# THE HERITAGE OF OUR BUILDINGS

# **POTTON'S HOMES: A LITTLE KNOWN ASSET**



## **Manson House**

# Association du patrimoine de Potton

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#### Potton Heritage Association

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#### A Varied Built Heritage

Potton's heritage includes a number of buildings constructed over the two centuries following the arrival of the first colonists, that is to say, between 1793 and 1985. These buildings include churches, a town hall, schools, homes, hotels, businesses, barns, bridges and industrial buildings.

In terms of establishing a heritage value, a building must present historical merit not only by its age but also by its architecture. In the case of post-1940's construction, heritage value is determined by the building style: for example, the Ukrainian Chapel built in 1985, and the Russian Orthodox Chapel, which dates from 1974.

This is the first in a series of publications Potton Heritage Association presents about our building heritage, and is themed around the purpose of buildings. Since the Association has already published leaflets about our religious heritage, the Round Barn of Mansonville and our Covered Bridge, these particular themes will not be immediately covered in this series.

This pamphlet is devoted to examples of residential buildings in Potton. Our primary reference is a 2007 report, commissioned by the Municipality from Bergeron Gagnon Inc., a Quebec firm specializing in cultural heritage. This report, which we quote extensively, classifies and describes various architectural types found in the village of Mansonville. Future editions will include examples of buildings found elsewhere in Potton. The next in our series will be devoted to the civic heritage of Potton, that is to say, our schools, as well as the significance of certain industrial and commercial buildings, our once-thriving hotels and our agricultural heritage.

Influenced mostly by the architecture of the United States, our heritage homes may be classified by architectural style, five of which are described in some detail herein:

- American vernacular,
- mansard roofed,
- 'foursquare',
- New England,
- and neo-gothic.

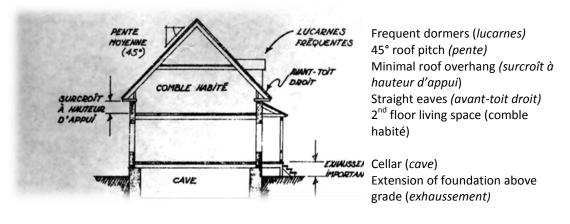
Each architectural style has particular characteristics. We have provided one or two good examples in each case. Two other common architectural styles, such as the older bungalow, of little value in the present context, and 'boomtown', are touched upon. Boomtown will be included with commercial heritage.

You will notice that architecture has a distinct vocabulary and expressions rarely heard or commonly used outside the profession. A glossary of these terms is found at the end of this publication. When each appears for the first time within the text, it is **highlighted in blue**.

The diagrams presented contain French terms with the English equivalent to the side.

#### American Vernacular

In the same way that the word 'vernacular' refers to language use particular to a time, region or community, in architecture this word refers to that type of architecture indigenous to a specific place and time, and is a term applied generally to residential buildings. In short, vernacular architecture is based on localised needs and uses construction techniques traditional to the region. It makes the best possible use of locally available materials and is adapted to the local climate, so in that sense, it is sustainable. In our earliest years, Potton was rich in mature forests; thus, our first homes were built exclusively of wood, known now as a 'wood vernacular'. In the American vernacular style, built more often than not without professionally prepared plans, it is the function of a building that is dominant, with aesthetic considerations being less so.



American vernacular – end view (Drawing : Michel Bergeron)

Houses of the American vernacular style were popular in the period between 1890 and 1920. This type of house is easily identified by its moderately pitched **gable roof**. It generally has one and a half storeys: that is to say, a main floor and an upper floor living space which is not of full ceiling height because of the roof pitch. As a result, actual attic space is minimal. Cellar walls may be partially above grade, meaning somewhat exposed and visible. Windows and doors in the house are symmetrical in placement, and the same is carried through in the gable, or end walls of the building.

The windows of this house were generally one of three types: **casement** with 4 or 6 large panes, classic **sash**, or casement with fixed **transom** or fanlight above. Exterior sheathing was generally **shiplap**, **clapboard** or wood shingles. On the more authentic models, **fascia**, corner boards and finish casings around door **jambs**, and **linte**l, as well as other openings, are present.

#### **Main Characteristics**

The building frame (or footprint) is generally rectangular and is developed vertically. A second storey provides living space. There is little roof overhang; the eaves are straight. The elevation of the building above ground level may be significant depending on the grade and location. The roof is gabled, and often covered with ribbed tin.

