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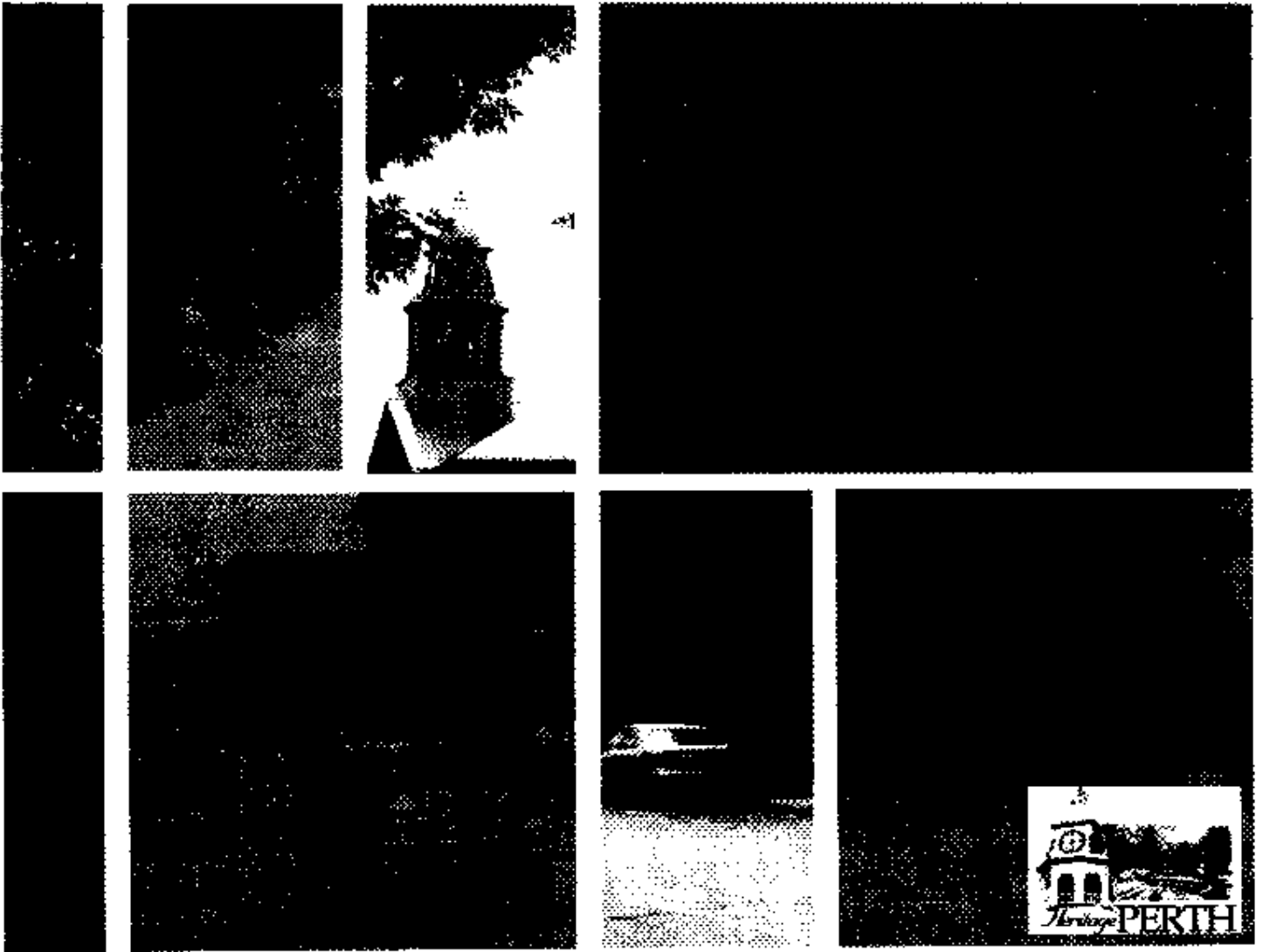
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DOWNTOWN PERTH HERITAGE CONSERVATION DISTRICT PLAN

March 2012



If the Heritage Conservation District By-law is passed, there will be future costs to registering the By-law on title of all properties in the Heritage Conservation District. Bond and Hughes Barristers and Solicitors have quoted an estimated fee of \$2,200 for this service. There is currently \$2,150 in the 2012 Heritage Management budget for registering properties on title and an additional \$2,000 in the 2012 Municipal Heritage budget for registering properties on title.

This is sufficient to cover the fees for both the Heritage Conservation District registrations on title (Part V of the *Ontario Heritage Act*) as well as the planned updates to the existing heritage designations (Part IV of the *Ontario Heritage Act*).

Applicable Policy/Legislation:

Subsection 41. (1) in Part V of the *Ontario Heritage Act* enables the Council of a municipality to designate the entire municipality or any defined area or areas of the municipality as a Heritage Conservation District.

Others Consulted:

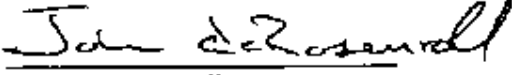
As noted above.

Respectfully submitted,

Approved by,



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ACKNOWLEDGEMENTS

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Table of Contents

1.0 EXECUTIVE SUMMARY	1.1
2.0 INTRODUCTION	2.3
2.1 BACKGROUND	2.3
2.2 PURPOSE OF THE HERITAGE CONSERVATION DISTRICT PLAN	2.3
2.3 FORMAT OF THE HERITAGE CONSERVATION DISTRICT PLAN	2.5
2.4 IMPLICATIONS OF HERITAGE CONSERVATION DISTRICT DESIGNATION	2.5
<hr/>	
3.0 HERITAGE CHARACTER AND PRINCIPLES	3.1
3.1 REASONS FOR DESIGNATION	3.1
3.2 RECOMMENDED HERITAGE DISTRICT BOUNDARY	3.1
3.3 HERITAGE CHARACTER STATEMENT	3.2
3.4 KEY HERITAGE ATTRIBUTES	3.6
<hr/>	
4.0 HERITAGE DISTRICT OBJECTIVES, PRINCIPLES AND POLICIES	4.1
4.1 GOALS AND OBJECTIVES	4.1
4.2 PRINCIPLES	4.3
4.3 POLICIES	4.5
4.3.1 Development Pattern	4.6
4.3.2 Additions and Alterations to Existing Buildings	4.7
4.3.3 New Buildings	4.8
4.3.4 Demolition	4.9
4.3.5 Area Specific Policies	4.10
4.3.6 Private Realm	4.10
4.3.7 Public Realm	4.11
4.3.8 Part IV Designations	4.12
<hr/>	
5.0 PLANNING AND IMPLEMENTATION	5.1
5.1 INTRODUCTION	5.1
5.2 OFFICIAL PLAN	5.1
5.2.1 Policies	5.1
5.2.2 Land Use Designations	5.2
5.3 ZONING 5.3	5.3
5.3.1 Permitted Uses	5.3
5.4 SITE PLAN CONTROL	5.7
5.5 DEMOLITION	5.7
5.6 HERITAGE ALTERATION APPROVALS PROCESS	5.8
5.6.1 Approvals for Private Property	5.8
5.6.2 Approvals for Public Property and Infrastructure	5.9
5.7 EDUCATION AND PROMOTION	5.10
5.8 MONITORING PROGRAM / RECOMMENDATIONS	5.11
5.9 HERITAGE PRESERVATION INCENTIVE PROGRAMS	5.11
5.10 WORK REQUIRING APPROVALS	5.12
5.10.1 HERITAGE APPROVALS PROCESS	5.14
5.11 ROLES AND RESPONSIBILITIES	5.15
5.11.1 Heritage Manager	5.15



5.11.2	Municipal Heritage Advisory Panel	5.15
5.11.3	Council	5.15
5.12	EMERGENCY PREPAREDNESS	5.16
5.12.1	Guidelines for Advance Planning	5.16
5.12.2	Guidelines for Reaction During Disaster or Conflict	5.17
5.12.3	Post-Disaster or Post-Conflict Guidelines	5.18
<hr/>		
6.0	ARCHITECTURAL DESIGN GUIDELINES	6.1
6.1	INTRODUCTION	6.1
6.2	KEY ELEMENTS	6.1
6.2.1	Building Form, Massing, Height, Width and Visible Depth	6.2
6.2.2	Building Setting on Property	6.2
6.2.3	Architectural Style	6.3
6.3	ALTERATIONS	6.3
6.3.1	Recommended Practices and Design Guidelines	6.4
6.3.2	Case Studies	6.4
6.4	ADDITIONS	6.6
6.4.1	Recommended Practices and Design Guidelines	6.7
6.5	NEW BUILDINGS	6.9
6.5.1	Recommended Practices and Design Guidelines	6.9
6.6	COMMERCIAL BUILDINGS	6.10
6.6.1	Recommended Practices and Design Guidelines	6.10
6.6.2	Case Studies	6.11
6.7	BUILDING CONVERSIONS	6.11
6.7.1	Recommended Practices and Design Guidelines	6.12
6.8	SITE SPECIFIC DESIGN GUIDELINES	6.12
6.8.1	Area East side of North Street between Wilson & Gore Streets	6.13
6.8.2	Interiors of two blocks bounded by Wilson, Drummond, Foster and Herriott	6.13
6.8.3	Properties at 18 Wilson Street East and 50 Herriott Street	6.14
6.8.4	Properties at 81 to 83 Gore Street East	6.14
6.9	CASE STUDIES	6.15
6.9.1	Alterations	6.15
6.9.2	Additions	6.15
6.9.3	New Buildings	6.16
6.9.4	Conversions	6.17
<hr/>		
7.0	CULTURAL HERITAGE LANDSCAPE GUIDELINES	7.1
7.1	INTRODUCTION	7.1
7.2	KEY ELEMENTS	7.3
7.3	PUBLIC REALM	7.3
7.3.1	Streets, Lanes and Stypes	7.3
7.3.2	Boulevards	7.5
7.3.3	Parks and Open Space	7.6
7.3.4	Lighting and Street Furniture	7.9
7.3.5	Parking Lots	7.10
7.3.6	Gateways	7.11
7.3.7	Views and Vistas	7.11
7.4	PRIVATE REALM	7.12
7.4.1	Mature Vegetation	7.12
7.4.2	Courtyards, Plazas, and Sidewalk Cafes	7.15
7.4.3	Vehicle Parking	7.16
7.4.4	Building and Streetscape Signage	7.17



8.0 CONSERVATION GUIDELINES	8.1
8.1 CYCLES OF RESTORATION ACTIVITY	8.1
8.2 CONSERVATION GUIDELINES	8.3
8.3 ROOFS AND ROOF ACCESSORIES	8.3
8.3.1 Slate.....	8.4
8.3.2 Shingles	8.5
8.3.3 Metal roofing, Snow Guards	8.6
8.3.4 Chimneys.....	8.7
8.3.5 Gables, Dormers and Parapets on Roofs.....	8.9
8.3.6 Soffits & Fascias	8.10
8.4 EXTERIOR WALLS	8.12
8.4.1 Stone	8.12
8.4.2 Brick	8.14
8.4.3 Mortar and Repointing	8.15
8.4.4 Wooden Siding	8.16
8.5 PORCHES AND VERANDAHS	8.19
8.6 SLYPES AND PASSAGEWAYS.....	8.20
8.7 DOORS AND WINDOWS	8.21
8.8 FOUNDATIONS.....	8.23
8.9 DECORATIVE TRIM AND DETAILS	8.25
8.10 PAINT AND COLOUR	8.26
8.10.1 Paint and Wood.....	8.27
8.10.2 Paint and Masonry.....	8.27
8.10.3 Paint Colour	8.28
8.11 UTILITY AND SERVICE CONNECTIONS.....	8.29
8.12 ENERGY EFFICIENCY	8.30
<hr/>	
9.0 SOURCES	9.1
10.0 HELPFUL RESOURCES	10.1
10.1 GLOSSARY AND DEFINITIONS	10.1
10.2 INFORMATION AND REFERENCE SOURCES	10.5

List of Figures

- Figure 1: Study Area
- Figure 2: Heritage Conservation District Boundary
- Figure 3: Building Rankings
- Figure 4: Figure Ground Relationships
- Figure 5: Gateway Sections
- Figure 6: Streetscape

Appendices

- Appendix A: Architectural Rankings Spreadsheet
- Appendix B: Ontario Heritage Tree Alliance

1.0 EXECUTIVE SUMMARY

The Downtown Perth Heritage Conservation District Plan aims to maintain the defining characteristics such as concentrations of buildings, links to cultural context and visual coherence that exist within Downtown Perth. The impetus for the study came through the Town's Municipal Heritage Advisory Panel, who wished to explore the possibility of having the area designated as a heritage conservation district. The study examined the Downtown area, bounded generally by Drummond Street, North Street, Wilson Street and Harvey Street, with several properties on either side of the bounding streets, particularly at intersections.

Based on the historic, architectural, landscape and planning context of Downtown Perth, the study phase determined that the area warranted designation as a heritage conservation district. Following direction from Perth Town Council, the plan was developed in consultation with Town Staff, the Steering Committee and the public.

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 areas 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.

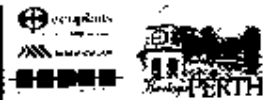
The goals and objectives contained in the document establish what is to be achieved through designation of Downtown Perth as a heritage conservation district. They provide the framework for the protection and preservation of Downtown Perth's unique heritage attributes over the long term, and are integral to the conservation plan and associated guidelines.



In addition to the goals and objectives, policies that are to be considered by property owners, staff and Council when reviewing proposals and making decisions regarding changes in the District are also included. 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
- Cultural Landscape: Private realm
- Cultural Landscape: Public realm

Guidelines to further illustrate the intent of the policies are also provided in Sections 6, 7 and 8 of this Plan.



2.0 INTRODUCTION

2.1 BACKGROUND

The Downtown Perth Heritage Conservation District Study was undertaken on behalf of the Town of Perth, with Phase 1 completed in December 2011. That study included a review of historical background as well as detailed inventory work, and should be read in conjunction with this document. The Heritage Conservation District Study determined that Downtown Perth is consistent with the Town of Perth's Official 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, Perth Town Council approved the initiation of Phase 2 to prepare the Downtown Perth Heritage Conservation District Plan. Refer to Figure 1 for Study Area.

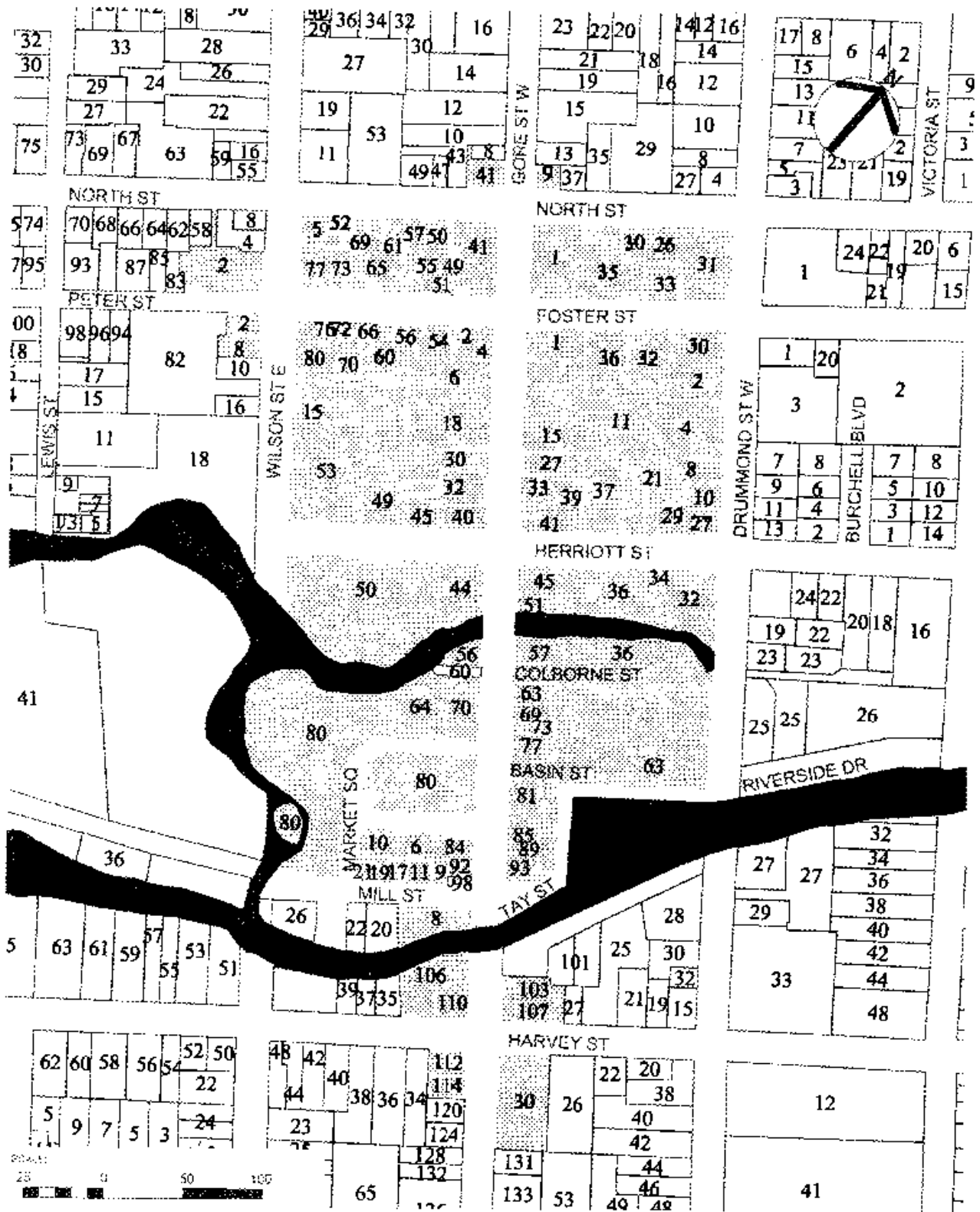
Ecoplans/MMM Group Limited, in association with Nexus Architects, was contracted to undertake Phase 2 of the Study, which began early in 2012. As in Phase 1, a Steering Committee composed of local residents, representatives from the Municipal Heritage Advisory Panel, the Downtown BIA and Town of Perth staff have also provided input and assistance to the study.

An important component of the study and the plan, public consultation consisted of the following: two public meetings in Phase 1 in addition to a presentation to Committee of the Whole, and one public meeting in Phase 2, in addition to the statutory public meeting held at Committee of the Whole. Questionnaires, newspaper articles and local radio interviews have also been part of the effort to involve the community in the decision making process. Materials from the Phase 2 public meeting, as well as a draft to the plan were posted to the Town's website in order to provide the public at large with an opportunity to review and comment on the document.

2.2 PURPOSE OF THE HERITAGE CONSERVATION DISTRICT PLAN

Important built heritage and cultural landscape resources are protected through heritage conservation districts. Part V of the *Ontario Heritage Act, R.S.O., 1980, c.337 (as amended)* provides the opportunity to designate heritage conservation districts in the Province of Ontario, and further guidance regarding heritage district evaluation and designation is provided by local Official Plans. Once it has been determined that an area warrants protection with heritage district status, as is the case with Downtown Perth, the *Ontario Heritage Act* considers it "highly advisable" to provide further guidance through the preparation of heritage district conservation plans and design guidelines¹. Specific contents of a heritage conservation district plan, as stated in Section 41.1(5) of the *Ontario Heritage Act*, are to include:

¹ Ontario's Heritage Conservation District Guidelines, Ministry of Culture and Communications, 2005



CONSERVATION DISTRICT PLAN

MARCH 2012







DOWNTOWN PERTH HERITAGE CONSERVATION DISTRICT

- (a) A statement of objectives to be achieved in designating the areas 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 Phase 1 Study identified unique heritage attributes and defining character elements which are intended to be protected and preserved through the policies and guidelines of the Downtown Perth Heritage Conservation District Plan. That Study provided the rationale for heritage district designation according to the policies of the Town of Perth Official Plan and the *Ontario Heritage Act*.

Establishing a framework through which the heritage attributes of the Downtown Perth Heritage Conservation District can be protected, managed and enhanced as the community evolves and changes over time is the primary aim of the plan. 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. The Downtown Perth Heritage Conservation District Plan is also intended to:

- Confirm the boundary of the heritage conservation district as identified in Phase 1 of the Study;
- Identify the key features that are most important to preserving the heritage character of the District;
- Provide general conservation and maintenance guidelines to help preserve or improve the existing building stock; and
- Provide design guidelines for alterations, additions and new development to help property owners undertake appropriate modifications.



2.3 FORMAT OF THE HERITAGE CONSERVATION DISTRICT PLAN

The Downtown Perth Heritage Conservation District Plan contains the following components:

- A rationale for designating (heritage character statement) Downtown Perth;
- The heritage conservation district boundary;
- An overview of conservation principles, goals and objectives that provide the framework for the heritage conservation district plan and design guidelines;
- Policies to provide direction for the management of change in the Downtown Perth;
- 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;
- Implementation recommendations relating to Town of Perth Official Plan policies, zoning by-laws, and other regulations and permit approval processes; and
- An overview of the heritage alteration permit approvals process along with information on where to obtain assistance and advice when contemplating work.

