

city of kitchener

civic centre neighbourhood

August 2007



heritage conservation district plan

Submitted by:



In association with:



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CIVIC CENTRE NEIGHBOURHOOD HERITAGE CONSERVATION DISTRICT PLAN

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1.0 INTRODUCTION

1.1 BACKGROUND

The City of Kitchener has a strong interest in the protection and management of its heritage resources and has already designated three heritage conservation districts under Part V of the Ontario Heritage Act. Interest in potential designation of the Civic Centre Neighbourhood, an area close to the downtown core, was in part due to its well-established cultural and architectural history associated with many of Kitchener's (originally Berlin's) civic leaders in the late 1800s and early 1900s. Initial discussions regarding the Civic Centre Neighbourhood Heritage Conservation District (CCHCD) Study began several years ago through discussions between the City and community. Formal initiation of the CCHCD study began in early 2006, at which time Stantec Consulting in association with Nexus Architects, Ecoplans and Michael Baker (historian) were contracted to undertake the study.

The study area is located in the central area of Kitchener and extends from the north side of Queen Street to the south side of Victoria Street, and from the east side of Weber Street to Lancaster Street, incorporating both sides of Lancaster.

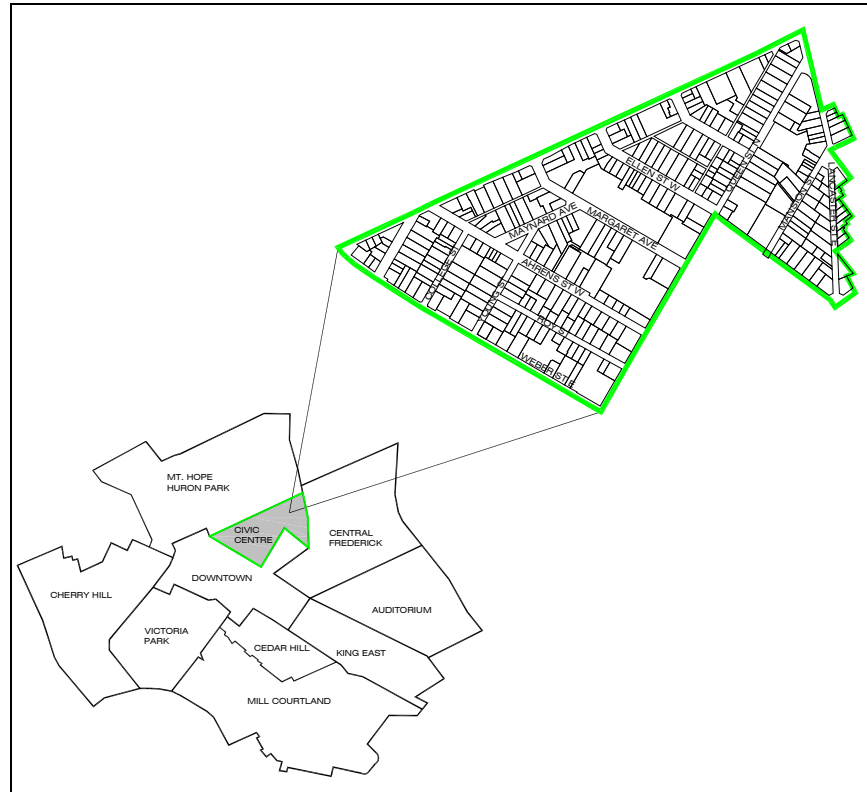


Figure 1 – Location of Civic Centre Neighbourhood within Central Kitchener Area

The overall CCHCD study consists of two phases. Phase 1 focused on the inventory and assessment of architectural and streetscape characteristics, along with research and analysis of the historical and planning context of the area. Phase 1 was completed in November 2006 and concluded that the Civic Centre Neighbourhood met the City's Municipal Plan criteria for designation as a Heritage Conservation District under Part V of the Ontario Heritage Act. As a result of the study's conclusions, Kitchener City Council approved the initiation of Phase 2 to prepare the Heritage Conservation District Plan for the Civic Centre Neighbourhood.

Stantec Consulting, in association with Nexus Architects, Ecoplans and Michael Baker, was also contracted to undertake Phase 2, which began early in 2007. As in Phase 1, a Steering Committee composed of local residents, representatives from Heritage Kitchener and City of Kitchener staff have also provided input and assistance to the study.

Public consultation has been a key component of both phases of the Civic Centre Neighbourhood Conservation District Study. In Phase 1, this consisted of two public meetings to review study findings, obtain input and present draft recommendations, two meetings with the Steering Committee, two presentations to Heritage Kitchener, two questionnaires, three newsletters about the project, a dedicated webpage link on the City of Kitchener's website and a public meeting at the Development and Technical Services Committee to present the final Phase 1 report.

Phase 2 has also had substantial public involvement, including meetings with the Steering Committee, newsletters, a questionnaire and a public workshop. These have served to inform local residents and property owners about various phases, findings and recommendations of the study and, more importantly, obtain input and identify issues and concerns.

1.2 PURPOSE OF THE HERITAGE CONSERVATION DISTRICT PLAN

Heritage Conservation Districts offer a way to protect, over the long term, areas that have important and/or identifiable historic and architectural resources. The ability to designate heritage conservation districts is provided under Part V of the *Ontario Heritage Act, R.S.O., 1980, c.337 (as amended)* in the Province of Ontario, and further guidance regarding heritage district evaluation and designation is provided by local Official (Municipal) Plans. The Act also states that if a by-law designating a heritage conservation district has been passed, the municipality "shall adopt" a heritage conservation district plan for each district that is designated. Specific contents of a heritage conservation district plan, as stated by the Ontario Heritage Act, are to include:

- (a) A statement of objectives to be achieved in designating the area as a heritage conservation district;
- (b) A statement explaining the cultural heritage value or interest of the heritage conservation district;
- (c) A description of the heritage attributes of the heritage conservation district and of properties in the district;

- (d) Policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and
- (e) A description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit.

The Civic Centre Neighbourhood Heritage Conservation District Plan is intended to assist in the protection and conservation of the unique heritage attributes and character of the Civic Centre Neighbourhood, as identified in the Phase 1 study. That study provided the historical and architectural rationale for heritage district designation according to the policies of the City of Kitchener Municipal Plan and the Ontario Heritage Act.

The purpose of the conservation plan is to establish a framework by which the heritage attributes of the Civic Centre Neighbourhood can be protected, managed and enhanced as the community evolves and changes over time. It will provide residents and property owners with clear guidance regarding appropriate conservation, restoration and alteration activities and assist municipal staff and council in reviewing and making decisions on permit and development applications within the district. Specific requirements to be included in the Conservation Plan, as identified in the Terms of Reference established by the City of Kitchener are as follows:

- A Heritage Character Statement explaining the cultural heritage value or interest of the heritage conservation district and a description of its boundary;
- The goals, objectives and principles of the Heritage Conservation District Plan;
- The identification of whether existing Planning controls and policies (as defined in Stage 1) may conflict with the goals, objectives and principles of the Heritage Conservation District Plan, and recommendations regarding appropriate amendments to be undertaken to address and resolve such conflict;
- Design policies relating to maintenance, restoration, rehabilitation and alterations including additions, demolition, new construction and redevelopment and that address conservation of specific building components;
- Identify a framework for consideration of new & infill development on vacant / transitional lands, considering site planning, height, massing, built form, elevations, building materials, colours, landscaping;
- Design policies for streetscapes, laneways, vacant lands, parks, landscaping, street furnishings, views and vistas;
- Design policies for location and design of public / private parking spaces and facilities;
- Design policies for public or private signage;

- Description of which types of alterations will require a heritage permit and those which will be considered minor and not require a permit;
- Identify an appropriate location for and design of possible interpretive area in the CCHCD;
- Prepare a draft walking tour of the CCHCD.

The Conservation District Plan will also refine the boundary of the Heritage Conservation District for that area identified for 'further consideration' in Phase 1 of the study.

1.3 FORMAT OF THE HERITAGE CONSERVATION DISTRICT PLAN

The Civic Centre Neighbourhood Heritage Conservation District Plan is organized as follows:

PART A – BACKGROUND

- Background and Purpose of Conservation Plan

PART B – RATIONALE FOR DESIGNATION

- Reasons for designation (heritage character statement) for the Civic Centre Neighbourhood;
- Recommended Heritage Conservation District Boundary;

PART C – PRINCIPLES, POLICIES AND IMPLEMENTATION

- Overview of conservation principles, goals and objectives that provide the framework for the conservation plan and design guidelines;
- Policies to provide direction for the management of change in the Civic Centre Heritage Conservation District;
- Implementation recommendations relating to Municipal Plan policies, land use, zoning by-laws, and other regulations and permit approval processes.
- A description of the heritage alteration permit approvals process along with information on where to obtain assistance and advice when contemplating work.

PART D - GUIDELINES

- Architectural design guidelines relating to future alterations, redevelopment or other changes to built form;
- Streetscape design guidelines to provide information and assistance for various landscape activities associated with both public and private outdoor space;

- Conservation guidelines to assist property owners when undertaking maintenance, restoration or alteration of the heritage features of their buildings;

PART E – HELPFUL RESOURCES

- Glossary and definitions
- Information and reference sources
- Detailed guide to undertaking major restoration work

1.4 IMPLICATIONS OF HERITAGE CONSERVATION DISTRICT DESIGNATION

Heritage conservation districts focuses on the preservation of a collective area to help retain the key functional and visual attributes that convey or have a connection to the history of the area in which they are located. A heritage conservation district can include buildings, landscapes or both. When an area is designated as a heritage conservation district, it means that its essential elements are protected, but it does not mean that an area is ‘frozen’ in time or intended to be restored to some specific historical period or style.

Generally, it is the streetscape that is the focus of a heritage conservation district – as a result, policies and guidelines are put in place to provide direction about what kinds of alterations, additions or new construction will be considered appropriate. Heritage alteration permits are generally required for major alterations and additions that are visible from the street or other public spaces such as laneways and parks, as well as new construction. Minor alterations, or additions and renovations to the side or rear of buildings may not require heritage alteration permits, even when in a heritage conservation district if they are not visible from streets or public spaces, although conservation guidelines may still be provided to assist with maintenance and repair of certain building elements. The interior of buildings is not affected in any way in a heritage conservation district.

The public realm is also usually affected in a heritage conservation district – guidelines and policies are generally established for street trees, lighting, boulevards, signage and other such infrastructure. This is to ensure that when a municipality undertakes public infrastructure improvements or changes, they do not have a negative impact on the heritage characteristics of the district.

Designation as a Heritage Conservation District is often considered to provide the following benefits to property owners:

- The protection and management of heritage assets (architecture, landscape and history);
- Additional information and guidance to homeowners who are undertaking restoration, renovation and redevelopment;

- Potential financial assistance (through grants, tax relief programs) for renovation and restoration;
- Source of new promotion and tourism initiatives (walking tours, interpretive features);
- Increased community stability.

Although heritage conservation district designation does put additional policies and guidelines in place, along with a more stringent review / approvals process, residents should not view designation as overly restrictive, cumbersome or an imposition on property rights, but rather as an opportunity to retain and enhance an area's most unique and attractive features for the overall benefit of themselves and the community and city as a whole.

2.0 HERITAGE DISTRICT BOUNDARY AND CHARACTERISTICS

2.1 REASONS FOR DESIGNATION

A heritage district is a part of a community that shares both a common development history and a series of architectural and landscape features. Kitchener's Municipal Plan lists the following factors that are to be considered in the evaluation of an area for designation as a Heritage Conservation District:

1. A significant number of buildings should reflect an aspect of the history of the community by nature of location and historical significance of setting;
2. A significant number of the buildings should be of a style of architecture or a method of construction significant historically or architecturally to the community, region or province;
3. The district may contain other important physical, archaeological, environmental, cultural or aesthetic characteristics that in themselves do not constitute sufficient grounds for the designation of a district, but which lend support in evaluating the criteria for designation; or;
4. The district should be an area of special association that is distinctive within the community and as a result, contributes to the character of the entire community.

Phase 1 of the CCHCD study identified a number of important characteristics of the Civic Centre Neighbourhood, including the following:

- The buildings and landscape reflect a key era in the development of Kitchener (previously known as Berlin), with many buildings associated with important business people and community leaders;
- Despite the incursion of redevelopment in some areas, there is a significant concentration of recognizable architectural styles and features that are consistent with the styles and methods of construction associated with the era in which they were developed;
- Many buildings contain specific features that lend a strong sense of visual coherence to the area (attic gable roofs, decorative trim, brick construction, porches and other details);
- The neighbourhood has a distinct character as a result of its architecture, streetscape and historical context that contributes to the immediate area as well as to the community as a whole;
- The heritage stock may be at risk due to potential development pressures in the area as a result of other initiatives in the City as a whole.

2.2 RECOMMENDED HERITAGE DISTRICT BOUNDARY

Phase 1 of the CCHCD study suggested that a logical Heritage Conservation District Boundary would incorporate the whole of the originally identified Study Area, including the Victoria Street Mixed Use Corridor based on historical and architectural factors. However, given the City of Kitchener's ongoing work with the Mixed Use Corridor Study to establish zoning and design guidelines for various corridors in the City including Victoria Street, this area was identified as an area for further consideration in Phase 2 to determine how best to mesh the Municipal Plan intentions for both Mixed Use Corridors and heritage preservation. This also allowed an opportunity for additional review and analysis of concerns expressed by some property owners in the area, primarily on Victoria, Water and Weber Streets with respect to potential designation. As a result, further discussions and analysis were undertaken by the City and CCHCD Consulting Team to identify various options in order to come to a final determination of the proposed Heritage Conservation District boundary. Input regarding these areas was also obtained at a public workshop on February 24, 2007.

The conclusions of this analysis have led to the Recommended Heritage Conservation District Boundary shown in Figure 2. The boundary incorporates all of the original study area with the exception of some sections of the Mixed Use Corridor fronting on Victoria Street and Water Street. Rationale for this boundary is as follows:

- It incorporates the majority of the original Study Area, particularly those areas that reflect the core residential area and have the greatest architectural and streetscape consistency and integrity;
- It includes the corner properties located at the interface of Victoria Street and intersecting streets as they are the key gateways and transition areas between the Mixed Use Corridor and the residential neighbourhood. This will ensure that the City has greater control over the design of new development, streetscape and landscape features at these key gateways;
- It includes the majority of Weber Street which has a high proportion of the oldest, most unique and significant buildings in the neighbourhood;
- The majority of buildings ranked 'A' and 'B' are included, thereby providing protection for the most important heritage attributes;
- It will allow, through the application of provincial policies pertaining to 'adjacency' (Section 2.6.3), the review and evaluation of development applications outside of the District to ensure that they do not have a negative impact on the heritage resources within the District;
- Excluded areas of Victoria Street are generally less architecturally significant than those on the interior and on Weber Street. However, a number of properties on Victoria Street are of greater value due to their architectural features and are proposed for designation under Part IV of the Ontario Heritage Act, or for possible inclusion in the City of

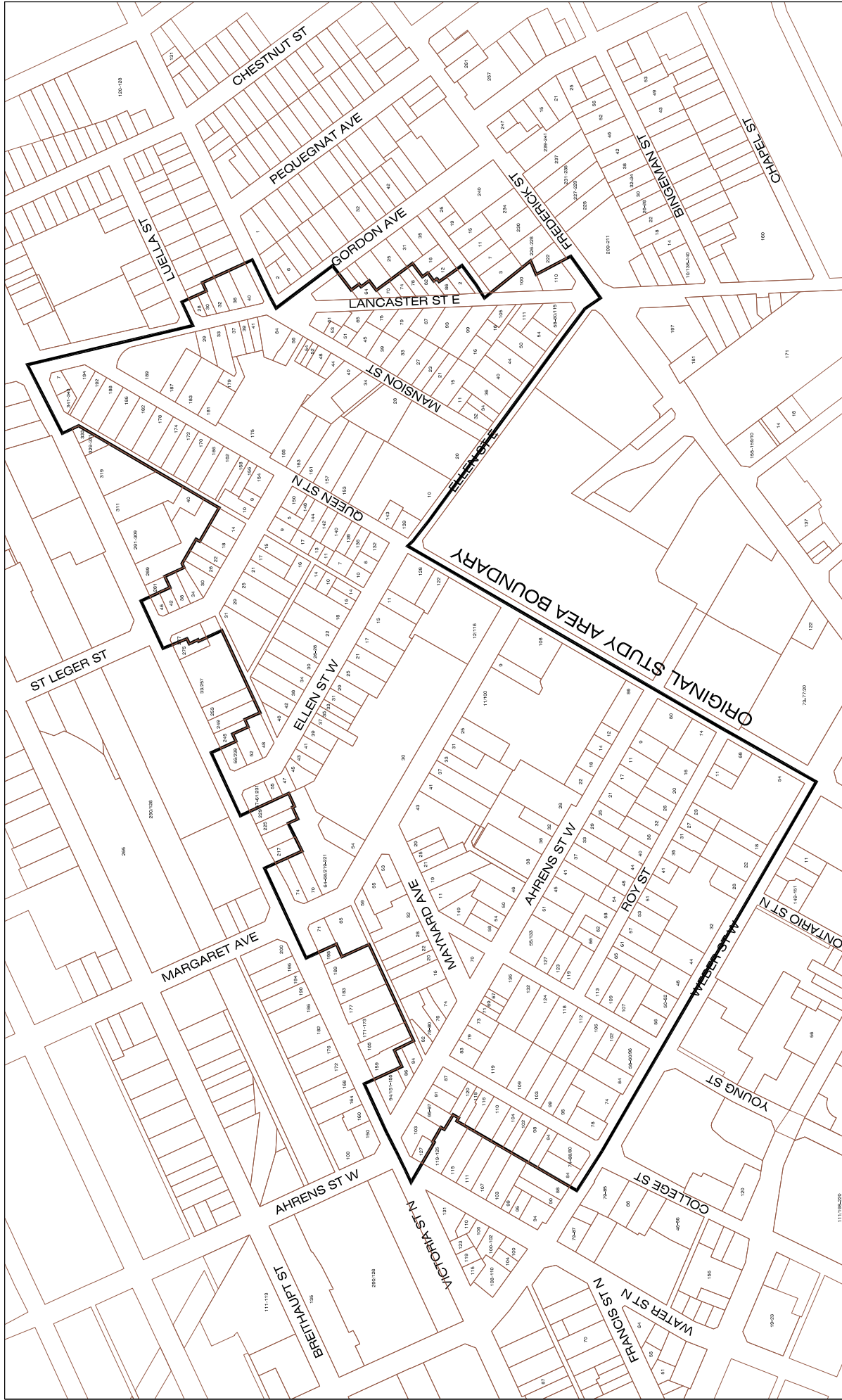


fig 2: recommended heritage conservation district boundary
civic centre heritage conservation district plan

Kitchener's Heritage Register as shown on Figure 3. This will provide an added measure of protection for those buildings;

- Water Street has been excluded as it contains primarily 'C' and 'D' buildings and does not serve as a gateway to the stable residential neighbourhood in the same manner that the streets intersecting with Victoria and Weber Street do.

The revised recommended boundary will protect the most significant heritage attributes and streetscapes in the Civic Centre Neighbourhood, while allowing for strategies and policies other than heritage conservation district designation to address the continued protection and consideration of significant heritage resources outside of the boundary.

2.3 HERITAGE CHARACTER STATEMENT

The following heritage character statement summarizes the central historical, architectural and contextual reasons why the Civic Centre Neighbourhood warrants designation as a heritage conservation district.

Historic Context

The proposed Civic Centre Heritage Conservation District is an important historic residential neighbourhood that can be linked to several key periods in the development of the City of Kitchener. In tandem with the recently designated Victoria Park neighbourhood, Civic Centre helps to tell the story of Kitchener's phenomenal growth at the turn of the 19th century and of the development of its extensive industrial sector. Almost two-thirds of the existing houses were built between 1880 and 1917 and in most cases were occupied by owners, managers or

workers for some of the key industries that defined the

community at the turn of the century. The Lang and Breithaupt families for example, whose enterprises and extensive public service did so much to promote and develop the city, are represented by surviving homes in the district. Other businessmen, industrialists and public servants including the village's first reeve, Dr. Scott, Mayors Eden and Greb, and Engineer and County Clerk Herbert Bowman also came to the neighbourhood.

Surrounding a central area of larger homes is a large number of well-preserved storey-and-a-half houses built by tradesmen and skilled workers from the factories in the core and along the west side of Victoria opposite the district. As well, three of the city's



108 Queen Street in 1901
Breithaupt Home



44 Weber in 1897
J.S. Anthes, furniture manufacturer

oldest congregations are represented by well-preserved, landmark buildings in the neighbourhood. Importantly the district remained an attractive place to live right into the present. Well-designed Neo-classical and Tudor revivals can be found throughout the district as well as a 1930s apartment on Weber and several highrises from the 1960s and later. While a significant portion of the former Centre Ward's late 19th century residences between Queen and Frederick have been lost to the expansion of public services and the building of Centre in the Square, most of what made the area a desirable place to live both in the 19th century and today remains.

Architectural Character

The Civic Centre neighbourhood is one of Kitchener's older neighbourhoods and retains a large number of original buildings that are well crafted and maintained. Architectural styles and influences are consistent with the more popular styles of the period in which they were constructed, including Queen Anne, Georgian and Italianate styles. Of particular note in the neighbourhood are a substantial number of dwellings termed 'Berlin or Kitchener Vernacular' which reflected a local interpretation incorporating traces of decorative Queen Anne elements in the wood trim, gables, eaves and fascias. A variant on this style, referred to as the Attic Gable style, is also a local interpretation frequently found in the Civic Centre Neighbourhood which boasts a highly articulated and decorative triple gable roof line.



Attic Gable



'Berlin Vernacular'



Italianate

Examples of architectural styles found in Civic Centre Neighbourhood

Throughout the neighbourhood, there is a visual consistency to the architecture, delivered through the repetition of such features as front porches including some very fine two storey examples, decorative gables, projecting bays, and recurring window forms and details. In addition to the residential building stock, there are a number of other prominent and well-preserved buildings including three churches and two early commercial buildings. While the majority of the neighbourhood was constructed for, and remains as residential, conversions to commercial and office uses have occurred but with little negative impact on the quality of the streetscape. Despite some redevelopment and associated loss of original structures, overall the Civic Centre Neighbourhood presents a high quality cross-section of architecture from the late

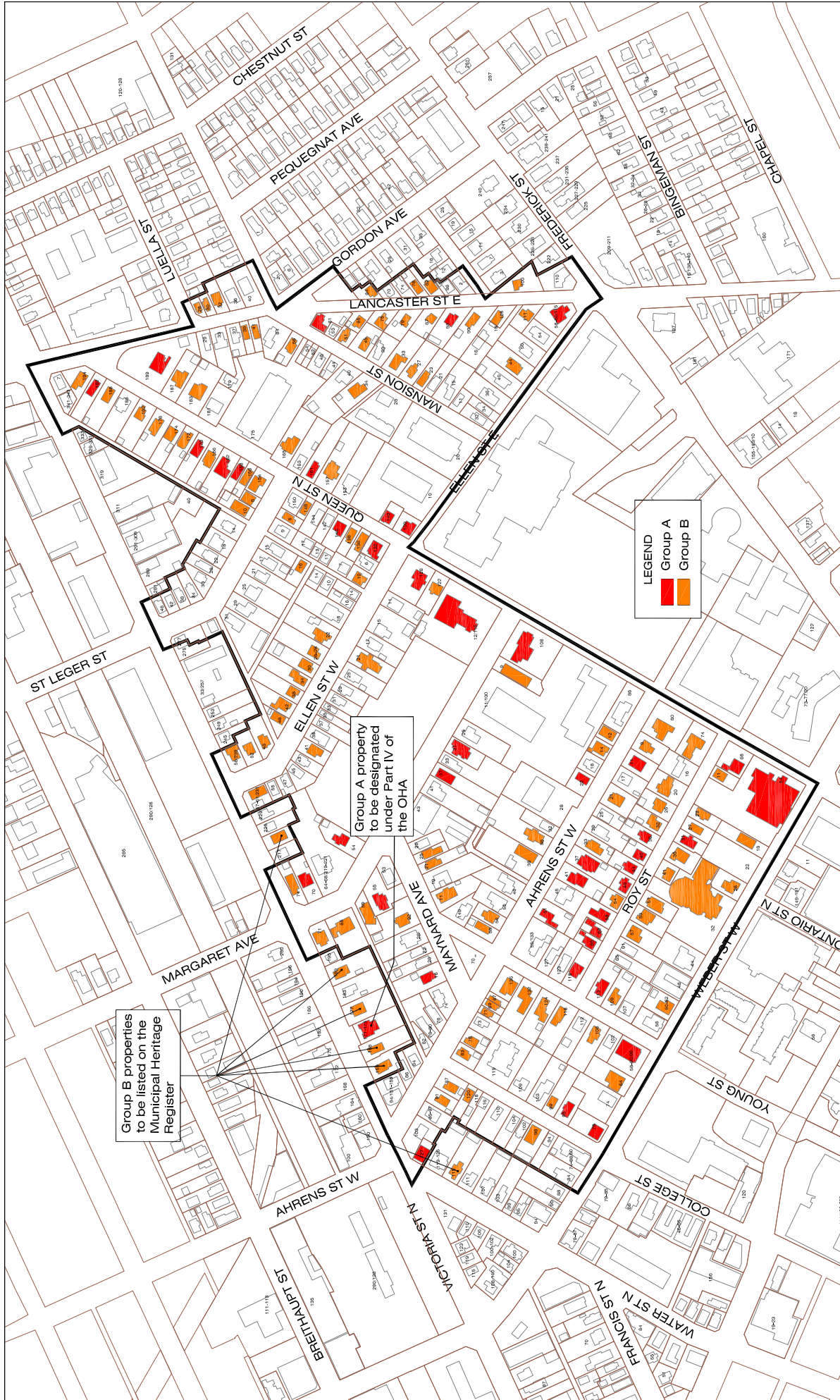


fig 3: recommended part iv & heritage register properties
civic centre heritage conservation district plan

19th and early 20th century with many buildings associated with key business and community leaders of the time.

Streetscape Heritage Character

With streets framed by mature trees creating a beautiful shaded canopy throughout most of the neighbourhood, the Civic Centre Neighbourhood offers a comfortable and friendly pedestrian environment in the interior of the community. The number of mature trees is remarkable and conveys very strongly the heritage character of the neighbourhood. With linear streets, generally consistent building setbacks, and combined effect of public and private trees along the boulevards, there is a strong rhythm to most of the streetscapes. Laneways threading through the area reflect more traditional patterns of movement and development, and, in Hermie Place, create a unique ambiance where houses front directly onto the lane much like a small cottage community.



On both streets and lanes, mature vegetation frames views and adds a picturesque quality

Yards are well maintained with gardens and foundation plantings, trees and other landscape features including fences, hedges and pillars to delineate private space. Hibner Park, Kitchener's second oldest park is also situated in the Civic Centre neighbourhood. Although small, it is an elegant and historic reminder of one of the mayors of Kitchener and offers a link to the past.



Detail of ironwork at Hibner Park

Overall, the Civic Centre Neighbourhood is rich with historical, architectural and landscape treasures that contribute to the heritage character of the community. Changes to built form and the resulting streetscape have occurred in more recent years, resulting in the loss of some heritage resources. The demand for future change is likely to accelerate given the area's proximity to downtown and initiatives in the immediate vicinity. By designating the area as the Civic Centre Heritage Conservation District, valuable heritage resources can be both preserved and interpreted while still allowing for the necessary and appropriate

evolution of the neighbourhood in a manner that links the past, present and future.

2.4 KEY HERITAGE ATTRIBUTES

The Key Heritage Attributes that are exhibited in the Civic Centre Heritage Conservation District include the defining factors of a heritage conservation district as required by Kitchener's Municipal Plan, as previously listed in Section 2.1 and more fully described below.

1. The assessment of the approximately 366 properties included in the proposed district boundary indicated that most were constructed as a result of the historic growth of the area and the businesses in or adjacent to the area. The progressive expansion of original buildings records the pattern of development of Kitchener as an urban environment, converting undeveloped rural landscape into the recognizable street plan and lot divisions of the City. The large majority of the houses and other buildings within the district boundaries are the original buildings of the area. The groupings of similar building styles and the prosperity evident in those groupings records well the advancing construction technologies and the varying prosperity of the eras in which they were built. The type and quality of housing and the number of housing units built during an era records the direct relationship between the housing being constructed and the surrounding businesses and factories flourishing, and the influence of individual municipal leaders, business people and property developers.
2. The progression of the styles of architecture and the building technology exhibited in the houses and other buildings in the CCHCD records the general progression of preferences and abilities in southern Ontario during the periods of property development, and illustrates some of the unique architectural influences that developed here and nowhere else. The Queen Anne style of domestic architecture was popular in a number



St. Andrews Church – slate, brick and stone landmark



67 – 69 Ahrens – two semis cooperating

of urban areas being developed at the end of the 19th and the beginning of the 20th centuries. But here in Kitchener, or Berlin as it was then called, a unique form of Queen Anne style houses were developed and constructed extensively, now called Berlin Vernacular. CCHCD has more than a dozen examples of this style with slight variations distributed throughout the

district. The fine and very fine examples (Group A & B) of other defined architectural styles number 172 out of the 366 properties, or almost half. Of the remaining 194 properties, 147, or three quarters, have attributes that contribute value to the heritage environment of the district (Group C). There are some splendid examples of unique historic properties, some of modest design and proportion, such as 67-69 Ahrens, and others that are grandiose and elaborate such as the three major churches.

3. Of the remaining 194 properties that are not included in Group A or B, 147, or three quarters, have attributes that contribute value to the heritage environment of the district (Group C). These are properties that exhibit the standard of construction and types of styles that were prevalent during the development era of the district and are in a condition of repair that they are considered well maintained or could be restored to appropriate period condition reasonably easily.
4. The Civic Centre Neighbourhood is definable by the combination of a number of unique characteristics including the Queen Street boulevard lighting, the unique semi-private world of the back lanes including the richly habited section of Hermie Place that sports many examples of responsive architectural design, and the historic boundaries of major commercial streets, Weber, and Victoria, and the adjacent municipal landmark, Centre in the Square. The street pattern in much of Kitchener is modified from an orthogonal grid that creates unique geometry associated with the individual district. In the Civic Centre district there is the unique grouping of houses along Lancaster that present an oblique facade to the street and the unique “hockey stick” bend on the ends of Margaret, Ellen and St. Leger streets where they meet Victoria that creates a privacy gateway to the residential neighbourhood.

In summary, the Civic Centre Neighbourhood’s heritage attributes are found within its architecture, streetscape and historical associations as outlined in the heritage character statement and more fully described and illustrated in the Civic Centre Neighbourhood Heritage Conservation District Study. Key heritage attributes include the following:

- Its association with important business and community leaders during a key era of development in Kitchener;
- A wealth of well maintained, finely detailed buildings from the late 1800s and early 1900s that are largely intact;
- A number of unique buildings, including churches and commercial buildings, which provide distinctive landmarks within and at the edges of the District;
- A significant range of recognizable architectural styles and features including attic gable roofs, decorative trim, brick construction, porches and other details, associated with the era in which they were developed;
- The presence of an attractive and consistent streetscape linked by mature trees, grassed boulevards and laneways;

- Hibner Park, Kitchener's second oldest city park, as a green jewel in the centre of the District.

These attributes are important to the District and the City as a whole and deserve appropriate preservation and management.

3.0 HERITAGE DISTRICT OBJECTIVES, PRINCIPLES AND POLICIES

3.1 GOALS AND OBJECTIVES

The following goals and objectives establish what is to be achieved through designation of the Civic Centre Neighbourhood as a Heritage Conservation District. They provide the framework for the protection and preservation of the Civic Centre Neighbourhood's unique heritage attributes over the long term, and are integral to the conservation plan and associated guidelines.

Overall Heritage Conservation District:

Goal: *Recognize, protect, enhance and appreciate the Civic Centre Neighbourhood's cultural heritage resources, including buildings, landscapes and historical connections, and value their contribution to the community by:*

- Identifying a heritage conservation district boundary that incorporates the key historical, architectural and contextual attributes of the Civic Centre Neighbourhood;
- Encouraging the retention, conservation and adaptation of the District's heritage buildings and attributes, as described in the Study and Plan, rather than their demolition and replacement;
- Providing guidance for change so that the essential architectural and streetscape character of the District is maintained and, wherever possible, enhanced;
- Identifying and building community awareness of unique or significant heritage attributes and appropriate means of preserving and/or restoring them.

Buildings:

Goal: *Avoid the destruction and/or inappropriate alteration of the existing building stock, materials and details by:*

- Establishing policies and design guidelines to ensure new development and alterations are sensitive to the heritage attributes and details of the District and are based on appropriate research and examination of archival and/or contextual information;
- Strongly discouraging the demolition of heritage buildings and the removal or alteration of distinctive architectural details;
- Encouraging individual building owners to understand the broader context of heritage preservation, and recognize that buildings should outlive their individual owners and each owner or tenant should consider themselves stewards of the building for future owners and users;

- Encouraging sensitive restoration practices that make gentle and reversible changes, when necessary, to significant heritage buildings;
- Encouraging improvements or renovations to modern era buildings that are complementary to, or will enhance, the District's overall character and streetscape;
- Providing homeowners with conservation and maintenance guidelines and best practices so that appropriate building and repair activities are undertaken.

Streetscape:

Goal: *Maintain and enhance the visual, contextual and pedestrian oriented character of the Civic Centre Neighbourhood's streetscape and public realm by:*

- Recognizing that the area's heritage includes streets, parks, trees, open spaces, monuments, street furniture, signs and all manner of items that contribute to the visual experience of a community, whether public or privately owned;
- Maintaining existing street trees, vegetation and boulevards, or develop replacement programs where necessary;
- Establishing a common 'language' of streetscape elements that will complement the heritage attributes of the District and create greater continuity where disparate land uses and built forms exist;
- Identifying opportunities for interpretive features that can bring awareness of the District's heritage attributes to residents and visitors.

Land Use:

Goal: *Maintain the low-density residential character of the Civic Centre Neighbourhood Heritage Conservation District as the predominant land use, while recognizing that certain areas of the District already have or are intended for a wider range of uses by:*

- Ensuring that appropriate Official Plan policies, designations and zoning regulations are in effect that support the residential community;
- Establishing policies that will consider and mitigate the potential impacts of non-residential or higher intensity residential uses on the heritage character of low-density residential areas;
- Developing area or site-specific policies and guidelines for those areas intended for non-residential or higher intensity residential uses that will protect key heritage attributes, while allowing greater latitude for potential alterations or redevelopment;
- Ensuring that infill development or redevelopment is compatible with the heritage character and pedestrian scale of the District.

Process:

Goal: *Ensure that the permit approvals process for the Civic Centre Neighbourhood Heritage Conservation District is effective, streamlined and easily understood by:*

- Describing which types of alterations or classes of alterations will and will not require a heritage alteration permit;
- Providing property owners with relevant information (e.g. - terminology, checklists, graphics, etc) to simplify applications for heritage alteration permits, when required;
- Identifying potential funding, grant or rebate programs that exist or should be considered that will assist homeowners in completing heritage-appropriate restoration and alterations;
- Clearly establishing the roles and responsibilities of those involved in the approvals and decision-making process.

3.2 PRINCIPLES

Heritage preservation, conservation and restoration is a complex issue involving many interests – property ownership, politics, economics, land planning, construction, aesthetics, history and a host of less tangible or quantifiable issues – community relations, pride, genealogy and others. The wide spread demolition of heritage buildings results in the loss of history and other resources. While the intent is to preserve buildings in a Heritage Conservation District, it is also recognized that some old buildings should be demolished to make way for new, some should be lovingly restored, and some should be used as a structural framework to support a new skin or interior and mechanical system. The difficult choice is to know which approach to follow. Demolition is a final, irreversible act. Conservation is a continuous, fragile process that requires commitment and guidance.

Policies and guidelines are important elements to help manage change in the Civic Centre Heritage Conservation District but they cannot be expected to cover all situations. The achievement of universal goals or processes for all people for all heritage conservation and restoration projects would also be both impossible and undesirable. However, certain principles of heritage conservation and restoration have been accepted by most well-intentioned professionals and practitioners to guide their decisions. In particular, the Venice Charter (1964) has been adopted by many governments and international organizations as the foundation for subsequent guidelines and restorations. In situations where the policies and guidelines of this Plan do not adequately address specific issues, the abbreviated version of the Articles which follows should be used to provide underlying direction.

Preserve the Historic Context - A heritage building represents the individuals and periods from history that have been associated with it. The building records the original designer and builder's intentions as well as the historic forces that were at play when it was built. Subsequent alterations to the building also record the historic context at the time of the alterations. It is

appropriate to acknowledge that a building is both a functional enclosure and a vehicle for history. As such, historical context is to be considered when planning restorations, alterations or redevelopment.

Maintain and Repair - All buildings require some continuous methods of conservation as they are exposed to the constant deteriorating effects of weather and wear from use. Owners are encouraged to undertake appropriate repair and maintenance activities of heritage properties. Plans for alterations and restoration should also consider the amount and type of maintenance that will be required.

Find a Viable Social or Economic Use - Buildings that are vacant or under-utilized come to be perceived as undeserving of care and maintenance regardless of architectural or historic merit. City Council and staff should actively encourage and support appropriate forms of adaptive reuse when necessary to preserve heritage properties.

Preserve Traditional Setting - A building is intimately connected to its site and to the neighbouring landscape and buildings. Land, gardens, outbuildings and fences form a setting that should be considered during plans for restoration or change. An individual building is perceived as part of a grouping and requires its neighbours to illustrate the original design intent. When buildings need to change there is a supportive setting that should be maintained.

Preserve Original Decoration and Fittings - A building fits into its larger setting and at a smaller scale is the frame for the decorations and fittings that completed the original design. The original exterior decorations such as bargeboards, verandah trim, wood, metal or brick cornices and parapets are all subject to weathering and the whim of style. Resist the urge to remove or up-date these features or to replace them with poor reproductions of the originals. Their form and materials are an inextricable part of the original design and should enjoy the same respect as the whole building. Where practical, fittings and equipment should be preserved or re-used.

Restore to Authentic Limits - Resist the temptation to embellish a restoration and add details and decorations that would not have been part of the history of the building.

Employ Traditional Repair Methods - Deteriorated elements and materials that cannot be salvaged should be repaired or replaced with the same materials and inserted or installed in a traditional manner. In some cases, some modern technologies ensure better and longer lasting repairs than traditional methods and should be employed if proven to be an improvement.

Respect Historic Accumulations - A building is both a permanent and a changeable record of history. The alterations that have been made since the original construction also tell part of the history of the place and the building. Some of those alterations may have been poorly conceived and executed and research may determine that they can be removed. Other alterations and additions may have merits that warrant incorporating them into the permanent history of the building. In many cases, it is difficult and unrewarding to fix a point in history as the target date for restoration. It is more appropriate to aim for a significant period in the history of the building, but be flexible in accommodating more recent interventions that are sympathetic

and have improved the historical or functional nature of the building. Respect does not mean rigid.

Make New Replacements Distinguishable - The construction eras and historical progression should be self-evident. Although new work should be sympathetic to the original and match or mimic as appropriate, it should not attempt to appear as if built as part of the original.

3.3 POLICIES

The Civic Centre Neighbourhood has a rich collection of heritage resources, in its history, architecture and landscape features. These contribute to its unique and identifiable character. However, it is recognized that physical and land use changes have happened in the past and can and will continue to occur in the future, as part of the natural evolution of a community. Designation as a heritage conservation district is intended to preserve important or defining features, while also providing guidance to future changes as buildings and the surrounding landscape undergo alterations, additions, redevelopment and public infrastructure improvements.

This section of the Civic Centre Neighbourhood Heritage Conservation District Plan provides policies that are to be considered by staff, Council and property owners, when reviewing proposals and making decisions regarding changes in the District. The policies are separated into several categories to address specific issues and context, as follows:

- Development pattern
- Additions and alterations to existing buildings
- New buildings
- Demolition
- Site / area specific policies
- Public realm
- Previously designated Part IV properties

Guidelines to further illustrate the intent of the policies are also provided in Sections 6, 7 and 8 of this Plan. For the purposes of this report and the following policies, where the term 'heritage building' is used, it refers to buildings constructed prior to 1945 in the Civic Centre Neighbourhood.

3.3.1 Development Pattern and Land Use

The vast majority of the Civic Centre Neighbourhood was originally developed as single family residential. Despite the fact that pockets of it have since been redeveloped for high-density apartment buildings, or converted to office or commercial uses, it remains a neighborhood of

primarily original detached housing, 2 to 2-1/2 storeys in height on lots of sufficiently generous size that parking and driveways are generally to the side of dwellings. Setbacks of original heritage buildings are relatively uniform at the individual street level, as are building height and scale. To maintain the general consistency of the land uses and development pattern in the District, the following policies are proposed.

Policies:

- (a) Maintain the residential amenity and human scale of the Civic Centre Neighbourhood by ensuring that the low density residential land use character remains dominant;
- (b) New land uses in the interior of the neighbourhood that are out of keeping with the general residential character of the District, or would have a negative impact on it, are discouraged;
- (c) Higher intensity uses or redevelopment opportunities should be focused at the perimeter, or outside of, the District primarily in appropriate locations in the Victoria Street Mixed Use Corridor or Weber Street;
- (d) Where new uses or intensification is proposed, adaptive reuse of the existing heritage building stock should be considered wherever feasible;
- (e) For all areas designated as Low Rise Residential Preservation, Low Rise Multiple Residential and Low Density Multiple Residential, severances which would create new lots are strongly discouraged, unless the resulting properties are of similar size and depth to existing adjacent lots;
- (f) Where original detached residential buildings are lost due to unfortunate circumstances such as severe structural instability, fire or other reasons, the setback of replacement buildings should be the same as or close to the same as the original building;
- (g) Parking for new or replacement dwellings is to be located in driveways at the side of the dwelling or in garages at the rear of the main building whenever possible. New attached garages extending beyond the front of the dwelling are discouraged;
- (h) Existing laneways are to be maintained to provide access to properties and to retain the historical development pattern of the neighborhood.

3.3.2 Additions and Alterations to Existing Buildings

It is inevitable that dwellings will be altered and additions will be made, as it is unreasonable to expect that they can remain static in the face of contemporary living arrangements and the evolution of a community. However, it is important that additions and alterations do not detract from the overall heritage character of the neighbourhood and that they do not result in the loss of key heritage attributes. At present, the Civic Centre Neighbourhood Secondary Plan includes policies and zoning regulations that restrict the extent of alterations and additions to any properties within the Low Rise Residential Preservation and Office Residential Conversion

designations. These policies, where they pertain to additions and alterations, are also included in this Plan to reinforce their continued relevance.

Policies:

- (a) Minor exterior alterations and additions to single detached dwellings shall be permitted provided such alterations are not within any front or side yard (Section 13.1.2.1 of the Municipal Plan).
- (b) Structural alterations to the exterior of buildings are not permitted in the event of residential conversions. Any exterior stairs or fire escapes are to be enclosed and kept away from the façade of the structure (Section 13.1.2.1 of the Municipal Plan).
- (c) Major structural alterations to the exterior of buildings are not permitted for conversions in the Office-Residential Conversion designation (Section 13.1.2.7 of the Municipal Plan).

Additional policies regarding alterations and additions that are to apply to all areas of the District are provided below:

- (d) Additions shall be subordinate to the original structure to allow the original heritage features and built form to take visual precedence on the street.
- (e) Design guidelines provided in Sections 6.4 and 6.5 of this Plan will be used to review and evaluate applications for additions and alterations to ensure that the proposed changes are compatible with the existing dwelling and do not result in the irreversible loss of heritage attributes.

3.3.3 New Buildings

Within the core residential area of the Civic Centre Neighbourhood, there are very few sites where new buildings could be constructed without the demolition of existing structures, with the exception of the large vacant lot on Margaret Avenue. However, there may be rare occasions where infill development or limited integrated redevelopment is possible in the future or where redevelopment is required due to loss of buildings through fire, severe structural decay, etc. In such situations, the following policies are to apply for all areas of the Civic Centre Heritage Conservation District with the exception of Weber Street, Victoria Street interface areas, the large vacant lot on Margaret Avenue and Ellen Street East as site / area specific policies are provided later in this Plan.

Policies:

- (a) New buildings will respect and be compatible with the heritage character of the Civic Centre Neighbourhood, through attention to height, built form, setback, massing, material and other architectural elements such as doors, windows, roof lines.

- (b) Design guidelines provided in Section 6.6 of this Plan will be used to review and evaluate proposals for new buildings to ensure that new development is compatible with the adjacent context.

3.3.4 Demolition

The goal of a heritage conservation district is to preserve and protect the heritage resources within the short term and over the long term. However, it is recognized that there are situations where demolition may be necessary such as partial destruction due to fire or other catastrophic events, severe structural instability, and occasionally redevelopment that is in keeping with appropriate City policies.

