

Sharon Heritage Conservation District Study

Public Meeting #2 HCD Study Presentation



Here's what we did:

- Research
- Engaged with Public and Stakeholders
- Developed Context for Legislation and Planning
- Studied Geographic and Historic Context
- Studied Existing Conditions
- Conducted Thorough Evaluation
- Summarized Results
- Developed Conclusion and Recommendations

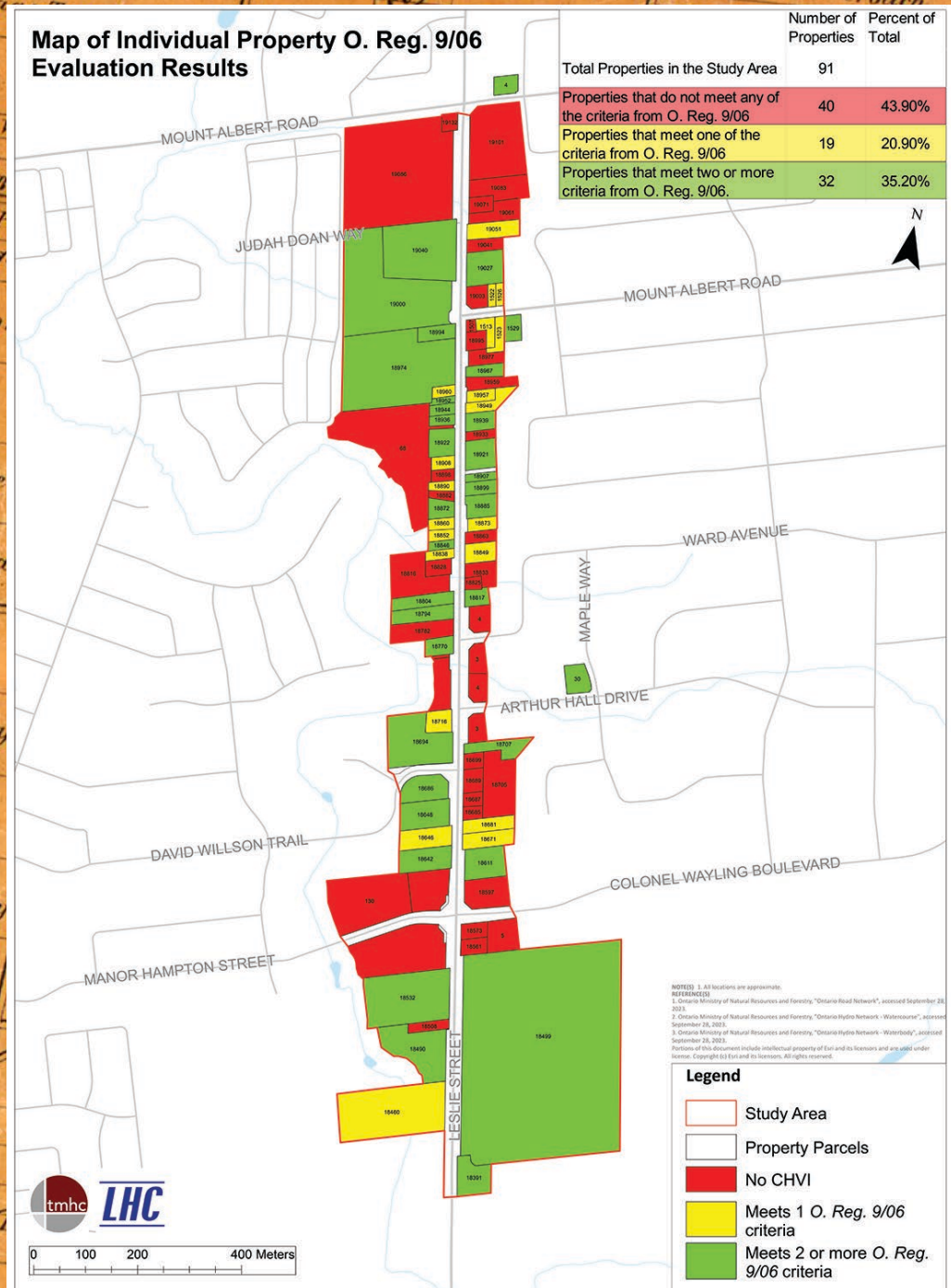
Individual properties in the Study Area have been evaluated against the criteria for determining Cultural Heritage Value and Interest. 35% of the properties in the HCD Study Area meet two or more criteria from O. Reg. 9/06



