

HERITAGE CONSERVATION

AND

ECONOMIC DEVELOPMENT

ANNAPOLIS ROYAL,  
NOVA SCOTIA

Heritage Conservation

and

Economic Development

Annapolis Royal,  
Nova Scotia

and

Involvement by the  
Annapolis Royal Development Commission

by John C. Johnson  
Former Chairman of  
A.R.D.C.

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Dedicated to the people of Annapolis Royal  
Area who have contributed to Heritage  
Conservation over the years, and to members  
of the Annapolis Royal Development Commission  
and Committee Members who were involved in  
the process of Conservation and Economic  
Development from 1976 to 1988.

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Annapolis Royal may well lay claim to Heritage of National Significance.

1. Samuel de Champlain and his adventurous associates established the Habitation of Port Royal, as they called the site, in 1605. This became the first permanent European settlement in Canada.

Following a thirty year period of very unsettled time in Acadia, Charles de Menau d'Aulnay de Charnisay secured possession of large areas of Acadia. Instead of rebuilding a fort on the site of the old Fort, he selected a site on higher ground at the head of the Basin between the main river Port Royal and a smaller stream. This became the second Port Royal in 1636.

In 1710 the Fort was Captured by the British and renamed Annapolis Royal, in honour of Queen Anne. It served as the Capital of the Colony of Nova Scotia until the founding of Halifax in 1749.

The little cluster of buildings of French and English origin that grew up around the Fort, became the beginning of the present day town of Annapolis Royal.

2. From time to time the people of Annapolis Royal have been conscious of the heritage of the area, and undertook to preserve many historic sites. One of the earliest attempts for heritage conservation in Annapolis Royal was made by the Annapolis Mercantile and Improvement Association in 1842. This association opposed the sale of portions of the Garrison Grounds.

"In 1899 the Fort Grounds were leased to the Annapolis Royal Park Commission with the intent to improve and beautify the property as a Public Park and place of resort, but in such manner as it will not efface the old

historic nature of the Fort and its surroundings."

With the appointment of Garrison Commissioners namely: Richard J. Uniacke, J. M. Owen, E. D. Arnaud, W. G. Shannon, A. M. King and William M. deBlais, the first step was taken for the preservation of the historic site, Fort Anne.

The Historical Association of Annapolis Royal formed in 1919 has been involved in the restoration and preservation of the heritage of Annapolis Royal and area. The Historical Association was active in the restoration of Fort Anne which became the first National Historic Park in Canada. The reconstruction of the Port Royal Habitation and the Grist Mill at Lequille were projects which involved the people associated with the Historical Association.

Many people who visit and reside in Annapolis Royal remark that something should be done in a meaningful way to preserve the heritage of the town and improve the commercial area. Some past efforts did and some did not receive public support. However, there is evidence of success with a number of heritage related projects.

Following World War I, the Federal Government became involved with the preservation of historic sites, such as Fort Anne in Annapolis Royal and the Habitation at Port Royal. Gradually the Federal Government became interested and began to see the wisdom of heritage conservation, when support was provided to establish Heritage Canada.

The Nova Scotia provincial government became involved with restoration of some historic provincial landmarks.

Heritage and Historic organizations have played an important role in heritage preservation throughout the province. The Historic Restoration Society of Annapolis County became involved with heritage preservation of two old historic buildings on lower St. George Street in Annapolis Royal. The Historic Restoration Society knowing Heritage Canada was involved with heritage preservation, requested assistance with the restoration of the O'Dell Inn and the McNamara house.

Following World War II, until the late 1970's, the economy of Annapolis Royal was on the downgrade. The retail business section of the town was not meeting the potential requirements of Annapolis Royal and surrounding area. The lack of restaurants and certain retail outlets in the town did not afford the visitor an opportunity to spend a few extra hours, beyond the brief time spent at Fort Anne. It seems the time was ripe for some type of rejuvenation involving economic development and heritage preservation. Buildings which have historical significance could be restored and put to a useful purpose as business outlets, with heritage facade. Thus the business area would become a viable shopping complex catering to the Annapolis Royal area and a developing industry, tourism. This would be a long range idea for making Annapolis Royal a tourist destination area, but not an impossible objective.

On April 22, 1976 the Board of Trade and historical groups within the town held a public meeting in the King's Theatre to discuss the possibilities of pursuing heritage conservation. Representatives from the Annapolis Royal Town Council, Board of Trade, historic groups, Nova Scotia Department of Tourism and Finance and Heritage Canada were present to provide input into a discussion for some type of solution

to existing conditions with regard to the business community and heritage preservation.

3. Resulting from the public meeting, a recommendation was made to Town Council, requesting a committee be established to investigate the possibilities of heritage restoration and economic development. The Town Council, on May 10, 1976, established a sub-committee of Council to be known as the Annapolis Royal Heritage Conservation Committee. The following persons were appointed: Mayor G. Richardson, Councillor Agnes McCormick, Reginald Marshall, Board of Trade, John C. Johnson, Historical Association, Evan Petley-Jones, Historic Restoration Society and Terry Crowe, Director of Planning Annapolis County.

At the first meeting of the Heritage Conservation Committee June 17, 1976, the following officers were appointed: Chairman John C. Johnson, Vice-Chairman Evan Petley-Jones, Secretary Agnes McCormick. Reginald Marshall found it necessary to resign from the committee in October 1976 and Harold Fancy was appointed by Town Council to fill the vacancy on the Conservation Committee.

A program of conservation is usually carried out for the following reasons:

(a) a pride in the historic buildings and sites which we and our children can enjoy.

(b) To preserve historic buildings, so that future generations can learn and appreciate our ancestors, their skills and what they left for us.

(c) To remedy problems which exist in the downtown, parking, traffic flow and general repairs to existing buildings.

(d) To improve the tourist trade.

(e) To increase business, Historic Conservation has always been profitable.

(f) Emphasis is placed on creating an atmosphere which would make the town attractive to the citizens of town and area, as well as to visitors in Summer and Winter. In other words, creating a pleasant place in which to live, work and shop.

(g) To improve employment opportunities. With conservation, employment is stimulated during and after construction.

Briefly, the purpose of the Conservation Committee was:

(1) To explore the possibilities of designating Annapolis Royal an Heritage Area.

(2) To meet with the public to provide information and obtain support.

(3) To carry out a survey to determine the historic value and potential for heritage buildings, development of sites and areas.

It was imperative the process be a co-operative effort with all segments of the community participating.

From the date of the first public meeting on October 7, 1976 to the presentation of the Feasibility Study report, the attendance at the information sessions steadily increased. This showed that the people of Annapolis Royal and area began to take an interest in the process. At least, an opportunity was provided for the general public to be informed and participate in the discussions. The presentations outlined the events and discussions which lead Annapolis Royal to decide that planned changes based on a search

for development and heritage conservation can achieve appropriate goals and objectives. The Heritage Conservation Committee and the community acknowledge the contribution and co-operation shown by the Board of Governors of Heritage Canada in the process of restoration in Annapolis Royal through their representatives, Mr. Robert Phillips and Mr. James Knight.

October 29, 1976 the Heritage Conservation Committee presented the Town Council with a report on Phase I. This report was to inform Council of the Committee's work and make recommendations to proceed further.

Between July 5 and October 28, 1976, the Conservation Committee met eight times. In summary, the following was accomplished during that period.

(1) The identification of property owners and businessmen in the downtown area.

(2) The continuation of discussion with Heritage Canada.

(3) The gathering of general information and ideas on historic conservation.

(4) The preparation of an Information Brochure.

(5) The distribution of this brochure to the Council, public and interested parties.

(6) The holding of a public information meeting with emphasis on reaching the downtown businessmen and property owners.

(7) The determination of the citizens' attitude concerning historic conservation. The Committee reported the following:

(a) That the downtown property owners and businessmen were in favour of seeing the program develop and continue. Vote was 20 Pro., 1 Con., and

(b) That the public is also in favour of seeing the program develop. Vote was 43 Pro., 2 Con..

4. The following recommendations were included in the report.

1.) That Town Council of Annapolis Royal authorize the Annapolis Royal Heritage Conservation Committee to continue its work.

2.) That the Town Council request Heritage Canada and the Province of Nova Scotia to co-sponsor a Feasibility Study for Historic Preservation in Annapolis Royal.

The Board of Governors of Heritage Canada and the Province of Nova Scotia agreed to the request of Town Council to co-sponsor the Feasibility Study. The Province of Nova Scotia allocated \$34,200 and Heritage Canada \$15,000 to underwrite the cost of the study. Guidelines and terms of reference for the study were prepared by the committee. These were reviewed for comment by Town Council, Heritage Canada and the Province of Nova Scotia. In the draft, one clause which stated the intent of the Feasibility Study was to determine how heritage conservation will be carried out, not if it should be carried out.

