



DESIGNATION OF HERITAGE PROPERTY

*HOW AND WHY AND
WHAT'S IN IT FOR ME ??*

[HTTP://WWW.HERITAGEPATRIMOINECORNWALL.CA](http://www.heritagepatrimoinecornwall.ca)

[INFO@HERITAGEPATRIMOINECORNWALL.CA](mailto:info@heritagepatrimoinecornwall.ca)

HOW HERITAGE BENEFITS OUR COMMUNITY

- ❖ OUR UNIQUE HERITAGE FOSTERS PRIDE IN LOCAL IDENTITY & QUALITY OF LIFE
- ❖ WELL-MAINTAINED HERITAGE STREETSCAPES AND LANDSCAPES CREATE A SAFE, ATTRACTIVE PLACE TO LIVE, WORK, PLAY
- ❖ ADAPTIVE REUSE OF HERITAGE RESOURCES IS GOOD FOR THE ENVIRONMENT, THE ECONOMY & FOR ATTRACTING TOURISM





THE CASE FOR SUPPORTING HERITAGE

LANDMARKS NOT LANDFILL

- YOUR HERITAGE PROPERTY IS PART OF LOCAL PRIDE
- RESTORATION USING LOCAL MATERIALS & WORKERS KEEPS JOBS & MONEY IN THE COMMUNITY
- RESTORED HERITAGE BUILDINGS ARE A HIGH VALUE CENTERPIECE OF A REVITALIZED COMMUNITY
- HERITAGE TOWNS BECOME DESTINATION OF CHOICE FOR DISCERNING TOURISTS
- COMMERCIAL HERITAGE BUILDINGS ATTRACT CLIENTS
- SAVING HERITAGE BUILDINGS SAVES NATURAL RESOURCES
- 20% OF CANADIAN LANDFILL IS DEMOLITION WASTE

Under the Ontario Heritage Act, there are two categories for properties to be recognized on the

MUNICIPAL REGISTER OF PROPERTIES OF CULTURAL VALUE OR INTEREST

DESIGNATED (MUNICIPAL BYLAW)

MORE PROTECTION – MORE OWNER RESTRAINTS

- DESIGNATION IS NOTED ON PROPERTY TITLE
- ALL PERMIT APPLICATIONS ARE REVIEWED BY COUNCIL/HGH FOR SUITABILITY & COMPLIANCE
- IDENTIFIED ATTRIBUTES PROTECTED FROM HARM DUE NEARBY CONSTRUCTION OR USAGE
- MAY QUALIFY FOR MUNICIPAL \$\$ INCENTIVES E.G. TAX RELIEF OR RESTORATION GRANTS
- GREAT OPTION TO PRESERVE & MAINTAIN RESTORED BUILDING FROM FUTURE HARM

LISTED (HERITAGE MERELY IDENTIFIED)

LESS PROTECTION – LESS OWNER RESTRAINTS

- HERITAGE “LISTING” NOT ON PROPERTY TITLE
- DEMOLITION PERMITS REVIEWED WITH 60-DAY WINDOW. ALL OTHERS ISSUED AS NORMAL
- NO “LEGAL” PROTECTION FOR LISTED PROPERTY FROM NEIGHBORING CONSTRUCTION ACTIVITIES
- NOT ELIGIBLE FOR HERITAGE \$\$ INCENTIVES
- GOOD STARTING POINT TO RECOGNIZE HERITAGE WHILE UNDER RESTORATION

INFORMATION FROM THE REGISTER:

<http://www.heritagepatrimoinecornwall.ca>

Official Plan: Business District

76. 159 Pitt Street (BMO)

Legal Description: PT LOT 15 S/S 2ND

Date: 1823

Reasons: Bank of Montreal since 1912. Simple vernacular form of Beaux-Arts Classicism. Former location of St. John's Presbyterian Church from 1826-1889

Photograph: Yes

Zoning: Central Business District

Official Plan: Business District

77. 163-167 Pitt Street (Bailey Building)

Legal Description: S/L

Date: 1883

Reasons: L.E. Bailey

Photograph: Yes

Zoning: Central Business District

Official Plan: Business District

78. 164-168 Pitt Street (Jardine Building)

