



**HISTORIC TOWN OF ST. GEORGE AND RELATED FORTIFICATIONS
WORLD HERITAGE SITE
BERMUDA**

PROGRESS REPORT: 2014-2015

Historic Town of St. George and Related Fortifications
World Heritage Site Bermuda
Progress Report 2014-2015
Prepared by

Chairman
World Heritage Site Management Committee
St. George's Foundation
Admiral's Walk
16 Water Street
St. George's, GE 05
Bermuda

www.bermudaworldheritage.org

Heritage Officer
Forward Planning Section
Department of Planning
Dame Lois Brown-Evans Building
58 Court Street
Hamilton HM12
Bermuda

www.planning.gov.bm

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1. **THE SITE**

1.1 **Description**

The Historic Town of St. George and Related Fortifications World Heritage Site comprises all that portion of the historic town that lies within the designated Historic Protection Area and all those fortifications, located within individual Historic Protection Areas in St. George's Parish, as illustrated in Fig. 1.

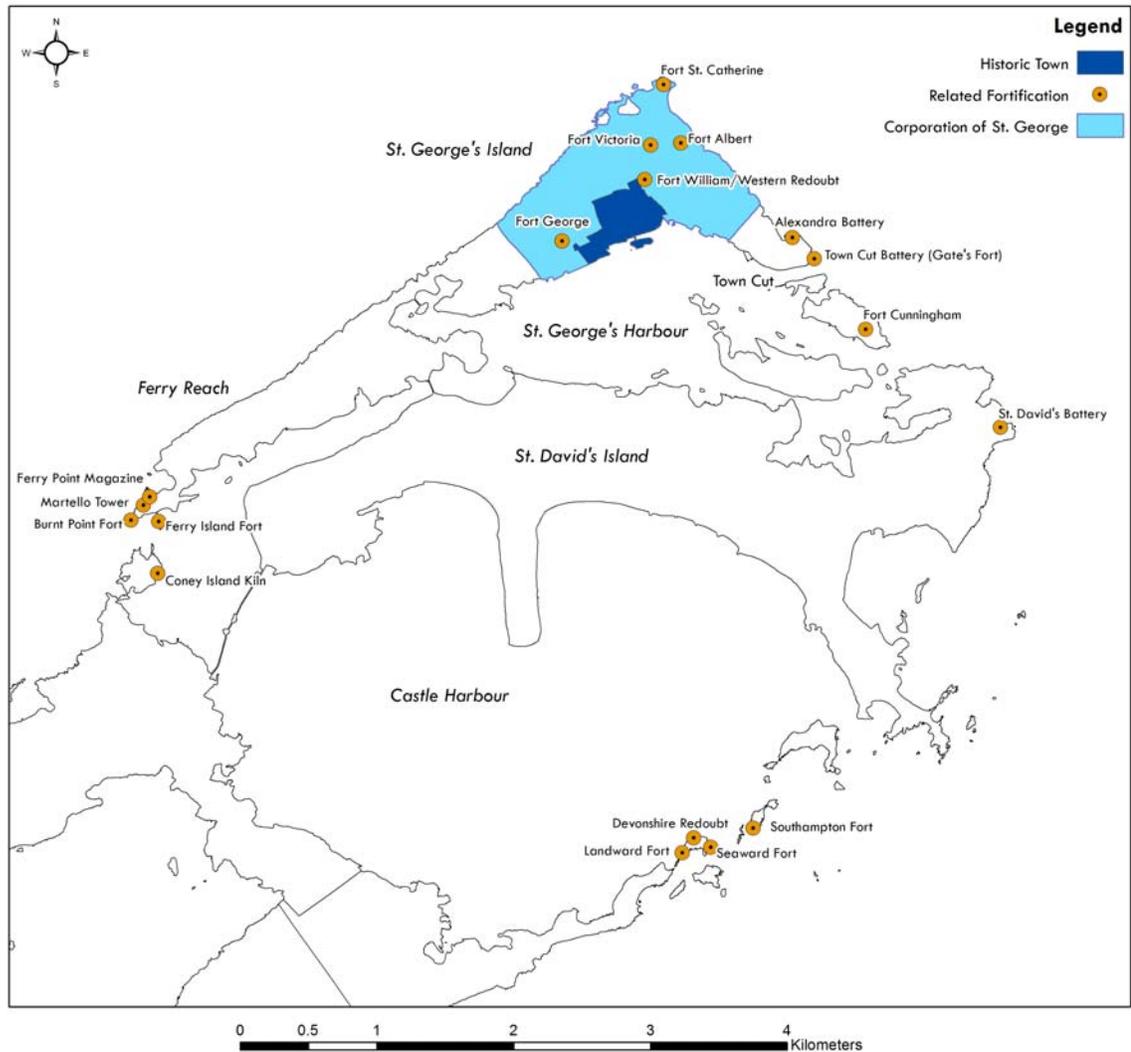


Figure 1: Sites included in the World Heritage Site inscription

1.2 Brief Synthesis

The Town of St George is of Outstanding Universal Value as an authentic and earliest example of the English colonial town in the New World. Its associated fortifications graphically illustrate the development of English military engineering from the 17th to the 20th century, adapted to take into account the development of artillery over this period. Some of these are unique as surviving examples of the first defensive works built by early European colonists, few examples of which now remain intact. The later associated forts represent an excellent example of a continuum of British coastal fortifications.