Individual Property Evaluation Results

The whole study area is eligible as a HCD

Map of Individual Property O. Reg. 9/06 Evaluation Results



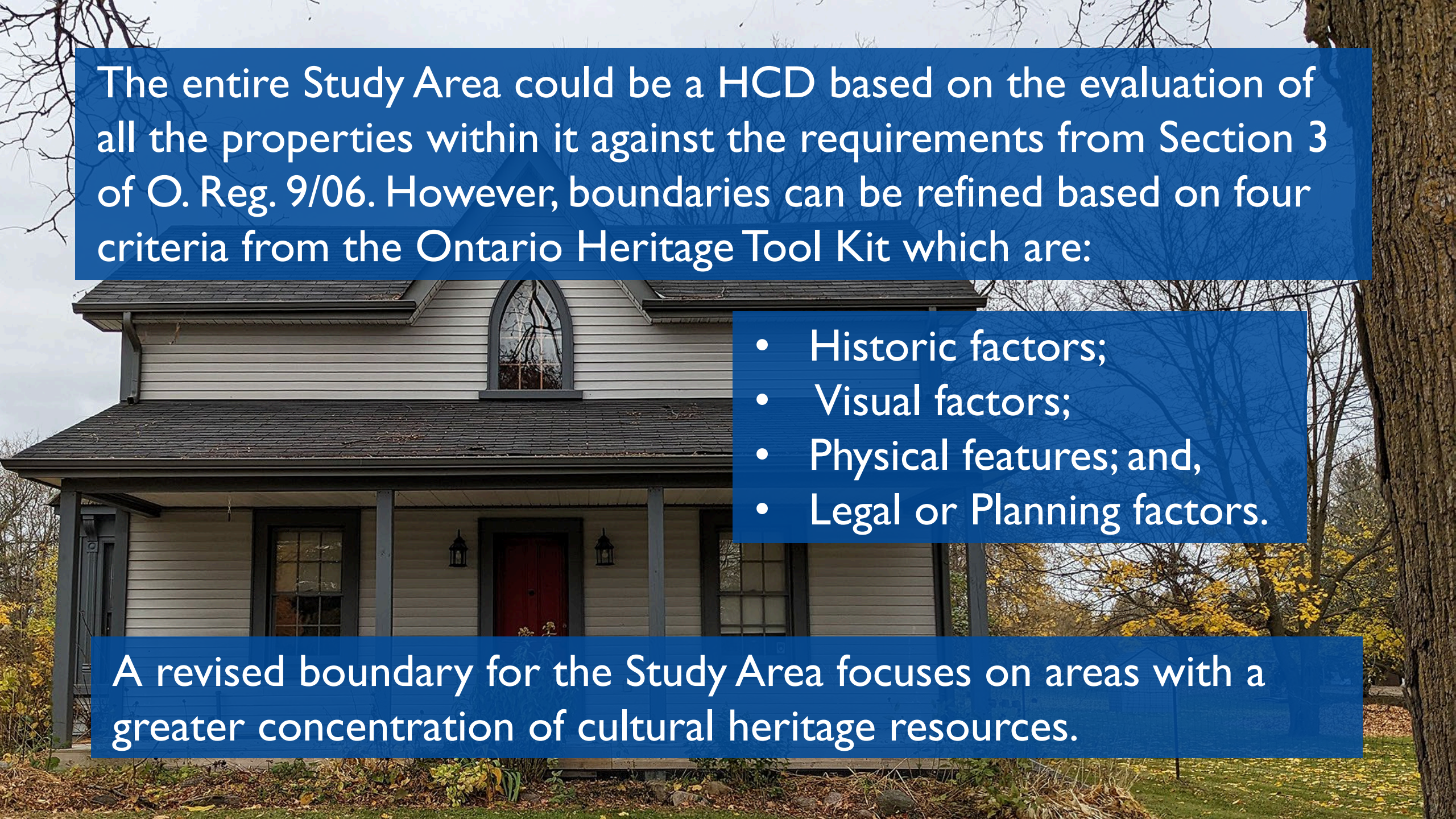
Evaluation Summary

The Study Area conveys a collective sense of heritage and is eligible for designation as a HCD under Part V of the *Ontario Heritage Act*. Properties throughout the Study Area demonstrate physical value, design value, historic value, associative value and contextual value. They are connected through vernacular buildings that share a number of architectural influences, the linear nature of the village along Leslie Street, mature trees and vegetation, lot patterns and views along Leslie Street.



Key Themes in Sharon

- People – Known persons of historical interest associated with Sharon.
- Religious and Social Development – Closely associated with the Children of Peace, Methodist and Anglican church communities and community civic organization.
- Political – Related to local history as well as broader provincial and national events.
- Agricultural – An agricultural village for most of its history, farming has continuously driven or supported growth in Sharon's local economy.



The entire Study Area could be a HCD based on the evaluation of all the properties within it against the requirements from Section 3 of O. Reg. 9/06. However, boundaries can be refined based on four criteria from the Ontario Heritage Tool Kit which are:

- Historic factors;
- Visual factors;
- Physical features; and,
- Legal or Planning factors.

A revised boundary for the Study Area focuses on areas with a greater concentration of cultural heritage resources.

Evaluation – Ontario Heritage Tool Kit Characteristics

- A concentration of heritage buildings, sites, structures; designed landscapes, natural landscapes that are linked by aesthetic, historical and socio-cultural contexts or use.
- A framework of structured elements including major natural features such as topography, land form, landscapes, water courses and built form such as pathways and street patterns, landmarks, nodes or intersections, approaches and edges.