Having received confirmation that a Feasibility Study would be financed by the Province of Nova Scotia and Heritage Canada, along with a mandate from the Town Council to continue the process, the Conservation Committee began work on Phase 2 of the study.

Various Nova Scotian consulting firms were approached by the Committee to determine

their interest in participation in the Feasibility Study. Five consulting firms accepted an invitation to meet, at their own expense, with the committee, along with Mr. Lynton Martin representing the government of Nova Scotia. A time table acceptable to all parties was arranged for the interviews on July 12, 1977 starting at 10:00 a.m.. Following the final interview at 5:45 p.m. the Committee reviewed the results of the sessions and the following motion by Terry Crowe, seconded by Mr. Martin and duly passed: "That a preference is expressed regarding the firm of J. D. Miller and Associates Ltd., and that this firm be recommended to Town Council and be asked to undertake a Feasibility Study".

The firm of J. D. Miller and Associates Ltd. was pleased to enter into a contract with the Annapolis Royal Heritage Conservation Committee for the Annapolis Royal Study. The contract was signed September 7, 1977. The participants were Mr. Harold Verge, Project Leader, Mr. Donald R. Lohnes, and Mr. J. D. Miller. Miss Judi Murray joined the team as a member of the support staff and proved to be a valuable addition, particularly in the field of public relations. Office and work space for the project was established in the Pickels and Mills store. The total cost of the study was \$47,924.26. The balance of \$1,275.74 was applied to local office expense.

5. During the three months' study period, the consultants team recommended that the Town Council establish a Development Commission to co-ordinate and implement recommended projects. Discussions centred around acquiring certain buildings, such as the theatre, Farmers Hotel and the Muise Hotel. The Committee started proceedings to acquire the vacant lot beside the Farmers Hotel. When the Development Commission was

established in 1977, the vacant lot was purchased and was made available for rental parking. This was the location of a heritage building, the former home of Mr. Antonio Gavaza which was demolished unfortunately, before the implementation of Heritage Registration was accepted for the Town of Annapolis Royal.

The recommendation to form a Development Commission for Annapolis Royal was approved in principal by the Town Council, and steps were taken to put in place a sub-committee of Town Council to be known as the Annapolis Royal Development Commission. The Solicitor for the Town prepared a rough draft of an Instrument of Incorporation for approval of Town Council.

The following resolution was passed at a duly called meeting of the Town Council of Annapolis Royal, September 12, 1977:

Be It Resolved by the Town Council of the town of Annapolis Royal, that an area development Commission be constituted under the Industrial Commissions Act, Chapter 137 of the Revised Statutes, 1967, and amendments thereto

And Further that the Instrument of Incorporation and By-Laws be the respective Instrument of Incorporation and By-Laws of the Annapolis Royal Development Commission.

And Further that the said Instrument of Incorporation and By-Laws be transmitted to the Minister of Municipal Affairs for his approval.

Be It Further Resolved that Notification be transmitted to the Minister of Municipal Affairs advising him that the Town of Annapolis Royal be, as of the date hereof, no longer a participant in the Annapolis Basin

and District Industrial Commission, the said Annapolis Basin and District Industrial Commission having ceased to carry out its objects and functions, and having ceased to meet and carry on business.

At that time there could not be more than one Development Commission in a given area.

Although the Instrument of Incorporation for the Annapolis Royal Development Commission was approved by the Annapolis Royal Town Council September 1977, approval by the Minister of Municipal Affairs was not obtained until June 1978.

From September 1977, the Town Council assumed that the Development Commission would be registered by the Department of Municipal Affairs, and proceeded to establish and implement the provisions and By-Laws of an area Development Commission.

Briefly, the Development Commission's mandate was to study the report of the Feasibility Study as a working document and to attempt to integrate economic development in the commercial core of the town with heritage conservation within the boundaries of Annapolis Royal. The Act, legalizing the Commission, made provision for twelve members appointed in the manner set out, namely: every Mayor of the Town of Annapolis Royal shall, while holding office as such, be a member of the Commission and the remaining members shall be appointed by the Town Council.

The first meeting of the Annapolis Royal Development Commission was held November 1, 1977. The members appointed were: Dr. C. Henry Reardon, George Richardson, John Fiske, Alton Snow, John Akin, Gerald Coolen, Stuart Brown, W. D. Wetmore, David Robinson, Rod MacArthur, Harold Fancy, John C. Johnson. The

elected officers of the Commission: Chairman John C. Johnson; Vice-Chairman, W. D. Wetmore; Secretary-Treasurer, Rod MacArthur; Assistant Secretary, John Akin.

Mr. Harold Verge representing the consulting firm of J. D. Miller and Associates attended the first meeting for the purpose of discussing the role the Development Commission would play to improve the commercial potential, and to familiarize committee members with the issues of the Feasibility Study.

Prior to the Annapolis Royal study being undertaken, the Annapolis Basin Tourist and Recreation Council had proposed the development of the "Upper Clements Multi-Cultural Centre", on the provincially owned Prescesky Property. Funding by a DREE-Provincial Sub-Agreement for tourism, was looked upon as a source of funds for the project. The Hon. Peter Nicholson stated the Cabinet has caused a halt to current plans for DREE assistance for such a project. It seemed wise to widen the scope of these plans to include the Town of Annapolis Royal. Due to existing attractions, along with the heritage preservation and development proposals issuing from the Feasibility Study, it was felt that proposed funding from the DREE Provincial Sub-Agreement for the tourism industry would be wisely spent on Annapolis Royal as a tourist destination area. As this avenue opened up for possible financial assistance, steps were taken by Annapolis Royal to acquire funding through the DREE Provincial Tourist Sub-Agreement Preliminary discussions were carried out between the Development Commission and Federal and Provincial governments.

The Annapolis Royal Development Commission met with Provincial Cabinet representatives

and regional DREE officials to outline some of the proposals suggested in the study.

6. On October 17, 1977, Mr. Verge, Project Leader and the Chairman met with the Hon. Peter Nicholson for the purpose of presenting the proposals for development in Annapolis Royal. Mr. Nicholson was quite impressed with the proposals suggested in the study, and offered his assistance and support to the process. He suggested a meeting with various departments of the Provincial Government and other interested organizations, in order for the consultants to acquaint the representatives with the proposals outlined in a first draft of their work. In order for the Development Commission to become more effective, an Executive Committee was appointed to deal with the day-to-day business of the Commission. The Executive Committee consisted of the following: Mr. J. C. Johnson, Mr. Rod MacArthur, Mr. W. D. Wetmore, Mr. John Fisk and Mr. John Akin. The Executive Committee arranged for a meeting with the Finance Minister, Hon. Peter Nicholson to discuss the possibility for a familiarization meeting as soon as possible.

The Spring of 1978 seemed a logical time and final arrangements were made to hold the meeting at Halifax on June 22, 1978.

The Province of Nova Scotia agreed to provide the necessary logistic support and a reception for the Annapolis Royal Development Commission and guests. A list of seventy prospective people, firms and organizations was prepared in order to obtain a good cross section of people who eventually might become involved in the process considered for Annapolis Royal. An invitation and brochure explaining the purpose of the meeting were sent to each prospective participant. Among those who attended the sessions were: Coline Campbell, M. P. representing the Federal

Government, Hon. Peter Nicholson representing the Nova Scotia Government, Ministers of Provincial Government Departments, representatives of Heritage Canada, Department of Regional Economic Expansion, Maritime Tel. & Tel., Nova Scotia Power Commission, Nova Scotia Universities, Parks Canada, Councillors of the County and Town, AVABT, Historic Sites and Monuments Board, Heritage Conservation Committee, Annapolis Royal Development Commission and consultants of J. D. Miller and Associates. The Chairman of the Development Commission opened the meeting with a brief review of activities leading to the Feasibility Study and purpose of the meeting.

Considering the historic background of Annapolis Royal, adequate recognition has not been given to Canada's birthplace by either Federal or Provincial Governments. The purpose of the study was to establish a program for heritage preservation and at the same time make it economically viable, which could have optimistic spin-off effects. The idea is to combine heritage conservation and economic development. This is a long range process and could take years before the plan outlined come to fruition, but there is reason to be optimistic because of the sound concept of the overall scheme and the high degree of citizen enthusiasm and because of the demonstrated financial support of the Provincial Government.

Mr. Harold Verge, J. D. Miller and Don Lohnes, members of the consulting firm, gave detailed accounts on various phases of the study, pointing out the benefits which would accrue to Annapolis Royal and the area, if funding was found to implement many of the suggested projects outlined in the feasibility study. They summed up the situation by stating "In Annapolis Royal not

so much is the survival of heritage at stake, as is the survival of the town itself."