The permanent settlement of St George began in August 1612. The inscribed area consists of the Town of St George on St George Island as well as fortifications on the Island and on a number of small islands commanding access to the Town and to the anchorage of Castle Harbour, at the eastern end of the Bermuda Islands in the North Atlantic. The layout of the Town is one that has grown organically over nearly four centuries. At its heart is King's Square (or Market Square), adjacent to the harbour, and providing the link between the harbour and the two main east-west roads that connect the Town with the rest of Bermuda: Water Street, giving access to the quays, and York Street to the north, the main street of the Town. The streets to the north provide a network of what began as narrow, winding lanes and alleys. The architecture of Bermuda is unique, and has changed little in its basic elements since the end of the 17th century. Different from other European-founded cities of the New World, St George has maintained the individually separated house for habitations, so typical of the English settlements in North America. Because of the nature of the soft limestone that continues to be used for construction, walls, including roofs, are white-washed. Buildings rarely exceed two storeys and many are only one storey in height. Since sources of water are scarce on the island, the white colour of the roofs and pitch are designed to collect rain water into cisterns through gutters and other conduits adding to the unique appearance of the Town.

St George was a garrison town from its earliest days, and military installations developed on the eastern side of the Town. The first of many barracks were built on Barrack Hill in 1780, and ancillary buildings, such as residences for senior officers, officers' messes, hospitals and a garrison chapel followed during the course of the 19th century. These were constructed in the standard British military style but using local materials. The related fortifications began in the early 17th century, with forts on Paget, Governor's, Charles, and Castle Islands. These were repeatedly reconstructed and strengthened during the course of the 17th and 18th centuries. At the end of the American Revolution, Britain made St George's Island its main New World naval base. The existing fortifications were radically redesigned and rebuilt in the 1780s and 1790s. Work began on the dockyard at the turn of the century, necessitating further drastic changes in the system of fortifications, with the construction of Forts George, Victoria, St Catherine, Albert, and Cunningham (on Paget Island). The advent of rifled artillery in the 1850s led to yet further modifications and strengthening.

1.3 Criterion (iv)

The Historic Town of St George with its related fortifications is an outstanding example of a continuously occupied, fortified, colonial town dating from the early 17th century, and the oldest English town in the New World.

1.4 Integrity

The inscribed property contains all the elements necessary to express its Outstanding Universal Value and is of adequate size to ensure the complete representation of the features which convey its significance.

1.5 Authenticity

The town is of high authenticity, as are some of the fortifications, especially those built early in the 17th century. The Historic Town of St George is picturesque and distinct, typifying what is characteristic of Bermuda both in form and design and in its materials and substance. Today, about 65% of the buildings in the town date from before 1900. Of these early structures, about 40% were built prior to 1800. Many of the significant buildings fall into this last category. St George is one of the few founding cities of a colony that has remained small, containing a high percentage of its early structures, while maintaining a continuity in its character, retaining its use and function to the present day.

Of the forts on the isolated islands, Southampton Fort, dating from 1621, stands unaltered for the most part, though a ruin. In comparable condition on Castle Island are the impressive remains of King's Castle and the Devonshire Redoubt, built by 1621. Much of the early masonry construction of these forts remains, with only additional 18th century batteries added nearby. With the exception of the Landward Fort on Castle Island, dating from the later part of the 17th century, and the 1612 archaeological remains of Paget Fort, the other forts in the property are mostly 19th century and many are accessible to the public. It will be important to ensure that further forts are not adapted for re-use in ways which damage their authenticity, as has happened at Fort Victoria through its conversion to a hotel recreation facility.

1.6 Statutory provisions

The Corporation of St. George enacted the first heritage legislation in Bermuda, the *Town of St. George (Protection of Buildings of Special Interest) Act* 1950. Although comprehensive in its powers of protection and still enforced through the St. George's Preservation Authority (SGPA), an appointed body, the Act has a scheduled boundary that is smaller in area than the Historic Protection Area assigned in the 1990s and does not include any of the related fortifications. This boundary is shown in red in Fig. 2. Nevertheless, the Authority is a statutory body and the Corporation of St. George, under which it is appointed, has formally requested that the Act be amended to make its boundary contiguous with the Historic Protection Area boundary for the Town.

The Development and Planning Act 1974, Part V, Section 30, provides for the statutory authority of the Minister responsible for the Act to compile lists of buildings of special

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architectural or historical interest. There are 176 listed buildings in the subject area, divided into grades 1, 2, 3, and “HM” meaning Historic Monument. Part V, Section 31 of the Act provides for the designation of Historic Protection Areas. It is this boundary, shown in Figure 2 in yellow, which marks the area in the town and its environs inscribed by UNESCO as a World Heritage Site. Development of listed buildings and within Historic Protected Areas requires planning permission. The Development Applications Board refers applications involving such places to the Historic Buildings Advisory Committee for comments.

