Do you acknowledge, understand and accept these conditions of municipal heritage registration?

Call for Oral Presentations (open discussion from the floor – public)

Call for questions or comments from Council Members

Next Steps – L Bent

- The 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 deregister the William Letteney House property and remove from the Annapolis County Municipal Registry of Heritage Properties and deposit a Notice of Deregistration in the Registry of Deeds.

Closing Comments

Adjournment (Warden)



STAFF REPORT

Report To: Committee of the Whole
Meeting Date: January 14, 2025
Prepared By: Linda Bent, Director of Planning & Inspection Services
Report Number: (SR20xx-x) [number is assigned by the Clerk]
Subject: William Letteney House - Request to Deregister Property

RECOMMENDATION(S)

That Municipal Council hold a public hearing at 11:00 am on March 18, 2025, to consider the deregistration of the William Letteney House, a municipal registered heritage property located at 5365 Granville Road, Granville Ferry.

LEGISLATIVE AUTHORITY

Heritage Property Act Section 16

BACKGROUND

A request to deregister an existing registered municipal heritage property was received from the current owners of the William Letteney House dated December 6, 2024. The property specifics are as follows:

- a. Civic Number: 5365 Granville Road, Granville Ferry
- b. Present Use: Residential Single-Family Dwelling
- c. Municipal Heritage Registration Date: June 1991

DISCUSSION

The current property owners, Michael Lewin & Allison Griffin, have had their home on the market since September 2024 and have had much interest. Unfortunately, they have made a request to deregister the property due to great difficulty selling their family home because it is a municipally registered heritage home and when potential purchasers have investigated the cost of home insurance, they have discovered it would be more than they are willing to pay.

Section 16(1) of the *Heritage Property Act* states "*on the application of an owner of a municipal heritage property or on its own motion, the council may deregister a municipal property where*

- (a) *The property has been destroyed or damaged by any cause; or*
- (b) *The continued registration of the property appears to the council to be inappropriate as a result of the loss of the property's heritage value, as identified in the property's heritage file or notice of recommendation, unless the loss of the heritage value was caused by neglect, abandonment or **other action or inaction of the owner,**"*

The property originally scored well in 1991 by staff for being of 'Modified Vernacular' architecture with 'Italianate' influence. The building was built in 1830 and has been used as a residential/commercial mixed-use property for many years.

Due to unforeseen circumstances, the current owners must sell their home and return to Ontario. They were well aware that the property was a municipal heritage property when they purchased it and found a company that would take on their account at a reasonable rate. Unfortunately, when they put their house for sale they found out that the rate was an error, and their rate increased 300% more than the original quote. Mr. Lewin and Ms. Griffin have called several companies and found the rates just as expensive as their current provider. The heritage designation under the current conditions has proven financially burdensome for the current owner and potential buyers. The inability to secure adequate insurance has made it difficult for prospective owners to assume responsibility for the property's upkeep. This situation also places the property at risk of prolonged neglect, which could undermine the heritage value.

FINANCIAL IMPLICATIONS

The property is in the land registration system and the Notice of Deregistration would be required to be filed by our municipal lawyer. This would be covered in the operating budget.

POLICY IMPLICATIONS

None known

ALTERNATIVES / OPTIONS

The option available to Municipal Council is to not consider deregistration of the William Letteney House.

NEXT STEPS

Should Municipal Council decide to consider the deregistration, a public hearing must be held. A public hearing shall be held not less than thirty days after a notice of the hearing is served on the registered owner of the municipal heritage property and published in a newspaper circulating in the area.

Where a municipal heritage property is deregistered, council shall send notice of the deregistration to the registered owner of the property and a copy is to be deposited in the Registry of Deeds.

ATTACHMENTS

- Letter from Owner
- Municipal Heritage Registration dated June 1991
- Heritage Inventory Site Form
- Staff Report dated January 1991
- Site Map of Property Location

Prepared by:

Linda Bent, Director of Planning & Inspection Services

Approved by:

Chris McNeill
Chief Administrative Officer

Approval Date:

(Date)

Personal petition:

I am writing and also semi imploring you to help in de registering this beautiful house as a heritage / plaque home.