Bob Phillips, executive director of Heritage Canada, stated during his remarks, that he was impressed by the sense of enthusiasm in the town for the proposals outlined in the consultant's report.

The Instrument of Incorporation and By-Laws of the Annapolis Royal Development Commission was signed by the Minister of Municipal Affairs during the familiarization meeting, thus establishing the Development Commission under the Industrial Commissions Act.

The Feasibility Study provided the Development Commission with ideas and projects, which could be adapted to existing conditions. As of June 8, 1978 there was no known source of funding, yet the members of the Commission felt a start should be made in order to accomplish some improvements.

The first item was to establish a Policy, and the following outline was approved by the members of the Development Commission.

## ANNAPOLIS ROYAL DEVELOPMENT COMMISSION

### P O L I C Y

Annapolis Royal has an opportunity to revitalize its economy and preserve its heritage character by implementing a program of economic development.

Primarily the Commission is to be the development agent and/or development principal of the Town of Annapolis Royal.

The Commission is to plan, promote, facilitate, undertake (directly or indirectly), sponsor, administer and manage developments.

The development activities of the Commission are to include: Heritage, Commercial, Tourist, Industrial, Residential, Social and other promotional activities consistent with the general Memorandum of Incorporation.

The Commission is to be responsible for land acquisition and management by: Holding, Buying, Selling, Leasing/Renting, Developing, or causing to be developed land and/or buildings or other improvements.

The Commission shall receive on behalf of the Community bequests including land, buildings and furnishings, money, other securities, objects of historic architectural or heritage value given or otherwise bequeathed to the community of Annapolis Royal.

These and other resources shall, in the sole discretion of the Commission, subject only to the conditions of any donor, be used as collateral or other security to facilitate a specific or the general purposes of the Commission.

The Commission is specifically charged with administration of the industrial land presently owned by the Town and other development land to be held on behalf of the Town. In particular, the Commission shall also be responsible for land banking on behalf of the Town for social and heritage residential programs.

The Commission, either in negotiation with, or co-sponsorship with non-profit societies, co-operatives, cultural, heritage, educational, historic, architectural and/or charitable organizations shall facilitate approved development activities, as previously stated herein, on behalf of the Town.

The Commission in the discharge of activities in accordance with these terms of reference

shall either act on its own behalf, and/or through the Town's appointed officials and/or through such other persons or firms retained or otherwise employed for the purpose, as may from time to time be necessary in the judgment of the Commission in the discharge of these responsibilities.

In particular, the Commission shall, in its sole discretion, from time to time arrange for the services of such Development Officers as may seem expedient to assist its then current development.

The Commission, may also, from time to time as circumstances may in its judgment be expedient, enter into appropriate management agreement with individuals or firms in respect of one or more of its then current development programs or activities.

The Commission through its Chairman and Secretary, may report monthly to Town Council and shall maintain a close working liaison with Town Council at all times.

The Annual Report of the Development Commission and supporting accounts and financial statements including a full review of the years's activities and outline of future prospects shall be included as part of the standing procedures. The Annual Report is to be published for distribution to interested persons, groups, organizations, or companies in the Town or otherwise who may have expressed an interest in the affairs of the Development Commission. End of Policy.

The next step was to develop a list of priorities for investigation and implementation. The number one priority was a budget for Administration. The Commission was informed, should funding for Annapolis Royal become available, through DREE, monies available would be for restoration and

reconstruction, not for operational costs. The Finance Committee proposed an operating budget for the first two years of operation of \$83,645.00, for each of the two years. Some initial funding for administration became available when \$32,500 for six months was approved by the Minister of Finance and the Provincial Government.

The second priority was an Executive Director, staff and office space. The Development Commission realized the importance of an Executive Director. The success of the process would depend on a person who had the necessary training, drive and interest in the total process. Some preliminary discussion was held on the matter. However the Commission appointed a committee of three members of the Commission, namely John Johnson, John Akin, Stu Brown and Chuk Shaw representing DREE. At this stage in the process a Project Team was in place consisting of representatives of DREE and the Provincial Department of Tourism. Mr. Chuk Shaw was one of the DREE personnel and Mr. Gary Campbell from the Province of Nova Scotia. As DREE was being involved, even at the discussion level, it was considered necessary to include a member of the DREE team on the selection committee. The position of Executive Director for the Development Commission was advertised in the Halifax and local press. Fifteen applications were received by the committee. Nine applications were eliminated on the first review. The remaining six were contacted and a time-table was established for interviews, three on Thursday, July 13, 1979 and three for Friday, July 14. Three applicants were from the Halifax area and three from the Annapolis Royal area. The selection committee recommended the Commission hire Paul Buxton, P. Eng., as Executive Director. A contract was drawn by the solicitor and terms of reference prepared. Mr. Buxton Agreed to the

terms offered by the Commission and would be able to begin employment Wednesday, July 25, 1979. The appointment of Mr. Paul Buxton as Executive Director was made official with the signing of a contract on July 16, 1979.

The office of the Annapolis Royal Development Commission was established in February 1979 in the Town Hall, Annapolis Royal. The Town Council had agreed to rent the Commission office space at the rental of \$100.00 per month. For the first four months space in the Commission office was rented to the affiliated Boards of Trade at \$50.00 per month.

The third priority suggested, was an indoctrination centre or interpretive centre. The centre was proposed during the Feasibility Study. The utilization of the King's Theatre or the Farmers Hotel was suggested for housing Parks Canada requirements and Department of Tourism. Mr. Harper of Parks Canada met with the Commission, December 1, 1978 to outline management plans for Fort Anne over the next year. Management plans would not be available for some time as an involved study was anticipated and would not be completed for some time, A later study for renovation of Fort Anne and an interpretive centre has been produced but not yet implemented. The Development Commission requested the committee carry on continuing negotiations with Parks Canada.

The fourth priority was to open up negotiations with regional CPR/DAR/Marathon Realty officials in order to obtain the railway siding property lower St. George Street for a parking area. The development of this area for parking purposes would help relieve the parking problem on St. George Street. After a number of negotiations with the owners of the property, the Development

Commission acquired the property. Estimated price of D.A.R. lands was \$20,000 and \$12,000 relocation costs.

The traffic flow on St. George Street was the fifth priority. On several occasions, the Development Commission discussed the problem of traffic through the business section of St. George Street. The Board of Trade was briefed on the suggestion by the Development Commission that one way traffic on St. George Street be established between Hutchins Pharmacy and Drury Lane. The Board of Trade requested the Deputy Town Clerk to survey some sixty persons to determine their wishes in the matter. Of those questioned, forty-five desired the one way street as proposed, fifteen were against the proposal. The direction of the traffic flow was later dealt with by the Town Council. The plan for improvement to the town did include the flow be from Drury Lane south to St., Anthony Streets as in earlier discussions. Consideration was given to a larger parking area for tourists on a part of the Fortier Mill site. The Town Council made the decision for traffic flow to run north on St. George Street, between St. Anthony and Drury Lane.

The sixth priority dealt with the acquisition of properties on St. George Street. The Development Commission considered the matter of acquiring certain buildings on St. George Street was urgent, due to the condition of some, plus others were for sale. The buildings under consideration were the Muise Hotel, the Old Post Office and the Farmers Hotel. At one stage in the process, the Commission borrowed \$10,000 from the bank, secured by way of a promissory note, signed personally by Members of the Commission. This amount was earmarked for option funds for the above buildings. Later the Commission passed a general borrowing resolution which the Bank of Nova Scotia accepted. The Development

Commission authorized the Chairman, Secretary-Treasurer or Mr. Fancy, to borrow \$14,000 for use in obtaining option on the above properties.

On August 15, 1978 the Commission was notified that a budget for the administration of the Development Commission for six months had been approved by the Minister of Finance of the Provincial Government. Mr. MacArthur reported to the Commission that the Province had made an advance to the Commission to cover a loan of \$14,000 for options on the downtown properties. Options were taken on the Muise Hotel, the Parker building and the C. W. Bower building. The Old Post Office had been sold and the Town of Annapolis Royal had initiated tax sale proceedings with respect to the King's Theatre. This building was eventually obtained by the Commission.

At the same time, the property, a vacant lot beside the Farmers Hotel was purchased by the Commission for \$6,500 and became a rental parking lot.

#### Municipal Development Plan and Zoning By-Law

In order to proceed in an orderly manner with development and heritage preservation, a municipal Development Plan was necessary for Annapolis Royal. Besides, the Town was under ministerial orders to adopt a Municipal Plan and Zoning By-Law.

