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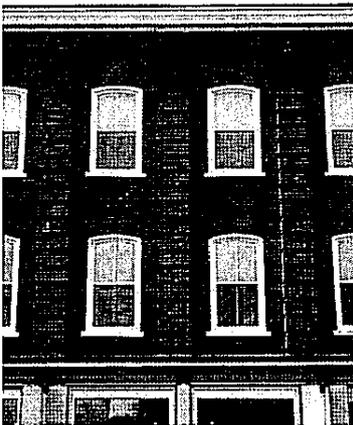
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SCHEDULE "B"

PICTON MAIN STREET HERITAGE CONSERVATION DISTRICT PLAN



June 2013



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EXECUTIVE SUMMARY

The *Picton Main Street Heritage Conservation District Plan* (the Plan), prepared for the County of Prince Edward, is intended to provide an effective and straightforward framework for developing design proposals and decision making, while protecting and enhancing the cultural heritage value and character of the Picton Main Street Heritage Conservation District (the District). Key components of the Plan include:

- A clear statement of objectives to be achieved in the designation of Main Street as a Heritage Conservation District;
- A clear statement of the District's cultural heritage value and a description of the heritage attributes of the District and character areas within it;
- Principles and guidelines for achieving stated objectives and guiding future changes in the District; and
- A description of external alterations that are minor in nature and that a property owner may carry out without obtaining a heritage permit.

The contents of this Plan will be considered and referenced by property owners, County Staff, the Municipal Heritage Committee and Council when reviewing and making decisions regarding any proposed changes (e.g. alterations to existing buildings, new construction, public works etc.) within or adjacent to the District.

1 BACKGROUND

1.1 The Heritage Conservation District Initiative

The Heritage Conservation District (HCD) initiative is the culmination of a series of local projects to protect and enhance Picton’s historic Main Street. The County appointed a Street Smarts Committee in 1999 to initiate discussion about Main Street and to encourage improvements to both the public realm and private properties. Key Studies and documents that have contributed to this goal include:

- Ryerson Design *Picton Main Street Design Charter and Report* (March 2003)
- *Strategic Action Plan for Downtown Picton* (July 2005)
- *Picton Main Street: Towards Urban Design Guidelines* (March 2006)
- *Design Guidelines for the Central Commercial Portion of Main Street in Picton* (October 2007)

The HCD designation and Plan build upon these studies and documents, and additionally provide formal recognition and protection of Main Street through the Ontario Heritage Act (2005).

1.2 Picton Heritage Conservation District Study

The *Picton Heritage Conservation District Study* (the Study) was completed in May 2012 and adopted by the Council of the Corporation of the County of Prince Edward (the County). The Study assessed the potential for the study area to be designated as a Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act (2005). The study area included the entirety of Main Street, Picton Harbour and the Village of Picton.

The Study provided a series of recommendations, which included undertaking a Part V designation of Picton’s Main Street and the Village of Picton and designating Picton Harbour as a cultural heritage land-



1. Picton Main Street, c. 1910.
(Source: County of Prince Edward Public Library and Archives).

Section 41. (1) of the Ontario Heritage Act states:

41. (1) Where there is in effect in a municipality an official plan that contains provisions relating to the establishment of heritage conservation districts, the council of the municipality may by by-law designate the municipality or any defined area or areas thereof as a heritage conservation district.
R.S.O. 1990, c. O.18, s. 41 (1);
2002, c. 18, Sched. F, s. 2 (23).



2. Illustration of the arrival of Loyalist Settlers on the shore of the Bay of Quinte by Rev. Bowen Squire (Source: Mika, 1984).

Section 41.2 of the Ontario Heritage Act states:

(1) Despite any other general or special Act, if a heritage conservation district plan is in effect in a municipality, the council of the municipality shall not,

(a) carry out any public work in the district that is contrary to the objectives set out in the plan; or

(b) pass a by-law for any purpose that is contrary to the objectives set out in the plan. 2005, c. 6, s. 31.

(2) In the event of a conflict between a heritage conservation district plan and a municipal by-law that affects the designated district, the plan prevails to the extent of the conflict, but in all other respects the by-law remains in full force. 2005, c. 6, s. 31.

scape. Following direction from Council, the Main Street area was chosen as the first Part V Heritage Conservation District designation to be undertaken.

1.3 Approach taken to the Picton Main Street HCD

As highlighted in the Study, Main Street West and Bridge Street evolved considerably in the late 20th century, during which time many of the historic properties were redeveloped. Nonetheless, both continue to function as part of Main Street and their inclusion in the HCD means that any future redevelopment of these sites and vacant lots will be required to be carried out in a manner that harmonizes with and respects the heritage value and attributes of the District.

The inclusion of Main Street West and Bridge Street has influenced the content of this document, particularly the approach taken to the Design Guidelines. To better integrate late 20th century development with the historic Main Street, the Design Guidelines address both heritage conservation and urban design issues, targeting the conservation of contributing historic properties, and the enhancement of non-contributing properties and the public realm surrounding them.

1.4 Policy Provisions

The processes and procedures of the *Picton Main Street Heritage Conservation District Plan* have been developed in accordance with Part V of the Ontario Heritage Act (2005) and the provisions of the *County of Prince Edward Official Plan* (Office Consolidation, January 2011).

The Plan also takes into consideration the *Provincial Policy Statement* (2005), the *County's Heritage Conservation Strategy* (2011), general policy direction of the *Adoption Draft – Picton Urban Centre Secondary Plan* (2013) and the provincial and national standards for the conservation of historic places. Please refer to Appendix 2 for a review of relevant policies.

1.5 What legislative status does this document have?

There are three pieces of provincial legislation which affect the identification and protection of heritage resources in Ontario - the Ontario Heritage Act, Provincial Policy Statement

and *Planning Act*. All three pieces are intended to complement one another:

- The *Ontario Heritage Act* provides for the identification and protection of historic places. Protection is achieved through designation of individual properties, heritage conservation districts and archaeology as well as HCD design guidelines, demolition control, easements, and potential financial incentives.

- The *Provincial Policy Statement* directs municipalities to conserve significant built heritage resources, cultural heritage landscapes and archaeological resources. It also stipulates that development on lands adjacent to heritage properties must protect heritage attributes.

- The *Planning Act* enables municipalities to identify objectives and policies to support cultural heritage conservation within their Official Plans. Zoning bylaws define the scale and form of development within an area.

HCD Studies may include recommendations related to Official Plans, processes and Zoning By-laws, in order to ensure their alignment with the objectives of the HCD. However, in the event of a conflict with any other municipal by-law, the provisions of an HCD Plan prevail, but only to the extent that a conflict exists. This is in accordance with the *Ontario Heritage Act* (2005), Section 41.2 (2).

1.6 Who is this document intended for and how will it be used?

This document is intended for the use of residents, business owners, property owners, County Staff, the Municipal Heritage Committee and Council. It will provide residents and business/property owners with clear guidance regarding appropriate conservation, alteration and new construction activities and assist County Staff and Council in reviewing and making decisions on heritage permit and development applications within the Picton Main Street Heritage Conservation District.

1.7 Methodology & Community Engagement

This Plan builds upon the research and documentation presented in the *Picton Heritage Conservation District Study*. In addition to regular meetings with County Staff, an open community consultation process was undertaken throughout the development of this Plan, which exceeds the requirements set out in the *Ontario Heritage Act* (2005).

During the community consultation process, local community members raised a series of questions and concerns regarding HCD designation. In particular, questions were raised regarding the length of time it would take to receive a heritage permit and whether HCD designation would bring with it additional costs for property owners within the district. These concerns were carefully considered and every effort has been made to take them into account in the Design Guidelines and permit process. For example, the heritage permit process has been designed to fast-track projects that are minor in nature and the Design Guidelines allow for a range of approaches on any project.

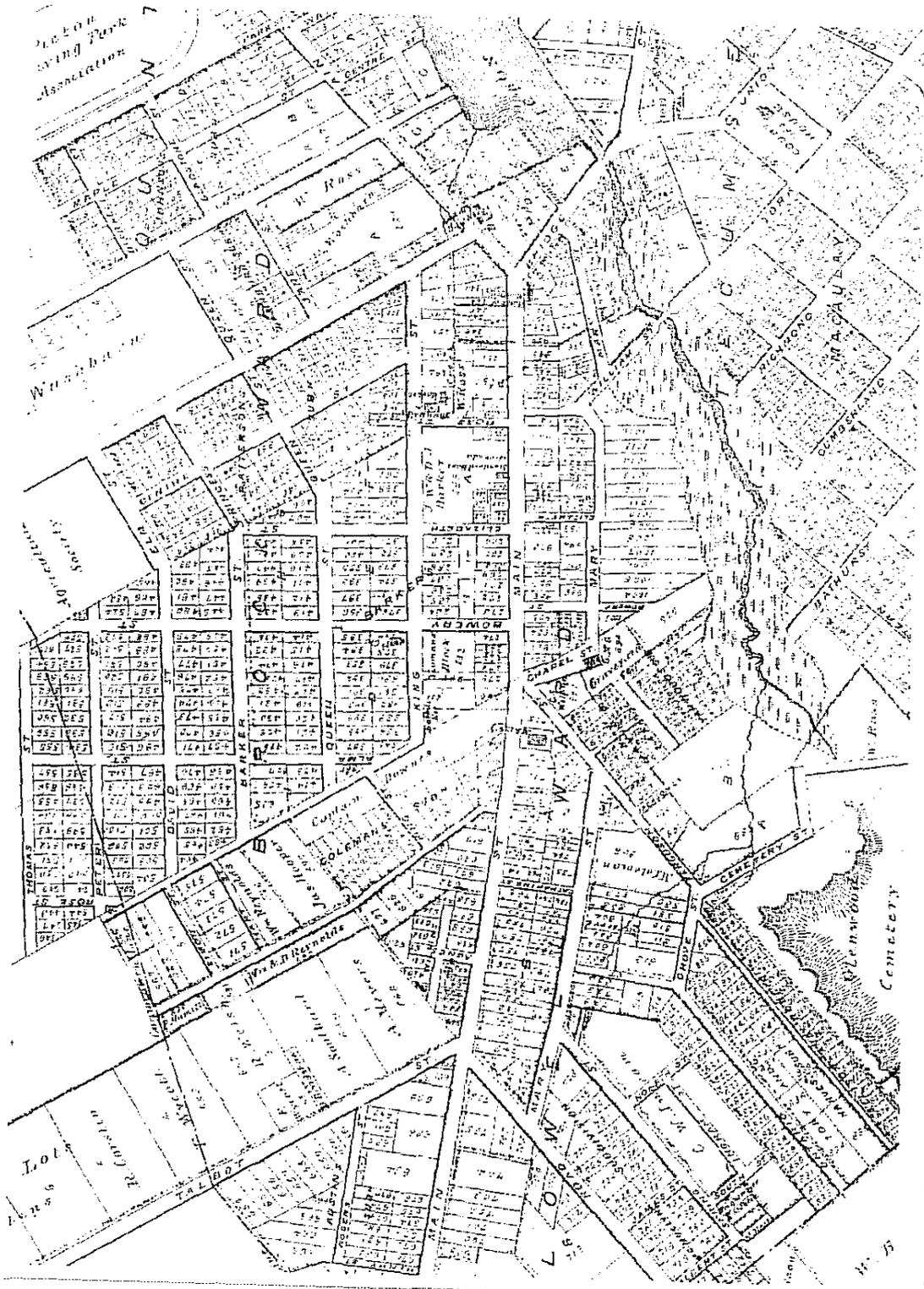
The following provides a concise summary of all community consultation:

- A community briefing on the proposed *Heritage Conservation District Plan* was mailed to all property owners within the proposed Heritage Conservation District boundary in December 2012.
- ERA Architects and County Staff met with a Community Advisory Panel (CAP) on December 12, February 7 and May 9. This group consisted of local stakeholders, including business owners, property owners, members of the Municipal Heritage Committee (MHC), members of the heritage community and a Councillor. The purpose of these meetings was to obtain feedback on the proposed content and structure of the Plan and to discuss outcomes of community consultation meetings. In addition, ERA Architects and County Staff have communicated with the group by email to provide updates and to ask for feedback on certain elements of the Plan.

Community Advisory Panel:

- *Bev Campbell, Councillor*
- *Jo-Anne Egan, Planning*
- *Court Noxon, MHC*
- *Leigh Moore, MHC*
- *Janice Gibbins, MHC*
- *Wendy Daxon, MHC*
- *Steve Purtelle, Property Owner*
- *Nancy Cleave, Property Owner*
- *Linda Swaine, Picton BIA*

- Two community consultation meetings were held on December 12, 2012 and January 31, 2013. The first meeting provided a recap of the HCD Study and explained what the next steps in designating an HCD and associated Plan include. The second meeting was focused on what designation means for property owners, specifically addressing concerns voiced at the first meeting. A third and statutory public meeting was held on May 23, 2013 to present the draft *Picton Main Street Heritage Conservation District Plan*.
- An online survey was made available on the County's website from late January to late March 2013 and promoted by social media, emailed to all those who provided their addresses at the first and second community consultation meeting and circulated to all BIA members via their electronic newsletter. The survey sought the views of property owners, business owners, residents and other stakeholders about the merits and potential drawbacks of a Heritage Conservation District designation for downtown Picton. The survey was completed by 89 individuals.
- A presentation of the draft *Picton Main Street Heritage Conservation District Plan* was made to the Municipal Heritage Committee on June 7, 2013.



3. Excerpt from an 1878 Plan of the Town of Picton. (Source: 1878 Belden's Atlas).

2 INTRODUCTION

2.1 What is a Heritage Conservation District?

Municipalities in Ontario may designate defined areas as Heritage Conservation Districts (HCDs) under Part V of the *Ontario Heritage Act* (2005). An HCD is an area of special meaning to a community, which can be characterized by a concentration of historic buildings, sites, structures or landscape features; a historic pattern of use or activities; or a sense of visual coherence.

District designation can help municipalities conserve and sustain the heritage value and key attributes of an area, through the adoption of a Heritage Conservation District Plan (HCD Plan) and processes to ensure that any changes to the area will enhance its special character and meaning. It initiates a planning process that takes into consideration a community's history and identity.

Within an HCD and directly adjacent to it, significant alterations to properties, new construction and demolitions are assessed against the HCD Plan and the *Standards and Guidelines for the Conservation of Historic Places in Canada*, and must receive municipal approval prior to being carried out. The Municipal Heritage Committee is also consulted where appropriate.

Designation also allows for the implementation of municipal policies, programs and financial incentives that support the HCD Plan's objectives.

2.2 What is a Heritage Conservation District Plan?

The *Ontario Heritage Act* (2005) requires that an HCD Plan be adopted by a municipality, when it designates an HCD. The Plan contains a set of objectives for the HCD, a statement of cultural heritage value, a list of attributes that embody or express the cultural heritage value of the district, policies and guidelines to help meet the objectives, and a list of minor alterations that do not require a heritage permit. The HCD Plan provides a framework for decision-making and is for the use of property owners in planning projects, and municipal staff and councils in reviewing and approving projects.

Characteristics an HCD may include:

A concentration of heritage buildings, sites, structures; designed landscapes, natural landscapes that are linked by aesthetic, historical and socio-cultural context or use.

A framework of structured elements including major natural features such as topography, land form, landscapes, water course and built form such as pathways and street patterns, landmarks, node or intersections, approaches and edges.

A sense of visual coherence through the use of such elements as building scale, mass, height, material, proportion, colour, etc. that convey a distinct sense of time or place.

A distinctiveness which enable districts to be recognized and distinguishable from their surrounding or from neighbouring areas.

- *Ontario Heritage Tool Kit*, 2006

Among the key issues addressed by HCD policies and guidelines are the alteration of, and additions to, private properties and the public realm, which must be carried out in a manner that respects heritage value and attributes. The policies and guidelines focus on heritage attributes that are visible from the public realm.

2.3 The Benefits of a Heritage Conservation District

According to the *Ontario Heritage Toolkit* and recent studies by the University of Waterloo Heritage Resource Centre, there are many potential benefits associated with HCD designation. HCDs can help to:

- Create a coherent, community-based vision and goals for an area;
- Enhance the special qualities and character of an area;
- Foster a sense of place and community identity;
- Encourage compatible construction and alterations;
- Foster greater environmental sustainability through the reuse of existing buildings, infrastructure and materials;
- Create a sense of stability within an area;
- Attract visitors and tourists to an area; and
- Stimulate economic development and create jobs for skilled tradespeople.

These days, it is recognized that cultural heritage can be one of a community's greatest assets. When used properly, cultural heritage can play a key role in community revitalization and serve as a cornerstone for social and economic regeneration. Rather than being seen as an obstacle to development, it is increasingly understood to be a catalyst, in particular, for small businesses and creative industries. The key to positioning cultural heritage as an asset is possessing an understanding of the nature of a place, its characteristics, qualities and development potential; and collaboration between the heritage and development sectors. For further information on heritage led economic regeneration, please refer to Appendix 3.

Section 41.1 (5) of the Ontario Heritage Act states:

A heritage conservation district plan shall include:

(a) a statement of the objectives to be achieved in designating the area as a heritage conservation district;

(b) a statement explaining the cultural heritage value or interest of the heritage conservation district;

(c) a description of the heritage attributes of the heritage conservation district and of properties in the district;

(d) policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and

(e) a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42. 2005, c. 6, s. 31.

2.4 What does designation mean for property owners?

HCD designation is not intended to freeze an area in time, but rather to help ensure that alterations to properties and new construction take into consideration and respect the special character and attributes of the area.

In addition to the requirement to obtain a heritage permit prior to altering the exterior of a property (except in the case of a minor alteration), **HCD designation can:**

- Provide access to conservation advice from municipal staff;
- Provide access to financial incentives, where programs exist; and
- Help to protect property values and stimulate economic development within commercial areas.

It does not require property owners to:

- Maintain buildings beyond the requirements of the *Property Standards By-law*;
- Restore buildings to a former appearance; or
- Obtain a heritage permit for minor alterations or routine maintenance work.