The long side of the roof generally parallels the road, although a gable end presentation is also common. The fenestration is symmetrical, with one window to either side of the main door. Windows are of the standard variety described earlier.

Additionally, the **open work** of these buildings may include a roofed porch over the main entrance, with a wrap-around veranda and/or a balcony as optional features. Ornamentation of the house varies greatly from classic eave finishes of **soffit** and **fascia**, **frieze** boards and moldings affixed to extended eaves brackets on the gable ends, in the finer examples. Traditionally, a summer kitchen was located on the back wall of these houses.

American vernacular is the predominant architectural style found in Potton. There are thirty or so examples in the village of Mansonville; however, the majority of these buildings have been altered or modernized to the extent that little or weak heritage value remains. Here we are featuring two examples of houses that Bergeron has classified as having strong heritage value. The Bergeron file is used to present the characteristics of each.



Mattie Oliver House, 3 rue Joseph-Blanchet

Situated at 3 rue Joseph-Blanchet in the village of Mansonville, this residence was built around 1890 by the William Oliver family, who were early merchants in Mansonville and built other homes in the village. Martha Ann (Mattie) Oliver (1869-1953) was the unmarried daughter of William Oliver, Sr. The Leon Eldridge and Schoolcraft families were subsequent owners of this home. The building has strong heritage value and is in a good **state of authenticity**. It is sided with clapboard, and has a straight gable roof sheathed in corrugated metal. A lozenge, or diamond shaped window, is located in the upper gable end. A gable roof, with lambrequin trim, covers the upper balcony. The windows are large square panes. This is an example of a building with long sides parallel to the street. Most of the authentic features of the building have been retained during recent renovations.

Situated at 301 rue Principale in Mansonville, and built around 1900, this house offers strong heritage value and possesses the undeniable architectural characteristics of the older American vernacular style. It was owned by Alfred Giroux, and is currently occupied by Daniel Giroux and his family. The siding is clapboard with the exception of the gable end, which features decorative wood shingles. The roof is a gable. Notice the decorative corner boards, as well as the symmetry in the placement, size and casings of the front windows. The continuation of the eaves onto the gable end forms a distinct triangle, called a *pediment*. The brick chimney to the rear of the building is typical of this style. This home is a fine example of a gable end facing the street.



Giroux House, 301 rue Principale

#### **Mansard Roofed Houses**

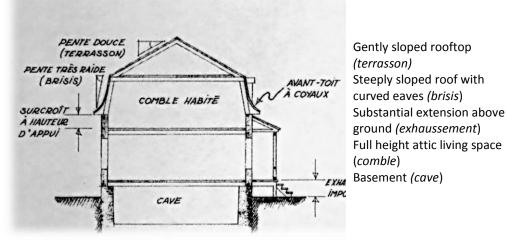
Typical of the period from 1880 to 1900, a mansard roof in architecture refers to a two or four sided **gambrelstyle hip** roof, which is characterized by two sloping surfaces on each of its sides, one upper slope and a steeper, almost vertical, lower slope. Often dormers puncture the steep sides of this dual pitched roof, thereby producing an additional floor of habitable space, sometimes called a **garret**. The upper slope of the mansard is usually barely visible from ground level at close proximity to the building, as it is commonly pitched at a minimum needed to shed water.

Popularized in France by the architect François Mansart (1598-1666), when his treatment of high roof stories gave rise to the term "mansard roof" (toiture à la Mansart), it was actually Pierre Lescot (1515-1578) who created the style for the construction of the Louvre, in Paris. This type of house is easily recognized by its distinctive roof style. There are only three mansard roofed houses within Mansonville.

The mansard roofed home was most popular between 1865 and 1880. Prior to that time, it was a style used predominantly in the construction of public buildings. This style embodies the architectural and expressive forms adopted by Victorian architects that were in vogue during the era of the French Second Empire (1852-1870), which refers to the reign of Napoleon III, in France. Houses in that country were taxed by the number of floors below the cornice line of the roof, thus, a mansard roofed building had the added benefit of exempting the upper floor from taxation. The Second Empire style, introduced to Quebec through the United States, appeared in the region around 1880. The Second Empire was considered to be the modern fashion of the late nineteenth century, mimicking French building styles. It waned in popularity following the financial crisis of 1873 and the subsequent economic depression.

Window and door openings in the mansard roofed house are symmetrical in their placement. One or more windows generally frame the main entrance, with a similar application on lateral walls. Often the decorative potential of the mansard is exploited through the use of a curvature on the eaves and with the incorporation of dormer windows into the steep sides of the roof. These dormers are often gable in construction.