2.4 IMPLICATIONS OF HERITAGE CONSERVATION DISTRICT DESIGNATION

Focused on the preservation of a defined area, heritage conservation districts enable the preservation of key functional and visual attributes that convey or have a connection to the collective history of the area in which they are located. A heritage conservation district can include heritage buildings, sites, structures, designed and natural landscapes, all linked through aesthetic, historical and socio-cultural contexts. When an area is designated as a heritage conservation district, the character defining, or essential elements are protected. It does not mean that an area is 'frozen' in time or intended to be restored to a specific historical period or style.

The streetscape is the focus of a heritage conservation district. As a result, policies and guidelines are put in place to provide direction regarding the types of alterations, additions or new construction that will be considered appropriate. Heritage alteration permits are generally required for major street-facing or public domain alterations and additions, as well as new construction. Where it has been determined that contribution to the public domain is not being made, minor alterations, or additions and renovations to the side or rear of buildings, do not require heritage alteration permits. Guidelines are provided to assist with maintenance and



repair of certain built form or landscape elements. A heritage conservation district does not refer to or affect the interior of a building.

The cultural landscape which encompasses both the private and public realm is an important aspect of a heritage conservation district. As such, guidelines and policies are often established for street patterns, mature street trees, lighting, boulevards, signage and other such infrastructure. This is to ensure that municipal infrastructure improvements or changes do not have a negative impact on the heritage characteristics of the district.

Designation as a heritage conservation district provides the following benefits to property owners:

- The protection and management of heritage assets (architecture, landscape and history);
- Additional information and guidance to property owners who are undertaking restoration, renovation and redevelopment;
- Potential financial assistance (through grants, tax relief programs) for renovation and restoration;
- A source of new promotion and tourism initiatives (walking tours, interpretive features); and
- Increased community stability.

Although heritage conservation district designation does put additional policies and guidelines in place along with a more stringent review / approvals process, these heritage management tools are not intended to be overly restrictive, cumbersome or an imposition on property rights. They provide the opportunity to retain and enhance the area's most unique and attractive features for the overall benefit of the community as a whole.



3.0 HERITAGE CHARACTER AND PRINCIPLES

3.1 REASONS FOR DESIGNATION

A heritage conservation district is an area defined by its distinctiveness and visual coherence. The Town of Perth Official Plan recognizes the need to protect heritage resources through the creation of Special Policy Area Plans and identifies the Central Area District as a candidate for review. The Special Policy Area Plans are to contain guidance in the form of design guidelines to protect built heritage and cultural heritage landscape resources. The policies and design guidelines contemplated in Special Policy Area Plans are addressed comprehensively in a heritage conservation district plan, and as such are consistent with the heritage resource protection intent of Section 6.7 of the Town of Perth Official Plan, and Section 41.(1) of the *Ontario Heritage Act* regarding designation of heritage conservation districts.

Phase 1 of the Heritage Conservation District Study identified a number of important characteristics and conditions of Downtown Perth, including the following:

- The buildings and landscapes of Downtown Perth reflect key eras in the development of Perth, and the historical progression is evident in their form;
- There are strong associations between many of the buildings and landscapes and important business people and community leaders of Perth;
- There is a significant concentration of recognizable architectural styles and features reflective of the initial era of development;
- There are consistent building and landscape features that result in visual coherence in the area; and
- The building stock may be at risk from the high percentage of absentee landlords and from desirable development prospects in the downtown area.

The Phase 1 study concluded that there is opportunity and value in protecting authentic building and landscape elements, components and materials that represent both historical and architecturally valuable assets that contributes to the Town's sense of place.

3.2 RECOMMENDED HERITAGE DISTRICT BOUNDARY

As outlined in the Downtown Perth Heritage Conservation District Study, there are a number of characteristics and criteria identified by the *Ontario Heritage Act* as well as the Town of Perth Official Plan for the evaluation and assessment of potential heritage conservation districts. These include:

- The association of the area with a particular historical event or era that is unique to the community;
- The presence of properties which are considered significant to the community as a result of their location or setting;



DOWNTOWN PERTH HERITAGE CONSERVATION DISTRICT

- The presence of properties representing a design or method of construction which is considered to be of cultural heritage value or interest to the community, region, province, or nation;
- The presence of properties which collectively represent a certain aspect of the development of the town which is worthy of maintaining; and
- The presence of physical, environmental, or aesthetic elements which, individually, may not constitute sufficient grounds for the designation of a heritage conservation district, but which collectively are significant to the community.

Based on the historic, architectural, visual and planning context of Downtown Perth, the Heritage Conservation District Study concluded that the Study Area warranted designation as a heritage conservation district. As a result of the further assessment of the surrounding areas, the specific delineation of the Heritage Conservation District boundary was modified to incorporate notable groupings or blocks of buildings that had significant associations with the historical development of the area, as well as contributing to the architectural and streetscape character of the area. The elimination of buildings that would be difficult to support within the boundary as well as those that would merit stronger inclusion in a potential adjacent heritage conservation district have been removed from the proposed boundary. Refer to Figure 2 for the recommended Heritage Conservation District boundary.

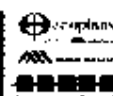
To ensure a coherent and defensible Heritage Conservation District boundary, Official Plan policies and the following key elements were established as the criteria for evaluating potential boundaries:

- Architectural interest, consistency and integrity;
- Streetscape character;
- Historical relevance / associations; and
- Land use context (development pressure or 'risk').

3.3 HERITAGE CHARACTER STATEMENT

Historic Context

The proposed Downtown Perth Heritage Conservation District encompasses the downtown core, which includes a vibrant commercial and civic centre that can be linked to several key periods in the development of the Town. This history of the Town's development is reflected in both the landscape and built form found within the downtown core. These elements create a narrative throughout the District, mirroring the settlement, growth, and prosperity of the Town. The Town's establishment as a military settlement is manifested in the regimented alignment of the street grid. Examples of some of the Town's earliest stone buildings remain and stand testament to Perth's initial settlement. After the military settlement was disbanded, the century which followed witnessed steady development within Perth and its population grew steadily. The buildings found throughout the District trace this history, and offer fine architectural examples of some of the Town's earliest civic institutions and commercial endeavours. Interspersed within the commercial fabric of the downtown core are a number of built elements,



as well as landscapes that are related to some of Perth's early prominent citizens, and key events within its history.

Architectural Character

The Architectural styles and influences are consistent with the more popular styles of the period in which they were constructed, including Georgian and Victorian styles.

The main commercial streets, Gore and Foster, are lined with purpose built commercial structures that align with each other in plan and in height to create a continuous street wall for the most part, interrupted only by pedestrian passages, slypes and the water features of the Tay River and Tay Canal that add vitality and variety to the assembly.

Many of the original houses that are included within the District were built as luxury accommodation for the business and social elite of the Town, and were constructed with large proportions and the finest materials and workmanship available and record features of an era and lifestyle that cannot be replicated. Some of these houses continue to be used for residential accommodation while others have been skillfully converted for use by business professionals and other services.

Throughout the District, there is a visual consistency to the architecture, delivered through the repetition of such features as both basic and sophisticated stone masonry, later Victorian brick and wood detailing, recurring traditional double hung windows with divided lites, and well-crafted doors and porches.

A number of the heritage buildings in the commercial core were built by and for the businesses and businessmen of the era and retain the names of those individuals and business ventures. Code's Mill, Revere Hotel, Sherriff's House / Tay Crossing and the Tay Navigation Building all refer to the times, people and events that shaped the history of Perth.

In addition to the commercial and residential building stock, there are a number of other prominent and well-preserved public buildings including the Town Hall and Market Square Bandstand, Matheson House Museum, McMartin House, and the more recently constructed Crystal Palace. The Downtown Perth Heritage Conservation District presents a high quality cross-section of architecture from the 19th and early 20th century with many buildings associated with key business and community leaders of the time.

Streetscape Character

With its grid of linear streets reflecting its history as a military settlement, and the generally consistent building scale and setbacks, there is a strong rhythm and coherent character along the streetscapes of Downtown Perth. The continuous street wall along these streetscapes established by the consistent building massing and setback is a defining feature of the streetscape. Downtown Perth's form is also distinguished by the contrast of the rigidity of the grid set against the curvilinear and organic forms of the Tay River, and the open space such as Stewart Park which has developed around it. The resulting spatial patterns have associative

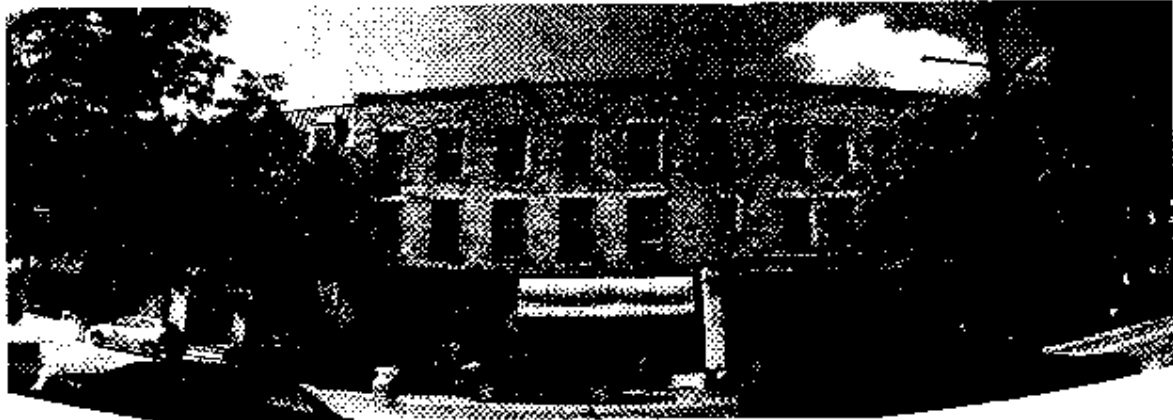


DOWNTOWN PERTH

THE CONSERVATION DISTRICT

and designed cultural heritage landscape values that distinguish them from other parts of the Town, and within the collective history of the community.

The grid pattern and the waterscapes created by the Tay River and Canal provide for unique views along streetscapes, and from the downtown streets into surrounding natural and open space areas. Many of these views are iconic, and part of the collective identity of the Town of Perth. These intersections of the designed, associative and evolved elements within the cultural landscape of Downtown Perth are what set it apart, and create its unique form and identity.



Examples of early Georgian commercial buildings provide a continuous wall to enclose and define the street.



Variety in materials and roof forms provide interest within similar massing forms and recurring details.



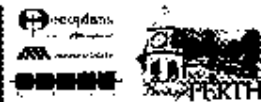
Unique, free-standing buildings provide landmarks along the commercial streets



3.4 KEY HERITAGE ATTRIBUTES

The Key Heritage Attributes that are exhibited in the Downtown Perth Heritage Conservation District include the defining factors of a heritage conservation district as required by the *Ontario Heritage Act* and Perth's Official Plan, and more fully described below.

1. The assessment of the 126 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 proposed district. The progressive expansion of original buildings records the pattern of development of Perth as an urban environment, converting undeveloped rural landscape into the recognizable street plan and lot divisions of the Town as initially established by the military plan. Many of the houses and other buildings within the District boundaries are the original buildings. The consistency of architectural styles and of building materials and technology confirm the basic heritage character of the District. The type and quality of housing and the number of housing units built during the period of growth from 1830 to 1880 records the direct relationship between the properties 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 commercial buildings and houses in the District records the general progression of preferences and abilities in eastern Ontario during the periods of property development. Because of the major periods of development from mid to late 19th Century, many of the earlier examples of buildings are classic Georgian styling, built from stone, and progressed to later examples of refined Georgian and Victorian styling, some using brick building technology. The fine and very fine examples (Group A & B) of other defined architectural styles number 80 out of the 126 properties, or almost two thirds. There are some splendid examples of unique historic properties, some of modest design and proportion, such as Dr. Fowler's House at 22 Wilson Street West, and others that are grandiose and elaborate such as the Town Hall and Malheson House Museum.
3. Of the remaining 46 properties, 36, 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 can be considered well maintained or could be restored to appropriate period condition with relative ease.
4. The District is definable by the combination of a number of unique built and natural characteristics including the commercial street façades, the unique relationship to the Tay River and Tay Canal and associated parkland and bridges, and the unique slopes and interior courtyards that form a permeable network of pedestrian lanes and passages. The initial geometric street pattern that was applied rigidly to the geography has been softened by the interaction with the Tay River that forms an island in the middle of the Town. That island and the concentric river enclosure have become the symbolic centre to the Town and its administrative core. The river also provides an



impasse for Wilson Street, the main street from the north, so that all traffic is diverted in a Z pattern ensuring the viability of cross streets, Herriott, Foster and North, that otherwise would derive little commercial traffic. The District is transformed from the standard linear main street to a rich, three dimensional community of businesses, municipal administration, residences and public amenity spaces that combine into a visually attractive and commercially viable core.

5. Unlike other mid-sized towns, the centres of blocks in Perth's Downtown core offer the options for intensification of use generally more favoured in larger municipalities like Kingston. This option, arising from the street grid with multiple main streets and pedestrian access to the interiors of the blocks, permits Perth to consider two tier development for its heritage conservation district. The buildings and façades facing onto the main streets can, and should, maintain the highest degree of conservation quality, while the lanes and interior courtyards can be developed as required to suit the economic demand. This approach is consistent with heritage guidelines outlined in Part V of the *Ontario Heritage Act* regarding heritage conservation districts and the preservation of the heritage qualities of the public façades of buildings. In this case, the public also has access to the inner areas of the blocks, but this should not be construed as a restriction on development style. In other municipalities where back lanes have become a significant heritage attribute of residential neighbourhoods, there has been an effort to maintain the leafy play spaces and garage accesses in their original condition. However, in this case, the heritage of the inner courtyards of the commercial blocks has always been as the support space for the commercial activity of the surrounding buildings. It is appropriate that this historical use continues, not by freezing the appearance of those inner courtyards, but by permitting them to be the flexible development component to the face buildings. Of course some zoning restrictions would continue to apply for use, height and perhaps density.

In summary, the Downtown'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 Downtown Perth Heritage Conservation District Study. Key heritage attributes include the following:

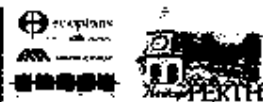
- Its association with important business and community leaders during the key eras of development in Perth;
- A wealth of well maintained, finely detailed buildings from the mid to late 1800s and early 1900s that are largely intact;
- A number of unique buildings, including municipal and commercial buildings, which provide distinctive landmarks within the District;
- A significant range of recognizable architectural styles and features including Georgian and Victorian styles, decorative trim, masonry construction, porches and other details, associated with the era in which they were developed;



DOWNTOWN PERTH HERITAGE CONSERVATION DISTRICT

- A large number of the early buildings constructed from sandstone as the predominant building material;
- The presence of an attractive and consistent streetscape linked by mature trees, aligned street walls, slypes and laneways; and
- The Tay River and Tay Canal and associated bridges, basins, parks, and towpaths.

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



4.0 HERITAGE DISTRICT OBJECTIVES, PRINCIPLES AND POLICIES

4.1 GOALS AND OBJECTIVES

The following goals and objectives establish what is to be achieved through the designation of the Downtown Perth Heritage Conservation District. They provide the framework for the protection and preservation of the unique heritage attributes over the long term, and are integral to the Downtown Perth Heritage Conservation District Plan and associated guidelines.

Overall Heritage Conservation District:

Goal: Recognize, protect, enhance and appreciate Downtown Perth's built heritage and cultural heritage landscape 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 Downtown Perth;
- 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; and
- 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. Programs and procedures established through this plan should seek to inform, educate and support building owners and tenants such that they are encouraged to see



DOWNTOWN PERTH HERITAGE CONSERVATION DISTRICT

themselves as stewards of their building or property and the build history it represents which will ultimately be a legacy to future owners and tenants and to the community;

- Encouraging sensitive restoration practices that make gentle and reversible changes 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; and
- Providing property owners with conservation and maintenance guidelines as well as best practices so that appropriate building and repair activities are undertaken and, when possible, provide resources and financial incentives or assistance.

Cultural Heritage Landscape:

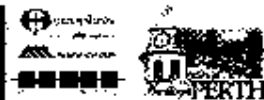
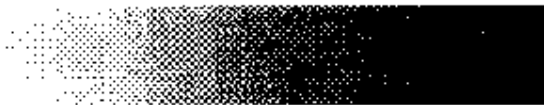
Goal: Maintain and enhance the visual, contextual and pedestrian oriented character of Downtown Perth's streetscape and public realms by:

- Recognizing that the area's heritage includes street patterns, parks, trees, open spaces, the Tay Canal and River, monuments, built features and all manner of items that contribute to the visual experience of the Town, whether publicly or privately owned;
- Maintaining existing street trees, vegetation and boulevards, or develop replacement programs where necessary;
- Ensuring that new elements with the cultural heritage landscape are distinguishable, and that development periods and historical progression remains evident;
- Establishing a common 'language' of streetscape elements that will complement the heritage attributes of the District but do not contribute to a false sense of heritage, and create greater continuity where disparate land uses and built forms exist; and
- Fostering an understanding amongst both public and private interests of the broader context of preservation of the cultural heritage landscape of the District, and acknowledging that landscape will endure long after ownership has changed, and that each owner or tenant should consider themselves stewards of the cultural heritage landscape for future owners as well as the general public.

Land Use:

Goal: Maintain the mixed use character of the Downtown Perth Heritage Conservation District in order to foster its role as the major centre of business, employment activity and the social and visual heart of the community by:

- Ensuring that appropriate Official Plan policies, designations and zoning regulations are in effect that are supportive of the mixed uses that provide for a vibrant downtown core including residential, retail, office, entertainment, cultural and recreation;



- Establishing policies that will consider and mitigate the potential impacts of higher intensity uses on the heritage character and predominant built form of the commercial and residential areas;
- Developing area or site-specific policies and guidelines for those areas intended for new development and intensification that will protect key heritage attributes, and the established cultural heritage landscape while providing direction and guidelines for contemporary alterations and redevelopment; and
- 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 Downtown Perth 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, paint colours, 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 property owners in completing heritage-appropriate restoration and alterations;
- Clearly establishing the roles and responsibilities of those involved in the approvals and decision-making process.

4.2 PRINCIPLES

Heritage preservation, conservation and restoration is a complex issue involving many interests including property ownership, politics, economics, land use planning, construction, aesthetics, history and a host of less tangible or quantifiable issues such as community relations, pride, genealogy and others. The wide-spread demolition of heritage buildings and loss of cultural landscapes results in the loss of history and architectural character, and consequently, community identity. While the intent is to preserve buildings and the landscape in a heritage conservation district, it is also recognized that some existing buildings may be demolished to make way for new development. Some existing buildings should be lovingly restored, and some should be used as a structural framework to support a new façade or interior and mechanical system. The difficult choice is to know which approach to follow. Demolition is a final, irreversible act. It is an action that is strongly discouraged and will be reserved for buildings that have structurally deteriorated beyond practical rehabilitation or have suffered catastrophic damage and for structures that were purpose built and have no potential for continued or



DOWNTOWN PERTH HERITAGE CONSERVATION DISTRICT

alternative use. Where there is no alternative to demolition options will be sought to commemorate the lost building or structure and to reuse elements of the building or structure, preferably in place. Conservation is a continuous, fragile process that requires commitment and guidance. The Architectural Group Classification in Section 5.10 of this document identifies existing properties and their contribution to the Heritage Character of the district, and may be used as a guide to determine whether to conserve, restore or replace an existing building with respect to its heritage significance.

Policies and guidelines are important elements to help manage change in the Downtown Perth Heritage Conservation District but they cannot be expected to cover all situations. The achievement of universal goals or processes 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 professionals and practitioners to guide their decisions. In situations where the policies and guidelines of this Plan do not adequately address specific issues, the following principles, adapted from the principles of the *Venice Charter for Conservation* (1964), as well as Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, provide underlying direction.

Preserve the Historic Context - A heritage building or cultural landscape represents the individuals and periods from history that have been associated with it. The building or landscape records the original architect, landscape architect and builder's intentions as well as the historic forces that were at play when it was created or built. Subsequent alterations 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 a landscape is both setting and historical record. As such, historical context is to be considered when planning restorations, alterations or redevelopment.

Maintain and Repair - All buildings and landscapes require some continuous methods of conservation and maintenance as they are exposed to the constant deteriorating effects of weather, wear from use, or succumb to their natural life span. 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. All maintenance and construction activity should involve an appropriate amount of research and planning to avoid irreversible mistakes.

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. Town 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. Spatial organization, site circulation, viewsheds and individual designed elements 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 it is necessary or desirable to modify a



building to accommodate a repurposing or change of use, or renovation of an existing use 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. Avoid removing or updating the style of these features or replacing 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 - Do not embellish a restoration and add details and decorations that would not have been part of the history of the landscape or 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 landscape or 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.

Building Additions to be Identifiable - 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 building. Additions should not impede visual access to the original building and be directed away from street-facing facades; should avoid a form or materials that starkly contrast with the established built form except in a manner that is consistent with the established cultural landscape; and contemporary purpose built additions should generally match the colour scheme of the established building.

