

**A Policy concerning the built, natural and archeological heritage
of the Township of Potton**
D R A F T

Context

On September 26, 2010 l'Association du Patrimoine de Potton Heritage Association (APPHA) deposited a Declaration discussing heritage in Potton. By resolution adopted October 4, 2010, the Municipal Council requested APPHA to prepare a policy on heritage for consultation purposes.

The Committee

To fulfil this mandate, APPHA formed a working committee comprised of the following members : Hans Walser, President; Michel Daigneault, Michael Head, Johanne Filion, Jacques Huppertz, and Denis Lamontagne.

The Mandate

To draft a policy, and eventually, an action plan that when finalized, would serve as the basis for a plan to conserve and develop the built, natural and archeological heritage of the Township of Potton for adoption by Council.

Primary references :

— The *Policy on Culture and Heritage for Potton*, in which the richness of our Township's heritage is recognized, adopted by Council on September 7, 2010. One of the objectives of this policy is to make Potton a leader in the preservation of its architectural, natural and archeological heritage.

— The Municipality of *Potton's Strategic Development Plan* which includes the integral importance of our built heritage.

— *The Cultural Policy of the MRC/La politique culturelle de la MRC* (www.memphremagog.ca), pgs 17-21

— *The Development Plan of the MRC/Le schéma d'aménagement de la MRC* (www.memphremagog.ca), April 2009 version, first draft

This plan proposes a framework for the preservation and development of the built and natural heritage of the member municipalities. Our policy must harmonize with this Development Plan, likely to be adopted in 2012.

— The 2007 *Bergeron & Gagnon report* in which an evaluation of Mansonville's built heritage was detailed.

— The *1986 Sotar report* : *Étude visant à introduire des outils de préservation et de mise en*

valeur des ensembles patrimoniaux et paysagers de la MRC Memphrémagog, 1986. This document likely served as the basis for the MRC's first Development Plan.

— The 2011 Trudel report : *Le plan de développement touristique du Canton de Potton.*

The orientation of the present draft policy supports the new Development Plan as well as other reference documents, while taking into account our specific needs.

Summary of main recommendations :

The heritage within village of Mansonville :

- Develop an urbanisation plan for the village which encompasses two specific heritage sectors: the first of these surrounding Place Manson, and the second, around the Round Barn. Priority should be accorded to the Place Manson sector.
- We invite the Council to review its previous decision to reject the concept of a heritage area for the centre of the village. An indepth evaluation between the two options should be undertaken.
- Preserve and develop the architectural characteristics of the older buildings that are classified as exceptional or superior, according to the report prepared by Bergeron & Gagnon found within these sectors.
- Finalize upgrading the Round Barn and make it an interpretation center.

The heritage outside of the village of Mansonville :

- "*Pine Lodge*", now known as "L'Aubergine" in Knowlton's Landing, *Jewett's Store* in Vale Perkins, and the old "*Wayside Inn*", now the Cecil Sherrer residence in Dunkin, have undeniable heritage and historic value to Potton and each is a point of interest on the Townships Trail (*Chemin des Cantons*).
- Consider recognizing the heritage value of these buildings by including them in a PIIA or by citing each as an historical building.
- Finalize upgrading the covered bridge at Province Hill, the observation trail to it, as well as establishing a rest area nearby.

Natural landscapes:

- The orientation of the MRC's Development Plan to regulates uses and building within natural landscapes and forested areas is already included in PIIA-5 of the Township's Development plan. ("*Régir les usages et l'implantation de constructions dans les paysages naturels et les interventions sur le couvert forestier*")
- To facilitate the application of the criteria, the Committee recommends that a visual simulation of a proposed building(s) be included in the permitting process. A tool of this nature would facilitate evaluation of the building's integration into the natural landscape.

Humanized Landscapes :

- The control of brush, inappropriate reforestation, visual obstructions or screens, irritants and general disrepair such as run-down buildings, abandoned agricultural equipment etc. remain major challenges.
- Because of the legal and financial complexities surrounding this issue, we recommend that the Council mandate a working group, composed of appropriate resource persons, to study possible intervention, on site, with a view of proposing solutions in order of priority.
- Promote and encourage the improvement of properties situated in the rural countryside.
- Promote and encourage the start-up of agricultural enterprises devoted to an agrotouristic product.
- Promote and encourage beef farming operations in order to preserve pasture areas.