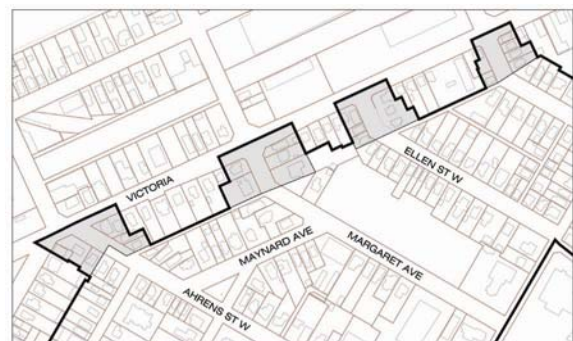
Policies:

- (a) The demolition of heritage buildings in the District is strongly discouraged.
- (b) Any proposal to demolish a heritage building or portion of a heritage building that is visible from the street or other public space within the District shall require a heritage permit from the municipality.
- (c) Where demolition of a heritage building is proposed, the property owner shall provide supporting documentation demonstrating appropriate reasons for the demolition.
- (d) In situations where demolition is approved by Council, written and / or photographic documentation of any notable architectural features and construction techniques may be required to create a record of the building and its components.
- (e) Reclamation of suitable building materials such as windows, doors, moldings, columns, bricks, etc. for potential reuse in a new building on the site or as replacement components for other buildings in the neighbourhood which require repair and restoration over time is strongly encouraged if demolition is approved for any heritage buildings in the District.

3.3.5 Site / Area Specific Policies

3.3.5.1 Victoria Street Interface

The interface between Victoria Street and intersecting streets is an important aspect of the Civic Centre Neighbourhood. The unique 'crook' in the alignment of St. Leger, Ellen Street and Margaret Avenue, and the sharp angle at Ahrens create interesting gateways as one enters the District from Victoria Street. At the same time, they also act as termination and transition points between the residential neighbourhood and the more vehicular / commercial atmosphere that exists on Victoria Street. Appropriate protection and treatment of the heritage attributes in these



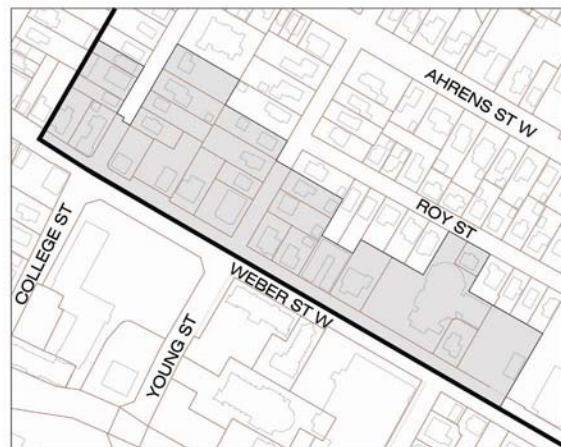
interface areas is important to help define the boundary and avoid eroding the residential character as one enters and exits the District. The following policies apply to those areas where the Mixed Use Corridor overlaps with the Heritage Conservation District.

Policies:

- (a) The retention of heritage buildings at the interface of Victoria Street and intersecting streets is strongly encouraged as they are prime identifiers of the heritage character that exists in the District.
- (b) Maintain residential streetscape character through the use of appropriate built form, materials, roof pitches, architectural design and details;
- (c) Transition gateways at the roads leading into the residential neighbourhood shall be protected and enhanced with pedestrian friendly street design and urban landscaping.
- (d) The lanes should be protected as valuable assets to the residential community, with appropriate restrictions on vehicular access to laneways as a result of any redevelopment on Victoria Street.
- (e) Design guidelines provided in Section 6.9.3 of this Plan will be used to review and evaluate proposals for major alterations, additions or new buildings to ensure that new development is compatible with the adjacent context.

3.3.5.2 Weber Street Area

Weber Street contains nearly half of the oldest buildings in the Civic Centre Neighbourhood, making it one of the most important streets in the District from an architectural and historic perspective. The size and scale of heritage buildings on Weber Street is generally larger than the rest of the District, and includes two churches, small scale apartments (3 – 4 storeys) and a number of other larger residences that have been converted to multiple residential units or office/commercial uses. The Municipal Plan designates most of the street as High Density Commercial Residential, with the designation extending slightly in some areas. The following policies are to apply to the whole of Weber Street within the District as well as to those sections of the High Density Commercial Residential designation that extend into the District on College and Young Streets.



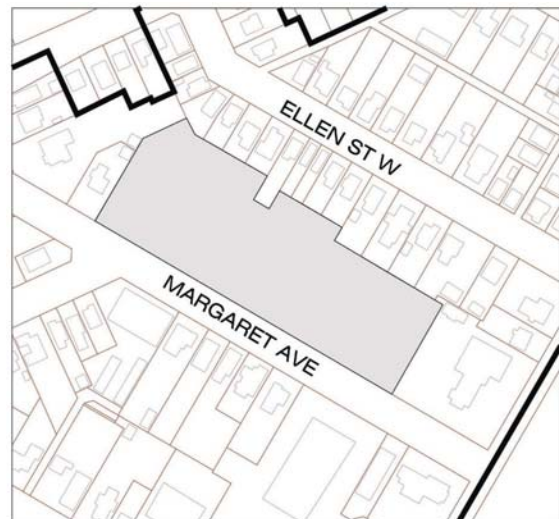
Policies:

- (a) The protection and retention of existing heritage buildings and their architectural features is strongly encouraged.

- (b) Maintain residential streetscape character through the use of appropriate built form, materials, roof pitches, architectural design and details particularly at the interface between Weber Street and the interior of the neighbourhood;
- (c) Adaptive reuse of existing buildings should be given priority over redevelopment. Flexibility in Municipal Plan policies and zoning regulations is encouraged where necessary to accommodate appropriate adaptive reuse options.
- (d) Where redevelopment is proposed on vacant or underutilized sites, new development shall be sensitive to and compatible with adjacent heritage resources on the street with respect to height, massing, built form and materials.
- (e) Any buildings proposed over 5 storeys in height may be required to undertake shadow studies where they abut existing residential uses, to demonstrate that they will not unreasonably impact on access to sunlight in rear yard amenity areas.
- (f) Design guidelines provided in Section 6.9.2 of this Plan will be used to review and evaluate proposals for major alterations, additions or new buildings to ensure that new development is compatible with the adjacent context.

3.3.5.3 Margaret Avenue

A large parcel of land on the east side of Margaret Avenue is currently vacant, except for a number of mature trees. This property was home to a number of significant mansions which were allowed by their property owners to go into serious disrepair and eventually were demolished in the 1980s and 1990s. It represents by far the single largest vacant property in the District where development is almost certain to happen in the future. Site plan applications were submitted in the past, but to date, nothing has been constructed. Because it is such a large site and is located on one of the more highly traveled streets in the District, it has pronounced visibility with the potential to significantly enhance or detract from the overall character of the neighbourhood depending on the ultimate appearance of development on the site.



The site is designated as Medium Density Multiple Residential and zoned R8, allowing for a full range of residential uses up to 24 metres (approximately 8 storeys). The Municipal Plan contains several other policies which are included below along with additional policies that are to apply to this site to ensure that new development maintains the heritage character of the District.

Policies:

- (a) New development on the east side of Margaret Avenue shall maintain the overall residential character of the neighbourhood (Section 13.1.2.4 of Municipal Plan).
- (b) Underground parking is encouraged for all forms of redevelopment and is required for apartment developments, with the exception of surface visitor parking (Section 13.1.2.4 of Municipal Plan).
- (c) Redevelopment should be of a height, siting and design which will prevent it from encroaching on lower density dwellings located on Ellen and Ahrens Streets (Section 13.1.2.4 of Municipal Plan).
- (d) Development proposals shall establish a strong, pedestrian oriented street edge that is consistent with the residential character of the District, through the use of appropriate setbacks, height, architectural features and building articulation.
- (e) Any buildings proposed over 5 storeys in height may be required to undertake shadow studies to demonstrate that they will not unreasonably impact access to sunlight in rear yard amenity areas on Ellen Street.
- (f) The retention and incorporation of existing trees is strongly encouraged as part of any development proposal.
- (g) Traffic studies may be required to demonstrate that new development will not have a negative impact on the existing heritage character of the area with respect to any potential road width / turning lane requirements or access locations.
- (h) Design guidelines provided in Section 6.9.1 of this Plan will be used to review and evaluate proposals for additions or new buildings to ensure that new development is compatible with the adjacent context.

3.3.6 Public Realm

In the Civic Centre Neighbourhood, the public realm plays a strong role in defining the overall heritage character of the neighbourhood. Its mature trees and boulevards create a green thread linking together spaces and places, while also helping to screen some of the less compatible redevelopment. The public realm also includes streets and lanes, sidewalks, lighting, street signs, street furnishings, parks and open space. Changes to these elements can play a significant role in the overall quality of the streetscape and resulting heritage character of a district. The Ontario Heritage Act states that if a Heritage Conservation District plan is in effect, the Council of the municipality “shall not carry out any public work in the district that is contrary to the objectives set out in the plan”. The following policies apply to the public realm and works proposed to public landscapes and infrastructure.

Policies:

- (a) Mature street trees are to be protected and preserved to the extent possible unless they present a public safety hazard or are in a serious state of decline due to age or disease. When removal of street trees is required, they should be replaced with new trees of an appropriate size and species as determined by the Community Services Department.
- (b) The City is encouraged to implement a street tree planting program to fill in gaps that exist in the neighbourhood in order to enhance canopy coverage.
- (c) Landscaping that complements the existing landscapes of the district, screens parking areas and contributes to the overall pedestrian quality is encouraged for all new development. Specific landscape elements will be governed by Site Plan Approval requirements.
- (d) The City is encouraged to adopt a heritage tree designation policy. The process for selecting and designating a heritage tree should be a collaborative process between the Urban Forestry Department and Heritage Kitchener. Definition of a heritage tree and a ranking process is included in this document.
- (e) Retention of existing grass boulevards and street trees throughout the neighbourhood is strongly encouraged whenever repairs or improvements are made to roads, sidewalks or underground services. Should removal of trees and boulevards be unavoidable as part of the infrastructure works, every effort will be made to replace them upon completion of the work.
- (f) Existing road right-of-ways and paved surfaces should not be increased unless required for public safety.
- (g) Street furnishings, including benches, garbage cans, bicycle racks and other components, should be consistent throughout the neighbourhood and be of a style and material that complements the heritage attributes of the District.
- (h) Street signage in the District is encouraged to be distinctive in order to identify the area as a Heritage Conservation District. Consideration should be given to developing a unique sign for use throughout the District that reflects the heritage character through its style and materials.
- (i) An interpretive feature should be located in Hibner Park to create a central focal point that can raise awareness of the District's history and heritage attributes.
- (j) Guidelines provided in Section 7.3 are to be considered in the design, selection and location of various elements of the public realm.

3.3.7 Part IV Designations

A number of properties in the Civic Centre Neighbourhood are currently designated under Part IV of the Ontario Heritage Act. When such properties are included in a Heritage Conservation District, the requirements of Part V of the Act take precedence over Part IV. As a result, the specific heritage attributes that are protected under Part IV are to be identified and included in the Heritage District Conservation Plan to ensure their continued protection. To address this situation, the following policies are established for properties previously designated under Part IV.

Policies:

- (a) The policies and guidelines of this Conservation Plan are to apply to all properties previously designated under Part IV of the Ontario Heritage Act.
- (b) In addition to the policies and guidelines of this Plan, all interior and exterior features previously designated under Part IV of the Ontario Heritage Act, that are or may be above and beyond those features to be protected as a result of designation under Part V for the following properties are to continue to be protected in the same manner as prior to their designation under Part V. This includes:
 - 37 Ahrens Street West – Front, right and left exterior. Stained glass window and tiles around the fireplace
 - 41 Ahrens Street West – Stained glass windows
 - 67-69 Ahrens Street West – Double house (entire façade and roof) associated with Woelfle family
 - 25 Maynard Avenue – Front façade
 - 108 Queen Street North – Queen Street façade, Margaret Avenue facade and other exterior features as noted in the designation by-law
 - 116 Queen Street North (fence) – Wrought iron fence

3.3.8 Adjacent Areas

The Provincial Policy Statement provides the primary framework for heritage protection, stating that *“Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”* In addition, Policy 2.6.3 states that *“Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.”* It further states that mitigative measures or alternative development approaches may be necessary to ensure that the protected heritage attributes are not affected by adjacent development. To ensure that any development outside of, but adjacent to the Civic Centre Neighbourhood Heritage Conservation District, has appropriate regard for the heritage resources of the District, the following policies are to apply:

- (a) Heritage Impact Assessment, in accordance with the policies of the City of Kitchener, may be required for any redevelopment proposals within or adjacent to the Heritage Conservation District.

4.0 PLANNING AND IMPLEMENTATION

4.1 INTRODUCTION

The designation of the Civic Centre Neighbourhood as a Heritage Conservation District is intended to help protect and preserve the heritage assets and character that exist in the area. However, it is also recognized that communities change over time due to economics, demographics, social and cultural values, specific events, etc. Such changes have already occurred, and likely will continue to result in some redevelopment, intensification or new uses within the area. It is important to have a planning framework in place that recognizes the potential for land use change, but provides appropriate direction to ensure that future change is both complementary to and compatible with the heritage features of the area.

The Ontario Heritage Act requires that heritage conservation district studies shall “*make recommendations as to any changes that will be required to the municipality’s official plan and to any municipal by-laws, including any zoning by-laws*” (Section 40(2)(d)). Phase 1 of the CCHCD Study identified a number of areas which required further consideration in Phase 2 to address potential conflicts

4.2 MUNICIPAL PLAN AND ZONING BY-LAW

In the Civic Centre Neighbourhood, growth and change are most likely to occur along the ‘fringes’, particularly given the policies and designations of the Secondary Plan for certain areas as well as the zoning. Some of these bear re-examination as part of heritage district designation.

4.2.1 Land Use Designations and Zoning

Low Rise Residential Preservation Designation

The majority of the area west of Queen Street is designated as Low Rise Residential Preservation. This designation extends to four properties on the east side of the street (181-189 Queen Street). Applicable policies restrict both the uses and extent of alterations to those properties in a manner that is very conducive to heritage preservation. Zoning regulations for this area also contain special provisions that restrict the extent and location of additions. No changes are proposed to the existing policies or zoning applying to the Low Density Residential Preservation designation.

Office Residential Conversion Designation

Similar to the Low Rise Residential Preservation designation, applicable policies in the Municipal Plan do not permit major structural alterations to the exterior of the building. These policies, along with the additional policies and guidelines in this Conservation Plan are considered sufficient to protect the heritage attributes of the buildings located on Roy, Young and College Streets in the Office Residential Conversion designation.

Low Rise Multiple Residential Designation

The Low Rise Multiple Residential designation exists in two locations – a somewhat amorphous area on Hermie Place and a relatively recently redeveloped site on Ahrens Street, both of which are zoned R6. No modifications are proposed to either the designations or zoning in these locations as the policies and guidelines of this Plan, combined with those of the Municipal Plan, are expected to adequately address the heritage attributes of these areas.

Low Density Multiple Residential Designation

The Low Density Multiple Residential designation exists along most of Mansion and Lancaster Streets. It is intended to maintain the overall low density, low rise residential character of the neighbourhood while also allowing for some integrated development in the area. Specific policies pertaining to redevelopment on Mansion Street state that it should be of a height, siting and design which will prevent it from encroaching on single detached dwellings on Queen Street North. At the present time, the majority of structures in this area are still the original detached dwellings. Properties in this area are currently zoned R7, which permits a range of housing from single detached to multiple dwellings, with a floor space ratio of 1.0 and a maximum height of 24 metres (approximately 8 storeys) for multiple dwellings.

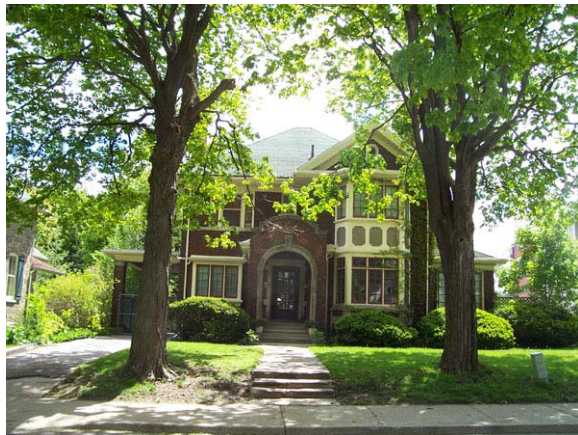


While it is recognized that there may be some limited opportunities for “integrated redevelopment” in this area, a height of 24 metres does not appear to be appropriate or consistent with the Municipal Plan policies that specify the intent to “maintain the overall low density, low rise character of the neighbourhood”. With a floor space ratio of 1, it would also be quite unlikely or difficult to achieve heights beyond three storeys, using typical or required setbacks, even if property consolidation occurred as shown in the chart on the following page. Consequently, it is recommended that the zoning in this area be changed to the R6 zone along Mansion Street which will still permit a full range of housing forms, but with a maximum height of 10.5 metres (approximately 3 storeys), and to the R5 zone along Lancaster Street. This would be more consistent with the policies of the Municipal Plan as well as more compatible with the surrounding context in the event of redevelopment in this area. The R5 zone proposed for Lancaster Street mirrors that on the east side of the street and is intended to protect the unique single family dwellings that are set at an oblique angle to the street.

MANSION / LANCASTER AREA - POTENTIAL BUILDING HEIGHTS

	Frontage	Depth	Area	FSR	Development Potential (sq. m.)	Resulting # of Storeys
LOT SIZE	36	45	1620	1	1620	
DEVELOPABLE AREA - 7.5 m SETBACK	24	33	792			2.0
DEVELOPABLE AREA - 15 m SETBACK	24	25.5	612			2.6
LOT SIZE	54	45	2430	1	2430	
DEVELOPABLE AREA - 7.5 m SETBACK	42	33	1386			1.8
DEVELOPABLE AREA - 15 m SETBACK	42	25.5	1071			2.3
LOT SIZE	72	45	3240	1	3240	
DEVELOPABLE AREA - 7.5 m SETBACK	60	33	1980			1.6
DEVELOPABLE AREA - 15 m SETBACK	60	25.5	1530			2.1

Note – Lot sizes reflect potential consolidation of 2, 3 or 4 lots

Medium Density Multiple Residential Designation – Queen Street


Seven properties fronting on the east side of Queen Street (139-143 Queen Street and 153-165 Queen Street) still retain their original structures, but are designated as Medium Density Multiple Residential with associated zoning that permits multiple dwellings up to 24 metres (approximately 8 storeys) in height. These seven properties, located between or in front of previously redeveloped medium-high rise apartment buildings, contain buildings of considerable architectural and/or historical merit, with five of them being ranked as 'A' and 'B'

buildings. They continue to contribute significantly to the overall streetscape and heritage character of Queen Street and the district as a whole, being located on one of its most important and traveled internal street corridors. It is recommended that consideration be given to changing the designation of these seven properties from Medium Density Multiple Residential to Low Rise Residential Preservation, consistent with the properties located at 181-189 Queen Street. This would give greater protection to these structures and recognize their importance to the District.

Medium Density Multiple Residential Designation – Margaret Avenue


The large vacant lot on Margaret Avenue is also currently designated Medium Density Multiple Residential, which is intended to permit some integrated medium density development while maintaining the overall character of the neighbourhood. Zoning for the large vacant parcel is R8, which permits a floor space ratio of 2 and a maximum height of 24 metres (approximately 8 storeys) for multiple dwellings. The majority of buildings beside, across from and backing onto the large vacant site on Margaret are still the original detached dwellings, primarily 2 to 2-1/2 storeys in height. One high rise apartment is situated across from the east end of the site. While the zoning would allow for construction of an 8 storey building, it would be more difficult for a building of this height to “maintain the overall character of the neighbourhood”. Actual architectural and design elements, along with siting of buildings would likely play an equally important role in whether new development was compatible with the character of the neighbourhood.

With the permitted floor space ratio of 2, it would be very possible to achieve the maximum floor area within a building envelope of 5 storeys or less as shown below. As a result, consideration should be given to reducing the maximum permitted height in this area to approximately 16.5 metres to reduce potential height impacts on the street and adjacent neighbours. Height impacts could also be addressed through the addition of angular planes and/or stepback requirements in the zoning by-law or guidelines to minimize building heights nearest the street. In addition, a maximum frontyard setback of 10 metres is recommended to establish a street edge similar to the opposite side of Margaret Avenue.

MARGARET AVENUE - POTENTIAL BUILDING HEIGHT (R8 ZONE)

SCENARIO		Frontage	Depth	Area	FSR	Development Potential (sq. m.)	Resulting # of Storeys
1	LOT SIZE	180	64	11,520	2	23,040	
	DEVELOPABLE AREA	168	45	7,560			3.0
2	LOT SIZE	180	64	11,520	2	23,040	
	DEVELOPABLE AREA	168	32	5,376			4.3

Notes: Scenario 1 Based on minimum setbacks from shallowest part of lot

Scenario 2 based on 15 m setback from rear & 10 m setback from front lot line, from shallowest part of lot

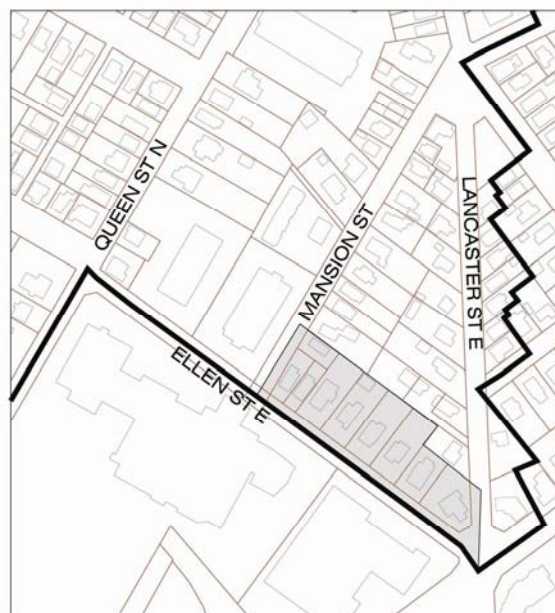
It is also recognized that there are quite a number of mature trees that are located on the property. Opportunities to retain and/or design around these trees should be encouraged.

Medium Density Multiple Residential Designation – Ellen Street East

Ellen Street East, between Mansion and Lancaster Streets is also designated as Medium Density Multiple Residential and zoned R8, allowing for a range of residential uses up to 24 metres (approximately 8 storeys).

Notwithstanding its designation, it consists entirely of original structures and backs onto other smaller scale, detached homes on Mansion and Lancaster Streets.

Redevelopment in this area would require substantial property consolidation which, at the time of this Plan, was not apparent. Zoning regulations permit a maximum floor space ratio of 2. Even with property consolidation, it is unlikely that dwellings taller than 4-5 storeys would be constructed if typical / required setbacks were observed as shown below.


ELLEN STREET - POTENTIAL BUILDING HEIGHT (R8 ZONE)

	Frontage	Depth	Area	FSR	Development Potential (sq. m.)	Resulting # of Storeys
LOT SIZE	36	45	1620	2	3240	
DEVELOPABLE AREA - 7.5 m SETBACK	24	33	792			4.1
DEVELOPABLE AREA - 15 m SETBACK	24	25.5	612			5.3
LOT SIZE	54	45	2430	2	4860	
DEVELOPABLE AREA - 7.5 m SETBACK	42	33	1386			3.5
DEVELOPABLE AREA - 15 m SETBACK	42	25.5	1071			4.5
LOT SIZE	72	45	3240	2	6480	
DEVELOPABLE AREA - 7.5 m SETBACK	60	33	1980			3.3
DEVELOPABLE AREA - 15 m SETBACK	60	25.5	1530			4.2

Notes – Lot sizes reflect potential consolidation of 2, 3 or 4 lots

Consideration could be given to reducing the maximum permitted height in this area. However, no changes to the designation and zoning regulations are proposed at this time given that Ellen Street East has a slightly different character than some other areas of the Civic Centre Neighbourhood as a result of two apartment buildings between Mansion and Queen Street, and is further defined by a different type of use and scale on the south side of Ellen Street. Should any major alterations or redevelopment proposals be proposed for this section of Ellen Street East, it will be important to ensure compatible scale and massing with heritage dwellings on

Mansion and Lancaster, while recognizing that the context of development on the south side of Ellen Street is different than within the CCHCD.

Given the proximity of Ellen Street East to the Centre in the Square, consideration could also be given to permitting limited commercial uses between Mansion and Lancaster Street, such as business and special services, including boutique cafes. The City may wish to undertake further review of permitted uses in this area regarding the potential for and compatibility of limited additional uses.

High Density Multiple Residential Designation

This designation applies to existing apartment buildings. No changes are proposed to the designations or zoning in these areas. Should new development be proposed at the street face for any buildings in these areas, the policies and guidelines of this Plan are to apply.

Medium Density Commercial Residential Designation

This designation, intended to provide a buffer between the Low Rise Residential Preservation designation and higher intensity uses / designations, applies to five properties on Queen Street primarily between Ahrens and Roy Street across from Mackenzie King Square and the Kitchener Public Library. The designation includes the original Breithaupt home which is protected under its previous Part IV designation. Zoning for these properties is CR1 and CR2, with the CR2 zone permitting a maximum floor space ratio of 2. No height limits are identified in the zoning by-law, and it would likely be possible for additions in the CR2 zone to exceed the height of the current dwelling given the permitted floor space ratio. Given the surrounding context (Kitchener Public Library, Centre in the Square, high rise apartments behind 108 Queen Street), such additions could be compatible with the heritage attributes of the area so long as design considerations are given the highest priority and are consistent with the policies and guidelines of this Plan. No changes to these designations or zoning are proposed.

High Density Commercial Residential Designation

The High Density Commercial Residential designation, located on Weber Street and extending slightly into College and Young Streets has the potential to be in conflict with the intent of the heritage conservation district plan. Similar to Victoria Street, this designation is identified in the Municipal Plan as one intended to recognize the area's proximity to downtown and primary roads. Zoning in this area is generally CR-3, permitting a range of residential, commercial, office and service uses, with a floor space ratio of 4 and no height restrictions. Potential infill or redevelopment along Weber Street could have a negative impact on the heritage character of the area if not undertaken in a sensitive manner, particularly as this street contains nearly half of the oldest buildings in the District.

As the existing context of Weber Street contains a number of heritage buildings (churches, 4 storey apartment) that are taller than others in the district (with the exception of modern high-rise apartments) and the opposing side of Weber Street is generally different in character than other boundary streets, infill development fronting on Weber Street could potentially be

compatible even if taller than 4-5 storeys. However, the 'gateways' to the residential area should maintain a lower profile to be compatible with the development pattern and scale of the District.

It is recommended that zoning regulations and Special Provisions similar to those proposed for Victoria Street be considered. This would be consistent with input obtained at the public open house held in February. Angular plane zoning could be considered for a section of the street where infill development may be most likely to occur to better address potential impacts on existing residential / office conversion uses. Consideration of the transfer of density rights, as described later in this report (Section 4.8), is also encouraged.

Mixed Use Corridor Designation

The majority of the Mixed Use Corridor designation is being excluded from the boundaries of the heritage conservation district. Properties in the Mixed Use Corridor designation located on the corner of streets leading into and out of the historic residential neighbourhood are included in the District to ensure the continuation of the residential street character. As part of the Mixed Use Corridor Study, new zones and associated regulations are to be implemented for the entire corridor including properties within and outside of the proposed District. Additional policies and guidelines pertaining to the properties within the District are provided in Sections 3 and 6 of this Plan. No other changes to the designation are proposed. Zoning changes for these areas will be implemented through the Mixed Use Corridor zoning project, which proposes a MU-1 zone for those properties that are within the HCD boundary. Special provisions pertaining to building height and setbacks are also proposed for some of the MU-1 zones, as shown on the City's Proposed Zoning Plan on the following page.

Community Institutional Designation

No changes to the land use designations or zoning for the two churches are proposed. Should any changes to the uses or buildings be proposed, the policies and guidelines of this plan are to apply.



*Churches on Weber Street,
illustrating greater height*

Other Zoning Regulations / Issues

The various regulations (e.g. – frontage, lot area, coverage, yard depth, etc.) are generally appropriate for the district in context with potential alterations or redevelopment of the building stock. However, there are two regulations that may be unsatisfactory in some situations.

Front yard setback regulations in all residential zones in the Civic Centre Neighbourhood require a minimum of 4.5 metres, except in the case of multiple dwellings which require an additional 1.5 metres for every additional 3 metres in height. There are a small number of lots where the existing front yard setbacks appear to be less than 4.5 metres, based on mapping and aerial photos – this is most apparent on Hermie Place. As these situations are rare in the neighbourhood, it is not considered necessary to amend the by-law to modify the front yard setback requirements. Should redevelopment of lots with a reduced setback be undertaken by choice or necessity in the future, consideration should be given to relaxing the front yard setbacks through a minor variance if necessary, in order to maintain the existing building setback pattern.

Maximum height regulations for all residential uses except multiple dwellings are 10.5 metres, which is equivalent to approximately 2-1/2 to 3 storeys with a pitched roof. As most of the dwellings in the Civic Centre Neighbourhood are 2 to 2-1/2 storeys, the current regulation for height would appear to be generally appropriate and no revisions are proposed to the zoning by-law for the height of single detached, semi-detached, duplex or townhouse dwellings. Some amendments are proposed to the heights for multiple dwellings in the R8 zones, as described in sections pertaining to specific sites / areas.

Rear yard setbacks could be more likely to create issues in the case of any redevelopment, as most rear yard setbacks appear to be considerably greater than 7.5 metres based on site visits and a review of mapping and aerial photos. In general, 10 to 15 metre setbacks (or greater) appear to be much more prevalent throughout the neighbourhood. Policies, guidelines and amendments have been recommended in this Plan to encourage or require a greater setback for certain areas which may be more suitable for or vulnerable to redevelopment. As relatively little redevelopment is anticipated in the remaining residential areas, no zoning amendments regarding rear yard setbacks are proposed for the majority of the District.

4.2.2 Recommended Official Plan Amendments

The following amendment to the Civic Centre Neighbourhood Secondary Plan in the City of Kitchener Municipal Plan should be considered, as shown in Figure 4. Additional consultation with affected landowners should be undertaken prior to or during any potential rezoning of these Municipal Plan Amendments for these properties to further explain the reason and intent of the changes.

Change the designation of 139-143 Queen Street North and 153-165 Queen Street North from Medium Density Multiple Residential to Low Density Residential Preservation on Map 9, Secondary Plan (Civic Centre Neighbourhood Plan for Land Use)

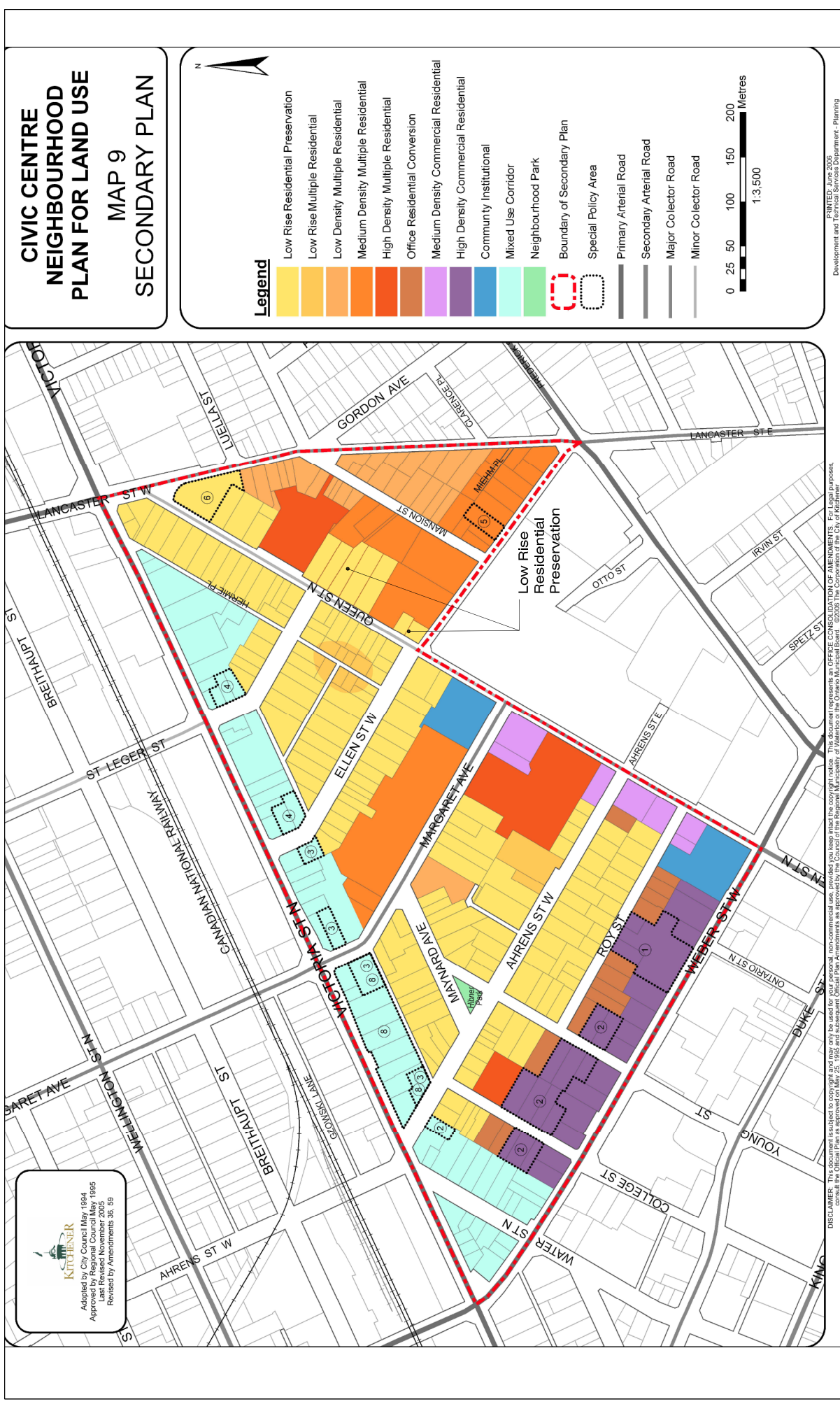


fig 4: recommended official plan designations
 civic centre heritage conservation district plan

4.2.3 Recommended Zoning By-law Amendments

The following amendments to the zoning by-law should be considered. Specific wording of any by-laws is to be determined by the City of Kitchener. Figure 5 identifies the locations of these recommendations in more detail. Additional consultation with affected landowners should be undertaken prior to or during any potential rezoning of these properties to further explain the reason and intent of the changes and to demonstrate that the changes will have minimal actual impact on the properties.

Mansion / Lancaster Area:

Change the zoning for properties located on Mansion Street from Residential R7 to Residential R6 to better reflect the intent of the Official Plan policies.

Change the zoning for properties located on Lancaster Street from R-7 and R-8 to R-5 to be more consistent with zoning on opposite side of Lancaster and to protect the unique character of Lancaster Street.

Margaret Avenue:

In the R8 zone that applies to 30 Margaret Avenue and the vacant lot in its entirety, add the following Special Provisions:

Maximum height – 16.5 metres (5 storeys)

Maximum front yard setback – 10 metres

4.3 SITE PLAN CONTROL

The site plan control process helps to implement the City of Kitchener's urban design policies and is used to ensure appropriate siting and massing of new development and to address safety, attractiveness and compatibility. Site plan control is currently required for any new development in the City of Kitchener with the exception of most single, semi-detached and duplex dwellings and agricultural and farm related buildings.

Site plan control should continue to be required in accordance with current City of Kitchener policies, to ensure that any larger scale redevelopment is appropriately reviewed and that the design guidelines included in this Plan are being considered.

4.4 DEMOLITION

The goal of a heritage conservation district is to preserve and protect the heritage assets within the short term and over the long term. Demolition of buildings within a heritage district is strongly discouraged. The Ontario Heritage Act allows municipalities to prevent demolition of heritage buildings, or establish conditions for demolition, such as the requirement for an approved site plan or a specific time frame for construction of a new building on the site. However, it is recognized that there are situations where demolition may be necessary such as

partial destruction due to fire or other catastrophic events, severe structural instability, and occasionally redevelopment that is in keeping with appropriate City policies.

Council approval is required when all or part of a residential building is proposed for demolition in the City of Kitchener. Prior to issuing recommendations regarding demolition requests, a review is undertaken by staff and Heritage Kitchener for all applications that pertain to buildings that are designated or listed on the City's Heritage Register.

No changes are proposed to the current demolition review and approval process.

4.5 HERITAGE ALTERATION APPROVALS PROCESS

In accordance with the Ontario Building Code (1997), the City of Kitchener requires a building permit for any new structures that are larger than 10 m² (108 sq. ft) consisting of a wall, roof and floor (or any of them), structures containing plumbing, and structures designated in the building code. Consequently, building permits are required for many interior renovation projects and additions as well as exterior and facade projects including porches, additions, structural alterations to doors and windows, etc.

The designation of the Civic Centre Neighbourhood as a heritage conservation district does not result in any changes to the type of buildings or projects that require a building permit for either interior or exterior work. However, when a building permit is necessary for work that affects a façade that is visible from the street or other public areas in a heritage district, an additional level of review and approval is applied to ensure that the proposed construction or alteration is in keeping with the heritage character of the area.

In addition, heritage alteration permits are required for some projects which do not require building permits to ensure that those changes are consistent with the policies and guidelines of this Plan and respect and maintain the integrity of the Civic Centre Heritage Conservation District.

4.5.1 Approvals for Private Property

Section 5 of this plan provides detailed information regarding which types of projects require a heritage alteration permit and the proposed approvals process for various types of work in the Civic Centre Neighbourhood Heritage Conservation District. In general, heritage alteration permits ARE REQUIRED for the following types of work:

- Additions to any façade visible from public areas (streets, laneways, open space, parks);
- New buildings constructed on vacant properties, as integrated redevelopment projects or to replace existing buildings for any reason;
- Major alterations to or replacement of features such as doors, windows, porches, decorative trim on the street-facing portion of a building, where the feature being altered or replaced will be of different style, materials or proportions than existing;

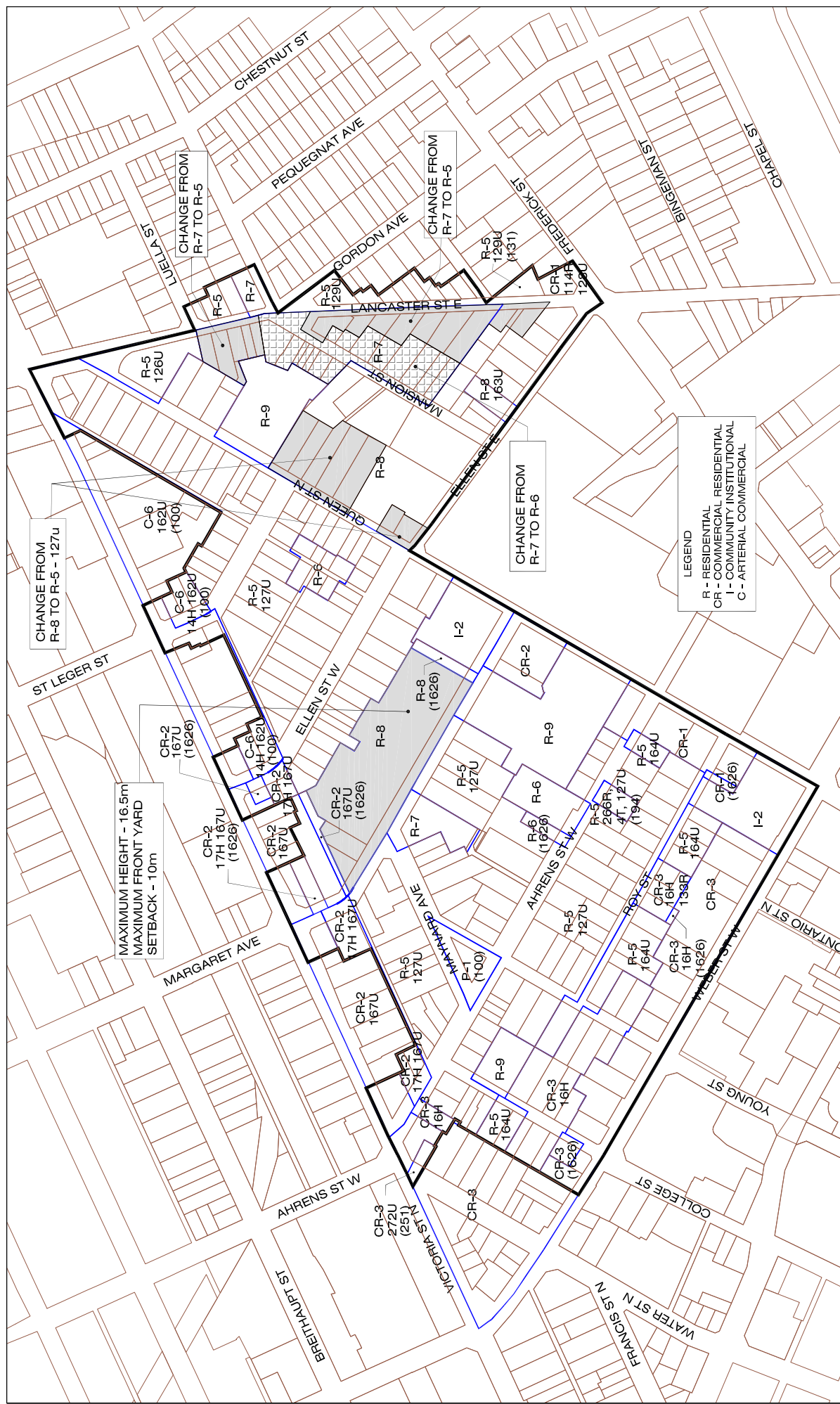


fig 5: recommended zoning by-law amendments

civic centre heritage conservation district plan

- Commercial signage affixed to buildings;
- Features previously protected under Part IV of the Ontario Heritage Act.

In general, heritage alteration permits ARE NOT REQUIRED for the following types of work:

- Interior alterations;;
- Additions or alterations to any portion of the building that is not visible from the street or other public spaces;
- Minor repairs and maintenance;
- Alterations or replacement of street facing features where the replacement items are of the same style, material, size and shape as the original;
- Painting and paint colour.

It should be noted that a heritage alteration permit is not necessary to undertake immediate or temporary repairs required as a result of emergency or catastrophe (e.g. – structural damage resulting from storms, fire, etc.) . However, should such events result in the need for permanent alterations or reconstruction of building features on the street facade, an alteration permit in accordance with those detailed in Section 5 of this Plan is required at the time the permanent repair or replacement is initiated.

4.5.2 Approvals for Public Property and Infrastructure

The Municipality is also obligated to be consistent with the policies and guidelines of this Plan in the undertaking of any public works or infrastructure improvements. This means that Council review and approval is required for such works and items as:

- Replacement of street lighting, street signs;
- Street furnishings, including benches, trash receptacles, bicycle racks, planters and similar items;
- Alterations, reconstruction or removal of grassed boulevards;
- Changes to sidewalks or roadway pavement widths;
- Changes or improvements to public park and open space features.

4.6 EDUCATION AND PROMOTION

During Phase 1 of the Civic Centre Neighbourhood Heritage Conservation District Conservation Study and in the public workshop conducted at the beginning of Phase 2, some property owners expressed a concern about how restrictive or time-consuming the approvals process would be

and the need for easily accessible information about the process. It was also apparent at some of these meetings that there is misunderstanding on the part of many people regarding the implications of designation. In many cases, property owners felt designation would limit their property rights far more than it does. As a result, there is a need for further education and dissemination of information to property owners to clarify not only the approvals process, but also the intent and benefits of heritage district designation. In addition, opportunities to raise awareness of and celebrate the heritage assets of the neighbourhood should be seized whenever possible.

To assist in these education and promotion efforts, a 'Homeowner's Heritage Guide' has been prepared as part of this Conservation Plan. A copy of the brochure is contained in Appendix A. Additional recommendations regarding education and promotion are as follows:

- A letter and/or information about the Civic Centre Heritage Conservation District Plan should be mailed out to all property owners with the notice of heritage district designation along with a copy of the Homeowner's Heritage Guide.
- Copies of the Civic Centre Neighbourhood Heritage Conservation District Study , Civic Centre Neighbourhood Heritage Conservation District Plan and Civic Centre Neighbourhood Homeowner's Heritage Guide should be made available at the Kitchener Public Library for reference purposes.
- Additional copies of the Civic Centre Neighbourhood Homeowner's Heritage Guide should be provided to the local Community Association so that they can be given to new residents whenever the association is aware of people moving into the neighbourhood, as well as being made available at community association annual meetings or other events.
- Realtors, particularly those who are active in the area, should also be made aware of the guidelines and brochure and have copies of the guidelines, so they can distribute it to purchasers in the Civic Centre Neighbourhood.
- Maintain an up-to-date Civic Centre Heritage Conservation District website.
- Occasional workshops regarding heritage conservation, maintenance and renovation should also be organized in the community. These could potentially be initiated by the community association or as partnerships with the City, Heritage Kitchener, ACO, heritage contractors / consultants and other heritage conservation districts in Kitchener.
- The neighbourhood association should organize walking tours or other community events occasionally to celebrate the community's unique heritage character. A draft walking tour has been prepared as part of this Plan for further refinement and distribution by the City.
- The proposed interpretive feature also offers an opportunity for education and promotion of the District's history.

4.7 MONITORING PROGRAM / RECOMMENDATIONS

The Civic Centre Neighbourhood Heritage Conservation District consists of approximately 320 buildings. To evaluate the long term impact and effectiveness of heritage conservation district designation and its associated conservation plan and guidelines, a monitoring program is recommended. Specific factors that should be considered as part of a monitoring program include:

- Number of building permit applications;
- Number and type of heritage alteration permits applied for and granted;
- Time frame required for review and approval process for heritage alteration permits;
- Qualitative / photographic record of alterations and redevelopment undertaken;
- Average housing price increase / decrease in comparison to similar areas of the City that are not designated.