7. The Development Commission in consultation with the Town Council, was authorized to produce a Municipal Plan and Zoning By-Law. The Annapolis County District Planning Commission was in place. Since the Town of Annapolis Royal was a member of the Commission, a proposal was made by the Development Commission for the Planning Commission to develop a plan for Annapolis Royal. The existing staff was unable to

comply with the request, as they were working on other plans, according to schedule and Annapolis Royal would have to wait, well into the next year.

For immediate action on the preparation of a plan, an increase in staff would be required, plus additional funding would be necessary from the County and the other towns in the County, this was unacceptable. This avenue for the preparation of a Municipal Plan for Annapolis Royal was not available.

The Development Commission discussed two ways by which a plan might be produced.

(a) Municipal Affairs be again approached with the view of seconding additional personnel for the purpose of developing a plan for Annapolis Royal, or

(b) That the Town and the Development Commission hire its own planner and technical staff.

It appeared that the Town and Development Commission with assistance from the Department of Development would be the route.

Mr. Fiske spoke to Mr. Don Lohnes, a Halifax consultant and Planner, to find out if he would be interested in preparing a Development Plan for Annapolis Royal. Mr. Lohnes provided an estimated cost for the work which would be approximately \$20,000.

The Development Commission was directed to carry on negotiations with Mr. Lohnes and endeavour to obtain the necessary funds. Mr. Maurice Lloyd recommended to the Department of Municipal Affairs that Annapolis Royal be provided \$20,000 towards the study. The Development Commission entered into discussion with Don Lohnes, of Design

Collaborative Ltd., as to the feasibility of his preparing a Municipal Plan for \$20,000.

At the February 1st, 1979 meeting of the Development Commission, Mr. Brown reported for the Design and Planning Commission that a tentative agreement with Mr. Lohnes as planner, would cost \$24,800. A motion was passed to accept the agreement in principle and a contract be drawn up under current terms of reference. Later, the committee advised the Commission that an adjusted price of \$21,800 had been agreed upon. The Town Council was requested to approve and sign a contract with Mr. Lohnes.

The Development Commission appointed a Planning and Design Committee composed of J. Fiske, J. R. Kerr, H. Fancy, D. Robinson. Due to some resignations from the Commission and the amount of work involved, the Commission was expanded to include G. Coolen, John Akin, Stu Brown, the latter became Chairman of the Planning and Design Committee. This Planning and Design Committee and Town Council cooperated in the production of the Municipal Plan and Zoning By-Law.

It had been reported, Heritage Canada would permit \$5,000 allocation to Annapolis Royal, to assist in producing a Plan.

During the provincial election in the Fall of 1978, Mr. Greg Kerr was elected M.L.A. for Annapolis West.

The Development Commission was established during the time Mr. Peter Nicholson represented the constituency of Annapolis West.

The interest and support given by Mr. Nicholson during the early days of the Development Commission was greatly appreciated. Mr Greg Kerr, M.L.A.,

immediately gave his support to the Development Commission for the revitalization of Annapolis Royal.

8. During the process of the study and preparation of the Municipal Plan and Zoning By-Law, it became necessary to have some form of Heritage Legislation in order to protect heritage building, sites and districts.

A Design Review Committee was formally established to carry out the evaluation process, recommending and reporting on the designation of the Town's heritage resources.

The Development Commission appointed a six member committee composed of the following: Jim How, who became Chairman, Barry Moody, Harry Jost, Shirley Kerr, Ruth Eisenhauer and Barry Yanchyshyn. Additional members were added to the committee in the persons of Daurene Lewis and Leslie Wright.

The committee in consultation with the consultants during the process, held many intensive study sessions.

After considering various avenues to obtain a Heritage protection by-law, the Commission finally agreed that Heritage preservation would become part of the Municipal Plan and Zoning By-Law.

The designation of heritage resources became a separate process requiring the development of detailed criteria against which to evaluate buildings, sites and districts. The Development Commission agreed to engage Mr. Barry Yanchyshyn to develop criteria for evaluation of heritage structures. Mr. Yanchyshyn produced a Heritage Resource Study which was accepted by the Commission. All buildings constructed before 1930 were reviewed and evaluated. These are now registered under the Municipal Heritage

Property Act and included in the Municipal Registry of Heritage Properties.

In June of 1980, the Provincial Government passed an Act to provide for identification, preservation and protection of heritage property. The Act enabled the Town of Annapolis Royal to include the section on Heritage preservation in the zoning by-laws. As the Act provided a municipality to establish a municipal registry of heritage property and a Heritage Advisory Committee. Up to this point in time, Heritage Canada stated that with-out Covenant Legislation, they would not make any commitment with respect to heritage preservation within the Town of Annapolis Royal. A Heritage Advisory Committee for the town was established to advise the Municipality with respect to regulations that effect the attainment of the intent of the Act.

In order to carry out the mandate of the Development Commission to develop all the available land for economic development, the Town Council in November 1978 agreed to sell to the Commission certain lands owned by the Town which could be described as those lands on the north side of Prince Albert Road adjacent to Irving Oil and being situate between Prince Albert Road and St. Anthony Street and also the parcel of marshland on the south side of Prince Albert Road stretching to French Basin.

The Development Commission by this time had acquired options on properties along St. George Street in the business section. The next step was to engage an architect to design either new buildings or suggest certain renovations to existing structures in order to adapt them to certain heritage periods and also to prepare them for some viable commercial enterprise.

Harry Jost a recent resident in the community who had established an architectural office in Annapolis Royal showed an interest in providing design services for the projects. At that point Mr. Jost would be associated with the firm of Duffus, Romans, Kundzing, Rounsefelt of Halifax which would provide greater depth and experience for the projects in Annapolis Royal.

June 27, 1979, Kerr, Fisk, Reardon, Johnson, Campbell and Chuck Shaw met with Harry Jost and representatives of the firm of Druffus, Romans, Kundgens and Rounsefelt for the position of architect.

The Development Commission accepted the committee's recommendation and entered into an agreement with Harry Jost, architect and the Halifax firm as designers for:

1. King's Theatre
2. Streetscape Program
3. Building Facades
4. Scenic Walkway
5. Floating Dock

As the Development Commission was interested in obtaining the D.A.R. lands opposite the Annapolis Royal Wharf and the Muise Hotel and area adjacent, the architects were instructed to begin preliminary design immediately for development of the overall scheme and projects at an approximate cost of \$5,000.00.

January 1979, W. D. (Bill) Wetmore found it necessary to relinquish the position of Vice-Chairman of the Development Commission, due to business interests which involved him being absent from Annapolis Royal for extended periods of time. John Fiske was appointed Vice-Chairman of the Commission until Mr. Wetmore's schedule permitted him to have more time available for duty as Vice-Chairman.

Other changes involving appointments to the Development Commission. October 22, 1979 - Mr. Alton Snow resigned from the Commission and was replaced by Mrs. Eileen Kelleher.

November 12, 1979 - Mr. David Robinson resigned and was replaced by Mr. Jim How.

9. As Annapolis Royal seemed to be a logical centre for a tourist destination area, several ongoing discussions were held between the Annapolis Royal Development Commission and the Project Team officials of the DREE Provincial Tourism Sub-agreement. It began to appear, that the Annapolis Royal Development Commission stood a very good chance of receiving financial assistance provided a satisfactory brief could be presented.

Just at this period, there was change in the Federal Government and the new Conservative Government was amenable to the proposal for rejuvenation and development of Annapolis Royal. On September 21, 1979, during discussions on the Project Brief, the Development Commission was instructed by Greg Kerr, MLA, on the makeup of the Project Team and its relationship with the Development Commission. Mr. Kerr indicated that following discussions at the highest level on September 20, 1979, the Project Brief would be signed within a few weeks.

One prerequisite required to enable funding through the DREE agreement, centred around the ability of the Development Commission to assure the Project Team that the various projects would be operated and maintained. This was especially true of the proposed Botanical Gardens. The Project Team was assured that every effort would be made for efficient maintenance.

At this time, the proposal was made to establish a Foundation to raise sufficient

funds to continue the process of preservation and development, along with maintenance and operation of the established facilities.

10. It seemed that a Foundation for Annapolis Royal to assist in further work of preservation and development would be beneficial. Consequently, the Annapolis Royal Heritage Foundation was established.

Later, the Annapolis Royal Heritage Foundation will be more fully dealt with, as the work of the Development Commission and the Heritage Foundation has often been one of close co-operation.

Following further negotiation, an announcement was made jointly by DREE Minister, Elmer MacKay, Roger Bacon, Tourism Minister and Development Minister Roland Thornhill, that 2.175 million was available to the Annapolis Royal Development Commission for restoration and development in Annapolis Royal. A press conference and information session was held in the Council Chambers in Annapolis Royal, Thursday evening, November 1, chaired by Greg Kerr, MLA.

