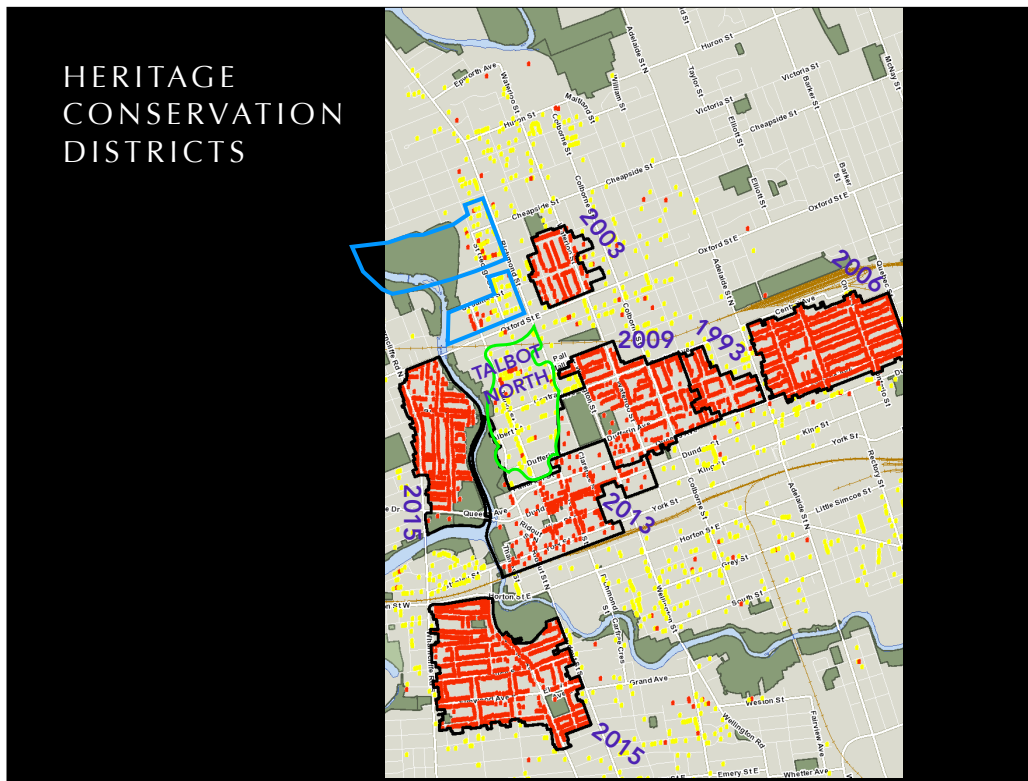
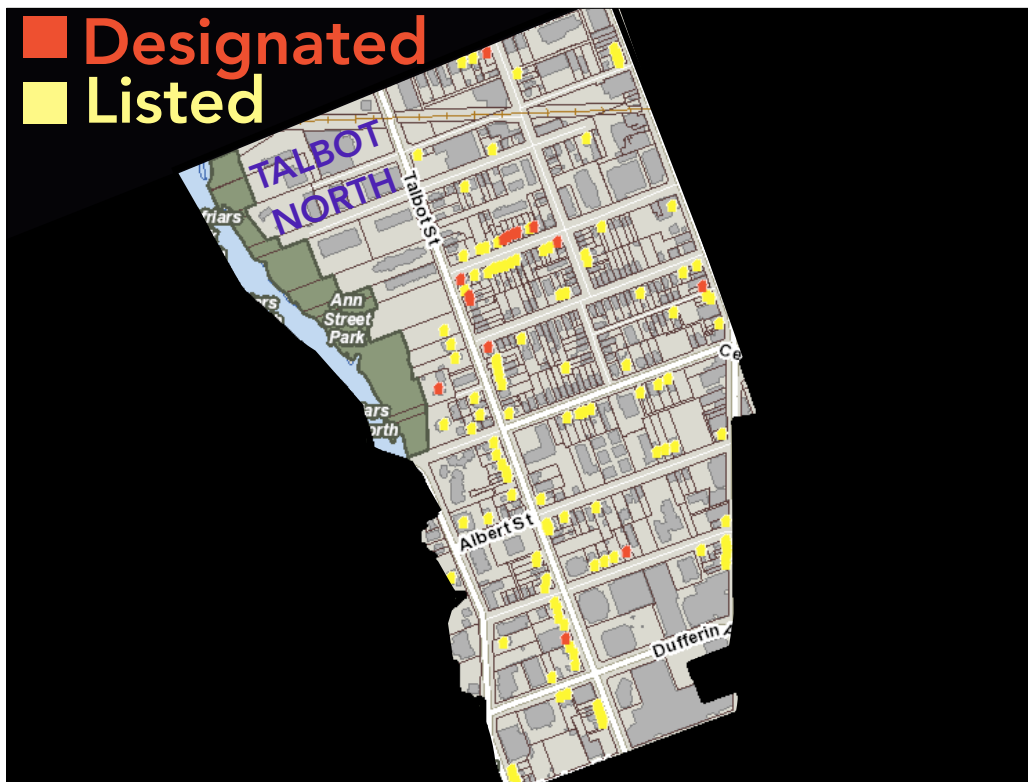