The monitoring program should be conducted on an annual basis with a brief information report prepared to Council.

4.8 HERITAGE PRESERVATION INCENTIVE PROGRAMS

Grants and other financial assistance programs can provide an incentive for property owners to undertake more substantial conservation or restoration work on their dwellings. Following is a summary of existing incentive or assistance programs that are currently available in the City of Kitchener, as well as potential programs that should be considered.

4.8.1 Grants

The City of Kitchener Designated Heritage Property Grant Program may provide grants to owners of property that are designated either individually or within a heritage conservation district, to assist in the conservation of architecturally significant features of their property, if eligible. Funds to cover half of eligible conservation work, up to a maximum of \$3,000, may be provided to residents subject to available funding. Priority is given to grants for conservation work which addressed structural needs. Additional information regarding the grant program and what constitutes an eligible project, is available from Heritage Planning staff or on the City's website at http://www.kitchener.ca/award_prog/designated_property.html.

4.8.2 Tax Refund Programs

A Heritage Tax Refund Program is offered by the City of Kitchener to assist property owners with the additional costs of maintaining or converting heritage properties that may be incurred in some situations. Eligible properties must be designated under Part IV or Part V of the Ontario Heritage Act and subject to a heritage conservation easement agreement with the City or Ontario Heritage Foundation, or an agreement with the City regarding the preservation and

maintenance of the heritage resource on the property. Applications must be made with the City of Kitchener in the month of February following the year in which the Heritage Tax Refund is being sought. Property owners in the Civic Centre Heritage Conservation District should contact the City's Heritage Planner for additional information regarding eligibility, required applications forms and other information or consult the City's website at http://www.kitchener.ca/pdf/edge_brochure.pdf.

4.8.3 Transfer of Density Rights

A number of cities have transfer of density rights programs to assist in the preservation of heritage buildings, in areas where there is greater expectation and/or pressure for redevelopment or higher density development due to existing designation and allowable densities. Such programs can help balance the objectives of both preservation and intensification and act as an incentive for property owners to preserve and re-use existing heritage resources.

Density transfers for heritage preservation allow a property owner to transfer or sell unused density rights to other development sites where development may be more appropriate, in exchange for the long-term preservation of the heritage resource. Unused density is generally calculated on the basis of the floor space ratio that would have been permitted, minus the existing floor space ratio of the building being preserved. Determination of appropriate sites / areas where the density could be transferred to would need to be negotiated between the city and landowners, or have specific policies established for such programs. Similar to Heritage Tax Refund Programs, heritage conservation easements or other agreements between the City and seller/transferor of the unused density rights would need to be established.

Density bonus programs are also used in some cases where heritage buildings are retained and appropriately integrated into new developments.

The City of Kitchener should further investigate and consider density bonusing and transfer of density rights programs for development that conserves heritage buildings and attributes. Such programs would be most applicable to the Victoria Street Mixed use Corridor and in the Weber Street High Density Commercial Residential designation as a means of helping to retain existing significant buildings, while recognizing that there is also the expectation of intensification in these areas. Such programs could also be considered as an alternative to redesignation for portions of Queen Street North, as recommended in Section 4.2.2.

5.0 HERITAGE PERMIT APPROVALS PROCESS

In accordance with the Ontario Building Code (1997), the City of Kitchener requires a building permit for any new structures that are larger than 10 m² (108 sq. ft) consisting of a wall, roof and floor (or any of them), structures containing plumbing, and structures designated in the building code. Consequently, building permits are required for many interior renovation projects and additions as well as some exterior and facade projects including porches, additions, structural alterations to doors and windows, etc.

Designation of the Civic Centre Neighbourhood as a heritage conservation district does not result in any changes to the type of buildings or projects that require a building permit for either interior or exterior work. However, when a building permit is necessary for work that affects a facade of a building that is visible from public areas (street, laneways, parks and open spaces, etc.) in a heritage district, an additional level of approval and scrutiny is applied to ensure that the proposed construction or alteration is in keeping with (or improves) the heritage character of the area. Alteration permits are also required for some projects that do not require building permits to ensure that changes are in keeping with the neighbourhood's heritage integrity.

5.1 WORK REQUIRING APPROVALS

Table 5.1 on the following page summarizes which types of projects require a heritage alteration permit and the proposed approvals process in the Civic Centre Neighbourhood Heritage Conservation District. It also indicates types of projects that do not require a permit.

As the Ontario Heritage Act allows for greater authority and decision making to be delegated to heritage planning staff, it is recommended that a streamlined process be considered for the approvals process in the Civic Centre Neighbourhood Heritage Conservation District in some situations. This would help address property owner concerns regarding the amount of time the approvals process will take as well as minimize the time and effort required for heritage planning staff to prepare reports and recommendations to Heritage Kitchener, particularly as the number of heritage districts and properties in the City grows. Shaded columns in Table 5.1 identify those projects and types of buildings where Heritage Kitchener and Council review and approval of the heritage alteration permit should still be required. Unshaded columns identify projects / types of buildings where consideration should be given to delegating that approval authority to the City of Kitchener's Heritage Planning staff. Heritage Planning staff should still retain the ability to consult Heritage Kitchener and request their input and/or approval if they consider it desirable or necessary due to specific circumstances.

A plan (Figure 6) illustrating the building rankings assigned to properties in the Civic Centre Neighbourhood Heritage Conservation District is included at the end of this section to assist readers in determining what type of approvals process their building(s) will require. A spreadsheet identifying the addresses and building rankings is also provided in Appendix B for additional convenience.

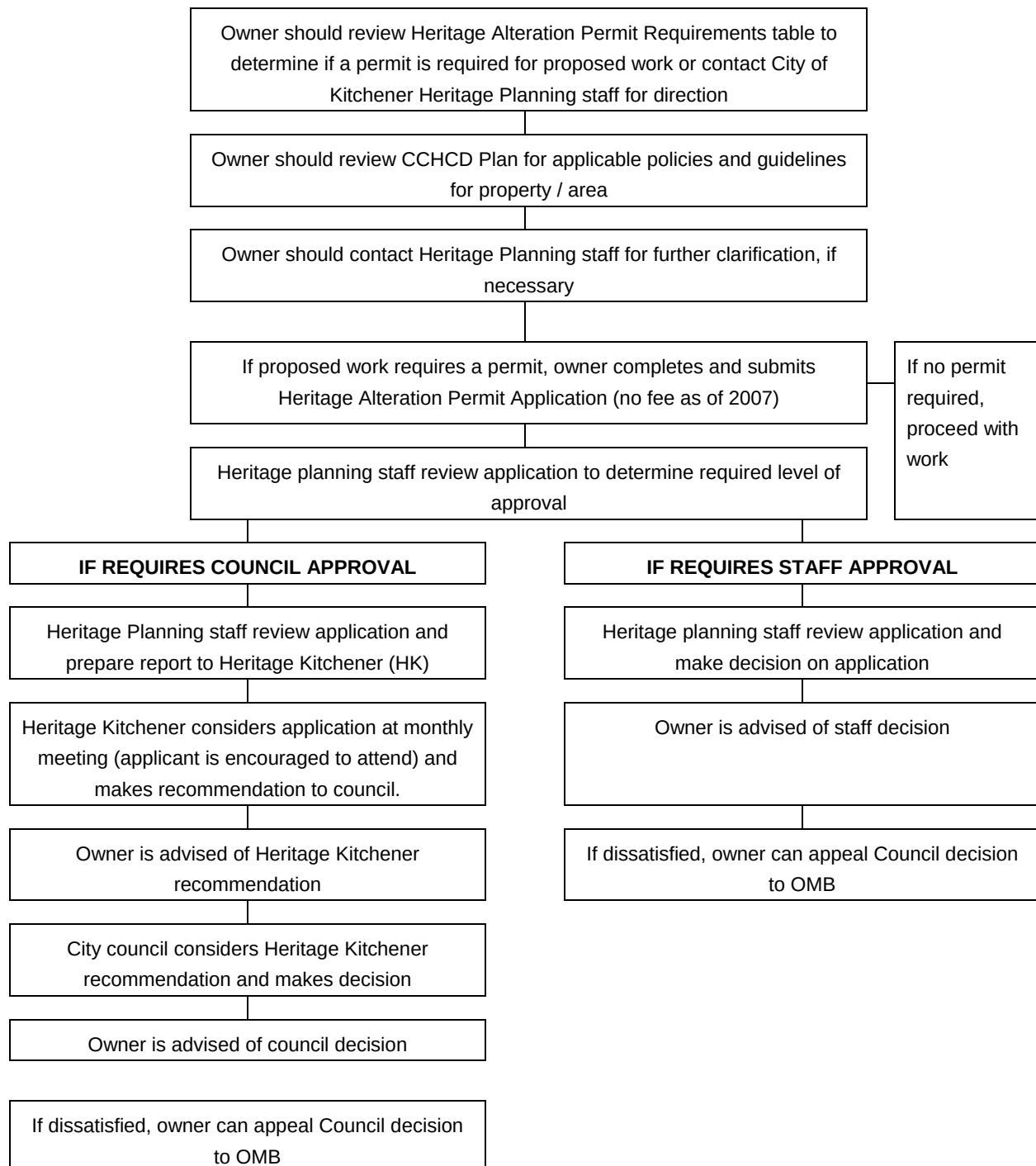
TABLE 5.1
RECOMMENDED HERITAGE ALTERATION PERMIT REQUIREMENTS

TYPE OF WORK	Heritage Alteration Permit Required			
	Building Ranking			
Major Projects	A	B, C	D	Guideline
New buildings	Yes	Yes	Yes	Yes
Additions	Yes	Yes	Yes	Yes
Major alterations visible from street or other public space	Yes	Yes	Yes	Yes
Conversions with exterior alterations visible from street or other public space	Yes	Yes	Yes	Yes
Demolition of building or portion of building visible from street or other public space	Yes	Yes	Yes	Yes
Alterations to Heritage Attributes Visible from Street or Public Space	A	B, C	D	Guideline
Window or door removal without replacement	Yes	Yes	No	Yes
Additions of a window or door in a new or altered opening	Yes	Yes	No	Yes
Shutter removal (if original)	Yes	Yes	No	Yes
Decorative trim and bracket removal or replacement	Yes	Yes	No	Yes
Porch/verandah replacement, removal or addition	Yes	Yes	No	Yes
Removal of chimneys, if significant visual feature	Yes	Yes	No	Yes
Removal or installation of cladding and siding	Yes	Yes	No	Yes
Painting of previously unpainted brick or stone	Yes	Yes	No	Yes
Re-roofing with different materials	Yes	Yes	No	Yes
Window removal where window is a significant feature from street or public space	Yes	Yes	No	Yes
Removal of brick or stone piers, if original	Yes	Yes	Yes	Yes
Wall mounted signage	Yes	Yes	No	Yes
Work NOT Requiring a Permit	A	B, C	D	Guideline
Window and door replacements in existing openings except if window is an original significant visual feature visible from the street or other public space	No	No	No	Yes
Replacement / installation / removal of storm doors, storm windows	No	No	No	No
Soffit and fascia replacement	No	No	No	Yes
Re-roofing with same materials	No	No	No	No
Eavestrough installation or replacement	No	No	No	Yes
Removal of chimneys if not major visual feature	No	No	No	No
Painting of wood, trim, previously painted brick/masonry	No	No	No	Yes
Other maintenance and repair that does not affect façade visible from street or other public space	No	No	No	Yes
Landscaping and gardening plans in any part of the yard including fencing (unless designated under Part IV) and hedges, but not including original brick or stone piers	No	No	No	Yes
Interior renovations	No	No	No	No

Note: Shaded cells indicate work requiring Council approval

5.2 HERITAGE APPROVALS PROCESS

The following chart graphically illustrates the typical steps that a property owner should or will need to go through when contemplating any alterations, additions or other work to their buildings in the Civic Centre Heritage Conservation District, based on the recommendation that Heritage Planning staff be delegated authority to make decisions on some applications.



5.3 ROLES AND RESPONSIBILITIES

5.3.1 Heritage Planning Staff

The City's heritage planning staff, within the Development and Technical Services Department, should be the first source of contact for anyone contemplating renovations, restoration or other building alteration and maintenance projects. Heritage staff have the knowledge, skills and resources to assist residents in making decisions regarding whether or not a proposed project requires a heritage alteration permit and the type of approval process. In addition, Heritage Planning Staff are responsible for preparing reports to Heritage Kitchener and Council for review and decision making, therefore, their involvement from the beginning of any project increases the communication and understanding of what is being proposed.

5.3.2 Heritage Kitchener

Heritage Kitchener currently reviews heritage alteration permit applications and makes recommendations to Council regarding their approval. Where Heritage Kitchener input and decisions are required or sought, they should be guided by the principles, goals, objectives, guidelines and recommendations in this Civic Centre Neighbourhood Heritage Conservation District Plan. Heritage Kitchener's role should continue to be similar to what it currently is, with the exception that their formal input / recommendations may not be necessary for all situations and heritage alteration permits, in an effort to streamline the process.

Heritage Kitchener members can also provide a wealth of knowledge and information to residents regarding appropriate heritage preservation practices, examples and processes.

5.3.3 Council

Members of Council are responsible for adoption of policies and plans relating to heritage in general and for approving heritage alteration permits in designated heritage conservation districts. Council members should recognize the historical, architectural and cultural value of the Civic Centre Neighbourhood's heritage attributes when making policy and land use decisions that affect the heritage district and also be guided by the principles, goals, objectives and guidelines of the Heritage Conservation District Plan. At the same time, they should be aware that a heritage district designation is not intended to 'freeze' the community in time, and that change can and will occur in the neighbourhood.

Council should be encouraged to allocate budgets to ensure that staff resources are sufficient to efficiently handle the heritage approval processes for Civic Centre Neighbourhood (as well as other heritage districts), and that public infrastructure projects such as roadwork, tree planting programs, street sign and lighting replacement / refurbishment are appropriately funded to retain, or enhance where possible, the heritage character of the Civic Centre Neighbourhood.

6.0 ARCHITECTURAL DESIGN GUIDELINES

6.1 INTRODUCTION

The intent of the designation of a heritage conservation district is not to cripple desirable improvements in the area or to force the area to stagnate economically. On the contrary, many forms of growth and change are not only inevitable, but desirable to keep the area viable and vibrant. Methods must be found to incorporate new lifestyle patterns and technology that are the expectation for most residents and owners. It is appropriate to replace some materials and assemblies with modern equivalents. However, the intent of designation of a heritage conservation district is to preserve an adequate stock of the heritage features that define the character of the area to preserve the cohesive nature of the district.

The contribution of each individual property to the overall character of the district is primarily the front façade of the building except at corners where the side façade also contributes to the street appearance. To that end, certain buildings within the heritage conservation district represent its history and architectural heritage better than others, and for those buildings, certain features are of greater significance than others. The original assessment of the Civic Centre Neighbourhood Heritage Conservation District area classified properties as A, B, C or D based on historical reference and architectural quality. The principal features of those buildings are a combination of the construction details and components described in Section 2.

Any of the original components that face the public street(s) should be preserved as much as possible to conserve the heritage character of the street. The designation of this district will not affect interior alterations, the construction of an addition on the back of a house if not visible from any public space, or the replacement of a garden deck. The use of the buildings will be subject to normal planning and zoning bylaws regarding density and number of units, but will not be further restricted by the heritage aspect of the district.

6.2 KEY ELEMENTS

Architectural elements contribute to the heritage character of a building, the streetscape grouping of buildings, and the district. The elements are listed in order from the items of large scale and dramatic impact to the items of small scale and subtle impact on the surrounding built form. As in all discussions of artistic pursuits and emotional responses, there are differences in personal interpretation and relative values. However, the purpose of this study is to acknowledge both the individual key elements contributing to the heritage character, and the cumulative effect of those elements.

6.2.1 Building Form, Massing, Height, Width and Visible Depth

The most apparent influence of a building on the character of the district is its overall size and shape as perceived from the street. A building that is significantly larger or smaller than its neighbours, or long and low in a tall and narrow neighbourhood will be recognized for those unique qualities rather than contributing to the massing norm of the district. Variation is not necessarily a bad quality, except in a grouping of similar items, like organ pipes or teeth, where there is an established expectation of continuity.



St. Leger Street , north side 46-22

6.2.2 Building Setting on Property

A building that would otherwise be consistent with its neighbours because of form and massing, can have a disturbing effect on the recognizable consistency of the neighbourhood if it sticks out in front of the general line of building facades or leaves a noticeable gap. In CCHCD there is the unique rhythm established along Lancaster of similar sized houses all turned to 45 degrees from the street, generating a saw tooth street elevation of primary and secondary building faces. Here, the norm is established as the oblique relationship to the street, and is reinforced by the repetition of houses at uniform spacing. For the benefit of the neighbourhood coherence, most buildings in the sequence follow the same setting on the property. There are worthy exceptions for special locations and landmark buildings, but we expect to see a consistent alignment and spacing of building facades along a street unless there is good reason for a break.



Lancaster Street East, south side 99-79

6.2.3 Architectural Style

The synthesis of building elements that combine to create a recognizable architectural style (Victorian, Georgian, Italianate, etc.) are usually considered to be the stylistic prerogative of individual properties. The Phase I Study documented the range of styles that are prominent in the Civic Centre Heritage Conservation District and included examples and photos of the following:

- Classical or Neo-Classical
- Gothic or Gothic Revival
- Victorian
- Georgian
- Italianate
- Queen Anne
- Second Empire



28 Weber Street West – Second Empire style with mansard roof and dormer windows

6.2.4 Building Façade Elevation Layout and Shape, Projections and Reveals

Whereas the architectural style nomenclature may be a pedigree that appeals to the scholarly review of the worth of a building, to many residents, the name of the style is of less importance than the combination of projecting bays, inset entrances and rhythm of other major facade elements that contribute to the texture of the street elevation in combination with adjacent buildings.



37 Margaret Avenue – Some Queen Anne elements in a vernacular style well crafted.

6.2.5 Roof Style, Dormers, Gables and Turrets.

These elements are part of the basic structure of the building and add to the decorative character of the appearance. Some of these elements may have been added to the basic design for utilitarian purposes, such as roof dormers to allow a building's attic to be habitable with windows, others are almost purely decorative in nature, such as corner turrets and cone-shaped roofs that could easily have been incorporated into a slightly larger box for the small amount of floor space they contribute. All of these geometric solutions to the enclosure of space provide additional opportunities for the designer to embellish a simple box. All of these protrusions provide visible locations for additional decorative treatments as noted in “trim and decoration” below.



83 Ahrens Street West, subtle brick detailing with ornate wood trim.



Turret at 18 Maynard Ave



Turret at 119 Young Street

6.2.6 Windows, Doors and Accessories

The penetrations of the exterior wall of a building to permit entry of people, light, ventilation, and to permit a view to the exterior, also provide the builder with huge design opportunities to decorate a simple box and to add functional and decorative building features such as rounded arches, stone lintels, projecting sills, keystones, decorative frames and contrasting materials, transom windows, leaded glass, beveled glass, decorative mullions and muntins, operating sashes, shutters and others. Doors and windows are necessary elements for any building, but

their layout and decorative treatment provides a host of opportunities for the builder to flaunt the unique qualities and character of each building.



183 Queen St. North



27 Mansion Street



32 Ellen Street

6.2.7 Building Materials, Textures, Colours



54 Margaret Avenue – round turret



55 Margaret Avenue – round bay and trim

For the purpose of longevity and resistance to weather and fire, most of the single family residential buildings in CCHCD are constructed with exterior walls made from brick or stone masonry or a combination of the two. Most brick fabricated during the end of the 19th and beginning of the 20th century is more porous and softer than good quality stone or concrete, hence the portions of the exterior wall in contact with the moist ground at the foundation were usually fabricated from stone, concrete or concrete block to resist the deterioration from moisture contact. This also provided an aesthetic base or plinth for the attractive display of the upper portion of the building built from finer textured and different coloured brick masonry. The roof of most houses was, by necessity, framed with wood to create the sloped and intersecting planes to shed rain and snow. The wood roof structure was protected from moisture by being far above the ground and by the roofing materials (shingles, slates, flashing etc.) that shed the rain. This combination of construction materials, stone, brick, stucco and wood, and the range of colours and textures available from each provided a broad pallet for the builder in the design of each house.

For institutional and commercial buildings and multi-unit residential buildings, the selection of materials available was consistent with the time period that the adjacent houses were being built, but the form of the building required a different treatment and appearance.

6.2.8 Key Element Variations for Commercial and Institutional Buildings

The CCHCD area includes a number of commercial and institutional buildings, and multi-unit residential buildings. Some of the commercial use buildings are simply renovated residential buildings that have maintained the original style and appearance of the house mostly unchanged. Examples would be the large houses on Roy Street and along Weber, Water and Victoria used for commercial purposes. Some examples in these areas have been converted to commercial use by major changes to the style and appearance of the original residential façade. These are discussed in section 6.7.

Some examples of commercial and institutional buildings were purpose built with materials and technology and an aesthetic required for those purposes. The three major churches, St. Andrew's, Zion, Good Shepherd, use masonry exterior walls, and massive sloped roofs, in the tradition of European cathedrals, and to maintain the tradition of a house of God being a super-sized version of a residential house with suitable accoutrements like a belfry or steeple.



Purpose built shopfront at 127 Water Street

The purpose built commercial structures, like the store at 127 Water Street North, used materials that were similar to the adjacent houses, but combined in a layout and construction technology that better suited the intended purpose of the building. To provide visual and physical access to the goods for sale, the building is moved closer to the street line, the ground floor is lowered almost to ground level, and the front façade is enclosed with large amounts of glass at the ground floor facing the street. There is a prominent cornice, or decorative band, just above the shop window, that can be used for signage, advertising, and in some cases the mounting of adjustable awnings to protect the shopfront, window contents and any display extending to the sidewalk in front of the shop from excessive sun or rain. Purpose built retail buildings were most frequently constructed along major streets to benefit from the increased traffic and exposure to clientele, and were most often built in conjoined rows to benefit from the close commercial exposure to each other and to the pedestrian traffic on the sidewalk. The close proximity of the adjacent buildings created new problems of fire protection and rain disposal that were solved by the new built form. The sloped roof and overhanging eaves of residential construction gave way to masonry parapet walls extending vertically above flat roofs. This design contained fire from spreading to adjacent buildings and contained rain and snow from falling onto the sidewalk or adjacent properties or loading areas. This design also provided a street façade that could be joined to other similar facades, but made unique by the materials, openings and signage at street and roof level.

Other commercial buildings that were less reliant on retail exposure adopted the construction technology of flat roofs to permit the construction of almost unlimited floor areas without generating huge useless attics under sloped roofs. The roofing technology of waterproof membranes with internal piped drains improved rapidly from middle to the end of the 19th century to permit large, box-shaped buildings of varying heights.

6.2.9 Multi-Unit Residential Housing

The early versions of multiple unit housing styles were closely related to single family styles in construction technology and appearance. Most semi-detached houses appear to be very similar to other housing, only that they are designed to be contacting on one side.



143 Queen Street North & 57-61 Ellen Street West

Similarly, row housing uses the same materials and form of other period houses, but designed to be joined in three or more linear units. Examples constructed during different periods illustrate the potential for a variety of sensitive options for higher density accommodation.

The example of early purpose built apartments at 48 Weber Street illustrates an effort on the part of the builder to design a building that closely resembles the adjacent housing stock in material and design, but increasing the scale and number of units accommodated. The overall height is similar to other three storey residential buildings, and the massing presented to the street is of two slightly enlarged house forms separated by a common entrance courtyard. The progression of materials from masonry at the lower two floors to stucco with Tudor decoration at the third floor is consistent with other single family buildings in the district (187 Queen, 26 Roy). The elevation is punctuated with window designs and spacing similar to other large houses and the elevation is surmounted by a decorative gable element similar in scale and design to other single family residences. This is a building working hard to fit in well with its neighbours while accommodating an increased density of housing units.

*48 Weber Street*

More recent apartment buildings from the period after 1945 illustrate a combination of building technologies that permit radically different design aesthetics from the surrounding low density housing fabric. Reinforced concrete frames and concrete block demising walls permit buildings to be constructed to heights of 10 and 20 storeys with construction economy and relative safety from fire spread. The introduction of the self-service elevator after 1945 provided acceptable access to the upper floors of these buildings. The exterior walls can be constructed of non-loadbearing materials such as glass curtain-wall or more traditional materials like brick masonry, or in the 50's and 60's when many of these examples were constructed, the exposed concrete frame with a painted coating.

When these types of apartment towers were first envisioned, most forward thinking designers (notably Le Corbusier) advocated for them to be constructed in park-like settings liberating the ground for healthy communal recreation and avoiding conflict with traditional housing construction. Kitchener CCHCD accepted the high-rise apartment towers, and in some locations benefited from the park-like setting and the communal activities on the ground level, such as the convenience store at 100 Queen Street. However, some of the post-1945 apartment blocks appear to be designed and situated in a fashion that does not complement the surrounding low-rise residential buildings, and would not be much of an asset to a streetscape. The apartment block at 119 College Street exposes a large blank expanse of solid wall to the street with a pair of entrance doors that would be less than inviting even to tradespeople.



Apartment building at 119 College Street

Any future changes to existing buildings that are taller than 6 floors, or for the design of new buildings taller than 3 floors, should be required to provide an adequate transition to neighbouring building types and heights, as well as being sensitive to the quality of the elevation contributed to the rest of the street. As discussed in other sections of this Plan, consideration of building 'stepbacks' and angular planes would encourage the appropriate respect for buildings of varying heights in the same district. The review of street elevations with requirements to respect traditional eave lines, street set-back and other street controls, would encourage new construction to complement adjacent heritage buildings that are maintained.

6.3 DESIGN GUIDELINES

This section of the Conservation Plan contains recommended practices, design guidelines and illustrations to provide guidance when major alterations, additions and new buildings are contemplated in the Civic Centre Neighbourhood Heritage Conservation District. The guidelines build on the overall heritage preservation objectives, principles and policies listed in Section 3 of this Heritage Conservation Plan and should be considered in conjunction with them when reviewing applications for heritage alteration permits. They include additional information, illustrations and case studies and are intended to provide residents and approval authorities with examples, ideas and further guidance.

Sketches and photographs illustrating examples are also provided after each section to assist property owners, heritage staff, Heritage Kitchener and Council to further visualize and interpret the foregoing sections regarding alteration, additions, new buildings, etc. They are intended to offer general guidance and reflect the basic principles that are to be considered in the Civic Centre Neighborhood Heritage Conservation District, as it is recognized that every situation is unique and every design solution should be similarly unique to appropriately respond to the specific characteristics of the building and streetscape.

6.4 ALTERATIONS

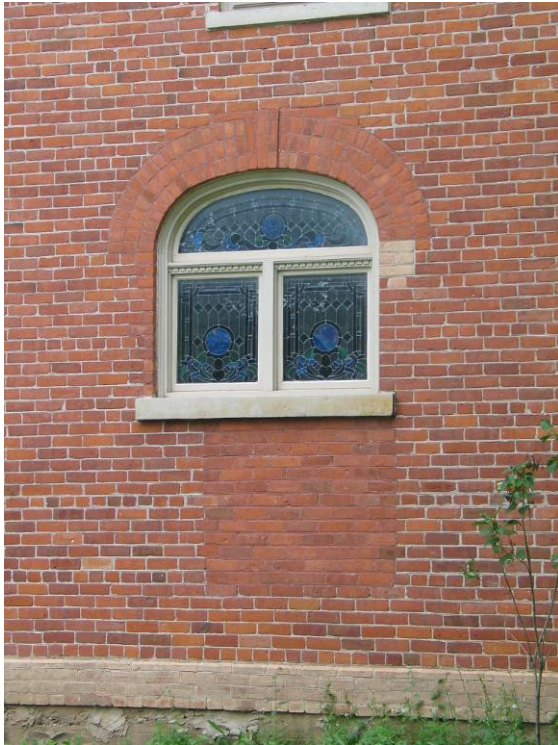
Alterations to the facade of buildings visible from the public realm (typically the front of the house or front and side of the house on corner lots) have the potential to dramatically affect the appearance of not only the building itself, but the entire streetscape. In a heritage conservation district, it is very important to ensure that alterations preserve the essential character of the house, and are complementary to adjacent dwellings.

6.4.1 Recommended Practices and Design Guidelines

- Research the original style and appearance of the building to determine “authentic limits” of restoration or alteration so that the appropriate style is maintained.
- In the absence of historical data, use forensic evidence available from the building itself to suggest appropriate restoration or alteration.
- Seek similar properties (same age, same design, and same builder) for evidence of details that may still exist as samples for reconstruction.
- Avoid “new “ materials and methods of construction if the original is still available.
- Retain and restore heritage attributes wherever possible rather than replacing them, particularly for features such as windows, doors, porches and decorative trim.
- Where replacement of features (e.g. – doors, windows, trim) is unavoidable, the replacement components should be of the same general style, size, proportions and material whenever possible.
- Incorporate similar building forms, materials, scale and design elements in the alteration that exist on the original building.
- Avoid concealing or irreversibly altering original heritage attributes of buildings, such as entrances, windows, doors and decorative details when undertaking alterations.
- If in doubt, use discretion and avoid irreversible changes to the basic structure.
- Keep accurate photos and other records, and samples of original elements that have been replaced.

6.4.2 Case Studies

Any vital organism must accommodate growth and change processes. The changes to a building that are necessary to accommodate new uses or different lifestyle patterns can be achieved in a fashion that do not jeopardize the heritage quality of the remaining building.



108 Queen Street North –side elevation details

In this example at 108 Queen Street North, the original masonry exterior wall has been modified to change two original openings. The work has been undertaken in a fashion that is sympathetic to the details and construction of the original building, but clearly identifiable as an alteration.



78 Weber Street

This classic Georgian house, built in the 1860's and understood to be one of the oldest remaining buildings in the district displays an exterior coating on the original brick walls that is fabricated from rough cast stucco and decorated with surface applied pebbles. Although stucco was used in the 1860's as an exterior finish, this particular texture and material was much more popular in the 1930's and may have been added then to protect or repair the deteriorating exposed brick. Some research would determine whether the original brick exterior was recorded in archival photos, and whether the original appearance could be restored.



Traditional and updated porch details

Because of the severe exposure to weather, a projecting porch is subjected to accelerated deterioration and requires increased amounts of work to be maintained in original condition. In spite of effort, or in most cases because of the lack of adequate effort, porches frequently are in very poor condition and the owner is required to remove the porch entirely and replace it. The new construction option requires the decision to replicate the original or use a new style. If there has been no change in the functional requirement of the porch, the design should replicate the original to conserve the best reflection of the Heritage Conservation District.



113 & 109 Young Street – Replacement of original materials

A number of new materials that were not available at the beginning of the 20th century are readily available now at building supply yards. The sales staff at those supply depots are correct to recommend preservative treated wood in locations that are subjected to moisture exposure and rot. The disadvantage of these products is that they sometimes claim to be weatherproof and do not need the additional protection of a good paint film. Good practice for the replacement of deteriorated wood porches is to fabricate the new components to match the profiles and details of the original, saturate the new wood with a liquid preservative, particularly ends and joints, and coat with a good quality exterior paint. Inspect the paint and retouch to repair damage on a regular basis to keep wet out of the wood.



36 Ahrens Street West, updated porch detail

It is understandable that the bottom of a wood porch post can soak up moisture and rot. In most cases, a new portion can be fabricated to match the original profile and spliced onto the sound portion of the post without the radical change to a steel prop. The bottom of any newly installed wood posts can be well protected from pre-mature deterioration by the insertion of a cast metal shoe that is discrete in appearance and effectively supports the bottom of the wood post while isolating it from direct contact with the source of moisture below.

6.5 ADDITIONS

Additions to dwellings are typically undertaken by homeowners to provide more space and/or to increase the functionality of their dwellings. Similar to alterations, additions can also have a major impact on both the dwelling itself and streetscape. Care must be taken in heritage conservation districts to ensure that additions respect the surrounding context, particularly with respect to scale and form, and are complementary to the dwelling itself.

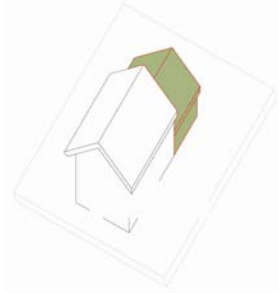


58-60 Weber Street, 96 Young Street, two faced addition

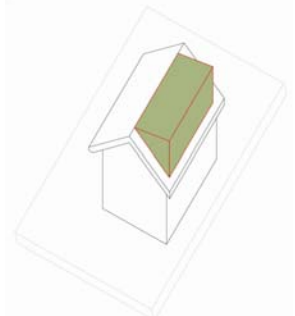
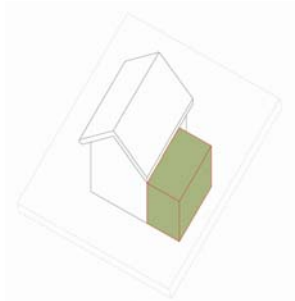
6.5.1 Recommended Practices and Design Guidelines

- Additions that are necessary should be sympathetic and complementary in design and, if possible, clearly distinguishable from the original construction by form or detail. The use of traditional materials, finishes and colours rather than exact duplication of form, can provide appropriate transition between additions and original structures.

- Additions should be located away from principal façade(s) of heritage properties, preferably at the rear of the building, to reduce the visual impact on the street(s).
- Form and details of the addition should be complementary to the original construction, with respect to style, scale, and materials but still distinguishable to reflect the historical construction periods of the building.
- The height of any addition should be similar to the existing building and/or adjacent buildings to ensure that the addition does not dominate the original building, neighbouring buildings or the streetscape.
- Additions should not obscure or remove important architectural features of the existing building.
- Additions should not negatively impact the symmetry and proportions of the building or create a visually unbalanced facade.
- New doors and windows should be of similar style, orientation and proportion as on the existing building. Where possible, consider the use of appropriate reclaimed materials.
- New construction should avoid irreversible changes to original construction.



More preferred location of additions



Less preferred location of additions

6.5.2 Case Studies

Additions to buildings in a heritage district are encouraged to be in locations on the property that have the least impact on the street elevation, and to be respectful of the original design style and materials when constructed in a location visible from the street.



LESS PREFERRED (LEFT) 18 – 14 St. Leger Street

Two adjacent houses on St. Leger Street have taken different approaches to the design of front additions. On the right, the entrance that was once protected by an open porch with a simple roof has been enclosed from the weather, painted white and fitted with windows and a door that are substantially different in style from the original building. However, the massing and architectural style of the original building are still very evident in the appearance, and restoration of the original is still possible.

The example on the left is using current construction technology and may be completed with materials and details that provide an attractive design, but any reference to the original style will have been lost.



128 Queen Street North (original built prior to 1879)

This major second floor addition to the original house (128 Queen Street) made a radical change to the design and massing of the building. Time has now established this addition as the historic condition. However, the design of this very visible and very significant addition was at the time respectful of the original building and of the neighbouring buildings. The addition, which is distinguished from the original, probably unintentionally, uses window types, sizes and layout that reflect the original design and roof and eave details that are consistent with the period. The large side yard ensures that the second floor addition did not have a significant impact on the existing neighbours.



LESS PREFERRED

149 Young Street and side of 58 Ahrens Street West



MORE PREFERRED

An addition to a heritage building should respect the original construction by being independent of it or subordinate to it or by mimicking materials and details to flatter the original by copying. An addition that is in a prominent location and competes for attention by size and conflicting construction details does not serve the design intent of either the original or the addition.

6.6 NEW BUILDINGS - RESIDENTIAL

In addition to the large vacant tract of land on Margaret Avenue, there are a few locations in the residential core area of the Civic Centre Neighbourhood Heritage Conservation District where new buildings are likely to be constructed. New or replacement buildings may be constructed in some cases as a result of fire or structural instability. In such situations, new buildings must be designed to be compatible with the heritage characteristics of the Civic Centre Neighbourhood to help retain the overall visual context of the area.

Recommended Practices and Design Guidelines

- Match setback, footprint, size and massing patterns of the neighbourhood, particularly to the immediately adjacent neighbors.
- Setbacks of new development should be consistent with adjacent buildings. Where setbacks are not generally uniform, the new building should be aligned with the building that is most similar to the predominant setback on the street.
- New buildings and entrances must be oriented to the street and are encouraged to have architectural interest to contribute to the visual appeal of the neighbourhood.
- Respond to unique conditions or location, such as corner properties, by providing architectural interest and details on both street facing facades.
- Use roof shapes and major design elements that are complementary to surrounding buildings and heritage patterns.
- Size, shape, proportion, number and placement of windows and doors should reflect common building patterns and styles of other buildings in the immediate area.
- Use materials and colours that represent the texture and palette of the Civic Centre Neighbourhood.
- Where appropriate, incorporate in a contemporary way some of the traditional details that are standard elements in the principal facades of properties in the Civic Centre Neighbourhood. Such details as transoms and sidelights at doors and windows, covered porches, divided light windows and decorative details to articulate plain and flat surfaces, add character that complements the original appearance of the neighbourhood and add value to the individual property.
- Front drive garages are strongly discouraged. Garages should be located in the rear yard whenever possible and will be subject to the design guidelines of the HCD Plan.

- New residential or office conversion uses shall generally be of a low rise residential form, with a minimum height of 1-1/2 storeys. New buildings should not be any lower than the lowest residential heritage building on the block or taller than the highest residential heritage building on the same block.

6.6.1 Case Studies



MORE PREFERRED

New Construction at 28 Mansion Street

The new townhouses at 28 Mansion Street provide a good example of new construction in a Heritage Conservation District that is sensitive to the heritage character of the street. These houses provide an increased density and accommodate the parking of vehicles without having a negative impact on the surrounding buildings. While the form of the new construction is not directly mimicking century old construction, the materials, roof gables, window styles and the building setback from the street are all respectful of the historic precedent in the district.

The examples below illustrate new buildings that are relatively compatible with their surroundings with respect to height, mass, material, type of roof and window style and proportion. However, both examples could have been improved through greater articulation on



the front façade or the incorporation of porches or more substantive entrances, in keeping with the adjacent heritage buildings.

The following examples represent the type of development that is discouraged in the Civic Centre Neighbourhood. While the building setback and selection of materials may be appropriate in both cases, there is little sensitivity to the height, style, scale or detail of adjacent dwellings. In addition, front attached garages as shown in the example on the left, are clearly inconsistent with the streetscape of heritage districts.



6.7 COMMERCIAL BUILDINGS

The Civic Centre Neighbourhood Heritage Conservation District already includes a significant number of commercial use buildings. Some are purpose built for commercial use, some are converted from residential use buildings. Most of the commercial use buildings are located along the major arterial roads of Weber Street, Water Street and Victoria Street. There is also an enclave of professional offices and other commercial uses at the east end of Roy Street and the south end of Queen Street North, where large houses have been converted to commercial and institutional use near the business and cultural centre of Kitchener.

Recommended Practices and Design Guidelines

- Where buildings are being converted to office or commercial uses, retain original features (doors, windows, porches) and details of the building to reflect its residential history.
- If alterations are required to provide barrier free access, ramps and railings should be of suitable materials, colour and design details to blend in with the original structure as much as possible.
- If significant alterations or additions are required to provide suitable access to the front of the building, it is preferred that these elements be designed as transparent or unobtrusive additions concealing a minimum amount of the original façade and

identifiable as a separate construction. New work should be recognized as new, but complementary in appearance to the original.

- Avoid the use of backlit, fluorescent signs as these are not consistent with the age, style and character of the Civic Centre Neighbourhood Heritage Conservation District. Preferred sign options include painted, stained or carved wood or materials with similar appearance with lettering styles that reflect the traditional, historic character of the community. The preferred type of sign illumination is shielded, incandescent lighting at the top or side of signs.
- The size and scale of signs should correspond to the building. Signs which obscure architectural details are discouraged. Freestanding signs as landscape elements in front of the building avoid potential conflict with building style and details.
- Any additional parking requirements that may be necessary to meet business needs or zoning regulations should be located at the rear of the building and be appropriately screened by landscaping and/or fencing from the street and adjacent neighbours.
- Prior to any major renovation to a heritage building for the purpose of conversion to a new use, it is recommended to undertake an audit of the unique exterior (and interior) features that provide potential market “branding” and capitalize on those inherited features, rather than dismissing them for their age.

6.7.1 Case Studies

Many of the conversions in the Civic Centre Neighbourhood have been done with appropriate care and sensitivity to the heritage character of the original building. In many cases, the exterior has been preserved intact and maintained in good condition to represent the original appearance and contribution to the character of the street. Minor modifications to the exterior of the front façade allow for the incorporation of identification signage, easier access for clientele and better visual contact with the street through the window openings. Other reasonable changes to the building and site include additions to the rear of the original building and changes to the paving and landscaping to permit additional vehicular access, deliveries and parking.



MORE PREFERRED

68 Queen Street North & 80 Queen Street North



MORE PREFERRED 53 Roy Street



LESS PREFERRED 125 Water Street

Some of these conversions have diminished the original architectural character and would have benefited from guidelines for the appropriate preservation of the heritage building stock. Some use very good modern materials and commercial construction practices to “update” the original appearance of the building, but even in the best examples of updating, there remains a basic conflict with the form of the original building showing through as if from behind a mask or ill-fitting costume.

6.8 BUILDING CONVERSIONS

A number of existing buildings in the Civic Centre Neighbourhood have been converted from single family to multi-unit dwellings or office uses by dividing the interior of the building into individual apartments. This has occurred more frequently with some of the larger buildings. As the zoning in the Civic Centre Neighbourhood permits the conversion of dwellings, permitting up to four units in most of the district, the potential exists for more buildings to be converted in the future. The conversion of buildings often makes economic sense thereby helping to retain some buildings that might not suit today’s households. However, the alterations that are sometimes undertaken as part of the conversion process to provide additional entrances and emergency exits can affect the exterior of the building.



26-28 Ellen Street West -one building well converted to two residences

6.8.1 Recommended Practices and Design Guidelines

- Avoid altering the streetscape facade of the building. Try to provide access to individual apartments and offices from the interior of the building. If this is not feasible, new entrances should be located to the side or rear of the dwelling.
- If exterior stairs are required for access or emergency exit purposes, they should be situated at the rear or side of the dwelling away from view, using materials and construction methods that are compatible with the original building design.

- Do not block up or remove original door and window locations.
- Locate additional utility meters in an inconspicuous, but still accessible location at the rear or side of the building.
- Front yard or boulevard parking is discouraged unless unavoidable and permitted by zoning regulations.
- If additional parking must be provided, it should be located at the rear or side of the building with appropriate landscaping or fencing provided to screen it from the street and adjacent neighbours.

6.8.2 Case Studies



MORE PREFERRED

171 – 173 Victoria Street North

The property at 171-173 Victoria Street includes a large brick building that was probably constructed as a pair of prestigious semi-detached residences. The building is over a century old and dates from the year 1887 from city records. During conversion to commercial use, the building has been well restored to very good condition. The masonry is in good repair and well cleaned to exhibit the contrasting colours of red and buff brick. The decorative wood details in the roof eaves and brackets have either been meticulously maintained or expertly restored to original condition. The decorative wood details for the stairs, porches and railings have been replicated using good skill and judgment in the provision of replacement pieces. The windows

appear to be the original double hung windows, well maintained, or excellent quality replacements. The front doors have maintained the transom window design as a prominent feature of this historic era.

The conversion to commercial use has required paving and landscaping changes to accommodate access and parking. Sympathetic signage has been added to identify the company. The front doors have been replaced with commercially available doors that can withstand frequent use by staff and clientele. This building provides a good example of the quality conversion of residential properties to commercial use.

6.9 SITE / AREA SPECIFIC DESIGN GUIDELINES

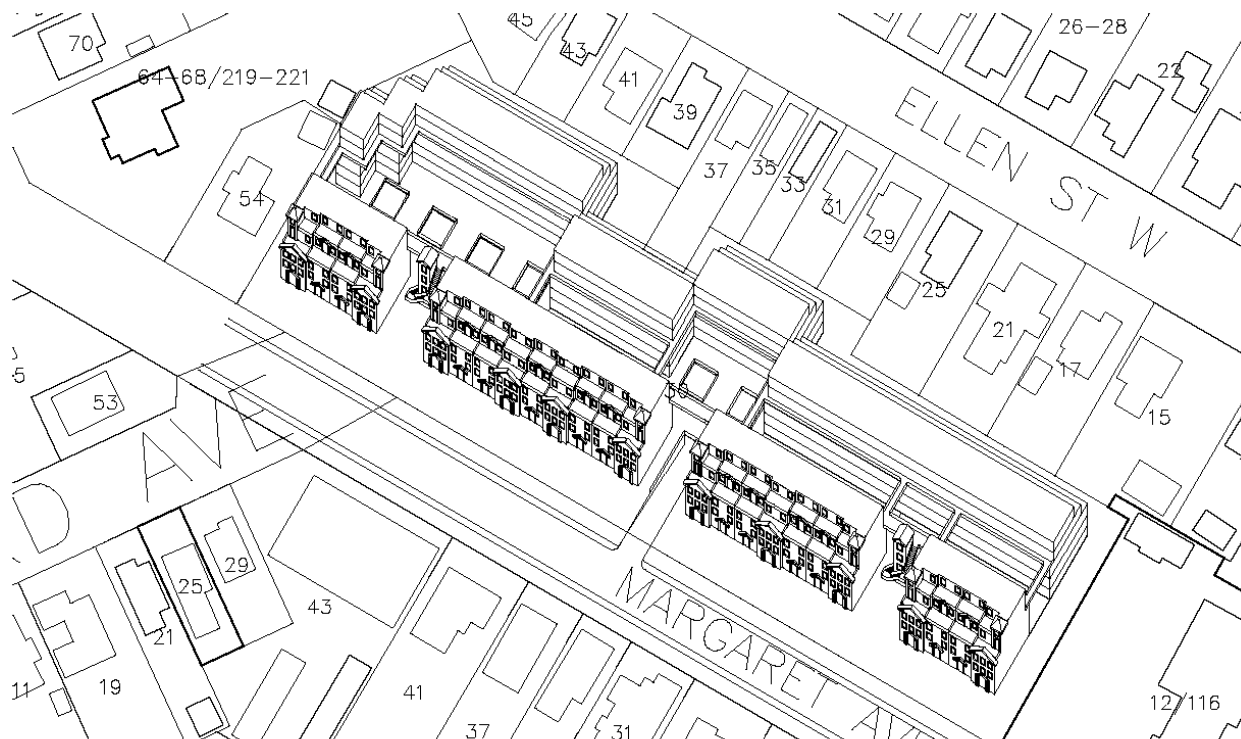
There are several sites, as previously identified in the policies and implementation sections of this report, that have a distinct character and/or some development expectation or potential over the long term. To ensure that future development, should it occur, is compatible with the District, the following guidelines should be considered during the building and site design in these areas.