The built heritage of the village of Mansonville

Actual situation and diagnosis

The village of Mansonville contains a significant number of buildings that are cited as a heritage sector in the MRC's Development Plan.

In 2007, the firm of *Bergeron & Gagnon*, consultants in cultural heritage, evaluated the heritage value of all of the buildings in Mansonville. Taking into account the loss of the Gillanders house and the replacement of the old convent and school by the CLSC, there now remains 25 buildings classified with strong, superior or exceptional value. Amongst these 25 are found 4 churches, 3 institutional buildings (Townhall, CIBC, Reilly House), 5 commercial buildings, (Giroux's store, Soleil Rouge, the Masonic building, Euro Deli and Fête Accomplie). The Boright barn, considered of superior heritage value, is included; however, given its location it should be considered separately.

The report recommended, within the framework of PIIA-1, « to accord a large importance to these buildings with the objective of insuring that future permit applications allow preservation of not only of the building itself, but also those characteristics identified as important to preserve.

In addition to these 25 buildings having strong heritage value or better, there are 26 buildings classified with average heritage value.

The 1986 "*Sotar*" report, signed by Gérard Beudet, makes specific mention of Place Manson « Mansonville is distinguished by the presence of a Round Barn in the middle of the village, opposite the Church. But its major distinction is, however, the small square bordered by houses, businesses, a hotel, the Townhall, a bank and an old masonic lodge. Few public spaces in the MRC are so well defined. Some of the buildings surrounding Place Manson are of heritage interest inspite of inappropriate alteration. » (*"Mansonville se distingue par la présence d'une grange circulaire en plein centre du village, face à l'église. Mais son principal trait distinctif demeure la petite place bordée de maisons, de commerces, d'un hôtel, de l'édifice municipal, d'une banque*

et d'une ancienne loge maçonnique. Il s'agit d'une des rares places publiques aussi bien circonscrites à l'intérieur de la MRC. Quelques-uns des bâtiments qui l'entourent présentent également un intérêt patrimonial en dépit de transformations pas toujours appropriées.")

A large number of buildings, classified with strong heritage value are located around and near Place Manson. The loss of the old Mansonville Hotel obviously reduced that framework somewhat; but the cluster of heritage buildings remaining deserve to be defined and enhanced.

Another cluster of such buildings is found in proximity to the Round Barn and the St. Cajetan Church, i.e. - the Fête Accomplie building, and the first Catholic Church in the village, at 317 rue Principale.

Although the *Bergeron and Gagnon* report is used by the CCU as a tool in conjunction with the PIIA-1, the report itself was never followed up by the introduction of specific (regulatory) measures, nor was there particular effort to publicize it within the community. Regrettably, its use within the permitting process has remained passive.

It must be said, however, that with the possible exception of the Cowan house, 2 rue des Pins, none of these 25 buildings is seriously threatened. Several, particularly the commercial buildings, stand out because of alterations incompatible to the heritage factor, including installed signs inappropriate to building age. In some cases, a serious lack of maintenance detracts as well.

The Round Barn, cited as a historical site by the municipal council, is not included in the *Bergeron & Gagnon* report; yet it is noted by the Sotar report as being an important distinctive element for Mansonville. Its restoration is already well underway. The *Policy on Culture and Heritage* notes that our Round Barn should become a heritage site open to the public and an essential stop on the Townships Trail - (*le Chemin des Cantons*)

Suggested Orientation

- Confirm the importance of the conservation and the enhancement of the built heritage of the Township of Potton and sensitize the population to this.
- Develop a urbanisation plan for the heritage of Mansonville and define two heritage areas within it : the first of these being Place Manson and surroundings, the second, the area around the Round Barn. Give priority to the area surrounding Place Manson.
- Undertake discussions with the owner of the Boright barn with a view to encouraging the conservation and eventual restoration of the building.
- Preserve and develop the architectural characteristics within heritage areas by applying the recommendations of the Bergeron and Gagnon report, i.e. : to accord more importance to buildings with strong, superior or exceptional classification so that when permits are required, not only will the building itself be preserved but its desirable characteristics be maintained as well. *« accorder une plus grande importance aux édifices d'intérêt patrimonial à valeur forte, supérieure ou exceptionnelle avec l'objectif de faire en sorte que les futures demandes de permis permettent la préservation non seulement de l'édifice, mais aussi des caractéristiques identifiées comme étant à préserver. »*
- Insure that municipal bylaws contain norms pertaining to architectural type, building