Typically the window style used is of the four or six square casement style. Shiplap, clapboard or wooden shingles the most are common sheathing. In its most authentic style, corner boards are prevalent as well as the decorative treatment of cornices. which are overhanging mouldings at the top of an outside wall or over a window.



Mansard roofed house plan – end view (drawing: Michel Bergeron)

#### Main Characteristics of the Mansard Roofed House

Although the building facade is often quite wide, the building's orientation is vertical. Locally, these buildings generally have a main floor and an attic of full ceiling height, used for living quarters. The roofline extends downward onto the building side. The building foundation generally extends above grade; and, if the topography permits, the basement is of full height.

The roof may be mansard style on two or four sides. Eaves may be either straight or curved. Often this type of houses has a roofed gallery along one or more sides of the building. The eaves are classically finished, often with decorative embellishments. Other ornamentation is often seen. The main building often has a summer kitchen.

This architectural style of residence is less common in Potton; there are only three in the village of Mansonville. We are presenting one, classified by Bergeron as having strong heritage value.

The Cowan house was built in 1890 for a Dr. MacDonald and is situated at 2 rue des Pins. It was purchased by the Perkins family, and around 1924 became the residence of R.F. Cowan (1906-1964), Secretary-Treasurer of the Municipality for many years. Mr. Cowan was a dedicated Methodist, and served his church for 58 years. This large building was also used as Mansonville's funeral parlour and later, as a small restaurant. The house has a four-sided mansard roof. Note the hipped **dormer** windows on the lower roof. The wing to the left of the building (facing) is of



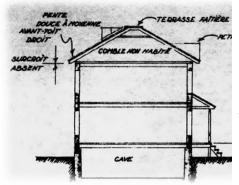
Cowan House – 2 rue des Pins

the same style as the main building. Its location on a corner lot allows full appreciation of its architecture. It is undoubtedly the most distinguished residence on Place Manson. The building renovation undertaken in 2012 by the present owner has saved this heritage building, which was in disrepair.

#### **Foursquare Styled House**

The name is apt. The foursquare house is square, straightforward in floor plan and elevations. It is a post-Victorian style, popular from 1895-1930, as urban living became more prevalent. The cubic style, efficient and economical to build, provided roomy interiors for homes on small lots. Its simple floor plan is typically quartered, giving two full floors. The building is topped by a **pavilion roof**, sometimes called a **pyramid hipped roof**. Because the roof has a moderate to gentle slope, its ridge is often flattened and of some width. On some very elaborate models, a railed rooftop platform, known as a *roofwalk* or *widow's walk*, crowned the summit of the roof. None are found locally. A dormer, centrally located and horizontally posed, is often a feature on the foursquare. Depending on roof pitch, this may thus give an extra half storey as habitable attic space.

The foursquare home is often clad in brick, however wooden shingles, clapboard, shiplap or asbestos shingles are common choices as well. Galleries of different types and forms are often present on this style of building, often with a wide staircase leading to the main entrance. Foursquare buildings are comparatively common in Mansonville: fourteen (14) were catalogued by Bergeron.



Foursquare house (drawing: Michel Bergeron) Gentle to medium sloped roof Straight eaves at exterior wall height, sometimes with no substantial overhang Attic space shallow, but may be useable with dormer Medium extension of basement wall above ground Generally a full basement The main characteristic of the foursquare house is its emphasis on solidity and balance as witnessed by its simple box shape. This house usually includes a columned veranda that may wrap-around the building on two sides. The entrance may be offset. The ornamentation of the house varies but typically includes corner boards, Victorian style window and door casings as well as decorative elements on the gallery.



The Brouillette house – 14 rue Mill

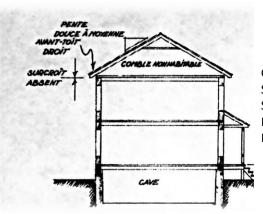
This cubic styled house, situated at 14 rue Mill, was constructed around 1930. Whether or not the Brouillette family were the builders of this house has not been verified, however two generations of the family were its owner until comparatively recently. We therefore call it the Brouillette house. Its state of authenticity is excellent and it is of superior heritage value. Note the pavilion style roof and its flattened roof ridge. The building is clad in clapboard and the sash windows are twinned. A roofed gallery sides two elevations of the building.