4.3 POLICIES

Downtown Perth has a rich collection of built heritage and cultural heritage landscape resources, embodying its collective history in architectural 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



DOWNTOWN PERTH HERITAGE CONSERVATION DISTRICT

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 Downtown Perth Heritage Conservation District Plan provides policies that are to be considered by property owners, staff and Council 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
- Private realm
- Public realm

Guidelines to further illustrate the intent of the policies are also provided in Sections 6, 7 and 8 of this Plan.

4.3.1 Development Pattern

The majority of the Downtown Perth Heritage Conservation District is representative of its roots as the central meeting place of the Town, including the commercial, business, retail and government core of the community. While selected properties have experienced redevelopment, the majority of the late 19th to early 20th century buildings remain. These predominantly mixed-use buildings are typified by commercial/office uses at street-level with residential units in the upper floors. Building heights and scale are consistent with minimal setbacks, providing a defined street edge. Peripheral areas of the Downtown include a variety of low density residential building types, with some including secondary office uses. To maintain the general consistency of the land uses and development pattern in the District, the following policies are proposed:

- Maintain the mixed-use character and amenities of the Downtown by ensuring a variety of businesses including retail, office, residential, entertainment, cultural and leisure are accommodated to provide for continued vitality and diversity in the core.
- Where new uses or intensification are proposed, adaptive reuse of the existing heritage building stock should be encouraged.

4.6

- Where original buildings are lost due to unfortunate circumstances such as severe structural instability, fire or other reasons, the massing, setback, materials and use of replacement buildings should match footprint, height and roof line of original building to the degree permitted by the Building Code and applicable accessibility standards and consistent with the policies of Section 4.3.3 and guidelines of Section 5.5.
- The cultural heritage and archaeological resource policies of the Provincial Policy Statement (PPS) of the Planning Act are to be applied, notably Section 2.6.3 pertaining to adjacent lands. The PPS 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.

Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.

- Parking for new or replacement buildings are to be located in driveways at the side or rear of the building or within public parking lots where space permits. When deemed appropriate or desirable by Council, off-site parking may be provided through a long term lease with the Town or a private land owner or through a cash-in-lieu payment to the Town.

4.3.2 Additions and Alterations to Existing Buildings

It is as inevitable that buildings will be altered and additions will be made; as it is unreasonable to expect that they can remain static in the face of contemporary business and life expectations 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.

Policies:

- Minor exterior alterations and additions to commercial buildings shall be permitted provided such alterations are not on the side of a building facing a public street.
- Minor exterior alterations and additions to single detached dwellings shall be permitted provided such alterations are not within any front or side yard.
- Conversion of use will be permitted, if permitted by zoning, and if the conversion does not significantly alter the street appearance of the building.
- 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 street façade of the structure.



DOWNTOWN PERTH HERITAGE CONSERVATION DISTRICT

- Major alterations to the exterior façade of buildings facing a public street are not permitted. Such alterations will only be considered where the intent is to restore or achieve the heritage objectives of either the Downtown Perth Heritage Conservation District Plan or the Town of Perth Official Plan.
- Additions shall be subordinate to the original structure to allow the original heritage features and built form to take visual precedence on the street.
- Design guidelines provided in Sections 6.3 and 6.4 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 building and do not result in the irreversible loss of heritage attributes.
- Evaluation of additions and alterations to properties adjacent to the Downtown Perth Heritage Conservation District will be required in order to demonstrate that the heritage attributes of the District will be conserved (per Sec. 2.6.3 of the Provincial Policy Statement – 2005).
- Where conversion or change of land use is permitted in the zoning by-law, modest building modifications, and façade changes, such as removal/replacement of signage, modification of entrances to comply with accessibility requirements or fire safety improvements generally will be permitted where heritage elements are preserved.

4.3.3 New Buildings

Within the Downtown Perth Heritage Conservation District, there are very few sites where new buildings could be constructed without the demolition of existing structures. However, there may be selected locations 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 Downtown Perth Heritage Conservation District as well as those properties immediately adjacent to the District.

Policies:

- New buildings will respect and be compatible with the heritage character of the Downtown, through attention to height, built form, setback, massing, material and other architectural elements such as doors, windows, roof lines and established cornice lines.
- Design guidelines provided in Section 6.5 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.
- Where a new building replaces a demolished heritage building, the new building will respect or recapture the mass and building presence in the streetscape of the original



building and should avoid having a contemporary purpose-built appearance determined only by the new use.

- Evaluation of new buildings adjacent to the Downtown Perth Heritage Conservation District will be required in order to demonstrate that the heritage attributes of the District will be conserved (per Section 2.6.3 of the Provincial Policy Statement – 2005).

4.3.4 Demolition

The goal of a heritage conservation district is to preserve and protect the built heritage resources and cultural heritage landscape 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 Town policies.

Policies:

- Heritage buildings of A, B, or C ranking in the District should not be demolished. Where a building has been severely damaged by fire or other calamity, or if a building is determined to be non-contributing to the heritage character of the District (a Group D building), the existing building may be considered for demolition and replacement in accordance with the policies and guidelines for new buildings.
- The Town of Perth will vigorously enforce property maintenance standards for heritage properties to ensure that heritage assets are not diminished from neglect and not put at risk of demolition from neglect.
- 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.
- Where demolition of a heritage building is proposed, the property owner shall provide supporting documentation demonstrating appropriate reasons for the demolition. Council shall have the prerogative of refusing such applications unless it is clearly justified on the basis of building condition, heritage ranking and attributes, and impact on adjacent heritage properties and the streetscape or other such criteria as may be required by the Town of Perth.
- In situations where demolition is approved by Council, written and / or photographic documentation of any notable architectural features and construction techniques will be required to create a record of the building and its key features.
- 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 Town which require repair and restoration over



time is strongly encouraged if demolition is approved for any heritage buildings in the District.

4.3.5 Area Specific Policies

- The properties on the East side of North Street between Wilson & Gore are encouraged to develop the vacant rear of properties facing Foster Street to provide either a built façade facing North Street or to provide public amenity uses for the under-utilized land.
- The interiors of two blocks bounded by Wilson, Drummond, Foster and Herriott are encouraged to promote pedestrian access through the blocks and to provide development opportunities and public amenities in those interior spaces. The main façades of buildings facing public streets should be compatible with, and complementary to, the adjacent buildings along the street, and contribute to the consistency of the street wall. Any proposed development on the interior of these blocks may exercise additional license in the selection of materials and the massing of the new construction consistent with Zoning By-law regulations. Existing pedestrian entrances and passageways should be respected and pedestrian thoroughfares connected and extended where possible.
- Properties at 18 Wilson Street East and 50 Herriott Street, which are perceived as visual extensions to Code/Haggart and Stewart Parks must protect and maintain the existing visual relationships as well as the size and massing of vegetation and built features that contribute to the overall sense of scale and heritage character of the District.
- Properties at 81 to 93 Gore Street East where the rear of the properties face the Tay Canal Turning Basin are encouraged to develop the rear of properties to provide public amenity uses for the under-utilized land.

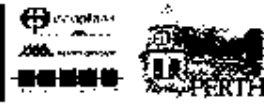
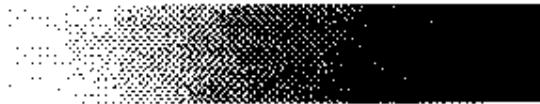
4.3.6 Private Realm

The landscape pattern of Downtown Perth is a strong one, and is reinforced by the grid pattern impressed on the landscape, and threaded together by the natural and open spaces that are woven throughout. This aggregate of all elements, both natural and cultural, is what contributes to the cohesive sense of time and place in Perth. Opportunities to further define and enhance the heritage attributes of the District are presented through spatial patterns, setbacks, vegetation, and viewsheds. The *Ontario Heritage Act* allows for the protection of 'property features' and associated limitations on alterations to such property features. While it is not the intent of this Plan to restrict private property owners in their landscaping activities, nor to require any permits for landscaping, the following policies are established to provide direction regarding certain elements of the landscape.

Policies:

- Maintain the positioning of both natural and built elements on properties within the District, as well as the visual and physical connections and existing topography.

4.10



- Mature vegetation should be protected and preserved unless it presents a public safety hazard or is in a serious state of decline due to age or disease. When removal of mature vegetation is required, it should be replaced with material of an appropriate size and species.
- New development is encouraged to include site landscape features that complement the existing cultural landscape of the District, respecting spatial organization, visual relationships, site circulation, ecological features, vegetation, landform, water features and built features. Specific landscape elements will be governed by Site Plan Approval requirements.
- Design guidelines provided in Section 6 of this Plan will be used to review and evaluate proposals for major alterations or additions to the landscape to ensure that new development is compatible with the adjacent context.

4.3.7 Public Realm

The public realm includes streets and lanes, boulevards, 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 as a cultural landscape. 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, as well as work proposed to public infrastructure.

Policies:

- Lot patterning and street grid shall be maintained to retain the functional relationships, spatial organization and building settings of the district.
- Maintain the visual relationships and viewsheds within the cultural landscape, respecting landmarks, horizon, viewpoint and view composition.
- Mature street trees should be protected and preserved 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.
- The Town is encouraged to implement a street tree planting program to fill in gaps that exist in the neighbourhood in order to enhance canopy coverage.
- Retention of spatial relationships and vegetation patterns throughout the District is required 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, they will be replaced upon completion of the work.



DOWNTOWN PERTH HERITAGE CONSERVATION DISTRICT

- Existing road right-of-ways and paved surfaces should not be increased unless required for public safety. All modifications that affect spatial organization should be documented for future reference.
- Street furnishings, including benches, garbage cans, bicycle racks and other components, should be consistent throughout the Downtown Perth Heritage Conservation District and be of a style and material that is sensitive to the heritage attributes of the District without creating a false sense of history or authenticity.
- Guidelines provided in Section 7 are to be considered in the design, selection and location of various elements of the public realm.

4.3.8 Part IV Designations

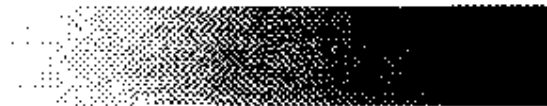
A number of properties in the Downtown are currently designated under Part IV of the *Ontario Heritage Act*. When such properties are included in a heritage conservation district, the requirements of Part V of the Act also apply to the Part IV property. As a result, the specific heritage attributes that are identified and protected under Part IV continue to be protected in the Downtown Perth Heritage District Conservation Plan. The Town and individual property owners may continue to designate properties in the Downtown Perth Heritage District under Part IV of the *Ontario Heritage Act* to provide additional protection to features of the property that are not specifically protected by Part V designation, such as interiors or features obscured from the street. The following policies are established for properties previously designated under Part IV.

Policies:

- The policies and guidelines of the Downtown Perth Heritage Conservation District Plan are to apply to all properties previously designated under Part IV of the *Ontario Heritage Act*.
- 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*, will continue to be protected in the same manner as prior to their designation under Part V. This includes:

Table 1: Part IV Designations

No	Street	Name	Designation
125	Gore E	McMartin House	Nat'l Hist Site & Ont Her Trust
80	Gore E	Perth Town Hall	Nat'l Hist Site 1984
31	Foster	Crain Bldg, Barker and Willson	Registered #102170
85	Gore E	Bakery	Registered #102171
89	Gore E	McLaren Bldg	Registered #102171
93	Gore E	Maximilian, Riverside Apartments	Registered #2814
77	Gore E	Carnegie Library	Registered #81159
11	Gore E	Matheson House	Registered #84777, Nat Hist Site 1966
34	Herriott	Old Fire Hall	Registered #85256
37	Herriott	The Hart House	Registered #85627
2	Wilson E	Maple Drop Building	Registered #86199
57	Gore E	Sheriff's House, Tay Crossing	Registered #86200, HEA 2004
69	Foster	Crown & Thistle, Hope Building	Registered #87665
1	Gore E	Shaws	Registered #91631
43	North	The Katherine Stephen Home	Registered #91634
41	Gore E	Keilock Bldg	Registered #91636
39	Gore E	Perth Courier	Registered #91637
10	Market Sq.	Bond Law Office	Registered #95355



5.0 PLANNING AND IMPLEMENTATION

5.1 INTRODUCTION

The designation of Downtown Perth as a heritage conservation district is intended to help protect and preserve the heritage assets and character that ensure it remains the centre of tourism, business and culture in the community. It is 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 redevelopment, intensification and new land uses within the area. It is important to have a planning framework in place that recognizes the potential for change, and provides appropriate direction to ensure that future change is both complementary to and compatible with the heritage features of the District.

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 Downtown Perth Heritage Conservation District Study outlined a number of pertinent policies and regulations, which were primarily supportive and complementary to the establishment of a Part V heritage conservation district designation.

5.2 OFFICIAL PLAN

The Town of Perth Official Plan indicates that properties within the Central Area District designation, including the heritage conservation district, are largely built out. The Official Plan contains an extensive heritage section including policies seeking to identify, restore, protect, maintain and enhance heritage resources. These policies will be enhanced by the design guidelines in this Plan that provide clearer direction on the conservation of built heritage resources and cultural heritage landscapes within the District.

5.2.1 Policies

The Town of Perth Official Plan provides a framework for heritage conservation in Section 6 - Heritage. The key goal of this section is "to preserve Perth's built, cultural and natural resources while ensuring its growth and economic prosperity and to establish the conservation of Perth's heritage resources as a primary element in the planned management of change (Sec. 6.2)." Heritage resources are categorized in the Plan under the following headings:

- **Areas of Archaeological Potential** - areas with medium or high potential for the discovery of archaeological resources, to be confirmed through archaeological assessment;
- **Built Heritage Resources** - means buildings, structures, monuments, installations or remains that are important to the community;
- **Cultural Heritage Landscapes** - a defined geographical area of heritage significance that has been modified by human activity and significant in understanding the history of people or a place; and



DOWNTOWN PERTH HERITAGE CONSERVATION DISTRICT

- **Natural Heritage Features and Areas** - natural heritage features and areas that are important for their environmental and social value.

Development and Redevelopment policies seek to ensure that development in and adjacent to built heritage resources are compatible with the conservation of the heritage character of the Town, and are undertaken in a manner that promotes economic regeneration, and environmental enhancement. The Town is currently in the process of updating the Official Plan. It is recommended that this Official Plan Update include heritage policies and language consistent with the current Provincial policy framework.

5.2.2 Land Use Designations

Central Area District Designation

The majority of the Downtown Perth Heritage Conservation District Boundary is within the "Central Area District" designation. Lands within this designation are recognized as mixed-use, and it is noted that there is limited opportunity for new development. Goals include the creation of people places through reduction in auto-reliance and increasing opportunities for pedestrian travel. The primary objective of this designation is to conserve the built form of the Central Area District with minor exceptions including the conversion of non-residential buildings to residential uses, and permitting intensification of low density buildings to higher densities. Existing industrial operations are encouraged to relocate to designated industrial areas outside of the Central Area designation. Changes in commercial uses are recognized as an inevitability, related to evolving business cycles, and are permitted to occur. It is also noted that Council's intent is to conserve the architectural and heritage characteristics of the street profiles, massing and building heights. No changes are proposed to the existing policies applying to the "Central Area District" designation.

Residential Area Designation

The "Residential Area" designation is applied to Perth's neighbourhoods. Within the heritage conservation district boundary, this designation applies to three (3) properties south of Harvey Street. The designation includes both existing and new neighbourhoods. For existing neighbourhoods, infill and intensification projects are encouraged to optimize the use of existing infrastructure, and to maintain a ground oriented form (i.e., under 4 storeys). Compatibility of the built form, massing and profile of infill housing is encouraged to be consistent with existing housing stock. Conversion of larger single detached dwellings is permitted if the proponent can demonstrate that off-street parking is sufficient, the project is building code compliant, and measures for accessibility have been incorporated. Council will ensure maintenance and rehabilitation of building stock through active enforcement of the Town's Property Standards By-law. Council may also establish areas of demolition control to prevent the unnecessary demolition of residential units. Demolition will not be encouraged unless the housing stock is beyond economical repair or poses a fire/safety hazard to the public. No changes are proposed to the existing policies of the "Residential Area" designation.



5.3 ZONING

5.3.1 Permitted Uses

General Commercial (C1) Zone

The General Commercial (C1) zone permits a wide variety of retail/commercial uses, typical of a vibrant community downtown. The zone also permits accessory dwelling units in mixed use buildings, with ground floors reserved for commercial uses, which provides for a continuous level of activity in the area. The zone permits a maximum lot coverage of 80%, and maximum building height of 12 m (39.3 ft) which is reflective of the existing compact built form of the area, while also ensuring it continues to maintain the sense of scale. On commercial area lots abutting principal residential lots, outside storage is prohibited in the yards separating them unless proper screening is provided.

Table 2: General Commercial (C1) Zone Regulations

Regulations	
Lot Area	n/a
Lot Frontage	n/a
Minimum Yards	
• Front Yard	n/a
• Rear Yard	6 m
• Interior or Exterior Side Yard	n/a except
where a C1 zone abuts a Residential Zone	9 m
Maximum Building Height	12 m
Maximum Lot Coverage	80%

No modifications are proposed to the zoning in the C1 Zone as the built form regulations, combined with the policies and guidelines of this Plan are expected to adequately address the conservation of heritage attributes of this zone.

Institutional (I) Zone

The Institutional (I) zone generally permits those uses serving as public facilities or gathering places. It permits uses such as hospitals, long-term care facilities, museums, schools, places of worship, etc. The minimum yard requirements are generous befitting the larger lot sizes and yards such uses typically have. The maximum lot coverage is 30% and the maximum building height is 10.6 m.

There are only two properties found within the Heritage Conservation District Boundary with "Institutional" zoning. The Town Hall at Gore Street East and Market Square contains the municipal staff offices and is the most visually prominent structure in the District. The other property is the McMartin House located at Gore Street East and Harvey Street, which is now



DOWNTOWN PERTH HERITAGE CONSERVATION DISTRICT

owned by the Ontario Heritage Trust and used for public events. Neither property is a likely candidate for redevelopment.

Table 3: Institutional (I) Zone Regulations

Regulations	
Minimum Lot Area	n/a
Minimum Yards	
• Front Yard	6 m
• Rear Yard	9 m
• Interior Side Yard	4.5 m
• Exterior Side Yard	7.5 m
Maximum Height	10.6 m
Maximum Lot Coverage	30%

There are no changes proposed to the zoning of the two institutional properties. Should any changes to the uses or buildings be proposed, the policies and guidelines of this Plan shall apply.

Residential Third Density (R3) Zone

Residential Third Density (R3) zoning is found primarily south of the Tay River, where there is a transition from the main street commercial area to the predominantly residential neighbourhoods adjacent to the Central Area. The R3 zone permits a variety of residential uses from single detached dwellings, to boarding and rooming houses. The maximum lot coverage is 35% for single/semi-detached, linked and duplex dwellings, while there is no maximum for boarding or rooming houses. Boarding and rooming houses are permitted to be built to a maximum density of 24 units per acre.

There is a maximum building height of 10.6 m for single/semi-detached, linked and duplex dwellings. Boarding or rooming houses do not appear to have maximum building heights, although the Town of Perth Official Plan provides a maximum building height of 4 storeys within the Central Area District designation.

Table 4: Residential Third Density (R3) Zone Regulations

	- Single Detached Dwelling - Linked Dwelling	- Semi-Detached Dwelling - Linked Dwelling	Boarding or Rooming House	Accessory Use
Minimum Lot Area	420 m ²	540 m ² or 270 m ² / dwelling unit	540 m ² for first 4 units plus 92.9 m ² for each additional unit thereafter	n/a
Minimum Lot Frontage	14 m	18 m	n/a	n/a
Minimum Front Yard	6 m	6 m	6 m	6 m
Minimum Interior Side Yard	- 1 storey 1.2 m - 0.3 m for each additional storey or part thereof	Duplex 2.4m - Semi-detached 2.4 m or 1.2 m + 0.6 m per storey where garage or carport is part of the main building	Greater of 4.57 m or ½ the building height	- 1.2 m - 0.0 m for unenclosed deck
Minimum Rear Yard	6 m	6 m		0.6 m
Minimum Exterior Side Yard	4.5 m	4.5 m	6 m	4.5 m
Maximum Height	10.6 m	10.6 m	n/a	4.57 m
Maximum Lot Coverage	35 %	35%		- Any one structure 10%; or - Total all structures 10%
Maximum Density	25 dwelling units per gross hectare	25 dwelling units per gross hectare	60 dwelling units per net hectare	n/a
Maximum No. Dwelling Units	1 (except for a garden suites)	2	n/a	n/a

No modifications are proposed to the zoning in the R3 Zone, as it is consistent with the existing land uses and built form of the properties within this Zone.

**Residential Fourth Density (R4) Zone**

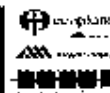
The Residential Fourth Density (R4) zone permits higher density forms of housing than the R3 zone. While lower density housing forms are permitted, the R4 zone permits rows, townhouses and apartments. Row or townhouse dwellings are allowed a maximum lot coverage of 35-45% depending on the location of the unit, are permitted a maximum density of 60 units per hectare, and are allowed to be up to 10.6 m tall. Apartment dwellings are allowed a maximum lot coverage of 35%, are permitted a maximum density of 100 units per hectare, and can be up to 12 metres tall. Presumably, to reduce the impact of these denser forms of development on adjacent uses, landscape open space is to be provided on a minimum of 35% of the lot.

At the present time, the majority of R4 zoned properties in the Study Area are single detached dwellings.