6.9.1 Margaret Avenue

- New development on the vacant lot on Margaret Avenue should establish a strong relationship to the street similar to that which exists on the south side of the street, by having a maximum front yard setback of 10 metres.
- A minimum rear yard setback of 10 to 15 metres is encouraged to minimize the impact of new development on existing residents on Ellen Street West, given that the topography slopes downwards from Margaret Avenue to Ellen Street. This rear yard setback is also more consistent with that of existing development on Ellen Street.
- Building stepbacks are encouraged for any development greater than 3-4 storeys in height to minimize the impact of new development on the pedestrian environment of the street. Stepbacks should be a minimum of 2 metres to provide for useable outdoor terraces on the upper levels.
- Street level architecture of any new development on Margaret Avenue should incorporate a high degree of building articulation and architectural detail to provide interest and compatibility with existing buildings across the street. Details could include cornices, pilasters, varied roof lines, pitched roofs, gables and dormers, decorative door and window details, turrets, porches, bays and other similar features.
- Create transitions in building width and massing by dividing the building visually into smaller units or sections that are more representative of the predominantly single family nature of the neighbourhood.

- The use of brick and/or stone is strongly encouraged for the front façade of any new development, to establish consistency with other heritage buildings in proximity to this parcel of land.
- Parking for new development will not be permitted in the front yard. Underground parking is strongly encouraged, or appropriately landscaped and screened surface parking at the rear or side of the development.
- Retention and incorporation of healthy trees currently located on the vacant land parcel is strongly encouraged to provide the new development with an 'instant' amenity and to help it blend into the heritage landscape that exists in the Civic Centre Neighbourhood. Design new buildings around the existing trees to the extent possible. Where trees must be removed, they should be replaced with new ones at appropriate locations in the landscape.

The illustrations below and on the following page show a conceptual design for the Margaret Avenue site that would result in relatively high density, yet be compatible with the heritage character of the neighbourhood with respect to built form, relationship to the street, building articulation, use of upper storey stepbacks and incorporation of architectural features such as porches, pitched roofs, window proportion and placement.

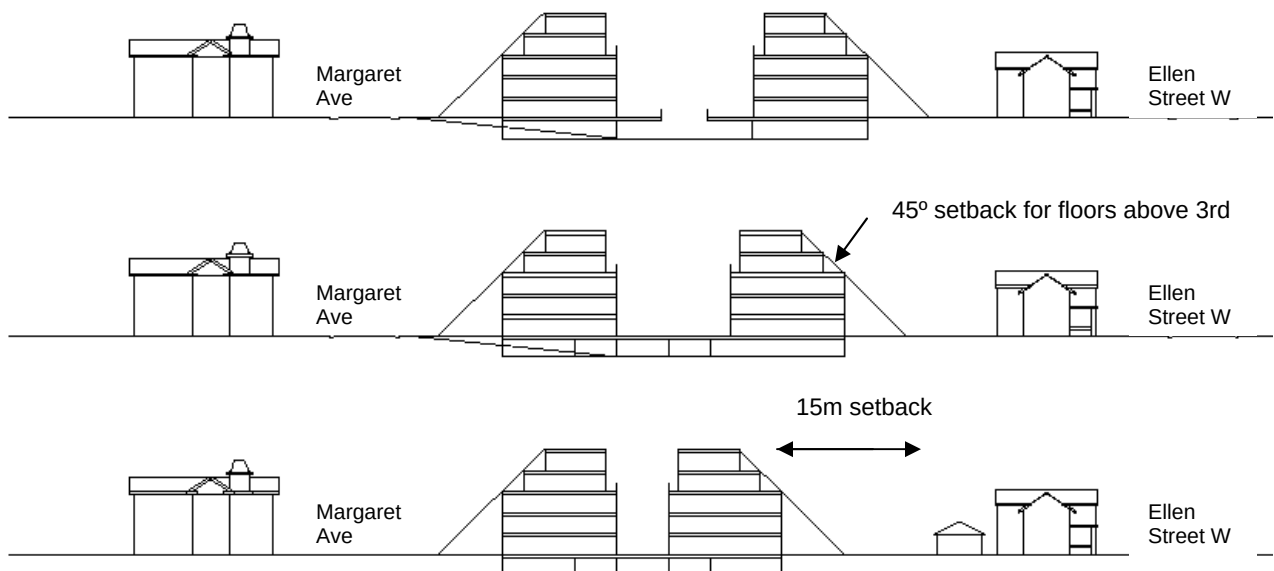


Illustrative example of potential infill development on Margaret Avenue. Provide front yard setback and three storey façade height similar to existing pattern for existing adjacent properties. Provide additional density permitted by by-law with up to five storeys mid block.

Note: landscaping and preservation of existing mature trees not shown.



Elevation on Margaret Avenue looking north to proposed low-rise redevelopment. Height of buildings to be similar to existing building heights of three storeys near the street, up to five storeys mid-block.



Site sections through proposed infill development on Margaret Avenue. Note 15m rear yard setback, 3 storey height at street and maximum 5 storey height mid block. Step back at 45 degrees above third floor.

6.9.2 Victoria Street Interface

- Any infill development or site redevelopment on Victoria Street should maintain a strong relationship to the street at the lower levels (2 to 4 storeys) with respect to built form and use.
- Build-to street lines for new development should be consistent along the length of the Mixed Use Corridor. The street line should be determined in cooperation with transportation planning to ensure that the road allowance is adequate for long-range planning of the road and boulevard configuration.
- Building facades at the street level should incorporate consistent roof lines and step backs if required to establish a cohesive streetscape.
- New development shall have entrances oriented to the street.

- Buildings above three to four storeys should incorporate stepbacks on the sides of the property facing existing residential areas or existing designated properties to minimize the perception of height on the adjacent properties. Stepbacks should be a minimum of 2 metres per floor to provide for useable outdoor terraces for the upper levels and to achieve an angular plane setback of approximately 45 degrees above the third floor.
- To minimize impacts on properties to the rear of Victoria Street, a rear yard setback of 15 metres should be maintained for new buildings as well as additions.
- Locate loading, garbage and other service elements (HVAC, meters, etc.) away from the front façade so they do not have a negative visual impact on the street or new building / addition.
- In the locations identified as the “gateway” extension of the Heritage Conservation District boundary at the residential street intersections with the Victoria Street Mixed Use Corridor, the properties should be developed with adequate sensitivity to both the commercial aspect of Victoria Street and the heritage aspect of the adjacent residential neighbourhood. The properties on these corners should be developed in general accordance with the MUC requirements for set-backs from streets, use of property, and density. In addition, these properties should be required to maintain facades facing the residential side streets that are no higher than three storeys, and provide façade details on the side streets that are complementary to the pattern of the adjacent residential development.

6.9.3 Ellen Street East

- The original appearance and character of the existing buildings should be maintained or integrated into any redevelopment proposals.
- Building facades at the street level should incorporate consistent roof lines and step backs if required to establish a cohesive streetscape.
- New development shall have entrances oriented to the street.
- To better reflect the historic development pattern and address potential issues relating to privacy and access to sunlight in the event of any redevelopment, any redevelopment greater than 3 storeys is encouraged to maintain a rear yard setback greater than 7.5 metres where feasible.
- Locate loading, garbage and other service elements (HVAC, meters, etc.) away from the front façade so they do not have a negative visual impact on the street or new building / addition.

6.9.4 Weber Street

- Any infill development on Weber Street should maintain a strong relationship to the street at the lower levels (2 to 4 storeys) with respect to built form and use.

- Setbacks of new development should be consistent with adjacent buildings. Where significantly different setbacks exist on either side, the new building should be aligned with the building that is most similar to the predominant setback on the street.
- Building facades at the street level should incorporate architectural detail, similar materials and colours, and consistency with the vertical and horizontal proportions or rhythm of adjacent / nearby buildings on the street to establish a cohesive streetscape.
- New development shall have entrances oriented to the street.
- Size, placement and proportion of window and door openings for new buildings or additions should be generally consistent with those on other buildings along the street.
- Any new buildings taller than 3 to 4 storeys should incorporate some form of height transition or setbacks to minimize the perception of height and shadow impacts to pedestrians on the street and provide more visual continuity. Setbacks should be a minimum of 2 metres to provide for useable outdoor terraces for the upper levels.
- Any buildings taller than 5 storeys abutting a residential property to the rear should be constructed within a 45 degree angular plane where feasible, starting from the rear property line, to minimize visual impacts on adjacent property owners.
- To minimize impacts on properties to the rear of or flanking Weber Street, a rear yard setback of 15 metres should be maintained for new buildings as well as additions where feasible.
- Locate loading, garbage and other service elements (HVAC, meters, etc.) away from the front façade so they do not have a negative visual impact on the street or new building / addition.

6.9.5 Case Studies

Illustrations of 'more preferred' and 'less preferred' examples are provided on the following pages to assist property owners, heritage staff, Heritage Kitchener and Council to further visualize and interpret the foregoing sections regarding new buildings. They are intended to offer general guidance and reflect the basic principles that are to be considered in the Civic Centre Neighbourhood Heritage Conservation District, as it is recognized that every situation is unique and every design solution should be similarly unique to appropriately respond to the specific characteristics of the building and streetscape.

'More Preferred' Examples

The photos below illustrate examples of development that would be considered reasonably compatible in the Civic Centre neighbourhood, in areas such as Margaret Avenue, Ellen Street, Weber Street and Victoria Street. These developments generally display good relationship to the street, sensitivity to scale, massing and built form, appropriate interpretation of roof lines, and window placement. For the most part, they also break up the buildings visually into smaller units through articulation of the front façade and variation in building materials.





The examples on this and the following page illustrate types of buildings that would generally be considered appropriate for new construction or redevelopment on the basis of their materials, roof forms, scale, street orientation, building articulation and attention to architectural detail.





The examples on this page and the following pages illustrate buildings that would primarily be considered suitable for Weber Street and Victoria Street, as they reflect residential, commercial/office or commercial/residential types of mixed use developments of higher intensity. Attention to design is evident in the selection of materials, façade articulation and attention to detail. They present a good relationship to the street, and several of the examples illustrate the use of upper storey stepbacks. They also demonstrate some well-executed modern interpretations of traditional architectural details and building components.





August 2007



7.0 STREETScape DESIGN GUIDELINES

7.1 INTRODUCTION



View of Hibner Park

The Civic Centre Neighbourhood represents the heart of Kitchener's commercial, industrial and political history. Many of the first residents of the area either owned or worked for the businesses and factories on or near King Street and along the rail line. On streets such as Queen and Weber, a number of the community's business and political elite took up residence. The collective history of a place is often what lends it its identity, and it is vital to that sense of identity that the past be protected and preserved while planning for future growth and change.

Inherent in the very nature of a landscape is the element of change. Historic landscapes are sometimes much more at risk than historic built form because they are ephemeral. If heritage landscapes are to survive, they require vigilance. The material that makes up a landscape is living, and therefore will grow, change form and eventually die. The streetscape provides the setting for the heritage buildings of Civic Centre, and serves to knit together the urban fabric of the neighbourhood.

The intent of the designation of a heritage conservation district is not to freeze an area in a moment in time. Not only will the landscape inevitably change, the built form will also change as lifestyles evolve, and modern technologies transform aspects of our public and private spaces. As is the case with building stock within a district, the intent of the designation of the heritage conservation district with respect to the landscape is preserve enough of the elements that make up the landscape, such as setback, size, form and massing, to preserve the unified character of the area.

Often what ties a community together are the streetscapes that thread themselves throughout it. Mature street trees have a great unifying effect, and can often pull together an otherwise disjointed streetscape. Architecturally, what is often most important in a district is the front façade of a building, and correspondingly, so too are the front yard landscapes associated with those buildings.

Recommended practices, design guidelines and illustrations are provided in the following sections for guidance when improvements are contemplated in the Civic Centre Neighbourhood Heritage Conservation District. They are informed by the overall heritage preservation principles listed in Section 3 of this Heritage Conservation Plan and should be considered in conjunction with the principles when considering alterations or improvements to the landscape. The following guidelines are intended to provide both the City of Kitchener and residents with examples, ideas and further guidance relating to both the public and private landscape.

7.2 KEY ELEMENTS



An example of a typical streetscape within the area

The individual elements that make up the collective streetscape are both public and private. It is the aggregate of all of these elements that results in a space or place that is experienced as a cohesive unit. Within the public realm, street trees, boulevards and parks and open spaces play the most important role in terms of defining the character of the landscape. Often mature street trees and boulevards can link spaces together, punctuated by the green accents of parks or open spaces. Individual elements such as signage, lighting and street furniture can also be used as visual cues, lending strength to the identity

of the study area. Characteristic of neighbourhoods of the same age, the laneways of Civic Centre also serve as important linkages.

Elements of the private realm may also contribute significantly to the overall character of a streetscape. Individual trees or front gardens as a whole, as well as elements of the front garden such as fences or hedges not only provide the setting for the built form, they contribute to the streetscape as a whole. It is this combination of public and private that form the streetscape as a whole.

7.3 PUBLIC REALM

7.3.1 Street Trees

Interaction with the community indicated a strong attachment and association with the mature street trees and the character of their neighbourhood. They are an inseparable element that defines the overall character of the District, contributes to the visual interest of the area by providing tree-lined canopied, sidewalks and roadways, and strengthens the heritage characteristics of the architecture. Historically the trees associated with the development of the

Civic Centre neighbourhood were the American elms which are long gone due to Dutch Elm disease, and the remaining mature trees are the sugar maples and a few remaining old horsechestnuts and silver maple. Other specimen such as the Norway maples may have been introduced much later (i.e. 1950's) but have reached their current size so that by the very nature of their large girth and canopy they are associated with the mature nature of the heritage district's character. Other trees, such as the Globe maple are more recent additions.

The Civic Centre Heritage Conservation District Plan contains a number of recommendations for the City of Kitchener regarding the ongoing maintenance and replacement of street trees in Civic Centre. However residents can assist the work of the City by following these guidelines:

- Do not cut down or damage publicly owned street trees that are adjacent to your property. The current municipal by-law prohibits anyone from removing or damaging a city tree. Remember that a publicly owned boulevard street tree can be on either side of the sidewalk so confirm ownership before considering any action to the tree. Use care when cutting grass and using power lawn care equipment directly adjacent to street trees.
- If a street tree or other publicly owned trees, such as those in Hibner Park appears to be in poor health, severely damaged or in serious need of major pruning, contact the City of Kitchener Community Services Department.
- If new street trees have been planted, monitor them and water them regularly during periods of dry weather.
- If you wish to plant a tree on the boulevard property, which is owned by the City, contact the Community Services Department for permission and to get advice regarding appropriate species and procedures as the City of Kitchener has regulations governing the installation of plant material and trees will need to be planted following such recommendations.



Recommendations: Boulevard Trees Removals, Additions and Replacements



Any municipal authority contemplating tree removal must consider the policies of the Civic Centre Heritage Conservation District guidelines and where possible consult with Heritage Planning staff prior to taking any actions which may detract from the heritage character of the area. Any removal requires approval from the Community Services Department. The Community Services Department shall adopt the spirit of this study and guidelines and where possible, communicate with

Heritage Planning staff regarding additions and replacements of vegetation over the future. The overall management of the urban forest which includes boulevard trees and vegetation located in parks and public open space would best be addressed by developing an urban forest management plan for this district.

Due to new environmental conditions that are constantly changing and evolving which threaten particular tree species such as Asian Long Horn Beetle, Emerald Ash Borer, global warming/droughts, rusts, blights etc, species selections for infill and replacement of mortalities shall be at the discretion of the Community Services Staff. It is recommended the species shall approximate the same visual character of the streetscape, where the historical streetscape form persists, to retain the consistency of the pattern and canopy structure. The City of Kitchener has standards governing the installation of plant material and trees and these standards and details for boulevard street tree planting should be considered the minimum requirements. This issue of addressing replacements, species selection and management of existing resources again would be best addressed through an urban forest management



plan developed for this district. The urban forest management plan would also address an overall master planting scheme that addresses in detail where to maintain double row of trees, minimum width of boulevard permissible for the planting of trees and suitable species or maximum heights for trees planted under hydro lines.

The following are aesthetic guidelines to maintain and enhance the current streetscape character of the neighbourhood which should be considered for inclusion in an urban forest management plan:

- Where gaps in the continuity of tree plantings have appeared in the streetscape, they should be filled as expediently as possible given scheduling and budgets. The potential to replace trees on the private side of the property line should be explored where suitable growing conditions no longer exist on the public side.
- Where appropriate (as determined by Community Services) infill trees should be either the same species as the trees adjacent to the infill location or of a similar form and size. Where infill or replacements are to be located amongst species that are deemed undesirable by the Community Services Department, replacement species shall be at the discretion of Community Services with an understanding of maintaining the visual character of the streetscape.
- Any road-works or general construction including infrastructure improvements that will impact the root zones of the existing mature street trees must be executed under the supervision of Community Services staff, or outside consultants such as a certified arborist or registered professional forester with the opportunity to review engineering plans and provide and implement tree preservation/protection measures. Engineering drawings, inclusive of road works, lighting, underground services must be reviewed and approved by community services. Communication must be provided by either the outside consultant or municipal department when construction is about to commence to ensure establishment of tree protection/root zone measures are in place. Trees should be inspected during and after construction to ensure tree protection measures are in place and maintained in working condition, and that post construction conditions within the root protection zone have been restored to equal or better conditions.
- Where the municipal arborist/forester prepares an assessment of existing trees and recommendations for replacements, the consulting engineer shall include this information within their construction package/tender and include suitable tree preservation/mitigation measures and specifications.
- Where construction and/or construction activities on private property may impact publicly owned trees, submissions for site plan approvals/permits shall be accompanied by a tree preservation plan clearly indicating measures to preserve the municipally owned tree and approved by Urban Forestry. The tree preservation plan shall be prepared by a landscape architect, certified arborist or registered professional forester.

7.3.2 Boulevards



Lancaster Street, where road reconstruction eliminated the historical boulevard, leaving the streetscape more sterile

The boulevards of the Civic Centre Heritage Conservation District provides the vital space for both street trees, and for provision of a softer textured green ribbon that contributes to breaking the urban sea of pavement and strings the urban fabric of the district together. While boulevards are technically owned by the City, the responsibility for their maintenance lies with the adjacent homeowner. The boulevards provide an element of continuity to the streetscape and also offer an area for street trees and other vegetation to grow, further enhancing the street. Maintaining the visual appeal and functional characteristics of boulevards can be

enhanced if the following guidelines are followed:

- Maintain the boulevards as part of your overall lawn care responsibilities (i.e. watering, fertilizing, mowing, etc as required).
- If plant materials other than turf grass are being considered within the boulevard, that they do so within any boundaries set out and defined within existing or future city by-laws, and that they ensure that the areas are maintained so as to avoid becoming a nuisance or danger to vehicular or pedestrian street users.
- All boulevards should be maintained as green space, serving as an important buffer between vehicular and pedestrian space within the streetscape.
- The paving of any boulevard in hard surface material is highly discouraged. Where boulevards have been hard surfaced it is recommended that they be restored to green space at the time any street reconstruction or other infrastructure improvements are undertaken.

7.3.3 Parks and Open Space



The fountain at Hibner Park

It is clear that Hibner Park was the pride of many of the residents of the Civic Centre Neighbourhood, and many of Kitchener's founders had a hand in the development of the park, in one manner or another. As such, the park serves as an important link to the past, both in the design and ideals of a bygone society, as well as to the individual people that developed it.

Arguably the most defining element in Hibner Park is the

fountain at its centre. Donated after the death of the parks' namesake, Daniel Hibner, the fountain represents an important piece of the City of Kitchener's history. The fountain itself should be preserved and protected for the enjoyment of future generations. The City of Kitchener can protect and extend the life of the fountain by following these guidelines:

- The fountain should be inspected on a regular basis by City staff knowledgeable in conservation practices to ensure the continuous protective care of the materials of the resource.
- Regular maintenance should be undertaken as informed by inspections.

The park itself has a long history of community involvement. It has often been noted that many citizens took it upon themselves to maintain the park, and in fact many of the perennials first planted in the park were donations from the gardens of neighbouring homes. Guidelines regarding the preservation of the park itself are as follows:

- Trees are an important part of Hibner Park, and as such the mature sugar maples within the park should be maintained and protected. Mature trees within the park should be monitored on a yearly basis, if possible, given staffing and budget considerations. A spring inspection should be undertaken by the City of Kitchener's forester/ arborist to determine the health and structural integrity of each tree. Determining the liability of an unsound tree and recommending its removal will be the responsibility of the forester/ arborist.

- For replacements of mortalities, it is recommended that the replacement should be the same species as the original to keep the consistency of the forms and canopy structure that constitute the visual character of the streetscape.



A view of the mature trees, plantings beds and playground equipment within Hibner Park

- To blend into the context of a street lined with mature street trees, new plantings should be a minimum 100mm cal dbh, to respect the size of the existing mature trees, and in respect to the character of the study area.
- Trees should be monitored for infection, disease, infestation and structural problems. Determining the degree to which the tree is affected and the measures to be undertaken to treat the problem will again be the responsibility of the City. Pruning, fertilizing and increment boring will be performed at the recommendation of the forester/ arborist. Trees that interfere with any overhead wires will need to be dealt with in accordance with the instruction of the forester/ arborist.
- As the needs of the surrounding residents change, care should be taken to ensure that the original plan and form of the park is maintained where possible.
- Residents are encouraged to form a community group or stewardship group to assist in the maintenance for Hibner Park, in the spirit of those residents that created the park initially.

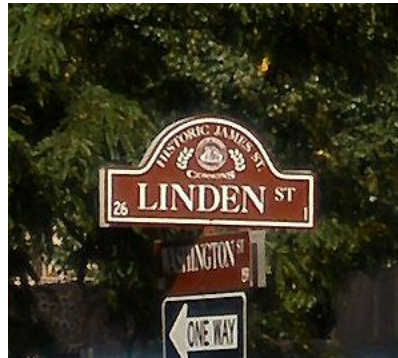
The parkette on the corner of Lancaster and Gordon Avenues serves as additional green space for the neighbourhood. Although there is little information about the development of the parkette itself, it may have come about through land division and donation, just as Hibner Park did. The parkette itself contains some play equipment, several mature trees, and parking for two vehicles. Guidelines regarding the future use of the parkette are as follows:

- Should the parkette be upgraded with new street furniture or lighting, that it be consistent with that which is used throughout the rest of the district

All new plantings within the parkette should use plant materials that are consistent with those used within the streetscape, and with those historically used in residential applications.

7.3.4 Street Signage

The appearance of directional and way-finding signs are governed by municipal standards. Size, shape and height of signage must all comply with existing City of Kitchener standards. As has been done in other Heritage Conservation Districts in Kitchener, it is recommended that the City change the style, colours and shape of the directional and way-finding signage in order to help strengthen the unique identity for the study area. In this way, visitors to the area will be alerted to the fact that they have entered into a special and defined place, as indicated by the shift in signage. The signs should include the wording Civic Centre or Civic Centre Heritage Conservation District, and could include an appropriate crest or insignia that is representative of the history of Civic Centre, to reinforce the history of the area. Decorative signposts that reference the historic character of the area are also encouraged.



Examples of street signage used within historic area in other communities

An alternative means of defining the study area may be banners that are included on retrofitted or new light standards. These banners may be used simply to announce the district, or could be changed seasonally or in concert with important events that are occurring in the area. Co-ordination of the colour of these banners with any other landscape furnishings used throughout is important to create a sense of unity and cohesion. Consideration of any banners in the area must be undertaken in consultation with the City street lighting division to ensure that they are appropriately located and that the light standards are adequate to support them. With respect to municipal wayfinding signage, the following recommendations are made:

- The City of Kitchener implements a program similar to that of the Victoria Park Heritage Conservation District, wherein a distinctive sign style is adopted and used throughout the Civic Centre Neighbourhood.

7.3.5 Lighting

How a street is lit can be a defining feature within a streetscape, not only because the quality of light provided can significantly enhance our night environment, but also because the form of the light standard can significantly affect the character of a street during the day. The lighting that exists throughout the study area currently is the utilitarian Cobra head light fixture mounted on wood hydro poles. These fixtures are not sensitive to the heritage character of the neighbourhood, but do at least provide continuity in that they are used consistently throughout the study area.



*Recommended Street
Lighting for commercial
areas*



*Recommended Street
Lighting for residential
areas*

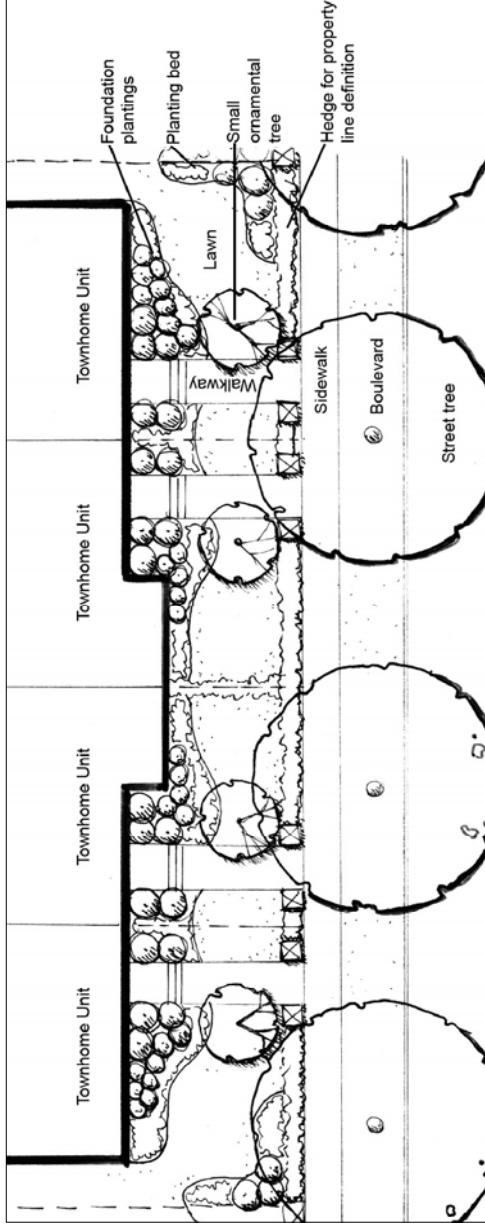


*Recommended Street
Lighting for Queen Street*

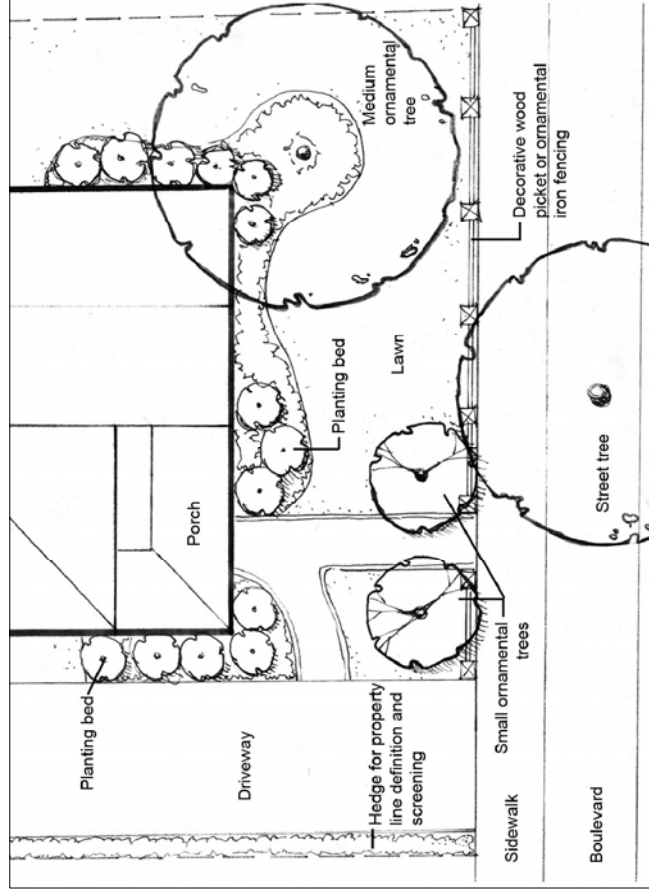
The Kitchener Downtown Lighting Design Study prepared by John MacDonald Architect Inc. in April 1998 for the City of Kitchener recommends a *Distinct “civic” fixture type for Queen St. from Lancaster to Schneider Haus*. Currently the fixtures are discontinued at Weber Street, but do thread from Weber up to Lancaster Street along Queen Street, one of the boundaries for the study area. As is often necessary, this plan cannot be read in isolation, but must be reconciled with the numerous other studies whose boundaries may overlap the study area.

As part of the natural course of street lighting repairs and upgrades, and subject to funding availability, the following recommendations are made (refer to Figure 7):

- The City of Kitchener should move towards establishing a lighting hierarchy that is more sensitive to the heritage character of the study area.
- Two styles of street lighting may be considered, one for the interior of the study area, where a more residential scale exists, and one for the boundary streets such as Victoria and Weber, where the commercial scale is more prevalent. Light standards such as the Regal Family, a luminaire such as Capricorn pendent globe, and scroll arms with decorative scrolls in Chicago Bronze available from King Luminaire are recommended.
- The existing lighting on Queen Street should be maintained, and any new lighting styles introduced should be complementary to it, as well as the downtown district lighting.



Typical Landscape for Infill Development

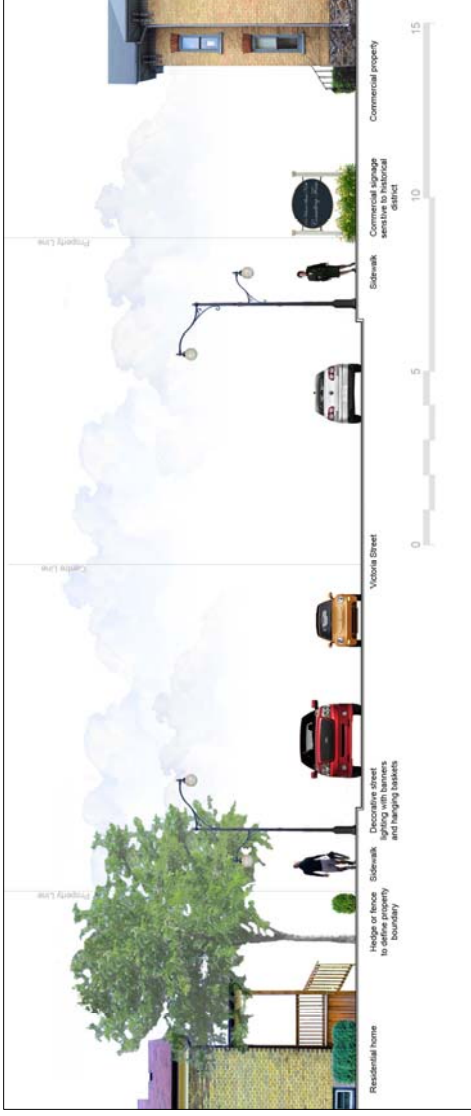


Typical Landscape for Residential Homes

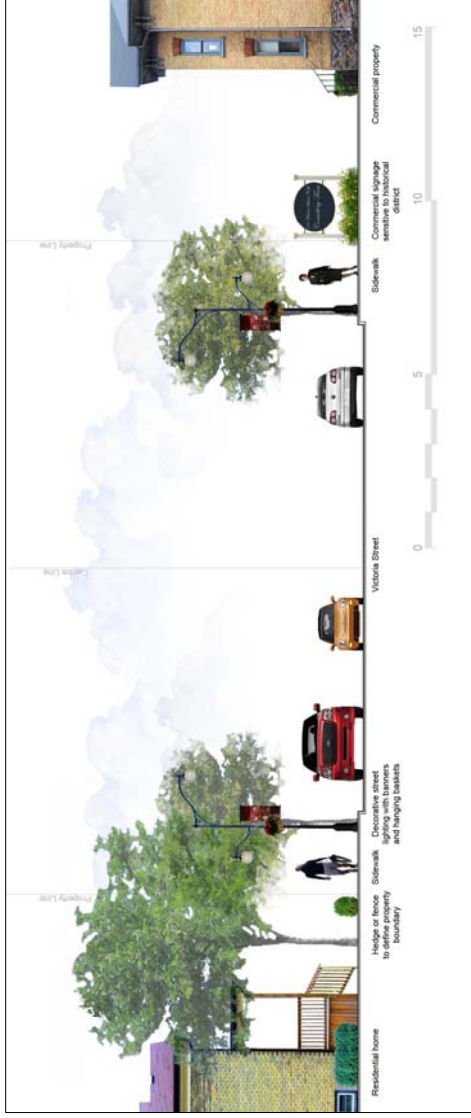
figure 8 - landscape plan concepts

civic centre heritage conservation district guidelines

august 2007



Typical Commercial Streetscape Cross Section



Typical Major Commercial Gateway Cross Section



Typical Minor Commercial Gateway Cross Section

- Further consultation with the City's street lighting division should be undertaken at the time of any changes to ensure that new fixtures and suppliers fit within the City's overall lighting program and standards.
- Private and public partnerships should be explored in the interests of funding an ornamental street lighting program. Several individual residents expressed interests in cost-sharing with the City throughout the public consultation process.

7.3.6 Street Furniture

Street furniture is an element of the streetscape that can have a great impact on the character of an area. Often if there is a lack of co-ordination between elements such as lighting, benches, and trash receptacles it can create a sense of discord, and detract from the sense of place that may otherwise exist. Alternatively, if there is a strong link between the street furniture elements, and they are placed strategically throughout an area, they can be used to identify a space, set it apart from other neighbouring areas, and draw visitors into particular spaces.

MLB 310M



It is recommended that when the opportunity for the additional of new furnishings arises, that they are of a heritage character that is appropriate for the study area, and enhances the heritage streetscape. All of the street furniture should be coordinated in terms of style and colour, so that it provides a unifying element, and can be used to assist in wayfinding for visitors to the area. Where the opportunity exists, such as in areas like Hibner Park, decorative trash receptacles and benches should be employed, rather than standard utilitarian ones. The following recommendations with respect to street furniture are made:



Recommended Street furniture available from Maglin Site Furnishings Inc.

- Ornamental furniture should be coordinated, and if possible sourced from the same supplier in order to achieve economy of scale. A bench such as the MLB 310M bench available from Maglin Site Furniture Inc., finished in black polyester powder coat, made from solid cast aluminum. The MLWR 200-32 trash receptacle and the MBR200 bike rack are also available in the black powdercoat finish, and co-ordinate with the bench.



An example of the intimate scale created on some of the laneways within the area

7.3.7 Laneways

The laneways of the Civic Centre neighbourhood are used by pedestrians and vehicles alike. Many of the laneways are narrow, and allow only one car to pass at a time. Many of the laneways provide rear access to lots that front onto other streets, but in the case of Hermie Place, there are actually several residences that front onto the lane, creating a unique residential community of an intimate scale. All of the lanes tend to be narrower than the streets surrounding them, approximately five metres in width. Many are bordered by scrub and successional vegetation, and are often framed with mature trees on adjacent

properties. Maintaining the visual appeal and functional characteristics of laneways can be enhanced if the following guidelines are followed:

- When laneways are reconstructed due to the need for infrastructure upgrades, the overall proportions and setbacks of the laneways are maintained.
- Residents are encouraged to take ownership of the laneways behind their properties, maintaining them and enhancing them with appropriate vegetation at their borders. A list of appropriate species can be found within the front garden section of this report.
- When fencing property boundaries, property owners are encouraged to choose ornamental iron fencing rather than wood privacy fencing, in order to maintain a visual connection with the laneway, and improve the aesthetics of these internal corridors

7.3.8 Interpretive Features

An important aspect of heritage conservation is education of the public, and perhaps the best way to educate the public about a heritage conservation district is through walking tours. Walking tours are an invaluable way of acquainting people with a neighbourhood or district, and instilling in them a sense of value with respect to heritage resources. As the centre of the Civic Centre neighbourhood is Hibner Park, it is a logical place for an interpretive feature to be introduced. This feature could serve as a meeting place for walking tours, as well as a source of information for self guided tours and those who happen to pass by. The following recommendations are made with respect to an interpretive element within Hibner Park:

- An interpretive sign be erected in Hibner Park, containing educational information regarding the history of the neighbourhood, as well as an area to dispense brochures for self-guided walking tours

- Signage should be kept to a minimum and should be in keeping with the rest of the park, and neighbourhood at large. Signage should be accessible to all viewers.

The parkette at the corner of Lancaster and Gordon also offers an ideal location for a secondary interpretive feature. Its location on the periphery of the district, as well as its open space, which is currently not overly programmed, makes it an ideal location for interpretive signage. It is recommended that:

- A secondary interpretive sign be erected containing educational information regarding the history of the neighbourhood.

7.4 PRIVATE REALM

7.4.1 Trees

Just as the privately owned architecture or cultural resources (i.e. cast iron fencing abutting the Church of the Good Sheppard) are considered heritage resources and contribute to the character of the neighbourhood, mature trees in public view, located within private property on front yards can be considered a heritage resource, or specifically certain trees with well defined criteria can be considered or designated a heritage tree.

The conservation and/or management of trees on private lands generally is at the discretion of the property owner. Mature trees located on front yards in association with the boulevard trees contribute to the viewshed, or visual aesthetics of the streetscape, and often compensate where boulevard space is insufficient or non-existent for public plantings.

Currently there is no municipal by-law for the preservation of trees on private property. Where a tree or tree limb on private property may become hazardous, the owner may be requested by the municipality to remove the hazard. Lands to be developed are regulated by the



municipality's Tree Management Policies (2002) in which General Vegetation Overviews and/or detailed tree inventories are a requirement of the submission/approval process of land development, which may apply for the treed lot on Margaret Avenue and allows the municipality to be involved in the review of development plans.

The following addresses options towards preservation of larger or significant trees located on private property.

The Ontario Heritage Act allows for the conservation of heritage properties either through provincial designation or municipal registration. The issue is whether the language of the act, by using the word property/properties includes the natural landscape and/or trees.

The 2005 Provincial Policy Statement issued under The Planning Act states: “Significant built heritage resources and significant cultural heritage landscapes shall be preserved”.

In assessing the heritage value of a property or district, the assessment takes into consideration the culture, the society and history of a community and therefore investigates and appreciates the overall cultural values of the community. Input from the community into this study demonstrated a clear appreciation and high regard for their street trees. A community's visible heritage includes more than the built structures. As the language of the Act is “property”, natural features of landscape, including the trees form part of the cultural heritage landscape.

The Ontario Heritage Tree Alliance (OHTA), a committee of the Ontario Urban Forestry Council has documented quite clearly that the definition of property under the Ontario Heritage Act includes trees as a natural feature integral to the landscape. This was demonstrated in a 1996 case in Scarborough where efforts to protect a black walnut stand successfully challenged the provincial definition of “property” under the Ontario Heritage Act. These trees are now protected under this Act. This challenge set a precedent for natural heritage, namely that trees can have heritage value in the absence of built structures.

Therefore it is the recommendation of this document that the municipality considers a heritage tree designation and at the request (or nomination) of the municipality, Heritage Kitchener or the Community Services Department, that the Community Services Department:

- assesses a tree on private property to be of a distinct heritage value for heritage tree designation,
- that it follows the definition of a heritage tree as adopted by the OHTA,
- nominates the tree for a heritage designation using the ranking system taken from the Ontario Heritage Tree Alliance (refer to Appendix C), and
- submits to Heritage Kitchener for consideration for listing the tree or trees (as it may include a row, avenue or grove of trees) within the Civic Centre Heritage Conservation District on the municipal registry of properties of cultural heritage value and that the heritage committee determine what level of protection could be provided for trees selected for heritage protection and which legislative tools are relevant for protective measures.

7.4.1.1 Heritage Tree Definition

“A notable specimen because of its size, form, shape, beauty, age, colour, rarity, genetic constitution, or other distinctive features; a loving relic that displays evidence of cultural modification by Aboriginal, or non-Aboriginal people, including strips of bark or knot-free wood removed, test hole cut to determine soundness, furrows cut to collect pitch or sap, or blazes to

mark a trail; a prominent community landmarks; a specimen associated with a historic person, place event or period; a representative of a crop grown by ancestors and their successors that is at risk of disappearing from cultivation; a tree associated with local folklore, myths, legends or traditions; a specimen identified by members of a community as deserving heritage recognition. (Adapted from the Ontario Heritage Tree Association).

7.4.1.2 Conservation Easements

It is the recommendation of this document that where an owner of private property requests preservation of a tree and/or trees through the creation of a heritage easement, Heritage Kitchener considers the request with input from the Urban Forestry Department.

Under the Ontario Heritage Act (s.22, 37 and 45) The Ontario Heritage Trust and municipalities may enter into easements or covenants with property owners to protect the heritage attributes of properties within a Heritage Conservation District. Heritage Easements are agreements that are registered against the title to the property, run in perpetuity, and bind current and subsequent owners of that property. It is a voluntary agreement between the municipality or the Ontario Heritage Trust and an owner to protect the heritage attributes of the property, and to encourage good stewardship of the property. Heritage conservation easements are often a requirement or condition of a property owner after receiving a grant (or tax relief) to protect the public investment in the property (See Section 4.9).

Again it would be a collaboration between the Community Services Department and Heritage Kitchener whether the tree/trees should be considered or ranked as significant enough to create a heritage easement.

7.4.1.3 Grants and Financial Programs

Municipalities may consider giving financial assistance and/or tax incentives to encourage and support owners to be stewards of their heritage properties in recognition of the community's interest in maintaining its heritage. The City of Kitchener's grant program to assist property owners with the maintenance of their property should consider including maintenance of mature trees designated as a heritage resource as defined in Section 6.4.1: Trees. Furthermore, should the property owner receive grants or tax incentives for the proper maintenance of the heritage tree, that a heritage conservation easement be created encapsulating the tree to protect public investment in the heritage resource.

7.4.2 Front Gardens

Many of the buildings within the Civic Centre study area were once home to prominent members of Kitchener society, and the ornate detailing on their homes and in their gardens reflected their status in society. The contrast of the neighbourhood lies in the fact that the homes of the industrial barons are cheek to jowl with the homes of the workers employed in their industries. As a result, the homes of the working class, were not overly ornate, and it can be assumed, as is supported in many of the historic photos of the area, that the landscapes were primarily utilitarian also.



An example of a common front yard treatment in the area, employing symmetry and emphasizing the front entrance to the home

For the most part, the front yards of the Civic Centre Neighbourhood were not grand, but did incorporate some of the design styles influenced principally by the Post-Victorian Era. The more lavish features such as fountains and carpet bedding were left for the wealthy, more common at some of the homes on streets such as Ahrens. In front of the more working class homes, it was common to find simple round beds flanking a front walk, or in the centre of a side lawn.

Although one of the most popular residential landscape styles now, foundation planting was not done all that frequently throughout the 19th century. At the beginning of the 20th century, it increased in popularity, and as house foundation grew in height, it became more necessary to

screen and soften them with plant material. Many properties had a front yard, and foundation planting that surrounded the house. One or two accent trees were also planted in the middle of the lawn area for accent, and also to provide shade to the house. With few exceptions, utilitarian uses such as trash storage, laundry lines, and vegetable gardens were kept to the rear of the house, away from the public eye.

Residents of the Civic Centre Neighbourhood are encouraged to consider the use of plant materials that were typically employed in Ontario residential landscapes during the post-Confederation and post-Victorian periods, as listed in the table below. A number of landscape plans for front yards are also provided at the end of this section to provide residents with ideas and assistance regarding design principles, plant materials and general layout.