Legal Description: PT L

Date: 1883

Reasons: 1883-1920 C

Photograph: Yes

Zoning: Central Business District

Official Plan: Business District

79. 170 Pitt Street

Legal Description: PT LOT

Date: 1900

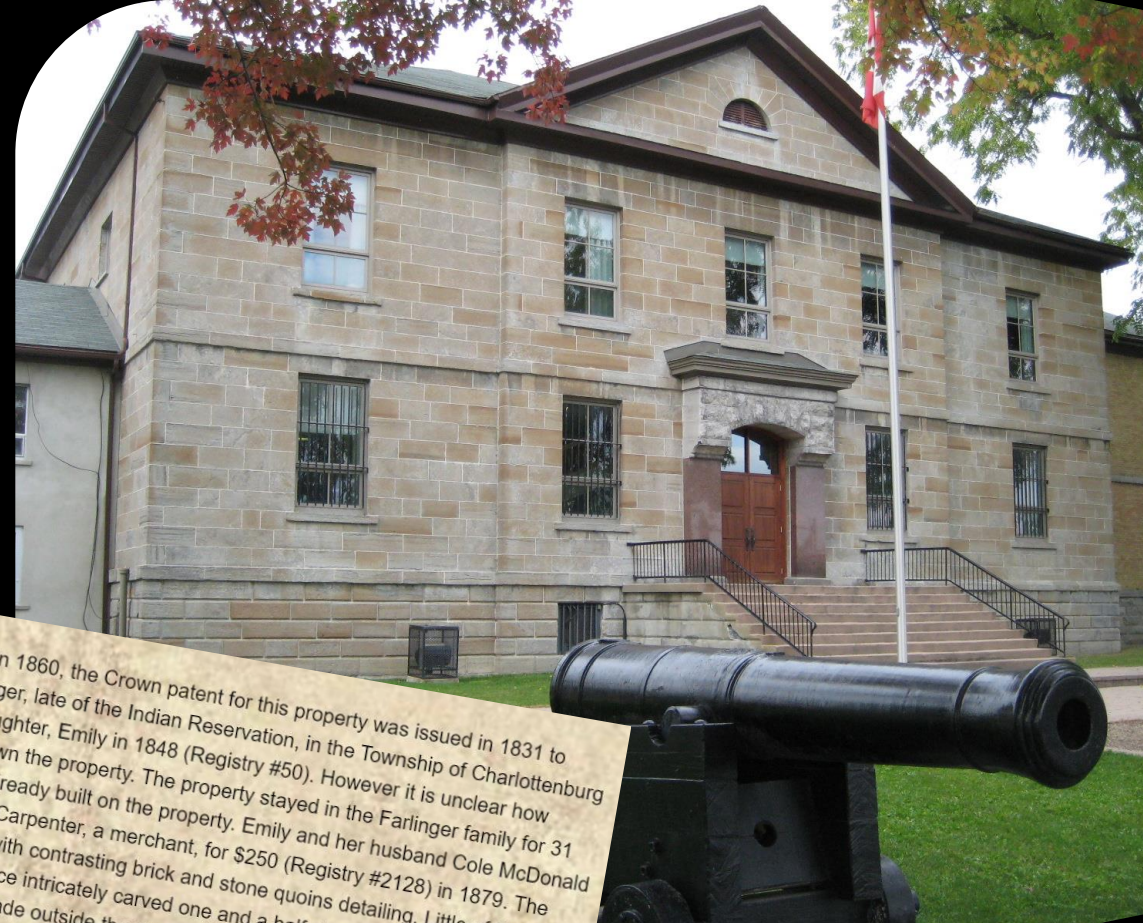
Reasons: Formerly part of

Photograph: No

160 Water Street West. Formerly located at 731 Second Street West and known as the Wood House, this outstanding example of Classical Revival detailing applied to a two-story house was built in 1840 by William Wood and currently houses the Cornwall Community Museum. Designated in 1984 due to its historical and architectural significance, the house is a fine example of proportions and skilled craftsmanship. It was moved from 731 Second Street to its present location on Water St. in the year 2000 when Domtar's expanding needs required a new facility. Descendants of the Wood family continued to live in the house until 1957 when it was purchased by the Cornwall Stormont, Dundas and Glengarry Historical Society. Wood purchased the house originally meant for a proposed blockhouse adjacent to the Cornwall Canal. The military decided not to proceed with the construction of it. The stone is thick. The floor plan of the Wood House is similar to many stone houses of the period. Wood likely hired stone masons that were idle at that time due to the canal.



