

## The Cape Heritage Design Statement

November 30, 2023

### Background

The existing CAPE (Culinary Arts Prince Edward) property at 347 Main St. Picton includes the renovated, heritage designated, Ross-McMullen-Roblin House and the attached later additions by the Royal Canadian Legion Branch 78 who occupied the property for 69 years from 1948 – 2017.

### Proposal

This proposal seeks to conserve the existing facility and enhance it with the addition of 20 new hotel rooms complete with amenity spaces, including a new event venue. The proposed expansion creates the opportunity to further enrich and strengthen the CAPE's cultural, artistic and culinary contribution to Picton and PEC. Refer to the drawings set by Kearns Mancini Architects, submitted with the rezoning application.

### Planning Context and Land Use Assessment

The proposed addition has been designed to comply with the “Town Corridor Area” policies of the Picton Urban Centre Secondary Plan, and embodies a unique, heritage inspired vision for quality of place and quality of design. The proposed building façade on the addition is intended to be a high-quality sensitive design that supports the gateway role of Main St.

In order to preserve the ‘urban park’ quality and scale of the front garden with its four magnificent walnut trees, along with preserving the heritage attributes of the residence, the addition is sited to the rear of the existing building. The proposed siting, scale and massing of the addition integrates and overlaps with the existing footprint to fit seamlessly on to the site while providing most of the required parking.

The design concept is that of a simple rectangular building form with elegantly glazed balconies forming a screen at its front facade facing Johnson St. which will contrast beautifully with the solid stone and brick masonry of the heritage house. The new addition is set well back from Johnson St. and the north property line to minimize impact and to integrate harmoniously with the existing building. Hotel rooms will be located on upper floors and those facing Johnson St. will have balconies with architectural, glazed guards overlooking Johnson St.

The main entrance, vestibule and reception area, check-in, lounge, washrooms and administration offices will all be located at ground level. The basement level will incorporate support facilities including washrooms, storage and utility rooms.

The building height at 3 storeys is visually compatible with the surrounding built context and treescape. The proposed addition supports the ongoing preservation and enhancement of the historic CAPE and park-like front garden – free of parking. The proposed addition does not require alterations to be made to the original heritage building nor does it overwhelm the existing site in massing, scale or height.

The design of the proposed addition comprises a high quality, visually delightful and environmentally sensitive high performance building conforming to Net Zero and Passive House methodologies of design and construction for which the architect is renowned.

#### Review of the Heritage Designation and Impact

The official Heritage Designation by By-Law 1677 dated January 28, 1986 states the reason for designation as being 'Architectural and Historical significance', as follows:

*The commanding presence of the central pavilion (whose prestigious interior once matched the grandeur of the exterior) was emphasized by large triple stacked chimneys; the slightly lower wings, right and left, were punctuated by tall chimneys at the outer ends and enriched by twin verandahs echoing the design of the balcony over the central vestibule.*

The proposed redevelopment will have little or no effect on the official heritage designation. The designated heritage frontage of the property facing Main St. and Johnson St. will be retained and enhanced by the architectural and landscape additions.

Several additions and modifications were made to the original heritage house circa 1979/1980 when the ballroom was added to the west and the space between the original house and coach-house was infilled to the east facing Johnson St.

Proposed modifications to these components will include converting some windows into doors on the east side and converting the garden façade of the existing ballroom into a conservatory with more extensive glazing and skylights to better ameliorate the later additions to the original heritage building.

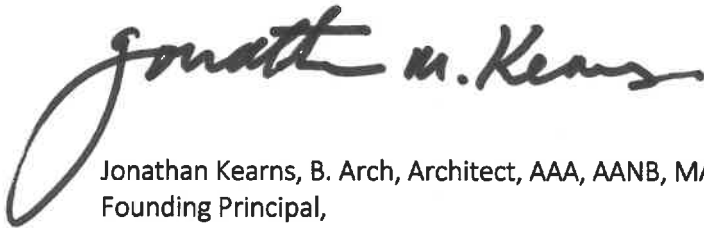
The main entrance to the existing CAPE is currently somewhat inefficient as the formal entrance is facing Main St. and the spacious front garden, while the vehicular access and parking is all at the rear. It is proposed to shift the main accessible entrance to the rear of the heritage house and to create a whole new landscaped entrance forecourt with stone walls and wood fences facing Johnson St. and leading up to an elegant new entrance as part of the addition. The original entrance will be maintained to preserve the integrity of the heritage asset.

Extensive planting/landscaping is proposed along the Johnson St. frontage.

The distinctive design details of the proposed addition are inspired by local PEC flora and fauna as found in the heritage artifacts of the original house, namely the cast iron radiator grilles that adorned the coal fired, hot water radiators throughout the house in the 19<sup>th</sup> century. These artifacts have been carefully preserved, laser scanned and adapted to form lattice screens for steel gates and guards to the balcony façade facing Johnson St. The re-interpreted employment of these screens at diverse scales celebrates the historic character of the house and the County while also providing an artistic and environmental asset to the building – all of which contributes to a harmonious, yet distinct addition to the original building.

#### Conclusion

In total, these proposed alterations and additions to the property will maintain and reinforce the heritage character and unique sense of place of the CAPE/Ross/McMullen/Roblin/Legion House while expanding and enhancing its offering to the community on a scale appropriate to the low-rise mixed-use context of the area.



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