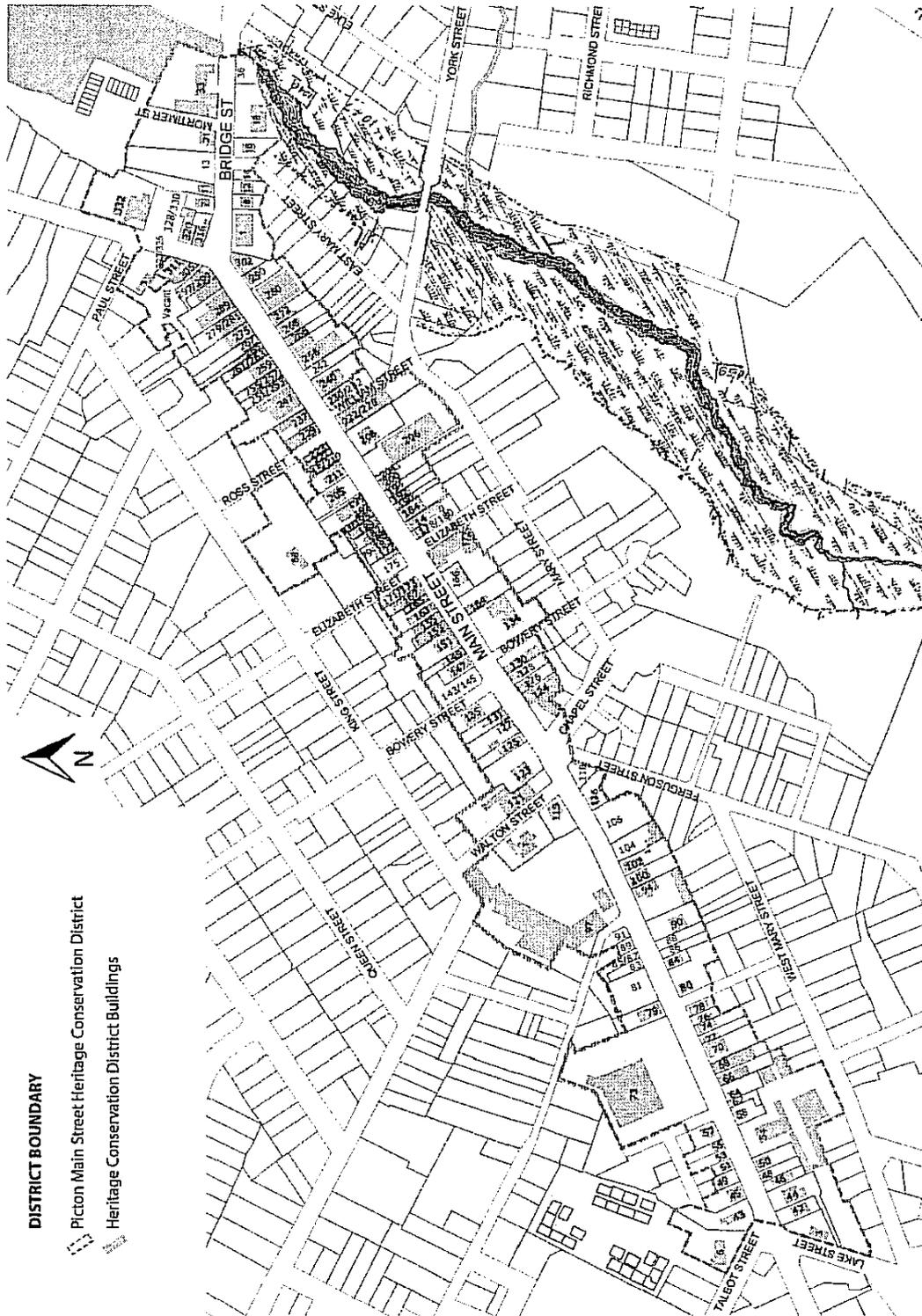
2.5 The difference between Part IV and V Designations

Part V designations recognize the cultural heritage value and character of defined areas, while Part IV designations address individually significant properties. A Part IV designation is established through the adoption of a municipal by-law, which sets out the cultural heritage value and heritage attributes of a property.

There are currently eleven properties within the proposed Picton Main Street HCD designated under Part IV of the *Ontario Heritage Act (2005)*. The principles and guidelines of the *Picton Main Street HCD Plan* apply to all Part IV designations within the HCD, in addition to the obligations associated with the individual Part IV designations.



4. The Royal Hotel, c. 1904
(Source: Digital Archive,
Toronto Public Library).



3 PICTON MAIN STREET HERITAGE CONSERVATION DISTRICT

3.1 District Boundary

The boundary of the Picton Main Street Heritage Conservation District defines a distinctive area known as Main Street, which embodies cultural heritage values and attributes that distinguish it from the surrounding areas. The District area is defined as Main Street from Talbot/Lake Streets to Paul Street/Shire Hall and down Bridge Street to the bridge/creek.

The primary factor determining the boundary of the District is the historic use of Main Street as a transportation route and commercial corridor. The geography of the harbour, creek and adjacent ridgeline in combination with the commercial activity and use of historic buildings help to define Main Street as it is known today.

A cognitive mapping exercise was carried out at the first public meeting on December 12, 2012. This exercise further validated the proposed District boundary by confirming the community's perception of the area defined as Main Street (see Figure 5 and Appendix 4).

The District boundary is aligned with current property lines for legal and practicable purposes. Main Street extends on a southwest-northeast axis, but for ease of use, east and west are used as directional markers in this plan.

The boundary of a District can be determined using the following criteria:

Historic factors such as the boundary of an original settlement or an early planned community, concentrations of early buildings and sites;

Visual factors determined by an architectural survey or changes in the visual character or topography of an area;

Physical features such as man-made transportation corridors (railways and roadways), major open spaces, natural features (rivers, treelines and marshland), existing boundaries (walls, fences, and embankments), gateways, entrances and vistas to and from a potential district;

Legal or planning factors which include less visible elements such as property or lots lines, land use designations in Official Plans or boundaries for particular uses or densities in the zoning bylaw, may also influence the delineation of the boundary, especially as they may affect its eventual legal description in the bylaw.

- Ontario Heritage Tool Kit, 2006

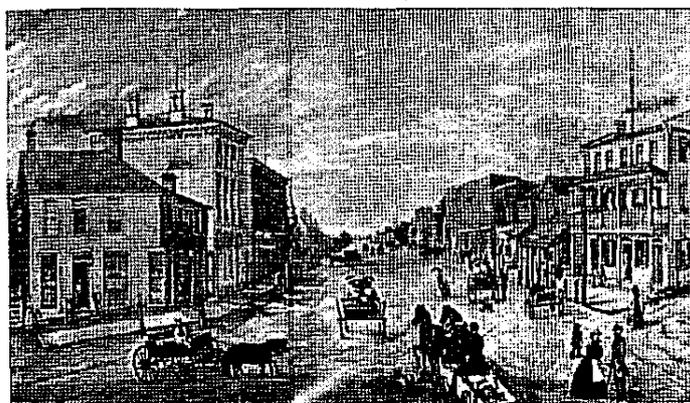
3.2 Statement of Objectives

The objectives of the designation of Picton Main Street as a Heritage Conservation District are as follows:

- To preserve and enhance Main Street's role as a historic, cultural and commercial centre in Picton and in Prince Edward County;
- To retain, conserve and enhance buildings and structures that contribute to the cultural heritage value and appearance of the District;
- To encourage new construction and development that contributes to and is compatible with the cultural heritage value and appearance of the District;
- To maintain and enhance the commercial core of Picton by promoting the distinctive cultural heritage value of the District as a basis for economic development, while providing for development and supporting uses that meet contemporary need;
- To maintain a small town atmosphere, foster recognition and preserve the human scale of the public realm; and
- To establish a common language of streetscape elements that complement the cultural heritage value and heritage attributes of the District and create a greater sense of continuity where contrasting land uses and built forms exist.



6. 1847 sketch of Main Street by J.P. Downes. (Source: Mika, 1984).



7. Picton in the 1860s (Source: Mika, 1984).

3.3 Statement of Cultural Heritage Value

Description of the District

Picton's Main Street has served as the economic and social centre of County of Prince Edward for over two hundred years. Located in the heart of Picton, it extends on a southwest-northeast axis from Talbot and Lake Streets to Paul Street and Shire Hall, where it connects with Bridge Street and the bridge and creek. The District encompasses the entire length of Main Street, from Talbot to Paul Streets, and includes portions of the side streets, laneways, and Bridge Street.

Initially comprising a modest residential section to the west, a series of fine commercial blocks at its centre and industrial development at its eastern end adjacent to the bridge (on Bridge Street), the thoroughfare evolved during the 20th century into a largely commercial hub serving the local and County populations. Today, the street features a mix of local businesses, restaurants, civic facilities, entertainment venues and residential dwellings.

A series of modern commercial developments has significantly altered the residential character of the Main Street's western end. Nonetheless, it continues to embody the history and evolution of Picton and its contemporary civic identity.

Although the built form of Bridge Street has evolved considerably since the 19th century, it continues to act as the entrance to Main Street at the eastern end and to connect Main Street to the harbour and to the adjacent Delhi neighbourhood (the original village of Picton).

Cultural Heritage Value

The heritage value of Picton's Main Street lies in the historical significance of its roadway, buildings, public spaces and its function as the town's principal commercial street. Main Street began as an aboriginal portage route and became part of the Danforth Road between York and Kingston at the end of the 18th century. It has been the main commercial thoroughfare for Picton since the town's establishment at the turn-of-the-19th century and has borne witness to the growth and evolution of the region. The history of the town is conveyed

through the forms and styles of the buildings that line the street, the lot divisions, the road layout and its relationship to Picton Harbour.

Main Street features a rich collection of commercial, public and current and former residential buildings, many dating from the 19th and early 20th centuries, which together possess considerable architectural value as excellent representative examples of a range of styles and types and as a cohesive 19th century town morphology. This ensemble includes the early and ambitious North American Hotel (1835) that anchors Main Street at its eastern end, the brick commercial blocks from the second half of the 19th century that reflect the prosperity of Picton's 'Barley Days', and 20th century public buildings that punctuate the street with their deeper setbacks and larger scale. It also includes residential buildings at the western end of the street, dating from the 19th century. Many have been converted to commercial uses, but despite heavy alterations have maintained their essential forms and proportions.

As the commercial, social and civic centre of Picton and Prince Edward County, Main Street is an important expression of the contemporary identity and culture of the community. It is a gathering place, civic forum and the centre of commerce for local residents, and a popular destination for tourists.

For further information on the historical development of Main Street, Picton and Prince Edward County, please refer to the Picton Heritage Conservation District Study.

8. Main Street is the commercial, social and civic centre of Picton and Prince Edward County (Credit to Christopher Gentile Photography)



Heritage Attributes of the District

- The variety of architectural forms, types (residential, commercial and institutional) and styles, the majority dating from the mid-to-late 19th century, collectively illustrate the social, cultural and economic history of Picton since its establishment.
- The visual richness resulting from the diversity of historic roof forms, building materials (brick, stone and wood), decorative treatments (e.g. cornices, pilasters, segmental brick arches etc.), window openings, storefronts and detailing.
- The layered and evolving form of many of the historic buildings, reflecting the pattern of adapting existing structures to meet the changing requirements of local businesses and institutions.
- The irregular pattern of the street lots and side streets along Main Street, which resulted from land speculation and the unregulated nature of land subdivision during the mid to late 1800s.
- The pedestrian access and visual connections to the surrounding neighbourhoods, via the side laneways and side streets.
- The jogs in the road alignment that together with the buildings that line it, create a sequence of framed views and experiences, as one travels along Main Street.
- The 2 to 3 storey continuous street wall created by the 19th century commercial rows and the compact, low-rise urban form, and shallow setbacks, established by the former residential buildings at the western end of the street and the residential buildings on Bridge Street.
- The walkability of the historic sections of Main Street.
- The dramatic topography of its immediate setting, which is emphasized through the siting of the roadway along the ridgeline adjacent to the harbour and creek, with views of nearby Macaulay Mountain.
- Main Street's physical connection to the harbour and the Delhi neighbourhood via Bridge Street.
- The variety of urban services, functions and activities along Main Street, which play a key role in supporting the local culture and economy.
- The pattern of ground floor commercial and upper-floor residential/office use in the historic commercial buildings lining the street.

3.4 Heritage Attributes of the Character Areas

Main Street West

- Its role as the western gateway to Main Street and the Downtown Core.
- The predominance of 19th century residential buildings, in particular on the north side of the street, many of which have been adapted to accommodate commercial uses.
- The 2 to 2½ storey heights of the buildings.
- The varied and deeper setbacks of the buildings and larger lots, than are found elsewhere on Main Street.
- The remaining mature trees, grassed verges and front yards, creating a softer character in selected areas.
- The cenotaph and surrounding parkette.



9. Looking east along tree lined Main Street West towards the intersection of Talbot/Lake Streets (Source: County of Prince Edward Public Library and Archives)

Downtown Core:

- The consistent street wall created by the 2 and 3-storey commercial blocks.
- The punctuation of the street wall by landmark buildings, including the Regent Theatre, the Carnegie Library, the Armoury, the Royal Hotel and the North American Hotel.
- The “civic centre” created by the Armoury, the Carnegie Library and former Post Office building, and the community activities and functions that they accommodate.
- The pedestrian connections and views to adjacent streets and residential neighbourhoods created by the mid-block laneways.
- The visual coherence created by the consistent (2 and 3 storey) height, massing, parapets, roof forms, regular pattern of fenestration, materials (most commonly brick), detailing and

setbacks of the buildings.

- The pattern of ground-floor storefronts.
- The quality of the pedestrian realm created by the intimate scale, sense of enclosure and street amenities.

Bridge Street:

- The compact, low-rise character of the built form, which marks the transition between Main Street and the Delhi neighbourhood.
- Its ongoing role connecting Main Street to the harbour, evoking the historic relationships that existed between the water-based system of transportation, the industrial activities along Bridge Street and commercial activities along Main Street.
- Its role as the eastern gateway to Main Street at Top-of-the-Hill.



10. Main Street, looking west. (Source: Digital Archive, Toronto Public Library)



11. Most residents and visitors would have arrived in Picton by water and entered the town via Bridge Street leading to the main commercial thoroughfare of Main Street during the 19th century (Source: County of Prince Edward Public Library and Archives).

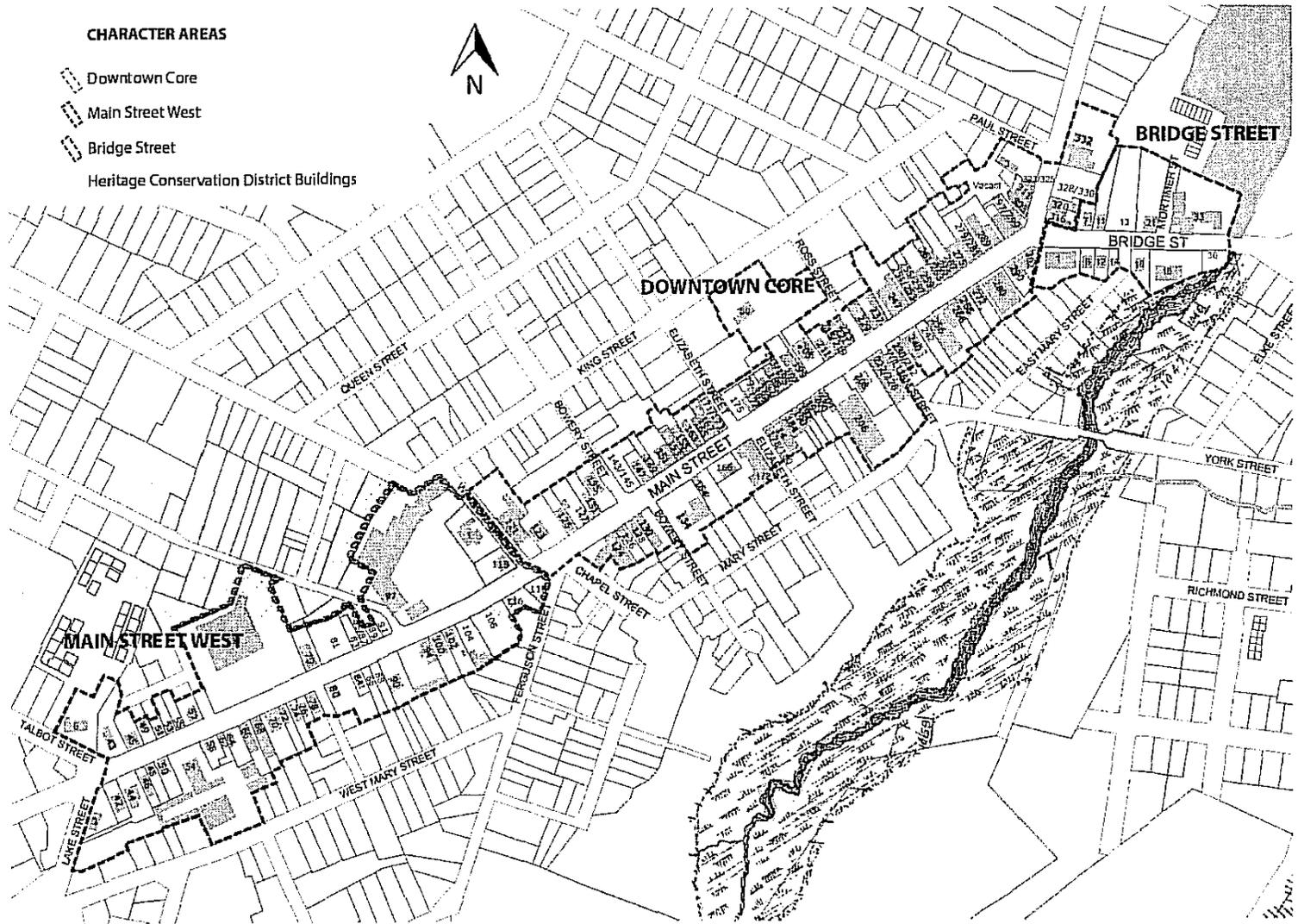


12. Bustling Bridge Street (c. 1910). The cluster of terraces and stores have all been demolished. (Source: in Cruikshank & Stokes, 1984)

CHARACTER AREAS

-  Downtown Core
-  Main Street West
-  Bridge Street

Heritage Conservation District Buildings



3.5 Heritage Evaluation

All properties are designated under Part V of the *Ontario Heritage Act* (2005) within a Heritage Conservation District. However, to further assist, and create transparency, in the decision-making process, properties are categorized to identify how they contribute to the cultural heritage value and character of Main Street, as either “contributing” or “non-contributing”.

“Contributing” properties have design, historical and/or contextual value in relation to the District. In some instances, properties of limited architectural value are not necessarily significant individually, yet they contribute to the streetscape character and cultural heritage value of the District.

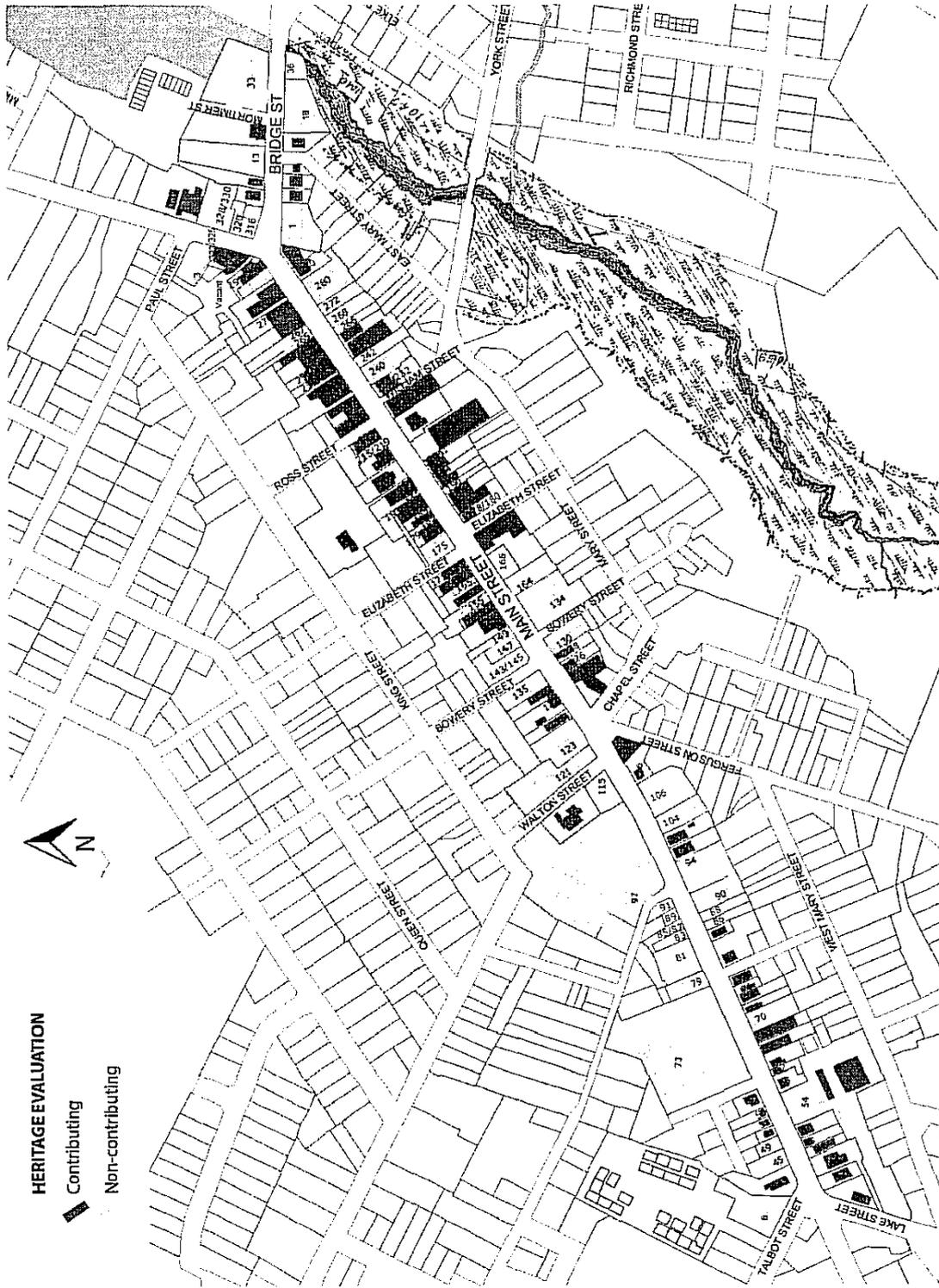
Buildings that are categorized as “non-contributing” are generally modern buildings or heavily altered historic buildings that do not contribute to the cultural heritage value of the District.