TABLE 5.1
TYPICAL PLANT MATERIAL SELECTION FOR RESIDENTIAL LANDSCAPING

Silver Fir	Dwarf Flowering Crab
Five-leaf Araliei	Garland Crab Apple, Wild Sweet Crab
Fullmoon Maple	Japanese Crab Apple
Japanese Maple	Sergeant Crab Apple
Spider-leaf Japanese Maple	Moon-Seed
Norway Maple	Japanese Spurge
Schwedler Maple	Virginia Creeper
Red Maple	Boston Ivy
Sycamore Maple	Empress Tree
China Gooseberry	Amur Cork-Tree
Red-flowering Horse Chestnut	Sweet Mock-Orange
Horse Chestnut	Fine Dwarf Golden Variety
Bottlebrush Buckeye	Oriental Photinia
Dwarf Horse Chestnut	Ninebark
Japanese Angelica Tree	Norway Spruce
Dutchman's Pipe	White Spruce
Yellow Birch	Blue Spruce
White Birch, Canoe or Paper Birch	Japanese Pieris
Common European birch, European White Birch, Weeping Birch	Bristle-Cone Pine
Butterfly Bush	Swiss Stone Pine
Little-leaf Box	Japanese Red Pine
Chinese Trumpet-Creeper	Mugho Pine Swiss Mountain Pine
Trumpet Creeper	Austrian Pine
European Hornbeam	Dwarf White Pine
American Hornbeam	Dwarf Scotch Pine
Dwarf Catalpa	Sycamore
Bitter-Sweet	Lombardy Poplar
Katsura-Tree	Trembling Aspen
Dwarf Japanese Quince	Double Flowering Plums
White Fringe Tree	Sargent Cherry
American Yellow-Wood	Weeping Japanese Cherry
Jackman Clematis	Flowering Almond
Gypsy Queen	Douglas Fir
Sweet Autumn Clematis	Scarlet Firethorn

Property owners can also refer to Section E of this Plan for additional references relating to heritage landscape and gardening information to assist in their landscaping decisions in the Civic Centre Neighbourhood.

7.4.3 Fences, Hedges and Piers

Fences or hedges of one kind or another often surrounded early twentieth century gardens. They served to delineate property boundaries, pen in animals, or keep people off of private property, much as they do today. Often on corner lots, some form of hedge or fence was erected in order to deter pedestrians from shortcutting across the corners.

Some of the myriad of fencing and hedge types found within the study area today are of heritage value. The cast iron fence that encircles the grounds at the Church of the Good Shepherd is an excellent example of period fencing. Originally the fence enclosed the grounds of the home of William Roos, a prominent industrialist in the city. The Church now maintains the fence as an important link to its past, and serves as an excellent example of stewardship.

Guidelines regarding fencing are as follows:

- In the event that a property does have a heritage fence, or one that is styled in an authentic manner, it is recommended that the fence be maintained appropriately. In the case of cast, or wrought iron and wood fences, ensure that a consistent coat of paint is kept up on the surface to prevent rust, rot or other deterioration.
- New fences should be consistent in design, materials, and scale with heritage fencing. Wood, and iron fencing are recommended over vinyl, plastic, aluminum or other more modern materials. In the event that a more decorative or ornate style of fencing can be identified as historically installed on the property, it is desirable that the fencing should be replicated.
- Where fences are proposed where they did not historically exist, uncomplicated heritage designs are recommended over more modern styles. Unfinished pressure treated lumber fencing and chain link fencing are discouraged in the study area, especially in the front and side yard areas where fencing material can affect the streetscape character most.
- Size and scale of the fencing should be considered closely, and take into account distance to viewing points, viewing heights, and sight lines over fencing.

In the event that a heritage hedge exists, it is recommended that the home or property owner maintain it, and if necessary, restore it to heights and widths typical of the era. Old and overgrown hedges of typical plant material including Yew (*Taxus* spp.), Common Privet, (*Ligustrum vulgare*), or Holly (*Ilex* spp.) can often easily be restored by cutting back the plant material to the trunk, and allowing new growth to establish itself. If spacing in the hedge is wider, or if



An example of a well-maintained hedge on Queen Street

gaps have developed, than replacement plants should be introduced, and subsequently shaped into the form of the hedge. Hedges need to be cut back on a regular basis, either by machine or by hand, in order to ensure that they remain at a manageable size. Historically, hedges in the front or side yards would not exceed 2 metres, and would typically be shorter. Privacy hedges introduced into the back yard, which do not impede sight lines in the streetscape, could be allowed to grow to a loftier height.

There are also several piers within the district, which at one time marked the boundaries of larger estates. These markers serve as a physical reminder of how the area was subdivided, and provide visual cues as to how the neighbourhood was once configured.

Guidelines regarding piers are as follows:

- Where heritage piers exist, that they be maintained appropriately. Should they require repairs such as re-pointing, a trained mason should undertake the works.

7.4.4 Vehicle Parking



An opportunity for decorative plantings in front of a parking area on Weber Street

In the age of the automobile, parking is one of the more contentious urban design issues. Many urban spaces are dominated by the amount of space required for parking, and the prominence of the automobile within our society is difficult to ignore. The Civic Centre Neighbourhood was developed during a time when the automobile was much less important, and factored into urban design in a much less significant way than it does today. Much of the visual charm and interest of the Civic Centre's streets and lanes is due to the absence of attached front drive garages.

The tension that is created by this dichotomy is demonstrated within Civic

Centre, although because there is adequate on-street parking, it is not as prevalent as in some other older neighbourhoods. There are examples of one, or often two or more vehicles parked in the area that would historically have been lawn. Ideally, there would be no vehicles within these spaces in the study area, as the prominence of the vehicles in the front yard detracts from the heritage character of the built form, and from the quality of the streetscape in general.

To address parking issues as they relate to the Civic Centre HCD, the following recommendations are made:

- In the case of infill development, parking should be located in an unobtrusive location, preferably to the side or rear of the built form.

- Continue to encourage parking to the side or rear lot areas, rather than in front yards or boulevards. .
- Where parking in the front yard is unavoidable, parking areas should be screened with low hedges or fences. Hard surface area should be kept to a minimum by paving only the area required for tire tracks, rather than the entire parking area. Where possible, permeable types of paving should be employed, such as gravels, or permeable paving stones, to maximize infiltration of stormwater, particularly when in close proximity to mature trees.
- Where commercial parking is available, it should be screened with vegetation to minimize the impact on the streetscape without impeding pedestrian safety or visual sightlines.

7.4.5 Building Signage

The Civic Centre Neighbourhood is a mix of both residential and commercial uses. As the neighbourhood grows and changes, there may occasionally be a shift in use for some of the buildings resulting in the need or desire for additional building signage. This will be of particular importance on streets such as Victoria or Weber, where the predominant land uses are commercial or mixed use, and signage is an integral part of the operation of many of the businesses. In the event that a new establishment requires signage, or when an owner wishes to improve upon existing signage, the following recommendations are provided:

- Wall-mounted signs should not exceed the height of the building cornice.
- Signage materials should be complementary or compatible with those of the building. Painted wood and metal are particularly encouraged because of their historic use as signage materials.
- Ideally, sign designs will be based upon design that is contemporary with the building itself.
- The use of internally lit, neon or plastic signage is strongly discouraged.
- Spotlighting that enhances the visibility of the sign, as well as the architectural character of the building is encouraged.
- No vending machines dispensing food or drinks should be permitted on the exterior of buildings.
- Sandwich-board style signs that are put out onto the sidewalks during the day and removed after hours should also be complimentary to the building itself. Signs should not be of a size that impedes pedestrian traffic or visual sightlines along the street.

7.5 CASE STUDIES

Case studies for both residential and commercial streetscape, as well as infill development are attached in Figures 8 to 9.

8.0 CONSERVATION GUIDELINES

8.1 CYCLES OF RESTORATION ACTIVITY

The word **“restoration”** suggests major rebuilding and repair processes to restore a building to its former condition. Many examples of heritage buildings, particularly in European locations, have undergone multiple restorations over several centuries. Restoration is a pro-active process undertaken on an infrequent interval to grapple with an accumulation of issues regarding the future use and well being of a building. Restoration is sometimes triggered by a major crisis such as fire or flood, or by a change of ownership or intended use or future vision.

The word **“conservation”** suggests the on-going efforts to maintain a building in serviceable condition, respecting its original condition. Where some measure of planning and scheduling of maintenance is required, the process is determined mostly as a reactive response to observed needs and the predictable cycle of deterioration and repair.

The two words together describe an on-going process of cyclical activity in the maintenance and adaptive re-use of existing buildings. These guidelines will concentrate primarily on the physical aspects related to maintenance, repair and construction activity. However, it is important to recognize that the long term stewardship of heritage buildings may include any or all of the following phases:

Protection and Stabilization

A heritage building may have been neglected or subject to abuse or fire or other damage that has left the building in a vulnerable condition. An initial review of the building should focus on the immediate risks to the building. Structural collapse may occur if fire has weakened part of the building or if flood or frost have undermined or heaved the footings. Deteriorated or missing roofing or broken windows will permit the entry of rain and moisture that will destroy interior finishes and trim. Some temporary intervention should be considered if there is significant risk to a vacant or vulnerable heritage building. Reduce risk of fire by disconnecting electricity from aged or damaged portions of wiring. Keep out the potentially damaging elements. Secure doors and board windows if necessary to keep out vandals and animals. Tarpaulin roofs that are leaking. Connect or install rainwater leaders to prevent water from saturating exterior walls, particularly if the heating has been shut down. For any portions that are at risk of collapse, provide temporary shoring or underpinning.

Maintenance

As part of the cyclical process that is required for any building, a heritage building may have some unique features that require specialized skills on a regular basis. Copper and slate roofs for example, last a long time, but the inspection and maintenance cannot be entrusted to a roofer only skilled in asphalt shingles. For heritage buildings in particular, a preventive maintenance program should be in place to ensure no deterioration of the permanent building

fabric. The program itself should be reviewed annually to modify procedures that do not effectively protect the building.

The maintenance program should include an annual review of the entire building to monitor any deterioration that cannot be controlled by simple maintenance. In the event that some permanent building elements or materials are showing evidence of wear or weathering, positive intervention may arrest or reverse the damage.

For any deterioration that is more severe than can be controlled with regular cleaning, painting or other maintenance, there is good reason to consider more sophisticated solutions. The solutions should be researched carefully to ensure that there are no negative side effects and should be reversible if monitoring of the solution indicates unexpected complications. Specialist building conservators can assist in the research to determine the cause and the most effective remedy to stabilize severe deterioration.



115 Lancaster Street East - repair of wood trim

Deteriorated wood siding and trim is being selectively replaced with similar material, texture and appearance while preserving as much of the original construction as possible.



124 Young Street

Well maintained and restored house introduced new, inconspicuous attic vents in soffit of eaves to aid in the removal of moisture build-up and potential moisture problems of mold and rot in the attic space. Current lifestyle choices result in more moisture from showers, dishwashers, clothes washers and cooking than existed when these houses were built and minor changes to the exterior appearance will help to preserve them indefinitely.



34 Ellen Street East, replacement of cedar shingles

Original deteriorate scalloped cedar shingle cladding in roof gable replaced with new material using pattern and colour similar to original. Installation would be improved if new cladding replaced original and did not project in front of original window trim.



33 Mansion Street

There is evidence that some previous version of the rain downspout from the roof gutter was installed across the face of the decorative roof brace. This error in judgment may have taken place when the house was first built or anytime over the last century, but bad design and technical decisions need not be preserved in a Heritage Conservation District

Cleaning

There are many processes included in “cleaning” from the gentle touch of a dough poultice through several wash sprays through to blasting with fluids, rubber eraser granules or abrasive

stone granules. The type of cleaning process should suit the material being cleaned, the contaminant being removed, the environment for the cleaning and the philosophy of cleaning. The philosophy of cleaning is intertwined with the goals of conservation and restoration. Most people in the heritage restoration field believe that the words “aged”, and “patina” are assets when describing heritage buildings. Cleaning that totally reverses the aging process may not result in an appearance that is an improvement for the building. Similarly, research and reasonable care is important to ensure that the layers being removed in a cleaning process are not the layers that have protected the building from weather and deterioration. The sandblasting of many old soft brick buildings removes the hardest exterior layer of brick and permits rapid deterioration of the remaining façade.

Conservation, Rehabilitation, Restoration

Conservation, rehabilitation and restoration refer to major building and repair processes as well as ongoing efforts to maintain buildings. These are the most typical activities that are (or should be) undertaken by property owners. Guidelines and best practices are provided in later sections of this report to provide assistance and direction for undertaking some of the most common activities.

Recycling/Conversion

The best safeguard for the conservation of a heritage building is the on-going use by caring owners or tenants. If a truly remarkable heritage building cannot attract a use and sits vacant, it is prone to deterioration from weather and vandals and, even if adequately protected by guards and occasional maintenance, sits as a forlorn form, missing much of its character. It is far better that old buildings find new uses, even if the new use requires substantial changes to parts of the original building.

Modernization

The intent to preserve the heritage character of a building does not require the preservation of winter drafts, or poor heating in an historic house, or potentially hazardous materials and equipment in a commercial building. The purpose of the planning phase of any construction or maintenance project is to attempt to anticipate both the potential risks and benefits from the process and to maximize the benefit while minimizing the risk. Most of the systems and materials that can be improved by modernizing are concealed inside the wall construction and in the interior of the house. The visible, heritage components that contribute to the street façade should be preserved as much as possible.

Reconstruction

Some elements or even whole buildings may need reconstruction because of severe damage from weathering or possibly fire. We can continue to preserve our heritage by reconstructing it. However, certain rules apply regarding the care of reproduction and the ability to distinguish new from old so that the process is kept honest. But the tradition continues with revitalized

physical form. Design guidelines provided earlier in Section 5 of this report provide direction if / when reconstruction is necessary.

8.2 CONSERVATION GUIDELINES

The goal of heritage conservation is to preserve as much of the community fabric, both built and natural, as possible from the time of its development. Heritage features such as unique gable configurations, original doors and windows, porches and decorative mill work are important attributes in the Civic Centre Neighbourhood. Conservation guidelines for maintaining and restoring these elements, as well as other building components are provided in the following sections, and should be taken into consideration by both property owners and approval authorities when work on buildings is being contemplated.

8.3 ROOFS AND ROOF ACCESSORIES

Roofs and roof accessories are important components of heritage buildings, not only for their functional and protective characteristics, but also because the materials, slope, shape and design details frequently help define building style and age. In the Civic Centre Neighbourhood, the most common shapes are gable and hip roofs.

Roofs and their components are continuously exposed to the worst weathering conditions and therefore deteriorate most quickly. Slate, cedar, metal or bituminous compound roofing materials wear out and must be replaced on a regular cycle. The accessories, including metal flashing around joints and edges, also require periodic replacement, sometimes before the roofing.

Up to about 1925 the principal choices for roofing materials were primarily slate and wood shingles. To a lesser extent, clay tile or zinc shingles, and metal roofing were used. Most of the houses in the Civic Centre Heritage Conservation District would originally have had wood shingles, probably cedar, with a fewer number of more expensive installations of roofing slates.

8.3.1 Slate

Slate is a very durable cladding material used for roofing and sometimes vertical walls, particularly as vertical gables at roofs. The material is a shale type sedimentary stone available in a variety of colours and qualities from quarries around the world. The nature of the stone permits cut blocks to be cleft into thin layers approximately $\frac{1}{4}$ to $\frac{1}{2}$ inch thick to form shingles approximately 10 x 20 inches in size. Good quality slate roofing properly installed and maintained should last for 50 years or more. Some buildings in the Civic Centre Heritage Conservation District still contain the original slate roofs, giving them a very distinctive character. The Church of the Good Shepherd is the most prominent example of a slate roof that contributes to the heritage character of the district.

Typical Problems Encountered

Individual slate tiles may break due to age, structural defects or excessive impact. In addition, the fasteners used to join the slate to the building may eventually deteriorate or break, causing the slate to loosen or break away from the roof structure below.

Conservation and Maintenance Guidelines

- Inspect roofs occasionally to identify any damaged or missing slates. Maintenance and inspection of slate roofing should only be undertaken by skilled trades people who will use suitable equipment for access to the roof to avoid breaking fragile tiles.
- Individual slates that are damaged should be replaced with matching slates by a skilled roofer with slate experience.
- Major replacement of slate roofs should include photographic recording of original pattern for replication of the design in new slates. New slate roofs should be installed with modern peel and stick ice protection at the eaves, and breathable underlay throughout.
- If total replacement of a slate roof is required, and new slate is not a feasible option, the new roofing material should be as visually similar to the original material as possible, with respect to colour, texture and detail.

8.3.2 Shingles

Shingle roofing is a generic term that refers to a number of products whose characteristic is the lapping of small sheets or plates on a sloped or vertical surface to shed rainwater by gravity. Common historic materials included cedar shingles and split cedar shakes and as discussed above, slate tiles installed as shingles. In some cases, decorative cedar shingles were also used to clad some or all of the gable walls of many houses in the Civic Centre Heritage Conservation District. Original cedar shingles or cedar shakes have been replaced with modern materials, usually the ubiquitous three tab asphalt shingles. Cedar shingles look great, but have a relatively short life span, and create issues of fire resistance and insurance costs. The widespread acceptance of asphalt shingles (asphalt impregnated felt with a protective granular stone surface) provided a low cost, good quality roofing material from about 1930 onwards. In recent years, several manufacturers have produced variations that provide an appearance more similar to the original cedar shingles that they replaced.

Typical Problems Encountered

Shingle roofing deteriorates over time as the materials eventually break down as a result of water, wind and solar exposure. The extension of a roof over an un-heated eave permits ice dams to form in winter and may cause leakage of water into the house as water backs up under lapped shingles.

Conservation and Maintenance Guidelines

- Where decorative shingling is used on the gable end, inspect it on a regular basis and repair or replace damaged components with like materials. Avoid removing or cladding over decorative shingles.
- Shingle roofing, either cedar or asphalt, has a 20 to 30 year life cycle. Some patching may prolong replacement by a couple years, but once the shingles have deteriorated or the roof has begun to leak, replacement is the only practical solution.
- Some roofing contractors offer savings in the cost of re-roofing by installing the new shingles directly over the old shingles, using longer nails. The cost of removal is not saved, but deferred to the eventual removal at a later date. Stripping the roof of old shingles permits inspection of the condition of the roof sheathing (boards) for any weakness or decay, and permits the application of peel and stick eave protection to guard against ice damming. Multiple layers of shingles may also overstress the structural capacity of the roof framing causing roof distortion and sway back ridges.
- The use of premium quality asphalt shingles is recommended for maximum life expectancy (30 years) and to mimic the texture of the original cedar shingles.
- Avoid bright colours for asphalt shingles on heritage buildings. Gray, brown and black best replicate the style of the original cedar roofing without drawing undue attention to the roof.
- Ensure that attics are adequately insulated on the warm side and ventilated on the cold side to prevent heat escaping through the roof and the formation of ice dams.
- Where roofs are prone to ice build-up and ice dams, carefully remove heavy snow accumulations from the roof to minimize their formation. When re-roofing, install a new peel and stick waterproofing layer under the shingles at the eaves where ice dams may form.
- Some new roofing materials are available for sloped roofs. Some materials that were popular at the beginning of the 20th century are making a comeback. Stamped metal roofing with a raised decorative pattern was used traditionally on sloped roofs, but was more expensive than asphalt shingles that replaced it. It was also inclined to rust and to be damaged by any subsequent access for maintenance, and to be noisy in rainstorms. Newer versions are available that have a longer life to the coating system and are generally sturdier



Example of appropriate, well-maintained roofing material, and colour for heritage buildings

than their historic predecessors. However, the versions that are stamped to simulate cedar shingles and coated with a granular stone finish provide a roofing solution that does not appropriately mimic the fine texture of cedar shingles, or the decorative geometric pattern of stamped metal roofing.

8.3.3 Chimneys & Parapet Walls

Brick and stone in chimneys and parapet walls and the metal trim in building cornices are exposed to severe weathering and deterioration. If regularly maintained by re-pointing and re-painting, most of these elements will last indefinitely. Some of the most intricate masonry and metal details in a building are at the uppermost locations for prominent viewing, but are then more vulnerable to weather and difficult to access for maintenance.

Typical Problems Encountered

Weathering and crumbling of the uppermost brick and mortar can occur on chimneys, along with deterioration of traditional clay chimney pots. Efflorescence of white mineral deposits on masonry surfaces may also appear, caused by condensation of moisture and minerals in exhaust flue gasses.



31 Margaret Avenue -decorative brick chimney missing top courses

Conservation and Maintenance Guidelines

- Inspect chimneys occasionally, and clean if necessary, to ensure that they are functioning properly and there is no build-up of soot or blockage by nests, etc.
- In some heritage houses, the chimney is in a prominent location, and sometimes repeats brickwork details that are evident in the rest of the house. Research and restore to original appearance to the extent possible.
 - Before repairing original brick chimneys, record the existing design with photographs to allow for the replication of design details.
 - Conduct adequate research to determine whether the existing deteriorated chimney is the original design, or has been previously rebuilt without due attention to original brick details. Determine whether the current rebuilding should adopt the original design.
 - Much traditional brickwork displayed textures and bonding patterns and mixtures of brick colours and stains that are currently unfamiliar to the trade. Again, take advantage of current technology to improve the longevity of the finished work. If the brick or stone is deteriorated beyond salvage, be sure to use a matching colour, but in a more durable material than original if available.
 - Be sure the chimney is lined to prevent acids and water vapour from attacking the chimney from the inside. Use the best primers and paints on metal cornices and trims to ensure good adhesion and long life of the protective paint film.
 - Avoid removing original chimneys, even if they are no longer functional, as they provide a design element that contributes to the overall heritage character of the house. If the chimney is no longer used, it should be capped and sealed by a knowledgeable tradesperson.

8.3.4 Gables, Dormers and Turrets

In the Civic Centre Heritage Conservation District, a large part of the character of the individual houses and the character of the district is established by the ornate treatment of the roof gables and dormers facing the street. Thirty nine examples of a local variation of the Queen Anne style in this district have multiple planes of gables facing the street. The uppermost gable is centred over the attic and recessed far beyond the lower gables at the front of the house. The wood trim is crafted in highly detailed floral and geometric designs. The gables that are clad in cedar shingles frequently exhibit designs using scalloped and other special edge patterns. Many of these articulated designs have been well preserved. The location is both well displayed and well protected from weathering and wear above the level of most daily abuse and below a protective roof overhang. However, a number of the decorative gables have unfortunately been covered by aluminum and vinyl sheeting obscuring the details that give the building character.

A number of significant locations throughout the Civic Centre Heritage Conservation District are also accentuated by the addition of a projecting turret and/or conical roof on the corner of a building. The decorative treatment of gables, dormers and turrets are the most prominent, most recognizable and most artistic aspects of houses in the Civic Centre Heritage Conservation District and deserve the most care in conservation and restoration. Because these decorative gables are an integral heritage feature of the Civic Centre District, their conservation and restoration is important.



34 Ellen Street East -Dormer reclad

Typical Problems Encountered

The intricate details of wood trim and special shingle patterns are very exposed to weather deterioration in inaccessible locations. In addition, small, intricate roof planes intersect to create additional ridges, hips and valleys that are most vulnerable to snow accumulation and damage from wind scouring. Small, remote rain gutters may also exist that fill with leaves and debris and foster rot. Often, turrets and dormers are constructed with minimum overall exterior wall thickness and roof thickness preventing adequate insulation and ventilation to avoid heat loss and complications of ice damming.



Conservation and Maintenance Guidelines

- Decorative gables and turrets should not be covered or obscured by siding or other materials.
- Deteriorated wood components should be replaced with new components fabricated to replicate the original design. Where components are completely missing, or too deteriorated to provide a pattern for replication, undertake adequate research by observing similar examples and copying as precisely as possible.
- New wood should be treated with a preservative to avoid rot.
- Existing wood should be prepared for repainting by either stripping off old layers of paint, or localized priming and top-coating.
- Where possible in dormers, upgrade insulation value in walls and roofs to reduce risk of ice dams. Use approved foam injection and styrofoam slabs in concealed locations to improve weather resistance.

8.3.5 Soffits & Fascias

The portion of roof that extends beyond the exterior wall to form an eave projection usually combines a short vertical surface, called the fascia, with a short exterior ceiling, called the soffit. For the low edge of a sloped roof, the fascia is frequently the location of rainwater gutters to collect the rain from the roof. For the sloped edge at a triangular gable roof, no gutters are required, and the fascia is available for decorative treatment similar to the gable below, but with less protection from the weather.

Typical Problems Encountered



124 Young Street – ventilated soffit



64 Weber Street

The fascias at the edges of roofs, along with the rain gutters are exposed to the same effects of weather as the main roof, plus additional exposure to severe wind, icicles, abrasion by tree branches and wear from ladders and maintenance access. These surfaces are also difficult to access for regular maintenance and are frequently overlooked while they deteriorate.

Many homeowners have chosen to clad soffits and fascias with prefinished metal or vinyl to cover a host of problems with a brand new guaranteed finished surface. The guarantee is a hollow promise. The cladding system itself is based on the flimsiest of sheet materials dependent on the structural support of the original trim materials underneath. Where the support is damaged, the new finish can cover, but it cannot hide underlying problems, such as rot or physical damage. The soffit itself is generally well protected from weather and hence inclined to be a favoured location for wasp's nests.



143 Queen Street North

Conservation and Maintenance Guidelines

- Avoid maintenance and repairs that require the covering of original materials with a new layer that conceals the original.
- Replace deteriorated original wood details in soffits and fascias with new wood cut to replicate the profile of the original, and finished to match.
- Strip and re-paint original painted surfaces where the paint has deteriorated. Use caution in the stripping technique not to damage the underlying wood surface and not to expose yourself to the lead in paint dust or fumes from heat stripping.
- If the paint surface is peeling or blistering, look for the probable cause of the paint film deterioration such as excessive humidity escaping thorough the wall, or exposure to wetting from rain.

8.4 EXTERIOR WALLS

The walls that enclose the building also provide much of the exterior appearance of the building. For the purpose of heritage conservation, this exterior appearance should be maintained. However, exterior walls are an assembly of elements and layers each intended for a different purpose. Examples are logs and chinking, stone and plaster, brick and wood paneling. Many of the traditional assemblies were designed to provide adequate structural integrity to hold themselves and other components in place, to provide security against entry of uninvited people, to resist entry of wind, cold, rain, pests, and to provide a suitably finished interior appearance. When restoring exterior walls, ensure that the original intent of the original components is understood and repaired or protected adequately.

8.4.1 Brick

Brick is the most commonly used exterior wall material in the Civic Centre Heritage Conservation District. During earlier periods, wood may have been used extensively to construct the frame and clad the exterior, but brick became more popular as a permanent, low maintenance material that provided additional security from fire, rot or damage from physical abuse. The brick that was available throughout the Civic Centre Heritage Conservation District was primarily the buff coloured brick and Milton red brick, as well as a few examples of other colours and textures. The “rugged” finish (fine vertical scratches) brick of some of the houses built between 1920 and 1940 is characteristic of the period. In the hands of clever designers and skilled masons, bricks could be artistically combined in a variety of bonding patterns, textures, details and arches to give enormous variety to the exterior finished walls.



76 Ahrens & 32 Maynard rugged brick houses from 1917 - 1945

Most of the early brick dwellings in the Civic Centre Heritage Conservation District (pre 1950) were constructed of “solid” brick, meaning two or three layers or “wythes” of brick formed the structural component of the wall. The concealed wythes were often of less attractive brick that had manufacturing defects or were less well fired. These walls were constructed using one of

the bonding patterns that employed “header” bricks (short sides exposed) to permit the length of the brick to tie the wythes together.

After about 1950, most houses were constructed as brick veneer, using only a single wythe of brick with a back-up structure of wood framing to support the floors and roof and to prevent the brick walls from tipping over. These brick veneer walls are dependent on metal wall ties to secure the brick layer to the back-up wood framing. Brick veneer is a good, economical method of construction, but is dependent on the integrity of the concealed metal ties. In some older walls, the ties have been subjected to enough moisture to promote corrosion and the weakening of the overall assembly. If there are any indications that a brick veneer wall has been subjected to extensive wetting over a long period of time, any repairs to that area should include an investigation of the condition of the interior wall ties by opening a small section of the wall.

Typical Problems Encountered

Hard fired brick from good quality clay is almost indestructible in well-constructed walls. However, nothing is totally impervious to aging and deterioration. In our climate, the combination of moisture and freezing is very destructive to brick masonry. Moisture saturates the small pores in the brick and freezing causes the ice crystals to form and expand, cracking the brick and forcing the exterior layers to crumble or drop off in thin sheets (spalling). As the exterior cladding on exterior walls, it is impossible to avoid freezing temperature exposure for brick walls. It is therefore important to keep water from saturating the brick, either from poor roof conditions, leaking gutters and downspouts, or humidity escaping from the interior of the building.

The increased vapour pressure from the time of original construction also drives damaging humidity into the wall components where it causes various kinds of deterioration, such as mould, spalling, mortar deterioration, and efflorescence. Adding insulation into the assembly of an exterior wall may possibly cause additional and faster deterioration to the wall because of increased condensation and freezing within the colder exterior wall.

A large proportion of the water used for washing and cooking also becomes invisible vapour in our houses, and during the winter months is continuously attempting to escape through the walls to the relatively dry outside. In the process a portion of that vapour condenses to liquid water in the wall (at the dew point of temperature gradation) and is prone to freezing and causing spalling damage. These problems are exacerbated by the free flow of humid air into wall cavities, particularly in the upper portions of a house where the warm air is attempting to rise and escape.

Conservation and Maintenance Guidelines

- Ensure that rainwater does not contact bricks continuously.
- Ensure that the eave overhang protects the wall from most of the vertical rain.

- Ensure that the rain run-off from the roof is controlled or collected into gutters and downspouts to prevent wall saturation. Broken or missing downspouts cause enormous damage to the brickwork below.
- Ensure that groundwater does not contact bricks continuously. Avoid brick wall construction in direct contact with the ground. Use more impervious materials such as hard stone, concrete or concrete block for foundation walls. Ensure that the ground around a foundation slopes away from the building to provide drainage.
- Control damage caused by water vapour through the use of vapour barriers, balanced air pressures, appropriate insulation and heating. Seek professional advice and workmanship for this type of restoration work.
- Reduce as much as possible the permeation of moisture vapour from the interior of the house through the brick wall. Consider the installation of extract fans, best combined with a heat extractor device to retrieve heating economy, in humid locations to capture moisture at its source and create a minor negative pressure in the house to ensure that any minor leaks or transmigration is from the outside towards the inside, reducing the moisture build-up in the walls.
- Painting of original brick surfaces is not recommended, as it can trap moisture and cause greater deterioration of the brick.
- Do not sandblast brick. This is likely to permanently damage the surface of the brick and accelerate any deterioration. See Section 8.9.2 for further information regarding alternatives to sandblasting.

8.4.2 Stone

As a building material, stone is classified as hard stone for the granites and igneous types of stone and as soft stone for the sandstones, limestones and most other sedimentary types. Stone is also categorized by the method used for gathering, quarrying and preparing the stone and the stacking methods used to install the stone in the wall. In the Kitchener area, stone was not readily available and was used sparingly in residential construction. In the Civic Centre Heritage Conservation District, most of the stone used was soft limestone cut for use as exterior trim in brick walls, particularly for window sills, and door and window lintels and surrounds.

The most significant use of stone in the CCHCD is for the church hall of St. Andrews Church on Queen Street, and a little further up Queen Street for the construction of the Church of the Good Shepherd. At numbers 20 and 26 Roy Street, stone veneer and trim was used on two adjacent houses to achieve the appearance of an English Tudor cottage.



116 Queen Street North – Stone Church of the Good Shepherd

Stone was also used for foundations and bases of porches in contact with the ground. Most of the soft limestone that was used in Kitchener would have been quarried near Kingston or Stoney Creek, or imported from Indiana. Smooth, grey limestone is most likely from Kingston. Sandy, buff coloured limestone from Stoney Creek. Buff coloured limestone with many fossilized shell inclusions is typical of Indiana limestone.

Typical Problems Encountered

Deterioration of stone is largely the result of factors since the initial construction, such as exposure to wetting and freezing concurrently. This may lead to cracking or breakage of the stone.

Conservation and Maintenance Guidelines

- Like most other building materials, stone is best preserved by keeping it dry.
- If stone has begun to crack from moisture and freezing, it can be stabilized with considerable effort and expense by the insertion of concealed stainless steel pins and epoxy injections to seal and adhere the damaged material back together.

- It is never too late to prevent stone from being saturated by water to arrest deterioration. In some cases, the insertion of new metal flashing, or the repair of rain gutters and downspouts will extend the serviceable life of stone elements that have begun to deteriorate.
- Ultimately, the stone may have to be replaced in part or entirely with a new piece of matching stone cut to the original shape. A partial replacement that is inlaid into a prepared hole like a filling is called a “Dutchman”. Many of the stone types that were used in the Civic Centre Heritage Conservation District are still available from stonemasons and merchants. A stone that is close in texture can also be tinted to match the surrounding stone colour.
- There are also suppliers of specialty repair mortar, such as Jahn Mortar, that can be prepared in a combination of ingredients and pigments to replicate the colour and texture of almost any natural stone. These mortars can be used to fill small blemishes in stone that do not warrant full replacement and have been used successfully for several decades.

8.4.3 Cast Stone and Concrete

After about 1900, many of the applications in the Civic Centre Heritage Conservation District that traditionally would have used stone were substituted with cast stone, which is a carefully formulated mixture of Portland cement, coloured sand and fine stone aggregates. This process was becoming popular and relatively inexpensive during the first few decades of the twentieth century, to replicate the appearance and strength of stone building components.

There are examples of cast stone used for lintels and sills for windows and doors, and for decorative inset blocks in the brick arch at 127 Water Street North and at 61 Lancaster Street East.

Typical Problems Encountered

Cast stone and concrete may also be subject to cracking and breakage as a result of the effects of weather and moisture. In some cases, the cast stone components have been coated with paint and other materials. A good quality paint film can protect the material from water absorption and the risk of cracking and frost damage to the surface.

Conservation and Maintenance Guidelines

- Some simple cracks can be repaired with the injection of an epoxy cement, but professional advice is recommended for this skilled undertaking.
- Minor defects on the surface of a cast stone component can also be restored by skillful reconstruction.
- A cast stone component that has deteriorated beyond simple repair can be recast using portions of the original as a model for a new mould. This, too, is a skilled process and

requires the advice of an engineer if the piece to be replaced is a load bearing structural element.

8.4.4 Mortar and Repointing

Exterior brick walls have more components than just brick. All brick is joined together by mortar joints which form a quarter of the exposed surface. The mortar joints in brick walls are, by design, the softer and more sacrificial component in the exterior wall assembly to ensure that any minor movement (there is always some) is absorbed by the mortar joint and the bricks do not crack. Where the brick may last forever, in our climate the mortar joints require inspection and repointing on a 25 year cycle. The repointing process is an aggressive cutting back of loose and deteriorated mortar in the joints and the skillful topping up and tooling of the joints with fresh mortar.

Typical Problems Encountered

Present day mortars have a high concentration of cement, which will not allow it the same flexibility as earlier mortar particularly during the freeze – thaw cycle. This in turn can cause the bricks to crack or spall. When mortar repairs are required, a professional bricklayer should be consulted.

Conservation and Maintenance Guidelines

- Replacement mortar should be weaker than the surrounding brick and use minimal amounts of portland cement in a sand/lime mortar mix.
- The installed mortar should be well compressed into the open joint and tooled to a dense, slightly concave surface to resist absorbing water.
- In some instances, where the heritage character of the original brickwork was achieved by special tooling or special detail of the mortar, such as projecting tuckpointing, the original should be replicated, knowing that the special detail may require more frequent monitoring and maintenance than a simple concave joint.

8.4.5 Wooden Siding

Wood siding was used in very few of the original properties in the Civic Centre Heritage Conservation District as an entire cladding material. Many more examples are of wood cladding being used for porch enclosures and portions of upper floor cladding such as in roof gables. Much of the original wood siding was from “old growth” softwood trees, which produced long, straight, wide boards without knots or splitting, and rich in resins that reduced rotting. Wooden siding produced an attractive, economical exterior wall that resisted weather if well maintained. The maintenance regime includes continuous monitoring, repairing damaged portions and repainting on a regular basis, probably every decade.

Many of the original installations of wood siding used horizontal clapboard in widths from 4 to 6 inches and a variety of profiles. The standard designs had an interlocking tongue and groove

edge top and bottom and were either tapered across the full width or beveled or grooved at the top edge to provide a shadow line. There were a few examples of vertical wood siding using wide boards and narrow battens to cover the joints, but this was less weather tight and considered more appropriate to sheds and service buildings by the time most of the properties in the Civic Centre Heritage Conservation District were being constructed.

Typical Problems Encountered

As with brick and masonry walls, trapped moisture is the most damaging factor for a wood clad wall, causing blistering of the protective paint film and rotting of the wood substrate.

Conservation and Maintenance Guidelines

- Wood cladding should not be in contact with the ground to reduce the risk of rotting and risk of attack by termites and other insects.
- Preserve as much as possible of the original material when undertaking repairs.
- Damaged siding should be removed and replaced with similar material. Avoid covering any original material with layer(s) of new material.
- Where material is replaced, take photographs of original details at corners, around doors and windows, and where the siding meets the foundation or the soffit of the roof to ensure that the replacement replicates these details.
- In some cases, the removal of trim pieces at doors, windows, corners and soffits may be necessary to ensure that the top layer of details is not buried, but replaced on top after the installation of the new siding.

In the event that a large proportion of the siding is deteriorated, and individual replacement of boards is no longer possible, there are several alternatives for the replacement of original wood siding. Avoid any new siding that is simply attached over top of the original as many of the trim details and corner details of the original will be lost underneath or recessed behind the new skin. Remove the deteriorated layer of original wood siding, maintaining the original trim details around doors, windows and other interruptions of the siding. Once stripped of siding, the exterior sheathing of the house can be inspected for damage and repaired and new Tyvek weatherproofing added behind the new siding to improve the wind and moisture resistance of the exterior wall without detracting from the original appearance. The replacement materials available for wood siding includes: natural wood, specially prepared and pre-finished wood, vinyl, aluminum, and fiber-cement board siding.

- Natural wood siding can be acquired and milled to profiles identical to the original profile and nailed in place and painted or stained to replicate the original appearance. This is the optimum solution where feasible.
- Prefinished wood siding in several standard profiles and colours, along with required trim components is also available. While the raw wood that is the starting material has knots

and blemishes that were not present in wood siding a century ago, this material is the preferred second choice if natural wood siding is unavailable or too costly.

- Vinyl and aluminum siding are hugely popular now for new construction and renovation because they are very inexpensive alternatives. They are inexpensive because they are very thin sheet materials formed into plank-shaped profiles and finished in a range of standard colours. They perform well at keeping rain and weather out of the building, but because of the thin nature of the sheet material, they are very fragile in use and prone to damage from impact of vehicles, toys, and ladders used for maintenance. These materials are not recommended to cover or replace original material.
- Fiber-cement board (which is a safe development from the abandoned asbestos-cement industry) is a relatively new product that offers many of the benefits of traditional wood siding without the cost or some of the defects that are standard with new wood products. The boards are available in a variety of standard profiles and pre-finished with a primer for finish painting on site. They are available in a smooth, flat finish that will stay smooth and flat compared to most vinyl and aluminum sidings. Like wood, they must be protected with a paint finish that can be selected from any paint colour and must be maintained with occasional repainting. This material, while less preferable than wood siding, is more suitable than aluminum and vinyl materials.

8.4.6 Stucco

Stucco is a generic term that refers to an applied coating of cement based plaster and finished with one of a variety of textures ranging from smooth-trowelled to coarse-trowelled to spray finish to pebbled and several others. Sometimes the finished texture is then painted with a coloured paint for additional protection and decoration. A number of buildings in the Civic Centre Heritage Conservation District have a relatively distinctive pebble-dash stucco finish.



74 Weber Street West and side elevation

The longevity of the original installation is dependent on the type and quality of installation and of maintenance. Cement stucco is very rigid and relatively thin, somewhat like a china dinner plate. It is dependent on being well supported by the concealed structural material to which it is

applied, and having adequate room to expand and contract in the heat of summer without cracking, and to being protected from excess moisture that causes frost cracking and delamination from the supporting structural materials behind.

Stucco was sometimes applied over a masonry wall (stone, brick or concrete block), which provides a stable, continuous support for the finish. In some applications in the Civic Centre Heritage Conservation District, stucco was applied onto a series of thin wood strips (lathing) which were nailed to the exterior of the wood framing. The trowel application of the stucco would force a small amount of the cement paste through the gaps between the wood lath strips to form an anchor (key) to hold the stucco in place after curing, just like interior plastering. Some stucco, like plaster, was reinforced with fibers, usually animal hair, so that small cracks would not fall apart. This sometimes preserved the stucco in place, even if the original wood lath deteriorated substantially.

Typical Problems Encountered

Stucco can be prone to cracking and breakage as it ages and becomes more brittle, and can also be more susceptible to damage as a result of impact than other surfaces such as wooden siding or brick. The exterior application of stucco is also subject to intermittent wetting by rainstorms which can cause the underlying wood lath to swell and cause stress to the cement keys, sometimes breaking them and causing the stucco to bulge.

Conservation and Maintenance Guidelines

- Modern stucco repair can benefit greatly from modern materials without sacrificing the heritage quality of the restored property. Where repairs are necessary, wood lath can be replaced by galvanized expanded metal lath (diamond shaped mesh) that resists moisture damage, provides improved keying and support for the stucco, and does not impart movement stresses into the stucco finish.
- Exterior Insulation Finish Systems (EIFS) are a popular, modern exterior wall treatment that can easily replicate the appearance of traditional stucco with the benefit of increasing the insulation value of the wall. Existing walls (or new) are clad in rigid foam plastic sheets usually about 2" thick, and coated with a mesh-reinforced acrylic stucco. The advantage of the system is the provision of a resilient stucco surface resistant to cracking, and the added insulation. The disadvantages are several. Any existing decorative surface features become buried within the thickness of the coating. Any junctions with existing door and window openings and other trim details usually are replaced with inappropriate stucco returns and thick details. And where the systems are marketed to provide additional thermal protection, the overwhelming evidence from places like Vancouver indicates that the systems are inclined to be poorly installed and permit water ingress and retention. The supporting structure underneath becomes damaged from the dampness while the exterior shows no signs of the increasingly serious deterioration. The system requires the highest quality of professional design and application to be used in new locations and even more demanding skills if used as a retrofit application.

- If repairs or replacement is necessary to stucco finishes, care should be taken to replicate the original appearance with respect to colour, texture and finish. Professional trades people should be hired for major repairs or replacement.

8.5 PORCHES AND VERANDAHS

The porches in the Civic Centre Heritage Conservation District are as significant to the appearance of this heritage district as its gables and dormers. These were originally both functional and decorative additions to a building and reflected the lifestyle and character of the original owners. In the Civic Centre Heritage Conservation District, various types of porches exist – some of these extend across the entire front of the dwelling, whereas others only take up a small portion of the facade, directly in front of the entrance. A significant number of porches in the CCHCD are two storey designs providing a porch and a balcony at the second floor.

Porches consist of a number of elements that have both functional and aesthetic qualities. These include the support columns and piers, porch floor / decking and steps, skirt, railings, and roof. A number of the porches in the Civic Centre Heritage Conservation District are quite decorative, retaining much of their original millwork and trim. Materials used in the porches include wood and to a lesser extent, brick.

Given their contribution to the overall visual character of the Civic Centre Heritage Conservation District, preservation and restoration of the design and detail of porches and verandahs on the fronts of houses should be considered a very high priority for the heritage district.



Typical Problems Encountered

Like other details on the exterior of a house exposed to severe weathering, the paint, wood and masonry portions of porches deteriorate more quickly than the rest of the house. Foundations and footings for porches were sometimes built with less care and less depth than the main portion of the house. As they are exposed to frost heave from all sides, they are more inclined to be shifted out of plumb alignment. Often porch floors are built as wood platforms over an

exterior crawlspace that is difficult to access for maintenance but provides easy access for skunks and debris.

Conservation and Maintenance Guidelines

- Removal or substantial alteration to the size, shape and design of existing porches is strongly discouraged.
- Do not remove or cover original porches or porch details, except for the purpose of quality restoration. Prior to executing any repairs or restoration, photograph the existing conditions and research to determine whether the existing is original or an appropriate model for restoration. Use annotated photographs or drawings or sketches to represent the intended repairs.
- When restoring a porch that is either intact or completely demolished, some research should be undertaken to determine the original design which may have been much different from its current condition and decide whether to restore the original.
- For the structural elements of the porch, use the best of current technology including secure footings extending below frost and pressure treated wood for wood framing.
- For decorative elements such as gingerbread fretwork and other trim, wood is still the best choice to recreate the original appearance, but using improved technology such as waterproof glues and biscuit joiners and liquid preservatives and best quality paints to protect the finished product.
- Fibreglass and plastic versions of decorative trims should be avoided. Poor interpretation of the scale or design of applied decoration detract from the visual appearance and architectural coherence of porches and verandahs.
- Where there are no other reasonable options, fiberglass and plastic versions of these decorative trims may be considered if the appropriate shape and size is available and they are kept in good condition with adequate maintenance of the paint.
- Install and maintain a porch apron on all exterior sides below the porch floor level that permits good ventilation and prevents animals and debris from entering. Research some of the attractive and functional trellis designs that are used in the neighbourhood to fulfill this purpose. Include a hinged or removable section for occasional access for maintenance and inspection. Smooth and grade the ground under the porch to slope away from the basement and cover the exposed ground with a thick polyethylene sheet and a layer of gravel or precast paving stones. This will reduce the dampness and growth of mould and provide more comfortable access for maintenance.

