

# PICTON HERITAGE CONSERVATION DISTRICT STUDY

## PICTON, ONTARIO

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## BACKGROUND & ISSUES IDENTIFICATION REPORT

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Cover Image: Aerial photo of Picton c. 1919. (Library and Archives of Canada, MIKAN No. 3319973)



## EXECUTIVE SUMMARY

In undertaking this Heritage Conservation District Study for Downtown Picton we understand the Corporation of Prince Edward is supporting the current public interest in heritage issues as well as its growth management goals to enhance Picton's quality of place for residents, businesses, and visitors.

The Heritage Conservation District Study will identify any significant cultural heritage resources in the downtown and prioritize heritage issues to develop a compatible framework for future growth and development. Picton's cultural heritage resources are a valuable asset available to enhance the downtown and help guide change as the Town continues to grow.

The expanded boundary of the Study Area for Downtown Picton includes four distinct areas connected by primary roads and historical development. They are Main Street West (Lake & Talbot Streets to Walton Street), Main Street East (Walton Street to Top-of-the-Hill), Picton Harbour, and the first village of Picton.

The two main challenges of the HCD Study are to gain an understanding of larger urban design issues through the lens of the study area's historic evolution, and to ensure that the HCD study contributes to effective growth management, encouraging development and new businesses that are consistent with existing community values and local cultural heritage. The development of this strategy may also include how an HCD could enhance Picton as a central destination in the County that connects with other heritage sites and cultural/tourism destinations.

The HCD Study is a special opportunity to build relationships between staff, the local community and stakeholders. The study will draw upon broad historic and cultural narratives and themes ensuring inclusivity and a sense of belonging. The intent is to develop a framework that allows for the conservation of Picton's significant heritage buildings and supports the downtown's economic development and sustainable growth plans.



# 1 INTRODUCTION

## 1.1 Scope of the Report

This Background & Issues Identification Report has been prepared by ERA Architects Inc. to provide an introduction to the Picton Heritage Conservation District (HCD) Study Area, identify potential issues, opportunities and challenges as well as relationships with local planning initiatives.

The purpose of this introductory report is to gain a clear understanding of the District study area and its role within the local planning framework and strategic objectives. This background analysis will inform the study process and areas of importance or interest to be addressed as part of the work.

## 1.2 Client Contact

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Planning & Building Services Department  
Corporation of the County of Prince Edward  
280 Main Street  
Picton, Ontario K0K 2T0  
613-476-2148 x. 338

## 1.3 Study Area Location and Description

The proposed Study Area contains four areas of interest and is connected by the Loyalist Parkway (within Picton it follows Main Street to Bridge Street):

- » Main Street West from Lake & Talbot Streets to Walton Street;
- » Main Street East from Walton Street to top of hill (Bridge Street);
- » The Picton Harbour along Bridge Street; and
- » The original village of Picton.

The four areas differ in their architectural styles, traditional use and/or settlement.

In brief, what is today the Town of Picton was originally two villages located adjacent to the Picton Bay. To the north was Hallowell and to the south Picton. The two villages were divided by a marsh and connected by a bridge. The two amalgamated in 1837 under the name of Picton.

The west-most area is located along Main Street from Lake and Talbot Streets to Walton Street and appears to have originally been developed largely as residences with a few exceptions such as the Picton train station and a few factory buildings. Of these residences some are still used as houses, some have been adapted to served commercial uses and others have been demolished for new larger scales purpose-built commercial uses, with parking lots fronting on Main Street.

Directly east along Main Street (from Walton Street to Bridge Street) is the traditional commercial main street of Picton. The buildings represent a variety of styles - from commercial block buildings and hotels built in the 1800s to recent commercial use infill buildings to community based buildings such as the library, armoury and post office. The buildings are between 1 and 3 stories in height. Most front directly onto Main Street with parking at the rear.

The next area encircles Picton Harbour and runs along Bridge Street. Buildings on the harbour originally served to support industry associated with shipping. As transportation of goods shifted to land based methods, the harbour has evolved into a tourist destination with a boardwalk and docks for recreational boats. There is a mix of residential and commercial buildings as well as open spaces uses here.

The final area was the core of the original village of Picton. It runs along Union Street from Bridge Street to the Macaulay Heritage Park. It is largely composed of residences (some dating back to the 1800s) as well as significant institutional buildings - the Picton Courthouse, Macaulay Church and Macaulay House.

Surrounding the study area are the largely residential neighbourhoods of Picton that support this commercial and tourism spine. Picton's main street continues east to the Picton Fairgrounds, and displaying many of the town's early historic mansions, and west to connect with Picton's large commercial block stores. To the south of the study area is Glenwood Cemetery and Delhi Park - a large public open space. The Loyalist Parkway continues east to the Glenora Ferry and west through the towns of Bloomfield and Wellington to Carrying Place and Trenton.