## New England Style

The New England style of construction began with the first generations of settlement by English colonists, who incorporated building traditions from Europe. Their homes were typically adapted to their environment: roofs were generally steeply pitched for shedding heavy snow loads. Houses were two stories high, with only a shallow attic space. The New England style became popular in Quebec in the period between 1890 and 1920. There are nine such examples in Mansonville.

This construction style is distinguished by its low to medium pitched gable roof with little overhang; two storeys, and shallow attic space. Door and window openings are symmetrical, generally featuring a single window placed to either side of the main door, which is centered in the long wall. Similar symmetry exists in openings on the gable end walls.

The window models most frequently found in houses of this type six-paned are sash casement or windows. single or double. The New England style home generally was sheathed with shiplap, clapboard or wood shingles.



Gentle to moderate pitch to roof Straight eaves with little overhang Shallow uninhabitable attic space Raised foundation Basement

On the most authentic models, decorative **New England House** touches include corner (drawing : Michel Bergeron) boards, ornamented door and window casings and roof cornices.



House located at 9 rue Mill

This New England inspired home dates from 1900 and is situated at 9 rue Mill. Its distinguishing feature is the fenestration. A ground floor bay window projects from the front wall of the building above which, another, called an **oriel**, is supported by corbels or brackets concealed by the protruding canopy roof. Because most. if not all, the original building features have been largely maintained, this home has superior contextual value. It is a good example of the New England architectural style. Unfortunately, we have not been able to trace the name of the original owner.

#### **Neo-Gothic**

Neo-gothic architecture was popularized from 1870-1910. It is a twist on the gothic style, using details such as pointed arches on light wood-framed construction. It was a revival in architecture that followed part of a design philosophy called the 'Picturesque' movement, during which relaxed designs were favoured over the rigid geometric nature of classicism. In Europe, neo-gothic architecture was much admired. Houses associated with this type present the same building template as that of the American vernacular model, with analogous characteristics. As such, the floor plan is rectangular, with one and a half or two floors of living space, and a moderately pitched gable roof. Window and door openings are placed symmetrically. Four buildings possess these characteristics in Mansonville.

In residential architecture, the neo-gothic influence is represented by the use of gables or a large triangular dormer on the front façade. Central doors may also incorporate side and/or top lights. A similar disposition for openings is also seen on the gable ends.

The most common window types for these buildings are either six paned casement or double/single hung sash models. The neo-gothic inspired home was clad in shiplap, clapboard or wood shingles. Edge decoration on the more authentic examples is corner boards, cornices and casement framing.



Alfred Turcotte Home – 316 rue Principale

This building, situated at 316 rue Principale in Mansonville, was constructed around 1890 and served as the manse for the first Catholic Church located here, later acquired by the Turcotte family. Its heritage value is strong. The shingled exterior has been maintained. The gable roof is ribbed tin. In order to accommodate his growing family, Alfred Turcotte built an addition to this house in the

1950's, which was later converted to a reception hall when the Fête Accomplie restaurant opened in the 1980's. This addition devalued the authenticity of this house. A traditional summer kitchen was found on the south end, side wall.

#### **Old Style Bungalow**

Built primarily in the 1940's, using a rectangular floor plan, these old style bungalows generally have shallow attic space; and usually only one floor as living space, occasionally more. The roof is generally of gabled construction, sometimes with hipped ends. Generally these buildings are in brick. Three houses fall into this category in Mansonville.

Many older bungalows were influenced by the Arts and Crafts movement, which was a design movement that flourished between 1860 and 1910, and continued into the 1930's. Primarily developed in Britain, the movement was largely a reaction to the impoverished state of the decorative arts at the time and to the conditions in which they were produced. It stood for traditional craftsmanship using simple forms and has said to be an anti-industrial movement.

Building characteristics such as hipped gables, also called **jerkinhead**, large dormers with twinned windows, asymmetrical positioning of openings, thick columns as well as full railings are typical of the stylistic influence seen on some bungalows. The most common siding is brick.

## Boom Town

The architectural design type called boomtown falls into the period between 1910 and 1940. Only one combination residential/commercial building offers the characteristics of boomtown design in Mansonville: the Dépanneur des 13, located at 6 rue Vale Perkins. Originally, the building was the property of Dave Halley, a merchant and harness maker who plied his craft in the basement of this building. His daughter, Letitia, married Arthur Willard, and brought up her family in this building. Mrs. Willard was a well loved elementary school teacher in Mansonville.

Boomtown communities sprang to life almost overnight around a century ago, spurred on by the expansion of the railways. This rapid development led to a very distinctive style of architecture, known as boomtown, and was typical of many buildings in American frontier towns. The style is now rarely seen.