8.6 DOORS AND WINDOWS

Doors and windows offer both functional and visual contributions to the heritage character of buildings. In the Civic Centre Heritage Conservation District, windows are particularly important features, as the repetition of specific shapes and materials such as the arched, stained or leaded glass front window creates continuity throughout the neighbourhood. Other recurring window shapes include the rectangular double-hung window. Many of the original doors also contain stained or leaded glass transoms over the doors. Retaining the shape, size and proportion of the original doors and windows is an important aspect of preserving the heritage character of the district.



For most of the Civic Centre Heritage Conservation District, traditional windows would have been fitted with wooden storm windows, an outer sash that protects the house from winter cold, and protects the permanent window sash from weather exposure and deterioration. Storm doors offer the same function, and could be fitted with screens in the summer time for ventilation.

Typical Problems Encountered

Original door and window frames are nearly always constructed of wood. Often, the portions of a window or door opening that weather badly and deteriorate the most are the bottom of the sash of the window, or the bottom rail and threshold of the door, as they are exposed to more moisture. These elements can sometimes be replaced to preserve the remainder of the door or window. Cracks can also appear in wooden window frames due to the general wear and tear of opening and closing windows and humidity changes. These should be filled, primed and painted to limit further damage.



Wooden storm windows take the brunt of weathering and sacrifice themselves to reduce deterioration of the inner window assembly. As a result, they typically require repair or replacement more frequently than the inner windows. When the storm windows have deteriorated beyond repair, they can be replaced. The replacement with matching wood storm windows is preferable to aluminum windows, but if aluminum has been used, it should be primed and painted to be as inconspicuous as possible.

The caulking or putty that seals the glass to the wood frame also dries out over time and can crack or become loose. Replacement of the putty should be undertaken to reduce heat loss and prevent potential further damage or breakage of the windows. Weather-stripping has also improved in design and function enormously since the advent of central heating and particularly since the escalation of fuel costs. There is no shame or deceit in using the best modern weather-stripping applied appropriately to the oldest of original doors and windows.

Conservation and Maintenance Guidelines

- The preservation of original doors and windows is strongly encouraged wherever possible as the frames, glass and decorative details have unique qualities and characteristics that are very difficult to replicate.
- Regularly clean and inspect doors, windows and frames for cracks, loose putty or weather stripping, or other signs of damage or deterioration.

- Original wood framed doors and windows in most cases can be restored or replaced with new wooden products to match if the original cannot be salvaged, but may require a custom-made product. Take particular care that exact visible details are replicated in such elements as the panel moulding and width and layout of the muntin bars between the panes of glass.
- The traditional use of wood sash storm windows well fitted to the window opening, provides better thermal and sound insulation properties than modern sealed insulating units (Thermopane windows), and provides a protective barrier to the elements that can be replaced when deteriorated beyond repair.
- The original windows can be made more energy efficient by reducing air leakage. Keep the glass well sealed to the sash by keeping the putty in good condition and keeping the paint just touching the glass to seal the joints. Repair damaged sashes and maintain good weatherstripping for operating windows. Windows that are not used for ventilation can be sealed with a fine bead of butyl caulking and painted shut.
- For some windows, original glass lites can be replaced with sealed units to improve the R value (insulation value) of the glass portion of a window, or the replacement of the sash (the portion of the frame immediately surrounding the glass, and that moves with the glass in an operating window) complete with new insulating glazing. However, for sashes with divided lites (usually 4, 6 or 8 glass lites within the sash separated by narrow wood muntin bars) there is the dilemma of maintaining the original, true glass division by using thicker muntin bars required by the thicker edges of insulating units, or by using some gimmick like glued-on decorative muntin bars, or a decorative grid of mock muntin bars within the glass sandwich to simulate the original appearance of a divided lite. None of these solutions is authentic for sashes with divided lites.
- If possible, retain parts of the original doors and windows, particularly the original glass. Small differences in interpretation of these details makes a huge difference in the overall appearance of the building.
- The replacement of original wood framed windows by vinyl or aluminum clad windows is discouraged. If this is the only reasonable option, the replacement windows should mimic the original windows with respect to style, size and proportion, with a frame that is similar in colour, or can be painted, to match other windows.
- If a door or window that has a decorative transom must be replaced with new, make every effort to preserve at least the transom at the top of the door or window opening.
- Original door and window openings on the street facing facade should not be blocked up or covered as this can greatly alter the visual character of the dwelling.
- Choose storm and screen doors that reflect the age and character of the house. Wood framed doors are much more preferable than aluminum screen / storm doors and have the added advantage of being able to be painted to complement the house.

8.6.1 Leaded and Stained Glass

Leaded glass windows are a distinctive feature of many properties in the Civic Centre Heritage Conservation District area. The term “leaded glass” includes the sub-categories of clear leaded glass, coloured and patterned leaded glass, and stained leaded glass. Technically, the expression “stained glass” refers to glass components in a leaded glass assembly that have been painted with a top coat of coloured material that is then fired permanently onto the surface of the glass. This technique is used for traditional church windows with highly detailed images including shading fired onto the glass.

In the Civic Centre Heritage Conservation District, leaded and stained glass windows are used most frequently in arched front windows and transoms over the doors, sometimes with the house number embedded into the design. Many of these stained glass windows have unique patterns and rich colours.



58 Roy Street – leaded glass panels in upper sash of windows

Typical Problems Encountered

The materials of a leaded glass window are resistant to aging and weathering, but fragile and prone to physical damage. Even when well protected, the lead will eventually oxidize and weaken and the panels will require professional re-leading and restoration. The cycle of repair is approximately a century.

Conservation and Maintenance Guidelines

- Because stained and leaded glass windows are such a notable feature, every effort to retain and repair them should be made.
- Consider providing a protective layer of glass on the outside to reduce the risk of physical damage from objects and atmospheric pollution. Traditional storm windows fulfill this role very well.
- If complete replacement of these windows is necessary, replacement windows should be of the same size and shape and incorporate stained glass details and colours similar to the original design.

8.6.2 Shutters

Several examples of traditional louvered shutters exist in the district and should be conserved and maintained. Generally they are associated with earlier styles including the cottage forms and the Italianate. By 1900 they were less likely to have been in use. The Queen Anne style houses with the large ground floor arched front windows are unlikely to have had shutters originally. At one time, shutters protected the home from sun and regulated airflow in the house. Today they are only decorative, however, their existence complies with the same criteria of authenticity that other elements of the facade are required to meet.

**Typical Problems Encountered**

Often shutters were removed from the hanging hardware once found on the window frames and attached to the wall on either side of the window. The moveable louvers are often painted into position. The surfaces of the louvers are also very exposed to the elements, and if not painted and maintained adequately, can be subject to deterioration.

Conservation and Maintenance Guidelines

- Original louvered blind-style shutters are rare and should be retained and repaired if necessary. Missing louvers should be replaced.
- If original shutters have been removed from their hinges and attached to the wall on either side of the window, new hardware should be found and the shutters re-hung.
- Replacement wood shutters could be considered for house styles that would have originally incorporated shutters, such as the cottage and the Italianate styles. Shutters

made of aluminum or vinyl are not recommended. Salvage yards are a good source for period shutters.

8.7 FOUNDATIONS

Foundations not only provide the structural support for the main part of the house, but also provide the display base for the featured appearance of the building. The foundation can be as significant to the overall appearance of a house as the frame is to a picture. Foundations for houses in the Civic Centre Heritage Conservation District are similar in type and purpose to most houses in Southern Ontario. The choice of materials that could be used as foundation walls in 1900 was limited to stone, concrete, concrete block, and some types of brick burned at a very high temperature to become stronger and less porous than normal brick.

The foundations of houses built around 1900 were intended to provide solid structural support for the house above, and to resist the lateral pressure of earth against the walls if the basement was excavated. By keeping the main floor several feet above the ground, the problem of moisture from ground water or from splashing rain or drifting snow was confined to the basement, which was constructed of moisture resistant materials. The weight of the supported house construction is relatively easy to support on a permanent foundation wall, assuming that the wall was originally constructed of adequate thickness and supported on an adequate footing.

Typical Problems Encountered

Foundation problems usually arise due to their failure to resist the lateral pressure of the earth, made worse by the recurring freeze thaw cycles of frost in the ground around the exterior of the foundation wall. This lateral pressure sometimes causes cracking in the wall, and water ingress at the location of cracks.

For locations where water ingress is excessive through the foundation wall, the simplest solution is to ensure that surface water on the ground does not drain toward the foundation, but is directed away from the foundation by sloping the ground away from the building. If the water ingress cannot be easily corrected by grading, digging on the exterior of the foundation to install a new waterproof membrane and drainage system to collect the groundwater before it penetrates the foundation wall may be the only option.

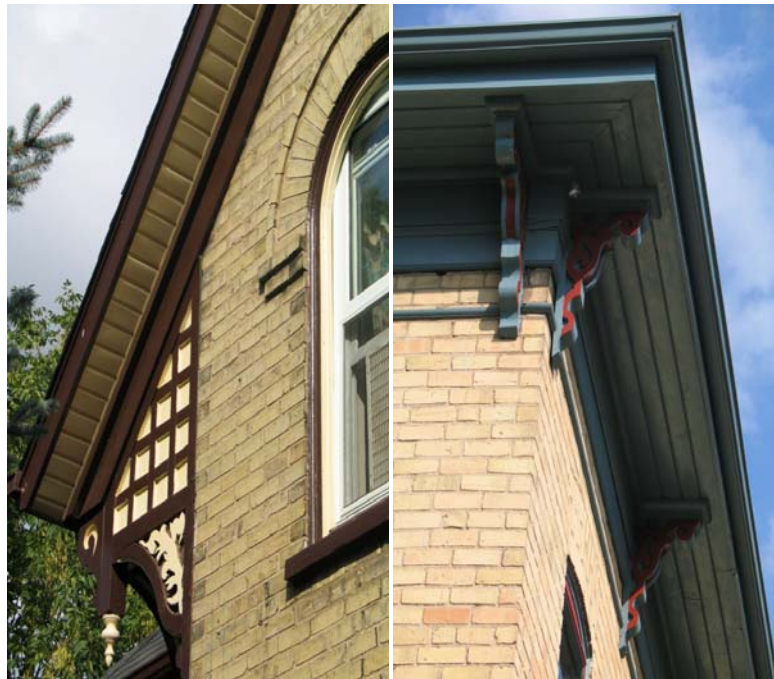
During previous repairs, the exterior of the foundation wall may have been coated with various trowel-on or paint-on materials that may have failed and fallen off in some locations. If the general condition of the coating is sound, only repairs may be required to the areas that have failed. See the comments on “stucco” finishes to improve the quality of the replacement material installation and to reduce the exposure to damaging moisture.

Conservation and Maintenance Guidelines

- Ensure that the ground around the dwelling is sloped away from the building to prevent water from pooling at the foundation.
- Inspect foundations occasionally, looking for cracks and loose surface materials on the foundation itself, or settling and low spots on the surrounding ground.
- If minor cracks are evident, repairs will typically require chipping out loose mortar and masonry and re-setting the loose components with new mortar.
- For foundations that have settled or deteriorated excessively, re-building the foundation wall(s) may be necessary. Temporary support is required for the structure of the house above while the damaged wall is dismantled and re-constructed.

8.8 DECORATIVE TRIM AND DETAILS

There is a wealth of decorative trim and detail on the houses in the Civic Centre Heritage Conservation District which substantially adds to the visual appeal and heritage character of the area. The decorative trim (often referred to as 'gingerbread trim'), and brackets under eaves made from wood, and cast iron, and wrought iron railings, finials and details are an integral part of the appearance of the buildings and the district.



27 Mansion Street & 32 Ellen Street East -preserved decorative trim



Examples of decorative trim throughout neighbourhood

Typical Problems Encountered

As much of the decorative trim is composed of wood, with multiple projecting surfaces, its exposure to rain, snow, wind, etc. can eventually cause deterioration and breakage. Some of the components (e.g. – spindles, brackets, mouldings, etc.) are small or finely detailed, also making them more susceptible to damage or breaking away from the larger structure. In some cases, the decorative trim has been covered up by vinyl or aluminum siding, substantially altering the visual appeal of the dwelling and heritage value.

Some owners object to the additional work required to maintain the intricate design of trim details and remove the decorative trim or cover it with a simple, flat cover. This is a denial of the special quality and beauty of the original construction, and on street facades, the denial of enjoyment to the public using the street.

Conservation and Maintenance Guidelines

- Inspect decorative trim and details regularly to identify areas which require repair, repainting or other maintenance. Keep the paint film on decorative wood components intact. Use a wood preservative, such as copper naphthanate, or zinc naphthanate, brushed liberally onto bare wood and wood joints prior to painting to reduce deterioration from rot.
- Avoid covering or otherwise obscuring decorative trim and details with other materials, particularly vinyl and aluminum siding.

- Where decorative trim elements have deteriorated or disappeared, their reconstruction or replacement to complete the original appearance is strongly encouraged.
- Preserve and restore as much of the original trim and detailing as possible and use the original as templates for new replacements.
- For trim and castings, research the profiles that were available and popular in the location and the period and notice the methods for joining the edges and corners that are different from current construction. Some larger replacement profiles may have to be fabricated from more segments than the original to build up the overall size and projection from the wall.
- Avoid the use of mouldings that are standard profiles called 'Victorian' or 'Colonial' available at building supply stores - they are poor substitutes for the delicate profiles of the original. There are specialty moulding suppliers who carry a wider range of stock mouldings and some millwork shops that can cut profiles to order.
- Consider using contrasting paint colours to highlight decorative details. See additional guidelines regarding paint and colour in Section 8.9.

8.9 PAINT AND COLOUR

Paint has been used, in a variety of formulations, throughout history to decorate and protect our buildings. For a building material that costs so little and represents such a small quantity of the volume of materials in a building, paint has an enormous impact on the visual appeal and the longevity of a building. The traditional image of heritage buildings has always been determined in part by colour fashion and in part by availability of pigments and binders for paint. The reason that most barns were painted red initially was the source of inexpensive paint concoctions that included animal blood as a principal component, and trimmed with white (whitewash) from powdered lime and milk.

8.9.1 Paint and Wood

Prior to the advent of "pressure treated" wood which has a rot-resistant chemical injected into the fibres, virtually all wood used outside needed to be painted on a regular basis to prevent deterioration and rot. Some wood that was naturally rot-resistant (cedar) was used unpainted for fences and shingles, and some utilitarian buildings such as sheds and barns were left unpainted to age to a deeply textured, gray finish. But all wood associated with residential construction was painted to present a finished appearance to the neighbourhood, and to protect the investment in the house. The recent introduction of pressure treated wood has been a mixed blessing. The treatment process usually only penetrates the outside layer of wood and does not protect the core from rotting eventually if exposed to prolonged dampness. The treatment process does not prevent the cycle of swelling and shrinking with changes in environmental moisture, and the resulting deterioration of the surface texture, combined with sun and weather exposure. Better protection is still afforded by a paint film, properly maintained by regular re-painting.

Modern exterior acrylic paints from reputable companies perform far better than any historic paint materials to provide a tough film to protect the substrate materials and stay adhered to the substrate without peeling or blistering. Modern acrylic paints allow trapped moisture to escape through microscopic pores while providing moisture protection from precipitation.

8.9.2 Paint and Masonry

The use of paint, or finishing films or coatings on stone or brick or concrete masonry has traditionally been applied in certain conditions. In locations where soft or porous masonry was exposed to dampness or hydrostatic pressure, such as in a foundation wall, water-resistant coatings were often applied with varying success (see Stucco and Parging). For aesthetic appeal, principal walls that were constructed of poor quality masonry, such as stone rubble or inferior brick, were sometimes covered with stucco and possibly painted with a mineral based paint.

In some cases, and in limited areas, good quality masonry was parged and/or painted for utilitarian or aesthetic effect. The brick wall inside a deep porch might be painted a light colour to brighten the shaded condition, and to present a renewable finish to an exterior room of the house. The window surrounds might be parged and/or painted a light colour to create a frame for the window and to increase the brightness into the interior. The cast stone columns or capitals may have been upgraded from the gray concrete colour by painting. In most cases, these examples were limited to special locations for special purposes, with the understanding that there would be increased maintenance of the finish required.

Any paint film used on the exterior of a building should be able to “breathe” to allow any build up of moisture vapour on the inside to escape to the outside without raising blisters or peeling off the film. This is particularly important with brick and most masonry materials that are porous. Paint films over large areas of brick are inclined to seal the surface, trap moisture, and cause spalling and other deterioration of the masonry. Exterior paint requires regular maintenance and occasional repainting compared to exposed brick masonry. Many examples of exterior brick masonry walls were constructed by highly skilled masons using a variety of bonding patterns, textures and sometimes multi coloured brick and mortars to create a distinctive decorative effect. The covering of this detail by painting diminishes the heritage character of the original building and introduces a maintenance responsibility for the remaining lifetime of the building.

If you have a brick house that has painted elements, try to understand the purpose for which they may have been painted. If the purpose is logical and the appearance is attractive, there may be good reason to maintain this tradition. If, however, you have a brick house that has been completely painted, and the purpose and the appearance is not appealing, you may wish to restore the original appearance of the exposed brick. The best method requires an application of a chemical stripper that softens the paint and permits it to be rinsed away with water. The process is caustic to skin and plants and requires professional skill and equipment to prevent overspray and to ensure proper containment and disposal of the waste. Some light abrasive wash, such as the Jos System, may be used for the removal of stains and excess soil build-up. Ensure that the applicator company has heritage experience and understands the

importance of mild cleaning to avoid removal of the historic patina on the surface of the masonry and to avoid damage to the brick itself.

Do not permit sandblasting, either wet or dry processes, to be used on soft clay brick. Sandblasting is too aggressive and quickly removes the original surface of the brick, exposing the soft core to rapid deterioration and changing the texture and appearance of the surface.

8.9.3 Paint Colour

Colour preferences and styles change. It is difficult to find accurate records for original colours of buildings except on the building itself. Paint scrapings can determine with reasonable certainty the progression of colours on the building. The bottom layer may be the first colour, but perhaps not the best choice. Allow some latitude in the research and methodology for choosing the colours to arrive at a selection that you and your neighbours are happy to live with.

Benjamin Moore, and other paint suppliers, provide a researched pallet of traditional paint colours for restoration purposes that feature the shades of yellow ochre, deep green, grey-blue and rust red that formed the basis for most house paints a century ago. Colour selection is one of the most democratic of processes, but like most democracies, some acceptance of local norms and tolerance of local idiosyncrasies assists in the social purpose.

Remember that lighter colours reveal more of the bas relief sculptural detail in trim elements. Some owners may also prefer to accentuate the facets of painted trim details by using slightly different shades of colour for recessed and projected surfaces. This technique should be undertaken with subtle shading differences and test panels to ensure that the finished result is not garish.

Conservation and Maintenance Guidelines

- Ensure that wooden surfaces are painted to protect them and increase their lifespan of the material. When painting, take care to prepare surfaces properly (i.e. – removing dirt and grime, scraping away loose paint, filling holes, etc.)
- Avoid painting brick and masonry, unless it is already painted. If removal of existing paint is contemplated, use appropriate chemical strippers with caution. Do not sandblast painted brick or masonry surfaces as a means of paint removal.
- Contact knowledgeable paint suppliers to obtain information about the appropriate type of paint to use (oil versus latex, etc.) on specific surfaces or over previous paint jobs.
- Select paint colours that are consistent with the heritage character of the area and that complement other materials or details on the dwelling.

8.10 UTILITY AND SERVICE CONNECTIONS

With the construction of many houses on small lots, by 1900 each lot would have been connected to the city's water and sewer systems. Municipal electrical connections were

available early in the 20th century. The above-ground service connections have grown in number and size to include heavy gauge wiring for 200 amp electrical service and numerous other wires for telephone, cable, data and other connections. In new housing areas, these services are sometimes buried to avoid the mess of wiring approaching each house. Where the services are not buried underground, they should be grouped together and coordinated to travel the least distance to the house, and to be routed into the house at the nearest location to avoid wires and conduit draped over the historic façade.

A related issue is the proliferation of air conditioning units, both window mounted and pad mounted central systems. Window mounted units detract from the intended design of any window in any façade and if these are the only option, they should be installed in the least visible windows from the street. A single pad-mounted unit is preferable for a central AC installation to avoid conflict with the original house design. The pad unit should be located in an inconspicuous location.

8.11 ENERGY EFFICIENCY

The exterior walls and the roof of a building, combined with related components such as doors, windows and skylights, are now referred to as the building envelope, a term that well expresses the required, continuous enclosure to separate the inside from the outside climate. Only in the last couple of decades have building systems, materials, techniques and codes begun to relate to the importance of these components being employed in a balanced and appropriate system, not only to provide the required separation, but also to maintain a healthy environment for the building occupants, and a healthy environment for the wall components themselves. Insulation is a good thing to have in a wall, but it is incorporated as only part of the overall assembly that provides the separation from the outside climate.

The Ontario Building Code for new buildings requires the ceiling below an unheated attic to be insulated to R31 (9" fiberglass or 6" Styrofoam) and exterior walls to be insulated to R17 (5.5" fiberglass or 3.5" Styrofoam). The difference in the requirement for ceiling and walls is a function of the large amount of heat that is lost through the ceiling (heat moves up), and the available space in the construction system of most houses to increase the insulation in this location.

Many older houses do not have these amounts of insulation and may not easily be modified to increase the insulation. However, the ceiling below an unheated attic in many older houses provides an ideal location to increase insulation with minimal risk to the building system. The addition of 6" or more of fiberglass batt insulation, or blown-in mineral wool, provides comfort and economy over the remaining life of the building. The only risk is the potential build-up of moisture within the new thickness of insulation, but this can usually be controlled effectively by adequate attic ventilation to the exterior, and the sealing of the ceiling plane by a continuous coat of paint, and caulking and foam sealants at any gaps or penetrations. It is too difficult to attempt to install a continuous membrane vapour barrier after the fact. Some foam-in place insulation systems provide both the required insulation and the continuous vapour barrier in the same installation, but these require both care and skill in the application.

For exterior walls and cathedral ceilings and dormers, there is less ability to gain access for the installation of an increased amount of insulation. For many situations, the attempt to increase wall insulation is done blind by injecting, or blowing in foam or fibres. The risk is great that the insulation does not fill the cavities as intended, and that the new insulation may become damp with the lack of adequate ventilation in the wall. This dampness, combined with the new, colder exterior temperatures, can cause rapid deterioration to either wood or masonry wall components that have survived for a century prior to the improvement.

In most situations, the best improvement to the thermal performance of historic exterior walls is achieved by closing the holes in the walls as much as possible to stop the wind and the outflow of warm, humid, air. The simplest process is the judicious use of aerosol spray foam and caulking from the inside of the building. Seal the tops and bottoms of cavities in walls where you can get at them to prevent the chimney effect of air circulating into these spaces from the inside of the house. In locations where there is access provided to these voids and cavities during interior renovation, add insulation only if you can be sure that you can stop humid air from getting to the cold side of the new insulation, or into the remainder of the wall assembly. Take more care in the careful installation of a continuous air/vapour barrier. In some installations, this may mean a spray on rubberized material that effectively seals the interior of the wall.

We are all worried about the spiraling cost of heating energy. However, the cost of keeping an exterior masonry wall warm enough to prevent frost-spalling may be considerably less than the costs of major repairs caused by accelerated deterioration. Concentrate on closing the holes and cracks, and using a ventilation system that minimizes the build-up of humidity in the walls.

9.0 HELPFUL RESOURCES

9.1 GLOSSARY AND DEFINITIONS

The following definitions have been adapted from sources including Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada and various websites.

Baluster: Small or short posts that make up a railing as in a staircase; may be plain, turned, or pierced.

Balustrade: A railing composed of posts (balusters) and a handrail, often found on staircases and porches.

Bargeboard: (sometimes called gingerbread trim) Woodwork or boards attached to the edges of a gabled roof, often carved or ornamented.

Bracket: A small projecting piece of wood or stone, sometimes elaborately carved or decorated, from a wall or other vertical structure that supports another component, such as an eave or cornice.

Capital: The decorative head of a column or pier.

Casement: A window that opens via hinges on one side.

Cladding: Exterior, non-structural material (typically wood, vinyl, aluminum) that protects a wall from the weather, sometimes referred to as siding.

Clapboard: A type of siding using beveled boards laid horizontally and overlapping at the top and bottom.

Column: An upright pillar or post that may be used for support or decoration.

Concrete: A mixture of cement, sand and/or gravel and water that becomes very hard, most frequently used for foundations.

Conservation: The on-going efforts to maintain a building in serviceable condition, respecting its original condition.

Corbel: Stone or wood projections from a wall or chimney for support or decoration.

Cornice: Projecting horizontal molding, often decorated and supported by brackets, at the top of a wall, building or arch.

Course: A single row of brick or stone material in a wall.

Cresting: A decorative rail or similar feature at the top of a building, often along the ridge of a sloped roof.

Dentil: Closely spaced, rectangular blocks set in a row, often as a decorative feature in a cornice.

Dormer: A window that projects from a sloping roof, with a small roof of its own that may be flat, arched, or pointed.

Double-hung Window: A window which operates by means of two sashes that slide vertically past each other.

Eave: The underpart of the projecting edge of a roof.

Fascia: A finish element covering the face of eaves and roof projections.

Finial: An ornamental projection usually at the top of a roof, gable or other peaked structure.

Gable: The triangular portion of a wall beneath the end of a gabled roof that may be on the front or side (or both). Porches and dormers may also be gabled

Gabled Roof: A roof that slopes on two sides.

Heritage Tree: "A notable specimen because of its size, form, shape, beauty, age, colour, rarity, genetic constitution, or other distinctive features; a living relic that displays evidence of cultural modification by Aboriginal, or non-Aboriginal people, including strips of bark or knot-free wood removed, test hole cut to determine soundness, furrows cut to collect pitch or sap, or blazes to mark a trail; a prominent community landmarks; a specimen associated with a historic person, place event or period; a representative of a crop grown by ancestors and their successors that is at risk of disappearing from cultivation; a tree associated with local folklore, myths, legends or traditions; a specimen identified by members of a community as deserving heritage recognition. (Adapted from the Ontario Heritage Tree Association).

Hipped roof: A roof that slopes to the eaves on all sides.

Lintel: The horizontal support at the top of a door or window.

Mansard roof: A roof with a double slope, with the lower portion steeper than the upper one (often used for barns). Dormers are often set in the lower slope.

Masonry: Brick, stone, concrete, tile or other earthen products used in construction.

Millwork: Finished woodwork, cabinetry, carving, etc.

Moulding: A shaped decorative element, usually a horizontal band, that projects slightly from the surface of a wall.

Mullion: A thin upright member within a window or between adjacent windows.

Parapet: The portion of a wall that projects above a roof.

Pier: An upright square or rectangular support post, usually of masonry.

Pilaster: An upright shallow rectangular support post set into a wall, mainly for decorative purposes.

Quoins: Stones at the corners of buildings, usually laid so their faces are alternately large and small. Usually in contrasting color from the rest of the wall.

Restoration: Major rebuilding and repair processes to restore a building to its former condition.

Sash: Wood or metal frame that holds the glass in a window.

Shingle: Generic term that refers to a number of products whose characteristic is the overlapping of small sheets or plates on a sloped or vertical surface to shed rainwater by gravity.

Shutters: Window or door covers, usually made of wood, with horizontal slats that may be tilted to control air and light transmission. Shutters may be functional or purely decorative.

Sidelight: A window beside a door, forming part of the door unit

Siding: A facing material applied to the outside of a building to make it weatherproof.

Sill: A horizontal element at the bottom of a window or wall.

Slate: A roof material made from a hard, fine-grained rock that cleaves into thin, smooth layers.

Soffit: The underside of an eave.

Stucco: A cement mixture used for siding, sometime with pebbles or coloured glass pieces embedded for texture and decoration.

Transom: A small window over a door or another window, often able to be opened for ventilation.

9.2 INFORMATION AND REFERENCE SOURCES

Following is a list of recommended reference sources for advice and information regarding heritage preservation, architecture, landscaping and related topics to inform and assist property owners who are interested in obtaining more detailed information.

1. International Publications

Preservation Briefs of the National Parks Service (USA)

<http://www2.cr.nps.gov/tps/briefs/presbhom.htm>

<http://www.icomos.org/>

<http://www.heritagecanada.org/eng/main.html>

Timber Frame Guild of North America – traditional heavy timber framing

<http://www.tfguild.org/>

2. Federal Government Publications

Historic Sites and Monuments Board of Canada – Policies Criteria Guidelines

Researching Heritage Buildings

The Evaluation of Historic Buildings

The Buildings of Canada – A Guide to Pre-20th Century Styles in Houses, Churches, and Other Structures

Historic Sites and Monuments Board of Canada – An Introduction

Directory of Designations of National Historic Significance

Exterior Recording Training Manual

<http://204.29.171.80/framer/navigation.asp?charset=utf-8&cc=CA&frameid=1565&lc=en-ca&providerid=113&realname=Government+of+Canada&uid=1939730&url=http%3A%2F%2Fcanada.gc.ca%2Fmain%5Fe.html>

http://www.cci-icc.gc.ca/images/p_logo_cci_e.gif

http://www.chin.gc.ca/English/Common_Images/pi_fip.gif

http://www.parkscanada.gc.ca/parks/main_e.htm

Parks Canada Historic Places Initiative

http://www.pc.gc.ca/progs/plp-hpp/plp-hpp1_E.asp

http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_e.asp

3. Provincial Government Publications

Ministry of Culture:

<http://www.culture.gov.on.ca/english/culdiv/heritage/index.html>

<http://www.culture.gov.on.ca/english/culdiv/heritage/Toolkit/toolkit.htm>

Ontario Heritage Trust:

<http://www.heritagefdn.on.ca/>

Architectural Conservancy of Ontario

<http://www.hips.com/ACO/>

[Litt, Paul.](#)

Ontario's Heritage: A Celebration of Conservation.

Toronto : Ontario Heritage Foundation, c1997.

xv, 208 p. : ill. ; 28 cm. – available from Ontario Government Bookstore

Architectural Conservation Notes available online at:

<http://www.culture.gov.on.ca/english/culdiv/heritage/connotes.htm>

1. [Eight Guiding Principles in the Conservation of Historic Properties](#)
2. [Writing "Reason for Designation" Statements \(Ontario Heritage Act, Part IV\)](#)
3. [Amending a By-Law Designating Individual Property \(Ontario Heritage Act, Part IV\)](#)
4. [Western Red Cedar Shingles](#)
5. [Surface Preparation Guidelines for Painting Historic Structures](#)
6. [Heritage Conservation Principles for Landuse Planning](#)
7. [Making the Case for Heritage Designation to a Property Owner](#)
8. [The Conservation and Maintenance of Storefronts](#)
9. [Accessibility and Historic Buildings](#)
10. [Ontario Realty Corporation, Municipalities and Heritage Properties](#)
11. [Dave's Top Five Reasons to Conserve Historic Wood Windows](#)
12. [Investing in Heritage: Municipal Tax Back Grants](#)
13. [Stone Repair Adhesives](#)

York County Mouldings form Historic Interiors by George W. J. Duncan published by Architectural Conservancy of Ontario 2001. –available from Lee Valley Tools

4. Kitchener Heritage Publications

Civic Centre Neighbourhood Heritage Conservation District Study

Upper Doon Heritage Conservation District Study and Plan

Victoria Park Area Heritage Conservation District Study and Plan

St. Mary's Area Heritage Conservation District Study and Plan

5. Other Publications

Adamson, Anthony. *The Gaiety of Gables, Ontario's Architectural Folk Art.* Text by Anthony Adamson, Photos by John Willard, Toronto: McClelland and Stewart, 1974.

Adamson, Anthony. MacRae, Marion. *Ancestral Roof; Domestic Architecture of Upper Canada*, by Marion MacRae in constant consultation with, and sometimes in spite of Anthony Adamson, who wrote The first word and The last word, and made the drawings. Photos. are by Page Toles. 1964

Blake, Verschoyle Benson and Ralph Greenhill. *Rural Ontario*. Toronto: University of Toronto Press, 1969.

Brand, Stewart.

How Buildings Learn: What Happens After They're Built / Stewart Brand.

New York, NY: Viking, c1994.

viii, 243 p.: ill. ; 23 x 28 cm.

Blumenson, John J. G., 1942-

Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present / John Blumenson.

[Canada]: Fitzhenry & Whiteside, c1990.

vi, 255 p.: ill. ; 29 cm.

Fram, Mark

Well-Preserved. The Ontario Foundation's Manual of Principles and Practice for heritage Conservation (Third Edition)

Boston Mills Press, 2003

Gowans, Alan. *Building Canada: An Architectural History of Canadian Life*. Toronto: Oxford University Press, 1966.

Greenhill, Ralph, Ken Macpherson and Douglas Richardson. *Ontario Towns*. Ottawa: Oberon, 1974.

Humphreys, Barbara, and Meredith Sykes. *The Buildings of Canada: A Guide to Pre-20th Century Styles in Houses, Churches, and Other Structures*. Montreal: The Reader's Digest Association, 1974.

Hutchins, Nigel. *Restoring Old Houses*. Toronto: Van Nostrand Reinhold Ltd., 1980.

The Victorian Design Book: A Complete Guide to Victorian House Trim.

Ottawa, Ont.: Lee Valley Tools; Scarborough, Ont.: Trade distribution in North America by Firefly Books, c1984.

416 p.: ill. (some col.) ; 26 cm.

MacRae, Marion and Anthony Adamson. *The Ancestral Roof*. -see Adamson

The Old-House Journal Guide to Restoration - edited by Patricia Poore; project editor Louise Quayle.

New York, N.Y., U.S.A.: Dutton, c1992.

viii, 392 p.: ill. ; 29 cm

Rempel, John I. *Building with Wood and Other Aspects of Nineteenth-Century Building in Ontario*. 1967

Rempel, John I. Building with Wood and Other Aspects of Nineteenth-Century Building in Central Canada / John I. Rempel. 1980.

For historic plans of commercial buildings that were insured against fire:
Insurance Advisory Organization in Markham (905) 474-0003.

6. Products and Services

Air Conditioning Systems:

Mitsubishi Split Systems: <http://www.mrslim.com/>

Fiber Cement Clapboard Siding:

CertainTeed Building Materials: www.certainteed.com

7. Web Sites and Links

<http://www.oaa.on.ca/> – Ontario Association of Architects (Hiring an Architect and how the OAA can help)

<http://www.caphc.ca/> - (Canadian Association of Professional Heritage Consultants (CAPHC))

<http://www.sah.org/> - [Society of Architectural Historians](http://www.sah.org/)

<http://www.icomos.org/> - [International Commission on Monuments and Sites \(Icomos\)](http://www.icomos.org/)

<http://www.heritagecanada.org/> - [Heritage Canada Foundation](http://www.heritagecanada.org/)

<http://www.heritagefdn.on.ca/> - [Ontario Heritage Trust](http://www.heritagefdn.on.ca/)

<http://www.culture.gov.on.ca/english/culdiv/heritage/index.html> - [Ministry of Tourism, Culture and Recreation](http://www.culture.gov.on.ca/english/culdiv/heritage/index.html)

<http://www.culture.gov.on.ca/english/culdiv/heritage/hpd.htm> - [Ontario Heritage Properties Data Base](http://www.culture.gov.on.ca/english/culdiv/heritage/hpd.htm)

<http://www.collectionscanada.ca/> - [National Archives of Canada](http://www.collectionscanada.ca/)

<http://www.chin.gc.ca/> - [Canadian Heritage Information Network \(CHIN\)](http://www.chin.gc.ca/)

<http://ah.bfn.org/a/DCTNRY/vocab.html> - [Illustrated Architecture Dictionary](http://ah.bfn.org/a/DCTNRY/vocab.html)

<http://architecture.about.com/library/bl-glossary.htm> - [Architecture Glossary](http://architecture.about.com/library/bl-glossary.htm)

<http://www.virtualmuseum.ca/Exhibitions/Maison/en/glossary/index.html> - [Illustrated Architecture Glossary](http://www.virtualmuseum.ca/Exhibitions/Maison/en/glossary/index.html)

8. Landscape and Plant References

Favretti, Rudy and Joy. *For Every House A Garden: A Guide For Reproducing Period Gardens*. Hanover: University Press of England, 1990.

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Taylor, Patrick. *Period Gardens: New Life for Historic Landscapes*. New York: Atlantic Monthly Press, 1991.

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9.3 DETAILED GUIDE TO MAJOR RESTORATION & ALTERATION WORK

This step by step guide has been prepared to provide homeowners who are contemplating major restoration or alteration projects with more detailed information about the various tasks that should be undertaken and issues to consider. It is divided into two main sections: Part 1 - Assess and Research, and Part 2 - Design and Construction.

Part 1 – Assess, Research, Document and Dream

The first section, Assess and Research, should be undertaken with adequate time and care, possibly by the Owner with some assistance from specialists at critical intervals. The second section, Design and Construction, is almost always completed with more professional assistance and under more pressure of time and cost. It is best to complete the initial research without that pressure. All endeavours require adequate advance planning to ensure reasonable success. To undertake the restoration of a building, the Owner is required to make some preliminary plans and decisions, or at least prepare a list of aspirations and questions, before building or even drawing the proposal.

Review of the list of designated and significant historic buildings in Kitchener reveals that the majority of the buildings are privately owned and the majority of those are houses. To be of broadest assistance, these guidelines for a typical step by step restoration process are aimed at a private owner of a heritage house in an urban area. Some reference will be made to examples that represent the issues of public or corporate ownership, and larger or more complex buildings that are for commercial or institutional use, and for the issues that are unique to rural areas, but the thread of continuity will address the simpler model. For the purpose of this text there is an Owner as an individual or family, who has the authority to make decisions for the restoration of the property or house, and the implied obligation for its maintenance over a period of years. The Owner may be a new Owner attracted to the house because of inherent qualities of the building and location, or an existing Owner who has decided to improve the qualities of the house that would improve the lifestyle of the Owner. The house may or may not be designated, but we assume that the Owner is sensitive to the impact on the community.

Part 2 – Design and Construction

Restorations, Alterations and Additions

A restoration is intended to restore the building all or in part to a previous condition. That task can be difficult and fraught with choices and decisions about the authentic goal and how to achieve it. An accurate and thorough restoration creates a museum quality building complete with period accessories. Many people approach a restoration with this vision; however, few people venturing into a major restoration choose to forego the comfort and convenience of lavish indoor plumbing facilities, electric lighting, full heating and air conditioning systems and other current amenities. Nor should they. An old building restored and renovated to accommodate happy Owners will be well maintained, better than many museums. In the reasons for designation for a designated building, significant architectural or historic features are highlighted for conservation. It is not the intent to freeze the Owner's lifestyle in some historic

period in poor accommodation. There are good and bad alterations and additions to heritage buildings. The best advice is to preserve as much as possible of the original quality construction and to make the new alterations and additions complementary to the original design, but distinguishable from the original, and to make alterations and additions reversible if they turn out to be mistakes.

By definition, a building that is well maintained by appropriate conservation methods would never need restoration. However, there are reasons that develop that require the re-assessment of the status quo and the need to make significant changes to an existing building. The pressure for change usually comes from one or more of the following:

- the general dilapidation of the building condition
- the requirement for better mechanical and electrical services
- The requirement for better envelope enclosure (window, wall, and roof performance)
- The requirement to reduce structural distress (sagging floors, roof, foundation)
- The requirement to accommodate a different use (retail to office conversion)
- The requirement to expand or improve the existing use
- The requirement to achieve higher density use of land

The following guidelines assume that the Owner is motivated by one or more of the preceding list of incentives to change the building and is considering the advantages of preserving and restoring the existing building instead of demolition and replacement. The process of undertaking a restoration project is outlined as follows:

Step 1 - Initial Review

A general assessment of the qualities of the building being considered and the possibilities for conservation and renewal. This step requires a combination of intuition gained from experience and emotional independence from the building. This review identifies the basic nature and quality of the subject building and a brief description of the assets and condition of the features. The initial review would identify any imminent risks to the security of the building requiring immediate attention.

Step 2 – Inspection and Inventory

A detailed review of the building using a guide such as the Canadian Inventory of Heritage Building (CIHB) checklist to determine the extent and number of features that identify the building and the condition of each of those elements. This is a time-consuming process to itemize the assets of the building and record the features much like fingerprinting the unique combination of identifying elements. This process increases the appreciation of the heritage assets as well as providing the vocabulary to record and discuss the building with others.

Step 3 – Documenting

In addition to the stock inventory that is possible on a checklist, the unique layout and features should be recorded by written, photographic and graphic methods. The building should be described by its features, by its relationship to the site and surroundings and by its layout and appearance, construction methods and materials. All features and elevations of the building including interior elevations and details should be recorded by a photographer able to capture the texture, shape and context of each element. The layout and siting of the building as well as details and construction assemblies should be recorded by a draftsman familiar with historical construction techniques and able to produce a set of measured drawings accurately representing the building. In addition to the recording of the layout and elements, it is important to record the physical condition of those elements. Any deterioration should be noted as well as any distress or deformation. Some skill and experience is required, not only to see and record certain kinds of deterioration, but also to know where to look in concealed locations to confirm the condition of structural and other elements. The combination of these methods provides a thorough set of documents to record and represent the building throughout the processes to follow and throughout generations to follow.

Step 4 - Historical Research

The documentation produced by Step 3 only represents the current or most recent part of the building's physical history. Although certain features and elements may suggest a particular history for the building, research is required to confirm the historical path suggested by the physical evidence and possibly to reveal unexpected assets. In addition to the clues incorporated into the built elements, archives, museums, libraries written and oral histories, registry offices, insurance company records and other sources sometimes add to the total understanding of the history of a building and the reasons that physical forms developed as they did. Sometimes there are conflicting pieces of evidence that turn up in the research material and require forensic review to reconcile the apparent differences or to discount inaccurate data. The intent of the detailed recording of current condition and the careful research into the history of a building is to develop a broader sense of the relative importance of various features of the building through time. Some features that represent important people or periods may have been removed by subsequent owners for convenience or housekeeping economy. Some added features that provided temporary convenience may have outlived their purpose. At a time when the whole building is being subjected to detailed examination it is wise to examine the historical process that produced the current condition. It is also wise to determine which of those historical decisions were worthy and which were expedient, and to attempt to correct some of the mistakes of the past.

The history of a building includes the dates and names of individuals who were responsible for building decisions such as original land ownership, original construction, and changes to the building or property up to present. The history will also probably contain references to historic characters who lived in the building or who influenced the community. The history will include the land title records of this property and any previous properties that were subdivided or amalgamated to create this property. The history can be researched by asking verbal questions

and getting oral answers, by examining archived documents and by examining physical evidence.

Oral History is most available in communities where there is a stability of population. In rural areas and towns, a number of people have been living in the same community for several generations and may be able to assist with information that was never written down. Oral leads may assist in determining where to start looking for documents or who else to ask for detailed information. The neighbours or previous Owners are good places to start asking. Local merchants, post office employees, librarians, clerics and municipal employees may have valuable recollections about the history of a property.

Documentary evidence of the history of a property can be pursued in several locations, but be prepared for slow and sometimes unrewarding progress. To prepare for the search, collect the known information about the property including the street address, the legal description (lot number and registered plan if it exists) and the tax roll number. Most of this information is available from the tax office if it is not recorded on a survey of the property or a recent tax bill. Unfortunately, a number of records that have been archived may have been lost. Like genealogy, the search requires patience and is rewarding for the scraps of information that attaches your property to history.

A wealth of information about the physical history of Kitchener is in the collections of the Kitchener Public Library. This is the best place to start to get a rush of easy and rewarding information and to get directions to other sources of documents in the Kitchener area. Other sources include: other libraries and city or county directories that recorded the owner's name, occupation and other miscellaneous information for each year the directory was kept. A history of the tax assessment rolls is available at the registry office, which records the name of the owner in addition to information about his occupation, family and religious affiliation. The registry office also records the history of the title to the property including deeds, easements, mortgages, and sometimes, sale prices and disputes over the property.

Various insurance companies that sold fire insurance also recorded information about the properties that were owned by policy holders for the purpose of determining risk and size of exposure. These records for commercial and industrial buildings included plans of the building with notes about the construction methods and materials, and the uses and processes accommodated in the building. The local library or archives may have copies of these records or refer to the central file for Ontario at the Insurance Advisory Organization in Markham, Ontario (see bibliography).

Photographs or drawings of houses and other buildings may be available in the local archives or in the files of local newspapers or previous owners. The families of previous owners are a good source of much information about a property. Information that is collected from private sources, with permission and appropriate credits, should be archived with the building and offered to the local library or archives who may be able to store microfiche or digital data collected about the community.

Step 5 – Analyze and Assess

The research and recording process described in the first steps is difficult, slow meticulous work to gather information from records and from the building. The raw data should be reviewed to complete an overall story of the building. Some scientific or specialized processes may be required to complete all of the required information. If extensive work will be required to the building, testing and inspection of the following materials and systems would be appropriate:

Hazardous substances: - Property Owners are responsible for contaminants such as asbestos, lead, mercury, silica and PCB's and certain moulds and animal debris on their property. Depending on the use of the property some of these contaminants may be present in quantities that warrant remedy by a specialist contractor. Many old heating systems used asbestos as insulation. Minor quantities of lead in piping, mercury in thermostats and "silent" switches and some PCB's in old electric light ballasts should not present difficult disposal issues. However, the build up of toxic moulds and animal debris have become recognized as a major health concern and should be removed and cleaned only by people with sufficient training and protective gear to work safely. Similarly, lead in old paints is a greater health hazard than previously recognized. Removal of old lead paint can be very dangerous, particularly if the removal process is by heat stripping or mechanical sanding that releases quantities of dust or fumes into the air. The presence of any of these substances requires a pro-active plan for the treatment or disposal by safe and authorized processes. The Owner would be advised to undertake a hazardous substance survey by a qualified firm and an abatement process before starting general renovations. A General Contractor starting into a project and encountering an extensive amount of any of these substances would have reason to stop work until the health risk was removed.