1. Picton Downtown Study Area with four areas identified







## 2 STUDY PROCESS & STAKEHOLDERS

The following summarizes the study's public consultation process and identifies stakeholders.

### 2.1 Study Process

To provide a comprehensive, informed and transparent consultation process the following approach has been developed with staff.

*Formation of a Community Advisory Panel (CAP): The role of the CAP will be to provide background knowledge on the study area, feedback on findings and present issues of interest which may inform the study. These interests will likely include culture and economic development interests as well as heritage, urban design and planning.*

*The Panel will represent a broad community base – not just heritage issues. The CAP will include: PEHAC member 1, BIA 1, property owners 2, councillor 1, staff 1 (DS), local heritage advisor 1, Local Heritage Society member 1.*

*The intent is that CAP will participate throughout the study process to provide comment. The full extent of their involvement is to be discussed at the first CAP meeting.*

*Survey and Community Briefing: Early on in the study process (once the final study area boundary has been finalized) a community briefing and survey will be mailed to all property owners and renters. The intent of the briefing will be to provide a general introduction to the propose of the HCD Study. The intent of the survey is manifold: to understand what residents and business owners like and dislike about the area;*

*to gain background information on the area and individual properties; and identify concerns / interests in relation to proceeding with an HCD.*

*Public Meetings: As part of the study several public meetings are scheduled. At these there will be an opportunity for the public to ask questions and provide comment.*

*The first public meeting is to be undertaken after the surveys have been received back, the individual property research is completed and initial research on the settlement and evolution of the area has been undertaken. The presentation is intended to be in partnership with staff and volunteers. First, Staff and volunteers will present their research and findings. Second, ERA will then present their initial findings and discuss the HCD Study process.*

*The second public meeting is to occur approximately one month later. At that time ERA will present the findings of the study for public feedback. This will include the analysis of the area as well as draft recommendations for moving forward.*

*The final public meeting is to take place at the Planning Public Council. Both Staff and ERA will present findings of the HCD Study with final recommendations on whether and how to proceed with an HCD Plan. This meeting is preferred over one with the Committee of the Whole as it would be in the evening and accessible to more public attendance.*

*Individual Meetings: As needed individual meetings with property owners and/or stakeholders may be undertaken to address unique concerns or interests in the HCD Study. These meetings will include a staff member as*

*well as someone from the ERA team. The need for these meetings will likely become evident earlier on in the study process.*

## **2.2 Stakeholders**

A range of potential stakeholders in undertaking an HCD may include the following people and groups. This is an initial list that may evolve through the consultation process:

- » Property owners
- » Renters - business owners and residential tenants
- » Adjacent property owners
- » The general public, specifically Picton residents
- » The Business Improvement Association
- » Prince Edward Heritage Advisory Committee
- » Government of Ontario - The Picton Court House is a provincially owned property which is managed by Infrastructure Ontario. The property is not designated under the Ontario Heritage Act, however the province maintains the building in accordance with their heritage protocol.
- » The Local Historical Society
- » The Architectural Conservancy of Ontario, Quinte Chapter



### 3 POLICY REVIEW - OPPORTUNITIES AND CHALLENGES

The following is a summary of a review of background reports (listed adjacent) in order to outline potential challenges and opportunities of the upcoming study.

With a strong existing culture based in a rich heritage of Loyalist traditions, economic entrepreneurship, agriculture and local food production, Picton is well positioned as a rural creative economy within the Toronto-Ottawa-Montreal corridor. The County is to be commended for its leadership in cultural planning and providing a positive policy framework with forward thinking strategic documents such as the Strategic Cultural Plan and the current work to develop the Picton-Hallowell Secondary Plan.

Understanding that Picton will continue to be the economic and cultural centre of Prince Edward County, Picton's challenge is more about business retention and growth management than business recruitment. This HCD study will thus be about identifying growth opportunities and prioritizing heritage concerns to develop a compatible framework for future growth and development. A clear understanding of the study area's heritage resources within its current context will provide staff, decision-makers, residents, business owners, and other interested stakeholders a road map for development opportunities and heritage priorities in order to comfortably assess future development proposals and ensure that change and development contributes to the County's growing local creative economy.

The two main challenges of the HCD study are to gain an understanding of larger urban design issues through the lens of the study area's historic evolution, and to ensure that the HCD study contributes to effective growth management, inviting development and new businesses that are true to existing community values and local cultural heritage.