- A sense of visual coherence through the use of such elements as building scale, mass, height, material, proportion, colour, etc. that convey a distinct sense of time or place.
- A distinctiveness which enables districts to be recognised and distinguishable from their surroundings or from neighbouring areas.



HCD Goals

- Conserve the special heritage character of the historic Village of Sharon.
- Enhance the role of the Sharon Temple as a central landmark in Sharon.
- Manage change in the HCD to be respectful of and compatible with the heritage character of the village.
- Ensuring long-term conservation and management of the collective cultural heritage value and interest of Sharon Village.

HCD Objectives

- Ensure future change in the HCD balances new development with the heritage attributes of Sharon by:
 - Educating applicants for heritage permits to understand the cultural heritage values of the HCD;
 - Guiding proposals for change through design guidelines;
 - Providing Town planning staff, the Heritage Advisory Committee and Council with guidance to make decisions on heritage permit applications.
- Maintain the contextual value of gateway properties and landmarks in the HCD by:
 - Conserving views and vistas to the gateway properties and landmarks;
 - Enhancing gateway properties and landmarks through guidance for public realm improvements.

HCD Objectives

- To conserve significant individual cultural heritage resources and contextual relationships each individual resource makes to the village as a whole through specific policies and guidelines to manage change.
- To require new development in the HCD to demonstrate that it conserves and/or is compatible with the predominant scale and spatial arrangement of the heritage character of the HCD.



Recommended Statement of Cultural Heritage Value or Interest

Description of HCD Area

Sharon is an evolved agricultural village along Leslie Street in the Town of East Gwillimbury. Leslie Street is a linear corridor between Concessions 2 and 3 in the Town. The heritage area generally includes properties along Leslie Street in Concessions 2 and 3 between the north half of Lot 6 and the south half of Lot 11.