In June 2008 the Draft Bermuda Plan 2008 was launched and this greatly expanded the policies relating to the Historic Environment. Following a Public consultation and tribunal process to resolve any objections, the Bermuda Plan 2008 was approved by the Legislature in June 2010. Historic Protection Areas were added to four sites within the World Heritage Site: St. David's Battery, Paget Fort, Smith's Fort and Fort Cunningham, to ensure that all parts of the WHS were so protected. In addition, policies related to listed buildings, archaeological sites and the World Heritage Site were added to the Planning Statement. Furthermore design policies specific to the Town of St. George and the World Heritage Site Buffer Zone (WHSBZ) were included. This buffer zone surrounds each of the constituent sites of the WHS and the Development Applications Board now must be satisfied that any proposal would not adversely impact the World Heritage Site. Finally, the Development Applications Board was given the ability to consult the SGPA on a Planning Application for any property located in the World Heritage Site or the World Heritage Site Buffer Zone, under the Bermuda Plan 2008.

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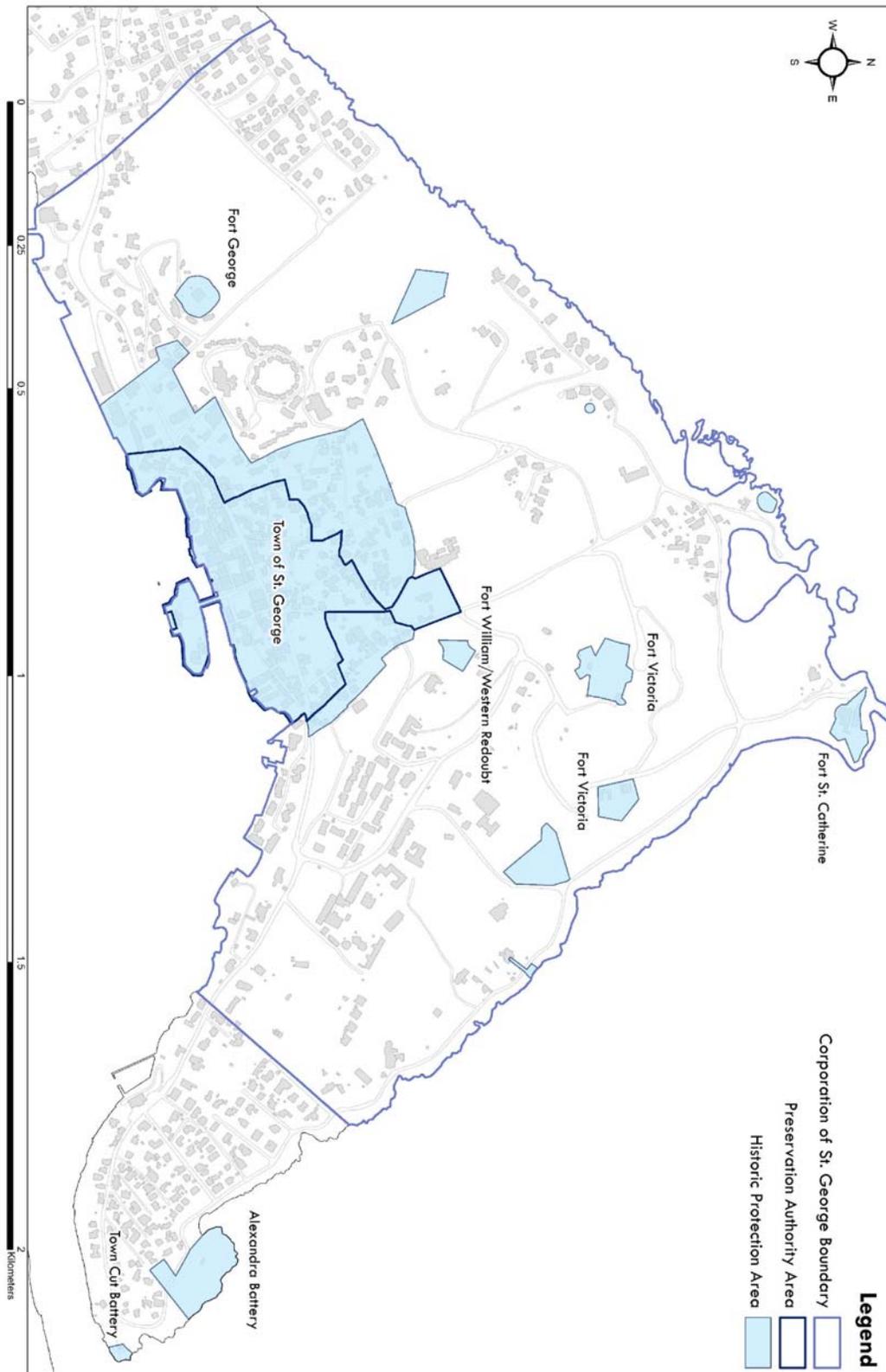


Figure 2: Heritage-related boundaries within the Corporation of St. George

2. WORLD HERITAGE SITE MANAGEMENT PLAN 2014

2.1 Creation of the Plan

The Historic Town of St. George and Related Fortifications: Management Plan was prepared by a partnership comprising the Corporation of St. George, the St. George's Foundation, the Bermuda National Trust, the Departments of Planning and Parks (Government of Bermuda), and the Bermuda Maritime Museum. The Plan is dated 7th July 2000 and was approved by the International Council on Monuments and Sites (ICOMOS-UK).