7 Gloucester Street. Built in 1860, the Crown patent for this property was issued in 1831 to David Baxter. Nicolas Farlinger, late of the Indian Reservation, in the Township of Charlottetown, sold this property to his daughter, Emily in 1848 (Registry #50). However it is unclear how Nicolas Farlinger came to own the property. The property stayed in the Farlinger family for 31 years. In 1870 a house was already built on the property. Emily and her husband Cole McDonald sold the property to Frederick Carpenter, a merchant, for \$250 (Registry #2128) in 1879. The house is Ontario Gothic Style with contrasting brick and stone quoins detailing. Little of the original details remain of the once intricately carved one and a half storey bay seen in the lower picture. Telltale signs on the façade outside the present vinyl clad bay show where there was once outstanding arch detailing.



DESIGNATION

UNDER ONTARIO
HERITAGE ACT:

PROPERTY HAS

SIGNIFICANT
CULTURAL
HERITAGE VALUE
OR INTEREST

*Designation bylaw justifies significance of
one (if not more) attributes:*

Design or Physical Value

(architectural style; construction details)

Historical or Associative Value

(historic people/events; architect/builder)

Contextual Value

(landmark status; integral to neighborhood)

CORNWALL DESIGNATED

Chesley Inn

224 Second St

Central Public School

Community
Museum

City of Cornwall Ville de Cornwall



Established in 1817, Central Public School was the first public school in Cornwall. Many alterations followed, the Modern Neo Gothic grand entrance was built in 1932. This entrance was preserved in 2006.

Fondée en 1817, l'école Central Public est la première école publique de Cornwall. L'entrée principale, du style d'architecture néo-gothique moderne, fut construite en 1932. En dépit de plusieurs ajouts et de rénovations, la façade originale demeure.

Designated Under the Ontario Heritage Act
Désigné en vertu de la Loi sur le patrimoine de l'Ontario

COMMON MISCONCEPTIONS RE DESIGNATION /LISTING:

- ❖ **LOSE CONTROL OF MY PROPERTY:** FEAR OF BEING UNABLE TO CHANGE APPEARANCE OR USE, REPLACE OLD WINDOWS WITH VINYL OR “ADD ON” ROOMS OR A GARAGE & ETC.
➤➤ CHANGES ARE NOT FORBIDDEN, BUT PERMIT APPLICATIONS WILL BE REVIEWED. MAINTAINING HERITAGE FACADES ADDS TO PROPERTY VALUE. ADAPTIVE RE-USE OF INTERIORS IS OFTEN OF BENEFIT. MODERN PRODUCTS REPLACING ORIGINAL HERITAGE FEATURES WILL PREFERABLY BE A COLOR AND APPEARANCE THAT COMPLIMENTS THE BUILDING.
- ❖ **MY INSURANCE WILL SKYROCKET:** ➤➤ INSURANCE ON ALL OLD BUILDINGS IS HIGHER DUE CONCERNS RE WIRING, PLUMBING ETC. DESIGNATION SHOULD NOT MAKE ANY DIFFERENCE WHATSOEVER. RATES MAY BE LOWER IF “FULL REPLACEMENT” OPTIONS ARE REDUCED.
- ❖ **MY BUILDING IS TOO YOUNG OR TOO UGLY OR TOO ALTERED FROM ORIGINAL:** ➤➤ NONE OF THESE ISSUES WOULD PREVENT DESIGNATION. “MODERN” BUILDINGS WITH HIGH DESIGN VALUE OR PUBLIC RECOGNITION ARE ELIGIBLE (CHURCH, CITY HALL). “UGLY” PURPOSE-BUILT STRUCTURES (FACTORY, MILL) WERE OF ECONOMIC BENEFIT, MAY BE A LANDMARK, OR MAY HAVE A GREAT ADAPTIVE RE-USE. “ALTERED” BUILDINGS CAN BE DESIGNATED FOR HISTORICAL IMPORTANCE EVEN IF MANY ORIGINAL FEATURES ARE MISSING OR COVERED OVER. ADDITIONS TO HERITAGE BUILDINGS ARE REGARDED AS PART OF THE WHOLE.



