



Development Services

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To: Ontario Heritage Trust
[Redacted]

From: James Bar, Intermediate Planner

Copy: Paul Walsh, Manager of Planning

Date: April 4, 2017

RE: Notice of Designation – 8 Paul Street

ONTARIO HERITAGE TRUST

APR 18 2017

2017-04-18

This letter is to inform you of the passing of **By-law 3955-2017** to designate the property at 8 Paul Street, known as the Vance-Connors House. Please see the attached designation by-law, which includes a description of the property, statement explaining the cultural heritage value of the property and a description of the heritage attributes of the property. The by-law will be registered on the title of the lands.

If you have any question, please do not hesitate to contact us.


James Bar, M.Pl
Intermediate Planner

ONTARIO HERITAGE ACT
APR 18 2017

CORPORATION OF THE COUNTY OF PRINCE EDWARD

By-Law No. 3955-2017

**A By-law to Designate the Vance-Connors House
To be of Cultural Heritage Value and Interest
Pursuant to Part IV of the Ontario Heritage Act**

WHEREAS pursuant to the Ontario Heritage Act, R.S.O. 1990 c.0.18 the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value and interest;

AND WHEREAS the Committee of the Whole, at their March 16, 2017 meeting recommended to County Council to designate the Vance-Connors House as a property of cultural heritage value and interest;

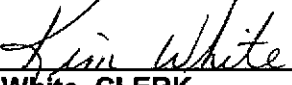
AND WHEREAS Notice of Intention to designate the property known as the Vance-Connors House has been published and served in accordance with the provisions of the Ontario Heritage Act, R.S.O. 1990 and no notice of objection to the proposed designation has been received;

NOW THEREFORE, the Council of the Corporation of the County of Prince Edward enacts as follows:

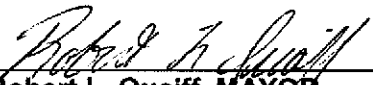
1. **THAT** the property known as the Vance-Connors House and more particularly described in Schedule 'A' attached hereto and forming part of this by-law is hereby designated as being of cultural heritage value and interest for the reasons set out in Schedule 'B' attached hereto and forming part of this by-law.
2. **THAT** the Clerk is hereby authorized to cause a copy of this By-law to be served on the owners of the property, [REDACTED] and [REDACTED] and on the Ontario Heritage Trust.
3. **THAT** the property be added to the Municipal Register referred to in Section 27(1) of the Ontario Heritage Act, R.S.O. 1990.
4. **THAT** notice of this By-law be published in a newspaper having general circulation in the municipality.
5. **THAT** the County Solicitor is hereby authorized to register a copy of this By-law against the real property as described in the foregoing in the Land Registry Office.

6. **THAT** the provisions of this by-law shall come into force and take effect pursuant to Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990 c.O.18, as amended.

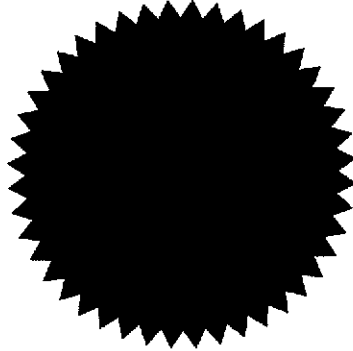
Read a first, second and third time and finally passed this 28th day of March, 2017.



Kim White, CLERK



Robert L. Quaiff, MAYOR



SCHEDULE 'A' to By-Law No. 3955-2017

Property Description:

The subject lands are described as Part of Lot 233, Plan 24, civic address 8 Paul Street, Ward of Picton, in the Municipality of the County of Prince Edward.

SCHEDULE 'B' to By-Law No. 3955-2017

Reasons for Designation:

Design or Physical Value

This Gothic Revival-style house, although modest in size, is rich in detail, with architectural features that are typical for Prince Edward County, such as the four-sash window design with a central mullion. The Gothic Revival gable window, which is triangular-arched rather than the more usual round-headed, also has four sashes with a central mullion. The unusual S-shaped brackets at the eaves, not normally found outside Prince Edward County (according to *The Settler's Dream*), also appear on other nearby buildings. Also typical of Prince Edward County are the two chimneys, each with a decorative brick band and at the top, two corbelled (stepped out) brick courses. The chimneys – rebuilt in the 1990s, with a concrete cap – were originally topped with an unusual stone protective cap.

The original enclosed frame vestibule which appears in the photograph of the house in *The Settler's Dream* has since been altered to become an open porch; however, the original vestibule roof and structural footprint have been retained, and the brackets at the eaves have been restored to match the original ones. The house retains the original front door surround with transom and sidelights

The interior layout of the house is intact except the kitchen wing, where the back wall has been removed to incorporate the former carriage shed/summer kitchen, with its post-and-beam construction, as part of an extended open concept kitchen area.

In the parlour, the two doors and two windows have “eared” trim that derives from the Greek Revival style and makes the openings appear more impressive. The corner fireplace with cast iron insert survives.

The staircase, newel post and bannister survive in their original position.

The plaster medallion on the parlour ceiling was relocated from the room across the hall.

Historical or Associative Value

The property at 8 St Paul Street has historical and associative value as part of the June 10, 1801 land grant from the Crown to Ebenezer Washburn, a prominent Loyalist and early Hallowell Bridge (Picton) resident, merchant and political representative at the House of Assembly for the riding of Prince Edward.

The house itself has historical and associative value as a relatively unchanged surviving example of a home constructed for a prominent Picton merchant in the lumber trade – John Vance (1810-1894). Vance's advertisement in Brock's 1865 directory states that his Bridge Street business offered “a large stock of lumber of every description, also coal, wood, waterlime and salt.”

Vance purchased his half-acre parcel of land from the Washburn farm in July 1860. By 1863, he had built his house since it appears on the inset of Picton on the 1863 Tremaine map.

Upon his death, Vance left the house to his spinster sister Margaret with instructions that the property be sold after her death.

Contextual Value

The Vance/Connors House is a landmark property on Paul Street at the end of King Street. Vance consciously positioned the house in line with the grander Washburn House so that it was facing, and distant from, Main Street. At the time, there were no other buildings between his house and Main Street, and King Street was not very developed. The views of both the Vance/Connors House and the Washburn House are now obscured from Main Street by later buildings; however, their survival has contextual value because it reveals the early development of what was a fashionable part of Picton, not far from the town's business core.

3. HERITAGE ATTRIBUTES

- Orientation of the house facing Main Street
- Four-sash window design with central mullion
- Gothic Revival triangular-arched gable window, with four sashes and a central mullion
- S-shaped brackets at the eaves
- Chimneys, each with a decorative brick band and at the top, two corbelled (stepped out) brick courses.
- Vestibule roof, with brackets at the eaves, and original footprint of the vestibule
- Front door entrance and door surround, with transom and sidelights

Interior:

- Staircase, newel post and bannister
- Greek Revival, eared trim of parlour doors and windows
- Corner fireplace in the parlour with intact original mantel and cast iron insert
- Fireplace in the upstairs bedroom
- Plaster medallion on the parlour ceiling
- Post-and-beam frame of the attached carriage shed / summer kitchen