Following a visit by Dr Christopher Young of English Heritage, the then advisor to the UK Government on World Heritage Sites in June 2013, it was recommended that the WHSMC review and update the 2000 Management Plan. After more than a decade, the aims of the plan, as well as the commitments from its members could have changed.

Furthermore, it was recommended that the composition of the WHMC, as proposed under the 2000 plan, be reviewed and restructured, and to assign overall responsibility for managing the World Heritage Site to a specific entity.

2.2 Overall objectives of the Plan

The Management Plan provides a framework for managing change in a way that preserves and enhances the integrity of the World Heritage Site. Its overall objectives are twofold:

- to gain recognition of this site as a unique place for which special treatment should be given by all stakeholders in order to safeguard its historic fabric for the benefit of future generations; and
- To meet Bermuda's obligations under the *World Heritage Convention* in relation to effective management of the site.

2.3 Structure of the Plan

The Plan recognizes that management of the site is complex, given the multiplicity of stakeholders and interests. Integration and co-ordination has been the Plan's focus regardless of specific projects or actions.

A strategic review for the East End's cultural tourism, facilitated by New Beginnings and the Bermuda Tourism Authority, was conducted in 2014. This led to the creation of HUB1 committee covering St. George's and St. David's. With a broader mandate than the World Heritage Site Management Committee, it was agreed that the HUB1 Committee would absorb responsibilities for Tourism, Traffic and Transport and Maximising Opportunities for St. George's and Bermuda. The WHC's member on the HUB1 Committee would still be able to represent their interests, and report back, on these matters, but this would allow the WHC to concentrate on its core tasks:

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- Managing the Forts
- Managing the Town
- The Planning and Development Framework
- Preservation and Enhancement
- Interpretation, Education and Training
- Management and Monitoring

For each task there is a set of objectives that provide a broad work plan for the stakeholder authorities. Present management and proposed actions are then indicated.

2.4 Current status

The World Heritage Management Committee (details in Section 3) formulates annual work plans using the Management Plan as a guidance tool. Work is divided amongst the stakeholder parties and timelines are established relating to short, medium and long terms.

3. WORLD HERITAGE MANAGEMENT COMMITTEE

3.1 Composition

The World Heritage Management Committee operates as a sub-committee of the St. George's Foundation, and for the years 2014/2015 it was composed of the following members:

- | | |
|-----------------------------|---|
| ▪ Meredith Ebbin (Chairman) | Board of Trustees, St. George's Foundation |
| ▪ Rick Spurling | HUB1 & Chairman, St. George's Foundation |
| ▪ Dr Charlotte Andrews | Executive Director, St. George's Foundation |
| ▪ Candy Lee Foggo | Town Manager, Corporation of St. George |
| ▪ Elizabeth Christopher | Councillor, Corporation of St. George |
| ▪ Peter Frith | Bermuda National Trust |
| ▪ Francine Trott | Department of Parks |
| ▪ Ray Lambert | Bermuda Economic Development Corporation |
| ▪ Tashae Thompson | Bermuda Tourism Authority |
| ▪ Rasheeda Burgess | Bermuda Tourism Authority |
| ▪ Louise Tannock | Ministry of Community and Cultural Affairs |
| ▪ Graham Mawer | Ministry of Community and Cultural Affairs |
| ▪ Avrell Zuill | Chamber of Commerce (East End Division) |
| ▪ Richard Lowry | Heritage Officer (ex officio) |

The Management Plan statement on representation proposed a great many more partner organizations. These included museums and historical societies, other departments of the Bermuda Government, Fire, Police and Housing services. In practice, a smaller group has been reasonably effective in implementing the Plan. When issues occur involving other stakeholders, the Committee invites representatives of relevant agencies to meetings.

3.2 Meetings

The World Heritage Management Committee meets on a monthly basis at the call of the Chairman. There is a standard order of business, and an opportunity to discuss issues of concern. Representatives of the Committee also participate in other committees as the need arises.

3.3 Administration and monitoring

Technical and support services were provided by the Heritage Officer in the Department of Planning. Among the Officer's duties is to ensure that the Management Plan is being implemented and projects are on track – or measures are being taken to bring projects on track. The Officer is also directly responsible for some of the actions in the Plan.

Monitoring of the integrity of the World Heritage Site is a shared function of the stakeholders, but principally this activity falls to the regulatory authorities, that is, the Departments of Planning and Parks and the Corporation of St. George, with the help of the Bermuda National Trust. The latter plays an important “watchdog” role.

4. WORK PLAN 2014-2015

4.1 Managing the Forts and Parks

The objectives are to preserve and protect the forts, to facilitate cultural tours and to enable archaeological investigation.

The Inscription Report for the Historic Town of St. George and Related Fortifications identified as one of the principal issues that of a formal framework for management of the forts. The report noted that guidelines and standards are needed for the preservation of the forts, but also that responsibility for their care needs to be formally assigned. Until 2011, this work was carried out by the Parks Planner at the Department of Parks, who subsequently became the Director of Conservation Services. The position of Forts Manager was created but was changed in 2015 to the post of the Parks Heritage Officer, responsible for all the forts located in the Amenity Parks throughout the National Parks System. The Department of Conservation Services, however, manages those forts located within protected Nature Reserves, such as the Castle Harbour islands.