HERITAGE CONSERVATION DISTRICTS



The boundary of a prospective Talbot North HCD would be determined by consultants, and would be smaller and more nuanced than the neighbourhood boundaries. The area in green on this slide is intended to suggest this idea, without presuming any particular boundary in advance.



This closeup shows the heritage map for the Talbot North Neighbourhood. Yellow dots show listed heritage properties. Red dots show designated heritage properties. These are not the only heritage structures in Talbot North, but the dots give a sense of the richness of the neighbourhood's heritage assets.

DEVELOPMENT PRESSURE



Neighbourhood interest in a Heritage Conservation District has increased recently. In the last year and a half, several listed (but not designated) heritage structures in the area were demolished, including 505, 507, and 511 Talbot Street.

505 TALBOT



505 Talbot, according to John Lutman's well-regarded book, "The Historic Heart of Downtown", was one of the two finest Italianate structures in the city.

CAMDEN TERRACE



The recent demolition of Camden Terrace further sensitized the neighbourhood to the importance of managing change in their area.

CRITERIA FOR A HERITAGE CONSERVATION DISTRICT

CRITERIA FOR A HERITAGE CONSERVATION DISTRICT

- “The presence of physical, environmental or aesthetic elements which individually, may not constitute Grounds for the designation of a Heritage Conservation District, but which collectively are significant to the community”
- “The association of the area with a particular historical event or era that is unique to the community.”
- “The presence of properties that are considered significant to the community as a result of their location or setting.”

In the following slides, I will review the criteria for a Heritage Conservation District, using specific examples from Talbot North.