Structural System: - Any evidence of deterioration or signs of distress such as sagging or settling should be inspected by a structural engineer to determine the cause of the problem or problems. Some issues may require immediate stabilization, while others may require reinforcing or repair during the planned restoration process.

Mechanical and Electrical Systems – These systems are inclined to wear out and require replacement in the order of fifty years. A major restoration is an appropriate time to plan on the replacement of these systems. Inspection of the systems may indicate potential hazards that should be repaired before waiting for general renovations to avoid the risk of fire or water damage caused by failure of these systems.

The assessment of the heritage value of the entire building or features of the building may require the assistance of professional and/or volunteer help. This would be an appropriate time to call on the LACH to review your findings and assist in determining priorities for conservation and restoration.

Step 6 – Planning

Armed with the broad understanding of a building and the way that it fits historical context, the planning for the future of the building may proceed. For many decisions along the planning

route, there are a maze of avenues that should be pursued. Again, some experience in this process helps to reduce the number of options that are less promising and to reduce the time required to investigate options. The careful recording and research of steps 3 & 4 assist in an accurate assessment of “where are you at” (and where you have been) which fundamentally restricts some options of future planning, but also provides a wealth of suggestions as to future possibilities.

Hiring Professionals

For most house construction projects, neither the Building Department nor the Ontario Building Code requires that you hire an Architect, but you may need to submit drawings for structural components of the building, such as roof trusses or point-loaded beams, stamped by an Engineer. For more complex construction projects, it is normal to hire a Designer or an Architect as the prime consultant, and for that consultant to hire specialty engineering consultants (Structural, Mechanical, Electrical, Site Services, Landscape Architects, Interior Designers), as the project requires. Normally, the prime consultant will pay for the work of the sub-consultant as part of the overall fee, but sometimes, the Owner chooses to pay for each of the consultants separately. There are other considerations of responsibility and liability if the Owner hires the sub-consultants separately and these issues should be included in the discussion and terms and conditions in the agreement(s).

When hiring a professional at any stage of the process, be very clear that you are exchanging money for skill. You are entitled to ensure yourself that their skill is equal to your money. Although the process is not the same as selecting a product from a store shelf with a price tag, you are entitled to know in advance what you are buying and how much it will cost. For design professionals, you should shop around to determine who provides the services you require in your community, who can provide good references of satisfied clients, and who will give you some assistance in outlining the services they can provide and how much you should expect to pay for those services. The initial conversation with a design professional need not be long for you to determine whether you like their manner and previous examples of their work. Bear in mind that some Architects enjoy the forensic process of research and design for heritage buildings, others find it frustrating for their own avant-garde creativity. Be sure to ask.

Many Architects will offer to work on an hourly basis until the full scope of the work is known, and then switch to a percentage or fixed fee basis when the budget is determined. Most design firms are glad to discuss prices up front to avoid surprises either for themselves or their prospective clients, and to avoid a lengthy involvement in a project that cannot proceed for lack of adequate funding.

When engaging a design professional, insist on a standard contract provided by the Architects' or Engineers' governing body, such as RAIC Document 6, that outlines all responsibilities of both parties and the method of handling situations that may arise but nobody likes to talk about in advance. These standard agreements have been scrutinized and developed over many years based on past failures and successes. Refer to the Ontario Association of Architects web site at: <http://www.oaa.on.ca/resources/> for additional information and advice for locating and

hiring an architect. Similarly, when engaging a Contractor, insist on a standard construction contract such as CCDC-2 or CCDC-3 if the work is for more than a few hundred dollars.

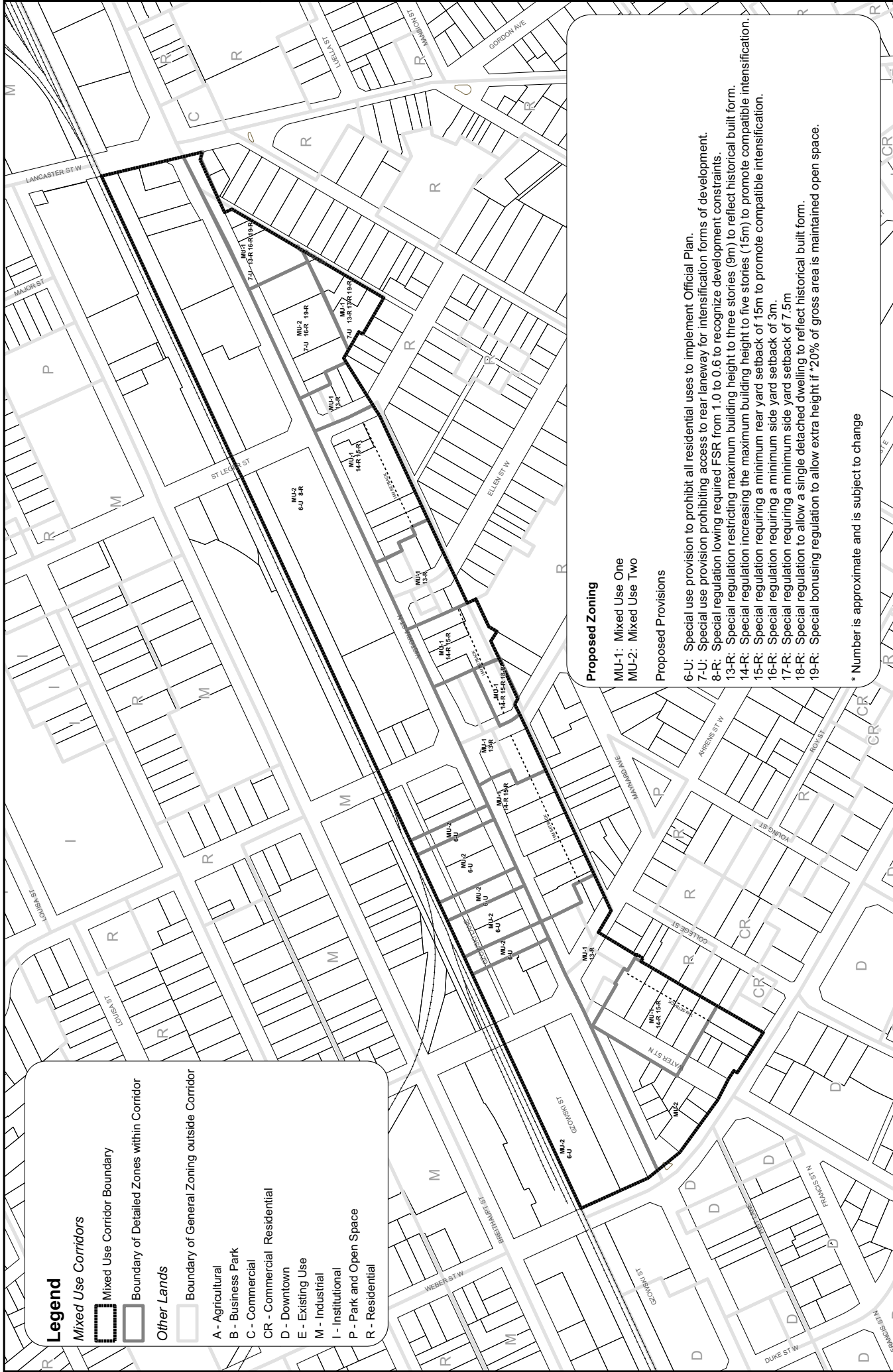
Many contractors offer design-build packages where the Owner pays a single provider to come up with a design and to construct the work. This is a very economical process for work that the owner can describe thoroughly to the contractor in words, photos of examples or rough drawings. If the work expected is an almost exact copy of existing sample, such as a previously completed kitchen, an existing window or door, there is good reason to go directly to a contractor. But be prepared for some differences of interpretation that neither the Owner nor the Contractor believed to be significant until the work was completed. When engaging a Contractor to provide a design-build package, assure yourself in advance whether the extent of work will require a building permit by calling the building department. If a permit is required, be sure that you and the Contractor understand who is applying for it and who is paying for it. It is normal for the Owner to supply the cheque payable to the municipality and the person who prepared the drawings to apply for the permit and answer questions relating to the drawings.

An Architect or a Designer may be an expensive luxury to draw complete plans, elevations, sections and details and then monitor construction to ensure that the drawings are being properly interpreted. In fact, a well-prepared set of tender documents may be all that is required if a well-skilled and well-trusted contractor is available to execute the work. Changes that may be required throughout the construction can be negotiated between the owner and contractor and signed into the construction contract.

Although the Building Department does not required an Architect to produce the drawings for a building permit for simple residential work or to monitor construction, a permit is required for most construction projects. Permit drawings are also required. The municipal building inspector will inspect the work in progress and the completed work, but only to ensure that the provisions of the Building Code and Zoning Bylaws are being satisfied. It is not his job to enforce contract terms with the Contractor or to ensure that the finishes satisfy the Owner. Building Departments are far more willing to advise and assist during the planning stages of a project.

Building Code, Zoning and Municipal Planning Considerations

When considering the possible future uses of an existing building on an existing site, both Zoning and Building Code regulations must be considered to confirm compliance or to confirm required alterations to the design of the building, the layout of the site or the ultimate use of the building. Where bylaws and codes list prescribed requirements, there are often alternative methods for achieving compliance, particularly for existing buildings and heritage structures. For zoning bylaws, the intent can be modified a small amount by the Committee of Adjustment in most municipalities, and completely changed by an application for rezoning if successful. Building code issues can only be modified and interpreted by a small amount within the jurisdiction of the local building department to ensure that issues involving life safety are not compromised. Zoning issues are generally open to the interpretation of Council to determine what is best for the development of the municipality.



Legend

Mixed Use Corridors

Mixed Use Corridor Boundary

Boundary of Detailed Zones within Corridor

Other Lands

Boundary of General Zoning outside Corridor

A - Agricultural

B - Business Park

C - Commercial

CR - Commercial Residential

D - Downtown

E - Existing Use

M - Industrial

I - Institutional

P - Park and Open Space

R - Residential

Proposed Zoning

MU-1: Mixed Use One

MU-2: Mixed Use Two

Proposed Provisions

6-U: Special use provision to prohibit all residential uses to implement Official Plan.

7-U: Special use provision prohibiting access to rear laneway for intensification forms of development.

8-R: Special regulation lowering required FSR from 1.0 to 0.6 to recognize development constraints.

13-R: Special regulation restricting maximum building height to three stories (9m) to reflect historical built form.

14-R: Special regulation increasing the maximum building height to five stories (15m) to promote compatible intensification.

15-R: Special regulation requiring a minimum rear yard setback of 15m to promote compatible intensification.

16-R: Special regulation requiring a minimum side yard setback of 3m.

17-R: Special regulation requiring a minimum side yard setback of 7.5m.

18-R: Special regulation to allow a single detached dwelling to reflect historical built form.

19-R: Special bonusing regulation to allow extra height if ~20% of gross area is maintained open space.

* Number is approximate and is subject to change

CITY OF KITCHENER - Victoria Street North Mixed Use Corridor - PROPOSED ZONING



APPENDIX A

Homeowner's Heritage Guide

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APPENDIX B

Architectural Ranking Summary

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1									All Streets							
2																
3	PARCELID	No.	Street	Side	Architecture						History	Group	Photo	Alt. Photo	Photo Set	Additional Information
4					Height	Style	Construction	Age	Architect	Features						
5	50000311	9	Ahrens W	South	2½	QA	Brick	c. 1895		wrap porch 2 storey	Listed	B	195_9576		2006_04_19A	built for George O. Philip, manager of a cigar store next to the Walper House and of the Opera House
6	50000310	11	Ahrens W	South	2½	QA	Brick	c. 1895		wrap porch 2 storey	Listed	A	195_9573		2006_04_19A	
7	50000304	12	Ahrens W	North	2½	KV	Brick	1910			Listed	B	202_0218		2006_04_19B	
8	50000303	14	Ahrens W	North	2	AG	Brick	c. 1895		Attic gable design -45° bay & cantilevered trim	Listed	B	202_0214		2006_04_19B	
9	50000309	17	Ahrens W	South	2½	QA	Brick	c. 1895			Listed	C	195_9570		2006_04_19A	
10	50000344	18	Ahrens W	North	2	-	Brick	c. 1895				C	202_0211		2006_04_19B	
11	50000308	21	Ahrens W	South	2½	QA	Brick	c. 1895			Listed	B	195_9567		2006_04_19A	
12	50000343	22	Ahrens W	North	2	Italianate	Brick	c. 1880			Listed	A	202_0209		2006_04_19B	
13	50000307	25	Ahrens W	South	2	Vern	Brick	c. 1900			Listed	C	195_9564		2006_04_19A	
14	50000317	28	Ahrens W	North	3	Mod.	Brick			Recent 6 townhomes		D	202_0203		2006_04_19B	
15	50000306	29	Ahrens W	South	2½	QA	Brick	c. 1900			Listed	C	195_9562		2006_04_19A	
16	50000295	32	Ahrens W	North	1	Bung.	Brick	c. 1930				D	202_0201		2006_04_19B	
17	50000305	33	Ahrens W	South	2	Vern	Brick	c. 1890			Listed	B	195_9560		2006_04_19A	
18	50037076	36	Ahrens W	North	2	AG	Brick	c. 1895		Attic gable design -pipe columns	Listed	B	201_0199		2006_04_19B	
19	50000312	37	Ahrens W	South	2½	QA	Brick	1890	Carl Boehmer & August Boehmer	two storey porch	Designated	A	195_9558		2006_04_19A	possibly built as an income property
20	50000324	38	Ahrens W	North	2½	QA	Brick	c. 1910		Gable front with shingles	Listed	B	201_0197		2006_04_19B	
21	50000222	41	Ahrens W	South	2½	QA	Brick	1890	Andrew Voelker & Mary Ann		Designated -House of Beautiful Birds	A	195_9556		2006_04_19A	Andrew Voelker was assistant manager of the Merchant Rubber Co. at his death in 1915
22	50000197	45	Ahrens W	South	2	Geo.	Brick	c. 1930			Listed	C	195_9554		2006_04_19A	
23	50000236	46	Ahrens W	North	2	Tudor	Stucco	c. 1895		Eng. Tudor -stucco painted	Listed	C	201_0193		2006_04_19B	occupied by Brian J. Ruby, president of Krug Furniture in the 1970s and 1980s.
24	50000235	50	Ahrens W	North	1	QA	Brick	c. 1895		cottage & 45° bay	Listed	C	201_0191		2006_04_19B	
25	50000196	51	Ahrens W	South	1¾	Vern	Frame	c. 1866		clapboard siding & wood trim	Listed	A	195_9551		2006_04_19A	first occupant - Reverend Franz Herlan, Evangelical Church minister; later occupied by Joseph Umbach, also an Evangelical preacher
26	50000234	54	Ahrens W	North	2	AG	Brick	c. 1905		Attic gable design	Listed	B	201_0189		2006_04_19B	
27		55	Ahrens W	South	2	Vern	Brick	c. 1880			Listed	C	195_9548	205_0564	2006_04_19A	
28	50000233	58	Ahrens W	North	2	AG	Brick	c. 1905		Attic gable design	Listed	B	201_0187	205_0557	2006_04_19B	
29	50061526	67	Ahrens W	South	2½	Vern	Brick	c. 1905			Designated	B	195_9540		2006_04_19A	double house built for George Baltzer; part of the house rented to W.L. Mackenzie King and his mother during successive summers
30	50061525	69	Ahrens W	South	2½	Vern	Brick	c. 1905			Designated	B	195_9539		2006_04_19A	double house built for George Baltzer, #69 was purchased 1907 by Samuel and Diana Cook-Woelfle; descendant lived there at least until 1996+O150
31	50000220	71	Ahrens W	South	1¾	Vern	Brick	c. 1895		window muntins		B	195_9537		2006_04_19A	
32	50000219	73	Ahrens W	South	1¾	Vern	Brick	c. 1895				C	195_9535		2006_04_19A	
33	50000246	74	Ahrens W	North	2	QA	Brick	c. 1895		decorative brick & windows	Listed	C	201_0177	200_0036	2006_04_19B	
34	50000231	76	Ahrens W	North	2	Vern	Brick	c. 1920		Rugged brick -1940's	Listed	C	201_0175		2006_04_19B	
35	50000230	78	Ahrens W	North	2	Vern	Brick	c. 1910		Painted		C	201_0172		2006_04_19B	
36	50000218	79	Ahrens W	South	2	AG	Brick	c. 1895		Attic gable design	Listed	B	195_9532		2006_04_19A	
37	50000229	82	Ahrens W	North	2½	QA	Brick	c. 1910			Listed	C	201_0170		2006_04_19B	
38	50000217	83	Ahrens W	South	2	AG	Brick	c. 1895		Attic gable design	Listed	B	195_9530	206_0622	2006_04_19A	
39	50000228	84	Ahrens W	North	2½	QA	Brick	c. 1910				C	201_0166		2006_04_19B	
40	50000227	86	Ahrens W	North	2½	QA	Brick	c. 1910				C	201_0164		2006_04_19B	
41	50000216	87	Ahrens W	South	2	AG	Brick	c. 1895		Attic gable design	Listed	B	195_9526	200_0009	2006_04_19A	
42	50000215	91	Ahrens W	South	2	AG	Brick	c. 1895		Attic gable design		B	195_9523		2006_04_19A	
43		94	Ahrens W	North	3	-	Brick	c. 1910		Mixed styles -several additions		D	201_0160	206_0660	2006_04_19B	
44	50000174	95	Ahrens W	South	2	QA	Brick	c. 1895		One house two numbers		C	195_9521		2006_04_19A	
45		97	Ahrens W	South	2	QA	Brick	c. 1895		One house two numbers		C	195_9520		2006_04_19A	
46	50000175	103	Ahrens W	South	1	Mod.	Brick			Repair Garage		C	195_9517	206_0651	2006_04_19A	
47		74	College	West	1½	-	Frame	c. 1900				D	200_0030		2006_04_19B	
48		86	College	West	1½	-	Frame	c. 1900				D	200_0028		2006_04_19B	
49		88	College	West	1½	-	Frame	c. 1900				D	200_0027		2006_04_19B	
50	50000255	94	College	West	1½	Bungalow	Brick	c. 1923				C	200_0024		2006_04_19B	
51	50000187	95	College	East	2½	QA	Brick	c. 1895		dresser window & trim	Listed	A	205_0598		2006_04_20	
52	50000254	98	College	West	2½	Geo.	Brick	c. 1905			Listed	B	200_0022		2006_04_19B	
53	50000190	99	College	East	2½	KV	Brick	c. 1910				B	206_0601		2006_04_20	
54	50000253	102	College	West	2	-	Brick	c. 1910				D	200_0020		2006_04_19B	
55	50000189	103	College	East	2	Mod.	Brick	c. 1900				D	206_0604		2006_04_20	
56	50000252	104	College	West	1¾	Vern	Brick	c. 1882		triple house	Listed	C	200_0018		2006_04_19B	
57	50000188	109	College	East	2	Italianate	Brick	c. 1890				C	206_0607		2006_04_20	
58	50000209	110	College	West	1¾	Vern	Brick	c. 1900		triple house	Listed	C	200_0016		2006_04_19B	
59	50000208	116	College	West	1¾	Vern	Brick	c. 1900		triple house -door & transom -painted red	Listed	C	200_0014		2006_04_19B	
60	50000207	118	College	West	1¾	Vern	Brick	c. 1910		Recessed from street	Listed	C	200_0013		2006_04_19B	
61	50000225	119	College	East	10	Mod.	Brick			High Rise Apartment		D	206_0612		2006_04_20	
62	50061221	120	College	West	1¾	Vern	Brick	c. 1910			Listed	B	200_0012		2006_04_19B	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1									All Streets							
2																
3	PARCELID	No.	Street	Side	Architecture		Construction	Age	Architect	Features	History	Group	Photo	Alt. Photo	Photo Set	Additional Information
4					Height	Style										
63	50000483	10	Ellen E	North	9	Mod.	Brick			High Rise Apartment		D	203_0301		2006_04_19B	
64	50000482	20	Ellen E	North	6	Mod.	Brick			High Rise Apartment	Listed	D	203_0308		2006_04_19B	
65	50000330	32	Ellen E	North	2	Vern	Brick	c. 1880			Listed	C	203_0314	204_0450	2006_04_19B	
66	50000331	34	Ellen E	North	2½	QA	Brick	c. 1905			Listed	C	203_0316		2006_04_19B	
67	50000332	36	Ellen E	North	1	Ont Cottage	Brick	c. 1900			Listed	C	203_0318		2006_04_19B	
68	50000333	40	Ellen E	North	1¾	Vern	Brick	c. 1905			Listed	C	203_0320		2006_04_19B	
69	50000334	44	Ellen E	North	2	AG	Brick	c. 1895		Attic gable design	Listed	B	203_0322		2006_04_19B	
70	50000335	50	Ellen E	North	2	QA	Brick	c. 1905			Listed	C	203_0324		2006_04_19B	
71	50000529	54	Ellen E	North	2	Vern	Brick	c. 1900			Listed	C	203_0326		2006_04_19B	
72		60	Ellen E	North	2½	Vern	Brick	c. 1900			Listed	B	203_0329	197_9711	2006_04_19B	
73	50000388	6	Ellen W	North	2	Vern	Brick	c. 1925		Rugged Brick 1940's		C	202_0230		2006_04_19B	
74	50000389	10	Ellen W	North	2	AG	Brick	c. 1905		Attic gable design		B	202_0232	207_0788	2006_04_19B	
75	50000367	11	Ellen W	South	1¾	Vern	Brick & Stucco	c. 1925			Listed	C	194_9445		2006_04_19A	
76	50000392	14	Ellen W	North	2	Vern	Brick	c. 1920				C	202_0234		2006_04_19B	
77	50000366	15	Ellen W	South	2	Geo.	Brick	c. 1920			Listed	C	194_9441		2006_04_19A	
78	50000393	16	Ellen W	North	2	Vern	Brick	c. 1920				C	202_0236		2006_04_19B	
79	50000365	17	Ellen W	South	2	Vern	Brick	c. 1910			Listed	C	194_9439		2006_04_19A	
80	50000394	18	Ellen W	North	2½	Mod.	Brick			6 plex apartment		D	202_0238		2006_04_19B	
81	50000364	21	Ellen W	South	2	AG	Stucco	c. 1905		Stucco	Listed	B	194_9435		2006_04_19A	
82	50000395	22	Ellen W	North	2	QA	Brick	c. 1875		decorative gable trim	Listed	B	202_0241		2006_04_19B	
83	50000363	25	Ellen W	South	2	Vern	Brick	c. 1905			Listed	C	194_9432		2006_04_19A	
84	50000396	26	Ellen W	North	2	Italianate	Brick	c. 1880		Attic gable design -one house, two numbers		B	202_0243		2006_04_19B	
	50000330	32	Ellen W	North	2	Italianate	Brick	c. 1880		Attic gable design -one house, two numbers		B	202_0244		2006_04_19B	
85																
86	50000374	29	Ellen W	South	2	KV	Brick	c. 1910		cf#15 St. Leger		C	194_9430		2006_04_19A	
87	50000397	30	Ellen W	North	2	AG	Brick	c. 1910		Attic gable design		B	202_0245		2006_04_19B	
88	50000373	31	Ellen W	South	2½	QA	Brick	c. 1910		Shingled gable		C	194_9427		2006_04_19A	
89	50000372	33	Ellen W	South	2	Tudor	Brick & Stucco	c. 1925				C	194_9425		2006_04_19A	
90	50000398	34	Ellen W	North	2	AG	Brick	c. 1910		Attic gable design		B	202_0247		2006_04_19B	
91	50000371	35	Ellen W	South	2	Tudor	Brick	c. 1925				C	194_9423		2006_04_19A	
92	50000370	37	Ellen W	South	2½	Vern	Brick	c. 1910				C	194_9421		2006_04_19A	
93	50000399	38	Ellen W	North	2	AG	Brick	c. 1910		Attic gable design		B	202_0249		2006_04_19B	
94	50000369	39	Ellen W	South	2½	Vern	Brick	c. 1910				C	194_9419		2006_04_19A	
95	50000368	41	Ellen W	South	1¾	Vern	Brick	c. 1900			Listed	B	194_9417		2006_04_19A	
96	50000400	42	Ellen W	North	2	AG	Brick	c. 1910		Attic gable design -brick detail		B	202_0251		2006_04_19B	
97	50000379	43	Ellen W	South	2½	Vern	Brick	c. 1900				C	194_9415		2006_04_19A	
98	50000378	45	Ellen W	South	2½	Vern	Brick	c. 1910				C	194_9413		2006_04_19A	
99	50000401	46	Ellen W	North	2½	KV	Brick	c. 1910				B	202_0253		2006_04_19B	
100	50000377	47	Ellen W	South	2	Vern	Brick	c. 1910				C	194_9410		2006_04_19A	
101	50000407	48	Ellen W	North	2	AG	Brick	c. 1910		Attic gable design		B	202_0259		2006_04_19B	
102	50000408	52	Ellen W	North	2	AG	Brick	c. 1910		Attic gable design		B	202_0261		2006_04_19B	
103	50000376	55	Ellen W	South	2½	Vern	Brick	c. 1910		Cladding on brick?		C	194_9408		2006_04_19A	
104	50000409	56	Ellen W	North	2	AG	Brick	c. 1910		Attic gable design		B	202_0263	207_0710	2006_04_19B	
105		57	Ellen W	South	2	Vern	Brick	c. 1880		triplex		B	194_9406		2006_04_19A	
106		59	Ellen W	South	2	Vern	Brick	c. 1880		triplex		B	194_9405		2006_04_19A	
107		61	Ellen W	South	2	Vern	Brick	c. 1880		triplex		B	194_9404	207_0705	2006_04_19A	
108	50000384	7	Hermie	East	1½	-	Frame	c. 1910				D	207_0793		2006_04_20	
109	50000391	10	Hermie	West	1¾	Vern	Brick	c. 1920				C	208_0832		2006_04_20	
110	50000428	11	Hermie	East	1¾	Vern	Brick	c. 1910				C	208_0801		2006_04_20	
111	50000427	13	Hermie	East	1¾	Vern	Cladding	c. 1910				C	208_0806		2006_04_20	
112	50000390	14	Hermie	West	1½	-	Brick	c. 1920				C	208_0834		2006_04_20	
113	50000417	16	Hermie	West	2	-	Brick	c. 1910		Alpine motif		B	208_0829	208_0826	2006_04_20	
114	50000426	17	Hermie	East	1	Bungalow	Brick	c. 1920				D	208_0810		2006_04_20	
115	50000348	7	Lancaster E	South	1¾	Vern	Brick	c. 1925				C	196_9624	207_0768	2006_04_19A	
116	50000608	28	Lancaster E	North	1¾	KV	Brick	c. 1920		with porch		B	203_0394		2006_04_19B	
117	50000476	29	Lancaster E	South	1¾	Vern	Frame	c. 1910		with cladding		C	196_9642		2006_04_19A	
118	50000607	30	Lancaster E	North	1¾	KV	Brick	c. 1920		with porch		B	203_0392		2006_04_19B	
119	50000558	32	Lancaster E	North	1¾	KV	Brick	c. 1910		with porch		B	203_0390		2006_04_19B	
120	50000475	33	Lancaster E	South	2	Vern	Stucco	c. 1910				C	196_9645		2006_04_19A	
121	50000606	36	Lancaster E	North	1¾	Vern	Brick	c. 1910		with porch		C	203_0388		2006_04_19B	
122	50000474	37	Lancaster E	South	2	Vern	Brick	c. 1910		Painted	Listed	C	196_9647		2006_04_19A	
123	50000473	39	Lancaster E	South	2½	Vern	Brick	c. 1920		Pair	Listed	B	196_9649		2006_04_19A	
124	50000605	40	Lancaster E	North	2½	Vern	Brick	c. 1925		6-plex apartment	Listed	C	203_0385		2006_04_19B	
125	50000472	41	Lancaster E	South	2½	Vern	Brick	c. 1920		Pair	Listed	B	196_9652		2006_04_19B	
126	50000540	61	Lancaster E	South	2	Vern	Brick	c. 1917		at risk -4-plex apartment -bookend for street	Listed	A	196_9663	196_9666, 20	2006_04_19B	
127	50000604	64	Lancaster E	North	2½	Vern	Brick	c. 1917		oblique to street		B	203_0368		2006_04_19B	
128	50000539	65	Lancaster E	South	2	Vern	Brick	c. 1910		oblique to street -leadad glass window	Listed	B	196_9677	196_9674	2006_04_19B	
129	50000557	70	Lancaster E	North	2½	Vern	Brick	c. 1880		oblique to street -painted		C	203_0365		2006_04_19B	
130	50000603	74	Lancaster E	North	2	Vern	Brick	c. 1880		oblique to street		C	203_0362		2006_04_19B	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1																
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3	PARCELID	No.	Street	Side	Architecture						History	Group	Photo	Alt. Photo	Photo Set	Additional Information
4					Height	Style	Construction	Age	Architect	Features						
131	50000538	75	Lancaster E	South	2	Vern	Brick	c. 1908		oblique to street	Listed	B	196_9680		2006_04_19B	
132	50000602	78	Lancaster E	North	2	Vern	Brick	c. 1925		1940's two face diagonal - two street no's		B	203_0359		2006_04_19B	
133	50000537	79	Lancaster E	South	2	Vern	Brick	c. 1905		oblique to street -gable shingles	Listed	B	196_9684		2006_04_19B	
134	50000601	82	Lancaster E	North	2	Vern	Brick	c. 1925				B	203_0356		2006_04_19B	
135	50000600	86	Lancaster E	North	2	Vern	Brick	c. 1925				C	203_0353		2006_04_19B	
136	50000536	87	Lancaster E	South	2	Vern	Brick	c. 1905		oblique to street	Listed	B	196_9688		2006_04_19B	
137	50000535	93	Lancaster E	South	2	QA	Brick	c. 1905		oblique to street -ornate brick	Listed	A	196_9691		2006_04_19B	
138	50000534	99	Lancaster E	South	2	Vern	Brick	c. 1905		oblique to street	Listed	B	196_9695		2006_04_19B	
139	50061017	100	Lancaster E	North	2	AG	Brick	c. 1895		Attic gable design		B	203_0342		2006_04_19B	
140	50000532	105	Lancaster E	South	2	Vern	Brick	c. 1905		oblique to street	Listed	B	196_9699		2006_04_19B	
141	50000598	110	Lancaster E	North	3	Mod.	Brick & Cladding			Stacked apartments		D	203_0336		2006_04_19B	
142	50000531	111	Lancaster E	South	2	Eng. Cottage	Brick	c. 1905		oblique to street -stucco	Listed	B	196_9705		2006_04_19B	
143		115	Lancaster E	South	2	Vern	Brick	c. 1900		enclosed wood porches	Listed	A	197_9711	203_0329	2006_04_19B	
144	50000329	11	Mansion	East	1¾	Vern	Brick	c.1907				C	204_0454		2006_04_20	
145	50000328	15	Mansion	East	1¾	Vern	Brick	c.1907				C	204_0456		2006_04_20	
146	50000327	21	Mansion	East	1¾	Vern	Brick	c. 1907				C	204_0459		2006_04_20	
147	50000326	23	Mansion	East	2	KV	Brick	c. 1912				B	204_0461		2006_04_20	
148	50000325	27	Mansion	East	2	AG	Brick	c. 1907		Attic gable design	Listed	B	204_0463		2006_04_20	
149	50000465	28	Mansion	West	3	Mod.	Brick			Townhomes		D	197_9735		2006_04_19B	
150	50000358	33	Mansion	East	2	AG	Brick	c. 1910		Attic gable design	Listed	B	204_0466		2006_04_20	
151	50000466	34	Mansion	West	2	AG	Brick	c. 1907			Listed	B	197_9742		2006_04_19B	
152	50000357	39	Mansion	East	2	Vern	Brick	c. 1907				C	204_0469		2006_04_20	
153	50000467	40	Mansion	West	2	Vern	Brick	c. 1907				C	197_9745		2006_04_19B	occupied in 1912 by Charles and Ervin Greb while still employed at the Berlin Shoe Company
154	50000468	44	Mansion	West	1½	QA	Brick	c. 1907		pair -cottage		C	197_9749		2006_04_19B	
155	50000356	45	Mansion	East	2	KV	Brick	c. 1907		Shingled gable		B	204_0471		2006_04_20	first occupant - H. P. Hubert, accountant Star Whitwear
156	50000469	48	Mansion	West	1½	QA	Brick	c. 1907		pair -cottage	Listed	C	197_9751		2006_04_19B	
157	50000542	51	Mansion	East	2	AG	Brick	c. 1907		Attic gable design		B	204_0474		2006_04_20	
158	50061016	52	Mansion	West	3	Mod.	Brick			Townhomes		D	197_9753		2006_04_19B	
159	50000541	53	Mansion	East	2	Vern	Brick	c. 1938				C	204_0476		2006_04_20	
160	55063206	54	Mansion	West	3	Mod.	Brick			Townhomes		D	197_9754		2006_04_19B	
161	50000470	56	Mansion	West	2½	Vern	Brick	c. 1910		Shingled gable		B	197_9756		2006_04_19B	
162	50000471	64	Mansion	West	2	Vern	Brick	c. 1907				C	197_9760	196_9655	2006_04_19B	occupied between 1921 and 1933 by Charles Greb, mayor in 1921
163	50061006	9	Margaret	South	1	Bungalow	Brick			1960's		B	194_9461		2006_04_19A	
164		11	Margaret	South	18	Mod.	Concrete			High Rise apartment		D	194_9469		2006_04_19A	
165		12	Margaret	North	3	Gothic	Stucco	1935			Designated -Church of the Good Shepherd	A	204_0401	198_9831	2006_04_19B	Church of the Good Shepherd Swedenborgian church; fence and adjoining coach house (12 Queen Street) originated with the William Roos Estate, c. 1885; Roos was a wholesale grocer.
166	50061014	25	Margaret	South	2	Vern	Brick	c. 1923				C	194_9475		2006_04_19A	built for Mrs. Caroline Augustine (sister of L.J. Breithaupt)
167	50000362	30	Margaret	North						Vacant	Listed		204_0405	204_0432	2006_04_19B	
168	50061013	31	Margaret	South	2½	Italianate	Brick	c. 1881		Italianate with conduit & turret	Listed	A	194_9479		2006_04_19A	built by Louis Rau and occupied by Dr. Rudolph Mylius, a physician and later by his daughter and her husband David Forsyth, a noted athlete and principal of K-W Collegiate Institute O188
169	50000321	33	Margaret	South	1¾	Vern	Brick	c. 1925			Listed	C	194_9481		2006_04_19A	
170	50000320	37	Margaret	South	2	AG	Brick	c. 1895		Brick details, porch posts	Listed	A	194_9483		2006_04_19A	
171	50000319	41	Margaret	South	2	Mod.	Stucco	c. 1875			Listed	D	194_9485		2006_04_19A	attic window similar to 25 Maynard and 190 Victoria, likely built by Louis Breithaupt.
172	50000316	43	Margaret	South	4	Mod.	Brick			Apartment Bldg -20 units?		D	194_9490	205_0536	2006_04_19A	
173	50000193	53	Margaret	South	2½	Vern	Brick	c. 1925			Listed	C	195_9501	200_0053	2006_04_19A	
174	50000354	54	Margaret	North	2½	Eng. Cottage	Brick & Stucco	c. 1904		round side projection	Listed	A	204_0435	204_0447	2006_04_19B	built for Herbert J. Bowman, County Clerk, later occupied by Charles J. Baetz, president of Baetz Brothers, Specialty Manufacturers, makers of floor and table lamps.
175	50000192	55	Margaret	South	2	Vict.	Brick	1883		round front projection & enclosed porch cf#54	Listed	A	195_9503	200_0050	2006_04_19A	built for Judge anthony Lacourse, later, c. 1912, owned by Dilman Shantz, manger of his father's button works
176	50000191	59	Margaret	South	2½	Eng. Cottage	Brick	c. 1930		English cottage	Listed	B	195_9506		2006_04_19A	
177	50000240	65	Margaret	South	2	Geo.	Stucco	c. 1930			Listed	B	195_9509		2006_04_19A	
178	50000259	70	Margaret	North	2½	Geo.	Brick	c. 1930			Listed	A	204_0443		2006_04_19B	
179	50000166	71	Margaret	South	2	Eng. Cottage	Brick & Stucco	c. 1930		English cottage	Listed	B	195_9512	206_0684	2006_04_19A	
180	50000261	74	Margaret	North	2	Vern	Brick	c. 1930			Listed	B	204_0445	206_0690	2006_04_19B	
181	50000232	11	Maynard	East	2	AG	Brick	c. 1895		Attic gable design	Listed	B	205_0547		2006_04_20	
182	50000250	16	Maynard	West	2½	QA	Brick	c. 1895		Decorative brick turret	Listed	A	200_0040		2006_04_19B	
183	50000251	19	Maynard	East	2	Vern	Brick	c. 1895			Listed	C	205_0544		2006_04_20	
184	50000249	20	Maynard	West	2	Vern	Brick	c. 1925				C	200_0042		2006_04_19B	
185	50037075	21	Maynard	East	2½	QA	Brick	c. 1910			Listed	B	205_0542		2006_04_20	
186	50000248	22	Maynard	West	2½	Vern	Brick	c. 1910		Gable shingles		C	200_0044		2006_04_19B	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
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3	PARCELID	No.	Street	Side	Architecture						History	Group	Photo	Alt. Photo	Photo Set	Additional Information
4					Height	Style	Construction	Age	Architect	Features						
187	50000318	25	Maynard	East	2	Neo-Classical	Brick	c. 1872	Louis J. Breithaupt		Designated	B	205_0540		2006_04_20	built by Louis Breithaupt; let to and later owned by Chief Constable John Klippert+O207
188	50000247	28	Maynard	West	2	Vern	Brick	c. 1900				C	200_0046		2006_04_19B	
189	50000342	29	Maynard	East	2	Vern	Brick	c. 1930			Listed	C	205_0538		2006_04_20	
190	50000194	32	Maynard	West	2	4 square	Brick	c. 1930		1940's	Listed	B	200_0048		2006_04_19B	
191	50000355	16	Miehm					c. 1910								
192	50000533	18	Miehm					c. 1910								
193	50061538	54	Queen N	West	3	Gothic	Brick	1906		Church & Parish Hall	Listed	A	198_9869	201_0113	2006_04_19B	St. Andrew's Presbyterian Church
194	50000269	68	Queen N	West	2½	Geo.	Brick	c.1930			Listed	A	198_9864	195_9585	2006_04_19B	
195	50000296	74	Queen N	West	1	Ranch	Brick	c. 1950				B	198_9859	201_0120	2006_04_19B	
196	50000347	80	Queen N	West	2	Geo.	Stone	c. 1935			Listed	B	198_9856	195_9579	2006_04_19B	built for Jerome Lang, superintendent of Lang Tannery; red stone gate posts here and elsewhere nearby, belonged to the George C. H. Lang Estate which occupied the entire block
197	50000346	86	Queen N	West	2	Vern	Brick	c.1890			Listed	C	198_9852	202_0223	2006_04_19B	occupied by John R. Eden, mayor 1899-1900, 1902-03 and 1920
198	50000345	100	Queen N	West	17	Mod.	Brick			High Rise apartment		D	198_9846		2006_04_19B	
199	50061007	108	Queen N	West	2	Italianate	Brick	1876	poss. Louis Breithaupt	decorative brick, quoins, brackets	Designated	A	198_9838	194_9456	2006_04_19B	built by Louis Breithaupt and rented to Judge Anthony Lacourse for 7years; occupied (and later owned) owned by L. J. Breithaupt and later his son L.O. from late 1883 to 1952
200	50000361	116	Queen N	West	3	Gothic	Brick	1935		Church	Designated -Church of Good Shepherd	A	198_9831	204_0401	2006_04_19B	designated fence dates from c. 1885 - designation by-law
201	50000360	122	Queen N	West	1	Bungalow	Brick	c.1950				B	198_9828		2006_04_19B	
202	50000359	128	Queen N	West	2	Geo.	Brick	1st storey, c. 1857;2nd, 1885 (Berliner Journal)		mismatch second floor brick	Listed	A	198_9826	194_9449	2006_04_19B	built for Dr. John Scott, first Reeve of Berlin and first warden of Waterloo County; later owned by John Hoffman, who added the second storey in 1885; in 1910 artist A. Y. Jackson visited his aunt Geneva Jackson here.
203	50000387	132	Queen N	West	2	Geo.	Brick	c. 1876			Listed	A	198_9821	202_0228	2006_04_19B	built by John Dauberger who operated a brickyard across the street originally owned by Nicholas Zieger
204	50000386	136	Queen N	West	2	KV	Brick	c. 1905				B	198_9819		2006_04_19B	
205	50000385	138	Queen N	West	2½	KV	Brick	c. 1905			Listed	B	198_9817		2006_04_19B	
206	50000464	139	Queen N	East	2	Geo.	Stucco	c. 1852		Georgian cottage	Listed	A	205_0531	202_0296	2006_04_20	built for Nicholas Zieger, owner of a brickyard in the area
207	50000352	140	Queen N	West	1¾	Geo.	Brick	c. 1875		Georgian cottage -2 colour brick, quoins	Listed	A	198_9815		2006_04_19B	
208	50000429	142	Queen N	West	2	Mod.	Brick	> 1947		Apartment		D	198_9813		2006_04_19B	
209	50000463	143	Queen N	East	2	Italianate	Stucco	c. 1880		duplex painted with apt backdrop	Listed	A	205_0527		2006_04_20	
210	50000351	144	Queen N	West	1¾	Vern	Stucco	c. 1900				C	198_9811		2006_04_19B	
211	50000425	148	Queen N	West	2½	QA	Brick	c. 1905			Listed	B	198_9809		2006_04_19B	
212	50000424	150	Queen N	West	2	Vern	Brick	c. 1900			Listed	C	198_9807	193_9375	2006_04_19B	
213	50000462	153	Queen N	East	2	Vern	Stucco	c. 1905		Gable shingles		C	205_0521		2006_04_20	
214	50000444	154	Queen N	West	2	AG	Brick	c. 1905		ornate brick -Attic gable design -corner 2 façade	Listed	B	198_9803	202_0292	2006_04_19B	
215	50000443	156	Queen N	West	2½	QA	Brick	c. 1907			Listed	B	197_9802		2006_04_19B	first occupant listed is John Cumming a traveler (salesman) in 1911
216	50000461	157	Queen N	East	2	Vern	Brick	c.1923			Listed	B	205_0518		2006_04_20	built for C. J. Bruder, occupation unknown
217	50000442	158	Queen N	West	2½	QA	Brick	c. 1910		ornate trim	Listed	A	197_9800	197_9795	2006_04_19B	first occupant, 1911 Directory, is Arnold Jansen, jeweler and optician, 21 King Street West
218	50062101	161	Queen N	East	2	Vern	Brick	c. 1900		decorative eave trim (recurring house style)	Listed	A	205_0516		2006_04_20	
219	50000441	162	Queen N	West	2½	QA	Brick	c. 1910		stepped front fascia		A	197_9798	197_9792	2006_04_19B	
220	50000459	163	Queen N	East	2	Vern	Brick	c. 1900		at risk -P.T. porch trim	Listed	C	205_0514		2006_04_20	
221	50000458	165	Queen N	East	2	Tudor	Brick	c. 1925			Listed	B	205_0512		2006_04_20	
222	50000440	166	Queen N	West	2½	QA	Brick	c. 1910		stepped front fascia	Listed	B	197_9796	197_9790	2006_04_19B	
223	50000439	170	Queen N	West	2½	QA	Brick	c.1910		basic details well maintained cf #166	Listed	A	197_9788		2006_04_19B	occupied in 1911 by Arthur Prittie, manager, S. H. Knox and Co. (five and dime), 25 King Street, East
224	50000438	172	Queen N	West	2	Vern	Brick	c.1927			Listed	B	197_9786		2006_04_19B	built for M.H. Stroh, contractor and real estate agent
225	50000437	174	Queen N	West	2	Vern	Brick	c. 1923			Listed	B	197_9784		2006_04_19B	built for Stanley Shupe, city engineer
226	50061015	175	Queen N	East	17	Mod.	Concrete			High rise apartment		D	205_0502		2006_04_20	
227	50000436	178	Queen N	West	2	AG	Brick	c. 1905		-45° bay 7 decorative trim	Listed	B	197_9781		2006_04_19B	
228	50000479	179	Queen N	East	-	-	-	c. 1905					204_0499		2006_04_20	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
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3	PARCELID	No.	Street	Side	Architecture						History	Group	Photo	Alt. Photo	Photo Set	Additional Information
4					Height	Style	Construction	Age	Architect	Features						
229	50000480	181	Queen N	East	2	Mod.	Brick					D	204_0498		2006_04_20	
230	50000435	182	Queen N	West	2	AG	Brick	c. 1905		Attic gable design -brick details	Listed	B	197_9778		2006_04_19B	
231	50000478	183	Queen N	East	2	Geo.	Brick	c. 1926			Listed	B	204_0495		2006_04_20	built for August R. Lang, a director of the Lang Tanning Company and a PUC Chairman
232	50000434	186	Queen N	West	2	AG	Brick	c. 1905		reno -1968 -cf#188	Listed	D	197_9776		2006_04_19B	
233	50000383	187	Queen N	East	2	Tudor	Brick & Stone	c. 1921			Listed	B	204_0493		2006_04_20	built for J.H. Baetz, secretary-treasurer of Baetz Brothers furniture
234	50000433	188	Queen N	West	2	AG	Brick	c. 1905		1900? -cf#186 -missing gable	Listed	B	197_9774		2006_04_19B	
235	50000477	189	Queen N	East	2	Tudor	Brick	c.1908		Side Porte Cochere	Listed	A	204_0490	196_9637, 19	2006_04_20	built for William M. Davis, town engineer; occupied by Mrs. Caroline Augustine, daughter of Louis Breithaupt and her children, 1911-1923; Jerome Lang, superintendent Lang Tannery,1923 -1930; John Wintermeyer, Kitchener alderman and leader of the Ontario Liberal Party, 1950s-1963, originally purchased by his father in 1948.
236	50000432	192	Queen N	West	2½	KV	Brick	c.1910		decorative gable roofs	Listed	A	197_9772		2006_04_19B	
237	50000431	194	Queen N	West	2	4 square	Brick	c. 1922			Listed	B	197_9769	196_9626	2006_04_19B	first occupant is W. F. Dumart, hide buyer for Dumart and Co., 38 St. Leger
238	50061537	11	Roy	South	1¾	Vern	Brick	c. 1925				B	195_9587	198_9863	2006_04_19A	
239	50000302	16	Roy	North	2	Vern	Brick	c. 1940				C	201_0124		2006_04_19B	
240	50000301	20	Roy	North	2	Tudor	Stone	c. 1938		English tudor 1940's?	Listed	B	201_0126		2006_04_19B	built for Dr. Lackner
241	50000285	23	Roy	South	2½	QA	Brick	1896			Listed	B	195_9592		2006_04_19A	
242	50000300	26	Roy	North	2	Tudor	Brick, stone & stucco	c.1939		English tudor 1940's?	Listed	B	201_0128		2006_04_19B	built for the owners of the Wiegand shirt company
243	50000284	27	Roy	South	2	Vern	Brick	c. 1895			Listed	B	195_9595		2006_04_19A	built for Harry Illing, bookkeeper at Randall and Roos, wholesale grocers
244	50000283	31	Roy	South	2½	QA	Brick	c. 1895			Listed	A	195_9597		2006_04_19A	
245	50000298	32	Roy	North	2	AG	Brick	c. 1895		Attic gable design & roof trim details	Listed	B	201_0131		2006_04_19B	
246	50000282	35	Roy	South	2½	Vern	Brick	c. 1900			Listed	B	195_9599		2006_04_19A	in 1912, home of A. R. Kaufman, manager of Kaufman footwear
247	50000315	36	Roy	North	2	AG	Brick	c. 1895			Listed	A	201_0133		2006_04_19B	
248	50000314	40	Roy	North	2	AG	Brick	c. 1895			Listed	A	201_0136		2006_04_19B	
249	50061845	41	Roy	South	1	cottage	Brick	c. 1880		Zion church backdrop	Listed	B	196_9602		2006_04_19A	working class home
250	50000313	44	Roy	North	2	AG	Brick	c. 1895			Listed	A	201_0138		2006_04_19B	
251	50000297	48	Roy	North	2½	Vern	Brick	c. 1895			Listed	A	201_0141		2006_04_19B	
252	50061844	51	Roy	South	2½	Vern	Brick	c. 1909			Listed	B	196_9606		2006_04_19A	
253	50000169	53	Roy	South	2	Eng. Cottage	Brick	c. 1908			Listed	B	196_9608		2006_04_19A	"Maplecroft" - built for T. A. Witzel, owner of the Onward Manufacturing Company -makers of sliding furniture castors+O289
254	50000223	54	Roy	North	2½	Vern	Brick	c. 1900			Listed	B	201_0143		2006_04_19B	
255	50000153	57	Roy	South	2½	Geo.	Brick	c. 1910			Listed	B	196_9610		2006_04_19A	
256	50000200	58	Roy	North	2½	Vern	Brick	c. 1910		Shingled gable	Listed	A	201_0146		2006_04_19B	
257	50000154	61	Roy	South	1½	Eng. Cottage	Brick	c. 1925				C	196_9612		2006_04_19A	
258	50000199	62	Roy	North	2½	AG	Brick	c. 1895		Attic gable design		A	201_0148		2006_04_19B	
259	50000155	65	Roy	South	1½	Eng. Cottage	Brick	c. 1925				C	196_9614		2006_04_19A	
260	50000198	66	Roy	North	2	AG	Brick	c. 1895		Attic gable design		A	201_0150		2006_04_19B	
261	50000423	5	St. Leger	South	2½	Vern	Brick	c. 1910			Listed	B	193_9377		2006_04_19A	
262	50000445	8	St. Leger	North	2½	Vern	Brick	c. 1910			Listed	B	202_0290		2006_04_19B	
263	50000422	9	St. Leger	South	1¾	Vern	Brick	c. 1910				C	193_9379	208_0821	2006_04_19A	
264	50000446	10	St. Leger	North	2½	Vern	Brick	c. 1910		Shingled gable	Listed	B	202_0288		2006_04_19B	
265	50000453	14	St. Leger	North	1¾	Vern	Brick	c. 1900		before & after	Listed	C	202_0285		2006_04_19B	
266	50000418	15	St. Leger	South	1¾	Vern	Brick	c. 1910				C	193_9381		2006_04_19A	
267	50000419	17	St. Leger	South	1¾	Vern	Brick	c. 1910				C	193_9383		2006_04_19A	
268	50000454	18	St. Leger	North	1¾	Vern	Brick	c. 1910		before & after -at risk		D	202_0282		2006_04_19B	
269	50000420	21	St. Leger	South	1¾	Vern	Brick	c. 1910				C	193_9385		2006_04_19A	
270	50000455	22	St. Leger	North	2	Vern	Brick	c. 1920		2 storey with porch		C	202_0280		2006_04_19B	
271	50000421	25	St. Leger	South	1¾	Vern	Brick	c. 1910		Four similar houses, different dev. history		C	193_9387		2006_04_19A	
272	50000350	26	St. Leger	North	2	Vern	Brick	c. 1920		2 storey with porch		C	202_0278		2006_04_19B	
273	50000415	29	St. Leger	South	1¾	Vern	Brick	c. 1910		Four similar houses, different dev. history		C	193_9390		2006_04_19A	
274	50000456	30	St. Leger	North	2	Vern	Brick	c. 1920		2 storey with porch		C	202_0276		2006_04_19B	
275	50000416	31	St. Leger	South	1¾	Vern	Brick	c. 1910		Four similar houses, different dev. history		C	193_9393		2006_04_19A	
276		33	St. Leger	South	1¾	Vern	Brick	c. 1910		Four similar houses, different dev. history		C	193_9396		2006_04_19A	
277	50000410	34	St. Leger	North	1½	Vern	Brick	c. 1920		1½ storey with front porch		C	202_0272		2006_04_19B	
278	50000411	38	St. Leger	North	1½	Vern	Brick	c. 1920		1½ storey with front porch		C	202_0270		2006_04_19B	
279	50000412	42	St. Leger	North	1½	Vern	Brick	c. 1920		1½ storey with front porch		C	202_0268		2006_04_19B	