The Department of Parks has also produced a two volume Forts and Historical Sites Preservation Manual that details preservation standards and management, as well as treatment and maintenance procedures for the structures and ordnance.

Summary table:

PROJECT	TIME FRAME	RESPONSIBILITY	STATUS
New brochure of Fort St. Catherine	Completed 2015	Dept. of Parks	Completed
New brochure of Fort St. Catherine as an event location	Completed 2015	Dept. of Parks	Completed
Conservation of Cannons at Alexandra Battery, Town Cut Battery, Ordnance Island, World Heritage Centre	Completed 2014 and 2015	Dept. of Parks, St. George's Foundation, Dept. of Planning	Organized volunteer day with the Centre of Philanthropy and Argo.
Conservation of Castle Islands Nature Reserve including the fortifications of Castle Island and Southampton Island.	Completed 2015	Dept. of Conservation Services and Ascendant Group	Culling of invasive vegetation using volunteers supervised by Conservation Officers.
Hurricane damage monitoring	Ongoing	Dept. of Parks, Dept. of Conservation Services and Dept. of Planning	Site visits and visual assessments of all coastal forts conducted after tropical storms during 2014-2015 seasons.

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PROJECT	TIME FRAME	RESPONSIBILITY	STATUS
Monitor forts that will be impacted by new hotel redevelopment	Ongoing	WHSMC Committee	Met with Adwick Planning Solutions as part of stakeholder consultation in December 2015
Forts and Parks maintenance	Ongoing	Dept. of Parks	Ongoing – culling, cleanup-up, renovation, graffiti removal & site improvements
Rearming of Forts within the WHS	Due 2016	Dept of Parks	Estimates obtained to lift two 6-inch breech loaded cannons moved from Warwick Battery to Alexandra Battery into the raised emplacement positions.
Repairs to Martello Tower bridge	Due 2016	Dept. of Parks and Ministry of Works and Engineering	Estimates obtained to repair metal bridge leading to Martello Tower.
Fort St. Catherine Exhibits	Due 2016	Dept. of Parks	Refurbishment of Gun Room displays and interpretative signage.
Alexandra Battery Exhibits	Due 2016	Dept. of Parks	Creating new displays and interpretative signage.
Fort William/Western Redoubt Conservation	Due 2016	Dept. of Parks	Felling invasive trees and vegetation along the main escarpment began in November 2015.

4.2 Managing the Town

The objectives are to provide services and facilities, and maintain infrastructure. The Corporation of St. George is responsible for the Town and its municipal area. The Corporation is established by the Municipalities Act 1923, as amended, and is governed by an elected Mayor and eight elected councillors, with oversight from the Minister of Home Affairs. In 2015 the Corporation hired a Town Manager, who is responsible for the efficient management and operation of the affairs of the Town and the implementation of all policy set by the Corporation.

The Corporation of St. George’s (UNESCO World Heritage Fund and Levy) Act 2013 was passed by the Legislature and commenced on 1 April 2014. The Act established the UNESCO World Heritage Fund for the purpose of maintaining, developing and promoting the UNESCO World Heritage site in the Town of St. George. The Act also imposes a levy of \$0.25 per litre on gas and petroleum products landed at the Oil Docks in St. George’s Parish to be paid into the Fund, which is managed by the Corporation. An annual audited financial report of the Fund shall be submitted to the Minister responsible for Municipalities and presented to the Legislature. The Fund will enable a number of needed projects to be completed, with a short term focus on Town’s infrastructure.

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Summary table:

PROJECT	TIME FRAME	RESPONSIBILITY	STATUS
Foreshore revetment works at Ordnance Island and Penno's Wharf	Completed 2014	Corporation	Completed
Promotional Signage	Completed 2014	WHSMC	New WHS street banners designed and created 2014.
King's Square resurfacing and new planters	Completed 2015	Corporation	Completed
Restored cannons and new replica carriages in Kings Square	Completed 2015	Corporation, National Museum of Bermuda, St. George's Foundation	Restored cannons on new replica carriages relocated from the Ducking Stool area to new plinths outside Town Hall.
Renovations to public bathrooms	Completed 2015	Corporation	Complete internal renovations and new roof completed in 2015
Directional Signage	Due 2016	WHSMC	Signage guidelines and standards developed, signage plan developed, quotations sought 2015.
New marina on Ordnance Island	Due 2016/17	Corporation and St George's Harbour Marina Ltd	Deal signed in Nov 2015, work to begin early 2016
Other town infrastructure: water distribution and sewer lines, Park Gates, dock repair	Ongoing	Corporation	Ongoing

4.3 Planning and Development

The objectives are to protect the essential heritage character in development, improve processes including archaeological protocols, and provide expertise. The Bermuda Plan 2008 (approved in 2010) included a greatly expanded section for the Historic Environment, covering listed buildings, historic protection areas, archaeological sites and the World Heritage Site.

In 2010 the Department worked with the St. George's Preservation Authority (SGPA) to produce a Guidance Note on commercial signage within the World Heritage Site. In 2014 the Department, the SGPA and the Historic Buildings Advisory Committee produced a new Guidance Note on replacing wooden windows shutters and doors for Listed Buildings and Historic Protection Area.