Statement of Cultural Heritage Value or Interest

Sharon has cultural heritage value or interest for its collective physical, design, historical, associative, and contextual values. The area conveys a collective sense of its heritage. Properties in it are connected through vernacular buildings that share a number of architectural influences and span the 19th through 20th centuries, the linear nature of the village, mature trees and vegetation, lot patterns, and views along Leslie Street. It is distinct from surrounding areas.

Recommended Statement of Cultural Heritage Value or Interest

The historic village developed around early 19th century farms along Leslie Street and the Sharon Temple—a major landmark. It includes a concentration of —generally—modest, vernacular heritage buildings that span the last two centuries and are linked in a linear village along the street. The village conveys a sense of maturity and demonstrates adaptation over time. Sharon is closely associated with the Children of Peace and includes significant properties associated with the Anglican and Methodist traditions. The religious and civic history of the village is closely connected to political movements in Ontario including the 1837-38 rebellion and the temperance movement.

The village includes several landmark buildings with associated landscapes including the Sharon Temple, St. James the Apostle Anglican Church, Civic Centre, and several prominent 19th century residential buildings. Contextually, most of the properties in the village are on small lots that were created out of the farms of the earliest settlers.

Recommended Statement of Cultural Heritage Value or Interest

Modest residential form buildings dominate the village and the area includes mature front yard trees that generally line up along the street across several properties. Properties generally have similar or consistent building setbacks from the street. These features create a shared context that supports a special historic character.

Heritage Attributes

Heritage Attributes of the HCD are:

- The buildings and landscapes on Landmark properties, such as;
 - 18974 Leslie Street, the Sharon Temple property, its buildings, large open spaces and allée of mature trees leading from Leslie Street to the front of the Temple building;
 - 19040 Leslie Street, the Judah Doan House, its building, front yard landscaping, and relationship to the Civic Center including views from the street encompassing both buildings;
 - 19027 Leslie Street, Brammer House; and,
 - 19000 Leslie Street, the Civic Centre.

Recommended Statement of Cultural Heritage Value or Interest

Heritage Attributes of the HCD continued:

- Buildings with significant historical associations that define and support the character of the area, such as:
 - 19040 Leslie Street, the Judah Doan House;
 - 19027 Leslie Street, the Brammer House;
 - 18974 Leslie Street, the Sharon Temple and David Wilson's Study;
 - 18944 Leslie Street, the John C. Hogaboom General Store, David Willson Hughes General Store;
 - 18921 Leslie Street, the Amos Lundy Farmhouse;
 - 18817 Leslie Street, the John T. Stokes House / Maplehyrn;
 - 18794 Leslie Street, St. James the Apostle Anglican Church;
 - 18694 Leslie Street, the Peter Rowan House;
 - 18611 Leslie Street, the Col. James Wayling House; and,
 - 18642 Leslie Street.