As the character of the District continues to evolve, these evaluations should be reviewed on a regular basis to ensure that an accurate representation of contributing and non-contributing buildings is maintained.

For further information on the age of buildings, addresses, heritage evaluation etc., please refer to Appendix 5: Property Data Sheets.



13. Aerial view of Picton's Main Street, c. 1960s (Source: County of Prince Edward Public Library and Archives)



3.6 Typology of Building Styles

The existing building stock on Main Street represents a variety of construction periods and architectural styles. The majority of buildings were constructed in the 19th century and include Loyalist/Georgian and Victorian styles. There are seven identified styles, which capture the majority of the historic building stock and ten buildings that do not fall within these common styles. There are no contributing post-war buildings and consequently, they have not been characterized.

The building style descriptions are not intended to be exhaustive, but rather to help property owners to understand the basic form and architectural detailing of their buildings when considering repairs, preservation, restoration or rehabilitation. Descriptions of the buildings identified as “other” on the Building Styles map are included at the end of this section.

Examples of a residential and commercial building with labels identifying their key components are included at the beginning of this section. They are intended to be used in conjunction with the Typology of Building Styles and to help property owners, Council and County Staff to identify the architectural components of a building.

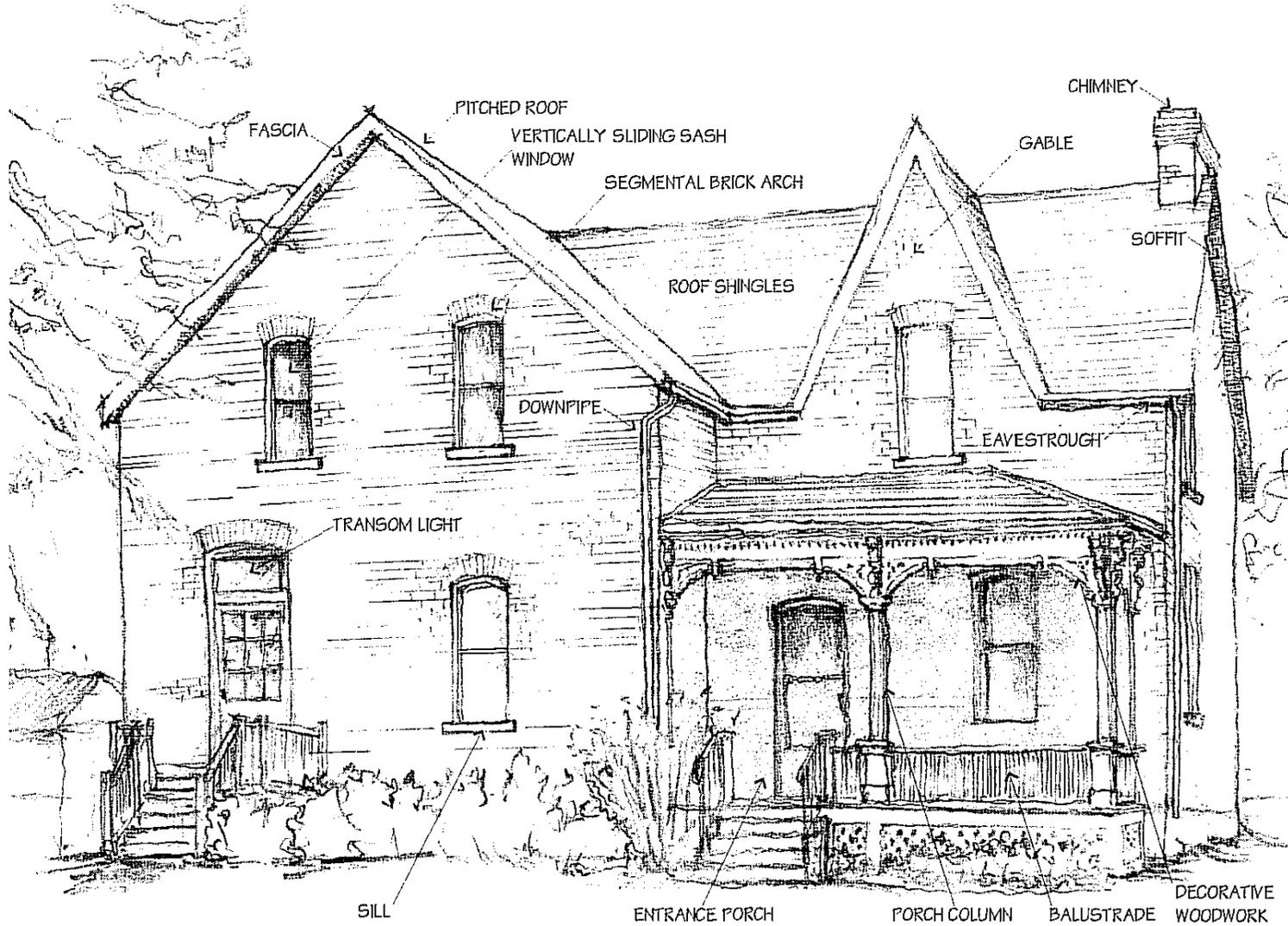


14. Drawing of Main Street c. 1910 within the Downtown Core, looking northeast. The Royal Hotel is to the left of the drawing (Source: County of Prince Edward Public Library and Archives)



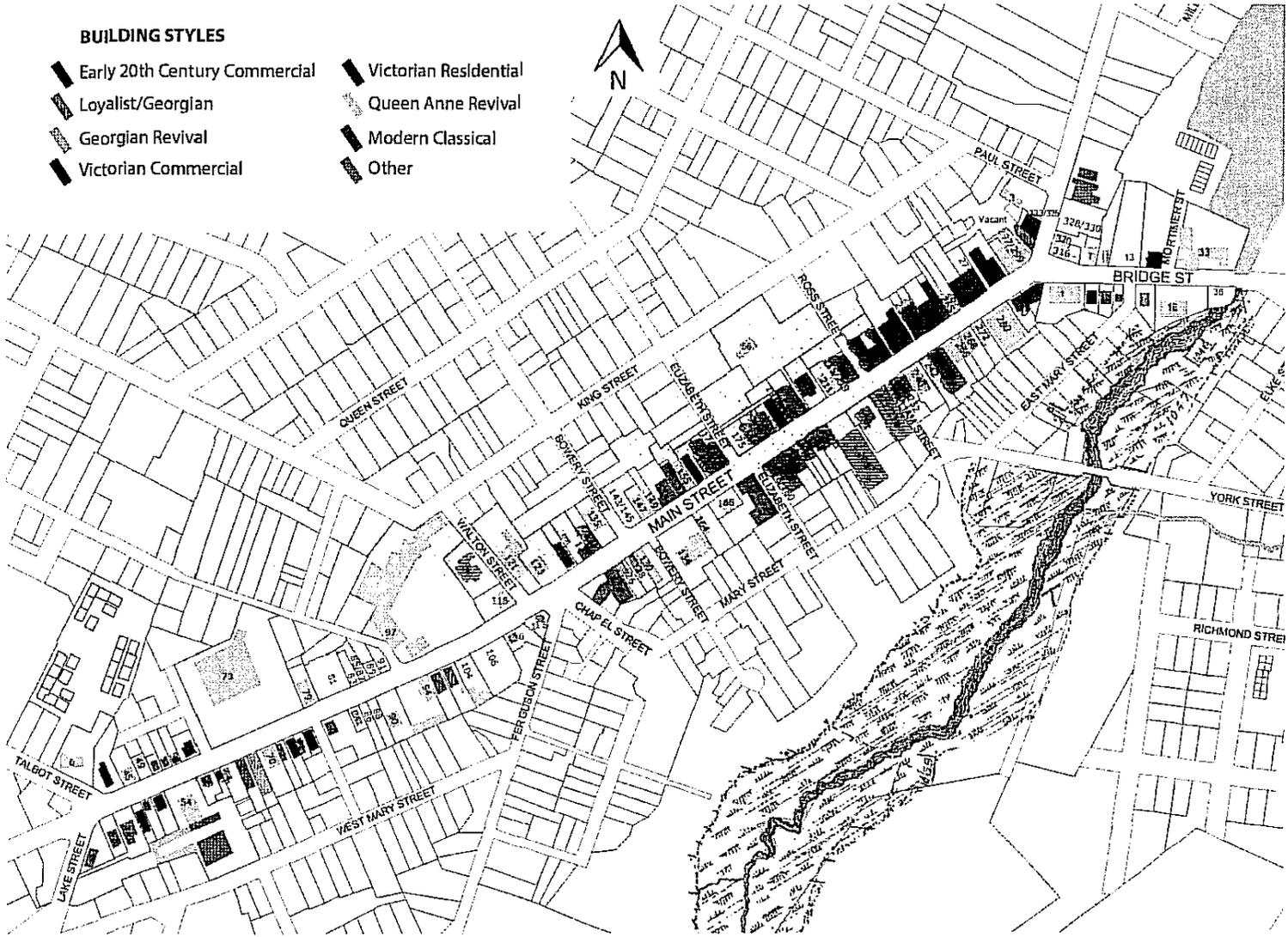
Picton Main Street Heritage Conservation District Plan

15. Components of a traditional commercial building on Main Street (Source: Ben Angus, ERA Architects)



Issued/Revised: 13 June 2013

16. Components of a traditional residential building on Main Street (Source: Ben Angus, ERA Architects)



Building Styles

Loyalist/Georgian (1780s - 1860s)

Originating from the English Palladian and Georgian styles, this style arrived first with American Loyalists and later with British immigrants. Some of the earliest surviving buildings in Picton are Loyalist/Georgian in design.

Notable Features:

- Cube like massing up to 3 storeys in height, with symmetrical elevations and classical proportions
- Simple designs with limited classical detailing
- Relatively steep gable roofs with half-floors in attics and windows on gable ends
- Large chimneys flanking gable end walls
- A variety of both timber construction with weatherboard/clapboard siding and solid plain brick buildings
- Formal and balanced arrangement of windows and doors with flat or splayed window arches on brick buildings
- Vertical sliding sash windows with wood or stone sills
- Transom lights over doors, sometimes as fanlight

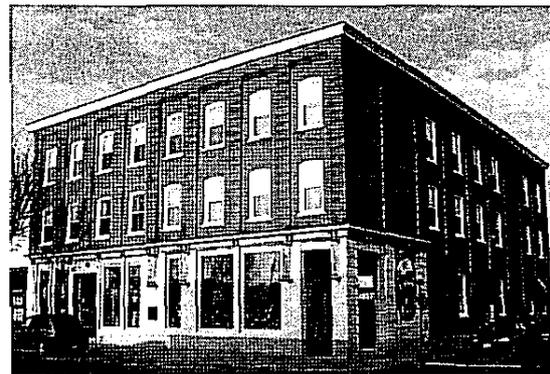
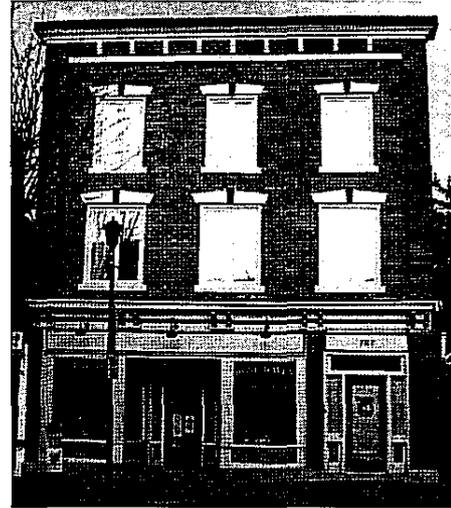


Victorian Commercial (1840s - 1900s)

The Victorian Commercial building is typical of Ontario's main streets. It emerged in the early 19th century as a way to visually differentiate stores from residences. In Picton, a street wall of primarily Victorian commercial blocks forms the Downtown Core character area.

Notable Features:

- 2 to 3 storeys in height
- Vertical emphasis in massing and proportions
- Strong classical influence
- Flat roofs with parapets
- Predominantly brick construction
- Simple cornice, frequently quarter round in pressed metal
- Windows of tall proportions
- Segmental brick arches over windows and doors, some with keystones
- Vertical sliding sash windows with wood or stone sills
- Decorative brick friezes and architraves, predominantly corbelled or bracketed, sometimes with full entablature
- Brick pilasters, sometimes rusticated, used to frame or divide façade into a regular rhythm of bays
- Many with secondary entrances to residential/office uses above

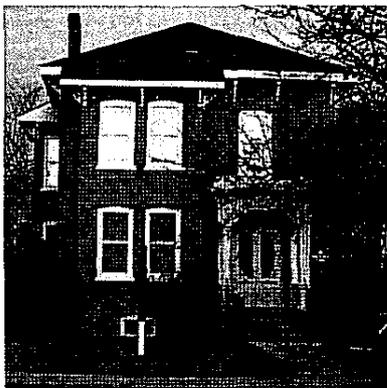


Victorian Residential (1860s - 1890s)

The predominant Victorian building type in Ontario was the house. Within the District, this style includes modest worker's cottages as well as more substantial town houses.

Notable Features:

- 1½ to 2 storeys in height
- Vertical emphasis in massing and proportions
- Strong classical influence
- Two common forms on Main Street – front gable facing street and side facing gable with centrally placed gable window
- Relatively steep gable roofs with half-floors in attics and windows on gable ends
- Vertical sliding sash windows with wood or stone sills
- Exterior finish treatments include both weatherboard/clapboard and brick
- Generally decorative elements are restrained, limited to brick patterning and simply ornamented woodwork

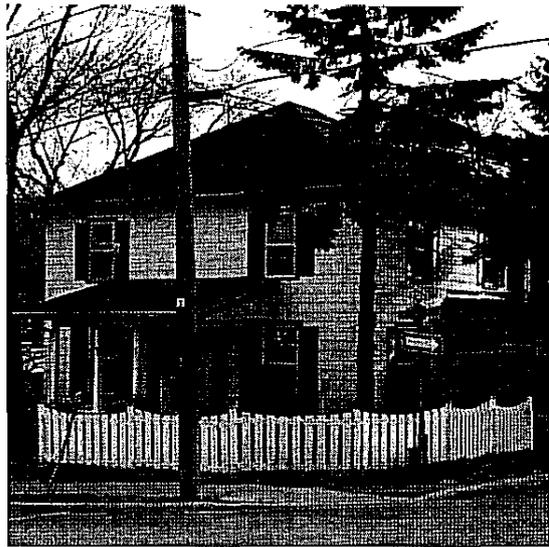
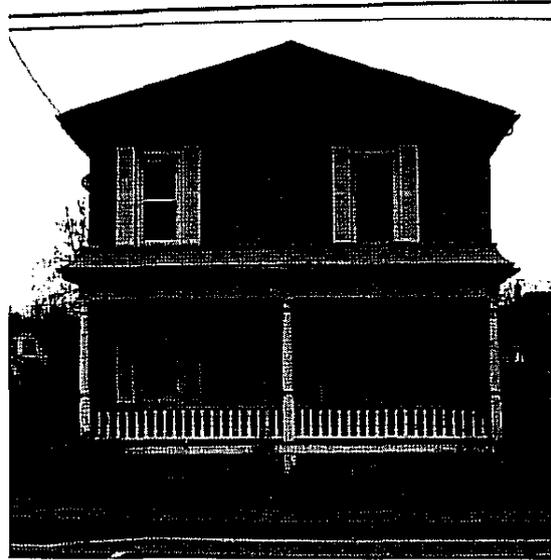


Georgian Revival (1890s - 1940s)

This was the first revival style based on North American models. It marked a return to simpler forms.

Notable Features:

- Predominantly 2 storeys in height
- Simple rectangular volumes, generally with vertical emphasis
- Restrained classical detailing
- Shallow gabled or hipped roofs
- Symmetrical window and door arrangements
- Windows of tall proportions with vertical sliding sash windows
- Exterior finish treatments include both weatherboard/clapboard and brick



Queen Anne Revival (1880s - 1900s)

The Queen Anne Revival style was one of the most widespread residential styles of the latter 19th century. There are two examples of this style on Bridge Street, both with wood clad exteriors.

Notable Features:

- 2 to 3 storeys in height
- Asymmetrical composition
- Irregular plan forms and elevations
- Both hipped and gabled roofs
- Great variety and complexity of detail
- Intricate woodwork, adorned porches and gable ends

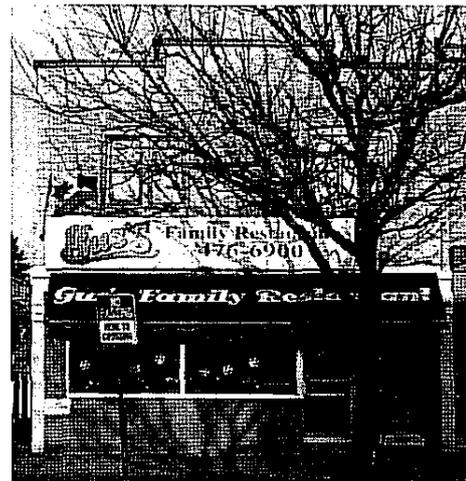


Early 20th Century Commercial (1900 - 1920s)

This style grew out of the earlier Victorian Commercial style and is distinguished from it by a further simplification and freer composition of the classically-derived elements, within similar overall building proportions.