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The Development and Planning (General Development) Amendment Order 2015 became operative, which expanded the scope of work that could be completed under a Permitted Development Permit rather than a full Planning Application throughout the island. Normally proposed works affecting Listed Buildings and Historic Protection Areas require full planning applications, to ensure that the relevant preservation bodies are consulted. However, the 2015 amendments allow proposals for the replacement of wooden windows, shutters, and doors under a Permitted Development Permit, as long as they are wooden and of the same design and size as the original, thereby simplifying the planning process.

The St. George's Resort Act 2015 was passed to establish in-principle planning approval was granted to the Hotelco Bermuda Holdings Ltd, a division of the Desarrollos Group, for a new St. Regis brand tourism development at the former Club Med site in St. George's. In December 2015 a local firm, Adwick Planning, met with the WHSMC, along with other stakeholders, and presented a preliminary proposal consisting of a 122 room 2-4 storey hotel, 7 condominium blocks of 14 units each (6 storeys including basement parking), a golf course, a spa at Fort Albert. Stakeholder comments would help the agent prepare a scoping report for the Environmental Impact Assessment.

Summary table:

PROJECT	TIME FRAME	RESPONSIBILITY	STATUS
Bermuda Plan 2008	Completed	Dept. of Planning	Completed 2010
Archaeological impact assessments	Ongoing	Dept. of Planning	Ongoing
Guidance Note for Signage in WHS reprinted	Completed	Dept. of Planning and SGPA	Completed 2014
New Guidance Note for Windows, Doors and Shutters for Listed Building	Completed	Dept. of Planning and SGPA	Completed 2014
Development and Planning (General Development) Amendment Order 2015	Completed	Dept. of Planning	Completed 2015
New Brochure for WHS	Completed	Dept. of Planning and Dept. of Communication and Information	Completed 2014
New Hotel Development Review	Due 2018	WHSMC	Stakeholder consultation begun in Dec 2015.

4.4 Preservation and Enhancement

The objectives are to ensure authenticity, monitor effectiveness of policies and develop enhancement programmes. Many items have already been discussed above that relate to preservation and enhancement of the World Heritage Site.

In addition to funds available from the World Heritage Site Levy, as discussed in Section 4.2 above, the St. George's Preservation Authority have also agreed to provide a grant for the preservation and maintenance of buildings within the SGPA area (see Figure 2 above).

The buildings along Water Street have undergone an amazing transformation, getting painted and repaired over the past few years. In 2015 all shops along Water Street were fully occupied, often with residential units along the upper floors. A number of long vacant buildings throughout the town have been occupied and new businesses reopened. In particular, the owners of Just Add Water on Water Street also renovated Block House to create tourist accommodation, and restored Aunt Nea's Inn at Hillcrest. The Department of Planning and the St. George's Preservation Authority provide assistance to owners, and potential owners, to ensure the potential of these historic buildings are realized, while also ensuring that work is completed in a sensitive manner.

As part of the newly branded Arts and Culture Season (October 2014 to March 2015) the World Heritage Site Management Committee developed a new visitor's tour of Town Cut Battery, Alexandra Battery and Fort St. Catherine via motorized train. The script was developed by the St. George's Foundation, the Department of Parks and the Department of Planning, while the Bermuda Small Business Development Corporation developed the economic requirements for running the tour. The Park Rangers operated as tour guides and the Bermuda Tourism Authority provided financial support and promotion via the Tourist Information Centres. While starting small, it developed into a potentially self-sustainable business model by the end of the tour.

Summary table:

PROJECT	TIME FRAME	RESPONSIBILITY	STATUS
St. Peter's Church: Midshipman Dale Memorial Conservation Assessment	Completed 2014	Friends of St. Peters, Department of Planning and St. George's Foundation	Completed
St. George's Forts Tour	Completed 2014/15	WHSMC	Completed
St. George's Preservation Authority Grant Scheme	Due 2016	SGPA	Proposal agreed by Committee in 2015 and awaiting change of signatories on account.
Archaeological investigations: Smiths Island	Excavations continued 2014-2015	BNT	Excavations conducted at several sites on Smiths Island with Rochester University since 2010

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Maintain and enhance Town parks	Ongoing	Corporation	Ongoing
Historic building restoration and improvements continuing on cyclical maintenance	Ongoing	Corporation, BNT and Private Owners	Block House, Aunt' Nea's Inn at Hillcrest renovated in 2015

4.5 Interpretation, Education and Training

The objectives are to foster appreciation of heritage and to improve knowledge and skills related to heritage.

Summary table:

PROJECT	TIME FRAME	RESPONSIBILITY	STATUS
St. George's Corporation website	Completed 2015	Foundation	Ongoing
Deliverance review	Completed 2015	Foundation	Exploring options for the use of the Deliverance exhibit on Ordnance Island
BNT Walkabout, celebration of the Town of St. George where many private residences are open to the public.	Annual	BNT	First Friday of December
"Midshipman Dale" Ceremony to commemorate the last victim of the War of 1812/14	Annual	Friends of St. Peters	The Saturday closest to the 22 February
"Pilot Darrell" Ceremony, service for Jemmy Darrell, a Bermudian slave manumitted by the Admiralty for his piloting skills	Annual	Friends of St. Peters	Mid April
Peppercorn Ceremony where the members of Lodge St. George No. 200 pay an annual rent for the of one peppercorn to the	Annual	Government House, Corporation, Bermuda Regiment and Lodge St. George No. 200	The third Wednesday in April

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PROJECT	TIME FRAME	RESPONSIBILITY	STATUS
Education Programme	Ongoing	BNT, Planning, Community and Cultural Affairs	Ongoing: School Visits, Summer Camps. Heritage Officer runs Historic Buildings Course with Community Education. Cultural Affairs runs Historical Heartbeats lecture series.