Obviously, I and many others have had an affinity with this lovely abode, but due to the insurance side of things. Circumstances have had the business side of insurance to recognize the financial side of this house consequentially, rather than human appreciation unfortunately.

If fact we never would have purchased this place if there was not an insurance error rendering a fair rate. As historic as this wonderful home is, I believe that it's true value is exactly that. **A home** for a family, retired couple or anyone who needs the intimate shelter this place provides. It is entirely set up, renovated and designed for semi-modern living with 0 pretense.

Currently my son and wife got sick around the same time. My wife was toiling with her treatments (9 hour days- aka bus rides to Kentville) and son has been misdiagnosed and received wrong medications with no functioning support aside from us. It was only until I paid out of pocket and drove to Halifax to receive proper assessment.

Naturally they moved back to Ontario for appropriate care and are doing better immediately. I am stuck here to deal with that sale of the house and arrange for all our belongings to return alone. I have had to quit my job to do this as well.

During the sale of the house, we have received keen interest, one in particular was eager to buy. The only thing that deterred her was the unsustainable insurance which was quoted at \$5000.00 annually!! They backed out of the sale. We were so close to selling the house. I could've returned to my family. I was frustrated and disheartened.

Apparently, I am not alone, I have heard of a few sales of homes failing due to unsustainable insurance costs attached to the heritage phenomena.

I and my real estate agent believe that this registration will further cripple the sale my house and cause more distress on me and my family. Please help remove it, it is meant to be lived in, it is not a museum. Its historic status is already appreciated by anyone (including myself) interested in occupying it.

I really liked Flora (a lot) and know that she had good intentions. She was a good friend and neighbor to us, but I truly believe that if she could foresee the tangible consequences by registering the home down

the line would have. I severely doubt that she would go through with the romantic notion of registering it.

Yours Truly

Michael Lewin and family

Insurance side. Primary reason for application:

When we were interested in buying, we were told by Paul Weir real estate agent that it was a heritage property and in our innocence, did not know what that would entail insurance wise. I called around and nobody would insure us. I called my old broker 1st from AVIVA and was turned down due to the heritage/historic status. I googled every insurance place near Annapolis Valley and King’s County. It was quite frustrating at 1st as we were turned down with every phone call. Only from calling one company in Greenwood did they refer us to Huestis right by the house we were purchasing. We did not know the area yet so that was a nice bonus if they agreed.

I spoke with Annette the primary broker there and she said that she could insure us but could only go with Intact as they are the only ones who would insure heritage home

We followed all her instructions based on the assessment. We spent \$5000 on a new oil tank and upgraded the roof also expensive - \$3000. Upgraded the electrical and plumbing averaging out \$1500.

In the end we found the rate reasonable. Around \$1200 annually.

It was only when we were selling this house, that the reasonable rate was a false number because there was a clerical error and our rate is actually 300% more than what we were paying. We cannot afford this house insurance. We cannot sell this house at the rates presented, as buyers cannot also afford this rate.

When we had 2 prospective buyers who asked us who the insurance company was. We gave them her contact, before the reveal of the exorbitant insurance cost.

Annette quoted one buyer \$5000 annually and that one backed out immediately.

Summary:

No one will work with us to insure this house excluding Intact and at an unsustainable rate that does not reflect the value of the house, which is assessed at 2022 \$224,500. We tried to shop around and so did the buyers. We did get TD to quote us \$3000.00, for the buyer that backed out. But again, this is too high for the average home owner and too late for the buyer. TD was the only other source that would consider it. When we found out the receptive potential of TD we immediately told the other buyers who also could not commit but they were turned down for some reason.