Notable Features:

- Formal 2-storey symmetrical composition with simplified classical motifs
- Flat roofs and parapets with copings and centre accent, either low pitched gable or raised part of parapet
- Balance between vertical and horizontal in massing and overall proportions
- Masonry walls with corner pilasters
- Squatter window openings, sometimes with segmental arches, with centre mullions to provide vertical emphasis
- Wide simple store fronts with centre entrance



Modern Classical (1940-50s)

This style is characteristic of post Second World War architecture in Canada, which is an era when traditional and International Style (Modern) architectural ideas co-existed. Typically, the style can be described as following classical rules of composition, with a modernist simplification of the details. It is usually executed in brick and stone masonry and was commonly employed in government and institutional buildings. There are two examples on Main Street: the former post office at 205 and the former Bank of Montreal at 290.



Notable Features:

- 2 storeys in height
- Simple and bold volume and massing
- Vertical emphasis of proportions
- Restrained ornament and detailing
- Symmetrical composition of window and door openings
- 'Flatness' or 'smoothness' of the buildings' façades
- Contrast of red brick façade with white stone detailing
- Visual articulation of entrances and centre bays through white stone surrounds and panels



“Other” Styles of Buildings In the District

42 Main Street

- Arts and Crafts, pre-1924

Notable Features:

- Classically-derived overall massing and proportions
- Pedimented gable facing the street
- Side entrance porch integral to the balance of the composition
- Exposed stone foundation and short porch column piers
- Square, tapered wood entrance porch columns with simple classical details
- Painted, horizontal siding (probably originally wood); finishing details obscured
- Painted, horizontal siding in tympanum of gable pediment (probably originally wood shingles)
- Classically proportioned vertical sliding sash windows with multiple panes in the upper sash
- Characteristic 3-light gable window with taller centre light

44 Main Street

- Early Foursquare, c. 1893

Notable Features:

- Characteristic symmetrical boxy massing with classical proportions
- Low pitched hipped roof with wide eaves (probably originally single gabled dormer access to small balcony)
- Stepped brick façade with exposed stone foundation
- Projecting entrance bay with round arched entrance doorway and 3-light arched window over
- Vestigial frieze at eave delineated in brickwork by brick stringer course (metal band indicates eave cornice now lost)
- Tall window openings with vertical sliding sash windows and painted wood exterior sills



54 Main Street

- Former railway station, c. 1881
- Victorian Railway

Notable Features:

- Historical street elevation set back to side of a new gabled store (visible to the southeast)
- Pitched roof, with wide eaves, and tall roof line (ridge)
- Orange red brick walls with exposed stone foundation
- Tall window openings with vertical sliding sash windows and stone exterior sills
- Painted wood double doors with transom light
- Simple painted wood eaves



66 Main Street

- Victorian Industrial, c. 1848

Notable Features:

- Gabled 2-storey brick street façade with corbelled brick eaves supports at corners
- Masonry foundation plinth (now stucco)
- Wood gable fascia and moulded wood trim
- Tall window and storefront brick openings with segmental brick arches
- Recent centre door opening matching width of storefronts



118 Main Street

- Cenotaph (war memorial), c. 1920
- English Classical Revival

Notable Features:

- Single shaft stone memorial with re-entrant corners and stepped and coved base (roughly modeled on the Cenotaph, Whitehall, London, 1920)
- Sculpted stone figure of First World War infantryman
- Adjacent stone lectern with matching details
- Symmetrical rectangular planting bed around memorial and round bed on axis
- Four painted metal benches surrounding and facing the memorial

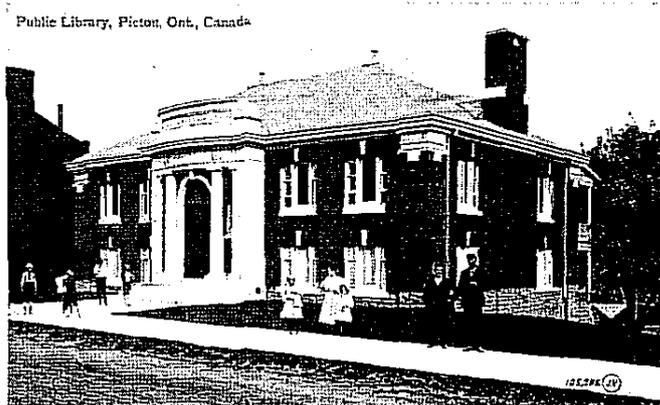
206 Main Street

- The Armoury, c. 1893
- Scottish Baronial

Notable Features:

- Symmetrical stepped, gable façade with projecting crenellated flanking towers
- Brick walls with stepped buttresses and stone weathered caps
- Decorative stone bands (linking buttress caps) and deep stone copings forming crenellations
- Tall classically proportioned ground floor brick window openings in towers (west one altered as door opening) with stone sills and lintels and vertical sliding wooden sash windows
- Classically proportioned second floor window openings in towers and gable with segmental brick arches and stone imposts and keystones
- Small bulls-eye brick window openings in towers and gable





17. Post card of the Public Library (Source: Digital Archive, Toronto Public Library)

208 Main Street

- Public Library, c. 1907
- Edwardian Classical

Notable Features:

- Symmetrical formally composed street façade with curved shallow entrance portico and square, later concrete entrance steps and square, paneled pediment
- Shallow pitched and hipped roof of scalloped slates, with ridge finials that emphasize the formal symmetry
- Large plain brick chimneys on both flanking walls
- Brick walls with wide corner quoins and piers between the window openings, formed by recessed spandrel panels, on a coursed rubble stone foundation
- Plain round Tuscan columns and square end pilasters in the portico, with plain stone plinth and plain Tuscan entablature
- Tuscan eave cornice, as extension of portico cornice, supported by developed stone entablature capping corner quoins
- 3-light mullioned window openings with vertical sliding wooden sash windows on ground and second floors, both with projecting keystones and exterior stone sills



222-228 Main Street

- Regent Theatre, c. 1830s brick structure, 1920 re-model, 1931 façade
- Spanish Colonial Revival

Notable Features:

- Symmetrical flat brick façade with centre gable and full width illuminated entrance marquee with projecting centre section
- Pitched roof with hipped end returns and painted metal shingles in a Spanish tile profile and wide bracketed eave overhang, either side of the gable
- Centre gable with stone copings and small pediment with heavy stone cap bearing on arched stone band that continues the profile of the copings
- Tall window openings with round arches and accented keystones and impost stones
- Stuccoed masonry infill in window arches with coloured tile decorative panels
- Illuminated sign projecting from centerline of centre gable, with flag bases and flagpoles either side
- Original store fronts flanking main entrance doors

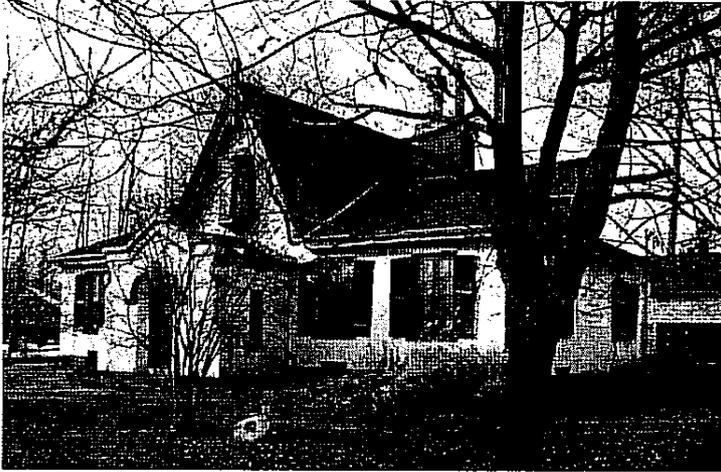


332 Main Street

- Shire Hall (Registry Office), c. 1871
- Classical Revival

Notable Features:

- Tall brick pedimented façade on coursed stone foundation plinth
- Brick façade broken into bays with pilasters by recessed brickwork panels with corbelled heads and painted masonry band course at second floor level
- Plain brick tympanum within pediment with painted wood cornice and trim
- Tall window openings with painted segmental arches with keystones, painted wooden sills with plain painted corbels, and vertical sliding six-over-six wooden sash windows
- Round arched entrance opening with recessed pilasters, a painted brick arch, 3-pane fanlight and 6-panel painted wood door with 2 glazed panels
- Basement window openings in stone foundation with segmental arch of stone voussoirs
- Painted wood return pediment entrance portico, with six simple square Tuscan columns and simple moulded trim and flight of cast concrete entrance steps



1 Walton Street

- Ontario Cottage with Gothic Revival influence, c. 1858

Notable Features:

- Steep 1½-storey centre gable with finial and traceried fretwork at verges
- Fascetted 3-light painted wooden second floor oriel window in centre of gable
- Flanking 1-storey wings with pitched and hipped roofs, plain eave and flanking dormers
- Flanking decorated brick chimneys on flanking dormers
- Plain painted stuccoed walls with accented plinth
- Pedimented entrance porch in matching stucco with stepped buttresses and arched opening with hood mould and keystone
- Tall 2-light window openings with painted wooden centre mullion and undivided, vertical sliding wooden sash windows
- Flanking walls matching wall and window treatment of street façade

4 DESIGN GUIDELINES

4.1 Good Design & Local Distinctiveness

The importance of good design and the resulting benefits are clear - well-designed places add economic, environmental and social value to an area. Good design responds positively to local buildings, open spaces, public realm, character, and identity. While there is no simple formula for achieving this, design guidelines can help to facilitate a considered approach and to generate an appropriate design for a specific context.

Designing for local distinctiveness can involve the integration of local practices and building types with the latest technologies, while responding to functional requirements. There is no reason why local character and innovation cannot go together. Picton's Main Street has a strong sense of place and distinctiveness, which is valued by the community and visitors. Good design should maintain this sense of place and where possible, enhance it.

4.2 Using the Design Guidelines

Together, the principles and guidelines in this section comprise the "HCD Design Guidelines." The HCD Design Guidelines are intended to be used in conjunction with the *Standards and Guidelines for the Conservation of Historic Places in Canada (the Standards and Guidelines)*, the Statement of Cultural Heritage Value for the district, the list of Heritage Attributes (for the District and the character areas) and the Typology of Building Styles.

Heritage Conservation Districts are not intended to be static places. Change and adaptation can contribute to the vitality of Main Street and Picton. The HCD Design Guidelines are intended to help conserve the distinctive features of Main Street (its heritage attributes) and its cultural heritage value, while allowing it to evolve and accommodate new buildings and public realm amenities in ways that will enhance the special character of the area.

The County is committed to conserving cultural heritage resources in accordance with the best available cultural re-

source management protocols, which include the *Standards and Guidelines*. The *Standards and Guidelines* contain a set of pan-Canadian standards as well as detailed conservation guidance. The HCD Design Guidelines complement the conservation advice provided in the *Standards and Guidelines* and property owners are encouraged to consult both. The latter is accessible online at www.historicplaces.ca. For ease of reference, Standards 1-14 are included in this Plan as Appendix 6.

The HCD Design Guidelines differ in format from those in the *Design Guidelines for the Commercial Portion of Main Street in Picton*, produced in 2007. While the 2007 guidelines provide relevant heritage conservation advice and guidance for the construction of new buildings, they serve as a reference document only. The HCD Design Guidelines are used to assess proposed alterations to properties and new development within the District. Building permit, heritage permit and development approvals must demonstrate their compliance with the HCD Design Guidelines.

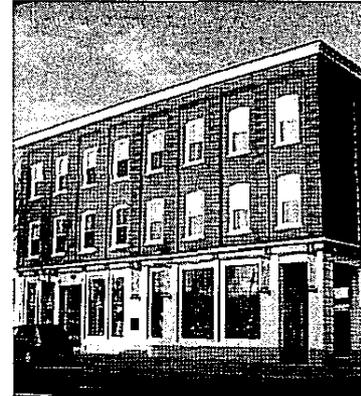
The HCD Design Guidelines generally apply only to the parts of buildings or properties that can be seen from the street (including side streets and side laneways, but not rear lanes).

4.3 Principles

1. Conserve and maintain contributing properties within the District.

Every effort should be made to conserve and maintain, rather than replace, buildings and attributes that contribute to the heritage value of the District. Cyclical maintenance and repair of contributing buildings is strongly encouraged. Heritage attributes of contributing buildings should be replaced 'in-kind' when they are at the end of their lifecycle. Upgrades to buildings and properties should be designed to complement their historic design, construction and materials.

The historic layers and evolved character of the contributing buildings are a heritage attribute of the district. Removal of later layers or restoration of a building to its original design,



18. An example of restoration at 171/173 Main Street. 171 Main Street was destroyed by fire and reconstructed in 2005. (Source: ERA Architects)



19. The Regent Theatre is an example of a contributing building, which has an evolved character and multiple historic layers that are of interest (Source: ERA Architects)

could be considered if the later layers have a negative impact on the character of the District, have a negative physical impact on the building or if they are at the end of their lifecycle.

If restoration work is undertaken, it should be based on historic photos and other sources of evidence related to the original or historic appearance of a property.

2. Encourage new development that is compatible with the heritage value and attributes of the District and enhances its immediate setting.

All new additions, buildings and developments within the District should be compatible with and enhance the historic character of the district, in scale, materials, design and detailing.

New construction should respect and continue the diversity of building types and styles along Main Street. It should embody good design and craftsmanship, and be built of either traditional materials (brick, stone, wood) or contemporary materials that are of a comparable quality and character. It should also avoid directly imitating the styles of the past and instead aim to contribute to local distinctiveness.

3. Improve and maintain the public realm and pedestrian environments of the District.

Historically, Main Street has accommodated both pedestrians and vehicles. However, since the 1970s, development along the western end of Main Street has been increasingly car-focused, discouraging pedestrian movement along selected portions of the street.

Pedestrian use of Main Street should be encouraged through the introduction of a range of amenities, including enhanced sidewalks, appropriate lighting and additional soft landscaping. New development should be appropriately scaled and oriented to the street, in order to create pedestrian-friendly environments and encourage active street life.

4. Encourage land uses and activities that will sustain the 'Main Street' role of the District and enhance its vibrancy and vitality.

Main Street has served as the commercial and social center of Picton and the County of Prince Edward for more than two centuries. Land uses and activities that help to sustain its historic role, serve the needs of local citizens, contribute to the vibrancy and vitality of the street, and draw visitors into the town, are strongly encouraged.

Policies and measures to encourage the establishment of independent businesses along Main Street that contribute to local distinctiveness should be explored.

5. Respect the distinctive qualities and built form of the District's three character areas.

Main Street comprises three distinct character areas. Bridge Street is a highly evolved area of compact, low-rise residential buildings. Top-of-the-Hill and the middle section of Main Street (the Downtown Core) feature historic commercial rows and free standing commercial buildings, punctuated by larger public buildings. Once a tree-lined residential area, Main Street West features a combination of residential buildings, former residential buildings that have been converted to primarily commercial uses and large-scale retail developments. New development and public realm initiatives should respect the distinctive qualities and historic built form of the three character areas. Creating a sense of harmony and coherence between character areas is desirable, but should be achieved in ways that respect the historic patterns of development.



20. Top-of-the-Hill looking west along Main Street, c. 1905 (Source: Archives of Ontario)

4.4 Building Guidelines

Height

The height of contributing buildings (predominantly 2 to 3 storeys) is a heritage attribute of the character areas and District.

1. The heights of contributing buildings should be maintained.
2. Any proposal to increase or decrease the height of a contributing building should be accompanied by a Heritage Impact Assessment, prepared by a qualified professional, to demonstrate that the increased or decreased height has no adverse impact on the building or on the heritage value or attributes of the the District.
3. Where a new building is proposed to exceed the average height of the existing buildings within the District, a Heritage Impact Assessment, prepared by a qualified professional, should be submitted to demonstrate that the increased height has no adverse impact on the heritage value or attributes of the District.
4. To preserve the continuous street wall and sense of enclosure in the Downtown Core, the height of the façade of new buildings should not be less than 2 storeys.
5. The floor-to-ceiling heights on the façades of new buildings should be aligned or compatible with neighbouring buildings and should be consistent with the predominant heights of adjacent buildings.



21. Compatible height of new building, Cobourg (Source: Google Streetview)

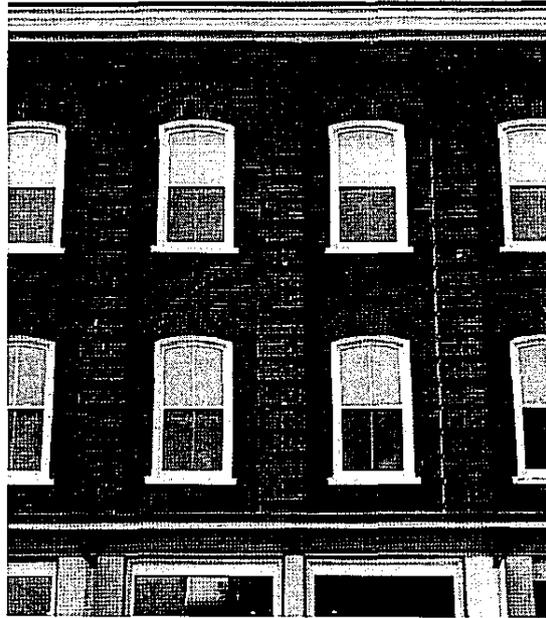


22. 1-storey post-war retail buildings disrupt the consistent street wall and diminish the sense of enclosure. (Source: Google Streetview)

Mass & Scale

The shape or form that is created by the walls and the roof of a building is referred to as its mass, while its relative dimensions (height, width, etc.) comprise its scale. The massing and scale of buildings along Main Street is fairly consistent except where larger landmark buildings punctuate the street wall and where incompatible post-war retail buildings are set behind forecourt parking.

1. The massing and scale of new development should maintain the existing historic pattern.
2. The front façade of new buildings and side elevations on corner sites, should be broken up visually using the design and placement of windows and doors as well as architectural features such as pilasters, cornices, storefronts etc. to provide visual articulation of the façade, reduce the perceived mass and scale, and to be compatible with adjacent contributing buildings.
3. The design of new buildings and alterations to existing buildings should consider and respond to the horizontal and vertical rhythms on adjacent contributing buildings such as building widths, roof lines, cornice lines, proportions and alignment of windows and doors, etc.
4. The regular pattern of voids (windows) and solid (walls) evident in the District should be conserved on existing buildings, reintroduced where this pattern has eroded and carefully considered in the design of new buildings and additions.



23. Rusticated pilasters divide the front façade into bays at 171/173 Main Street (Source: ERA Architects)



24. Contemporary architecture in Prague respects horizontal and vertical rhythms on adjacent historic buildings (Source: ERA Architects)

Roofs & Rooflines

There are a variety of roof forms in the District. Within the Downtown Core character area, the predominant form on contributing commercial buildings is a flat or monopitch roof concealed behind a parapet, creating a horizontal roofline. Within the Main Street West and Bridge Street character areas, rooflines are predominantly pitched and gabled.

1. The roof form and rooflines of contributing buildings should be conserved.
2. Any alteration to the roof form or roofline of an existing building visible from Main and Bridge Streets and side streets within the District, should be compatible with, and complement, the design of the building and the existing roofline.
3. The roof and roofline of new buildings should be compatible with and complement the existing roof forms and rooflines of adjacent contributing buildings and conserve and/or enhance the character of the District.



25. Flat roof concealed behind parapet (Source: ERA Architects)



26. Pitched roof on residential building (Source: ERA Architects)

Additions

When exterior additions become necessary to accommodate changing needs of businesses, families, the community etc., they should conserve the heritage attributes and character of the District.

1. Additions to existing buildings should be located at the rear or on a discreet side of the building.
2. Additions should be compatible in style and materials with the existing building and should not compete in size, scale or design.

3. If additions, such as ramps and railings, are required to allow for barrier-free access, they should be compatible in scale, materials, design and detailing with the existing building.