Table 5: Residential Fourth Density (R4) Zone Requirements

	Row or Townhouse Dwelling	Apartment Dwelling	Accessory Use
Minimum Lot Area	250 m ² per end dwelling and 165 m ² per interior dwelling unit	230 m ² for first 4 units plus 46 m ² for each additional unit thereafter	n/a
Minimum Lot Frontage	8m per dwelling unit	n/a	n/a
Minimum Front Yard	6 m	6 m	6 m
Minimum Interior Side Yard	3 m	3 m for 1 st 3 storeys; 4.5 m for 4 or more storeys	1.2 m
Minimum Rear Yard	6 m	6 m	0.6 m
Minimum Exterior Side Yard	4.5 m	4.5 m	4.5 m
Maximum Height	10.6 m	12 m	4.57 m
Maximum Lot Coverage	35 % per end dwelling unit, 45% per interior dwelling unit, and 40% for one contiguous townhouse building	35%	- Any one structure 10%; or - Total all structures 10%
Maximum Density	60 units per gross hectare	100 units per gross hectare	n/a
Minimum Landscaped Open Space	35 %	35 %	n/a

It is recommended that the zoning be reviewed for the properties zoned R4 within the Heritage Conservation District Boundary for consistency with the existing low density residential uses and built form currently located on these properties. It is also recommended that a Holding by-law be



added to those properties zoned R4 within the Heritage Conservation District Boundary. The conditions to be met for the lifting of the Holding "h", by by-law, would be that any development proposal on these R4 zoned properties would need to demonstrate conformance to the policies and design guidelines of the Downtown Perth Heritage Conservation District Plan.

5.4 SITE PLAN CONTROL

The Site Plan Control process is authorized by Section 41 of the Ontario Planning Act and allows municipalities to review and approve development proposals, with a focus on building massing, exterior design, interface with adjacent properties/streets, public access, and sustainable design elements. Site Plan Control in Perth is currently required for industrial, commercial and institutional uses. It is also required for multiple residential proposals consisting of three (3) or more dwelling units, and for lands abutting the Tay River/Canal, fish habitat and Environmental Protection Areas. Conversions and redevelopment within the above categories are also subject to Site Plan Control. It is recommended that the Site Plan Control policies of the Town of Perth Official Plan be amended so that any properties within the Town, designated under Part IV or Part V of the *Ontario Heritage Act* be subject to Site Plan Control. It is also recommended that the implementing Site Plan Control By-law be amended so that any development proposals for properties within a heritage conservation district are subject to the policies and guidelines of the corresponding heritage conservation district plan.

5.5 DEMOLITION

The goal of a heritage conservation district is to preserve and protect the heritage assets over the short and long term. Demolition of buildings within a heritage conservation 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 timeframe for construction of a new building on the site. In fact, the Town of Perth Official Plan contains a policy requiring the issuance of a permit for new construction to be granted prior to the issuance of a demolition permit. 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 Town policies.

The Town of Perth Official Plan requires that any person proposing to demolish or alter a "designated heritage site" submit plans for Council review and approval under the provisions of the *Ontario Heritage Act*. Through this submission process, and the heritage permitting process outlined in this Plan, Perth Council will be able ensure that the conservation of built heritage resources and cultural heritage landscapes is undertaken in an appropriate manner with an appropriate policy framework in place. No changes are proposed to the current demolition review and approval process.



5.6 HERITAGE ALTERATION APPROVALS PROCESS

In accordance with the Ontario Building Code, the Town of Perth requires a building permit for any new building or structure that is larger than 10 m². Other works requiring a building permit include:

- The repair, reconstruction or retrofitting of a building or other construction which is part of the structural support of the building including roof structure;
- Material change to the exterior of the building including changes to roofs, roofing, windows, doors, or exterior attached constructions such as porches and stairs.
- Building extensions;
- Excavating or constructing a foundation;
- Installing heating, plumbing, air conditioning or a fire place (solid fuel appliance);
- Building or placing a temporary building; and
- The demolition of a building.

Accordingly, building permits are required for many interior renovation projects and additions as well as exterior and façade projects including porches, additions, structural alterations to doors and windows, etc.

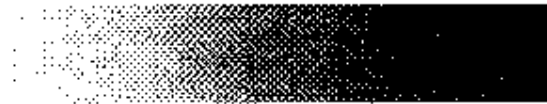
The designation of Downtown Perth as a heritage conservation district does not result in any changes to the types of buildings or projects that require a building permit for either interior or exterior work. However, when a building permit is necessary for work that affects a façade that is visible from 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 the proposed changes are consistent with the policies and guidelines of this Plan and respect and maintain the integrity of the Downtown Perth Heritage Conservation District.

5.6.1 Approvals for Private Property

Section 5.10.1 of this Plan provides detailed information regarding the types of projects requiring a heritage alteration permit and the proposed approvals process for various types of work within the Downtown Perth Heritage Conservation District. In general, heritage alteration permits ARE REQUIRED for the following types of work:

- Additions to any façades visible from public areas (streets, laneways, slypes, 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;
- Commercial signage affixed to buildings in accordance with the Town Signage By-law; and
- Features previously protected under Part IV of the *Ontario Heritage Act*.
- Change of paint colour. Any new colour will be selected from the paint palette of recommended colours from the Historical Collection proscribed by Benjamin Moore for use in the Downtown Perth Heritage Conservation District, except as may be required for signage with proprietary brand colours and limited to the size of permitted signs.

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; and

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 façade, an alteration permit in accordance with those detailed in Section 5.10.1 would be required.

5.6.2 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;



DOWNTOWN PERTH HERITAGE CONSERVATION DISTRICT

- Changes to sidewalks or roadway pavement widths; and
- Significant changes or improvements to public park and open space features that would alter or affect character defining features.

5.7 EDUCATION AND PROMOTION

During Phase 1 of the Downtown Perth Heritage Conservation District Study, 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 that there is misunderstanding regarding the implications of designation and consequently the added burden of additional bureaucracy in the heritage permitting process. Some property owners also felt designation would limit their property rights and restrict control of their investment. 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 core area should be seized whenever feasible.

To assist in these education and promotion efforts, recommendations regarding education and promotion are as follows:

- A letter and/or information about the Downtown Perth Heritage Conservation District Plan should be mailed out to all property owners with the notice of heritage district designation immediately following adoption by Town Council;
- Copies of the Downtown Perth Heritage Conservation District Study, and the Downtown Perth Heritage Conservation District Plan should be made available at the Perth and District Union Library and the Perth Museum for reference purposes;
- Realtors, particularly those who are active in the area, should also be made aware of the Downtown Perth Heritage Conservation District Plan, so they can notify purchasers of properties within and adjacent to the District;
- Maintain a Downtown Perth Heritage Conservation District webpage on the Town website;
- Occasional workshops regarding heritage conservation, maintenance and renovation could be organized in the community. These could potentially be initiated by District property owners or as partnerships with the Town, its Heritage Management Advisory Panel, the Perth Historical Society (PHS), the Heritage Institute at Algonquin College, the Architectural Conservancy of Ontario (ACO), and heritage contractors/consultants.
- A number of self-guided walking tours are available on the Town's website, and from the Perth Historical Society (PHS). Links to self-guided cycling and paddling tours are also available from the PHS website. To enhance the user experience, these tours could be formatted as downloadable MP3 applications, offering a chance for those interested to



download self-guided audio walking tours of Downtown Perth to their mobile phone or MP3 player. Tours could focus on some of Perth's key themes and periods, such as its military history, the role of the Tay Canal and River in its settlement, or architectural collections such as the Town's churches and individually designated heritage properties.

5.8 MONITORING PROGRAM / RECOMMENDATIONS

The Downtown Perth Heritage Conservation District consists of approximately 126 properties. To evaluate the long term impact and effectiveness of Heritage Conservation District designation and its associated Plan, a monitoring program is recommended. Specific factors that should be considered as part of a monitoring program include the:

- Number and type of building permit applications;
- Number and type of heritage alteration permits applied for and granted;
- Timeframe required for review and approval process for heritage alteration permits; and
- Qualitative / photographic record of alterations and redevelopment undertaken

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

5.9 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. In 2011, Town Council adopted the Downtown Perth Community Improvement Plan (CIP), the area of which completely encompasses the heritage conservation district boundary. The following is a summary of Financial Incentive Programs recommended in the Downtown Perth CIP:

- Façade and Property Improvement Program (Program initiated by the Town with funding in place);
- Tax Increment Equivalent Program;
- Application and Permit Fees Grant Program;
- Downtown Housing Program;
- Building Code Compliance and Energy Efficiency Retrofit Program; and
- Heritage Property and District Improvement Program.



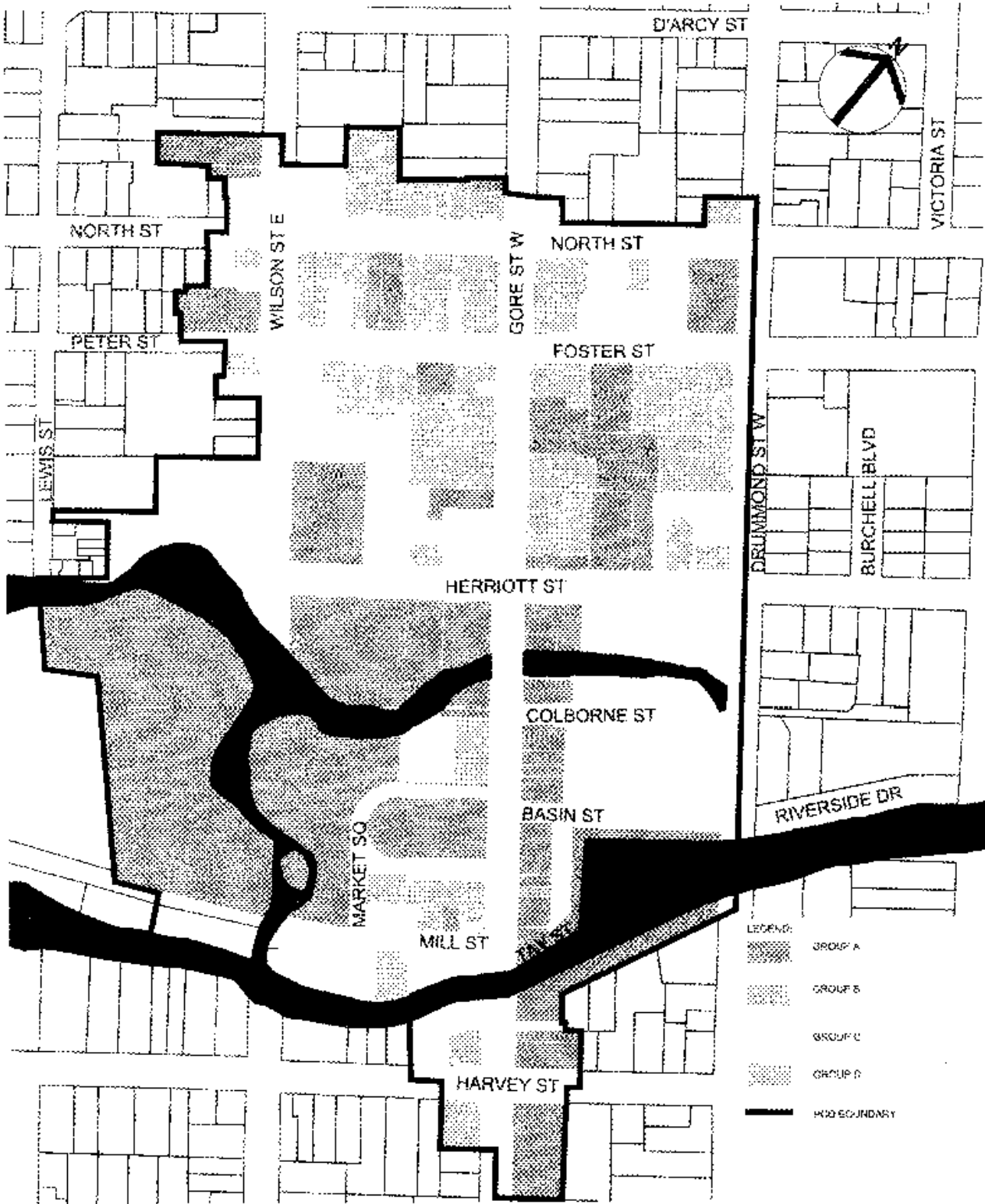
It should be noted that these programs are subject to available funding. For more detailed information on any of the above programs, refer to the Downtown Perth CIP document and / or Town staff for information. In addition to the CIP programs noted above, the Town currently offers a Heritage Property Restoration Grant to eligible property owners.

5.10 WORK REQUIRING APPROVALS

Table 6 summarizes the types of projects that require a heritage alteration permit and the proposed approvals process in the Downtown Perth Heritage Conservation District. It also indicates the 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 Downtown Perth Heritage Conservation District for those proposals that comply with the Town planning policy framework, including the policies and guidelines of this Plan. 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 Town heritage staff to prepare reports and recommendations. Shaded columns in Table 6 identify those projects and types of buildings where Town heritage staff and Council review and approval of the heritage alteration permit should be required. Unshaded columns identify projects / types of buildings where consideration should be given to delegating that approval authority to Town planning staff. Town planning staff should still retain the ability to consult heritage staff and request their input and / or approval if they consider it desirable or necessary due to specific circumstances.

A plan (Figure 3) illustrating the building rankings assigned to properties in the Downtown Perth Heritage Conservation District is included at the end of this section to assist readers in determining the type of approvals process based on building rankings. A spreadsheet identifying the addresses and building rankings is also provided in Appendix A for additional convenience.



ANNUAL RATING MAP
CONSERVATION DISTRICT PLAN



MARCH 2013

Table 6: RECOMMENDED HERITAGE ALTERATION PERMIT REQUIREMENTS

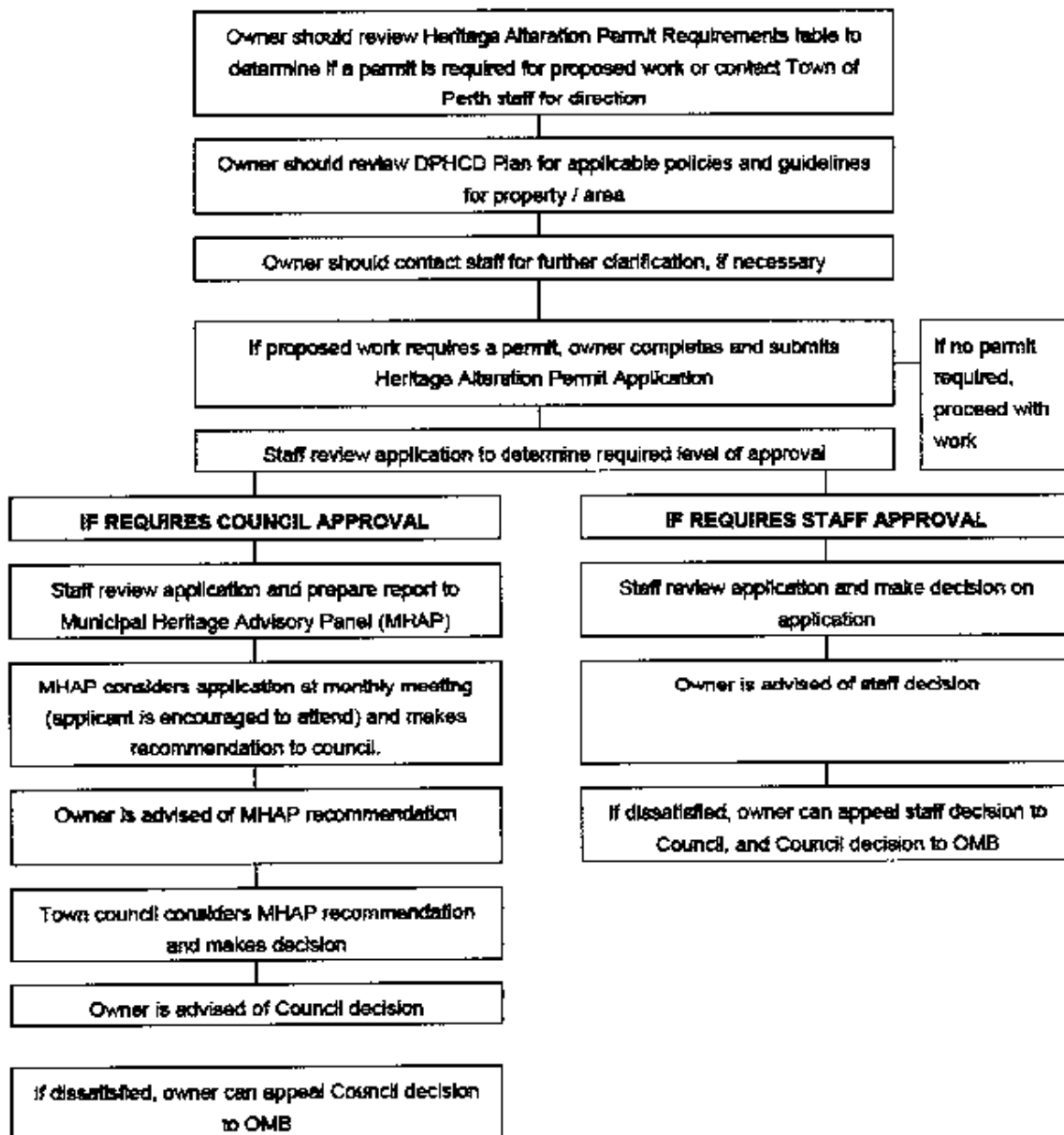
TYPE OF WORK	Heritage Alteration Permit Required			
	Building Ranking			
Major Projects	A	B, C	D	Guidelines
New buildings	Yes	Yes	Yes	Yes
Additions	Yes	Yes	Yes	Yes
Major alterations to built form or cultural landscape visible from street or other public space	Yes	Yes	Yes	Yes
Conversions with exterior 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	A	B, C	D	Guidelines
Window or door removal or replacement	Yes	Yes	No	Yes
Addition 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 other 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	Guidelines
Window and door repair or restoration to authentic condition	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
Minor landscaping and gardening plans in any part of the yard (unless designated under Part IV)	No	No	No	Yes
Interior renovations	No	No	No	No

Note: Shaded cells indicate work requiring Council approval



5.10.1 HERITAGE APPROVALS PROCESS

Illustrated in the following chart are the typical steps that a property owner should undertake when contemplating any alterations, additions or other work to their buildings in the Downtown Perth Heritage Conservation District, based on the recommendations that Town staff be delegated authority to make decisions on some applications.





5.11 ROLES AND RESPONSIBILITIES

5.11.1 Heritage Manager

The Town's Heritage Manager should be the first point of contact for anyone contemplating renovations, restoration or other building / property alteration and maintenance projects. The Manager has the knowledge, skills and resources to assist residents in making decisions on whether a proposed project requires a heritage alteration permit and the type of approvals process. In addition, the Director of Community Services and / or their delegate are responsible for preparing reports to the Municipal Heritage Advisory Panel and Committee of the Whole for review and decision-making. Therefore, their involvement from the beginning of any project increases the communication and understanding regarding the nature of the proposal.

5.11.2 Municipal Heritage Advisory Panel

The Municipal Heritage Advisory Panel currently reviews heritage alteration permit applications and makes recommendations to the Committee of the Whole regarding their approval. Where Panel input and decisions are required or sought, they should be guided by the principles, goals, objectives, guidelines and recommendations in the Downtown Perth Heritage Conservation District Plan. The Panel'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 permit applications, in an effort to streamline the process.

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

5.11.3 Council

Members of Council (or designate) 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 Downtown Perth Heritage Conservation District's heritage attributes when making policy and land use decisions that affect the 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.

Council should be encouraged to allocate budgets to ensure that staff resources are sufficient to efficiently handle the heritage approvals process for the Downtown Perth Heritage Conservation District. Public infrastructure projects such as roadwork, tree planting programs, street sign and lighting replacement / refurbishment should also be appropriately funded to retain, or enhance where feasible, the heritage character of the District.



5.12 EMERGENCY PREPAREDNESS

Recent events in the Province of Ontario and internationally have highlighted the threats that result from natural and human made disasters, not only to human life and safety, but also to sensitive built heritage resources and cultural heritage landscapes. In 1998, the International Centre for the Study of the Preservation and Restoration of Cultural Property (ICCROM), published "Risk Preparedness: A Management Manual for World Cultural Heritage" hereinafter referred to as the 'Manual.' This document was prepared as a thoughtful result of comprehensive thinking about the threats to cultural heritage worldwide. While the Town of Perth has not recently experienced the type of armed conflict or disaster that has befallen other world-wide communities with rich cultural built heritage resources and cultural heritage landscapes, preparing for such an event will help to ensure that appropriate contingencies are in place.