- volume(s), enlargement or demolition of existing buildings, as well as building materials permitted in areas of heritage interest, and for heritage buildings.
- Favour the use of tools such architectural implantation and integration plans, the PIIA, to maximize the efficiency of preservation measures and integration into heritage areas.
- Finish the improvements to the Round Barn in Mansonville, and make it into an interpretation center.
- Enhance heritage buildings and heritage areas by developing signage complimentary to that of the Townships Trail, in addition to improving the lighting on Main Street in such a way as to emphasize the heritage buildings.
- Publish a brochure devoted to familiarizing citizens with the architectural styles found in Mansonville, and to sensitize them to the importance of their preservation.
- Encourage the use of publications on the heritage of Potton in the elementary schools.
- Regulate the posting of signs in heritage areas.
- Regulate the introduction of buildings adjoining elements of heritage interest. Particular care should be given to managing any installation and building on the old Mansonville Hotel site, today a parking area. Equal caution is necessary around the Round Barn.
- Favour projects which restore or develop elements of historic or heritage interest without restricting new uses for these buildings or sites, should the need arise.
- Urge citizens to renovate their heritage properties by offering financial incentives in addition to technical aid.

Heritage outside beyond Mansonville

Actual situation and diagnosis

Jewett's Store, Maison Rouillard, the Cecil Sherrer residents, the Aubergine in Knowlton Landing, two churches in Dunkin, the Russian monastery, the Ukrainian chapel, as well as the Province Hill covered bridge are all are notable examples of heritage buildings found outside of the urban perimeter of Mansonville - such that, for the most part, these have been included on the Townships Trail.

Proposed Orientations

- Establish a PIIA for these heritage elements outside Mansonville. Each of these buildings should be evaluated soon. Agricultural outbuildings, or barns, as the case may be, should also be included.
- Install interpretation panels at the Covered Bridge and in front of the heritage buildings found outside of the urban perimeter of Mansonville.
- Finish upgrading the Province Hill bridge, its observation trail and establish a rest area at this place.

The Natural heritage of the Township of Potton

Existing situation and diagnostic

The natural heritage of the Township of Potton is rich and varied. Natural and populated areas form the canvas on which are sprinkled clusters of built and agricultural heritage, archeological and religious sites, cemeteries and the elements of industrial heritage.

The natural landscapes are comprised of mountain ranges, Lake Memphremagog and the Missisquoi and Missisquoi North rivers. Included are Owl's Head, Bear, Hawk, Éléphantis, Pevee and Sugar Loaf Mountains, as well as the Green Mountain Reserve, the Ruitter Valley Trust and the Ecological reserve of Fullerton Pond.

These « natural landscapes of superior interest » are defined on Map A-3 of the 2001 Development of the Township of Potton and are subject to PIIA-5. . The Missisquoi River, or more properly, its banks are subject to PIIA-3. However in contrast, only part of the shoreline of Lake Memphremagog is the object of PIIA-5.

Our humanized landscapes, where man's hand interacts or intersects with nature, are found along our picturesque, panoramic and rural roads, notably the chemins du Lac, Owl's Head, Laliberté, Leadville, Peabody, Schoolcraft, Province Hill, Vale Perkins, as well as routes 243 and 105A (route de la vallée Missisquoi). The definition and the list of humanized landscapes, according to the Development Plan of the MRC, is annexed to this document. Insofar as these landscapes are concerned, the major challenge is the control of brush and reforestation.

There can be no doubt that the natural landscape of Potton is a major attraction, and so constitutes a precious asset for our socio-economic future. For that reason it must be conserved and enhanced wisely.

Proposed Orientations

Protect and enhance our natural heritage

Study the pertinence of signing the *Charte des paysages estriens* and following the *Manuel des bonnes pratiques en matière de gestion des paysages naturels et humains*, proposed by the Paysages estriens organization. The aim of the Charter is to insure that the natural landscape is given due consideration whenever any intervention is planned. Its objectives are to promote the protection of natural heritage, to sensitize the various players of the irreplaceable value of our natural beauty, to consider the potential impact of any planned actions and to favour a co-operative balance in this area.