Rectangular in design, buildings of this type are generally oriented with the **facade** facing the street. Boomtown construction generally includes two complete floors for living space. Roof design may be either

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flat or straight-sided gable. The facade is surmounted by a parapet wall, more or less elaborate, which extends upwards along its width above the roof peak of the structure.

Boomtown architecture was often used to give an imposing bearing to commercial buildings, which otherwise would present a modest configuration and little to distinguish themselves from the rest of the 'urban' environment.

#### Victorian Style House

The architectural style known as Victorian was prevalent in the middle to late 19<sup>th</sup> Century, a period roughly corresponding to the reign of Queen Victoria (1837-1901); however, many elements of Victorian architecture were not popularized until 1880 to 1910. This was the era of romanticism in architecture, where the builders rediscovered European and Oriental styles. This was a period of good economic growth that seemed to favour stylistic influences in the construction of many buildings.



#### Manson house – 3 rue Bellevue

Manson house, located at 3 rue Bellevue, is a good example of the flamboyant 'Italian Villa' style which was in vogue during the Victorian era. Built by wealthy businessman David A. Manson, grandson of the founder of Mansonville, this home dominates the village and the Missisquoi North River from its hilltop location between Bellevue and Vale Perkins Streets.

In Mansonville, this building is the only one of **exceptional heritage value**, since successive proprietors rigorously preserved the characteristics of its architectural style. Of note are its four-planed roof in pavilion style, its hipped dormers, the use of a horizontal 'belt' or console anchoring elaborate eave brackets, and the smaller ones decorating the windows. A balcony is built over the magnificent side **portico** featuring columns and decorative brackets. A dormered balcony at the attic level and another, gracing the second floor front of the building, are among the abundance of elements giving particular charm to this imposingly grand vintage building.

The main characteristics of the Victorian influenced home are its vertical development; habitable attic space; either a two or four sided roof with straight eaves; symmetry in fenestration, with one or two windows placed to either side of the principal entrances; balconies; intricate woodwork on eaves overhang, on galleries and dormers; decorative roof and corner finials.

#### **Glossary of Terms**

#### Heritage Value

**Building of heritage interest**: A building presenting historical value by its architecture, its construction and age; built before 1950.

**Classic finish:** Characterized by symmetry and proportion in composition, balance in line, form, and sober decor, representing the ideal of order and reason in all details. Soffit, fascia, frieze boards, cornices and decorative moldings are some examples.

**Superior heritage value** means a building where the original characteristics have been totally or mostly maintained, and therefore the building represents the original architectural style.

**State of authenticity**: As compared to the original style – any renovations to the building have been minor, and could be reversed; hence the building retains much of its original features.

**Strong heritage value** implies that renovations to a building could easily be reversed in order to restore the originality of the building.

## Window Types

**Bay:** A window space projecting outward from the main walls of a building and forming a 'bay' in a room. If a bay window does not reach the ground and is instead supported by a corbel, bracket or similar, it is called an **oriel window**. **Casement:** A window that is attached to its frame at the side, by two or more hinges, usually opening outward, manually or by means of a crank or handle. Windows hinged at the top are referred to as **awning windows**.

**Casement with top light window (transom)**: A casement window with a transverse window above the moveable lower portions of the window. A **transom** is the crosspiece separating a door or the like, from a window above it. The transom light may be fixed or may open and may be one of several shapes, i.e. a fanlight.

**Corbel**: It is a projection jutting out from a wall to support a structure above it. When used in groupings of two or more brackets, the grouping is called a **console**.

**Dormer**: A window placed vertically in a sloping roof, having a roof of its own. Frequently used to admit light into a bedroom; the word 'dormer' is derived from the French verb meaning 'to sleep'.

**Jamb**: A door **jamb** is the vertical portion of the frame onto which a door is secured. The **jamb** bears the weight of the door.

**Lintel**: A horizontal supporting beam placed over doors, windows or other openings in walls.

**Lozenge**: A window of small dimension, square shaped, installed transversally to form a diamond-shape.

**Sash**: A window consisting of vertically sliding *sash* which utilizes counterbalancing devices to allow the sash to be opened to any variable position between its fully open and fully closed limits. These windows may be double hung or single hung. Both top and bottom slide vertically in the case of a double hung window.

The **sash** is the frame that holds the glass in a window.