Chapter 10 of the Manual provides general guidelines pertaining to emergency preparedness in categories including advanced planning, reaction during disaster and post-disaster. These guidelines can be used by the Town for consideration in the municipal Emergency Response Plan, other emergency preparedness planning measures, and in the unfortunate event of an actual disaster. The guidelines outlined below are listed from Chapter 10 of the Manual and represent best practices in emergency preparedness as it relates to cultural heritage conservation:

5.12.1 Guidelines for Advance Planning

- **Documentation, inventory and survey of properties**
 - designation of cultural properties requiring special care in emergency;
 - analysis of the heritage values and qualities of designated properties;
 - up-to-date documentation of the current state of properties (both interior and exterior), sufficient to permit reconstruction or replacement;
 - ongoing education of architects and engineers in traditional techniques of construction useful in disaster response, and on the benefits of performance-based analysis; and
 - disaster-response history of the property including, where possible, clarification of lessons emerging from such experiences.
- **Risk Analysis**
 - nature of threats (hazards), degree of threat (vulnerability) and related risk (hazard vulnerability);



- evaluation of areas where the property might be vulnerable to damaging weather phenomena and accompanying recommendations to reduce potential damage;
 - assessment of risk to building substructure, drainage systems, water lines, gas lines, electricity, telephone and other installations, and recommendations concerning how these can be better protected in emergencies;
 - a list of the more common emergencies to be expected on the properties;
 - thematic maps of risks, illustrating likely areas of impact for specific hazards; and
 - insurance to cover risk; insurance should cover all hazards in order to cover liability for emergency-response activities and any necessary reconstruction work.
- Developing a response plan for emergencies
 - list qualified conservation specialists, available for salvage or conservation rescue operations, should be developed and maintained current.
 - Mitigation activity in advance of disasters
 - retrofitting measures to strengthen structures (roofs in hurricane areas, seismic reinforcement);
 - provision for storage, transport and protection of threatened objects and sites;
 - emergency conservation preparations, including ensuring availability of a refrigerated vehicle for freezing collections damaged by water, and for transfer of damaged objects to freeze-dry facilities for repair; and
 - improving access to mitigation expertise and models.
 - Financing framework
 - ensure availability for emergency funds for immediate needs; and
 - long-term financing provisions for necessary repair and reconstruction.

5.12.2 Guidelines for Reaction During Disaster or Conflict

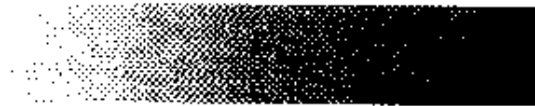
- Assessment and documentation. Conservation professionals on the emergency team, or acting independently, should be involved in assessment to clarify:



- measures required for short-term stabilization, security and safety;
- priorities for long-term repair;
- instances of loss and imminent loss; and
- need for further detailed survey.

5.12.3 Post-Disaster or Post-Conflict Guidelines

- Rebuilding and reconstruction;
 - understanding of applicable conservation principles and standards;
 - involvement of local authority in issuing permits and establishing design standards;
 - education and training programs for the public, contractors, designers, politicians and others involved;
 - identifying sources and availability of appropriate replacement materials and suppliers;
 - determining those areas of damaged properties which are safe to use;
 - thorough inspection of utility systems after emergencies, to check for damaged live electrical wiring, broken gas lines, steam and water piping, and damaged sewerage and drainage systems; and
 - evaluation of the effectiveness of the response plan and recommendations for improvement of existing preparedness systems and implementation manuals.



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 property 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. 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 assessment of the Downtown Perth 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 6.2.

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 property if not visible from a public street, 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 Plan 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 an undesirable quality, except in a grouping of similar items, where there is an established expectation of continuity.



41-49 North Street, west side 41-49 illustrating complementary massing within a group of buildings.

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 projects in front of the general line of building façades or leaves a noticeable gap. In the Downtown Perth Heritage Conservation District there is the consistent pattern of the street wall established along Gore Street, west of the Town Hall. Here, the norm is established as the continuous façades of the commercial properties align with each other to define the edge of the street. 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, such as the Town Hall, but a consistent alignment and spacing of building façades along a street is expected unless there is good reason for a break.

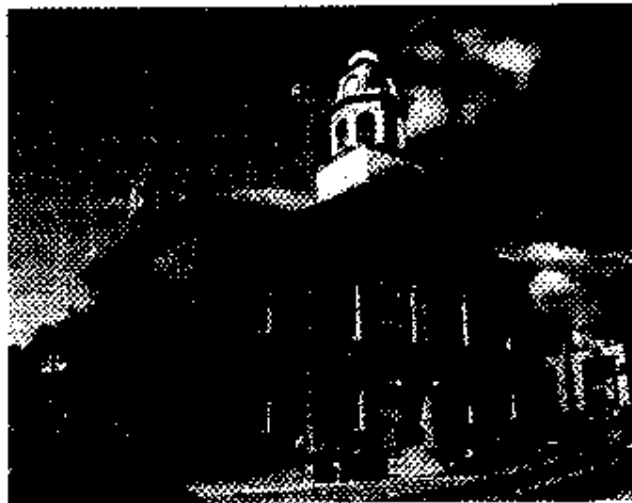


Contrasting alignment of building façade at 70 Gore Street East

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 Downtown Perth Heritage Conservation District and included examples and photos of the following:

- Classical or Neo-Classical
- Georgian
- Victorian
- Beaux Arts



Neo-Classical Town Hall

6.3 ALTERATIONS

Alterations to the façades of buildings visible from the public realm (typically the front of the building or front and side of the building 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 building, and are complementary to adjacent properties.

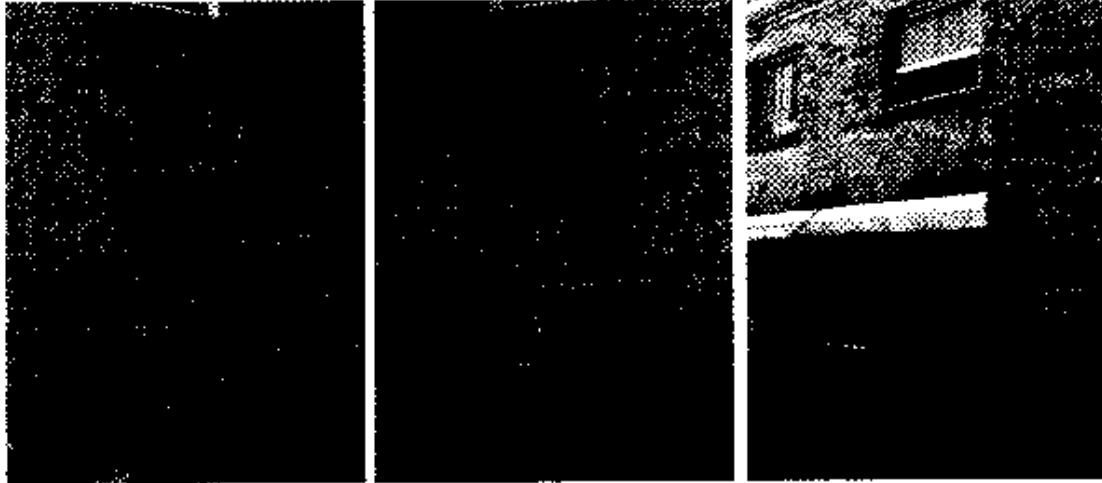


6.3.1 Recommended Practices and Design Guidelines

- 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, 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 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 reversible changes to the basic structure and architectural style.
- Keep accurate photos and other records, and samples of original elements that have been replaced.

6.3.2 Case Studies

Communities 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.



Traditional vs. new materials for alterations

A number of new materials that were not available in the 19th century are now readily available. Good practice for the replacement or alteration of existing building components is to fabricate the new components to match the materials and details of the original.



6.4 ADDITIONS



125 Gore Street East -McMartin House

Additions to buildings are typically undertaken to provide more space and/or to increase the functionality of the building. Similar to alterations, additions can also have a major impact on both the building 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 original building. In the example of the McMartin House, the addition at the rear of the property uses materials and forms that are complementary to the original house, but is clearly identifiable as a new addition.



4 Drummond W – showing sensitive addition

6.4.1 Recommended Practices and Design Guidelines

Additions that are necessary should be sympathetic and complementary in design and 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 façade.
- New doors and windows should be of similar style, orientation and proportion as on the existing building. The use of appropriate reclaimed materials should be considered.



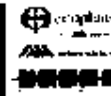
- New construction should avoid irreversible changes to original construction.



*More preferred location
of additions*



*Less preferred location
of additions*



6.5 NEW BUILDINGS

There are selected locations in the Downtown Perth Heritage Conservation District where new buildings are likely to be constructed. New 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 district to help retain the overall visual context of the area.

6.5.1 Recommended Practices and Design Guidelines

- Match setback, footprint, size and massing patterns of the area, particularly to the immediately adjacent neighbors. Match façade pattern of street or of “street wall” for solids and voids, particularly ensure the continuity of the street wall where one exists.
- 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 district.
- Respond to unique conditions or location, such as corner properties, by providing architectural interest and details on both street facing façades.
- Use roof shapes and major design elements that are complementary to surrounding buildings and heritage patterns.
- Respond to continuous horizontal patterns along the street such as roof lines, cornice lines, and the alignment of sills and heads of windows and doors.
- 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 Downtown area.
- Where appropriate, incorporate in a contemporary way some of the traditional details that are standard elements in the principal façades of properties in the Downtown. Such details as transoms and sidelights at doors and windows, covered entrances, 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.
- New buildings should not be any lower than the lowest heritage building on the block or taller than the highest heritage building on the same block.

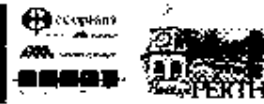
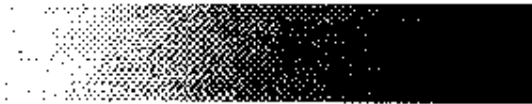


6.6 COMMERCIAL BUILDINGS

The Downtown Perth Heritage Conservation District includes a significant number of commercial buildings. Most are purpose built for commercial use; some are converted from residential buildings. The majority of the commercial buildings are located along the primary arterial roads of Gore Street, Wilson Street, Foster Street and Herriott Street. There are also a number of professional offices and other commercial uses at the edges of the District, where large houses have been converted to commercial and institutional use near the business and cultural centre of Perth.

6.6.1 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 Downtown Perth Heritage Conservation District (refer to the Town Signage By-law). 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. Comply with the Town Sign and Merchandise Display By-law.
- 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 should 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.



6.6.2 Case Studies

Many of the conversions in the Downtown 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.

6.7 BUILDING CONVERSIONS

A number of existing buildings in the Downtown have been converted from single family to multi-unit dwellings or office uses by dividing the interior of the building into individual suites or apartments. The conversion of buildings may make economic sense thereby helping to retain some buildings that would not otherwise be salvageable. However, the alterations that are undertaken as part of the conversion process to provide additional entrances and emergency exits can affect the exterior of the building.



30 & 31 Foster Street office conversions



6.7.1 Recommended Practices and Design Guidelines



59 Herriot Street – Codes Mill converted to Facell – Restaurant use

- Avoid altering the streetscape façade of the building. Provide access to individual suites 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 building.
- If exterior stairs are required for access or emergency exit purposes, they should be situated at the rear or side of the building away from view, using materials and construction methods that are compatible with the original building design.
- Do not obstruct or remove original door and window locations.
- Locate additional utility meters in an inconspicuous, but accessible, location at the rear or side of the building, where feasible.
- 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 SITE SPECIFIC DESIGN GUIDELINES

There are a number of sites within the heritage conservation district boundary that have a distinct set of circumstances related to future development potential or character. To ensure



that future development, should it occur, is compatible with the District as a whole, the following guidelines should be considered during the site design and planning in these areas.

6.8.1 Area East side of North Street between Wilson & Gore Streets

It is encouraged to develop the vacant rear of properties facing Foster Street to provide either a built façade facing North Street or to provide public amenity uses for the under-utilized land.



East Side of North Street between Wilson and Gore Streets

6.8.2 Interiors of two blocks bounded by Wilson, Drummond, Foster and Herriott

It is encouraged to promote pedestrian access through the blocks and to provide development opportunities and public amenities in those interior spaces. The main façades of buildings facing public streets should be compatible with, and complementary to, the adjacent buildings along the street, and contribute to the consistency of the street wall. Any development on the interior of these blocks may exercise additional license in the selection of materials and the massing of the new construction consistent with the Town Zoning By-law. Existing pedestrian entrances and passageways should be respected and maintained, and pedestrian thoroughfares connected and extended.



Rear of Code's Mill



6.8.3 Properties at 18 Wilson Street East and 50 Herriott Street



Landscape associated with Code House

The properties within this area are perceived as visual extensions to the public Code/Haggart and Stewart Parks and must protect the existing quality of open space that contributes to the heritage character of the District. This is to be done considering the following, in accordance with the guidelines for Cultural Landscapes set forth in the Standards and Guidelines for the Conservation of Historic Places in Canada:

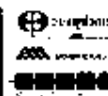
- Understanding the visual relationships of the sites and their evolution, as well as their contributing value to the cultural heritage landscape;
- Assessing the overall condition of the visual relationships;
- Protecting and maintaining features that define the visual relationships, and
- In the event that site alteration is proposed through any planning application, the Town may require that a cultural impact assessment be prepared and that the cultural heritage landscape resources of the property be thoroughly documented for archival purposes prior to the undertaking of any construction or demolition activity.

6.8.4 Properties at 81 to 93 Gore Street East

The properties within this area, where the rear of the properties face the Tay Canal Turning Basin, are encouraged to develop the rear of properties to provide public amenity uses for the under-utilized land, having regard for the character of the cultural heritage landscape.



Rear of 81 to 93 Gore Street East facing the Tay Canal Turning Basin



6.9 CASE STUDIES

Photographs illustrating 'recommended' and 'not recommended' examples are provided on the following pages to assist property owners, heritage staff, MHAP 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 Downtown Perth 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.

6.9.1 Alterations



Alterations should be sympathetic to original materials and finishes on building façades. Left – Perkins at 2 Wilson Street West retains the heritage features of the building after alterations. Right – 73 Foster Street altered the front façade with red brick that conceals much of the original character.

Changes to the use of a building, or cosmetic changes for "rebranding", can be undertaken in a fashion that maintains the integrity of the original design of the building. New or additional context sensitive signage is appropriate. For retail buildings with extensive display windows, the display in the window becomes the advertising for the building. Temporary banners displaying "under new management" or "celebrating 50 years" achieve the intended impact without permanently changing the character of the historic façade.

6.9.2 Additions



Additions should respect the door and window proportions of the original and materials and massing. Left – McMartin House, 125 Gore Street East, addition complements original building without mimicking. Right – Mill Store Outlet, 41 Foster Street, addition changes proportions of windows.



Additions to existing buildings may be necessary for expanded use or to accommodate new accessibility requirements. Additions to existing buildings should be identified as new construction, but complementary to the original design style and materials and massing, and preferably in a less prominent location than the front façade.

6.9.3 New Buildings

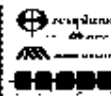


New buildings should be articulated with details and rooflines that complement their neighbours.

Left – New Library at 32 Herriot Street uses elements of design and materials that are complementary to adjacent buildings and articulated to provide design interest.

Right – Public Utility buildings at 27 & 29 North Street that do not employ design elements from surrounding district.

New buildings, like additions to existing buildings, should be identifiable as new, and should be designed to fulfill the intended function of the building, and should take design cues from neighbouring buildings. The rhythm of the street façade should respect the existing pattern of solids and voids, roofline elements, existing horizontal banding and cornices, and/or material palette to appear to be of the same family of buildings.



6.9.4 Conversions

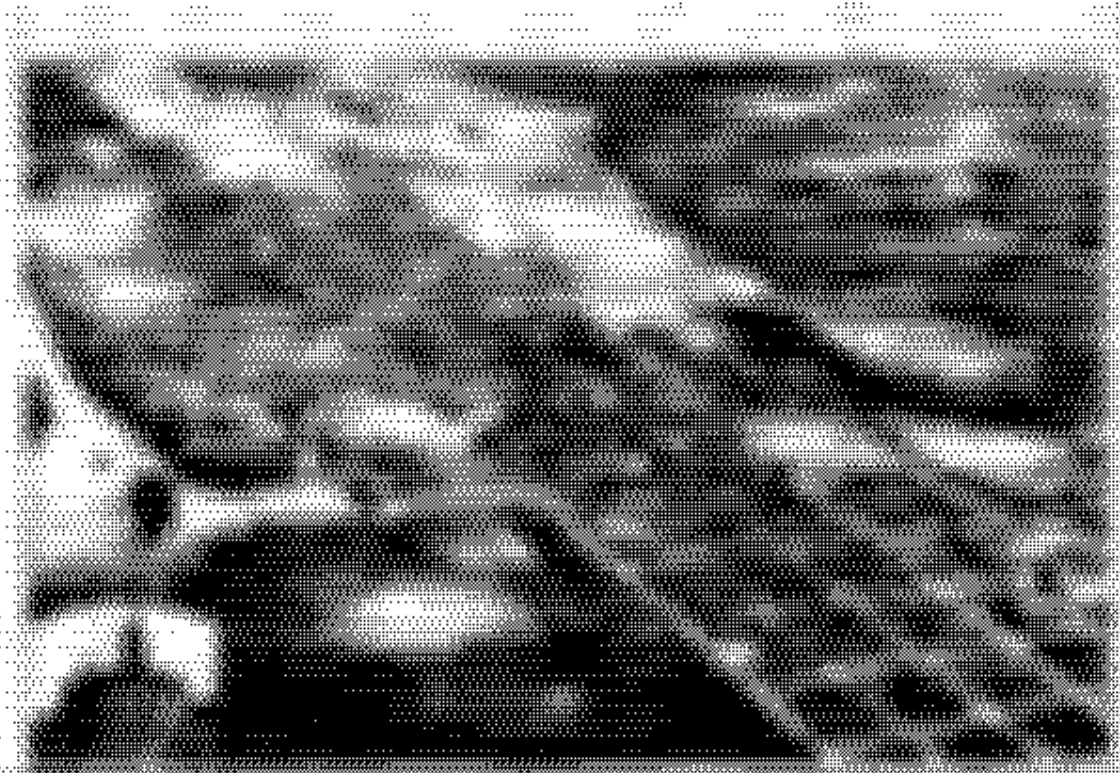


Conversion to a new use does not require loss of original detail or character. Left – Perth Montessori School, 38-38 Foster Street, with new access at side of building. Right – side view of Fenner Block, original building details lost under unsympathetic paint coat.

There are many good examples of buildings in Perth that have been converted or re-purposed to accommodate a new use into an existing structure. Use all possible design skill to preserve original design and material elements while providing new functions and access in discreet locations and additions that do not detract from the original façade.

7.0 CULTURAL HERITAGE LANDSCAPE GUIDELINES

7.1 INTRODUCTION



Bird's Eye View of Perth, courtesy the Perth Museum

The contrast of Perth's block grid street pattern with the organic forms of the Tay River create a strong juxtaposition between the built form and the natural landscape and create a unique character within the Downtown core. These two elements also reflect the Town's history, from its military roots to its prosperity and development through the early Twentieth Century, the landscape and the buildings within it trace Perth's narrative through time and space. This collective history provides a sense of identity and place. It is vital to this sense of identity that the past be protected and conserved while planning for future growth and change.

Inherent in the very nature of a landscape is the element of change. Cultural heritage landscapes are sometimes much more at risk than built heritage resources because they are ephemeral. If cultural 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 streetscapes and open spaces of Downtown serve to unify the urban fabric of the neighbourhood.



DOWNTOWN PERTH

HERITAGE CONSERVATION DISTRICT

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 cultural heritage landscape of the District, such as spatial organization, setback, size, views, 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. Consistent materials and landscape elements such as paving, street furniture, lighting and vegetation 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 landscapes associated with those buildings, which face the street and address the public realm.

As is noted in the *Standards and Guidelines for the Conservation of Historic Places in Canada* developed by Parks Canada, each historic place should be recognized as a physical record of its time, place and use. Recommended practices, design guidelines and illustrations are provided in the following sections for guidance when improvements are contemplated in the Downtown Perth Heritage Conservation District. The overarching goal of these guidelines is to avoid creating a false sense of history by incorporating elements with differing heritage, or that



Historic Photograph of Gore Street circa 1887, courtesy Perth Museum



are inauthentic in their form or character. They are informed by the overall heritage preservation principles listed in Section 4 of this Heritage Conservation District 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 Town of Perth and residents with examples, ideas and further guidance relating to both the public and private landscape.

7.2 KEY ELEMENTS

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. In Perth, the composition of the streets, lanes and slypes, the boulevards, parks and open spaces and the landscape elements, such as lighting and street furniture, play the significant roles in terms of defining the character of the landscape.

Elements of the private realm may also contribute significantly to the overall character of a streetscape. Within the downtown context, storefronts and downtown cafés, trees and gardens, can all contribute to the streetscape. It is this combination of public and private that form the streetscape as a whole. Figure 4 depicts the figure ground relationship of Downtown Perth, to be considered with respect to massing and voids, built form and landscape relationship.

7.3 PUBLIC REALM

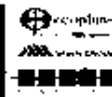
7.3.1 Streets, Lanes and Slypes



Animated Street Life on Gore Street

Streets and lanes tie the landscape together, linking people and places with one another. Not only integral to transportation and movement, they are the conduits through which much of our public life passes and can play a fundamental role in the vitality of our communities.