4.6 Traffic and Transport

The objective is to manage traffic effectively while protecting the historic resource. The management of these objectives has been delegated to the HUB 1 Steering Committee.

4.7 Tourism

The objective is to improve the cultural tourism experience. The management of these objectives has been delegated to the HUB 1 Steering Committee.

5. SUMMARY OF CURRENT ISSUES

Stakeholders with an interest in the implementation of the Management Plan continue to deal with a number of issues, both longstanding and recent, as follows:

5.1 Management of the fortifications

The management structure of the fortifications has been resolved with the division of sites between the Departments of Parks and Conservation Services. Furthermore, the Parks Department has published the management guide and conservation standards for the fortifications. However, the reduction in Departmental budgets across Government each year since 2013 has resulted in prioritizing maintenance and enhancement projects for the fortifications. Therefore the maintenance programme has been reduced, particularly for those fortifications that are less accessible to the public. The control of invasive vegetation at Fort Cunningham on Paget Island, the repainting of Ordnance at St. David's Battery, and the repair of the bridge to the Martello Tower in Ferry Point Park are just some examples.

Members of the World Heritage Site Management Committee have reacted to this issue by organizing volunteer days with private companies to conduct such necessary work. Conservation Services, working with the Ascendant Group, were able to clear invasive vegetation from Castle Island and its three fortifications. Parks and the St. George's Foundation organized volunteers from Argo, via the Centre of Philanthropy, to conserve the cannons at Alexandra Battery, the World Heritage Centre and Ordnance Island in the Town of St. George. Finally, the Parks Department has organized their Tree Section to help control the invasive vegetation at Fort William between scheduled projects at other sites.

The only World Heritage Site fortifications outside our direct control, Forts Victoria, Albert, and William, are included in the Tourism Development Brief area and are discussed below.

5.2 Tourism Development Brief Area

The former "Club Med" property, a one-time resort now closed, stands between Forts Albert and Victoria and utilized Fort Victoria as part of the hotel infrastructure. A proposal call was issued by the Bermuda Government in 2002 and a Development Brief was prepared. In 2008 a developer signed an agreement with the Bermuda Government and the former hotel was demolished in October 2008. Unfortunately this fell through, and a new Development Brief was created in 2013 and new proposals were sought. The Government then selected the Desarollos Group's bid and the St. George's Resort Act 2015 was passed by the Legislature. Currently the proposal is going through stakeholder consultation as part of an Environmental Impact Statement is submitted with a planning application. The Committee is a consultee for the Department of Planning for any application affecting the World Heritage Site Buffer Zone, so will submit a recommendation to the Development Applications Board. In particular, the Committee is concerned about the impact of the development on Fort St. Catherine, the impact on the Town during construction, the impact of the proposed spa in Fort Albert, and the fate of Fort Victoria and Fort William, which do not appear to be part of the hotel's proposal.

5.3 Waterfront planning and development

Since the island's main cruise ship terminal was relocated in 2011 to King's Wharf in the Royal Naval Dockyard, the World Heritage Site has only had an intermittent cruise ship service. The main problem is the need to widen the Town Cut to allow the larger cruise ships access to the Town, which would involve dredging the channel as well as demolishing most of Higgs and Hen Island. The widening would also change the tidal patterns in St. George's Harbour, and result in additional flooding of the Town during a hurricane. Consultations with the Town are still on-going but efforts to secure regular service from a smaller cruise ship have not been successful.

The Corporation of St. George has undertaken an agreement with the St George's Harbour Marina Ltd to build a private marina on the eastern end of Ordnance Island. An Environmental Impact Statement will be required as part of a planning application. The Corporation has undertaken a survey of the Town's foreshore areas and an engineer's report is being prepared on their condition and recommended remediation, which will need to be prioritised.

Currently, the Town is serviced by a fast ferry service from the Royal Naval Dockyard during the summer tourist season. The current ferry is contracted from the US and as a side-loading vessel it berths at the cruise ship terminal at Penno's Wharf at the west end of the Town. There are plans to switch the service to the Government fleet of front-loading fast ferries, which would require reinstating the floating ferry dock, formerly located at Todd's Wharf at the east end of the Town. As this location would be now be impacted by the proposed marina at Ordnance Island, the ferry dock would need to be moved to Hunter's Wharf.

5.4 Stewardship

As with many historic places, redundancy, decay, and dereliction of property remain an issue. Several buildings have been identified but the legal means to force repairs is not acted upon. Meanwhile, owners continue to install windows and doors of materials not considered compatible. The Department of Planning will be implementing new enforcement measures, with direct fines for infractions. A new guidance note for windows, shutters and doors for listed buildings and historic protection areas was released and the Heritage Officer provides a free pre-consultation process for Listed Building owners. In addition, the St. George's Preservation Authority is offering a grant scheme for the maintenance and repair of buildings within the SGPA area.