Companies we called all insurance companies including:

- Sonnet online
- Caldwell Roach
- AA Munroe (was actually quoted “good luck”)
- Aviva
- TD
- Bauld

Reference contact for our current insurance:

HUESTIS INSURANCE GROUP (ANNAPOLIS)

284 ST GEORGE ST

ANNAPOLIS NS B0S 1A0

Phone No: (902) 532-7788

#2743

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NOTICE OF REGISTRATION

MUNICIPAL HERITAGE PROPERTY

MUNICIPALITY OF THE COUNTY OF ANNAPOLIS

Pursuant to Section 14 of the Heritage Property Act, R.S.N.S. 1989, c. 199, the MUNICIPALITY OF THE COUNTY OF ANNAPOLIS hereby gives notice that the property of Bradley Clifton Hall and Flora Marie Hall, comprising .065 acre land and building located in Granville Ferry on the north side of Granville Road and east of the intersection of Lettney's Lane, Fieldcard Number 10486000, described in Schedule "A" hereto annexed, and in a deed recorded in Book 444 at Page 699-701 in the Registry of Deeds for the County of Annapolis, has been registered in the registry of heritage property for the Municipality of the County of Annapolis.

The Heritage Property Act provides that where a property is registered is a municipal heritage property:

- 1) The property shall not be substantially altered in exterior appearance or be demolished without the approval of the Municipality;
- 2) An application for permission to substantially alter the exterior appearance or to demolish the property may be made to the Municipality;
- 3) The Heritage Advisory Committee shall be given an opportunity to comment on any application;
- 4) The Municipality may grant or refuse permission or attach conditions;
- 5) If the application is not approved the alteration or demolition may take place at least one year but not more than two years after the date of the application;
- 6) Penalties for violation of the Act are a maximum fine of \$10,000.00 for individuals and \$100,000.00 for corporations, with the further right for the Municipality to apply for an order directing the restoration of the property.

For further information refer to the Heritage Property Act.

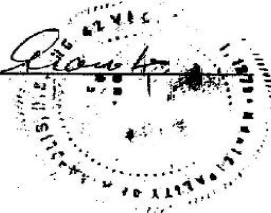
A copy of this notice has been recorded at the Registry of Deeds for the County of Annapolis pursuant to s. 15(3) of the Act.

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DATED at Annapolis Royal, Nova Scotia, this 20th day of June, 1991.

MUNICIPALITY OF THE COUNTY OF ANNAPOLIS

Per: *Ronald J. Gionta*
Municipal Clerk



SCHEDULE "A"

BEGINNING on the northern side of the Main Post Road, commencing on the said Road at the corner of Letteney's Lane so-called;

THENCE running northerly along the eastern side of said Lane seventy (70') feet more or less until it comes to the western corner of land formerly owned by the late Jeremiah Gilliatt;

THENCE running easterly along said Gilliatt's South line forty (40') feet more or less until it strikes the western line of said Gilliatt's property;

THENCE southerly along the western line of said Gilliatt's property seventy (70') feet more or less to the Main Post Road aforesaid;

THENCE westerly along said road forty (40') feet more or less to the place of beginning.



Annapolis County Built Heritage Inventory

PID: 05110010
Provincial ID: OIBNS00289
AAN: 01933388
MFN: 43-02-00120
Civic Address: 5365 Granville Road
Community: Granville Ferry
Postal Code: B0S 1K0
Location: Northeast corner of Granville Ferry main street and Letteney Lane
Municipality: Municipality of the County of Annapolis
County: Annapolis



Municipally Registered?
When?: 19-Apr-91

Year Built: 1830 to 1841
Builder: William Letteney (1)
Original Use: Residential
Current Use: Residential
Current Ownership: Private

Architectural Comment: Modified Vernacular style. Steeply pitched end gable roof with return eaves. One and one half storey wood construction with façade extending downwards utilizing the basement as a garage and shop. Five bay façade with central and off-center entrances in the basement level. Quarter inset chimneys. Pilasters. Italianate influence in the bracketed cornices and bracketed pent roof at the floorline in the façade. Flat hoods over the windows are also bracketed.