Gore Street is both the physical and commercial centre of Downtown Perth. The street serves as an important pedestrian and vehicular linkage, but also functions as a destination, with many sidewalk cafes and patios serving as gathering points. A number of streets comprised mainly of commercial uses and character intersect with Gore. These streets are similar in character and



- Preserve slypes in their original locations and to their original proportions.
- Encourage the introduction of enhanced paving materials and decorative lighting, where warranted, to further define the pedestrian realm and further advertise the courtyards beyond the slypes.
- Introduce lighting into the slypes to increase night time visibility into these spaces and foster a greater sense of security and surveillance. While lighting should enhance the feeling of safety in the slypes, encourage lighting design and fixtures that are well integrated into the space.

7.3.2 Boulevards

Boulevards are typically defined as the area between the edge of pavement, or curb, if present, and the sidewalk or property line, if no sidewalk exists. 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. The boulevards of the Downtown Perth Heritage Conservation District manifest themselves in many ways. They provide the space for street trees, are a continuation of the paved sidewalk, or offer the provision of a softer textured green ribbon that contributes that softens the built and hardscape elements in the landscape. While boulevards are technically owned by the Town, in residential character areas, where the boulevard is softscaped, the responsibility for their maintenance lies with the adjacent property owner. Within commercial character areas, or where the boulevard is paved, the Town assumes responsibility for the maintenance of the paving material as well as any plant material, including street trees.



Maintaining spatial relationships and consistency of materials is important

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

- Where boulevards are grassed, property owners are encouraged to maintain the boulevards as part of their overall lawn care responsibilities (i.e. watering, fertilizing, mowing, etc. as required).



scale, and together with Gore Street, comprise the majority of the historic Downtown core. With respect to these commercial streetscapes, the following recommendations are made:

- Encourage sidewalk cafes and patios, to create visual character and vibrancy along the street which is consistent with the historical use of the street.
- Encourage the establishment of distinct and unified street furniture and lighting along Gore Street and other commercial streets within the District that is sensitive to the heritage character of the streetscape but does not create a false sense of heritage.
- Encourage the establishment of an enhanced pedestrian realm through the use of unified paving materials that are sensitive to the heritage character of the streetscape.
- Maintain the overall proportions of the street, boulevard, and sidewalk so that setbacks and the relationships between built form and the street remain consistent.



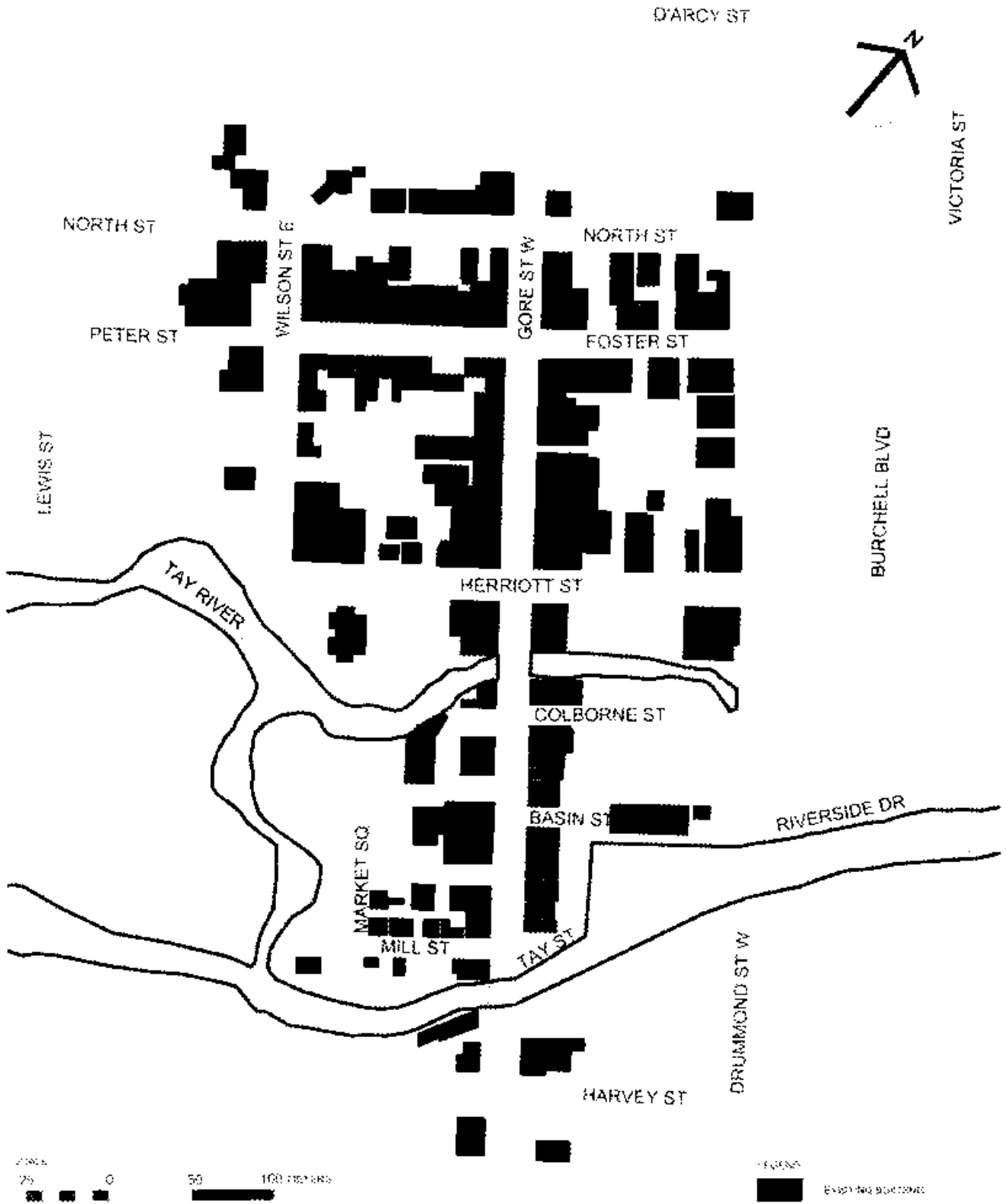
The laneways found in Downtown Perth primarily serve as pedestrian connections from the street to the back of buildings and interior courtyards found within the district. The laneways are utilitarian in nature, with no landscape treatments and are

Many of the slypes and lanes of Perth provide important visual connections

slightly uncomfortable spaces from a pedestrian scale perspective. The following recommendations are made regarding laneways within the heritage conservation district:

- Preserve the laneway openings between building(s) and to their original proportions.
- While there is opportunity to incorporate these spaces more fully into the pedestrian network of the District, they must be approached with Employ Crime Prevention Through Environmental Design (CPTED) principles in mind.

Unique within the district are the slypes which exist between many of Perth's commercial buildings. These spaces provide an interface between the bustle of the street within the public realm to the quieter, inward facing courtyard spaces found within the centre of the town blocks. The following recommendations regarding the slypes within the heritage conservation district are made:



PERTH CONSERVATION DISTRICT PLAN

LANDSCAPE RELATIONSHIPS

MARCH 2012





- If plant materials other than turf grass are being considered within planted boulevards, that they do so within any boundaries set out and defined within existing or future Town 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.
- Within the commercial character areas of the district, encourage the use of decorative paving treatments for boulevards which reference historical spatial relationships. This provides a visual contrast to the sidewalk treatment to increase usable, pedestrian space, while at the same time, providing a visual buffer along the street edge.

7.3.3 Parks and Open Space

From Stewart Park to Code/Haggart Park and the spaces around the Tay Canal, River and Turning Basin, parks and open spaces are an integral feature of the District providing contrast and balance to the established grid street layout. The parks and open spaces reflect the intersection of the Town's natural and cultural history and provide citizens and visitors with scenic grounds for passive recreation.



The natural and designed landscapes are character defining elements of Stewart Park



Stewart Park is strongly tied to Perth's past citizenry, developed by Jessie Stewart in the late 1920s and deeded to the Town in 1947 in memory of her late husband, John Stewart, captain of industry and a prominent politician of the time. The deed for the parkland specifies restrictions regarding its use which are still respected today, carefully outlining the Town's responsibility for maintenance and stewardship. In conjunction with this deed, the following recommendations are put forward to ensure the maintenance and longevity of Stewart Park:

- Mature vegetation should be managed within the park, adhering to current International Society for Arboriculture Standards and practices for tree preservation and care.
- The original layout and design of the park should be respected, and in the event of a loss of vegetation, the feature should be replaced with a specimen of the same species.
- The original spatial organization should be regarded, and the organization of elements, pathway and site circulation, views and topography should be preserved.
- Character defining features that have fallen into disrepair should be restored or repaired.
- When adding new features, respect historic visual and physical relationships, and employ materials that are sensitive to the heritage character of the landscape.

Code/Haggart Park provides another green space within the District, and connects to Stewart Park as well as the Downtown area through a network of paths. Guidelines regarding the preservation and enhancement of the heritage character of the Park are as follows:

- Mature vegetation should be managed within the park, adhering to current International Society for Arboriculture Standards and practices for tree preservation and care.
- The original layout and design of the park should be respected, and in the event of a loss of vegetation, the feature should be replaced with a specimen of the same species.
- The original spatial organization should be regarded, and the organization of elements, pathway and site circulation, views and topography should be preserved.
- Character defining features that have fallen into disrepair should be restored or repaired.
- When adding new features, respect historic visual and physical relationships, and employ materials that are sensitive to the heritage character of the landscape.



Monuments also form part of the cultural landscape

The cultural heritage landscape of the Tay Canal, River and Turning Basin is a distinct one, defined by both natural and cultural elements. Guidelines regarding the preservation and enhancement of the heritage character of the riverscape are as follows:

- Native or natural vegetation should be managed along the canal, ensuring that historic patterns or forms are maintained.
- The original layout and design of the Tay Canal and its features should be respected, retained and maintained.
- The original spatial organization of the canal, as well as the natural form of the river should be regarded, and the organization of elements, pathway and site circulation, views and topography should be preserved.
- Character defining features that have fallen into disrepair should be restored or repaired.
- When adding new features, respect historic visual and physical relationships, and employ materials that are sensitive to the heritage character of the landscape



7.3.4 Lighting and Street Furniture

Street furniture and lighting can aid in defining a district, making it distinct from the adjacent neighbourhoods and visually enhancing and unifying streetscape. It is important that these elements are sensitive to the heritage character of the neighbourhood, while at the same time, not replicating a historical element or remnant of the streetscape.

7.3.4.1 Lighting

Lighting 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.

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

- The Town of Perth should move towards establishing a lighting hierarchy that is sensitive to the heritage character of the district.

7.3.4.2 Street Furniture



Street furniture and lighting should be co-ordinated to avoid visual clutter in the streetscape

Street furniture can have a strongly unifying effect upon a streetscape if it is well coordinated. Placed in strategic areas, coordinated street furniture can be used to identify a space, set it apart from other neighbouring areas, and draw visitors into particular spaces. The placement of this furniture should be undertaken with regard for all relevant needs assessments and should be coordinated with the Town's Community Services Department as well as the Environmental Services Department. The following recommendations regarding street furniture within the

district are:

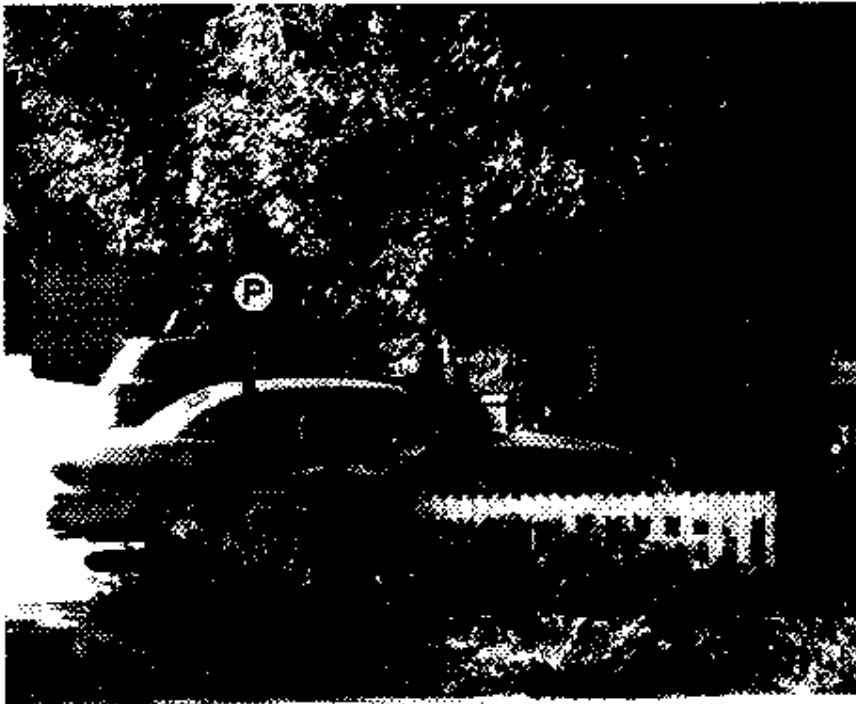
- Ornamental street furniture should be coordinated, and if possible, sourced from the same supplier in order to achieve economy of scale. All of the street furniture should be



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;

- Street furniture should be sensitive to the heritage character of the district, and not contribute inauthentic heritage elements to the streetscape.

7.3.5 Parking Lots



Parking is often one of the more contentious urban design issues, particularly in the age of the automobile. The prominence of the automobile in our society is difficult to ignore and many urban centres are dominated physically and visually by the space required for parking. At the time of original settlement, Perth was developed with road right-of-ways and public spaces designed for horse and buggy, or pedestrian

Parking lots can be visually buffered from the streetscape

use.

Downtown Perth now contains a number of parking lots as well as on-street parking that accommodate the needs of both visitors and residents alike, most of whom travel to and from Perth by car. The parking found within the District currently meets the demand of users. The challenge within the Heritage Conservation District is to balance the demand for parking with the visual impact that larger parking lots can have on the streetscape character. To address parking issues as they relate to the Downtown Perth Heritage Conservation District, the following recommendations are made:

- Continue to encourage parking to the sides of buildings or within rear lot areas. Locate parking away from the street frontage;
- Encourage the screening of larger parking areas with vegetation to minimize the impact on the streetscape, without impeding pedestrian safety or visual sightlines for traffic;



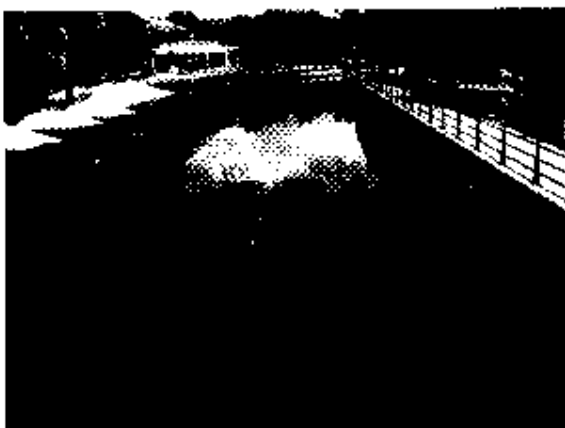
- The use of large, monotonous expanses of one hardscape material is discouraged. Where feasible, permeable paving should be utilized and appropriate patterning should be employed to reflect the heritage character of the area;
- Avoid the siting of parking lots at corner properties;
- Where expansive parking areas exist, encourage the incorporation of landscape islands and a distinct pedestrian circulation route within the parking lot, to visually break up the space and minimize the impact on the streetscape. Enhancements shall not impede pedestrian safety or visual sightlines.

7.3.6 Gateways

There are a number of prominent entry points into the Downtown Perth Heritage Conservation District from surrounding neighbourhoods. Most prominent are the gateways at Gore Street and D'Arcy Street to the north and Harvey Street to the south. The gateway located at Drummond Street and Herriott Street is also a pronounced access point into and out of the District. These three areas are excellent candidates for the incorporation of gateway features or treatments, which would enhance the sense of arrival into the District and reinforce the streetscape character of the Downtown. Figure 5 depicts potential gateway features using public art. With regard to gateways, the following recommendations are made:

- Gateways to the District should be marked with defining elements that are sensitive to the heritage character of the District.
- Inauthentic heritage elements should be avoided.

7.3.7 Views and Vistas

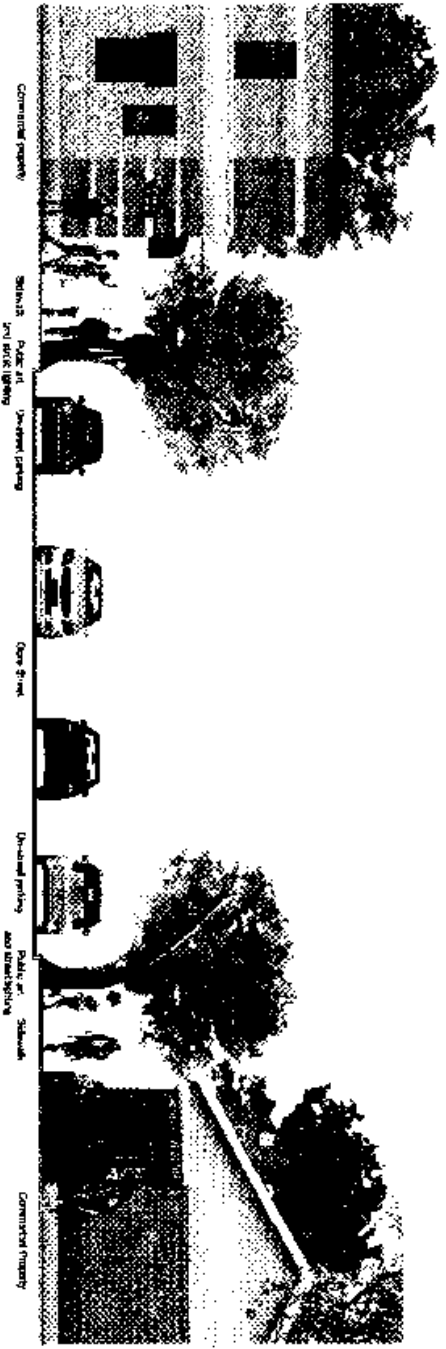


View of Tay Canal looking east

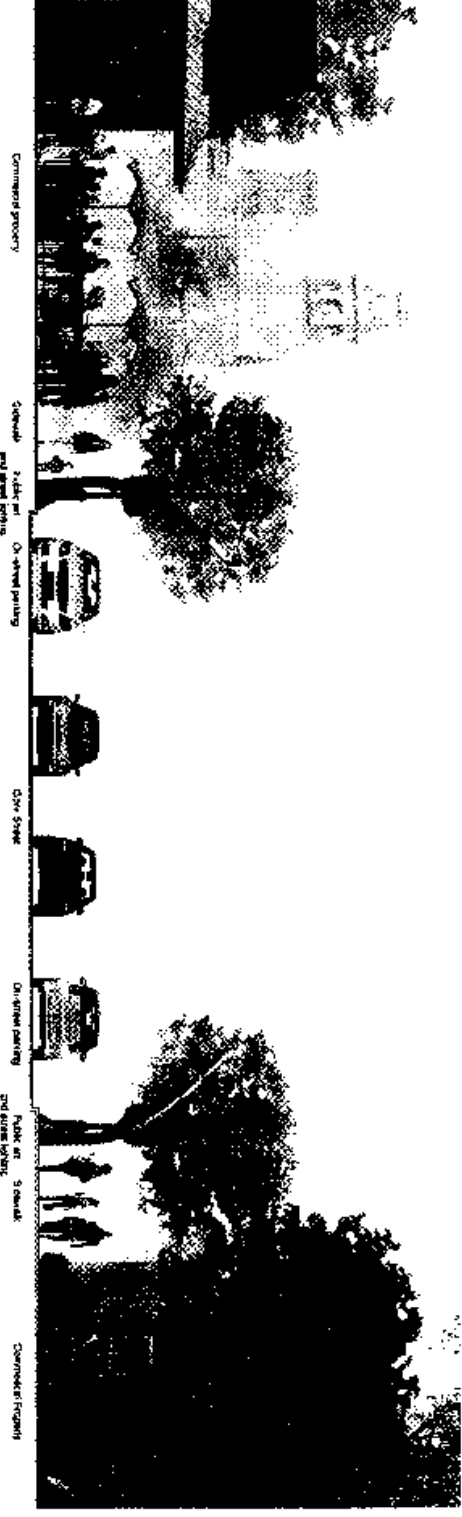


View of Tay Turning Basin looking west

Views and vistas serve as the windows to, from, or within the District. Views can take on a number of forms; long or short, open or closed, each of which contribute differently to the look and feel of a place. Views to a landmark feature can provide a sense of unity within the



NORTH GATEWAY SECTION



SOUTH GATEWAY SECTION



VISIONS

REGENERATION DISTRICT PLAN

MARCH 2012



surrounding neighbourhood by providing a central focal point to which the neighbourhood can connect to. Views can often serve as one of the defining features of a place, if it is significant or memorable. Several defining views have been inventoried in Perth. These include the views along the Tay River and the Tay Canal, across the Tay Turning Basin, across Stewart Park, toward Perth Town Hall, and along the streetscapes of Gore Street. Views and viewsheds are created and maintained through the spatial organization and character of features on site, including topography. To address views and viewsheds as they relate to the Downtown Perth Heritage Conservation District, the following recommendations are made:

- Preserve and maintain existing views and sightlines to and from significant built heritage and cultural heritage landscape elements.
- Protect and maintain features that define views and viewsheds
- Restore or repair character defining elements within the viewshed.