At this time special guest Bruce Cochrane, Minister of Tourism, gave official approval to the joint DREE Tourism subsidiary program with 2.175 million dollars to be spent in Annapolis Royal. Representing DREE were Ann MacKenzie and Robert Boutilier. Attending the conference were Mayor J. R. Kerr, Harry Jost, Project Architect, Jeff McCormick, Chairman Historic Gardens Committee, Paul Buxton, Development Commission Executive Director, and John C. Johnson, Chairman of the Annapolis Royal Development Commission and a number of Commissioners and interested citizens.

The funding provided through the DREE Tourism Agreement was only available for construction

and materials for the various projects, and could only be spent through and with the authority of at least two levels of Federal and Provincial Government officials.

The Development Commission planned and administered the construction of the projects outlined in the Project Brief. That left the cost of administration the responsibility of the Development Commission.

The Provincial Government of Nova Scotia realized that in order to implement the work outlined in the Project Brief, additional funding would be required for administration. The Province accepted the responsibility to provide administration funding for a period of three and one-half years.

#### Historic Gardens

11. The Feasibility Study prepared for the Heritage Conservation Committee and the Town of Annapolis Royal identified projects which would contribute to heritage conservation. One of the projects which was enthusiastically adopted was the formation of a Botanical Garden. Such a Garden would achieve heritage conservation, economic benefits, and provide a year-round attraction for tourists and enhance the preservation of the early agriculture of the Area.

At this point in time, the DREE Tourism Project Team had to be assured the proposed Gardens would not become a burden on governments for maintenance.

The Development Commission replied, by the formation of The Botanical Gardens Committee, and suggested the formation of a charitable foundation to assist with financing projects. This latter suggestion resulted in the formation of the Annapolis Royal Area Heritage Foundation.

Consequently, the Project Brief prepared by the DREE Tourism Project Team adopted the recommendation for the construction of a Botanical Garden and the sum of \$736,400.00 was earmarked for its construction.

The Development Commission's policy, in regard to certain restoration projects, was to turn the building or development over to the private sector or society which would be responsible for the maintenance and future development of the project.

The first meeting for the purpose of establishing a Garden's Committee was held in the summer house at 138 Ritchie Street when Greg Kerr, Agnes McCormick and John C. Johnson met to discuss possible members for the Garden's Committee.

The following persons were suggested as a nucleus, later to be enlarged: Agnes McCormick, Harold McCormick, Jeff McCormick, John Akin, Dr. A. D. Pickett, and J.C. Johnson, Commission Chairman.

The Development Commission held a special meeting on July 18, 1979 to discuss the formation of a Botanical Garden Committee. The six suggested committee members were present as they had been contacted and were willing to act on a Gardens Committee.

The first formal meeting of the Gardens Committee was held August 16, 1979. The six members of the Committee, plus Greg Kerr, Bernard LeBlanc, and Charlie Embree of the Nova Scotia Department of Agriculture, and David Robinson, Stu Brown, Bill Wetmore, and Paul Buxton, Executive Director, from the Development Commission.

A joint meeting of the Annapolis Royal Development Commission and the interim Botanical Garden Committee was held August

28, 1979. In order to ensure that the Botanical Garden Committee complied with the policies of the Commission and the DREE Tourism Sub-Agreement, the Committee acted under the terms of reference established by the Commission.

At the same time, a proposal concerning contract management was approved by the Management Committee.

This enabled the Development Commission to appoint a Construction Manager, who would be responsible for having the Gardens constructed under an established budget. This method offered the best option to carry out the objectives of the Development Commission.

At the August 28th meeting, Mr. Paul Buxton reported that preliminary discussions had been held with seven owners of potential Botanical Gardens land and all were willing to negotiate sale of the rear portions of the properties. Professional assessors were hired to assess these lands. The land was optioned with options to be taken up on March 15, 1980. Total option price for required lands was \$109,000 with a further \$70,000 under agreement of sale effective April 15, 1983.

The Development Commission appointed the following persons to the Botanical Gardens Committee: Agnes McCormick, Jeff McCormick, Harold McCormick, John Akin, Dr. A. Pickett, Bruce Williams, Wilfred Armstrong. Jeff McCormick was elected Chairman of the Gardens Committee. The Committee was empowered to suggest other members. The Development Commission, on October 15, 1979, officially appointed Ian Davidson and Clyde Baltzer to the Gardens Committee. Donald Theriault was appointed March 19, 1981, and Mrs. W. Smith was appointed March 12, 1981.

At this time, Agnes McCormick found it necessary to resign from the Gardens Committee.

Mr. T. H. H. Fortier became a member of the Gardens Committee in July, 1980.

In November, 1979, Ducks Unlimited (Canada) indicated through correspondence with Greg Kerr that they would be interested in establishing a fresh water wetland wildlife area adjacent to the proposed Historic Gardens. The Commission welcomed the idea and steps were taken to acquire the required marshland along Allains River. This was a difficult task due to the number of owners involved. Eventually the marshlands required were made available for the project, either by deeding the areas to the Development Commission or arrangement between the owners of lands and the Ducks Unlimited organization. This development has made a valuable addition to the Historic Gardens complex.

The Development Commission was very fortunate in obtaining the services of Mr. Pat Pellan, a trained Horticulturist, made available by the Nova Scotia Department of Agriculture, to assist the Gardens Committee with development.

The Gardens Committee established a Planning and Design team to work with the consultants C.B.C.L. Ltd. The members were: Mr. Klynstra, Gordon Radcliffe, P. Hicklenton, R. Morton, Harry Jost, W. Armstrong, F. S. Bruce Williams, Paul Buxton, A. Wilson, Jeff McCormick, Chairman.

By March 1980, the Botanical Gardens project was approved by the Project Team and the Commission exercised the Brissette option to purchase the anchor property for the Gardens. This Heritage House has been of economic

value for the Gardens; two apartments and dental office, plus accommodation for the Horticulturist, and office for Manager.

The Commission addressed the problem of acquiring seven parcels of land on St. George Street required for the Botanical Gardens. Besides the Brissette property, there were sections from lands of Dr. J. R. Kerr, W. D. Wetmore, P. M. Nicholson, Don Beattie, The Hillsdale Property, Dr. J. A. Lawrence, plus areas of marshland at the rear of the proposed Gardens.

As the Gardens developed into a Theme Garden, it was advisable to have several Committees or Chairmen to deal with the various concepts. There was the Marshland or Dykeland Committee, established in November 8, under the chairmanship of Ian Davidson and Clyde Baltzer, the Acadian Cottage and area under Donald Theriault, and the Rose Garden concept and plan by Wilfred Armstrong.

As the funding for the development of the Gardens and other projects earmarked by the Development Commission through the DREE Tourism Sub-Agreement was for construction only, no money was available in the agreement for the purchase of properties. At one point, the Development Commission negotiated through the Bank of Nova Scotia a line of credit in the vicinity of \$500,000. However the loan did not materialize and the Development Commission had to arrange borrowing through the Town of Annapolis Royal's ability to borrow the necessary funds to purchase properties.

The name, Botanical Gardens, did not seem appropriate for the type of Garden to be developed in Annapolis Royal. The potential for a heritage type garden seemed more in keeping with the area.

The Gardens Committee recommended to the Development Commission that a competition be held for an appropriate name. The suggestion was acted upon and out of many suggested names, the Annapolis Royal Development Commission, at a meeting on June 10, 1980, approved the name: The Annapolis Royal Historic Gardens. Miss Arthur was awarded the \$50.00 prize for suggesting the name.

In March of 1981, the Commission's Construction Supervisors hastily rebuilt their construction crews and tackled the job of completing the Historic Gardens by the planned opening date of August 15, 1981. In what can only be described as an outstanding achievement by Commission staff and volunteers from the community. The necessary work on the Gardens was completed one hour before the opening time on August 15th.

Guests at the opening ceremony included the Lieutenant-Governor, the Honourable John Shaffner, who officially opened the Historic Gardens. The Honourable John Buchanan, on behalf of the Province of Nova Scotia, and Mr. Russell McLellan, M.P., representing the DREE Minister, presided over the unveiling of the plaque. Others included Coline Campbell, M.P. and Gerald Sheehy, Minister of Health in the Nova Scotia Government.

After the opening ceremonies, the Commission hosted a Garden Party. In the evening, the Province of Nova Scotia held a dinner hosted by MLA, Greg Kerr, to honour all those who had worked so hard to make the Garden a reality.

The Historic Gardens were opened to the public on August 17th and between that date and their closure in early October, nearly 10,000 visitors were admitted to the grounds.