Historical Comment: This house was built by William Letteney (1) His grandson, Edward Neville, believed that his grandfather tore down a house he had built on the hill behind this house and used the material in this house.(1) He deeded the house to his son, Israel who later sold it to Robert Mills who ran a store in the building. Dr. Frederick F. Smith purchased the building in 1907 and had his office on the lower floor for many years.

Contextual Comment: This house is located very close to the street. On the corner of the main street through the village and Letteney Lane.

Owners

<u>Last Name</u>	<u>First Name</u>	<u>From</u>	<u>To</u>	<u>Occupation</u>	<u>Book/Page</u>
Letteney, Jr.	William	1812	1841	Trader(2)	14/494
Letteney	Israel	1841	1881	Ship owner & Merchant(3)	34/312 & 38/74

ProvincialID: OIBNS00289

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Annapolis County Built Heritage Inventory

Mills	Robert	1881	1902	Ship owner and merchant	99/152
Bank of Nova Scotia		1902	1907		119/580
Smith	Frederick F.	1907	1950	Medical doctor	135/338
Fox	John S. H.	1950	1951		212/394
Hatfield	Blair D.	1951	1984		212/396
Hatfield	Elsie G.	1984	1987		365/22
Hall	Bradley and Flora				
Hopper	Christine R.	1987	1989		414/165
Hall	Flora Marie and Bradley Clifton	1989	1991		444/699
Vanderweit	Christine J. Robart-Vanderweit and John R.	1991	1996		478/13
Marcus	Leslie Bennett	1996			547/914

Historical Associations: Israel was the son of William Letteney. Elsie G. was the wife of Blair Hatfield (4)

Sources:
 (1) Annapolis Spectator - February 3 1927
 (2) 1838 Census, Granville Ferry
 (3) 1864 Hutchinson's Directory
 (4) Registry of Deeds

Site Form Created By:	Wendy MacDonald	Data Entered By:	Connie Jones
Site Form Date:	05-Nov-87	Entered Date:	18-May-07



File # 111400-30-150

REPORT TO: Municipality of Annapolis County
 Town of Annapolis Royal
 Town of Bridgetown
 Town of Middleton

PAC
 HAC
 COUNCIL
 OTHER _____

DATE: January 28, 1990

FROM: Peter C. Davies, B.Arch. M.C.D. Senior Planner

SUBJECT: Request for Designation of Granville Ferry property
 Flora and Brad Hall

BACKGROUND:

At its meeting in November, 1990, the Heritage Advisory Committee authorized DPC staff to staff a number of property owners seeking expressions of interest for heritage property designation. The property owners so identified have been contacted and supplied with background information packages. One response has been received so far, that being Flora and Brad Hall, respecting the Market Gallery in Granville Ferry.

DISCUSSION:

Attached is a copy of their letter of application

Since the Committee had indicated its interest in pursuing possible designation with this property, a review of the property has been undertaken and a photographic reconnaissance completed. Attached is a copy of the review and evaluation of the property of Flora and Brad Hall in Granville Ferry.

The essence of the review is that it is a relatively early building in the context of Granville Ferry, and on this basis it is reasonable to consider it for registration. It is in reasonably good condition and has not had much in the way of modifications

take place to it, with exception the changes to the lower ground floor and the front facade.

The house was built between 1830 and 1841 by William Letteney, Jr., and is a good example of the local Vernacular style, in that it shows an Italianate influence in the bracketed cornices, eaves and roof projections on the gable walls. The corners and each side of the window openings on the lower front facade are pilastered.

The building has a five bay window arrangement across the front facade with two chimneys inset at the quarter points. The building is essentially a storey and a half house form structure, but by virtue of the severe grade change from front to back, advantage has been taken to provide a full two-storey front facade. It is all wood construction and finished with painted shingles.

CONCLUSION:

Because of the age, condition and architectural detailing, this building warrants designation under the Heritage Property Act.