Natural landscapes

The orientation of the MRC's Development Plan includes regulation of the uses and the insertion of buildings into natural landscapes, as well as interventions in the forest cover of the Township . (*"Régir les usages et l'implantation de constructions dans les*

paysages naturels et les interventions sur le couvert forestier"). Evaluation criteria already exist in PIIA-5 of the Development Plan for the Township of Potton. The application of PIIA-5 is part of the mandate of the CCU, where an evaluation grid is employed. This tool however is subject to interpretation and subjective judgement : for example, « avoid negative visual impact » *"d'éviter les impacts visuels négatifs"* . Often, this phenomenon arises at the interface of open yet « populated » land, in front of a mountainous area, for example the east side of Schoolcraft road. In such a case, the requirement for a simulation of the visual impact of integrating a building would greatly aid the CCU. A modification of the PIIA-5 is therefore recommended.

We reiterate that only part of the shoreline of Lake Memphremagog is subject to the requirements of PIIA-5 and this situation should be reviewed.

Populated landscapes :

Insofar as the Township of Potton is concerned, controlling brush, inappropriate re-forestation, visual screening, other irritants and general disrepair such as dilapidated buildings, and abandoned agricultural equipment, present a major challenges for which solution is difficult. Regulatory legal requirements are lacking on the one hand, while on the other, enforcement costs would be onerous for public property as well as the private landowner himself.

Instead of formulating a list of recommendations which have little hope of being adopted, we recommend that the Municipal Council task a small working group of appropriate resource persons, to study (on site), the intervention hoped for in each case, in order to propose the first actions to be taken. Such an initiative would be supported by the MRC, according to Mr. Steve Otis

The orientations of the Development Plan are included at the end of this document. Among these orientations are included the development of a programme to improve the lands of the rural landscape, and the encouragement of the startup of agricultural enterprise devoted to the development of an agro-touristic product. The scale of such intervention needs be considerable in order that impact on the overall landscape be perceived. The beef farming operations found in the Peabody Road and Airport road sectors constitute good examples of what must be undertaken.

Our archeological heritage

Actual status

The Jones site is the only archeological site in the Township that is recognized by the ministère de la Culture du Québec (MCCCF). The other known sites, such as the White site, have been identified but not studied by archeologists.

Proposed orientations

There is a need to catalogue the archeological sites within Potton with the help of the ministère de la Culture. The Jones site merits development through making it more

accessible to the public. Apart from the « Indian rock », the vestiges of the « mill » on Vale Perkins Brook could be developed. We recognize that this is not a high priority ; however, actions should be undertaken within the next five years.

Our industrial heritage

Actual status

The Township of Potton also has some industrial heritage : notably the Fullerton Dam and the old Space Reseach site. One of the sites of industrial dams, known as Place du Moulin, is already protected and has been improved.

Orientations proposées

There is a need to insure with the Appalachian Corridor the conservation and the proper functioning of the Fullerton Dam and to evaluate the Space research site for its heritage value.

Advertising & Signs

Insure that advertising signs and postings, particularly in Mansonville, do not impede or monopolize visual fields to the detriment of the architecture or landscape.

Annexes

Classification of buildings with heritage value

Extracted from the Bergeron et Gagnon report of 2007

Exceptional value - Manson house

Superior value

283 rue Principale

9 rue River - the Boright Barn

St. Paul's Anglican Church

Saint-Cajetan Church

14, rue Mill

Reilly House

The former United Church

subtotal: 7 of which 5 close to Place Manson

Strong value

3, rue Joseph Blanchet

Fête Accomplie, 316 rue Principale

9A-9B rue Mill

284 rue Principale

301 rue Principale, (Giroux House)

CIBC

277, rue Principale

Townhall

Baptist Church

303, rue Principale - *Soleil Rouge*
350, rue Principale
4, rue Élie-Hamelin
317A 317B, rue Principale (site of first Catholic Church)
295A 295B rue Principale - *Euro-Deli*
300 rue Principale (*Giroux's Store*)
4, rue Vale Perkins (*St. John's Masonic Lodge*)
2, rue des Pins (*Cowan House*)
subtotal: 17 of which 11 close to Place Manson

Grand Total : 25, of which 16 close to Place Manson, and three close to the Round Barn

Note: 286, rue Principale (Gillanders House) - demolished by the Municipality in 2007
CLSC - replaced by a modern building in 2008

2. Landscapes – Definitions and identification.

Natural landscapes

Definition

These landscapes are characterized by the fact they are natural - unmodified or little modified by interaction with the human hand, or in the process of being naturalized.