7.4 PRIVATE REALM

7.4.1 Mature Vegetation

Just as the privately owned buildings are considered contributing built heritage resources 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.



Mature vegetation on private property can contribute significantly to the character of a district

Currently there is no Town 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. The following provides options for the 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 *Ontario Heritage 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 and open space 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, local heritage groups 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 the Municipal Heritage Advisory Panel for consideration of the listing of a tree or trees (as it may include a row, avenue or grove of trees) within the Downtown Perth Heritage Conservation District on the municipal registry of properties of cultural heritage value and that the Panel determines 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 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).

Mature Elm in Stewart Park is a specimen tree

7.4.1.2 Conservation Easements

It is the recommendation of this Plan that where an owner of private property requests preservation of a tree and/or trees through the creation of a heritage easement, that the Municipal Heritage Advisory Panel considers the request with input from the Community Services Department.

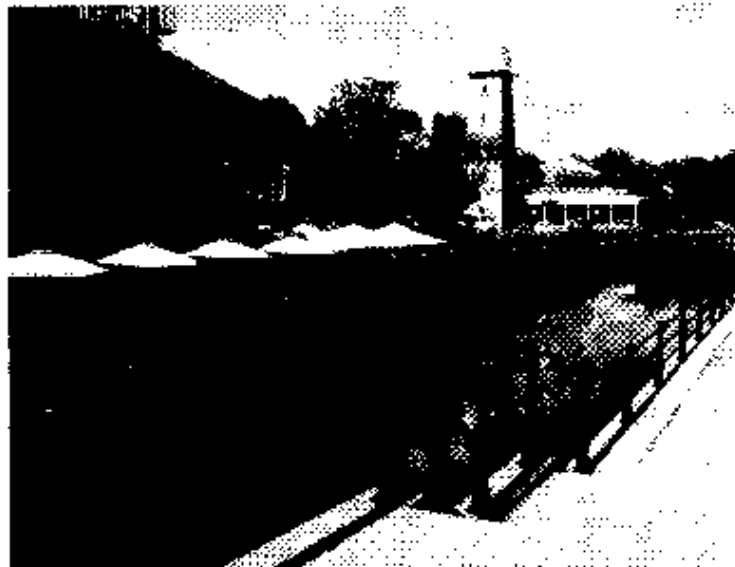
Under the *Ontario Heritage Act* (s.22, 37 and 45), The Ontario Heritage Trust and municipalities may enter into easements or covenants with property owners to protect the heritage attributes of properties within a heritage conservation district. Heritage Easements are agreements that are registered 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 5.9).

The Community Services Department and Municipal Heritage Advisory Panel should collaborate on decisions regarding the consideration of a tree(s) to be ranked as significant enough to establish a heritage easement.

7.4.2 Courtyards, Plazas, and Sidewalk Cafes



Sidewalk and canal-side cafes activate the street and are in keeping with its historical use

Unique within the District are the courtyard spaces which exist between and behind many of Perth's commercial buildings. These spaces are distinct in that they are inward facing and somewhat detached from the activity of the street, yet comprise part of the public realm. Currently, these spaces are primarily used for utilitarian purposes such as parking, but they hold a significant amount of potential in terms of their enhancement as viable and vibrant community spaces. Figure 6 depicts potential streetscape improvements. The approach to these spaces will be to find a balance between the functional considerations of parking and building access with the development of vibrant community spaces such as patios and sidewalk cafes while at the same time creating a safe environment for all users.

- Encourage sidewalk cafes and patios, to create visual character and vibrancy along the courtyard perimeter.



CONSERVATION DISTRICT PLAN

WILSON COUNTY





- Encourage the introduction of enhanced paving materials and landscape elements, such as street furniture and lighting, to further define the pedestrian realm and further identify the courtyards as public space.
- Ensure exterior spaces associated with commercial, office, or institutional buildings are complementary to the indoor amenity areas.
- Ensure exterior spaces meet or exceed accessibility standards.
- With sensitivity to the heritage character of the District, use Crime Prevention through Environmental Design (CPTED) principles when designing and organizing these internal spaces. CPTED includes principles of natural surveillance, delineating public and private spaces, and fostering a sense of ownership of public space.

7.4.3 Vehicle Parking

As within the public realm, vehicle parking associated with the private realm, in both commercial character areas as well as residential properties of the district require consideration. Front, side and rear yard landscapes can all be affected when dominance is given over to the automobile, which in turn detracts from the heritage character of the built form and associated landscape, as well as the streetscape as a whole. Careful consideration should be given to the layout of a site in these instances, to ensure that the integrity of the built heritage and cultural heritage landscape resources are maintained.

The following recommendations are made with respect to vehicle parking on private property within the District:

- Parking located on residential properties should be screened, where feasible, through the use of fencing or landscaping;
- In residential applications, it is recommended that two single track driveways or parking areas be used, with turf installed between the gaps in order to minimize the impact of hard surfacing on the landscape.



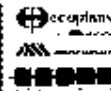
7.4.4 Building and Streetscape Signage



Building and sidewalk signage should be in keeping with the character of the streetscape

The primarily commercial and business use of the Downtown Perth Heritage Conservation District means that building signage is a significant contributing factor to the character of the streetscape. Signs are eye-catching features that should be colourful, decorative, distinguished and legible. Their individuality can bring vibrancy to the streetscape and they can offer viewers an expression of the business to be found within. Perth's Sign and Merchandise Display Bylaw has provided strong guidance in the type of signage permitted within the Downtown core. The requirements put forth in the bylaw shall be adhered to, and in the event that a new establishment requires signage, or when an owner wishes to improve upon existing signage, the following recommendations are provided:

- Well-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.
- 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 adjacent building. Signs should not be of a size that impedes pedestrian traffic or visual sightlines along the street.
- Comply with the Town of Perth Sign and Merchandise Display By-law.



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.

Cleaning

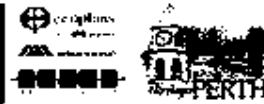
There are many processes included in "cleaning" from the gentle touch of a dough poultice through several wash sprays through to blasting with fluids, rubber eraser granules or abrasive stone granules. The type of cleaning process should suit the material being cleaned, the contaminant being removed, 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 6 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 Downtown Perth Heritage Conservation District. Conservation guidelines for maintaining and restoring these elements, as well as other building components are provided in the following sections, and should be considered 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 Downtown Perth Heritage Conservation District, the most common shapes on the commercial buildings are flat roofs and some Mansard roofs. The residential buildings feature mostly gable and hip roofs.



Profiled metal shingles on a Mansard roof



Dormer windows articulate a low-sloped roof

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.

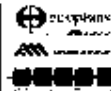
Up to about 1925 the principal choices for roofing materials were primarily slate and wood shingles. To a lesser extent, clay tile or zinc shingles, and metal roofing were used. Most of the commercial buildings in Downtown Perth would originally have had tar or pitch roofing on fabric roofing felts on a low slope or "flat" roof. The tar or pitch would be protected from the sun and stabilized with a shallow layer of gravel embedded into the bituminous material. The residential buildings with sloped roofs would 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.

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, and slate tiles installed as shingles. 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, create issues of fire resistance and relative insurance costs. The wide spread 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

- 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.
- 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 shingling.

8.3.3 Metal roofing, Snow Guards

Metal roofing has been used in various forms throughout history since Romans used sheet lead for waterproofing. Materials probably in use in Perth in the 19th century would include metal shingles of tin plated steel, zinc or copper, and sheet metal roofing using the same materials and possibly lead. Metal shingles can be flat or formed with a bas-relief pattern for decorative effect, and installed in an orthogonal or diagonal pattern. Sheet metal roofing also can be fabricated from flat or profiled sections, usually in long shallow troughs aligned parallel with the slope of the roof with an overlapped joint or folded seam at the edges. There are examples of metal roofs still visible in Perth.

Typical Problems Encountered

Metal roofs are exposed to severe thermal movement and must accommodate the movement in the lapped edges or the seam design to prevent early failure of the waterproof purpose of the roofing. Hot dip galvanizing of steel provides a durable coating for the substrate, but is blindingly reflective when new. Other coatings including fluorocarbon paint films provide good durability and colour compatibility, but are prone to wear and scratching wherever accessible to foot traffic for any maintenance. Most metal roof designs shed snow and ice very efficiently, but cause avalanche problems over pedestrian access areas unless snow guards are attached in those locations to hold the ice in place until it melts. Snow guards are usually a pattern of projections on the roof to resist the sliding of the ice near the eave.



4 Gore Street East -metal roofing with ice guards



69-71 Foster Street -metal roofing shingles

Conservation and Maintenance Guidelines

- Establish an authentic pattern and material design for the proposed metal roofing installation from historic photos or evidence on the building.
- Ensure that the material chosen has laboratory testing to determine durability on roof installations.
- Ensure that the installer is experienced with the type of shingle or sheet installation proposed and uses appropriate underlayment for both waterproofing potential ice dams and other minor leaks and for ventilating the underside of the metal to reduce the risk of condensation forming on that surface.

8.3.4 Chimneys

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.



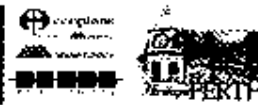
Conserved chimney detail at 4 Drummond St W

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.

Conservation and Maintenance Guidelines

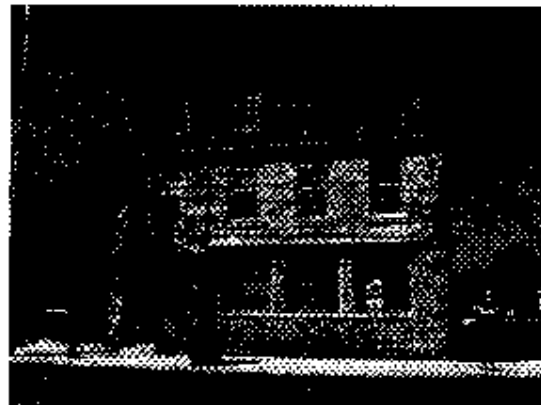
- Inspect chimneys occasionally, and clean if necessary, to ensure that they are functioning properly and there is no build-up of soot or blockage by nests, etc.
- In some heritage buildings, the chimney is in a prominent location, and sometimes repeats brickwork details that are evident in the rest 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, 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 building. If the chimney is no longer used, it should be capped and sealed by a knowledgeable tradesperson.

8.3.5 Gables, Dormers and Parapets on Roofs

In Downtown Perth, a large part of the character of the individual buildings and the character of the district is established by the ornate treatment of the roof gables and dormers facing the street. A number of significant locations throughout Downtown Perth are also accentuated by the addition of a projecting parapet wall or party wall projecting through the roof. The decorative treatment of gables, dormers and parapets are prominent, artistic additions to buildings in Downtown Perth and deserve care in conservation and restoration. Because these decorative roof embellishments are an integral heritage feature of Downtown Perth, their conservation and restoration is important.



Projecting parapets, dormers and gables provide unique variations to similar buildings.



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, dormers and gables 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 dormers 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.

8.3.6 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

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 property owners 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.



Strong decorative roof cornice to cap building



Shopfront cornice with dentils and light sockets

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 through the wall, or exposure to wetting from rain.



6.4 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 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.

A large proportion of the buildings in Downtown Perth Heritage Conservation District are constructed with local sandstone. This stone makes a durable, stable and strong exterior wall, and is capable of being rough cut or finely detailed, and set into the wall in coursed or random stacking.



Local sandstone varieties still quarried and available for restoration and additions

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, or loss of the surface in thin layers from spalling. There are also examples of exterior stone walls where exposure to de-icing salt near the sidewalk has caused accelerated deterioration.



Deterioration caused by salt and moisture requires stone replacement

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.

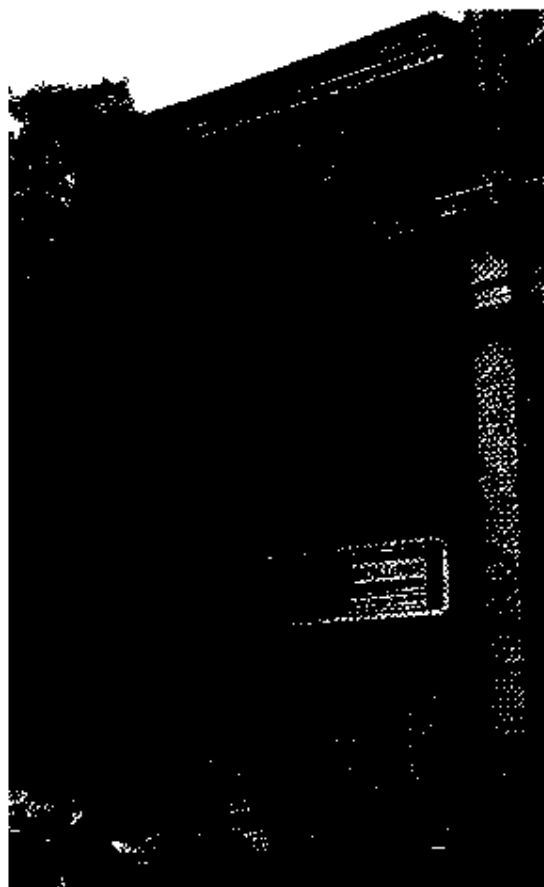
- Ultimately, the stone may have to be replaced in part or entirely with a new piece of matching stone cut to the original shape. A partial replacement that is inlaid into a prepared hole like a filling is called a "Dutchman". The

sandstone and limestone that were used in Downtown Perth 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.
- In locations where the original stone surface has become excessively porous and weakened, there are specialty liquid stone consolidants that restore most of the original texture and strength of the stone surface with resin type bonding agents that are absorbed into the pores of the stone to help bind the mineral components together while preserving the breathable nature of the natural stone. This process should only be undertaken when the cause of the original deterioration has been resolved, and with the understanding that stone replacement may eventually be required.



8.4.2 Brick



73 Gore E -intricate decorative Victorian brickwork

Where stone is the predominant building material in Downtown Perth with 42% of the buildings, brick is used as the exterior wall material in about 30% of properties. Brick became more available and more popular towards the end of the 19th century in Perth as railroads were able to transport the material from more distant clay sources and as Victorian style with ornate brick detailing spread through the Empire. In the hands of clever designers and skilled masons, bricks can be artistically combined in a variety of bonding patterns, textures, details and arches to give enormous variety to the exterior finished walls.

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 (spall off). As the exterior cladding on

exterior walls, it is impossible to avoid freezing temperature exposure for brick walls.

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.

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 building 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.

8.4.3 Mortar and Repointing

Exterior masonry walls have more components than just brick or stone. All masonry units are joined together by mortar joints which form as much as a quarter of the exposed surface. The mortar joints in masonry 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 or stones do not crack. Where the masonry units 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 or stones to crack or spall. When mortar repairs are required, a professional mason should be consulted.



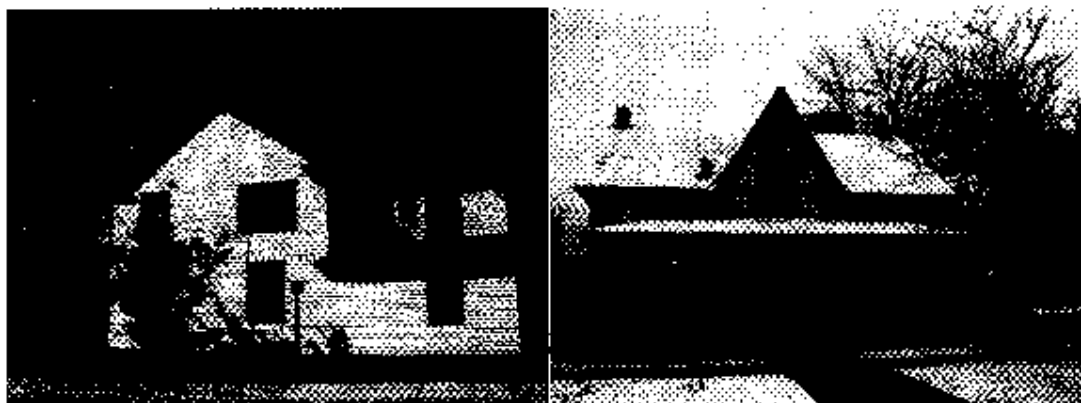
Conservation and Maintenance Guidelines

- Replacement mortar should be weaker than the surrounding masonry units 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 looked to a dense, slightly concave surface to resist absorbing water.
- In some instances, where the heritage character of the original masonry 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.

8.4.4 Wooden Siding

Wood siding was used in very few of the original properties in the Downtown Perth 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 knols 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 bettens 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 Downtown Perth 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 beards is no longer possible, there are several alternatives for the replacement of original wood



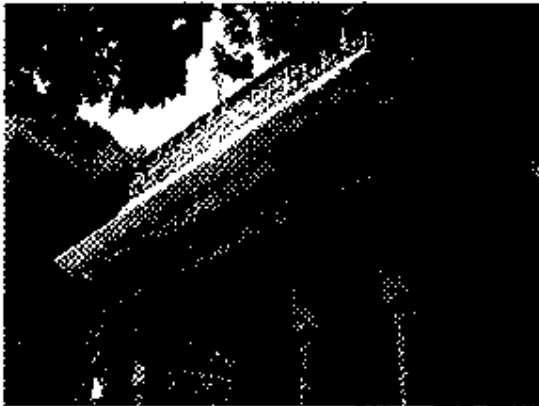
siding. Avoid any new siding that is simply attached over top of the original as many of the trim details and corner details of the original will be lost underneath or recessed behind the new skin. Remove the deteriorated layer of original wood siding, maintaining the original trim details around doors, 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 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 wood siding.
- 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.



8.5 PORCHES AND VERANDAHS

Typical Problems Encountered



Like other details on the exterior of a building exposed to severe weathering, the paint, wood and masonry portions of porches deteriorate more quickly than the rest of the structure. Foundations and footings for porches were sometimes built with less care and less depth than the main portion of the building. 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 animal pests 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.



DOWNTOWN PERTH HERITAGE CONSERVATION DISTRICT

- Fibreglass and plastic versions of decorative trims should be avoided. Poor interpretation of the scale or design of applied decoration detracts from the visual appearance and architectural coherence of porches and verandahs.
- 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 SLYPES AND PASSAGEWAYS



There are a large number of openings through buildings in the commercial core that contribute to the heritage character of Downtown Perth. Most were constructed as carriage passages to provide access to the rear yard of a business premises, but are now primarily pedestrian access to parking and outdoor patios. These important features are, unlike most other architectural elements, the void or missing part of a building. However, a slype or passage through a building, is embellished by the entrance portal on each end, and by the walls and soffit of the tunnel portion.

Typical Problems Encountered

Because the significant feature of a slype is the negative space of building, it presents only the same care and maintenance problems of the external surfaces of the adjacent building(s).

Conservation and Maintenance Guidelines

- Maintain clear sight lines through to public spaces and maintain good lighting in the slype for security. Attach light fixtures to soffit or as sconce fixtures to walls with least possible damage to substrate. Avoid niches and blind corners that could intimidate public users.
- Posted signs at the entrance to the slype encourages the use by the public and advises services and facilities that are available in the interior.
- The soffit of a slype is the floor of the building over and requires good insulation to ensure that the floor above is comfortable and to prevent the loss of building heating.

8.7 DOORS AND WINDOWS

Doors and windows offer both functional and visual contributions to the heritage character of buildings. In Downtown Perth, windows are particularly important features, as the repetition of traditional Georgian double hung divided lite windows creates a continuity throughout the district. 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 Perth, traditional windows would have been fitted with wooden storm windows, an outer sash that protects the building 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.



Replacement windows that lose original character of shape and glass division



Typical Problems Encountered

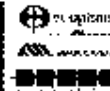
Original door and window frames are nearly always constructed of wood. Often, the portions of a window or door opening that weather badly and deteriorate the most are the bottom of the sash of the window, or the bottom rail and threshold of the door, as they are exposed to more moisture. These elements 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.

According to conservation first principles, during a restoration of a building or an element of a building, the greatest amount of original material should be preserved. In the case of windows and doors, there are a growing number of restoration specialists who can judiciously replace individual rails, muntins or panels in an assembly to preserve most of the original material and all of the original character of the component. In the event that the window or door is beyond repair, an accurate replacement should be replicated, using the original as the design template, and using the same materials as the original where possible. There are good quality manufacturers of doors and windows, and there are even instances where modern materials can mimic the profiles and appearance of traditional materials in the fabrication of the doors and windows. However, great care is required to ensure that the proportions and the subtlety of the original design are maintained.

In the case of windows, the quality of true divided lites in the design of the muntin divisions is crucial to the appearance of a traditional Georgian window. For the purpose of a heritage conservation district, the Viewing Location Rule should apply, so that windows and other components viewed from the street are consistent with the neighbouring and original appearance.