#### **Roof Types**

**Finial**: An architectural element, employed decoratively to emphasize the apex of a gable or the top, end, or corner of a building or structure. Smaller finials are used as decorative ornamentation on curtain rods and the like. Architectural finials were once believed to deter witches on broomsticks from attempting to land upon one's roof!

**Gable:** A gable is the generally triangular portion of a wall between the edges of a sloping roof. **Gabled roofs** are the kind young children typically draw. A gable wall or **gable end** commonly refers to the entire wall, including the gable and the wall below it. A **gable dormer** is a dormer with a gable roof.

**Gambrel:** Typical of older barn construction. A **gambrel roof** is a two-sided roof with a central ridge. Each side has two sloping surfaces. The upper surface is shorter in length and has a gentle slope of about 30 degrees, while the lower surface is longer and has a sharper slope of about 60 degrees. The gambrel is a close cousin to the **mansard** roof.

**Hipped**: A roof where all of the sides slope upward and meet in the middle, sometimes called a **hip** roof. A **hipped gable** is a gable roof with one or more hipped ends. It is sometimes called a **jerkinhead**, which may be defined as a hipped part of a roof that is hipped only for part of its height, thus leaving a truncated gable.

**Mansard:** Is a two or four-sided gambrel-style hip roof characterized by two slopes on each of its sides, with the lower slope at a steeper angle than the upper.

**Pavilion**: A four-sided pyramidal **hip roof**, which is a type of roof where all sides slope downwards, usually with a fairly gentle slope. Thus there are no gables or other vertical sides to the roof. A square hip roof is shaped like a pyramid.

#### **Types of Siding**

**Clapboard**: Known also as bevel siding, whereby long thin boards, milled in such a way that the thick bottom edge of a board overlaps the thin top edge of the board below it. The name is derived from the Dutch word 'klappen' meaning to split.

**Corner board**: A vertical board at the corner of a building against which siding is fitted.

**Shiplap:** Is a type of wooden board, either rough sawn or milled to desired width with a

rabbet or edge groove cut into its length so that each board partially overlaps the next, thus creating a channel. Such siding provides excellent weather protection and allows for dimensional movement.

#### **Miscellaneous**

**Attic**: The space between the roof and the ceiling of the highest room, sometimes also called a *garret*, sometimes a habitable space.

**Cornice**: A moulded projection, providing or incorporating a decorative element, posed at the top of the wall of a building, arch or window (interior and exterior). Eaves are primarily functional, but may also be considered cornices <u>if</u> they are finished and provide a decorative element to the building.

**Eave**: Edge of a roof that projects over an exterior wall, the purpose of which is to divert rain from a building wall – the underside of a roof projection is called an eave.

**Eaves protusion**: Edge of a roof that projects over an exterior wall.

Facade: The front of a building.

**Fascia**: A term for a *frieze* or band running horizontally and situated under a roof edge or which forms the outer surface of a cornice, visible to the observer, typically wooden in traditional homes. The longer dimension is installed horizontally to cap the end of rafters outside a building and may be used to hold rain gutter.

**Frieze board**: A decorative trim mounted over a house or building's siding or soffit to enhance its appearance and make its overhang appear taller.

**Gallery**: Long porch across a facade, used in this text interchangeably with 'veranda'.

**Lambrequin**: Generally a valance or decorative edging used in interior design to frame a window. Used in the same sense to decorate the exterior.

**Openwork**: Ornamental work with openings showing through its structure.

**Pediment**: The continuation of the eaves onto the gable end which forms a distinct triangle.

Portico: Porch with columns and pediment.

**Return eaves**: A moulding, which extends from eaves and continues around the corner of the house to simulate a partial pediment.

**Soffit**: The exposed undersurface of any exterior overhanging section of a roof eave. The surface below the fascia and rafters is called the soffit or eave.

**Veranda**: A covered porch – used interchangeably with 'gallery' in this text.

#### **Production Team**

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#### Sources

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#### A note about Bergeron Gagnon Inc.

Founded in 1989, Bergeron Gagnon Inc. is an enterprise providing professional services devoted to the knowledge about, and understanding of, conservation and the presentation of the various components of cultural heritage. One of the few businesses of this type in Quebec, Bergeron Gagnon Inc. has headed up nearly 300 projects in their field. A team of experienced professionals, trained in the various areas of human sciences, arts and communication are constantly re-evaluating the forms of heritage in order to preserve and present heritage, using the most appropriate means. Claude Bergeron, the author of the report concerning Mansonville, is the senior heritage counsellor with this firm.

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