RECOMMENDATIONS:

That the property owned by Flora and Brad Hall of Granville Ferry, Nova Scotia, known as the Market Gallery, field card #10486000 and property assessment account #01933388, be registered by the Municipality of Annapolis County as a heritage property, pursuant to the Heritage Property Act, 1980.

ATTACHMENTS:

- Appendix 1 - Request
- Appendix 2 - Photo of house
- Appendix 3 - Inventory Site form
- Appendix 4 - Heritage Property Evaluation Form

hac-hall.191
01/28/91/1

William Letteney House- 13

JAN 27 1991

The Municipality of Annapolis County
P. O. Box 100
Annapolis Royal, N.S.
BOS 1A0

The Warden and Members of Council:

I/We... *Fra. and. Bad. Hall*being
the owners of the property located in *Annapolis Ferry* on the
Annapolis Road and known as the *Market Yard* do hereby
do hereby request that the property be Registered by the
Municipality of Annapolis County as a heritage property, pursuant
to the Heritage Property Act, 1980.

Signed *[Signature]* Date *Jan 21/91*
and *[Signature]*

Mailing: *Box 100*
Address *Annapolis Ferry*
BOS 1A0

Phone Number: Business *5327881 (May to Oct.)*
Home *5322272*

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ANNAPOLIS COUNTY

HERITAGE PROPERTY EVALUATION FORM

Owner's Name Flora and Bradley Hall
 Mailing Address Granville Ferry, N.S. BOS LKO
 General Location of Property Granville Ferry
 Present Use of Property Commercial
 Assessment Property I.D. # 01933388
 Owner's Telephone # _____
 Assessed By Peter C. Davies Date 22 January, 1991

**BASIC CRITERIA
EVALUATION DECISIONS**

REASONS FOR GRADES

SCORING

I. Development Era, Age

E VG G F/P

A. Era

(Maximum 25)

35

Micmacs (pre-1604)
 Acadians (1605-1755)
 Planters (1755-1800)
 General Growth (1800-1840)
 Industrial Growth (1840-1890)
 Decentralization (1890-1930)

"Automatic Designation"
 "Automatic Designation"
 25
 (15)
 8
 2

B. Age

Pre-1812
 1812-1840
 1840-1890
 1890-1914

"Automatic Designation"
 (20)
 10
 3

II. Architectural

(Maximum 35)

26

C. Construction consistent with current practices 10 6 (3) 0
 D. Design Vernacular with Italianate influences, good use of site and grade change 10 (6) 3 0
 E. Site occupies original site, close to street 10 (5) 2 0

BASIC CRITERIA
EVALUATION DIVISIONS **REASONS FOR GRADES** **SCORING**

Annapolis County Heritage Property Evaluation Form (Page 2)

F. Alterations <u>minor changes to front, dormer added at rear</u>	5	(3)	2	0
G. Condition <u>generally good, but some detailing needs replacement</u>	5	(3)	2	0
H. Style <u>consistent with vernacular of period</u>	10	(6)	3	0

II. Historical Association (Maximum 40)

15

I. Individual <u>an early store owner</u>	25	(10)	5	0
J. Event _____	25	10	5	0
K. Landmark _____	20	10	5	0
L. Environment <u>significant contribution to ambience of village</u>	10	(5)	2	0