Identification

Natural landscapes of superior interest as described in the Development Plan are the mountain noted on Map-3 of Potton's 2001 urban plan :

Owl's Head, Bear, Hawk, Sutton, Elephantis, Peevee and Sugar Loaf Mountains, Clark Hill, Highwater, and the slopes to the west of Mansonville

Lake Memphremagog (whose shoreline is only partly subject to PIIA-5)

Missisquoi and the Missisquoi north rivers (whose banks are subject to PIIA-3)

Humanized Landscapes :

Agricultural strips

Definition

These are expanses of pasture or cultivated land, found on level or gentler slopes and rises between wooded areas. These « strips » are found in valleys, and rolling areas at the edges of hills. These areas are landscapes of the first order and are generally found at distances varying from hundreds of meters to more than a kilometer from roads considered picturesque or panoramic.

Identification

Leadville, Laliberté, Owl's Head, du Lac, Vale Perkins, Province Hill, White, Peabody roads, and route 243.

Panoramic views

Definition

Panoramic views, as seen from the corridor of roads, are broad and open vistas of exceptional quality. The decline of agriculture has led to the proliferation of brush. Reforestation of formerly open ground near main roads are factors which seriously

compromise views on the countryside and landscapes that are part of our regional heritage, underpinning tourism and its related activities. The absence of regulatory intervention concerning the architectural type for new buildings, reforestation and leaving brush to proliferate risks is gradually eliminating these views found along these well-travelled roads.

Identification

All of Laliberté, du lac, and Peabody Roads, a portion of Vale Perkins Road, and a portion of Route 243

Picturesque routes and panoramic views

Definition

Picturesque roads typify those routes where our agrarian heritage, and natural country side are perhaps best seen. Increased travel on these roads coupled with their seductive appeal to the tourist will eventually lead to their « improvement » which could significantly alter the visual appeal. Without compromising the security and efficiency of the roads network, any upgrading of these roads should be subject to particular care and scrutiny and may require modification of the usual practices of the Ministry of Transport and on the part of the municipalities themselves.

Identification

Peabody, du Lac, Schoolcraft, Laliberté, Leadville, Province Hill roads, Route de la vallée Missisquoi (formerly 105a) and Route 243.

Rural countryside

Definition

These territories are made up of agricultural strips identified in the second Development plan, without benefit of specific (regulatory) measures. Human interaction with nature, coupled with agricultural activity are eloquent testimonial to the contribution these areas make to the quality of the regional landscape. The progressive abandonment of traditional farming practice, in some sectors, is leading to the irreversible disappearance of dominant and traditional elements from our regional landscape. Indiscriminate reforestation accelerates the degrading of these areas.

Maintaining this land within agricultural zoning has not insured the active agriculture hoped for in these sectors, nor should it have been the sole means of maintaining agricultural activity

These areas have been identified because they characterize portions of regional interest in the balance between the exceptional geographic quality of our territory and its development by our forefathers, respecting the land and its maintenance, for generation after generation as family farms.

Identification

Laliberté, du Lac, Leadville and Vale Perkins roads as well as Route 243

Landscapes of local interest

Our Township has other areas where natural vistas and landscape are less well known, among which, Miltimore and White Roads.

3. Orientations regarding heritage landscapes according to the MRC Development Plan

(Development Plan, ch 10, 4.1)

- Regulate interventions in the forest cover in order to preserve natural landscapes of superior interest, as well as in picturesque and panoramic corridors.
- Regulate allowed uses and regulate the establishment of buildings in natural landscapes of superior interest, as well as within the territory of particular recreotouristic development.
- Regulate the insertion of buildings in panoramic views and rural landscape.
- Control areas of reforestation in sensitive panoramic views, rural landscapes and along the corridor of picturesque and panoramic routes.
- Develop a programme to enhance lands in rural landscapes.
- Encourage the establishment of agricultural enterprises devoted to the development of an agrotouristic product, in the rural sector.
- Foresee measures of implanting and integrating measures governing the architectural and esthetic value of buildings and works particularly in areas of esthetic and visual interest, in order to insure a certain cohesiveness in the works desired and to preserve the visual quality of these sectors.
- Regulate development and works along the corridor of roads within sectors of esthetic and visual interest.
- Provide mechanisms and evaluation criteria for projects which could impact the visual and esthetic elements of the natural setting in the areas of recreotouristic development of particular interest. Awareness of the visual sensitivity of the whole area and recognition of its ecological importance is essential.
- Regulate the establishment of building and land developments within the visual corridor.

Written by Hans Walser

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