The urban design challenges include understanding the western portion of the study area with newer large-scale retail development along the Loyalist Parkway, and understanding the

*The following background reports informed this initial summary of challenges and objectives of the upcoming study:*

- *Canada's Creative Corridor, 2009*
- *Creativity, Tourism, Economic Development in a Rural Context: the Case of Prince Edward County, 2010*
- *Culture in the Countryside, 2009*
- *Growing the Creative Rural Economy in Prince Edward County, 2008*
- *Building Creative Rural Economies, 2008*
- *Agri-food Market Report, 2007*
- *Strategic Cultural Plan – Leveraging Growth & Managing Change, 2005*
- *Strategic Action Plan for Downtown Picton, 2005*
- *Strategic Plan, County of Prince Edward, 2007*
- *Design Guidelines for the Central Commercial Portion of Main Street in Picton, 2007*
- *Picton-Hallowell Preferred Development Strategy, 2011*
- *Municipal Cultural Policy Strategy Plan for Museums, 2010*

relationship between the different uses within the study area. Analysis of the evolution of Picton to its present form will help to identify connections and clarify historic relationships (physical, cultural and economic) between the harbour, the commercial main street and the associated residential areas of the original village of Picton. The objective of this analysis is to inform a strategy to strengthen the current relationship between the Main Street, Harbour, and associated residential areas. For example, identification of view corridors and relationships between heritage resources can inform a strategy to enhance the connection of the harbour to downtown Picton, a public realm improvement strategy for the Top-of-the-Hill, and an integrated parks and open space system. The development of this strategy may also include how an HCD here could act as an anchor and orientation device to connect other heritage sites and cultural/tourism destinations in Picton and the County.

The direction of the HCD Study will align with key strategic objectives identified in the County's 2007 Strategic Plan. In particular, the HCD Study will have a positive impact on the Plan's objectives to: "Manage growth and its impact", "Preserve and promote the County's culture, identity & quality of life", and "Provide an efficient, effective and responsive municipal government". The HCD study process is an opportunity for staff to further build relationships with the local community and stakeholders. The study will draw upon broad historic and cultural narratives and themes ensuring inclusivity and a sense of belonging. The intent of the HCD study process is to support and be consistent with the development of the Picton-Hallowell secondary plan and will thus require consultations with staff to ensure the HCD study is aligned with strategic planning goals.



*Project Personnel*

*MICHAEL McCLELLAND, PRINCIPAL, OAA, FRAIC, CAHP*

Michael McClelland, a founding principal of ERA Architects Inc., is a registered architect specializing in heritage conservation, and in particular in heritage planning and urban design. After graduating from the University of Toronto Michael worked for the municipal government most notably for the Toronto Historical Board, advising on municipal planning, permit and development applications, and on the preservation of municipally-owned museums and monuments.

Michael is well known for his promotion and advocacy for heritage architecture in Canada and in 1999 was awarded a certificate of recognition from the Ontario Association of Architects and the Toronto Society of Architects for his contribution to the built environment and to the profession of architecture.

*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 graduating 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.

*LINDSAY REID, ASSOCIATE, OAA, CAHP, LEED AP*

Lindsay is a licensed architect with more than eleven years of experience in the field of heritage conservation. She has a special interest in the conservation of our cultural institutions as well as the protection and appreciation of our modern heritage. In this area she has worked on many award-winning projects including Ruthven Park NHS, the Distillery District NHS and, as a volunteer, the 1953-2003 TSA Guide Map to post war architecture in Toronto.

She has extensive experience in all stages of building analysis, planning, municipal approvals, design, contract documents, field review and project administration for conservation and renovation projects. Lindsay's experience also includes employment as a heritage planner for the City of Toronto. There she expanded her project management, negotiation and public consultation skills and gained a more comprehensive understanding of cultural heritage and planning policy.

*SHARON HONG, PLANNER*

Sharon Hong is a Planner at ERA Architects Inc. and is a member of the Ontario Professional Planners Institute. Sharon specializes in cultural and heritage planning with a particular interest in broadening the field of heritage preservation to consider issues of multiculturalism and equity. She has been recognized by the Canadian Institute of Planners and the Asian Planning Schools Association for outstanding research pertaining to heritage conservation districts and minority narratives in North America and the emergence of local modernities in Asia.

At ERA, Sharon continues to explore how cultural development contributes to the economy, civic identity and social cohesion. Her recent projects include: Main Street South HCD for the City of Brampton, Picton HCD for Prince Edward County, a revitalization project for the Theatre District in the City of Brampton, a business strategy document for the restoration/adaptive reuse of a heritage site in the Town of Milton, and an adaptive re-use strategy for the Brodie House for the Town of Richmond Hill.