CORNWALL
LISTED



RENOVATION

VS

RESTORATION

~UPDATE OR MODERNIZE
~REPLACE OLD FEATURES

~RECREATE ORIGINAL LOOK
~REMOVE FINISHES / ADD-ONS



These real examples from Grey Highlands in SW Ontario highlight a very important distinction



WHY PRESERVE OR RESTORE HERITAGE BRICKWORK

Heritage brickwork and stonework is well executed, sometimes rare or unique

Notable *heritage attributes* of excellent brickwork:

- Texture courses
- Extruded quoins
- Stepped eaves
- Elaborate voussoirs
- Intricate patterns with contrasting brick colors

WHY PRESERVE OR RESTORE HERITAGE CARPENTRY

- HERITAGE CORBELS AND GINGERBREAD ADD IMPACT WHEN WELL-MAINTAINED & PAINTED IN TRADITIONAL HERITAGE COLORS
- FIRST-GROWTH TIMBER IN HERITAGE WINDOWS/TRIM IS EXTREMELY DURABLE
- EXCELLENT NEW PRODUCTS AVAILABLE FOR REPAIR AND/OR REPLICATION
- ORIGINAL WINDOWS & WOODWORK ADDS \$\$\$\$ VALUE TO PROPERTY



WHY DESIGNATION?



The Cline House being designated may protect it from inappropriate (disruptive) development nearby

WHAT'S IN IT FOR ME?

- DEMONSTRATE PRIDE OF OWNERSHIP
- PRESERVE WORTH OF TIME, EFFORT AND MONEY SPENT ON HERITAGE RESTORATION/MAINTENANCE FOR ENJOYMENT OF FUTURE GENERATIONS
- CONSTRUCTION OR DEVELOPMENT NEARBY MAY NOT ADVERSELY AFFECT HERITAGE ATTRIBUTES
- QUALIFY FOR ALTERNATIVES OR EXEMPTIONS TO BUILDING CODE REQUIREMENTS (X HEALTH/SAFETY)
- MUNICIPAL GRANTS AND/OR PROPERTY TAX RELIEF MAY BE AVAILABLE TO DESIGNATED PROPERTIES
- TOURIST INTEREST IN HERITAGE PROPERTIES BRINGS CLIENTS FOR RESTAURANTS/SHOPS/HOTEL/B&B
- DESIGNATED HERITAGE PROPERTIES PROVEN TO RETAIN HIGHER VALUE & FASTER RE-SALE (SHIPLEY)

HOW YOUR HERITAGE COMMITTEE CAN HELP

WHETHER OR NOT YOU ARE DESIGNATED OR LISTED

- ✓ HISTORIC RESEARCH OF PROPERTY
- ✓ ARCHITECTURAL ANALYSIS
- ✓ FREE ASSESSMENT OF PROBLEMS
- ✓ FINDING QUALIFIED CRAFTSMEN
- ✓ FINDING HERITAGE MATERIALS
- ✓ INFO ON BEST PRACTICES FOR RESTORATION AND/OR REPLACEMENT
- ✓ ADVISE MUNICIPALITY HOW BEST TO HELP OWNERS PRESERVE PROPERTIES



We are in the Cornwall Room at the Cornwall Public Library every Wednesday from 2-4pm.

Contact us to book an appointment

INFO@HERITAGEPATRIMOINECORNWALL.CA

OWNER INCENTIVES FOR DESIGNATION



PROPERTY OWNERS CONSIDERING DESIGNATION
OFTEN HAVE QUESTIONS OR CONCERNS

FOR MORE DETAILED INFORMATION ABOUT THE ONTARIO
HERITAGE ACT AND HERITAGE PRESERVATION:

[HTTPS://COMMUNITYHERITAGEONTARIO.CA/](https://communityheritageontario.ca/)

PP prepared by Nancy Matthews, CHO board