Great strides have been made within the main commercial area, Water Street, to ensure all buildings have been renovated, maintained and are now occupied. The Committee will also be looking to update a 2013 survey of vacant and derelict properties within the Town and look at incentives to help owners find long and short-term tenants, particularly in ground floor commercial units.

The fate of the *Deliverance*, a land-based replica of the first ship built in Bermuda located on Ordnance Island, remains unresolved. Managed by the St. George's Foundation, the vessel

underwent a significant renovation with new exhibits in 2009. However, by 2013 the outside structure had deteriorated further and required additional work, which was completed in 2014. Hurricanes in 2015 tore down one mast as well as the rigging, so the St. George's Foundation is working on a plan for the site to ascertain its long-term sustainability as an attraction and an educational tool.

5.5 Town infrastructure

The Town's sewage/water treatment issues are still to be resolved. The sewage infrastructure, several decades old, has far exceeded its initial capacity and longevity. The Corporation has been maintaining the system in a piecemeal fashion but has determined that it needs a complete overhaul. Therefore, the Government has advertised a Request for Proposal for St. George's Parish, which includes both St. George's and St. David's Islands. The Bermuda Land Development Corporation in St. David's does have treatment plant, but the proposed hotel development in St. George's will also have a physical plant, and although they will not incorporate the Town's needs, they have identified a site within the development brief area to locate a treatment plant for the Corporation.

The Corporation is also investigating pedestrianizing parts of the Town. Currently, vehicular access along Water Street is prohibited during the summer weekdays between 9am and 4pm, as this is the main pedestrian route for tourists and shoppers. Options under consideration are making the pedestrianization permanent or extending the hours preventing vehicular access. The main area of King's Square has been blocked off using brick planters that can be removed for special events, but further limiting parking and vehicular access along the roadway to Ordnance Island is also being considered. The main problem has been the complaints from a number of existing residential and commercial property owners losing their parking spaces within these areas. Stakeholder consultation is continuing.

Related to this section, but located outside the World Heritage Site, are the two main bridges leading to the site: the Causeway connecting the mainland to St. David's, and the Swing Bridge, connecting St. David's to St. George's. Following the damage sustained in 2003 during Hurricane Fabian, temporary repairs were swiftly made to the Causeway. Although a proposal for replacing the Causeway was drawn up by the Government, it has not been implemented, largely to financial considerations. Meanwhile, the Swing Bridge was closed to marine traffic in 2013 due to the high cost of maintenance. In December 2015 a survey revealed significant deterioration of the Swing Bridge's support beams, leading to a 10 tonne weight limit and a single lane restriction for vehicular traffic. The Ministry of Public Works has consulted the Royal Engineers about erecting a Bailey bridge, a prefabricated truss bridge, over the existing structure in early 2016. Afterwards, an assessment of the bridge would be undertaken and a definitive plan for a long-term fix would be completed by early 2017.

One of the main Committee projects planned for 2016 will be producing and erecting promotional, directional and informational signage.

5.6 Safety and security

Indirectly related to heritage resource management and monitoring is an on-going issue of safety and security in the town centre. Clearly, community pride and identity expressed through built heritage can be jeopardized if the place does not appear to be safe. The police sub-station in the Town is not manned, since the main east end police station is located in neighbouring St. David's Island. There is a Community Police Officer, but the Police Service is reliant on CCTV cameras that were installed throughout the Town in 2009, which are monitored at the St. David's branch.

5.7 Heritage resource management capacity

In response to complaints about the additional scrutiny and its effect on processing times, planning applications for proposals within the Historic Protection Area, as well as for those affecting Listed Buildings and the World Heritage Site are fast-tracked by the Department of Planning.

The Committee will also be updating a 2013 survey of vacant and derelict properties within the Town, and investigate incentives for the owners of such to get short and long-term tenants.

The Committee will also be involved with a three dimensional photogrammetric survey of the Town and the fortifications, which is to be undertaken by the Department of Conservation Services, the St. George's Preservation Authority and the Corporation of Hamilton. This will provide a snapshot of the buildings but will allow proposed development proposals to be evaluated in context as their digital representations can be added the main model.

5.8 Participation of relevant departments and agencies

The Committee has core membership of regular attendees, and where stakeholders are unable to make the regular monthly meetings, the Heritage Officer keeps in contact via email and reports back to the Committee. Other stakeholders may join in on particular projects, which relates to their area of expertise.

5.9 Archaeological protocols

The policies of the Bermuda Plan 2008 Planning Statement related to archaeological assessments and archaeological management plans have worked well. All archaeological investigations are reported to the Committee, and copies of reports are available through the Planning Department. Such assessments will be a main focus of the development review for the new hotel proposal.

5.10 Risk Preparedness

Bermuda buildings may be exposed to flooding, fire and hurricane damage. The Committee recognizes that a strategy to prepare for these disasters is needed. Such a strategy would subscribe to the principles and approaches provided in ICCROM's Risk Preparedness Management Manual.

Respectfully submitted,

Meredith Ebbin
Chairman, World Heritage Management Committee