Porches, Porticoes & Exterior Stairs

Porches, porticoes and exterior stairs are most often found on residential buildings in the District. The addition of porches and porticoes is not compatible with the design and style of every existing building in the District.

1. Original or historic porches, porticoes and exterior stairs should be conserved.
2. New porches, porticoes and exterior stairs should be compatible with, and complement, the existing building in scale, materials, design and detailing.

Doors & Windows

1. The form, proportion and rhythm of original or historic windows and doors should be conserved.
2. If original or historic windows and doors are beyond repair, replacement windows and doors should either match the originals in design, size, proportion, glazing pattern and detailing or if appropriate, reference the historic form and proportions with modern design and materials. For example, a modern design would not be appropriate for the replacement of one window in a group of historic windows.
3. Documentary and physical evidence regarding the original window and door openings and glazing patterns should inform the location and style of any pro-



27. Example of compatible secondary glazing at 172 Main Street (Source: ERA Architects)



28. Example of an existing and well-maintained historic storefront at 255/257 Main Street (Source: ERA Architects)

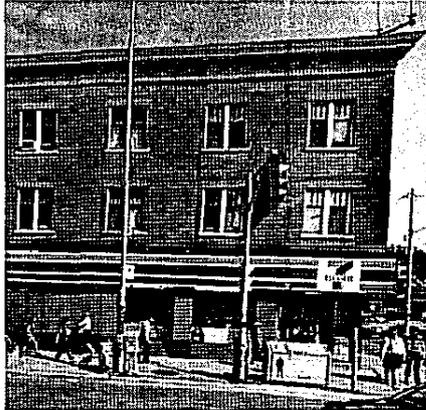
posed new window and door openings in existing buildings.

4. The design, rhythm, alignment and proportions of windows and doors on new buildings and additions should be compatible with that of neighbouring and adjacent contributing buildings.
5. Secondary glazing (storm windows) that is compatible with the existing building and improves the energy efficiency of historic single glazed windows is recommended, wherever possible. Interior secondary glazing generally has little to no impact on the external appearance of a building.
6. Window mounted air-conditioning units in windows facing Main and Bridge Streets harm the character of the District and are discouraged.
7. Traditionally, commercial buildings have two entrances facing Main Street - the storefront door, which acts as the primary focal point and the secondary door, which leads to upper floors. This pattern and design of door openings should be conserved in existing buildings and considered in new buildings.

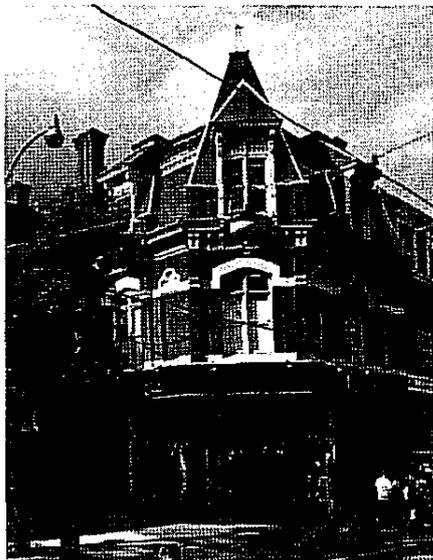
Storefronts

Storefront plays a crucial role in a store's advertising and merchandising strategy to draw in customers and increase business. As a consequence, the storefront is often the most commonly altered feature on a commercial building.

Storefronts play an important role in defining the visual character of the District and in cre-



29. Example of modern storefront, which is not compatible with the host building (Source: Google Streetview)



30. Example of an appropriate modern storefront replacement on an historic building (Source: Google Streetview)

ating a high quality and pedestrian friendly public realm. The architectural quality, economic vitality and social value of the District can easily be eroded by the deterioration of original storefronts and poor modern replacements.

1. Existing historic storefronts have been designed to be compatible with the overall design and style of the host building. Where historic storefronts or parts of them exist, they should be retained and restored, wherever possible.
2. Restoration or rehabilitation of existing storefronts and the construction of new storefronts should be compatible with the host building in size, scale, proportions, colour, material, and style. Contemporary designs should take into consideration the traditional elements, scale and proportions of historic storefronts.
3. If it is necessary to merge multiple retail units, individual historic storefronts and/or traditional storefront widths should be retained. The use of a continuous fascia across multiple units can harm the rhythm of the streetscape and the architectural character of the buildings. A visual link may be achieved by the use of colour or common detailing, while retaining the vertical emphasis between the individual store units.
4. Recessed store entrances provide shelter for the public, allow for more storefront display windows, are generally inviting to residents and create shadow and depth to façade composition. Recessed entrances should be conserved and maintained where they exist and be incorpo-

rated into new storefront design.

5. Awnings should be of a size that is proportionate to the building and does not obscure architectural features. Traditional horizontal blinds/awnings should be encouraged as they can be retracted and do not conceal architectural features.

Signs

Thoughtfully designed signage complements its architectural context and can make an attractive contribution to a building's façade. On a historic shopping street such as Main Street, signage should be scaled to attract pedestrians and slow moving traffic. All exterior signage shall also comply with the *Sign By-law for the Corporation of the County of Prince Edward*.

1. All exterior signage, both permanent and temporary, should be designed to complement the proportions, size, design, colour and construction detail of the host building and be compatible with the heritage attributes of the District.
2. Large and inappropriately proportioned signs can obscure architectural features and compete for visual dominance with the host building. All signage should be proportioned to fit easily within wall areas in the façade and complement architectural features.
3. Traditional storefronts are designed with a fascia, which is a display board that visually divides the storefront from the upper façade. The fascia is generally the most appropriate location for signage.



31. Retractable awning (Source: City of Kingston)



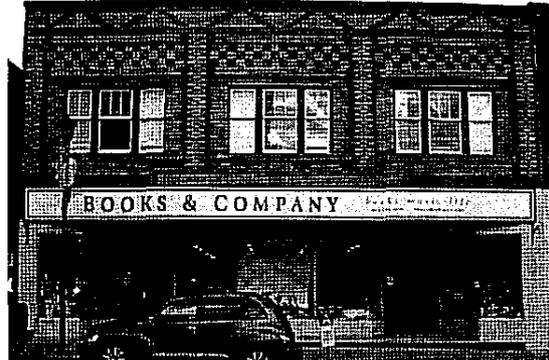
32. Retractable awning does not obscure architectural detail, such as the storefront cornice at 255/257 Main Street (Source: ERA Architects)

4. The type of illumination used for signage should be carefully considered. External illumination is preferred and internally illuminated signs should be avoided unless it can be demonstrated that the internally illuminated signage complements the building and does not have an adverse impact on the heritage attributes of the District.
5. Excessive numbers of signs or clustering of multiple signs on a single building should be avoided.

Materials

Historically, buildings in the District were constructed using local and regional materials, which included wood, brick and stone. Contemporary materials may be introduced into the District, where appropriate, to contribute to its historic layering and evolved character; however, traditional materials are often more durable and sustainable as they can be maintained as opposed to replaced (e.g. wooden windows versus vinyl windows).

1. Where original and/or traditional materials exist, they should be conserved, maintained and repaired, when necessary.
2. New materials should be physically and visually compatible with the materials of the existing building and visually compatible with the materials of the surrounding contributing buildings. They should be durable, of a high quality and contribute to the character of the District. The use of traditional materials such as brick, stone and wood is encouraged.
3. Contemporary materials, such as vinyl or aluminum siding and soffits, modern



33. Sign is placed within the fascia of the building at 289 Main Street (Source: ERA Architects)



34. Brick is a high quality and durable material that is commonly found in the District (Source: ERA Architects)

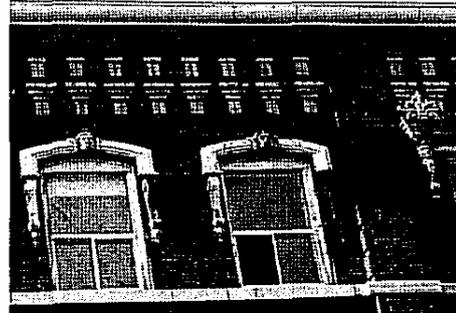
concrete block and thinset cultured stone are not appropriate within the District and are not recommended for properties within or adjacent to the District.

4. Where contemporary cladding and/or covering, such as vinyl siding, aluminum siding, stucco, etc. is having a negative physical impact on a building or has reached the end of its lifecycle, its removal is encouraged. A more appropriate solution should be implemented, such as repairing and restoring the exposed original material or re-cladding with a traditional or contemporary material that is physically and visually compatible with the existing building.

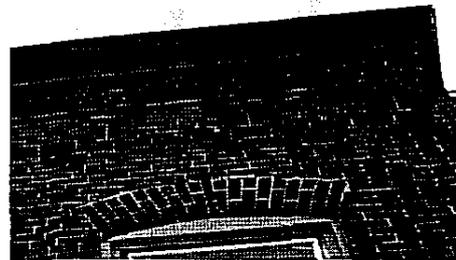
Architectural Detailing

Architectural detailing such as cornices, friezes, architraves, pilasters, stringcourses, window hoods/aprons, segmental brick arches, brackets, decorative woodwork etc. provide visual interest, help to articulate and visually break up the perceived massing and scale of a building and contribute to and define its style.

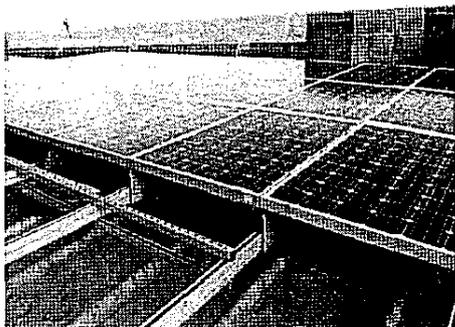
1. Existing architectural detailing should be conserved, maintained and repaired, when necessary.
2. Alterations should not conceal or obscure existing architectural features on the façades of buildings facing Main and Bridge Streets and/or side streets and laneways.
3. The design of new construction should pay special attention to the existing architectural detailing in the District and on adjacent contributing buildings. New construction should incorporate a quality



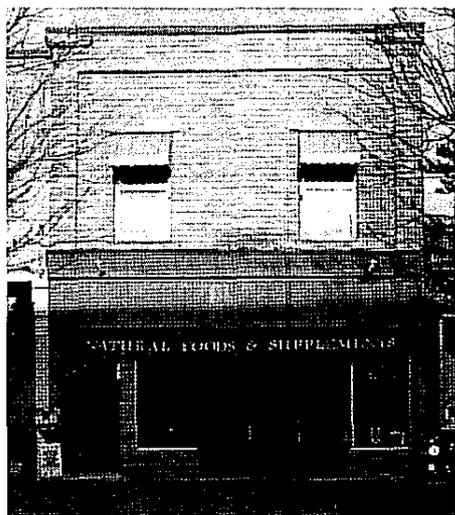
35. Cast iron window hoods on 237 Main Street (Source: ERA Architects)



36. Original entablature at 204 Main Street (Source: ERA Architects)



37. Solar panels concealed behind a parapet at Lindisfarne Castle, England (Source: National Trust, ntenvironmentalwork.net)



38. Concealing modern equipment, such as solar panels, behind parapets may be an appropriate method of conserving the heritage attributes of the District (Source: ERA Architects)

of detailing that reflects the visual interest, proportions and massing of contributing buildings.

Modern Equipment/Utilities

Modern equipment such as satellite dishes, air conditioners, electrical masts, service ducts, utilities meters, and solar panels should not detract from the character and visual qualities of buildings and the streetscape.

1. Modern equipment should be located away from Main and Bridge Streets, and where possible, at the rear of buildings.

Energy Efficiency

Historic buildings represent a vast amount of embodied energy (energy used to extract or produce the resources for building materials and the energy expended to construct the building). Maintaining and 'recycling' historic buildings contributes to the sustainable use of resources.

1. Energy efficiency improvements (reduced energy consumption and renewable energy production) that are compatible with the design of an existing or new building and sensitive to the heritage attributes and cultural heritage value of the District are encouraged.

Interiors

Alterations to building interiors is not controlled, except where specifically addressed through a Part IV *Ontario Heritage Act* (2005) designation by-law or conservation easement agreement.

1. The County encourages property owners to conserve interior historic features wherever possible, as they are an irreplaceable component of the County's cultural heritage.

4.5 Lot Guidelines

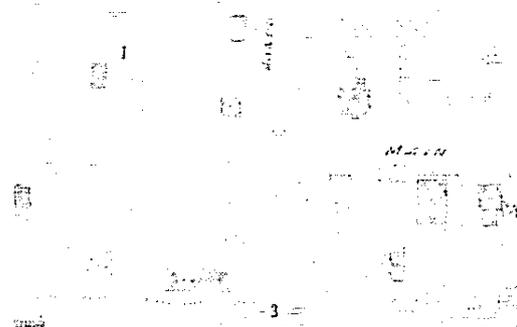
Lot Size & Shape

Since the 1970s, the consolidation of land ownership has altered the original pattern of small-scale lot subdivision and led to larger-scale retail development, significantly changing the character and experience of Main Street and creating a more car-oriented environment. This phenomenon is most prevalent along the north side of Main Street West between Walton and Talbot Streets. However, there are examples of this form of development within the Downtown Core.

1. The retention of existing lot patterns, characterized by small-scale subdivisions and irregular shapes, is strongly encouraged.
2. Where new development is proposed on consolidated land parcels, the design of new buildings should respect and reflect the fine grained character of built form (e.g. the contributing 19th and early 20th century contributing buildings) resulting from traditional smaller-scale lots sizes through rhythm, pattern, scale and massing.

Setbacks

The historic pattern of setbacks along Main Street has two general variations. Within the Downtown Core, commercial buildings are built up to the front lot line with no side yard (there are some exceptions where buildings abut laneways or public spaces), while civic buildings are defined by a more generous setback from the Street. Within the Main Street West and the Bridge Street character areas, setbacks are generally shallow, more residential in character and irregular, having some continuity within groups.



39. Small-scale lot subdivisions on Main Street (Source: 1924 Goad's Fire Insurance Plan)



40. Post-war retail typology ignored



41. Historic and contributing building turns the corner and has no front setback at 311 Main Street (Source: ERA Architects)

1. The pattern of existing building lines within each character area should be maintained.
2. In the redevelopment of any post-war retail building with forecourt parking, a new building line that reflects the front and side setbacks of historic neighbouring buildings (beside or across) should be encouraged.

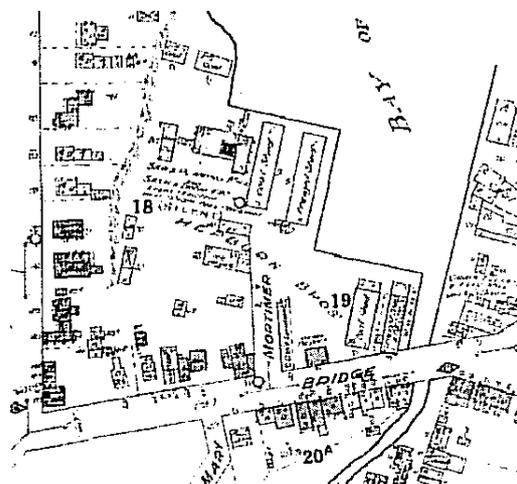
Land Use

The historic pattern of land use is a heritage attribute of the District and has resulted in a variety of built forms, patterns of development and a distinct public realm character, which encourages pedestrian activity and allows for community engagement and civic activity.

1. The Downtown Core should continue to function as the key commercial centre for Pictou, with commercial, civic and other public uses at ground floor level. The pattern of ground floor retail and upper floor office or residential use is encouraged, in order to foster vibrant street life.
2. The mixed use character of Main Street West and Bridge Street, which includes residential, commercial and limited industrial uses, should be maintained, to conserve the heritage attributes of the character areas and the District.

Parking

The Zoning By-law states that parking may be located in any yard (front, side, rear) in residential and non-residential zones; however, the introduction of forecourt parking along Main and Bridge Streets has harmed the character of the District. Locating parking



42. Mixed use character of Bridge Street
(Source: 1924 Goad's Fire Insurance Plan)



43. Negative effect of forecourt parking on public realm and pedestrian experience (Source: Google Streetview)

away from Main and Bridge Streets helps to conserve the heritage attributes and cultural heritage value of the District.

1. Locating additional or new parking associated with the redevelopment of a property or new construction, to the rear of building is encouraged.
2. Where forecourt parking and parking lots visible from Main and Bridge Streets exist, hard and soft landscaping that serve to define the street edge and screen the parking is encouraged.
3. The conversion of soft landscaping in residential front yards to hard parking surfaces is harmful to the character of Main Street West and Bridge Street character areas, and is discouraged.

4.6 Public Realm Guidelines

Landscaping

Over time, specific uses and activities have served to link and unify the different character areas of Main Street. Consistent materials and landscape elements such as street furniture, lighting, paving and vegetation create a greater sense of overall coherence by providing greater continuity between contrasting development patterns and built form of individual character areas.

1. Existing street trees should be retained and replaced, when necessary.
2. Street furniture including lamp posts, benches, waste/recycling receptacles, etc. should be compatible with the historic character of Main Street and be implemented in a coordinated approach, to

conserve and enhance the character and identity of Main Street.

3. A public realm landscaping project that complements the heritage character of Main Street and enhances the pedestrian experience should be developed and implemented.
4. Landscaping should be used to re-define the street wall where it has eroded and screen parking areas. For example, well designed and robust low boundary walls and/or trees and other plantings would help to create a sense of enclosure for the sidewalk where the building line has been eroded.

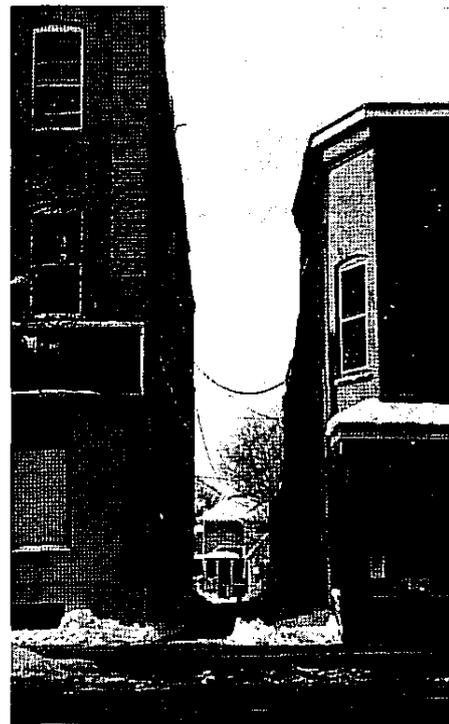
Laneways

The existing laneways that run perpendicular to Main Street are a special feature of the Downtown Core. They provide pedestrian access to and from the adjacent neighbourhoods and parking areas to Main Street and frame views of Macaulay Mountain over the adjacent creek valley and of adjacent neighbourhoods.

1. Existing laneways should be maintained and enhanced, where possible, by ensuring adequate lighting, safe and accessible ground surface treatment, directional signage, and public art such as wall murals etc.
2. The existing laneways have the potential of becoming more pedestrian-friendly environments. The County in cooperation with property owners should explore the possibility of introducing active ground floor uses and/or display windows that front onto the laneways.



44. Trees and shrubs screen existing forecourt parking and serve to define the street edge (Source: City of Ottawa)



45. Side laneways connect pedestrians to adjacent neighbourhoods and rear parking lots (Source: ERA Architects)

3. Where appropriate, the County should encourage the creation of additional mid-block pedestrian laneways in redevelopment or new construction projects to reinforce the historic development pattern and to improve pedestrian connectivity to Main Street from surrounding neighbourhoods.