Ducks Unlimited commenced construction of their bird habitat in association with the Gardens in early fall and by freeze-up, the dykes and aboiteau were in place. Throughout 1980-81, the Commission received outstanding assistance from the Provincial Department of Agriculture, and again the Commission acknowledged the contribution of Mr. Charles Embree and Mr. Dick Morton.

The Provincial Department of Agriculture carried out a dykeing programme and the Commission appreciated the support provided by Honourable Roger Bacon. Also, the support and advice received from Dr. Peter Hicklenton of the Kentville Research establishment and Mr. Alex Wilson from the Nova Scotia Museums.

The Historic Gardens Committee can be very justly proud of their achievement in completing the Gardens and carrying out the mandate of the Development Commission.

In 1980, when the properties required for the Historic Gardens, the design for the Gardens, included the Dr. J. R. Kerr property, and at that time, an agreement for purchase and sale was arranged with a settlement date of March 15, 1983. As the date was rapidly approaching, it was necessary to make arrangements to acquire the property; furthermore, the Development Commission required \$50,000 to carry on with development projects.

At a joint meeting of the Development Commission and the Annapolis Royal Heritage Foundation of August 9th, the following motion was passed: "That the Heritage Foundation take over the purchase and sale agreement to Dr. and Mrs. Kerr, when approved by both parties."

The Development Commission approved the transfer of any interest in the Kerr property to the Annapolis Royal Heritage Foundation.

The Development Commission applied for a L.E.A.D. grant, and was awarded \$173,000 for the conversion of the Kerr Property, owned by the Heritage Foundation to an amenities facility, containing a restaurant, gift shop, and apartments. In order for this to take place, the property had to be re-zoned to the New Historic Gardens Zone. The Development Commission operated the restaurant for two seasons under somewhat difficult circumstances.

The Historic Gardens Committee saw the need for the Historic Gardens and Restaurant facility to be under one efficient management or society.

After many meetings, an agreement was reached between the Development Commission, Town of Annapolis Royal, and the Annapolis Royal Area Heritage Foundation. The assets of the three parties involved were transferred in 1987 to what is now the Annapolis Royal Historic Gardens Society.

As funding for the projects outlined in the Project Brief became available, a concerted effort was made by the Development Commission to acquire certain properties. Besides the seven parcels of land on St. George Street required for the Historic Gardens, other acquisitions included the Parker Building (now Newman's Restaurant), The Muise Hotel (now Adam-Ritchie), The Farmers Hotel, The DAR property, the K & R property, the Kings Theatre, and the various properties and easements required for the Scenic Walkway.

The Development Commission was now able to proceed with the individual projects in some logical sequence.

## Scenic Walkway

12. The plans for the Waterfront Walkway were presented by Harry Jost, Architect and approved by the Commission on December 18, 1979. The project went to tender call in January 1980 and construction began during the winter of 1980.

The Scenic Walkway is in the form of a boardwalk, starting at the Kings Theatre, continuing behind the buildings on St. George Street, to the Fort Anne grounds. As plans for a visitor reception area for Fort Anne were under review, the boardwalk did not go all the way to Fort Anne.

The official opening for the completed Walkway was held in 1981. This Scenic boardwalk soon became an attraction for the tourists, as well as the local people of the Town and area. At a later date, it is the hope of the Commission that the Walkway will be extended to Fort Anne.

## The Parker Building

13. One of the first renovations attempted by the Development Commission was the Parker Building, now a restaurant. The architect for the Commission, Harry Jost, advised the Commission that the Parker Building was in fairly good condition and with some changes, the first floor could be commercial and the second floor residential. At the November 15, 1979 meeting, upon motion by W. Wetmore, seconded by J. Kerr, the Executive Director was directed to brief the architect on the detailed plans for facade treatment and interior work, mechanical, plumbing, and wiring of the Parker Building. The contract for this project was awarded to the local firm, Reliable Construction, at a cost of \$25,000.

With the renovation work underway, the Commission decided that the Parker Building be offered for sale.

Two proposals were received and the Executive Director recommended that the Commission accept the proposal submitted by Gardner and Gartland Ltd. for the purchase of the building at \$40,000 for use as a high class restaurant.

The Commission accepted the recommendation and finalized the sale of the property. There were some minor adjustments to the sale, such as a bill for a survey which was handled by the Commission's legal advisor.

The facade work done on the Parker Building during renovation gave encouragement to the local people and showed the project was finally underway and a good example of what could be done on an ugly building and what could be done for other buildings.

#### Muise Hotel - Now Adams-Ritchie

14. The Development Commission borrowed money to purchase what was known as the Muise Hotel and the Parker Building, now Newman's Restaurant, in 1979.

As this building was on the site of a heritage building, the Commission decided to examine the structure very carefully. Examination revealed that inside the shell was evidence of a former building now referred to as the Adams-Ritchie.

On April 1, 1980, the architect advised that a 1750's frame had been identified approximately 15 feet back from the existing building face. He also suggested that the building be taken back to the 1750's line and reduced to two stories. The Commission members were in favour of this suggestion, and

upon motion by S. Brown, seconded by W. Wetmore, and carried, the architect was instructed to proceed with the concept of the restoration of the 1750's building.

In 1712, John Adams built a one storey house on the property. On July 17, 1781, the property was purchased by John Ritchie. In 1872, the property was purchased by King family. It is the oldest documented building in English Canada.

Work continued on the renovation throughout the winters of 1980-81, with assistance from Dr. Barry Moody who assisted the Commission as restoration consultant. The building was restored to its late 18th century dimensions and structural detail.

The official opening of the Adams-Ritchie house took place on May 9, 1981. Those taking part in the ceremony were Honourable Bruce Cochran, Minister of Tourism, Honourable Greg Kerr, Ms. Coline Campbell, M.P., Mayor J. Kerr, and John C. Johnson, Chairman of the Development Commission.

Watched by a large crowd of local citizens and to the accompaniment of the High School Band, the wraps were lowered off the renovated building and the first completed project carried out by the Commission's forces was revealed. Not only is the building a great aesthetic improvement to lower St. George Street, but it proved to be an economic building.

The entire ground floor was leased to the Tidal Power Board until the end of 1983 as an interpretive centre during the construction of the Tidal Power project. The upper floor was leased to the late Judge Peter Nicholson and Mr. Alton Snow as Judges' Chambers and business office.

## Facade Programme

15. Following lengthy negotiations with the D.R.E.E. Tourism Project Team, guidelines for the Facade Programme were established.

Due to the fact that there would not be sufficient funds under the agreement for a complete Street-Scape Programme, the Commission decided to give priority to the Facade Programme.

Priority Area 1 St. George Street from Drury Lane to Dargies, shareable with a limit of \$10,000 for commercial properties. Residential properties shareable limit - \$5,000.

Priority Area 2 The same shareable amounts applied to Drury Lane south to Chapel Street.

Priority Area 3 End of commercial district to Prince Albert. Commercial properties shareable - \$5,000 limit. Residential shareable - \$5,000 shareable.

A meeting of merchants and private residential property owners was held to review the programme.

Twenty-eight applications were received by the Commission by the cut-off date April 15, 1981, and four applications were received before the end of the year. All but one of the applications was approved by the Commission.

All applications for assistance under the Facade Programme were required to submit detailed plans drawn up by an architect. The plans were very carefully examined by the Commission to ensure compliance with the provision on the new Municipal Development Plan and Zoning By-Law and the criteria developed under the Heritage Property Act.

Work was carried out during the summer and fall by the many merchants and private property owners who took advantage of the programme, and the difference to the commercial district of St. George Street was dramatic.

The following merchants and private property owners took advantage of the program:

Town of Annapolis Royal  
B. W. Cummings Ltd.  
H. E. Fancy Jewellery Ltd.  
Newman's Restaurant  
Rafuse Automotive  
Daureen Lewis  
MacKenna Building  
W. G. Dunlop  
McCormick Building  
Rod MacArthur  
Cornwallis Pharmacy Ltd.  
Garden Path Tea Room  
Harry V. Jost Bldg.  
Anna Redgrave, Garrison House  
Jim How, Building  
Charles Dargie & Sons Ltd.  
Douglas Souchen  
A. L. Morfee  
Tidal Craft Gift Shop  
E. M. Glass Building  
St. Luke's Church  
Alan Young  
C. W. Bower, Ltd.  
Hutchins Pharmacy  
Mark Leonard Ltd.  
Annapolis Hardware Ltd.

Fred Cruickshank  
Bank of Nova Scotia  
Annapolis Royal Co-Op

#### Museums

16. The Historic Restoration Society operates three historic buildings on Lower St. George Street, which are open to the public during the summer season. The buildings, the Pickels and Mills Store, the O'Dell Inn, and MacNamara House have been restored by volunteer help. In view of the historic significance of these buildings, an amount of \$75,000 from the allotment of \$425,000 for building improvement was reserved for the Museum buildings on Lower St. George Street.