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

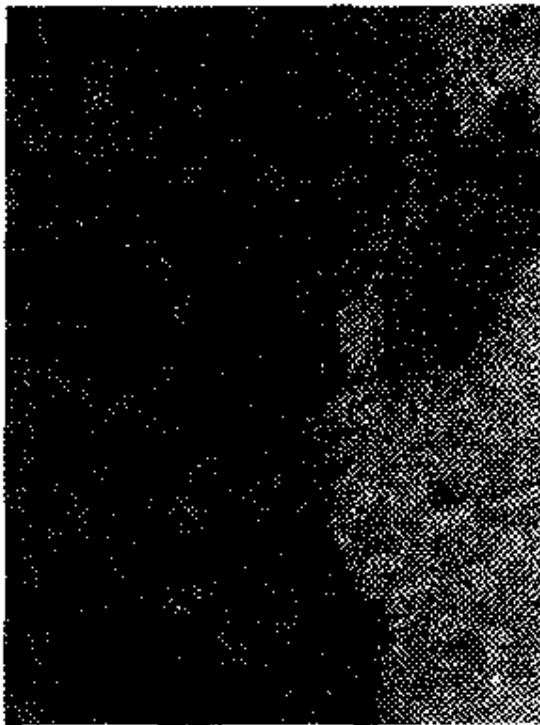
- The preservation of original doors and windows is strongly encouraged wherever possible as the frames, glass and decorative details have unique qualities and characteristics that are very difficult to replicate.
- Regularly clean and inspect doors, windows and frames for cracks, loose putty or weather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

8.8 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 building in Downtown Perth are similar in type and purpose to most in Eastern 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.



Typical Problems Encountered



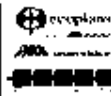
Foundation problems usually arise due to their failure to resist the lateral pressure of the earth, made worse by the recurring freeze thaw cycles of frost in the ground around the exterior of the foundation wall. This lateral pressure sometimes causes cracking in the wall, and water ingress at the location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

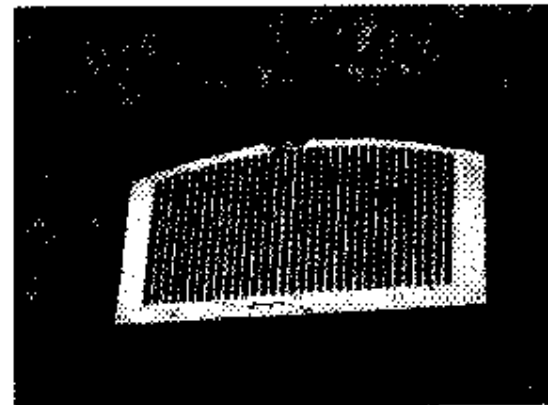
- Ensure that the ground around the dwelling is sloped away from the building to prevent water from pooling at the foundation.
- Inspect foundations occasionally, looking for cracks and loose surface materials on the foundation itself, or settling and low spots on the surrounding ground.
- If minor cracks 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.



8.9 DECORATIVE TRIM AND DETAILS

There is a wealth of decorative trim and detail on the houses in Downtown Perth which substantially adds to the charm 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.

In a number of instances in Downtown Perth, the decorative trim is very representative of the original builder.



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 building and the heritage value.

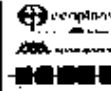
Some owners object to the additional work required to maintain the intricate design of trim details and remove the decorative trim or cover it with a simple, flat cover. This is a denial of the special quality and beauty of the original construction, and on street façades, the denial of enjoyment to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

8.10 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.

8.10.1 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 inhabited buildings was painted to present a finished appearance to the neighbourhood, and to protect the investment in the construction. 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.

8.10.2 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.

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 masonry building 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 a brick building has been completely painted, and the purpose and the appearance is not appealing, the original appearance of the exposed brick may be restored. 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 Joss 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.

8.10.3 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.

Any new paint colour is to be selected from the paint palette of recommended colours from the Historical Collection to be proscribed by Benjamin Moore for use in the Downtown Perth Heritage Conservation District, except as may be required for signage with proprietary brand colours and limited to the size of permitted signs.

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.

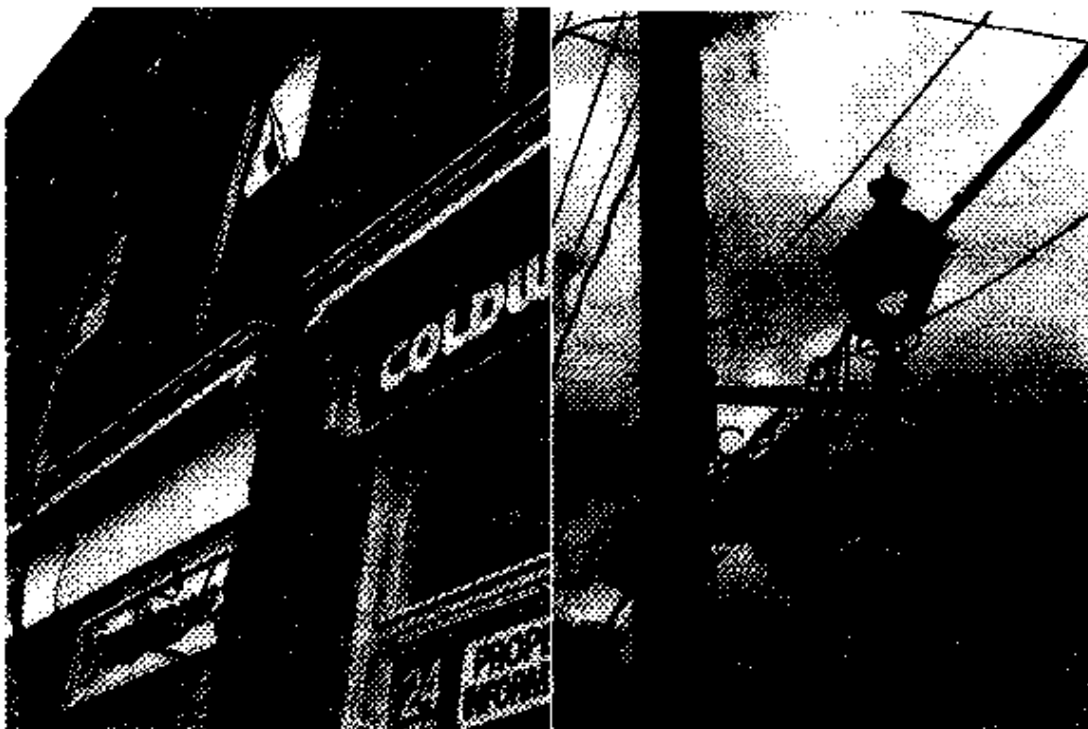
Conservation and Maintenance Guidelines

- 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 building.

8.11 UTILITY AND SERVICE CONNECTIONS

In the very early stages of development of Downtown Perth, the first buildings would have been independent of all utility and service connections. There was no gas or electricity available, and a private water well and an outdoor privy would have provided for all water and sanitary needs. With the construction of many buildings on small lots, by 1900 each lot would have been connected to the Town's water and sewer systems. Municipal electrical connections were available after 1910. 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. Where the services are not buried underground, they should be grouped together and coordinated to travel the least distance to the building, and to be routed into the building at the nearest location to avoid wires and conduit draped over the historic façade. Similarly, public utilities in the public right of way should be coordinated so that the heritage initiative is not defeated by the ad-hoc installation of cables and services.





8.12 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 R40, RSI 7.00 (12" fiberglass or 8" Styrofoam) and exterior walls to be insulated to R19, RSI 3.34 (6" fiberglass or 4" 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 buildings to increase the insulation in this location.

Many older buildings 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 buildings 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 building. 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.



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Special thanks to Karen Rennie and her staff at the Perth Museum for opening up the archives to the research team, and sharing with us all their knowledge of Perth's history.

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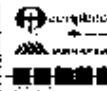
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**Heritage Conservation Districts: A Guide to District Designation under the Ontario Heritage Act
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Perth Museum

Collection of historic photos from the Perth Museum, Perth, Ontario



10.0 HELPFUL RESOURCES

10.1 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 beads 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.

Cultural Landscape: Cultural landscapes are characterized by the activities and processes which have shaped them. A cultural landscape represents our shared sense of the values and representations that make them significant. Defined by the World Heritage Committee, they are distinct geographical areas or properties uniquely "...representing the combined work of nature and of man..."

The World Heritage Committee has identified and adopted three categories of cultural landscape:

- **Designed landscapes:** those which have been intentionally designed
- **Organically evolved landscapes:** those which have grown organically including those which continue to evolve (continuing landscape); (relict landscape) where an evolutionary process has come to an end
- **Associative landscapes:** those with powerful religious, artistic, or cultural associations of the natural element rather than material cultural evidence, which may be insignificant or even absent

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.

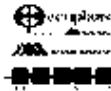
Fascia: A finish element covering the face of eaves and roof projections.

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.

Major Alterations: A major alteration involves a change to the structure or massing of a building that is visible to the street or public open space, including roof shape and features, exterior walls and openings, and existing extensions to the building and porches.

Minor Alterations: A minor alteration involves the change that is visible to the street of decorative trim, roofing material, window and door replacement with matching design, paint and other finishes, and similar details.

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.



10.2 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

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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/nldctpc-sqchpc/index_e.asp



3. Provincial Government Publications

Ministry of Culture:

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

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

Ontario Heritage Trust:

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

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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](#)

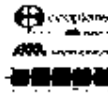
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Central Canada / John I. Rempel.* 1980.

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

6. Products and Services



DOWNTOWN PERTH HERITAGE CONSERVATION DISTRICT

Air Conditioning Systems:

Mitsubishi Split Systems: <http://www.mrslam.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.icomos.org/> - International Commission on Monuments and Sites (Icomos)

<http://www.heritagecanada.org/> - Heritage Canada Foundation

<http://www.heritagefdn.on.ca/> - Ontario Heritage Trust

<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/hpd.htm> - Ontario Heritage Properties Data Base

<http://www.collectionscanada.ca/> - National Archives of Canada

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

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

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

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

8. Landscape and Plant References

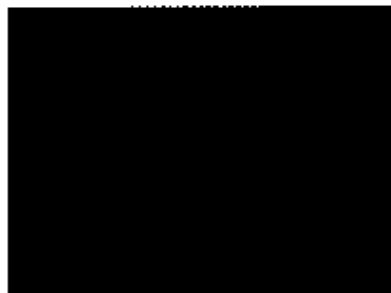
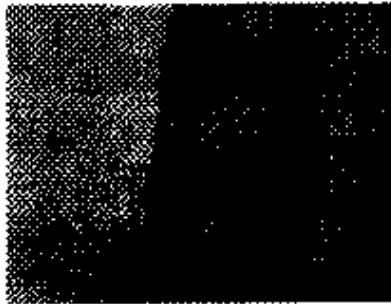
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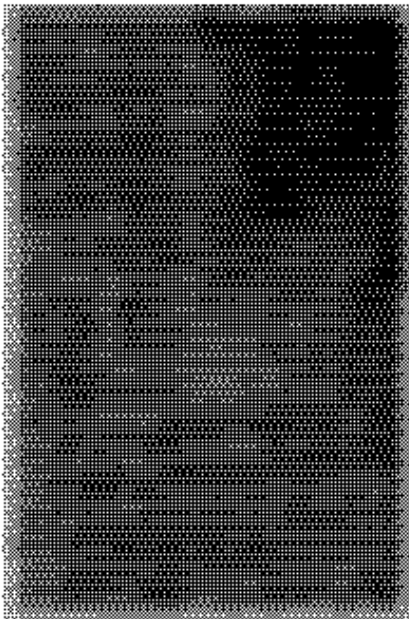
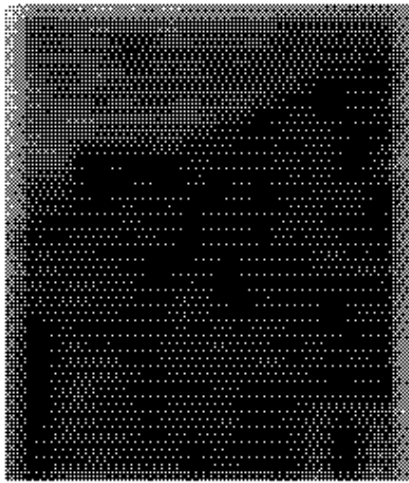


No	Street	Date	Name	Group
	Basin			
63	Street		Tay River Basin	A
36	Foster	1901	Montessori	A
54	Foster	1858	Bistro 54	A
31	Foster	1862	Crain Bldg, Barker & Wilson	A
61	Foster	1906-07	Scotia Bank, Masonic Temple owner	A
65	Foster	1848	Shadow Fax	A
80.5	Gore	1931	Perth Band Stand	A
11	Gore E	1840	Matheson Hse	A
41	Gore E	1848	Kellock Bldg	A
45	Gore E	1846	Brooke Bldg	A
51	Gore E	1846	Wm O'Brien Bldg, Matthews Bldg, Riverguild	A
57	Gore E	1841	Sheriff's Hse, Tay Crossing	A
63	Gore E	1851	Thomas Wright Bldg	A
69	Gore E	c1850	Soong Bldg	A
73	Gore E	1884		A
77	Gore E	1907	Carnegie Library	A
81	Gore E	1931-32	Post Office	A
85	Gore E	c1860	Bakery	A
93	Gore E	c1850	Maximilian, Riverside Apartments	A
101	Gore E			A
103	Gore E	1844-46	Post Office	A
125	Gore E	1830	McMartin Hse	A
30	Gore E	1884	Bank of Montreal	A
44	Gore E	1911-12	Code Block	A
56	Gore E	c1830	Tay Navigation	A
80	Gore E	1863	Perth Town Hall	A
8	Gore W		Woodwark & Stevens Lawyers	A
34	Herriott	1855-83	Old Fire Hall	A
43	Herriott	1847	Ferrier Hse	A
50	Herriott	1907	Kinivie, Code House	A
37	Herriott	1860	The Hart House	A
53	Herriott	1842-1903	Codes Mill	A
9	Mill St	1820		A
2	Wilson W	1946-47	Perkins Car Showroom & Garage	A
22	Wilson W	1840	Allan Chartered Accountant (Dr. Fowler's Hse)	A
	Drummond			
2	E	c1880		B
	Drummond			
4	E	c1880		B
4	Drummond W			B

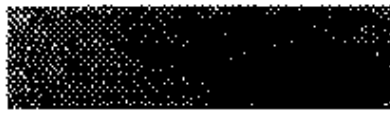
No	Street	Date	Name	Group
30	Foster	1875	Crown Attorney's Office	B
32	Foster		Johnson & Cross	B
40	Foster	1840	Goodwood	B
56	Foster		McLean Insurance	B
60	Foster	1885	Rothwell's & Queen's Hotels	B
66	Foster		Burn's Jewellers	B
70	Foster	c1870	Shops	B
76	Foster	1878	Shops & Apts	B
39	Foster		Decorating by Design	B
41	Foster	c1848	Mill Store	B
43	Foster	c1848	Balderson Kidz	B
47	Foster	c1848	Mair, Meighen Block, Sweet Peach	B
51	Foster	1858-59	Salv'n Army	B
57	Foster	1871	Girdwood's, John Coombs	B
69	Foster	1886	Crown & Thistle, Hope Building	B
77	Foster	c1875	De Hertel Block, Hick's Bldg	B
1	Gore E	1840	Shaws	B
15	Gore E	c1821-32		B
27	Gore E	1856	Herts Books	B
33	Gore E			B
39	Gore E			B
89	Gore E	1848-70	McLaren Bldg	B
2	Gore E	1834		B
6	Gore E	1886		B
14	Gore E	1886		B
18	Gore E	1914/1915	Balderson Theatre	B
84	Gore E	1846/1880	Glasgow Warehouse	B
92	Gore E	1874	Crewford - Fortins	B
112	Gore E	1843	Sunnyside Apts (Morris Bldg)	B
114	Gore E	c1975	Apts Glascotta Hotel 1838, Hicks House 1870's, Perth Hotel	B
1	Gore W	1838	1930	B
27	Herriott	c1830		B
29	Herriott	c1898		B
43	Herriott	c1890	Dr. Orser	B
10	Market Sq.	1856	Band Law Office	B
11	Milí	1846		B
41	North	c1878	Publows	B
43	North	1863	The Katherine Stephen Home	B
49	North			B

No	Street	Date	Name	Group
53	North			B
2	Wilson E	1884	Maple Drop Building	B
8	Wilson W			B
63	Basin Street			C
8	Drummond E			C
10	Drummond E			C
80	Foster	1822-23	Red Fox, Revere Hotel, Flett House	C
33	Foster	c1856		C
35	Foster			C
49	Foster	1871	Hair Dresser	C
73	Foster	1870	McArthur's Stove and Tin Store	C
4	Gore E	1856		C
32	Gore E	1946	Ferrier/Quattrocchi	C
40	Gore E	1847/1925	Kinivie Block	C
64	Gore E		Shur Gain Mill	C
98	Gore E		Mark's Cobbler	C
100	Gore E		Sunflower Bakeshop	C
106	Gore E	1830	Telus (Spalding & Stewart Distillery)	C
5	Gore W	1990	Chiropractic	C
7	Gore W	1939	Oxford Linen	C
9	Gore W	1911	McTavish Hse, Teak Hair	C
28	Herriott	1981	Perth Public Library	C
36	Herriott			C
47	Herriott			C
20	Mill			C
22	Mill			C
26	Mill			C
17	Mill			C
19	Mill			C
21	Mill			C
26	North		Priv Res	C
50	North		Salvation Army	C
55	North	c1875		C
18	Wilson E		Hotel House	C
13	Wilson W		Rebecca's	C
15	Wilson W			C
4	Wilson W			C
6	Wilson W			C
16	Wilson W			C
37	Foster		Chipmunk Chippery	D

No	Street	Date	Name	Group
37.5	Foster		The Word	D
70	Gore E	1982	TD Bank	D
110	Gore E	1938	Michael's Table Restaurant	D
6	Market Sq.			D
30	North		Lotus Wings	D
52	North			D
5	Wilson W		Worth Saving Shop	D
11	Wilson W		Office Supply	D



**APPENDIX B
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.

Descriptions: 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	La'st	Shr'st	Taller	Nar'st	Wid'st
1								
2								
3								
4								
5								
6								
7								
8								

¹ Name used locally for the species.

² Latin name (genus 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 (i.e. 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
<input type="checkbox"/> public land	road / highway / park / waterway / trail / ravine
<input type="checkbox"/> private land	residential / commercial / industrial / farm
<input type="checkbox"/> institutional land	place of worship / hospital / school / military base
<input type="checkbox"/> 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 _____

EVALUATION INSTRUMENT: GROVE/ARBOREAL REMNANT

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

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 Grove or Arboreal Remnant

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** – 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

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: 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 =
P R O M I N E N C E	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 =
A P P E A R A 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 8/or smaller	
	Sub-factor subtotal			Rating /4 x 100 =
S O C I A L	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 =
I N T E G R I T Y	CHART V Aesthetics of Grove or Arboreal Remnant	4	Striking	Comments:
		3	Significant	
		2	Notable	
		1	Ordinary	
	Sub-factor subtotal			Rating /4 x 100 =
S O C I A L	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 =
I N T E G R I T Y	CHART VII Historical Significance	4	National/Provincial	Comments:
		3	Municipal/Regional	
		2	Neighbourhood	
		1	Street	
	Sub-factor subtotal			Rating /4 x 100 =
I N T E G R I T Y	CHART VIII Cultural Significance	4	National/Provincial	Comments:
		3	Municipal/Regional	
		2	Neighbourhood	
		1	Street	
	Sub-factor subtotal			Rating /4 x 100 =
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 =
I N T E G R I T Y	CHART X Expected Longevity	4	> 30 years	Comments:
		3	< 30 years	
		2	< 20 years	
		1	< 5 year	
	Sub-factor subtotal			Rating /4 x 100 =
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 = %
R A R I T Y	CHART II Species Rarity (Locally)	4	Rare	Comments:
		3	Infrequent	
		2	Common	
		1	Ubiquitous	
	Sub-factor subtotal			Rating /4 x 100 = %
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 = %
P R O M I N E N C E	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 = %
A P P E A R A N C E	CHART V Aesthetics and/or Artistic Peculiarity (Shape)	4	Striking	Comments:
		3	Significant	
		2	Notable	
		1	Ordinary	
	Sub-factor subtotal			Rating /4 x 100 = %
A P P E A R A N C E	CHART VI Form (Structure) for species or cultivar	4	Majestic	Comments:
		3	Characteristic	
		2	Atypical	
		1	Lacking	
	Sub-factor subtotal			Rating /4 x 100 = %
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 = %
S O C I A L	CHART VIII Cultural Significance	4	National/Provincial	Comments:
		3	Municipal/Regional	
		2	Neighbourhood	
		1	Street	
	Sub-factor subtotal			Rating /4 x 100 = %
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 = %
I N T E G R I T Y	CHART X Expected Longevity	4	> 30 years	Comments:
		3	< 30 years	
		2	< 20 years	
		1	< 5 year	
	Sub-factor subtotal			Rating /4 x 100 = %
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 & H: 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 =
R A R I T Y	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 =
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 =
P R O M I N E N C E	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 =
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 =
A P P E A R A N C E	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 =
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 =
S O C I A L	CHART VIII Cultural Significance	4	National/Provincial	Comments:
		3	Municipal/Regional	
		2	Neighbourhood	
		1	Street	
	Sub-factor subtotal			Rating /4 x 100 =
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 =
I N T E G R I T Y	CHART X Expected Longevity	4	> 30 years	Comments:
		3	< 30 years	
		2	< 20 years	
		1	< 5 year	
	Sub-factor subtotal			Rating /4 x 100 =
Totals			sum of sub-factors as % / # sub-factors =	%