Views & Vistas

Views of Macaulay Mountain, Picton Harbour and the surrounding topography provide tangible reminders of the origins of Main Street as a aboriginal portage route and reinforce the cultural heritage value and attributes of the District.

1. Development that conserves and enhances significant views of the Harbour and Macaulay Mountain is encouraged.
2. Redevelopment of properties in the Top-of-the-Hill area that create views to the Harbour is strongly encouraged.



46. Views through to Macaulay Mountain provide a tangible reminder of the dramatic topography and Main Street's location on a ridgeline (Source: ERA Architects)

4.7 Main Street West Guidelines

The introduction of a new retail typology in the 1970s led to large-scale, one storey retail buildings, set far back from the street to accommodate forecourt parking on Main Street. This development trend has most affected Main Street, west of the cenotaph. As a result, this area contains many non-contributing buildings on large consolidated lots and no heritage fabric remains between Agnes and Walton Streets on the north side of Main Street.

This section provides specific guidelines for the Main Street West character area that targets post-war car-oriented retail development and vacant lots. These developments do not contribute to the cultural heritage value and character of Main Street. Their designs do not relate to the surrounding context and create gaps in the streetscene that weaken the quality of the public realm, particularly harming the pedestrian experience. However, many of these stores provide well-used local commercial services and help to maintain the commercial character of, and activity on, Main Street.

Goals for Main Street West:

- Improve the existing post-war retail buildings in such a way that better complements the character of the District and improves the pedestrian experience of Main Street at its western end.
- Encourage the redevelopment of the post-war retail building sites and vacant lots in such a way that enhances the character of the District and Main Street West character area, and continues to provide retail uses, including larger-scale stores, which provide well-used local services.



47. Despite the mixed use character of Main Street West and the commercial conversion of residential properties, prior to the 1970s, Main Street West had a softer residential character despite the mix of land uses and the commercial conversion of several residential buildings. Note the smaller lot sizes, irregular lot shapes and irregular small to medium front and side yard setbacks and residential built form (Source: 1924 Goad's Fire Insurance Plan)



48. A&P is now the site of the Metro grocery store at 73 Main Street (c. 1970). Retail development in the 1970s had a major impact on the 19th century residential character of Main Street West. (Source: County of Prince Edward Public Library and Archives)

Guidelines:

1. Encourage the redevelopment of these sites in such a way that results in a built form and development pattern that better defines the street edge, creates a sense of enclosure, improves the public realm and pedestrian experience and respects the historic residential development on the south side of Main Street.
2. A continuous street wall with no front or side yard setbacks as exists in the Downtown Core would be inconsistent with the historic character of Main Street West.
3. Redevelopment of these sites could reflect the historic pattern of development, which includes irregularly spaced detached buildings with small to medium setbacks and a softer character, indicative of its historic residential character (see Figure 47 & 50).
4. Where large-scale retail uses are proposed in the redevelopment of consolidated lots, new construction should reflect the rhythm and scale of historic properties that arose from smaller plot sizes.
5. When opportunities arise to improve the existing built form and landscaping of existing post-war retail buildings, they should be identified and implemented, where possible.



49. The quality of the pedestrian realm is variable along Main Street West. Large areas of forecourt parking on the north side contrast with the predominance of 19th century residential buildings, many of which have been converted to commercial uses, on the south side with irregular setbacks and a softer character (Source: Google Streetview)

6. Pedestrian connections between the sidewalk and store entrances should be improved, thereby increasing the interaction between buildings, businesses, pedestrians and the public realm.
7. Where expansive parking areas exist (e.g. the Metro and Sobeys complexes), the incorporation of landscaped 'islands' and a distinct pedestrian circulation route within the parking lot should be encouraged to visually break up the space.
8. A program of street tree planting in this character area, consistent with what previously existed on the west end of Main Street should be implemented. Street trees would provide shelter, improve the pedestrian experience and help to create a transition from the more residential area in the west to the commercial Downtown Core.



50. Looking east along tree lined Main Street West towards the intersection of Talbot/Lake Streets (Source: County of Prince Edward Public Library and Archives)

4.8 Demolition

The County does not support the demolition, in part or whole, of a contributing building within the District. However, exceptional circumstances may arise whereby demolition is unavoidable (e.g. in the case of a catastrophic event).

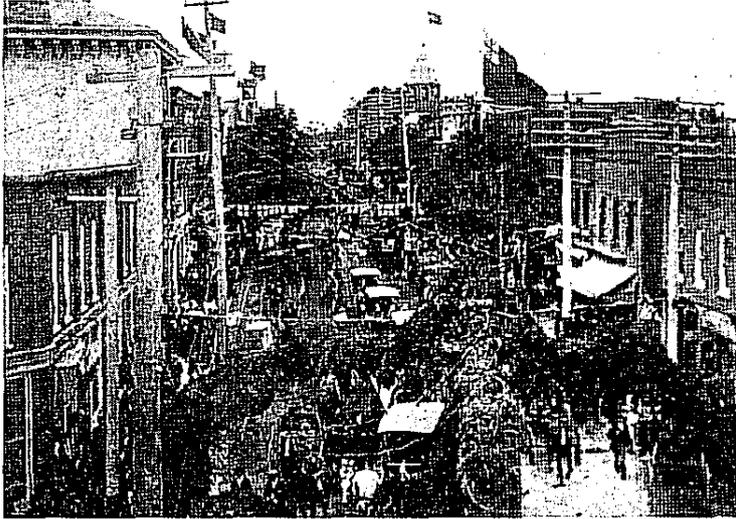
Where a property owner wishes to propose, in part or whole, the demolition of an existing building within the District, they should consult the County as early as possible. Any proposals for the alteration of a partially demolished building or redevelopment of a site should be informed by the HCD Design Guidelines.

Following a catastrophic event, the property owner shall complete and submit a report to the County, providing the following information:

- A thorough assessment of the building's condition. This will most likely require the engagement of a qualified professional(s) (e.g. architect, heritage professional, engineer etc.);
- A demonstration that all alternative options have been analyzed (preservation, rehabilitation, restoration, reinvestment, retro-fitting, re-use, mothballing etc.); and
- A demonstration that the Municipal Heritage Committee has been consulted, specifically regarding the identification of any groups with a potential interest in the building and that these groups have expressed no interest.



51. Example of a catastrophic event, extreme fire damage. (Source: the Toronto Sun, July 21, 2012)



52. The commercial and civic centre of Picton, Main Street, looking west, c. 1904 (Source: Digital Archive, Toronto Public Library)

5 IMPLEMENTATION

5.1 Heritage Review Process

The cumulative effect of many, seemingly minor but inappropriate changes can diminish the cultural heritage value and appearance of an area. The purpose of the heritage review process is to ensure that all development proposals are considered in terms of their impact on the District's cultural heritage value and character.

The success of this Plan will depend as much on small cumulative improvements as on large-scale restoration or rehabilitation projects, and the review of these proposals is an important component of the process. Proposals should be measured against the Statement of Objectives, Statement of Cultural Heritage Value, List of Attributes for the District and the character areas, the Typology of Building Styles and the HCD Design Guidelines in this plan.

Administration of Heritage Permits

All heritage permit applications are administered by County Staff in Planning Services. There is no application fee charged for a heritage permit. There are two types of heritage permits - major and minor. Major heritage permits require review and recommendations from the Municipal Heritage Committee and approval from Council, while Minor heritage permits require County Staff approval only. Once the required level of approval has been established, the heritage permit is reviewed and a decision is issued as "approved", "approved with terms and conditions" or "refused."

Pre-Application Advice

Heritage permit applicants are encouraged to meet with County Staff and the Municipal Heritage Committee regarding proposed work prior to submitting applications. These meetings will help to determine whether a heritage permit is required and to allow for open dialogue to ensure that the best possible design is achieved.

The County is committed to making all reasonable efforts to assist with the preparation, approval and implementation of

a heritage permit that conforms to the intent of the Plan policies and HCD Design Guidelines. Any issues arising through the process can most often be resolved through discussion, site visits, and if required, the guidance of a qualified heritage consultant.

Appealing a Decision

Any applicant has the right to appeal a decision. If the heritage permit is major, the applicant must appeal to the Ontario Municipal Board (OMB). If the heritage permit is minor, the applicant must first appeal to Council and if they are dissatisfied with Council's decision, they may appeal to the OMB.

5.2 When is a heritage permit required?

A heritage permit is required for approval under the *Ontario Heritage Act* (2005) for all alterations (except for "Minor Alterations") to the exterior of all properties located within the boundaries of a Heritage Conservation District (under Part V of the Act).

However, the designation of Main Street as a Heritage Conservation District does not result in any changes to the types of works or building projects that require a building permit. A building permit is required for approval under the *Ontario Building Code* for the construction, renovation and addition, demolition and certain changes of use of a building, and for the installation, alteration, extension or repair of on-site sewage systems. Building permits are administered by the County's Building Department and an application fee is charged.

When both a heritage permit and building permit are required, the heritage permit must be approved and issued prior to the issuing of a building permit. It is important to note that heritage permits are sometimes required for projects that do not require a building permit.

Heritage Permit (Major)

A Heritage Permit (Major) is required when significant changes to a property are proposed that may have a major impact on the cultural heritage value of the District.

Ontario Heritage Act, 2005, Section 42 states that:

42. (1) No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:

1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.

2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure. 2005, c. 6, s. 32 (1).

These *may* include:

- Relocation of a building(s) or structure(s);
- Demolition of a building(s) or structure(s);
- Construction of a new building(s) or structure(s);
- The replacement of storefronts;
- Extensive alterations to the exterior elements of an existing building or property (which may include rehabilitation or restoration work as defined by Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*); and
- Additions to portions of a building visible from Main Street, side streets or side laneways.



53. Regent Theatre, c. 1947.
(Source: County of Prince Edward Public Library and Archives).

Heritage Permit (Minor)

A Heritage Permit (Minor) is required when small changes are proposed that generally will have a positive or neutral impact on the cultural heritage value of the District and conform to the intent of this plan and the HCD Design Guidelines.

These *may* include:

- Alteration to or replacement of exterior building elements facing Main Street, side streets or side laneways (e.g. windows, doors, cornices, decorative trim, window hoods, segmental brick arches, pilasters, roof finish, affixed or free-standing signage etc.);
- Alterations to storefronts; and
- Additions to portions of a building not visible from Main Street, side streets or side laneways.

5.3 List of Minor Alterations

The following is a list of minor alterations that *do not require* a heritage permit:

1. Minor repairs to exterior building elements in the same style, materials, size, shape and detailing;
2. Weather-stripping and caulking of windows and doors;
3. Installation of eavestroughs and downpipes;
4. Interior renovation work;
5. Installation of utilities including gas and water meters;
6. Re-painting of wood, stucco, brick or metal finishes in traditional or compatible colours (e.g. Canadian historical colour palettes); and
7. Gardening and soft landscaping.

"Minor repairs" refer to work to components of a building element such as the replacement of a bottom rail of a window sash, panel mouldings on a front door, part of an eave fascia board, a tread on entrance steps or a small area of roof shingles/covering.

5.4 Heritage Permit Process (for illustrative purposes)

Property owner contacts Planning Services to determine if the proposed work requires a Major Heritage Permit, a Minor Heritage Permit, or is a Minor Alteration that does not require a permit.* If required, owner makes an application, available from Edward Building reception or online. The application must be approved before Building Services issues a building permit for the proposed work if one is required.

Minor Alterations (no permit required) - see Section 5.3 for List of Minor Alterations

Minor Heritage Permit (Staff approval of permit application)

Required when small changes are proposed that generally will have a positive or neutral impact on the cultural heritage value of the District and conform to the intent of the HCD Plan and Design Guidelines. These may include:

- Alteration to or replacement of exterior building elements facing Main Street, side streets or side laneways (e.g. windows, doors, cornices, decorative trim, window hoods, segmental brick arches, pilasters, roof finish, affixed or free-standing signage, solar panels, etc.)
- Alterations to storefronts
- Additions to portions of a building not visible from Main Street, side streets or side laneways

Staff reviews owner's application for completeness and when complete, circulates to Municipal Heritage Committee for information and possible comment, assesses work against HCD Design Guidelines and makes decision: approved (with or without conditions) or refused. Owner is advised of decision. (Estimated assessment time: 15 days)

Owner, if dissatisfied, can appeal decision to Council and appeal Council decision to OMB.

Major Heritage Permit (Council approval of permit application)

Required when significant changes to a property are proposed that may have a major impact on the cultural heritage value of the District. These may include:

- Relocation of a building(s) or structure(s)
- Demolition of a building(s) or structure(s)
- Construction of a new building(s) or structure(s)
- Replacement of storefronts
- Extensive alterations to the exterior elements of an existing building or property (which may include rehabilitation or restoration work as defined by Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada)
- Additions to portions of a building visible from Main Street, side streets or side laneways

Staff reviews application for completeness and when complete, assesses proposal against HCD Design Guidelines, obtains expert advice if necessary, seeks changes if warranted, and submits report to Municipal Heritage Committee (MHC) for review. (Estimated assessment and reporting time: 30 days)

MHC considers application at scheduled meeting (applicant is encouraged to attend) and makes recommendation to Council. (Estimated time: 15 days)

Owner is advised of MHC recommendation and given notice of Council meeting.

Council considers MHC recommendation (applicant is encouraged to attend) and approves (with or without conditions) or refuses. Owner is advised of decision. (Estimated time: 15 days)

Owner, if dissatisfied, can appeal Council decision to OMB.

***A building permit may be required regardless of whether a heritage permit is required.**

Although a heritage permit is not required for any of the works listed above, property owners, residents and tenants are encouraged to carry out the above works in accordance with the spirit and intent of Plan, the Statement of Cultural Heritage Value for the District and HCD the Design Guidelines and to take into consideration Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*.

5.5 Heritage Impact Assessments

With regards to cultural heritage resources, the *Provincial Policy Statement, 2005* defines the term "conserved" as "the identification, protection, use and/or management of cultural and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment."

In the case of the District, affected cultural heritage resources may include individual buildings, within the District or the District as whole. The County may require a Heritage Impact Assessment (HIA) prior to approving any application to demolish or relocate a designated cultural heritage resource, for alterations that are likely to affect the heritage attributes of a designated cultural heritage resource or in support of any development or site alteration that is adjacent to a designated cultural heritage resource in Picton-Hallowell.

5.6 Adjacent Lands & Development

The cultural heritage and archaeological resource policies of the *Provincial Policy Statement* (2005) of the Ontario *Planning Act* addresses the potential impact(s) of development on lands adjacent to heritage property. In the case of the Picton Main Street Heritage Conservation District, any development proposals outside but adjacent to the District boundary must comply with Section 2.6.3 of the *Provincial Policy Statement* (2005) and consider the Statement of Objectives and Design Guidelines contained within this plan.

Section 2.6.3 states that:

Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration. *Provincial Policy Statement, 2005*

Adjacent lands means:

b) for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Development means:

the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act, but does not include:

- a) activities that create or maintain infrastructure authorized under an environmental assessment process;
- b) works subject to the Drainage Act; or
- c) for the purposes of policy 2.1.3(b), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 2.1.4(a).

Provincial Policy Statement, 2005

5.7 Financial Incentives

Subject to available funding, there are a variety of potential incentive programs arising from various provincial legislation to encourage and support property owners to preserve, restore and rehabilitate their properties.

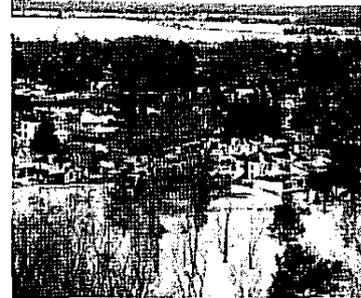
These include:

- Tax relief program (*Municipal Government Act*)
- Grant program (*Ontario Heritage Act*)
- Community Improvement Plan (*Planning Act*)

There are various benefits and challenges associated with each program; however, a strong commitment from, and cooperation between, Council, the BIA and property owners is needed to implement all programs successfully.

In 2012, Council adopted the *Creative Rural Economy Community Improvement Plan*. This plan recommends a series of financial incentive programs, two of which would complement and benefit the intent and objectives of the *Picton Main Street Heritage Conservation District Plan* and enhance its cultural heritage value:

- Program 4 - Façade Improvement Program: This is a grant to property owners for the rehabilitation or renovation of business's heritage façade in the County's downtown and main street areas. A property is eligible for one façade grant during the lifetime of the program. The Façade Improvement Program is available on a matching 50/50 basis to a maximum of \$5,000. Proposals for properties within the Picton Main Street HCD must be consistent with the objectives and intent of this plan and with the HCD Design Guidelines.
- Program 6 - Design Studies Program: This is a grant to property owners for the preparation of design studies for the adaptive reuse of heritage and other buildings for creative work and live/work space consistent with the goals and objectives of the *Community Improvement Plan*. The Design Study Grant is available on a matching 50/50 basis to a maximum of \$3,000. Design studies for properties located within the Picton Main Street HCD must be consis-



54. View of Picton from Macaulay Mountain (Source: ERA Architects)

tent with the objectives and intent of this plan and with the HCD Design Guidelines.

For further information on these programs, the *Creative Rural Economy Community Improvement Plan* can be viewed on the County's website.

5.8 Promotion & Education

Promotion and education following the designation of the Picton Main Street HCD will help to dispel myths, promote the benefits of an HCD and to gain support for future HCD initiatives.

Potential activities/actions include:

- Creating an active partnership between Council, Staff, the BIA, Business Owners, Property Owners and Tradespeople;
- Maintaining a Picton Main Street Heritage Conservation District webpage on the County's website, which provides information and updates;
- Running workshops for property and business owners (e.g. conservation techniques, maintenance, improvements etc.);
- Informing local realtors of the designation of the HCD and providing information on what designation means for prospective buyers; and
- Promoting the HCD within the County and in tourism related literature/communications.



55. Reverend Macaulay, 1794-1874, the man responsible for the naming of Picton (Source: Lunn, 1967)

5.9 Heritage Conservation Information & Resources

There are many sources of heritage conservation advice available that may be helpful to consult when undertaking maintenance work or planning a repair. Below is a list of selected heritage conservation resources that provide practical and useful guidance. For larger or complex projects, the advice of a heritage professional should be sought.

Canada

- Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*
- *Ontario Heritage Tool Kit*

- Ontario Architecture website: www.ontarioarchitecture.com
- *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation*: <http://www.heritagetrust.on.ca/Resources-and-Learning/Free-publications/Well-Preserved.aspx>
- Manitoba Culture, Heritage and Tourism, Historic Resources Branch, Heritage Publications: http://www.gov.mb.ca/chc/hrb/heritage_pubs.html
- Alberta Culture, Heritage Notes: <http://culture.alberta.ca/heritage/resourcemanagement/historicplacesstewardship/adviceassistance/heritagenotes.aspx>

United States

- Technical Preservation Services, National Park Service, U.S. Department of the Interior
 - Preservation Briefs: <http://www.nps.gov/tps/how-to-preserve/briefs.htm>
 - Preservation Tech Notes: <http://www.nps.gov/tps/how-to-preserve/tech-notes.htm>
 - The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings: <http://www.nps.gov/tps/standards/rehabilitation/sustainability-guidelines.pdf>
- National Trust for Historic Preservation, Preservation Green Lab: http://www.preservationnation.org/information-center/sustainable-communities/sustainability/green-lab/#.UUnaC17vy_E
- Downtown Research & Development Centre, Downtown Guideline Exchange: http://www.downtowndevelopment.com/guideline_exchange.php

United Kingdom

- English Heritage -Maintenance and Repair: <http://www.english-heritage.org.uk/professional/advice/advice-by-topic/buildings/maintenance-and-repair/>
- Historic Environment Local Management: <http://www.helm.org.uk/guidance-library/new-guidance-for-2012>
- Managing Change in the Historic Environment Guidance Notes: <http://www.historic-scotland.gov.uk/index/heritage/policy/managingchange.htm>

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Appendix 1: Project Personnel

EDWIN ROWSE, PRINCIPAL, OAA, FRAIC, CAHP

Edwin J. Rowse, OAA, FRAIC, CAHP, is a registered architect in Ontario with thirty-five years of experience in the field of historical architecture. He specializes in the renovation of existing buildings and in the conservation and restoration of historic buildings.