Cost estimates for repairs, roof, mechanical and electrical systems were obtained and approved by the Development Commission.

The Project Team approved the funding and work began in September, 1980. In the spring of 1981, renovations to the three buildings were completed.

#### Kings Theatre

17. The Development Commission, aware of the historic value of the Kings Theatre and the uncertainty of ever operating in its physical condition, felt that the Theatre would play an important role in the overall development in the Town. Consequently, acquisition of the Theatre was discussed and the matter was placed in the hands of Stewart, MacKeen and Covert. Their report stated, acquisition of the property could be obtained, provided two mortgages could be bought out, one for \$8,5000 and another for \$1,000.

Success was realized in April 22, 1980, and foreclosure proceedings were imminent. The Commission decided on the maximum bid they would offer at the Sheriff's sale on February

11, 1981. The Commission's bid was sufficient and the Annapolis Royal Development Commission became the new owner of the Kings Theatre.

The Commission immediately commenced planning the future of the building. Although several interesting proposals were received, the Development Commission, after due consideration, felt that none fitted exactly the proposed future of the Town.

Since considerable interest had been aroused by the suggestions to turn the building back into a theatre catering to all tastes, live theatre, cinema, band concerts, etc., staff of the Department of Culture, Recreation and Fitness were asked to carry out an appraisal of the building. This appraisal showed that it was feasible to renovate the building into a community theatre.

The Commission, therefore, approached several members of the community and asked them to serve as a member of the Kings Theatre Committee. Fourteen local people joined the Committee and continued to work and make recommendations to the Commission throughout the summer on the use of the building.

Construction started in earnest in August and by the end of the year, the building had been almost completely renovated with a new wing containing changing rooms for actors and public washrooms.

Kings Theatre Committee Members were: S. Caldwell, J. How, J. Pettitt, J. L. Peach, T. Bartlett, B. Taylor, B. Dickenson, G. Hay, P. Edwards, D. Perrott, S. Jamieson, V. Percy, R. Ackerman, J. Batiot.

Recognizing the importance of a body to make and to continue to make recommendations to the Commission, six members of the Theatre

Committee were appointed as a Board of Governors or Directors of the Theatre, who were to serve until December 31, 1982. The elected Board of Directors of the Theatre were :

Stuart Jamieson, Chairman  
J. Batiot  
S. Caldwell  
J. L. Peach  
T. Bartlett  
B. Taylor

The renovations to the Theatre were carried out under the D.R.E.E. Tourism Sub-Agreement and certain items of equipment purchased with the aid of a grant through Culture, Recreation and Fitness.

The official opening of the Kings Theatre took place June 30, 1982. The Minister of Culture and Recreation, Greg Kerr, was assisted by Robert Boutilier, D.R.E.E. member representing the Federal Minister, Herb Gray. Coline Campbell, M.P., South West Nova, sent messages of congratulations.

#### DAR and Street Scape

18. The Development Commission engaged the firm of Kundzins, Duffus and Romans in association with Harry Jost, Architect, to prepare a conceptual plan and design of St. George Street and surrounding area.

It was considered imperative that the lands of the Dominion Atlantic Railway be purchased in order to complete the design of the downtown area.

Negotiations with representatives of the DAR and CPR for the property between Church Street and Drury Lane had been on-going for some time. Finally the Commission was advised that Marathon Realities were willing to give a

Warranty Deed to the property as requested, instead of a Quit Claim Deed.

The Executive Director was instructed to negotiate the purchase of the property, following clarification of the details of ramp relocation. The loading ramp was relocated to the rear of the former Co-Op store and on the south side of the existing tracks.

The Annapolis Royal Development Commission executed under the seal of the Commission the offer to purchase by the Commission lands owned by the Dominion Atlantic Railway on July 15, 1980 at a cost of \$20,000.

This area now provided an anchor for an improved street scape and the Commission felt a market would be appropriate in this location since a Farmers' Market was active in Annapolis Royal in 1702.

A group headed by Mr. David Kerns who were interested in promoting a Farmers' Market in Annapolis Royal appeared before the Commission.

The question of a lease of the area to a group was discussed. The Commission felt that provided the by-laws and liability of the Association were satisfactory, an agreement on a long term (of five years) lease could be negotiated.

With the fixtures of a permanent type installed, the group felt the facilities should be available for the use of other groups.

In 1981, the Development Commission acted as co-ordinator of the 1981 Main Street Program, as well as carrying out the construction programme on the DAR lands. Work continued on the Farmers' Market project

throughout the winter and the Annapolis Royal Farmers' and Traders' Market Association was able to hold its first summer market on its traditional opening date.

The formal opening of the Market was carried out on July 29th by the Honourable Roland Thornhill. The Market buildings have been a great success, attracting many people to Annapolis Royal on Saturday mornings.

Beside the Farmers' and Traders' Market area, the Commission established a parking lot on a large section of the DAR property. This has greatly relieved the congestion on the area along the main business street. It was the hope of the Commission that the parking lot would be paved in 1982 and the surrounding area landscaped.

Eventually the Farmers' and Traders' Market area was turned over to the Annapolis Royal B.I.D. Commission.

Mr. Robin Lawrie, representing Lawrie Co. Enterprises, a company interested in establishing a Home Hardware outlet in Annapolis Royal, met with the Development Commission in October 1981.

He was interested in obtaining a piece of property on the east end of the DAR lands bordering St. Anthony Street, on which to erect a building which would fit in with the surroundings, appropriate with the heritage of the area.

After lengthy discussions on the matter of location, colour, etc., the Commission decided to sell the property as outlined in the proposal and convey the Deed to Mr. Lawrie. Thus another business enterprise was located in Annapolis Royal and in a fine new building.

## Farmers' Hotel

19. The history of the building referred to as the Farmers' Hotel sometimes called Sinclair Inn, certainly warrants being classified a Heritage Building, worthy of preservation. The Development Commission was interested in acquiring the building, owned by Ruth Eisenhauer, and the Farmers' Hotel probably could have been purchased; however, the Commission's purchasing ability was very limited in 1980. Besides, the future use for the building, considering the heritage, had not been dealt with in specific terms.

Heritage Canada, whose interest and some financial support in the restoration taking place in Annapolis Royal, once again expressed interest in the overall plans and stated they would investigate the role they would be able to play in the general plans for development.

By August 24, 1980, purchase of the Farmers' Hotel was discussed and in order to obtain a price for the building, an appraiser was selected to evaluate the property. A year later, the Commission was advised that the Farmers' Hotel had been purchased by Heritage Canada and preliminary investigation would be carried out to determine renovation techniques.

On February 1, 1979, Mr J. Dalibard and Mr. Chris Pelham of Heritage Canada attended a meeting of the Commission. Mr. Dalibard reviewed the philosophy of Heritage Canada as applied to restoration.

Heritage Canada's involvement would be restricted to ownership, followed by restoration with aid under the D.R.E.E. Tourism Agreement and then ownership reverted in private hands, with the necessary re-

stricted covenants to protect facade and outline of building.

Work began on the building confined mainly to the exterior, new roof and foundation, plus a general clearing of the main part of the structure.

At a meeting on June 22, the commissioners were advised that the D.R.E.E. Tourism Management Committee expressed its disappointment with the progress made on the Hotel and that work may cease on the building if Heritage Canada cannot establish firm dates for completion and firm proposals for the use of the building.

A letter from Heritage Canada outlining Heritage Canada's plan for the building was rather vague and did not satisfy the D.R.E.E. Tourism's concern about the Farmers' Hotel. However, management accepted the Commission's recommendation to complete the exterior of the front portion in order that the staging could be removed.

The Executive Director, Paul Buxton, held discussions with representatives of Heritage Canada with respect to the future of the Farmers' Hotel. The Commission was advised that a demolition permit had been applied for, with respect to the rear ell of the building, and to gut the interior of the front of the building and place it into commercial use.

The Heritage organizations, plus the Town Council were against the proposal from Heritage Canada to demolish part of the building.

The Development Commission passed the following resolution to be forwarded to Heritage Canada:

The Commissioners of Annapolis Royal Development Commission resolve to bring to the attention of Heritage Canada, their extreme concern at Heritage Canada's application for a demolition permit and Heritage Canada's expressed interest to gut the interior of the building to prepare for commercial usage and further expressed their support for the restoration of the building by Heritage Canada.