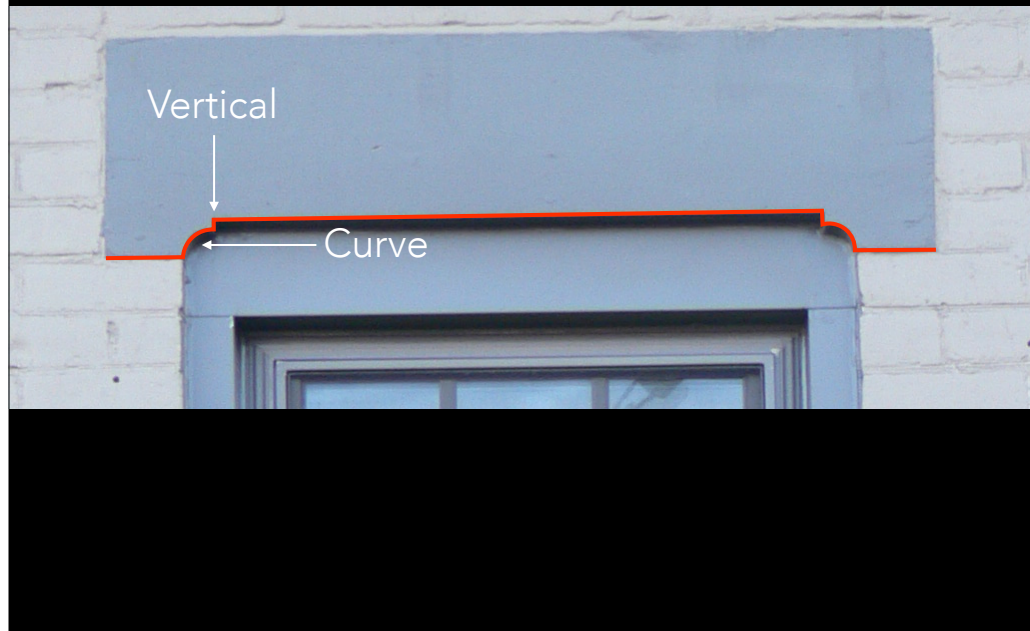
"TALBOT NORTH" LINTEL



"The presence of physical, environmental or **aesthetic elements** which individually, may not constitute Grounds for the designation of a Heritage Conservation District, but **which collectively are significant** to the community"

The first criterion has to do with elements which collectively are significant. Here is one example from Talbot North, which I call the "Talbot North" lintel. This particular design of lintel seems to be distinctive to the Talbot North area. I have not seen it in other neighbourhoods, although it is certainly possible that it exists in other parts of the city.

"TALBOT NORTH" LINTEL



It is the combination of the curve, and the vertical that makes it distinct. Once you're familiar with the design, and you walk through the streets of Talbot North, you cannot help but notice it.



You can see it here,



and here,



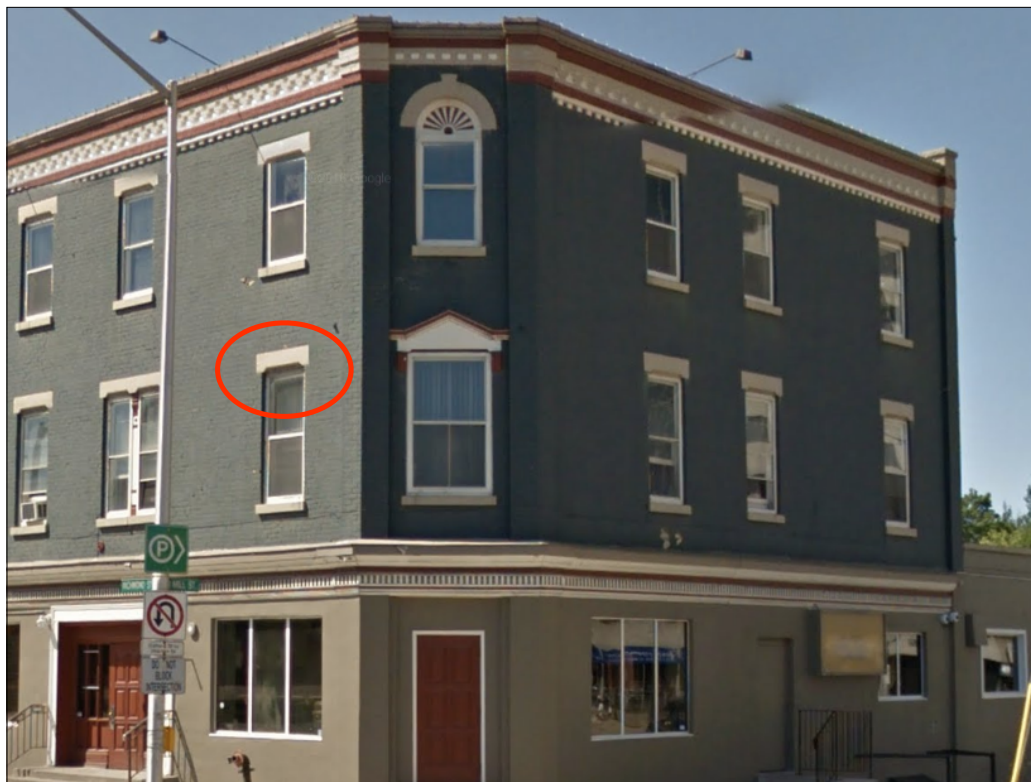
and here



and here,



and here.



Even the CEEPS has this particular style of lintel.