After graduation from the University of Edinburgh, he worked in London, England, for nine years for Donald W. Insall and Associates, an internationally recognized firm of restoration architects. His work included the interior restoration of the principal chambers in the Houses of Parliament in London. In 1984 he moved to Toronto, where he worked for two firms with heritage expertise before starting his own practice in 1990. He has been in partnership with Michael McClelland since 1994.

Edwin's experience covers a broad range of historical building types, styles, construction technologies and decorative finishes, including high-quality masonry, woodwork, carving and gilding. His familiarity with restoration approaches and techniques in Europe and North America is complemented by long experience in contract administration, site review and budget estimating.

VICTORIA ANGEL, SENIOR HERITAGE PLANNER

An experienced heritage conservation practitioner, Victoria is interested in policies and tools that address not just the physical fabric of historic places, but also the complex processes that link people and culture to place. Prior to joining ERA as a Senior Heritage Planner, Victoria was a manager and policy analyst at Parks Canada, where she led the creation of the Canadian Register of Historic Places. She is the Academic Advisor at the Willowbank School of Restoration Arts and has taught heritage conservation at Carleton University and the University of Victoria.

ALEXANDRA ROWSE-THOMPSON, HERITAGE PLANNER

Having received her Master's Degree in Environmental Design (Planning) from the University of Calgary, Alex went on to work as a Conservation and Design Officer for municipal government in the UK. In this role, she provided design consultation for a range of projects, from small repairs and restorations to the adaptive reuse of entire sites, including a disposed WWI seaplane base and a 19th-century Royal Engineers Depot. She was also closely involved in writing a number of municipal heritage policy and design guidelines documents.

At ERA, Alex applies her broad base of conservation knowledge to community consultation, building condition assessments, and a wide range of studies, plans, guidelines, and other heritage planning processes. In all her work, Alex advocates for an integrated approach to cultural heritage conservation and planning policy and practice, an approach she believes is essential to creating and sustaining quality places.

Appendix 2: Policy Review & Recommendations

Ontario Heritage Act, 2005

The *Ontario Heritage Act* (2005) represents the primary piece of provincial legislation that regulates the protection of heritage resources in Ontario. A property that has been formally recognized under provisions contained in the Act is referred to as a “designated” property. The Act enables municipalities to designate either individual properties or a distinct area that comprises a series of properties.

Under Part V, section 41 of the *Ontario Heritage Act*, a municipality may by by-law designate an area as a Heritage Conservation District. Section 41.1 requires municipalities to adopt a District Plan that identifies, among other things, the cultural heritage value of the District and provides guidelines and procedures to manage change and achieve stated objectives for the District.

Provincial Policy Statement, 2005

The purpose of the *Provincial Policy Statement*, issued under the *Planning Act*, is to provide municipalities in Ontario with policy direction on matters related to land use. As it relates to cultural heritage, section 2.6 of the *Provincial Policy Statement* states:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.3 Development and site alteration may be permitted in adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.

County of Prince Edward Official Plan (Adopted 1993, Office Consolidation, January 2011)

Within the Official Plan, the section on Heritage Conservation states that County Council will manage and protect the County’s heritage resources through several approaches. One of these approaches includes undertaking heritage conservation studies to consider the future designation of Heritage Conservation Districts under Part V of the *Ontario Heritage Act*:

f) providing for the study of streets, areas, districts or hamlets throughout the County to be considered for future designation as Heritage Conservation Districts under Part V of the Ontario Heritage Act, based on some or all the following criteria:

- i) the majority of the buildings reflect an aspect of the history of the community or County by nature of location and historical significance of setting;
- ii) the majority of the buildings are of a style of architecture or a method of construction significant historically or architecturally to the community, County or Province;
- iii) the district contains other important physical, environmental, or aesthetic characteristics that in themselves do not constitute sufficient grounds for the designation of a district, but which lend support in evaluating the criteria for designation;
- iv) the district is an area of special association that is distinctive within the community and, as a result, contributes to the character of the entire community; and
- v) the district has yielded or is likely to yield information important in prehistory or history.

Any future changes to the *Official Plan* should be aligned with, and reflect, the objectives and guidelines set out in the *Picton Main Street Heritage Conservation District Plan*.

Adoption Draft - Picton Urban Centre Secondary Plan (2013)

The adoption draft of the Picton Urban Centre Secondary Plan includes policies for the protection and conservation of cultural heritage resources. The Cultural Heritage section of the adoption draft Plan includes guiding and implementing policies. Guiding policies include:

1. Encourage the preservation of cultural heritage resources in Picton-Hallowell to enhance the quality of life, sense of place, cultural and economic vitality, and support local economic development through the mechanisms available in the Ontario Heritage Act and consistent with the *Provincial Policy Statement*.
2. Support the adaptive re-use and repurposing of existing heritage buildings in Picton-Hallowell, provided the heritage value of such buildings is conserved and enhanced.

The adoption draft Plan also provides guidelines for the Downtown Core area, including special policy areas for the Town Square and Picton Harbour that include cultural and heritage considerations. The *Picton Main Street Heritage Conservation District Plan* supports and builds upon the vision, goals and specific cultural heritage section guiding and implementing policies identified in the Secondary Plan.

County of Prince Edward Comprehensive Zoning By-law No. 1816-2006

The Picton Main Street Heritage Conservation District contains a mix of land uses. The majority of the area is zoned Commercial Core (CC). The exceptions include General Commercial (CG), Open Space (OS), Institutional (I), Urban Residential Type Two (R2) and Urban Residential Type Three (R3). A variety of existing uses along Main Street are also permitted under site-specific provisions.

The Core Commercial zone permits a wide variety of non-residential uses with residential uses limited to units within commercial buildings. This zone covers the Downtown Core and extends into Main Street West. The General Commercial zone is the second most prevalent and permits a range of non-residential uses as well as residential uses within units in commercial buildings, single detached dwellings, bed and breakfast establishments and home business. This zoning covers a portion of Main Street at its west end. The Open Space, Institutional, Urban Residential Type 2 and Type 3 are limited to isolated areas.

Any future changes to the *Zoning By-law* should be aligned with, and reflect, the objectives and guidelines set out in the *Picton Main Street Heritage Conservation District Plan*.

Heritage Conservation Strategy (2011)

The County Council approved the municipal *Heritage Conservation Strategy* in February 2011. The Strategy addresses the conservation of cultural, built and archaeological heritage resources in the County and is guided by the principle that “Heritage is fundamental to our Sense of Place.” Four strategic directions with corresponding actions stem from this principle. The *Picton Main Street Heritage Conservation District* was informed by the *Heritage Conservation Strategy* and directly addresses two of the strategic directions and corresponding actions.

Sign By-law 1122-2003

The purpose of the *Sign By-law* is to regulate new signs and the alterations of existing signs across the County. There are no specific policies relating to historic areas; however, all signs proposed within the *Picton Main Street Heritage Conservation District* should comply with both the *Sign By-law* and with the HDC Design Guidelines.

Heritage Best Practice

The objectives and recommendations set out in the *Picton Main Street Heritage Conservation District Plan* have been developed in accordance with Parks Canada’s *Standards and Guidelines for the Conservation of Historic Places in Canada*, the *Ontario Heritage Tool Kit: Heritage Conservation Districts* guide and the Government of Ontario’s *Eight Guiding Principles in the Conservation of Built Heritage Properties*.

Appendix 3: Heritage Led Economic Regeneration

Synopsis of a paper written by Peter Thoma of urbanMetrics

Picton is the main commercial hub of the County. It supports a healthy commercial mix, comprised of retail, personal and professional services, which together serve the regular daily and weekly needs of the entire County. Picton is home to a variety of retailers that include major national and regional chains as well as small independent and local merchants.

Picton's commercial base has achieved the critical mass necessary to support its long-term success. This is largely a function of its geography (Picton is located in the middle of the County), but other favourable factors such as tourism and seasonal visitation also play a direct role in sustaining the economic foundations of the community. The commercial (storefront) vacancy rate in Picton remains very low. UrbanMetric's best professional estimate suggests a commercial vacancy rate in the order of 1-2%. In the context of other Ontario markets, anything under 6-7% is generally considered a healthy commercial real estate market.

Picton sustains a healthy base of anchor retailers that serve the needs of County residents (e.g. Sobeys, Metro, No Frills, Giant Tiger, LCBO, Beer Store etc.) and provide the foundation for regular customer visitation to Picton, and the downtown area in particular. However, the strength of a local commercial base is also enhanced by niche businesses and memorable shopping/dining experiences that are not easily replicated elsewhere.

The Importance of Local Heritage and Cultural Traditions

Over the past 20 years, the County has been building an economic foundation predicated on the strengths of its heritage and cultural traditions. The County has been economically sustained by a shared acknowledgement, and a celebration of the past and has been able to define a way forward by communicating the importance of local heritage and cultural traditions.

urbanMetrics' research indicates that Picton, like many other small towns in Ontario, is sustained, in large part, by deeply entrenched community traditions and strong connections between merchants and customers. As markets across the province continue to age, this trend is expected to accelerate further. This is a positive outlook for the future of downtown Picton.

As a commercial destination, downtown Picton provides visitors with a unique experience and sense of authenticity. Main Street contains a strong collection of both publicly and privately owned heritage buildings. These buildings are a defining feature of the downtown and help to reinforce a sense of place and identity for Picton. These buildings are a shared asset that ultimately strengthen the role (and function) of the town, both locally and regionally.

Over the years, these buildings have helped fuel local enterprise and innovation. Local entrepreneurs and a growing number of entrepreneurs from outside the County have been drawn to Picton because of the character of these buildings and the opportunities they present to

better connect with customers. urbanMetrics view these assets as important economic engines for the County. They are fundamental building blocks of the local economy and a driver of business and investment activity moving forward.

The Role of HCDs

There is a strong and growing precedent for Heritage Conservation District (HCD) initiatives in large and small jurisdictions across North America. Ontario is a strong leader within the heritage conservation movement, and the number of HCD designations across the province has grown steadily since the early 1980s. There are now 102 Heritage Conservation District designations across the province. No HCD designations exist in the County.

The success of HCDs has been well documented. The Architectural Conservancy of Ontario (ACO) has undertaken a number of detailed research initiatives, primarily, focusing on the overall performance of HCDs at various scales, including neighbourhood-wide and street-specific type designations. The ACO research shows, quite conclusively, that HCD designations consistently provide economic benefits and little, if any, economic downside.

A recent 2012 ACO study, for example, concludes that:

- The overwhelming majority (80%) of property owners living within Heritage Conservation Districts throughout the Province were satisfied or very satisfied by the performance of the area.
- Real estate values within designated Heritage Conservation Districts in Ontario generally rise more consistently than immediate surrounding neighbourhoods.
- Heritage Conservation Districts in Ontario tend to improve over time. The longer the district operates, the better it performs.

Support for an HCD Designation in Picton

The results of the community consultation online survey indicate that the majority of community stakeholders in Picton believe that a Heritage Conservation District designation would lead to positive economic impacts and help to improve the current business environment on Main Street.

Key findings from the HCD survey suggest that:

- The majority of respondents (78%) were more inclined to enter a shop/restaurant located in a building with "character".
- The majority of respondents (51%) indicated that 50% or more of their total household purchase are made at shops and services located in downtown Picton.
- The majority of respondents (74%) indicated that storefront commercial vacancy levels would improve or remain about the same as it is today with the designation of a Heritage

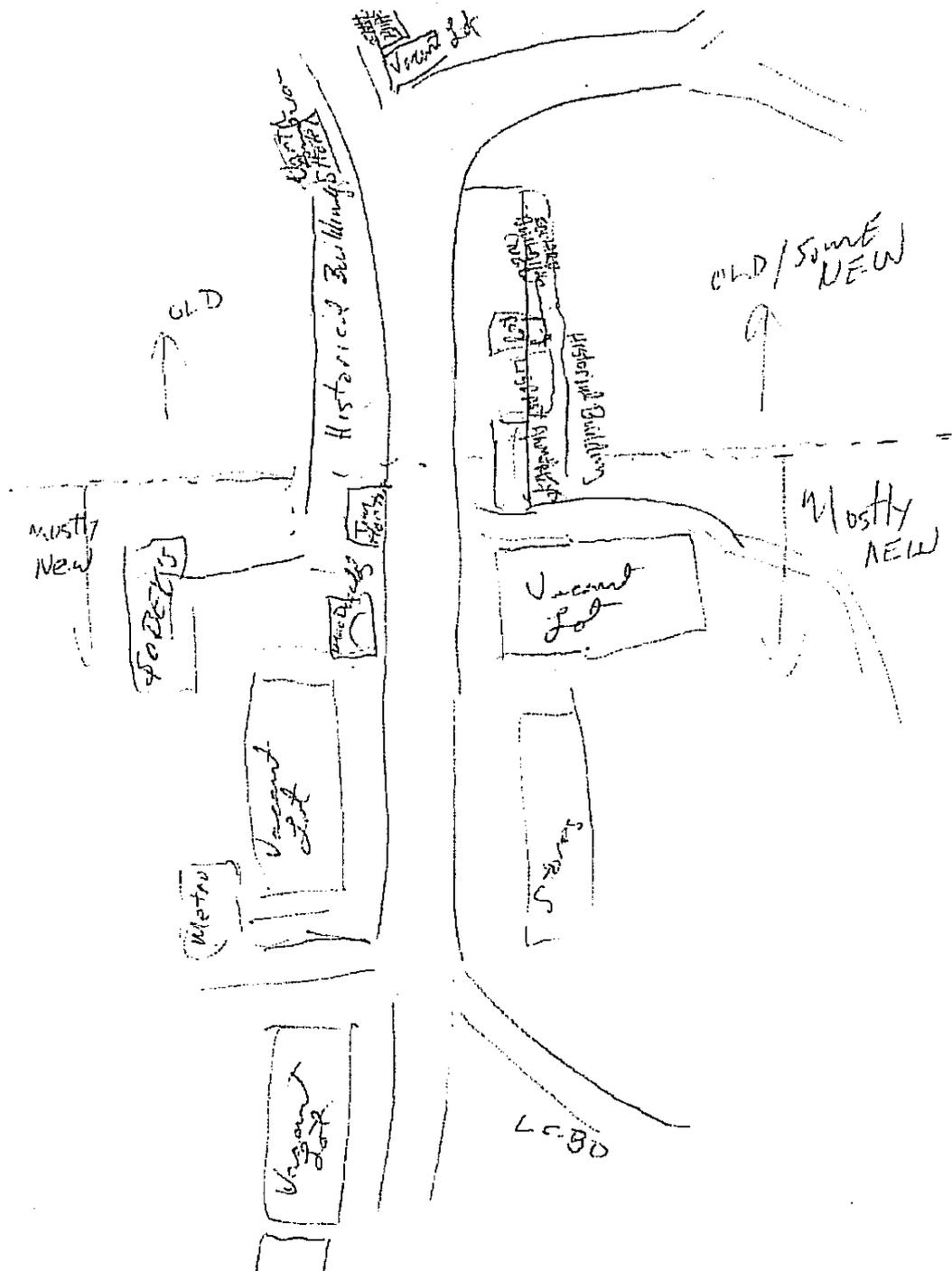
Conservation District.

- The majority of respondents (90%) indicated that tourist visitation in the County would improve (go up) or at least remain “about the same” as it is today with the designation of a Heritage Conservation District.
- The majority of respondents (83%) are supportive of the HCD initiative, with 65% indicating they strongly support it and 18% indicating they moderately support it.

Overall, urbanMetrics’ research demonstrates that there is a positive relationship between heritage conservation and economic regeneration. It is also clear that the County is already utilizing its culture and history in attracting investment to Picton and the County.

The designation of Picton Main Street and the implementation of this Plan is a key first step towards realizing the full potential of heritage led economic regeneration; however, the ultimate success of this initiative will depend largely on the support of the community and Council and a coordinated approach to capitalizing on the economic and social benefits that an historic main street can offer.