Considerable publicity developed over Heritage Canada's decision to sell the property, and the matter of sale of the Farmers' Hotel was discussed at a meeting of the Governors of Heritage Canada. Mr. Buxton advised the Commissioners of a meeting he had with Mr. Francois LeBlanc, property manager of Heritage Canada. It now appeared as if Heritage Canada was prepared to sell the building. Since the highest appraisal obtained upon the building was \$32,500, Heritage Canada was advised that this would be the maximum sum the Commission or the Annapolis Royal Heritage Foundation would be prepared to pay.

Upon motion by J. Tyler, November 8, 1983, the Commission agreed to offer \$32,500 to Heritage Canada for the Farmers' Hotel.

Heritage Canada informed the Commission on December 9, 1983 they would accept the offer to purchase the property for the sum of \$32,500, upon receipt of a deposit of \$3,500. The Annapolis Royal Heritage Foundation was able to finance the cost and became the owner of the Farmers' Hotel.

At that time, it was in the best interests of both the Development Commission and the Heritage Foundation for the Foundation to purchase the Farmers' Hotel. The Development Commission agreed to transfer all of its

interest in the Farmers' Hotel to the Heritage Foundation.

The Board of Governors of the Heritage Foundation agreed to purchase the Farmers' Hotel from the Development Commission at the price Heritage Canada was asking for the building in order to take advantage of cost savings under the L.E.A.D. Program. The Development Commission was awarded a grant by L.E.A.D. of \$175,000 for the restoration of the rear portion of the Farmers' Hotel. The Development Commission recommended that the Annapolis Royal Heritage Foundation sell the rear of the building to avoid any conflict with respect to the operation of strictly commercial businesses within the community.

The Board of Governors decided to sell the rear portion and the new additional section on completion at a price subsequently approved by the Board.

Mr. Buxton was appointed negotiator for the Annapolis Royal Heritage Foundation with respect to the sale of the rear portion of the Farmers' Hotel.

Mr. Maurice Lloyd of Underwood McLellan was appointed negotiator between the Annapolis Royal Heritage Foundation and Annapolis Holdings.

The new section constructed from funds provided by the L.E.A.D. grant contained commercial space and five apartments. The front part of the old Hotel, containing the Heritage part of the building was retained by the Annapolis Royal Heritage Foundation.

The Farmers' Hotel building was purchased by the Foundation with a loan from the Annapolis Royal Development Commission in the amount of \$31,500. The new building and the restored

ell was sold to Annapolis Holding for \$150,000.

The Heritage Foundation transferred \$31,440.43 to the Annapolis Royal Development Commission, repayment of the loan from the Development Commission.

1982 marked five years of operation of the Annapolis Royal Development Commission. The first two years of operation involved lengthy negotiations with officials responsible for the administration of the D.R.E.E. Tourism Sub-Agreement.

The following three years were devoted to physical work and the results of the Commission's endeavour are now apparent to all.

This is an appropriate time to refer to persons who played a part in the work of the Development Commission, who are no longer involved with the Commission.

Mr. John Fiske found it necessary to resign from the Commission on January 22, 1980.

Mr. Donald Beattie was appointed to the Board of Commissioners on January 22, 1980.

Mrs. Eileen Kelleher resigned from the Commission because the family was moving to New York.

On October 20, 1982, Mrs Jean Tyler was appointed to fill the vacancy left by Mrs. Kelleher. Mrs. Tyler resigned in October 1985 due to increased personal commitments.

Mr. Robin Laurie became a Commissioner on November 23, 1982, and resigned in 1984. Ms. Daureen Lewis was appointed to fill the vacancy.

Dr. J. R. Kerr, as Mayor of Annapolis Royal, became a member of the Development Commission. When not Mayor, he was appointed Commissioner and provided support for the work of the Development Commission.

In 1982, the Development Commission lost a valuable member in the passing of John R. Akin, one of the original Commissioners. The Minutes of September 9, 1982 record a memorial statement in regard to the late John Akin, attesting to his contribution to the development program being carried out in Annapolis Royal.

Later in November 1982, the Development Commission lost another valuable Commissioner in the sudden passing of W. D. (Bill) Wetmore, one of the original Commissioners. The Minutes of November 23, 1982 record a memorial statement dealing with his interest in and contribution to the work of the Development Commission.

Memorial Trees in the Historic Gardens have been set aside in memory of both John Akin and Bill Wetmore, provided by members of the Development Commission and Governors of the Heritage Foundation.

Dr. C. Henry Reardon, an original member of the Development Commission and the Annapolis Royal Heritage Foundation, passed away in 1986.

Dr. Reardon was interested in the restoration process in Annapolis Royal, and contributed to the process in many ways through his attendance at Commission meetings. His advice involving property transactions was appreciated. As a Governor of the Annapolis Royal Heritage Foundation, he took an active role in the financial campaigns conducted by the Foundation.

The Development Commission, under Contract Management, carried out the work on all but one of the projects. This process was helpful financially for the Commission.

Heritage Canada acquired the Queen Annex, a part of the former Queen Hotel establishment, and asked the Development Commission to act as Contract Manager for necessary renovations to the building.

The commission agreed to carry out the process of restoration with the Commission's construction crew, which did a commendable job converting the building into apartments. Heritage Canada eventually sold the property.

The citizens of Annapolis Royal became aware of the need to review the role of the Development Commission to date and receive community in-put for future development projects. As the work, of the Development Commission was winding down with the completion of the Farmers' Hotel and the Historic Gardens complex, the Annapolis Royal Heritage Foundation felt it was time for the community to become involved, by submitting ideas on future development in the area.

To address the situation, the Heritage Foundation suggested the formation of a Community Consultation Committee made up of representatives from organizations and associations within the community.

An open invitation was extended to all groups and organizations thus providing a cross-section of the community.

The Consultative Committee, under the Chairmanship of Jeff McCormick, held eight evening meetings from September 7, 1983 to January 18, 1984. The response was very positive and impressive to the Heritage

Foundation's request for community in-put in suggesting future projects.

Sixteen proposals were submitted and reviewed by the Committee members and finally all proposals were given a priority rating.

The number one proposal submitted by William Wamboldt representing members from the fishing industry was a ship maintenance waterfront area,, including a Haul-Up facility.

The group responsible for the proposal requested assistance from the Development Commission to establish a Haul-Up facility, and the Commission agreed to provide staff assistance and to enter into further negotiations with the Annapolis Royal Haul-Up Association.

The Association was registered with the Registrar of Joint Stock Companies, and a consultant was hired to produce construction drawings for the structure.

The Executive Director of the Commission was directed to try and arrange funding for the project. The Development Commission arranged for the Haul-Up to be constructed east of the Government Wharf.

The project was approved by the Provincial Government through the Department of Development which agreed to underwrite the cost in the amount of approximately a quarter of a million dollars.

The Annapolis Royal Haul-Up was completed in September 1985 and the facility was officially opened September 25, 1985 by Honourable Greg Kerr, assisted by Mayor Daureen Lewis.

The Development Commission, which assisted in the formation of the Haul-Up Association and arranged for an agreement to be drafted between the Development Commission and the Haul-Up Association for the operation of the facility.

The Haul-Up facility has been well patronized and has been a great asset to the fishermen of the area, as well as of economic value in terms of employment.

### Conclusion

With the completion of the boat Haul-Up facility and the other projects, the Development Commission lacked direction and no definite project in the development field.

Furthermore, any suggested project required funding and this was not the function of a Development Commission to appeal for funds.

Funding a valid program or project was becoming more and more difficult. This was to be the role of the Annapolis Royal Heritage Foundation. Unfortunately, the time was not right to embark on a worthwhile financial campaign.

By January 1986, the Development Commission was operating the Historic Gardens and the Restaurant. The Theatre had its Board of Directors. The Farmers' Market association was interested in operating the Market, owned by the Development Commission.

### March 1986

Due to the resignation of John C. Johnson, Chairman of the Development Commission, Mr. James How was appointed Chairman of the Annapolis Royal Development Commission.

The Town Council advocated the Development Commission being split into two separate entities:

- (1) an operation section, and
- (2) a development section.

This arrangement did not prove satisfactory. Little emphasis was put on further development and the trend was to have organizations or societies formed, to take over the various facilities and manage the projects owned and developed by the Development Commission.

This policy became a reality, when the Historic Gardens Society was formed to control and manage the Gardens and the Gardens Restaurant. The Theatre Board assumed control of the Kings Theatre. The area used by the Farmers' Market Association and the parking lot became a responsibility of the B.I.D. Committee. The Haul-Up facility was controlled by the Annapolis Royal Haul-Up Association.

The Commission was advised that the Town Council had formed a committee to study the proposed Street Scape. There were a few areas which had potential for development, these depended upon the economic condition of the area.

With separate societies in place to handle the operation of the facilities owned by the Development Commission, the work of the Commission gradually wound down. It still exists in name, and perhaps in the future it may be rejuvenated.