

**PLANNING ADVISORY COMMITTEE****DECEMBER 7, 2023**

The meeting was called to order by the Chair at 7:03 p.m. in the Conference Room, in the Administrative Office, in Barrington, NS, with the following members present:

- Jody Crook – Chair
- Eddie Nickerson
- Bobbi Maxwell
- Jessica Swaine
- Trudy Peterson
- George El-Jakl

-Chris Frotten, CAO

**ADDITIONS TO AGENDA**

There were no additions to the agenda.

**APPROVAL OF THE AGENDA**

Being duly moved and seconded that the agenda be approved as presented.

Motion carried unanimously.

**APPROVAL OF MINUTES**

Being duly moved and seconded that the minutes of the last meeting held November 2, 2023, be approved as circulated.

Motion carried unanimously.

**REQUEST TO INCLUDE 6574 HIGHWAY 3, LOWER WOODS HARBOUR IN THE REGISTRY OF HERITAGE PROPERTY FOR THE MUNICIPALITY OF BARRINGTON**

The CAO presented a request from Laura Mitchell to add 6574 Highway 3 to the registry of municipal heritage property for the Municipality. The request is attached.

The Committee discussed aspects of the request and determined that they needed a better understanding of the Heritage Property Act and guidance on how best to approach applications such as these. The CAO will reach out to a subject matter expert to schedule a presentation for a future meeting.

ADJOURNMENT

The meeting was adjourned at 7:52 p.m.

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Chair

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Secretary for the Meeting

November 3, 2023

To Whom It May Concern:

**RE: Application for Heritage Designation – Minto Hotel, Lower Woods Harbour.**

I am submitting this letter under By-Law #23 which Provides for Identification, Preservation and Protection and Registration of Heritage Property within the Municipality.

The property I am applying on behalf of is located at civic 6574 Hwy 3, Lower Woods Harbour. The building was originally built in 1883/84 as a Victorian era Hotel by Captain Alexander (Sandy) Goreham. I have been the sole owner of the property since 2013. During this time, I have been working to preserve and conserve the building after it sat in neglect for many years.

This property is of historical significance to the area for several reasons. The first being that the original owner moved from the Bridgewater area with his widowed mother and siblings to build the Hotel and to establish a lobster buying company which still exists today in the form of Hopkins and Devine. Captain Goreham's family is significant in populating the area and creating the industry that exists there today. His efforts are substantial in identifying this area as "The Lobster Capital of Canada".

Captain Goreham operated the Minto Hotel until his death in January 1924 when he died in his sleep. That evening there had been a chimney fire and he had helped carry buckets of water up the 4 flights of stairs to the roof to extinguish it and save the hotel. His son Edward Goreham took up the helm and operated the hotel until the Second World War.

Given its age and having been built prior to 1900 it fits the criteria established by Policy #1. In addition to this the property is associated with two important trends in the history of the Municipality. The main one being the lobster industry established around the turn of the century. It falls under the important tourism trend of the Victorian and Post-Victorian era.

The Shelburne Gazette and Coastguard in its publication dated December 15, 1921, mentioned the Minto Hotel as being a first-class hostelry and popular with the travelling public. In another historic advertisement it is stated that tourists would find it an ideal summer resort.

The Hotel is now the only remaining original tourist destination as the other, Seaview Inn, no longer exists.

The Minto Hotel enjoyed its life as a popular destination until the onset of World War II. It was at this time that it ceased to operate as a hotel but continued to house various businesses including a restaurant and a dry cleaner. It also provided housing to many Goreham family members.

The hotel is also associated with another person of historical significance. Rodney "Puggy" Shand Goreham, a direct descendant of Captain Goreham was a World War II prisoner of war and hero. Rodney

Goreham was a pilot whose plane was shot down during a battle. He was captured and held in a prison camp until being liberated at the end of the war. During his time in the camp, he wrote in his journals about returning to the hotel and creating a livelihood for himself and his family. One of the things he wrote about was going to the valley and returning with fresh fruits and vegetables for the community. When he did return after the war, he opened a restaurant in the hotel that he named after his squadron. He called the restaurant "The Thunderbird".

Given these facts I believe the "Minto Hotel" deserves to be recognized as a Heritage Property in the Municipality of Barrington to preserve the history of this community for future generations.

My future intention for the building is to continue to restore the exterior of the property by repairing and replacing rotting materials and returning it to its original facade. Previous owners removed decorative and utilitarian elements in order to install vinyl siding which has contributed to rot and damage. At some point the beautiful double front verandas and third floor balcony were removed because of rot and neglect. One day I would like to restore them as well. The main goal currently is to repair rotted windows, sills, sheathing, shakes and clapboards and return the original look of the hotel.

The interior of the building has remained very close to its original state with very few alterations other than paint and many layers of wallpaper.

Once completed this building will once again be a popular tourist destination with the renovations on the second floor to create guest rooms and bathrooms where people can take in the beautiful views Cockawit Bay has to offer.

Heritage designation will open some opportunities to apply for grants which will assist in its restoration and conservation. To date I have solely funded this project through my own sweat equity and hard work as well as a small amount of donations from interested parties. This is a very large project which will continue to take several years to complete. Given that I have owned it for 10 years and lived and worked on it since moving here in 2017 I can confirm that I intend to continue its restoration and upkeep for as long as I am able to.

Thank you for your time and consideration. If you require any further information, please contact me. I look forward to hearing from you.

Sincerely,

Laura Mitchell