Appendix 4: Example of Cognitive Mapping Exercise, Community Consultation Meeting #1



Appendix 5: Property Data Sheets

Civic Address	Legal Description	Approximate Date of Construction*	Notes	Style	Heritage Evaluation
1 BRIDGE ST	PESCP 9 LEVEL 1 UNIT 1	2010		Contemporary with Loyalist references	Non-contributing
7 BRIDGE ST	PLAN 24 LOT 82	c. 1893		Queen Anne Revival	Contributing
8 BRIDGE ST	PLAN 24 LOT 957	c. 1890		Victorian Residential	Contributing
11 BRIDGE ST	PLAN 24 LOT 82 & PT LOTS 83	c. 1893		Queen Anne Revival	Contributing
12 BRIDGE ST	PLAN 24 LOT 958	c. 1890		Loyalist/Georgian	Contributing
13 BRIDGE ST	RC PLAN 25 LOT 18	n/a	Vacant	n/a	Non-contributing
14 BRIDGE ST	PLAN 24 LOT 959	c. 1860		Loyalist/Georgian	Contributing
16 BRIDGE ST	PLAN 24 LOT 960	c. 1920		Georgian Revival	Contributing
18 BRIDGE ST	PLAN 24 LOTS 961 TO 963	post 1950		Commercial strip mall	Non-contributing
21 BRIDGE ST	REG COMP PLAN 25 PT LOT 19	c. 1863	"Hepburn House"	Victorian Residential	Contributing
33 BRIDGE ST	PLAN 24 LOT 1019 LOT 87	unknown		Commercial Post-war	Non-contributing
36 BRIDGE ST	PLAN 24 LOT 964 & 965	n/a	Vacant	n/a	Non-contributing
14 ELIZABETH ST	PLAN 24 PT LOT 933	1843		Victorian Commercial	Contributing
56 KING ST	PLAN 24 PT LOT 265	1812	DESIGNATED PART IV - "Barker House"	Loyalist/Georgian	Contributing
3 LAKE ST	PLAN 24 PT LOTS 748 & 749	c. 1863		Loyalist/Georgian	Contributing
42 MAIN ST	PLAN 24 PT LOT 749	pre-1924		Arts and Crafts	Contributing
43 MAIN ST	PLAN 24 PT LOTS 647 AND 648	c. 1893		Victorian Residential	Contributing
44 MAIN ST	PLAN 24 PT LOT 750	c. 1893		Four Square	Contributing
45 MAIN ST	PLAN 24 LOT 646 RP 47R1799	post 1950		Commercial Post-war	Non-contributing
46 MAIN ST	PLAN 24 PT LOT 751	c. 1863		Victorian Residential	Contributing
48 MAIN ST	PLAN 24 PT LOT 751	c. 1863		Loyalist/Georgian	Contributing
49 MAIN ST	PLAN 24 PT LOT 645	post 1950		Commercial Post-war	Non-contributing
50 MAIN ST	PLAN 24 LOT 752	c. 1863		Victorian Residential	Contributing
51 MAIN ST	PLAN 24 PT LOT 644	c. 1863		Loyalist/Georgian	Contributing
53 MAIN ST	PLAN 24 LOT 643	c. 1863		Loyalist/Georgian	Contributing
54 MAIN ST	PLAN 24 PT LOTS 747 TO 753	1881	Former "Picton Train Station"	Victorian Railway	Contributing
55 MAIN ST	PLAN 24 PT LOT 642	c. 1863		Victorian Residential	Contributing
57 MAIN ST	PLAN 24 LOT 640	c. 1863		Victorian Residential	Contributing
58 MAIN ST	PLAN 24 PT LOT	c. 1863 or c. 1893		Loyalist/Georgian	Contributing
62 MAIN ST	PLAN 24 LOT 756	c. 1863		Victorian Residential	Contributing
64 MAIN ST	PLAN 24 PT LOT 757	c. 1863		Georgian Revival	Contributing
66 MAIN ST	PLAN 24 LOTS 757,758,791&792	c. 1848	"Gillespie's Cabinet Factory"	Victorian Industrial	Contributing
68 MAIN ST	PLAN 24 LOT 758 & 791	c. 1893		Georgian Revival	Contributing
70 MAIN ST	PLAN 24 PT LOT 759	c. 1893		Georgian Revival - heavily modified	Non-contributing

Civic Address	Legal Description	Approximate Date of Construction*	Notes	Style	Heritage Evaluation
72 MAIN ST	PLAN 24 LOT 760	c. 1893		Loyalist/Georgian	Contributing
73 MAIN ST	PLAN 24 LOT 621,622,632	post 1950		Commercial strip mall	Non-contributing
74 MAIN ST	PLAN 24 LOT 761	c. 1893		Victorian Residential	Contributing
76 MAIN ST	PLAN 24 PT LOT 762	unknown		Loyalist/Georgian	Contributing
78 MAIN ST	PLAN 24 PT LOT 762	c. 1879	DESIGNATED PART IV - "West End Grocery"	Victorian Residential	Contributing
79 MAIN ST	PLAN 24 PT LOT 621	post 1950		Commercial Post-war	Non-contributing
80 MAIN ST	PLAN 24 PT LOT 763 LOT 764	c. 1863		Loyalist/Georgian	Contributing
81 MAIN ST	PLAN 24 PT LOTS 619 TO 621	n/a	Vacant	n/a	Non-contributing
83 MAIN ST	PLAN 24 PT LOT 619	n/a	Vacant	n/a	Non-contributing
84 MAIN ST	PLAN 24 LOT 765	c. 1863		Georgian Revival	Contributing
85-87 MAIN ST	PLAN 24 PT LOT 618 PT LT 619	n/a	Vacant	n/a	Non-contributing
86 MAIN ST	PLAN 24 PT LOT 766	n/a	Vacant	n/a	Non-contributing
88 MAIN ST	PLAN 24 PT LOT 766	n/a	Vacant	n/a	Non-contributing
89 MAIN ST	PLAN 24 PT LOT 618	n/a	Vacant	n/a	Non-contributing
90 MAIN ST	PLAN 24 PT LOTS 766 AND 767	1980s		Commercial Post-war	Non-contributing
91 MAIN ST	PLAN 24 LOT 617	n/a	Vacant	n/a	Non-contributing
94 MAIN ST	PLAN 24 LOTS 768,769 & PT	post 1983		Commercial Post-war	Non-contributing
97 MAIN ST	PLAN 24 LOT 617	c. 1983		Commercial strip mall	Non-contributing
100 MAIN ST	PLAN 24 PT LOT 770	c. 1830	"McDonald / Mercer House"	Loyalist/Georgian	Contributing
102 MAIN ST	PLAN 24 LOT 771 & PT LOTS	c. 1830	DESIGNATED PART IV "Southard/Clapp House"	Loyalist/Georgian	Contributing
104 MAIN ST	PLAN 24 PT LOTS 772 AND 773	1980s		Commercial Post-war	Non-contributing
106 MAIN ST	PLAN 24 PT LOTS 773 AND 774	1875	"Methodist Church" (demo'd 2011)	n/a	Non-contributing
115 MAIN ST	PLAN 24 PT LOT 615 LOT 604	c. 1993		Commercial Post-war	Non-contributing
116 MAIN ST	PLAN 24 PT LOT 775	c. 1893	Tourism Office	Georgian Revival	Contributing
118 MAIN ST	PLAN 24 PT LOT 775	c. 1920	Park with cenotaph	Cenotaph and open space	Contributing
121 MAIN ST	PLAN 24 PT LOTS 280 & 281	post 1950		Commercial Post-war	Non-contributing
123 MAIN ST	PLAN 24 LOT 279	c. 2000		Commercial Post-war	Non-contributing
124 MAIN ST	PLAN 24 PT LOTS 922 & 923	c. 1845		Loyalist/Georgian	Contributing
125 PICTON MAIN ST	PLAN 24 LOT 278 & PT LOT 277	c. 1893		Victorian Residential	Non-contributing
126 MAIN ST	PLAN 24 PT LOT 924	c. 1893		Georgian Revival	Contributing
127 MAIN ST	PLAN 24 LOT 176 & PT LOT 277	c. 1856	DESIGNATED PART IV - "Thomas Welsh House"	Loyalist/Georgian	Contributing

Picton Main Street Heritage Conservation District Plan

Civic Address	Legal Description	Approximate Date of Construction*	Notes	Style	Heritage Evaluation
128 MAIN ST	PLAN 24 PT LOT 924	c. 1893		Georgian Revival	Contributing
130 MAIN ST	PLAN 24 PT LOT 925	post 1950		Commercial - post war	Non-contributing
131 MAIN ST	PLAN 24 LOT 275	c. 1863		Victorian Commercial	Contributing
134 MAIN ST	PLAN 24 LOT 926 & PT LOT 927	1970s	Gas Station	n/a	Non-contributing
135 MAIN ST	PLAN 24 LOT 274	post 1950		Commercial - post war	Non-contributing
143/145 MAIN ST	PLAN 24 PT LOTS 272 AND 273	n/a	Parking lot	n/a	Non-contributing
147 MAIN ST	PLAN 24 PT LOTS 272 AND 273	c. 2000	"Queen's Hotel"	Commercial Block	Non-contributing
149 MAIN ST	PLAN 24 PT LOT 272	post 1950		Commercial - post war	Non-contributing
151 MAIN ST	PLAN 24 PT LOT 271	c. 1836 Brick Wing c. 1837 Stone Wing, c. 1870 Third storey	"Globe Hotel"	Loyalist/Georgian	Contributing
153 MAIN ST	PLAN 24 PT LOT 268 269 & 271	c. 1863		Loyalist/Georgian	Contributing
155 MAIN ST	PLAN 24 PT LOTS 269 & 271		"Salvation Army"	Commercial - post war	Non-contributing
163 MAIN ST	PLAN 24 PT LOT 267	c. 1924		Early 20th Century Commercial	Contributing
164 MAIN ST	PLAN 24 LOT 928	c. 1975		Commercial - post war	Non-contributing
165 MAIN ST	PLAN 24 PT LOT 267	c. 1863		Commercial - post war	Non-contributing
166 MAIN ST	PLAN 24 PT LOT 930	post 1950		Commercial - post war	Non-contributing
167 MAIN ST	PLAN 24 PT LOT 266	c. 1891, part rebuilt at later date	"Gilbert & Lighthall Cabinet Shop"	Victorian Commercial	Contributing
171/173 MAIN ST	PLAN 24 PT LOT 266	173 Main Street c. 1891 and 171 reconstructed c. 2005	"Gilbert & Lighthall Cabinet Shop"	Victorian Commercial	Contributing
172 MAIN ST	PLAN 24 PT LOT 930 LOT 931	c. 1835	DESIGNATED PART IV "Stevenson Block" or "Master Feeds"	Loyalist/Georgian	Contributing
175 MAIN ST	PLAN 24 LOTS 260 & 261	post 1950	parking lot + small commercial block	Commercial - post war	Non-contributing
177 MAIN ST	PLAN 24 PT LOT 259			Victorian Commercial	Contributing
178/180 MAIN ST	PLAN 24 PT LOT 933	c. 1863		Victorian Commercial	Contributing
179-183 MAIN ST	PLAN 24 PT LOT 259	1893	"Charles House"	Georgian Revival with commercial front	Contributing
184 MAIN ST	PLAN 24 LOTS 934 & 935	c. 1893		Victorian Commercial	Contributing
185 MAIN ST	PLAN 24 PT LOT 259			Commercial - post war infill	Non-contributing
187 MAIN ST	PLAN 24 LOT 258	c. 1862	LISTED HERITAGE PROPERTY "Case Block"	Victorian Commercial	Contributing
189 MAIN ST	PLAN 24 PT LOT 257	1917		Early 20th Century Commercial	Contributing
190 MAIN ST	PLAN 24 PT LOT 936	post 1950		Commercial infill	Non-contributing

Pictou Main Street Heritage Conservation District Plan

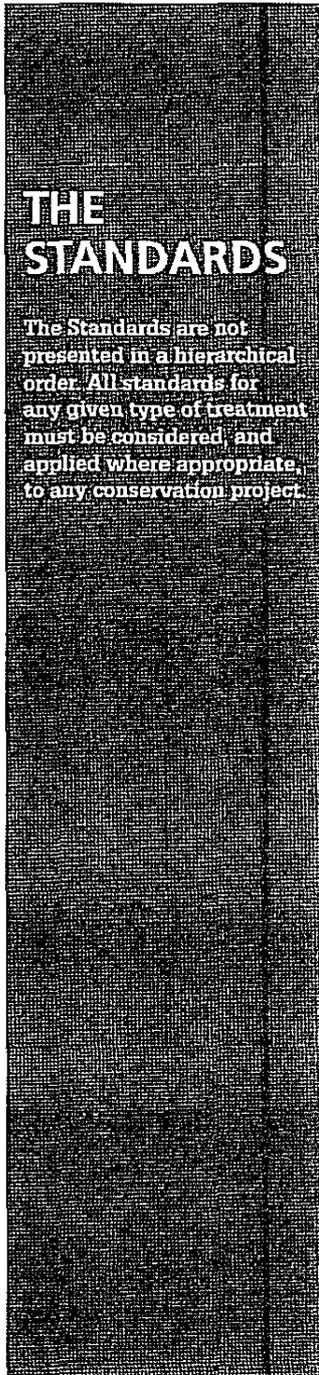
Civic Address	Legal Description	Approximate Date of Construction*	Notes	Style	Heritage Evaluation
192 MAIN ST	PLAN 24 PT LOT 936	c. 1893		Victorian Commercial	Contributing
193/195 MAIN ST	PLAN 24 PT LOT 257	c. 1893		Victorian Commercial	Contributing
194 MAIN ST	PLAN 24 PT LOT 937	c. 1893		Victorian Commercial	Contributing
197 MAIN ST	PLAN 24 PT LOT 265	unknown	Former lane	Commercial infill	Non-contributing
199 MAIN ST	PLAN 24 PT LOT 265	c. 1878	"Standard Bank of Canada"	Victorian Commercial	Contributing
200 MAIN ST	PLAN 24 LOT 988 PT LOT 937	c. 1893	"Norman Block"	Victorian Commercial	Contributing
204 MAIN ST	PLAN 24 PT LOT 938	c. 1893		Victorian Commercial	Contributing
205 MAIN ST	PLAN 24 LOT 265	1900, front addition 1950	Former Post Office, now "The Victory"	Modern Classical	Contributing
206 MAIN ST	PLAN 24 PT LOT 940 LOT 939	c. 1893	LISTED HERITAGE PROPERTY "Armoury"	Romanesque Revival and Scottish Baronial	Contributing
208 MAIN ST	PLAN 24 LOT 940	c. 1907	DESIGNATED PART IV "Pictou Public Library"	Edwardian Classical	Contributing
211 MAIN ST	PLAN 24 PT LOT 265	unknown		Commercial - post war	Non-contributing
215/219 MAIN ST	PLAN 24 PT LOTS 255 & 256	c. 1861	LISTED HERITAGE PROPERTY "Rawson Block"	Italianate, heavily modified	Non-contributing
221 MAIN ST	PLAN 24 PT LOT 255	c. 1893		Victorian Commercial	Contributing
222-228 MAIN ST	PLAN 24 LOTS 941 & 984	1830s brick structure, c.1920 remodel, 1931 façade	DESIGNATED PART IV "Regent Theatre"	Spanish Colonial	Contributing
223 MAIN ST	PLAN 24 PT LOT 255	c. 1893		Victorian Commercial	Contributing
229 MAIN ST	PLAN 24 PT LOT 253 LOT 254	c. 1893	"Union Bank"	Victorian Commercial	Contributing
230/232 MAIN ST	PLAN 24 PT LOT 942 SUBJ TO	c. 1863	"Rheyles Block"	Victorian Commercial	Contributing
237 MAIN ST	PLAN 24 PT LOT 253	c. 1860	DESIGNATED PART IV "Allison Block"	Victorian Commercial	Contributing
240 MAIN ST	PLAN 24 PT LOT 943 & LOT 944	c. 2005		Commercial - post war	Non-contributing
242 MAIN ST	PLAN 24 LOT 945,980 SUBJ TO	n/a	Parking lot	n/a	Non-contributing
247 MAIN ST	PLAN 21 PT LOT 1540	c.1879	DESIGNATED PART IV "Royal Hotel"	Victorian Commercial	Contributing
251/253 MAIN ST	PLAN 21 LOT 1541	c. 1893		Victorian Commercial	Contributing
255/257 MAIN ST	PLAN 21 LOT 1542	c. 1893		Victorian Commercial	Contributing
256 MAIN ST	PLAN 24 LOTS 946,947 PT LOT	c. 1863		Victorian Commercial	Contributing
259 MAIN ST	PLAN 21 LOT 1543	c. 1893		Victorian Commercial, heavily altered	Contributing
261/263 MAIN ST	PLAN 21 LOT 1544 TOG WITH	c. 1893		Victorian Commercial	Contributing
265 MAIN ST	PLAN 24 PT LOT 250	unknown		Commercial infill	Non-contributing

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Civic Address	Legal Description	Approximate Date of Construction*	Notes	Style	Heritage Evaluation
266 MAIN ST	PLAN 24 PT LOT 948	post 1950		Commercial - post war	Non-contributing
267 MAIN ST	PLAN 24 LOT 249,250	unknown		Commercial infill	Non-contributing
268 MAIN ST	PLAN 24 PT LOT 949 LOT 948	post 1950		Commercial - post war	Non-contributing
272 MAIN ST	PLAN 24 LOT 950	post 1950		Commercial - post war	Non-contributing
275 MAIN ST	PLAN 24 LOT 248	c. 1893		Victorian Commercial	Contributing
279/281 MAIN ST	PLAN 24 LOT 246 TO 247	c. 1893		Victorian Commercial	Contributing
280 MAIN ST	PESCP 8 LEVEL 2 UNIT 1	c. 2010	Former "Owens Black" site	n/a	Non-contributing
289 MAIN ST	PLAN 24 PT LOTS 244 AND 245	c. 1893		Victorian Commercial	Contributing
290 MAIN ST	PLAN 24 LOT 953	1950s	Former "Bank of Montreal"	Modern Classical	Contributing
297/299 MAIN ST	PLAN 24 PT LOTS 242 & 243	unknown		Commercial infill	Non-contributing
302 MAIN ST	PLAN 24 LOT 954	c.1863		Victorian Commercial	Contributing
305 MAIN ST	PLAN 24 LOT 241	c. 1830	DESIGNATED PART IV "North American Hotel"	Loyalist/Georgian	Contributing
305 MAIN STREET (parking behind)	PLAN 24 PT LOTS 238 241 244	n/a	Parking	n/a	Non-contributing
311 MAIN ST	PLAN 24 PT LOTS 239 & 240	c. 1870		Victorian Commercial	Contributing
316 MAIN ST	PLAN 24 PT WASHBURN BLK	post 1969		Commercial - post war	Non-contributing
320 MAIN ST	PT WASHBURN BLK	c. 1893	Old barn/house behind	Commercial infill	Non-contributing
323/325 MAIN ST	PLAN 24 PT LOT 238	c. 1863		Victorian Commercial - heavily modified	Non-contributing
328/330 MAIN ST	PT WASHBURN BLK	n/a	Park	n/a	Contributing
332 MAIN ST	PLAN 24 BLK B	Shire Hall 1874, Registry Office c. 1871	DESIGNATED PART IV "Shire Hall" and "Registry Offices"	Classical Revival	Contributing
3 PAUL ST	PLAN 24 PT LOT 238 & 239	post 1950	Gas station	n/a	Non-contributing
6 TALBOT ST	PLAN 24 PT LOT 648	c. 1970	"H. J. MacFarland Offices"	Commercial - post war	Non-contributing
1 WALTON ST	PLAN 24 LOT 604 LOT 615	c. 1858	LISTED HERITAGE PROPERTY "Grove Place"	Ontario Cottage w/ gothic influence	Contributing

* The date of construction is largely informed by the HASPE files, *The Settler's Dream* and built form maps: Tremaine's Map of the County of Prince Edward, 1863; Insurance Plan of Picton, 1893; and Insurance Plan of Picton, 1924.

Appendix 6: Standards 1-14 from *Part 18 Canada's Standards and Guidelines for the Conservation of Historic Places in Canada*



General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

- 10.** Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
- 11.** Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- 12.** Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

- 13.** Repair rather than replace *character-defining elements* from the *restoration* period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
- 14.** Replace missing features from the *restoration* period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Appendix 7: Glossary of Key Terms

Conservation: All actions or processes aimed at safeguarding the cultural heritage value and heritage attributes of an historic place to extend its physical life.

Elevation: A scaled drawing of a building or structure seen from one side, a flat representation, showing dimensions and architectural details. Also used to describe the front, rear or side of a building (e.g. the rear elevation is in poor condition).

Façade: The front or principle elevation of a building.

Historic: Used to describe an inherited resource (structure, building, component of a building or structure, cultural heritage landscape etc.) that is valued for its contribution to our understanding of architectural, cultural, social, political, economic, or military history.

In-kind: The repair or replacement of a building or individual component using the same form, material, and detailing as the existing.

Lifecycle: The length of time that a component of a building is functional and effective.

Minor alterations: Alterations that are minor in nature and have been evaluated as having a neutral impact on the cultural heritage value and attributes of the Picton Main Street Heritage Conservation District.

Minor repairs: Work to components of a building element such as the replacement of a bottom rail of a window sash, panel mouldings on a front door, part of an eave fascia board, a tread on entrance steps or a small area of roof shingles/covering.

Municipal Heritage Committee: Under the *Ontario Heritage Act*, a municipality may by bylaw establish a Municipal Heritage Committee to advise and assist the Council on matters relating the *Ontario Heritage Act* and other local heritage matters.

Preservation: Protecting, maintaining and stabilizing the existing form, material and integrity of an historic place or individual component.

Rehabilitation: The sensitive adaptation of an historic place or individual component for a continuing or compatible use.

Restoration: The action or process of accurately revealing, recovering or representing the state of an historic place or individual component as it appeared at a particular period in its history.

Appendix 8: Sources

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