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1									All Streets							
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4					Height	Style	Construction	Age	Architect	Features						
280	50000414	46	St. Leger	North	1½	Vern	Brick	c. 1920		1½ storey with front porch		C	202_0266	207_0733	2006_04_19B	
281		115	Victoria N	East	1¾	Vern	Brick					C	213-1319		2006_08_10	
282		119	Victoria N	East	1¾	Vern	Brick					C	213-1317		2006_08_10	
283		123	Victoria N	East	1¾	Vern	Brick					C	213-1315		2006_08_10	
284		131	Victoria N	East		Mod.	Brick	c. 1960		Auto garage		D	213-1312		2006_08_10	
285	50003103	150	Victoria N	East				c. 1895								
286	50000245	151	Victoria N	East	3	-	Brick	c. 1910		multiple additions -convert to commercial		D	206_0660	201_0159	2006_04_20	
287		155	Victoria N	East	2½	Vern	Brick	c. 1895				C	206_0662		2006_04_20	
288	50000244	159	Victoria N	East	2½	QA	Brick	c. 1890				B	206_0664		2006_04_20	
289	50003218	160	Victoria N	East				c. 1895								
290	50003217	164	Victoria N	East				c. 1895								
291	50000243	165	Victoria N	East	2½	Vern	Brick	c. 1895		at risk -front addition		B	206_0667		2006_04_20	
292	50000242	171	Victoria N	East	2	Italianate	Brick	c. 1885		good conversion -Bernie Hermson	Listed	A	206_0670		2006_04_20	
293	50003102	172	Victoria N	East				c. 1880								
294	50003215	176	Victoria N	East				1897								
295	50000241	177	Victoria N	East	2	Geo.	Brick	c. 1875			Listed	B	206_0674		2006_04_20	
296	50003214	182	Victoria N	East				1946								New Apostolic Church
297	50000237	183	Victoria N	East	1½	Vern	Stucco	c. 1895				C	206_0676		2006_04_20	
298	50000238	189	Victoria N	East	2	AG	Brick	c. 1895			Listed	B	206_0679		2006_04_20	
299	50003101	190	Victoria N	East				c. 1880								Possibly built by Louis Breithaupt
300	50003212	194	Victoria N	East				c. 1925								
301	50000239	195	Victoria N	East	2	Vern	Brick	c. 1925				C	206_0681		2006_04_20	
302	50003211	196	Victoria N	East				c. 1900								
303	50003210	200	Victoria N	East				c. 1895								
304	50000382	217	Victoria N	East	2	Vern	Brick	c. 1929				C	206_0695		2006_04_20	
305		221	Victoria N	East	2	AG	Brick	c. 1907		at risk	Listed	B	206_0697		2006_04_20	
306	50000381	225	Victoria N	East	2½	Vern	Brick	c. 1905				C	206_0699		2006_04_20	
307	50000380	229	Victoria N	East	2½	Vern	Brick	c. 1905				C	207_0701		2006_04_20	
308	50000375	231	Victoria N	East	2	Vern	Brick	c. 1923				C	207_0703		2006_04_20	
309		239	Victoria N	East	1½	-	Brick	c. 1910				D	207_0711		2006_04_20	
310	50000353	245	Victoria N	East	2	Vern	Brick	c. 1905				C	207_0713		2006_04_20	
311	50000406	249	Victoria N	East	2	Vern	Brick	c. 1905				C	207_0715		2006_04_20	
312	50000405	253	Victoria N	East	2	Vern	Brick	c. 1905				C	207_0717		2006_04_20	
313	50000404	257	Victoria N	East	1½	Gothic	Frame	c. 1880				C	207_0719		2006_04_20	
314	50000403	275	Victoria N	East	1½	-	Brick	c. 1880				D	207_0727		2006_04_20	
315	50000402	277	Victoria N	East	1½	-	Brick	c. 1880				D	207_0728	193_9400	2006_04_20	
316	50000413	281	Victoria N	East	1½	Vern	Brick	1915				C	207_0735		2006_04_20	
317	50000349	289	Victoria N	East	1	Mod.	Concrete Block					D	207_0738		2006_04_20	
318		291	Victoria N	East	1	Mod.	Brick	c. 1965				D	207_0740		2006_04_20	
319		297	Victoria N	East	2	Mod.	Brick	c. 1953				D	207_0743		2006_04_20	Jimmy's Lunch - opened as a 24-hour restaurant to serve the men in the factories across the street
320	50000452	309	Victoria N	East	1	-	-	c. 1915				D	207_0745		2006_04_20	industrial structure, occupied by Simons metalware and, later, George and Asmussen Masonry
321	50000450	311	Victoria N	East	1	-	-	c. 1912			Listed	D	207_0747		2006_04_20	industrial structure, first occupied by a soap factory and later in the 1920s and 30s a leather works+O334
322	50000449	319	Victoria N	East	1	-	Concrete Block					D	207_0753		2006_04_20	
323	50000448	329	Victoria N	East	1½	-	Frame	c. 1900				D	207_0757		2006_04_20	
324		331	Victoria N	East	1½	-	Frame	c. 1900				D	207_0758		2006_04_20	
325	50000447	333	Victoria N	East	1	cottage	Brick	c. 1925				C	207_0760		2006_04_20	
326	50000430	341	Victoria N	East	2	Vern	Brick	c. 1923				C	207_0765		2006_04_20	
327		343	Victoria N	East	2	Vern	Brick	c. 1923				C	207_0766		2006_04_20	
328		95	Water N	East	2	KV	Brick	c. 1905		Original porch recent enclosure		C	206_0632		2006_04_20	
329	50000173	99	Water N	East	2	KV	Brick	c. 1905		Original porch recent enclosure		C	206_0634		2006_04_20	
330	50000181	100	Water N	West		Geo.	Brick	c. 1875				C	212_1295		2006_08_10	
331	50000181	102	Water N	West		Geo.	Brick	c. 1875				C	212_1295		2006_08_10	
332	50037077	106	Water N	West	2½	AG	Brick	c. 1900				C	212_1297		2006_08_10	
333	50000185	110	Water N	West	1¾	Vern	Brick	c. 1905				C	212_1299		2006_08_10	
334	50000172	103	Water N	East	1¾	Vern	Brick	c. 1900				C	206_0636		2006_04_20	
335	50000171	107	Water N	East	1¾	Vern	Brick	c. 1900		Original porch recent enclosure		C	206_0638		2006_04_20	
336	50000170	111	Water N	East	2	-	Stucco	c. 1880				D	206_0641		2006_04_20	
337	50000168	115	Water N	East	2	Vern	Brick	c. 1880				B	206_0643		2006_04_20	
338		125	Water N	East	2	-	Stucco	c. 1905				D	206_0646		2006_04_20	
339	50000176	127	Water N	East	2	Vern	Brick	c. 1925		commercial building with balcony -cf 432 Queen S in Victoria Pk HCD	Listed	A	206_0649	206_0652	2006_04_20	
340	50000289	18	Weber W	North	2½	Vern	Brick	1896		decorative porch trim	Listed	B	201_0107		2006_04_19B	built by H. J. Bowman, Civil Engineer, and County Clerk (1896-1916)

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4					Height	Style	Construction	Age	Architect	Features						
341	50000288	22	Weber W	North						Vacant			201_0105		2006_04_19B	
342	50000287	28	Weber W	North	2½	2nd Empire	Brick	1877		Mansard roof & dormers	Listed	B	201_0102		2006_04_19B	built by John Moffat, produce and coal merchant
343	50061843	32	Weber W	North	3	Gothic	Brick	1893			Listed	B	200_0099	196_9603	2006_04_19B	Zion United
344	50000159	44	Weber W	North	2½	Italianate	Brick	1877			Listed	C	200_0094		2006_04_19B	built by John S. Anthes, furniture manufacturer
345	50000158	48	Weber W	North	4	Tudor	Brick & Stucco	c. 1930				C	200_0091		2006_04_19B	Windermere Court Apartments
346	50000157	50-52	Weber W	North	1½	Ont Cottage	Stucco	c. 1875		Ontario cottage c gothic window	Listed	B	200_0088		2006_04_19B	
347	50000156	56	Weber W	North	2½	Vern	Brick	1889		two pairs		C	200_0085	205_0585	2006_04_19B	built by John Motz, editor of the Berliner Journal and later sheriff, mayor in 1880-81
348	50000212	58	Weber W	North	2½	Italianate	Brick	c. 1885		two pairs		B	200_0082	198_9875	2006_04_19B	
349	50000211	64	Weber W	North	2½	Italianate	Brick	c. 1885		two pairs -ornate roof eave	Listed	B	200_0078		2006_04_19B	
350	50037074	74	Weber W	North	2	Mod.	Brick					D	200_0075		2006_04_19B	
351	50000206	78	Weber W	North	2	Geo.	Stucco	c. 1858		1860's? Georgian	Listed	A	200_0072	205_0592	2006_04_19B	possibly built for Martin Simpson, a shoe maker
352	50000226	80	Weber W	North	1	-	Frame	c. 1900				D	200_0070	200_0031	2006_04_19B	
353	50000205	84	Weber W	North	2	-	Brick	1887			Listed	C	200_0067		2006_04_19B	built for Jeremiah Suddaby, principal of the Model School for 31 years (c. 1880-1910), he died suddenly in 1910+Q358
354	50061012	88	Weber W	North	2	-	Stucco	1874			Listed	D	200_0065		2006_04_19B	built for William Niehaus, shoemaker
355	50061011	90	Weber W	North	2	Vern	Brick	c. 1925				C	200_0063		2006_04_19B	
356	50062226	94	Weber W	North	2	-	Brick	1875				C	200_0061	206_0629	2006_04_19B	built for station-master Thomas Clark
357	50000180	100	Weber W	North	1½	Ont. Cottage	Brick	c. 1875				C	213_1331		2008_08_10	
358	50000179	104	Weber W	North	2	AG	Brick	c. 1895		brick arch details-missing porch		C	213_1329		2008_08_10	
359	50000186	108	Weber W	North	2	NA	Brick	c. 1910		Ontario shopfront design		C	213_1327		2008_08_10	
360		110	Weber W	North	1¾	Vern	Brick	c. 1910				C	213_1325		2008_08_10	
361		96	Young	West	2½	-	Brick	c. 1890				A	198_9876		2006_04_19B	
362	50000213	102	Young	West	2½	Vern	Brick	c. 1920				C	198_9880		2006_04_19B	
363	50000214	106	Young	West	2	Italianate	Brick	c. 1880			Listed	B	198_9882		2006_04_19B	
364	50000163	107	Young	East	1	Vern	Brick	c. 1910				C	205_0581		2006_04_20	
365	50000162	109	Young	East	2½	QA	Brick	c. 1890				B	205_0579		2006_04_20	
366	50000210	112	Young	West	2	KV	Brick	c. 1900				C	198_9885		2006_04_19B	
367	50000161	113	Young	East	2½	QA	Brick	c. 1890		two storey porch	Listed	A	205_0576	196_9619	2006_04_20	
368	50000167	118	Young	West	2	2nd Empire	Brick	c. 1880		Second Empire - decorative shingles	Listed	B	198_9888		2006_04_19B	
369	50000201	119	Young	East	2½	QA	Brick	c. 1895			Listed	A	205_0571	201_0154	2006_04_20	
370	50000204	123	Young	East	2	Vern	Brick	c. 1880			Listed	C	205_0569		2006_04_20	
371	50000258	124	Young	West	2	Vern	Brick	c. 1880			Listed	B	198_9890		2006_04_19B	
372	50000203	127	Young	East	2	Vern	Brick	c. 1880			Listed	C	205_0567		2006_04_20	
373	50000257	132	Young	West	2	QA	Brick	1886		two storey porch & decorative trim	Listed	B	198_9892		2006_04_19B	built for Jacob Mohr, a button manufacturer, later owned by W.E. Woelfle, a shoe manufacturer
374	50000202	133	Young	East	2	Vern	Brick	c. 1880			Listed	C	205_0564	195_9548	2006_04_20	
375	50000256	136	Young	West	2	Tudor	Brick	c. 1930			Listed	B	198_9894	195_9543	2006_04_19B	
376	50000195	149	Young	East	2½	Vern	Brick	c. 1895				C	205_0552		2006_04_20	



APPENDIX C

Ontario Heritage Tree Alliance

HERITAGE TREE(S) NOMINATION FORM

Do you have a special tree or group of trees that you believe warrant special protection in your community? The Ontario Heritage Tree Alliance (OHTA) is providing this Nomination Form and the Evaluation Instruments to be used to heighten community awareness of trees and their heritage value and to ensure their protection through local by-laws and provincial legislation where currently absent. You are invited to complete these forms and send them to:

Ontario Urban Forest Council
c/o 1523 Warden Avenue, Units 23/25
Toronto ON, M1R 4Z8

1) Type of heritage tree nomination *(Check appropriate box)*

- ☐ **Single tree** – only one specimen tree, single or multi-stemmed
- ☐ **Tree Pair** – two individual trees, considered as a unit
- ☐ **Avenue of trees** – multiple trees, aligned on both sides of a roadway or driveway
- ☐ **Windrow** – single or multiple rows of trees, delineating property or land use
- ☐ **Grove** – small usually irregular pocket of 3 trees or more up to 0.5 hectares
- ☐ **Arboreal Remnant** – larger patch of trees, 0.5 to 4 hectares (indicate if larger).

Note: see Photo Section for photos of types of heritage trees listed above.

Description: single tree in top row or if multiple trees list in order of greatest abundance

	Species Name(s)		Circumference (cm) at breast height ³		Height ⁴ (m)		Spread ⁵ (m)	
	Common ¹	Scientific ²						
1								
	Or if submitting multiple trees or tree species		Sm'st	Lar'st	Shr'st	Tallest	Nar'st	Wid'st
1								
2								
3								
4								
5								
6								
7								
8								

¹ Name used locally for the species.

² Latin name (genera and species; cultivar if known); see *Appendix A* charts for Species Prevalence

³ For circumference, measure single-stem tree around trunk at 1.35m above ground level or at narrowest point between ground and main branch union(s). Multiple-stem tree requires an asterisk; use commas between individual measurements.

⁴ Height measurements. Indicate methodology of tools or estimate (ie. clinometer or triangle relationships).

⁵ Narrowest and widest trees. Longest straight line measurement of the tree's outer branch limits.

2) Site location and accessibility

Land ownership	Property (tree site) type
☐ public land	road / highway / park / waterway / trail / ravine
☐ private land	residential / commercial / industrial / farm
☐ institutional land	place of worship / hospital / school / military base
☐ other	specify:

(check box and circle appropriate tree site description)

Specify exact location of tree, GPS coordinates, if available. Include property address with closest major intersection and note any owner-requested restrictions or limitations to tree access by the general public.

3) Tree history and heritage significance

- Provide concise historical background.
- Identify the individual(s) who planted the tree(s), if known.
- Note names of other individuals (or organizations) who have recognized the tree(s) as significant.
- Check one or more of the appropriate categories, explaining below, of tree association(s), depicting:
 - ☐ **events** making a contribution to broaden the pattern of our history;
 - ☐ the life of a **person or group** of historic significance;
 - ☐ a distinguishable **entity**, or landmark, within a community or location;
 - ☐ **specimen**'(s)' age, size, species, or other intrinsic characteristic, worthy of heritage status.

4) Documentation

Kindly attach 2 to 5 identified and dated photos of the tree(s) as prints or slides. Include at least one close-up and one with the surrounding area in the background. Attach any copies or references of media coverage about the tree(s). Attach any letters of support from other groups, municipal councils, provincial authorities, etc., including any other published or other items of recognition for significance of the nominated tree(s).

5) Present tree ownership (owner and contact information)

Owner Name _____

Owner Address _____

Contact information:

phone _____

fax _____

e-mail _____

Owner consents to nomination of tree(s)?

☐ **Yes**, willing to participate (Attach letter of support)

☐ **No**, not willing to participate (Explain why)

6) Current tree protection measures, (submit appropriate documentation if available)

- | | |
|---|---|
| ☐ Public | – local municipal by-laws or provincial legislation |
| ☐ Private | – easements or deed restrictions |
| ☐ First Nations | – land use treaty |
| ☐ None | |

7) Nominator(s)

Name _____

Organization _____

Address _____

Contact information:

phone _____

fax _____

e-mail _____

8) In your own words please explain why you believe this nomination should be designated (protected) in an attachment to this form.

9) Signature _____ **date** _____

Print name _____

(See *Photo Section* for examples of Grove and Arboreal Remnant)

Ontario Urban Forest Council
c/o 1523 Warden Avenue, Units 23/25
Toronto ON, M1R 4Z8

Evaluation Date
____ / ____ / ____
DD / MM / YYYY

[illegible]

- **Species Rarity factor** – rarity of **forest community** and **native species diversity** % relative to forest community
- **Prominence factor** – prominence due to its **size** and **age**
- **Appearance factor** – **aesthetics** (peculiarity; artistic presence) and **structure**
- **Social factor** – continuing **historical** and **cultural** importance to local or broader community
- **Integrity factor** – **condition problems** (structural integrity, overall health) and **expected longevity**

D26

RATING CHART: GROVE OR ARBOREAL REMNANT

	SUB-FACTORS		RATING		
R A R I T Y	CHART I Rarity of forest community	4	Rare	Comments:	
		3	Infrequent		
		2	Common		
		1	Ubiquitous		
	Sub-factor subtotal		Rating /4 x 100 = % Submission Consideration Yes No		
	CHART II Native Species Diversity % relative to the forest community	4	100% Native	Comments:	
3		>90% Native			
2		10%-90% Native			
1		<10% Native			
Sub-factor subtotal		Rating /4 x 100 = % Submission Consideration Yes No			
P R O M I N E N C E	CHART III Size of Grove or Arboreal Remnant	4	6+>60cm/15+>50cm	Comments:	
		3	5+>50cm/40+>40cm		
		2	3+>50cm/20+>40cm		
		1	Fewer &/or smaller		
	Sub-factor subtotal		Rating /4 x 100 = % Submission Consideration Yes No		
	CHART IV Age relative to Human activity	4	Pre-settlement	Comments:	
3		Early settlement			
2		Post Urbanization			
1		Pre-construction			
Sub-factor subtotal		Rating /4 x 100 = % Submission Consideration Yes No			
A P P R A I S A L	CHART V Aesthetics of Grove or Arboreal Remnant	4	Striking	Comments:	
		3	Significant		
		2	Notable		
		1	Ordinary		
	Sub-factor subtotal		Rating /4 x 100 = % Submission Consideration Yes No		
	CHART VI Structure of Grove or Arboreal Remnant	4	Full Storied	Comments:	
3		Majority Storied			
2		Partial Storied+Regen			
1		Single Storied-Regen			
Sub-factor subtotal		Rating /4 x 100 = % Submission Consideration Yes No			
S O C I A L	CHART VII Historical Significance	4	National/Provincial	Comments:	
		3	Municipal/Regional		
		2	Neighbourhood		
		1	Street		
	Sub-factor subtotal		Rating /4 x 100 = % Submission Consideration Yes No		
	CHART VIII Cultural Significance	4	National/Provincial	Comments:	
3		Municipal/Regional			
2		Neighbourhood			
1		Street			
Sub-factor subtotal		Rating /4 x 100 = % Submission Consideration Yes No			
I N T E G R I T Y	CHART IX Condition Problems (crown, trunk, root)	4	No apparent	Comments:	
		3	Minor		
		2	Major		
		1	Extreme		
	Sub-factor subtotal		Rating /4 x 100 = % Submission Consideration Yes No		
	CHART X Expectedy Longevity	4	> 30 years	Comments:	
3		< 30 years			
2		< 20 years			
1		< 5 year			
Sub-factor subtotal		Rating /4 x 100 = % Submission Consideration Yes No			
Totals		sum of sub-factors as % / # sub-factors = %			

EVALUATION INSTRUMENT: SINGLE TREE OR TREE PAIR

(See *Photo Section* for examples of Single Tree and Tree Pair)

This Evaluation Instrument (along with the Nomination Form) is provided for your use in assessing those tree(s) in your community that have heritage tree value and that merit protection through municipal by-laws and eventually under the Ontario Heritage Act. You are invited to complete this form and return it with the Nomination Form to

Ontario Urban Forest Council
c/o 1523 Warden Avenue, Units 23/25
Toronto ON, M1R 4Z8

Location of tree(s)

Address: _____

Evaluation Date
____ / ____ / ____
DD / MM / YYYY

Tree Species	Names	Circum- ference cm)	Diameter (cm) dbh	Height (m)	Spread (m)	Estimated Age
Common		/	/	/	/	
Scientific						

Participant(s) and	Contact Information		
	phone	fax	e-mail
Nominator	() -	() -	
Submitter	() -	() -	
Evaluator 1	() -	() -	
Evaluator 2	() -	() -	
Evaluator 3	() -	() -	
Owner	() -	() -	

Owner(s) consent(s) to evaluation of tree(s)? Yes_____ No_____

If yes, include a letter of authorization.

Heritage characteristics are rated using one or more of the following factors:

Species Rarity factor – species rarity both **globally** and **locally**

Prominence factor – prominence due to tree **size** and **age**

Appearance factor – **aesthetics** &/or **artistic peculiarity** and **form** (structure)

Social factor – continuing **historical** and **cultural** importance to local or broader community

Integrity factor – **condition problems** and **expected longevity**

RATING CHART: SINGLE TREE/TREE PAIR

	SUB-FACTORS		RATING		
R A R I T Y	CHART I Species Rarity (Globally)	4	Rare	Comments:	
		3	Infrequent		
		2	Common		
		1	Ubiquitous		
	Sub-factor subtotal			Rating /4 x 100 = %	Submission Consideration Yes No
	CHART II Species Rarity (Locally)	4	Rare	Comments:	
		3	Infrequent		
		2	Common		
		1	Ubiquitous		
	Sub-factor subtotal			Rating /4 x 100 = %	Submission Consideration Yes No
P R O M I N E N C E	CHART III DBH - % relative to maximum for species	4	75% – 100%	Comments:	
		3	50% – 74%		
		2	25% – 49%		
		1	< 25%		
	Sub-factor subtotal			Rating /4 x 100 = %	Submission Consideration Yes No
	CHART IV Age relative to Human activity	4	Pre-settlement	Comments:	
		3	Early settlement		
		2	Post Urbanization		
		1	Pre-construction		
	Sub-factor subtotal			Rating /4 x 100 = %	Submission Consideration Yes No
A P P R A I S A L	CHART V Aesthetics and/or Artistic Peculiarity (Shape)	4	Striking	Comments:	
		3	Significant		
		2	Notable		
		1	Ordinary		
	Sub-factor subtotal			Rating /4 x 100 = %	Submission Consideration Yes No
	CHART VI Form (Structure) for species or cultivar	4	Majestic	Comments:	
		3	Characteristic		
		2	Atypical		
		1	Lacking		
	Sub-factor subtotal			Rating /4 x 100 = %	Submission Consideration Yes No
S O C I A L	CHART VII Historical Significance	4	National/Provincial	Comments:	
		3	Municipal/Regional		
		2	Neighbourhood		
		1	Street		
	Sub-factor subtotal			Rating /4 x 100 = %	Submission Consideration Yes No
	CHART VIII Cultural Significance	4	National/Provincial	Comments:	
		3	Municipal/Regional		
		2	Neighbourhood		
		1	Street		
	Sub-factor subtotal			Rating /4 x 100 = %	Submission Consideration Yes No
I N T E G R I T Y	CHART IX Condition Problems (crown, trunk, root) CTLA Rating	4	No apparent	Comments:	
		3	Minor		
		2	Major		
		1	Extreme		
	Sub-factor subtotal			Rating /4 x 100 = %	Submission Consideration Yes No
	CHART X Expectedy Longevity	4	> 30 years	Comments:	
		3	< 30 years		
		2	< 20 years		
		1	< 5 year		
	Sub-factor subtotal			Rating /4 x 100 = %	Submission Consideration Yes No
Totals		sum of sub-factors as % / # sub-factors = %			

EVALUATION INSTRUMENT: AVENUE/WINDROW OF TREES

(See *Photo Section* for examples of Avenue/Windrow of Trees)

This Evaluation Instrument (along with the Nomination Form) is provided for your use in assessing those tree(s) in your community that have heritage tree value and that merit protection through municipal by-laws and eventually under the Ontario Heritage Act. You are invited to complete this form and return it with the Nomination Form to

Ontario Urban Forest Council
c/o 1523 Warden Avenue, Units 23/25
Toronto ON, M1R 4Z8

Location of Avenue or windrow of trees

Address: _____

Evaluation Date

____/____/____
DD / MM / YYYY

Participant(s) and	Contact Information		
	phone	fax	e-mail
Nominator	() -	() -	
Submitter	() -	() -	
Evaluator 1	() -	() -	
Evaluator 2	() -	() -	
Evaluator 3	() -	() -	
Owner	() -	() -	

D & Ht by Species													
Smallest DBH													
Shortest Height (m)													
Largest DBH													
Tallest Height (m)													
Average DBH													
Average Height (m)													
Number of trees													

Heritage characteristics are rated using one or more of the following factors:

Species Rarity factor – species rarity locally and native composition

Prominence factor – prominence due to tree size and age

Appearance factor – aesthetics and structure (peculiarity; artistic presence)

Social factor – continuing historical and cultural importance to local or broader community

Integrity factor – condition problems (structural integrity, overall health) and expected longevity

Note: Charts IV, VII, and VIII are dependent on the research that is done to determine the historic and cultural value of the tree(s).

RATING CHART: AVENUE OR WINDROW

SUB-FACTORS		RATING							
R A R I T Y	CHART I Species Rarity (Locally)	4	Rare	Comments:					
		3	Infrequent						
		2	Common						
		1	Ubiquitous						
	Sub-factor subtotal		Rating /4 x 100 =		%	Submission	Consideration	Yes	No
	CHART II Native Composition	4	100% Native	Comments:					
		3	>90% Native						
		2	10%-90% Native						
		1	<10% Native						
	Sub-factor subtotal		Rating /4 x 100 =		%	Submission	Consideration	Yes	No
P R O M I N E N C E	CHART III Size of Avenue or Windrow	4	>40 Trees	Comments:					
		3	>30 Trees						
		2	>20 Trees						
		1	>10 Trees						
	Sub-factor subtotal		Rating /4 x 100 =		%	Submission	Consideration	Yes	No
	CHART IV Age relative to Human activity	4	Pre-settlement	Comments:					
		3	Early settlement						
		2	Post Urbanization						
		1	Pre-construction						
	Sub-factor subtotal		Rating /4 x 100 =		%	Submission	Consideration	Yes	No
A P P E A R A N C E	CHART V Aesthetics of Avenue or Windrow of Trees	4	Striking	Comments:					
		3	Significant						
		2	Notable						
		1	Ordinary						
	Sub-factor subtotal		Rating /4 x 100 =		%	Submission	Consideration	Yes	No
	CHART VI Structure of Avenue or Windrow of Trees	4	Complete	Comments:					
		3	Majority						
		2	Partial						
		1	Few						
	Sub-factor subtotal		Rating /4 x 100 =		%	Submission	Consideration	Yes	No
S O C I A L	CHART VII Historical Significance	4	National/Provincial	Comments:					
		3	Municipal/Regional						
		2	Neighbourhood						
		1	Street						
	Sub-factor subtotal		Rating /4 x 100 =		%	Submission	Consideration	Yes	No
	CHART VIII Cultural Significance	4	National/Provincial	Comments:					
		3	Municipal/Regional						
		2	Neighbourhood						
		1	Street						
	Sub-factor subtotal		Rating /4 x 100 =		%	Submission	Consideration	Yes	No
I N T E G R I T Y	CHART IX Condition Problems (crown, trunk, root)	4	No apparent	Comments:					
		3	Minor						
		2	Major						
		1	Extreme						
	Sub-factor subtotal		Rating /4 x 100 =		%	Submission	Consideration	Yes	No
	CHART X Expectedy Longevity	4	> 30 years	Comments:					
		3	< 30 years						
		2	< 20 years						
		1	< 5 year						
	Sub-factor subtotal		Rating /4 x 100 =		%	Submission	Consideration	Yes	No
Totals		sum of sub-factors as		% / #	sub-factors	=	%		



APPENDIX D

Draft Walking Tour

CIVIC CENTRE NEIGHBOURHOOD HERITAGE DISTRICT WALKING TOUR

The Civic Centre Neighbourhood Heritage District stretches from Victoria Street to Frederick and from Weber Street to Lancaster. Though surveyed in the 1850s the area saw little development until the 1870s when houses started to appear along Weber and Queen Streets, both of which were then important roads. By the end of the nineteenth century the neighbourhood was growing quickly attracting both prominent citizens as well as workers and managers from the factories located nearby in the downtown and along the Grand Trunk (CN) rail line. New houses continued to be built as late as the 1920s and 30s as some of the large estates were subdivided. In the 1960s high-rise apartment buildings began to appear and nearly the entire block between Frederick and Queen Streets from Weber to Ellen Street was redeveloped culminating with the construction of Centre in the Square in 1974. This block is not included in the designated heritage district. Today the district consists of well-preserved examples of nearly every architectural style in use between the 1870s and the 1930s.

Kitchener Public Library (1961)

Architect Carl Rieder

This building replaced the Carnegie library which had been at the southeast corner of Queen and Weber Streets. The large mural inside on the south wall by artist Jack Bechtel was commissioned at the time of the library's construction.

Waterloo County Jail and Governor's House (1878)

Architect D. W. Gingrich

The high ground at the corner of Weber and Queen was claimed for the county building when Kitchener (Berlin until 1916) was made the county seat in 1852. The gaol and the court house were already 25 years old when the governor's residence was built. Today the house is occupied by the Prosecutor's Office and the jail houses the Provincial Offences Court. An interpretive plaque describing the building of the first court house and jail and the history of the governor's house is located on the north side of the building. The governor's residence is an example of Italianate design, one of the dominant styles of the 1880s in Berlin. Variants of the style will be found throughout the district.

St. Andrew's Presbyterian Church, (1906-07)

The St. Andrew's congregation is one of the oldest in the city. Organized in 1854, it opened its first church in 1857. The lot was supplied by Sheriff George Davidson. A new church was needed by 1903 due to the size of the congregation and the present building was opened on September 8, 1907. Essentially a Romanesque design, the irregular plan of the church places a large tower on the corner with two smaller pavilions at either end of the main facades. The Romanesque draws on Norman architectural forms such as defensive works that used narrow window openings and heavy stone foundations in their construction. The placement of the tower on the corner gives the church great prominence.

Roy Street

This street was put through in the 1890s and was probably named for a land owner in the area who maintained greenhouses in the vicinity of Queens and Ellen Streets in the 1880s.

CIVIC CENTRE NEIGHBOURHOOD HERITAGE DISTRICT WALKING TOUR

26 Roy (1939)

16, 20 and 26 Roy were all built on the site of the George C. H. Lang mansion. Lang inherited a tannery from his father which was in turn operated by his sons. 26 Roy was built for Harvey A. Wiegand, a shirt manufacturer. The house is one several good examples of Tudor Revival in the neighbourhood known for their distinctive arched doorway, half-timbering (used here in the wall above the front door), and large windows composed of small often diamond-shaped panes. The red stone fence posts once marked the driveway into the estate.

53 Roy (c. 1908) *Maplecroft*

Maplecroft was built for T.A. Witzel, proprietor of the Onward Manufacturing Company which made furniture sliders (as opposed to castors). The large gable facing the street with a two-storey bay represents an early expression of the Tudor Revival. The name Maplecroft has been carved into the stone cap to the left of the arched entry.

132 Young Street (1886)

This Italianate style home was built for button manufacturer Jacob Mohr. Berlin factories began to produce buttons made from ivory turned on lathes in the 1860s. In 1904 the house was sold to Wellington E. Woelfle, who founded the Woelfle Shoe Company in 1912. Between 1912 and 1920 the house received a large addition to the south and several of the windows were altered or replaced.

136 Young Street (1926)

Built for Robert A. Dietrich, owner of the Dietrich Bakery, it is one of the largest Tudor Revivals in the neighbourhood.

133 Young Street (c. 1886)

George M. DeBus, a barber, built this Italianate house; one of a group of similar houses (119-133) on this side of Young Street. DeBus led the campaign to collect funds for the purchase of a triangle of land left by the extension of Young Street to Maynard for use as a park. He served for many years on the park board.

Hibner Park (1894)

Originally known as Hibner Place, the park was named for Daniel Hibner, a prominent factory owner and mayor in 1894-5. He provided the funds for the original fountain as well as the present fountain and the iron arbour that surrounds it. On the top of the arbour are listed the names of the original subscribers to the fund that purchased the park, many of whom lived nearby.

67-69 Ahrens (1905)

This style of double house can be found elsewhere in Kitchener. Today windows occupy what were door openings to a second storey porch similar to many of the houses further west on Ahrens Street. The house was owned for many years by W.E. Woelfle who lived

CIVIC CENTRE NEIGHBOURHOOD HERITAGE DISTRICT WALKING TOUR

at 132 Young Street. Both units were rental properties from the 1920s to the 1970s. In the years before WWII, a regular summer tenant was William Lyon Mackenzie King.

25 Maynard Avenue (c. 1872)

Louis Breithaupt, a tannery owner and later mayor, started the area's development in the early 1870s with the construction of several houses near the corner of Maynard and Margaret two of which survive today at 25 Maynard and 41 Margaret. A similar house at 190 Victoria was probably built by Breithaupt. Built for chief constable John Klippert, 25 Maynard has several Classical Revival features including a distinctive round-headed window set into the top of the gable. A cornice is suggested by the decorative "returns" at the corners of the eaves which form a broken pediment, another classical feature.

55 Margaret Street (1883)

Built for a county court judge, Anthony LaCourse, the house was later owned by Dilbert Shantz another button manufacturer. Here elements from both the Italianate and the Victorian styles are combined. Large rounded two storey bays are set into pedimented gables complete with paired brackets and cornice.

54 Margaret Street (c. 1904)

Herbert J. Bowman, County Clerk from 1896-1916 built this house. It was later occupied by Charles Baetz, a partner in the Baetz furniture company, then located nearby on Victoria Street. One of the best examples of Queen Anne in the district, it is composed of several gables and a tower, each with decorative half-timbering. The front window features a stained glass transom.

31 Margaret Street (1881)

First occupied in 1882 by Dr. Rudolph Mylius, a local physician. His daughter Augusta and her husband David Forsyth took possession in 1903. Forsyth, an avid sportsman, was later principal of the Kitchener-Waterloo Collegiate Institute. The house is an Italianate Villa, similar to the jail governor's house. The square bay window on the ground floor facing the street probably replaced an earlier window.

25 Margaret Street (1923)

Louise Breithaupt's widowed daughter Caroline Augustine built this house on one of his original lots. Her son Albert who had married Edna Kaufman lived across the road at 22 Margaret, now demolished.

108 Queen (1876) *Sonneck*

Louis Breithaupt also built 108 Queen, initially as a rental property. In 1883 his son Louis Jacob Breithaupt, moved in. He had taken over the tannery following his father's sudden death in 1880. Louis Jacob was part of a political dynasty that saw his father, a brother John C., a son, Louis O., and himself, all serve as mayor of Kitchener (Berlin). Louis O., born in this house, was Lieutenant Governor of Ontario, 1952-57. Family lore has it that William Lyon Mackenzie King was convinced to run for North Waterloo in 1908 in the

CIVIC CENTRE NEIGHBOURHOOD HERITAGE DISTRICT WALKING TOUR

parlour of 108 Queen. The house, an Italianate, received a large addition to the rear in 1896. The small front porch and the adjacent stained glass window date from 1906.

Church of the Good Shepherd (1935)

This was once the site of a mansion belonging to William Roos, a wholesale grocer. Today the wrought iron fence and the coach house at 12 Margaret are all that survive of the Roos estate.

128 Queen Street (c. 1855, addition 1885)

The house was originally an Ontario cottage when it was built by Dr. John Scott, the first reeve of Berlin and the first warden of Waterloo County. It was later owned by John Hoffman, a druggist, who added the second storey and several Italianate details such as the bracketed eaves and a cornice. Obviously it was difficult to match the original coral coloured bricks almost thirty years later, however the whole house would have been painted when the addition was complete.

139 Queen Street (c. 1855)

The coral colored bricks may have originated in a yard behind 139 Queen the home of Nicholas Zieger, a brickmaker. The brickyard and the house were later owned by John Dauberger who also built 132 Queen across the road in 1876. The main entryway of this house, and the windows above it, appear to date from the 1920s.

33 Mansion Street (c. 1905)

This house and those at 27 and 34 Mansion are good examples of the attic dormer style which is widely represented in the neighbourhood. In 1921, 33 Mansion was owned by Arthur Rhodes, an assistant foreman at Merchants Rubber.

64 Mansion Street (c. 1910)

Between 1921, the year he served as mayor and 1933 this house was owned by Charles Greb, vice-president of Greb Shoes.

189 Queen Street (1908)

Built for town engineer William Davis, and occupied successively by Caroline (Breithaupt) Augustine, Jerome Lang, and the Wintermeyer family whose son John was later leader of the Liberal Party in Ontario. The home has three massive field stone chimneys, the distinctive Tudor door and a steep roof with three large dormers.

187 Queen Street (1921)

A Tudor house, 187 Queen was built for furniture manufacturer J. H. Baetz.

183 Queen Street (1926)

Built for tannery executive August Lang, 183 Queen resembles an elegant 18th century townhouse. It is composed of several neo-classical elements including a palladium

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shaped entryway featuring a wooden fanlight over the door, parapet walls which extend above the roof at either end of the building and a series of intricately pattern mullions in the dormer windows. The garage behind both 187 and 183 Queen was designed to match the main house.

172 Queen Street (1927)

Built for M. H. Stroh, a contractor and real estate agent, the design employs some Tudor details including a roof shape reminiscent of thatched roofs of Tudor England, enhanced by the extension of the rafters out to the eaves.

80 Queen Street (c.1938)

This impressive stone house was built by Jerome Lang next to his father George's large Victorian mansion. Jerome and his brothers continued to run the Lang tannery after their father's death.

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