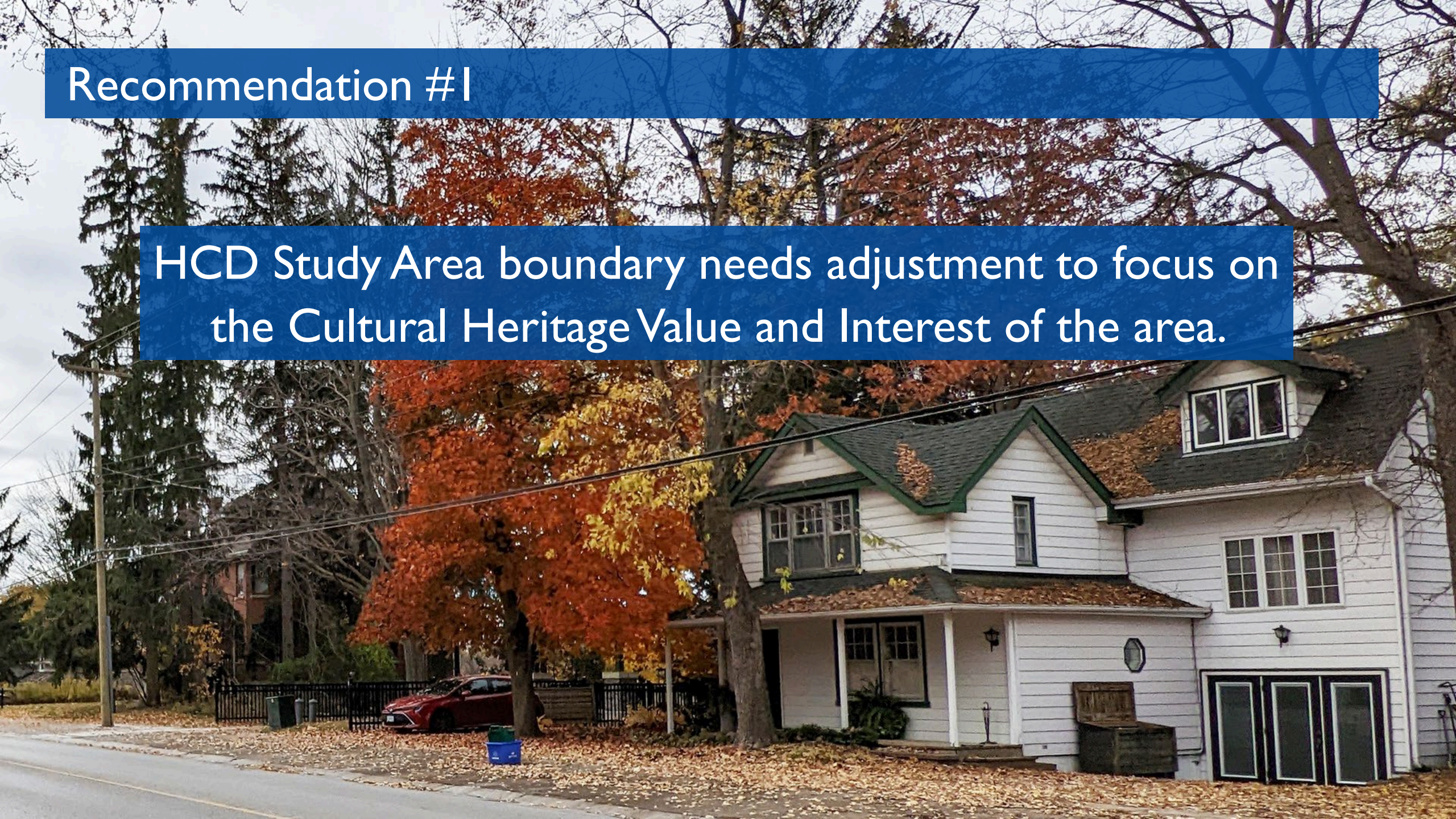
Recommended Statement of Cultural Heritage Value or Interest

Heritage Attributes of the HCD continued:

- The gateway across Leslie Street framed by 19040 Leslie Street —the Judah Doan House—and 19027 Leslie Street —the Brammer House—opposite each other across Leslie Street.
- The gateway across Leslie Street framed by 18611 Leslie Street —the Col. James Wayling House—and the gothic revival style house at 18642 Leslie Street, opposite each other across Leslie Street.
- The large number of one-and-a-half to two storey residential form, detached buildings.
- Mature trees in front yards and along side and rear property boundaries.
- Built form that demonstrate architectural influences from; Gothic Revival, Colonial Revival, Georgian, Ontario Cottage, Edwardian, and Minimal Traditional styles.
- The linear corridor along Leslie Street lined with buildings that face the street.

Recommendation #1

HCD Study Area boundary needs adjustment to focus on the Cultural Heritage Value and Interest of the area.



Recommended HCD Area

- Red line represents: Study Area
- Green shaded area is the recommended HCD Area
- Green line around properties represents: Potential Part IV Designations
- The Recommended HCD Area meets eligibility criteria – 42.4% meet at least 2, 27.3% meet 1 and 30.3% do not meet



Recommendation #2

The consultant team recommends that the Town of East Gwillimbury designate a HCD in Sharon under Part V of the *Ontario Heritage Act* and continue to Phase 2 of this project, the creation of a HCD Plan and Guidelines.