TOTAL SCORE

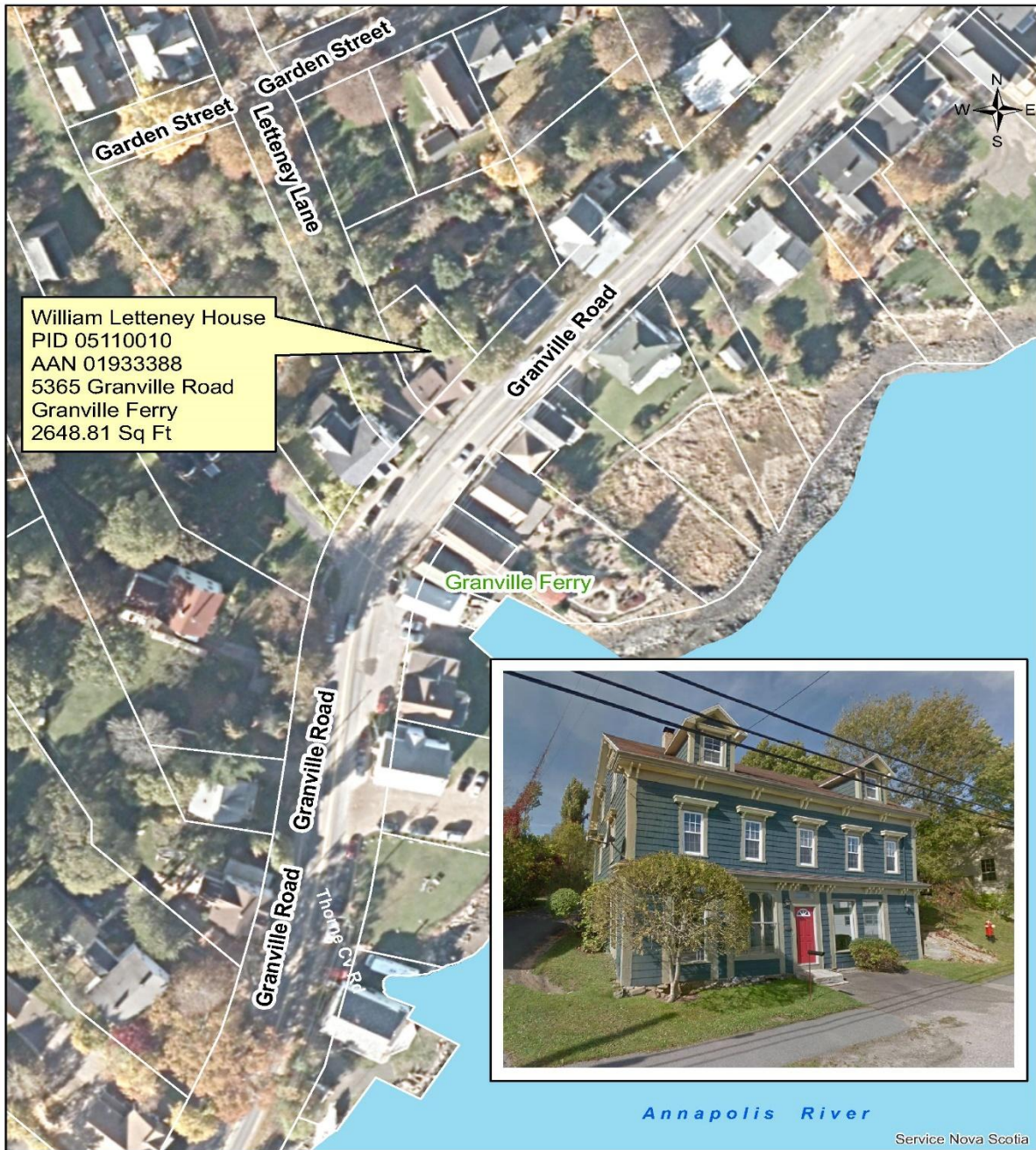
76

Total Score Category: (1) 2 3

Recommendations by Assessor: Recommend designation

Reviewed by: Peter C. Davies

Comments: This building shows how a vernacular/italianate, one and one-half storey design, can be successfully adapted to a steeply sloping site. The result is a building having a generous facade to the street. Its early use as a commercial building marks it as having some importance in the evolution of Granville Ferry. The building has a five bay facade, tall vertically proportioned windows, Italianate bracketing to the cornice, eaves, gables and rainhoods. Two chimneys are inset at the 1/4 points.



1:1,000

0 12.5 25 50 Meters