

YATES STREET AND AREA  
HERITAGE CONSERVATION  
DISTRICT STUDY  
DISTRICT PLAN

PREPARED BY

THE CITY OF ST. CATHARINES  
PLANNING DEPARTMENT

FEBRUARY, 1995

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# 1.0 INTRODUCTION

## 1.0 INTRODUCTION

The Yates Street and Area Heritage Conservation District Study has been made up of two stages. First, research and analysis of the area was undertaken in order to determine:

- (i) whether there is rationale for designation as a heritage conservation district, and
- (ii) the district boundaries.

The findings of the first stage are found in their entirety in the "Yates Street and Area Heritage Conservation District Study - Background Report" and summarized in Section 2.0 of this report.

Second, recommendations and guidelines regarding designation and implementation of a heritage conservation district have been prepared, and are found in subsequent sections of this Plan.

## **1.1 PURPOSE OF THE DISTRICT PLAN**

The District Plan provides the basis for the management and protection of the area's heritage resources. The guidelines for buildings and streetscape improvements provide guidance in assessing proposed changes within the district. As such, they will be used by property owners, City Council, municipal staff, and other levels of government and utilities.

## **1.2 FORMAT OF THE DISTRICT PLAN**

The District Plan is made up of a number of sections and appendices. Specifically,

- Section 2 summarizes conclusions made by the Background Report, sets out district boundaries, and recommends the designation of Yates Street and immediate area as a heritage conservation district.
  
- Section 3 outlines the general principles of heritage conservation including objectives related to heritage properties, landscape and streetscape, land use, and new development.
  
- Section 4 discusses the planning and development policies and regulations applicable to the district.

- Section 5 provides guidelines for additions, new construction including outbuildings, and demolition.
  
- Section 6 provides guidelines for landscapes, pedestrian amenities, and streetscapes.
  
- Section 7 discusses possible funding sources for restoring designated heritage properties.
  
- Section 8 sets out how heritage conservation district designation is implemented.
  
- The Appendices will provide general, "hands-on" conservation advice for the property owner, as well as a summary of the public participation process to date, any corrections to the Background Report, and the process required when changes are proposed in the district.

## 2.0 HERITAGE CONSERVATION DISTRICT DESIGNATION



## 2.0 HERITAGE CONSERVATION DISTRICT DESIGNATION

### 2.1 DISTRICT CHARACTER: SUMMARY

The Yates Street and Area heritage conservation district is generally comprised of:

- properties fronting onto both sides of Yates Street, College Street, Norris Place, Brewery Street, and parts of Salina Street, Trafalgar Street, and Ontario Street.
  
- Memorial Park and Oakhill Park

The historical development of the study area, particularly Yates Street itself, and immediate environs has strong associations with the Welland Canal and Merritt family. The location of Yates Street, which overlooked many industries located along the canal, attracted prominent citizens of the day to locate there. William Hamilton Merritt, who was instrumental in the development of St. Catharines, was the original owner of the land upon which the street is situated and had his estate there. In fact, Merritt's former residence, located at the corner of Yates Street and St. Paul Street West, is a well known landmark, and a focal point within the area.

The study area does not exhibit one particular architectural style. There are, however, buildings that date back almost 150 years, with examples of Georgian, Neo-classic, Italianate, and Queen Anne Revival present. Each of the streets has a number of older buildings contributing to the collective built heritage of the area. As a grouping, the residential precinct is a relatively self-contained definable neighbourhood on the periphery of the downtown core. It is significant that as time passed and the area went through several phases of growth, the essential residential character was maintained.

The character of the area changes noticeably as one moves away from Yates Street, towards Ontario Street. There are fewer mature trees and boulevards and the land use makes a transition from exclusively residential to uses more closely associated with the central business district. Further, beyond Cherry Street, there are more "gaps" in the streetscape, made up of vacant parcels, parking lots, and an inconsistent building form and height. The section of Ontario Street between Church Street and Adams Street is an exception to this. In this area, the residential scale and flavour of the Yates Street corridor is maintained.

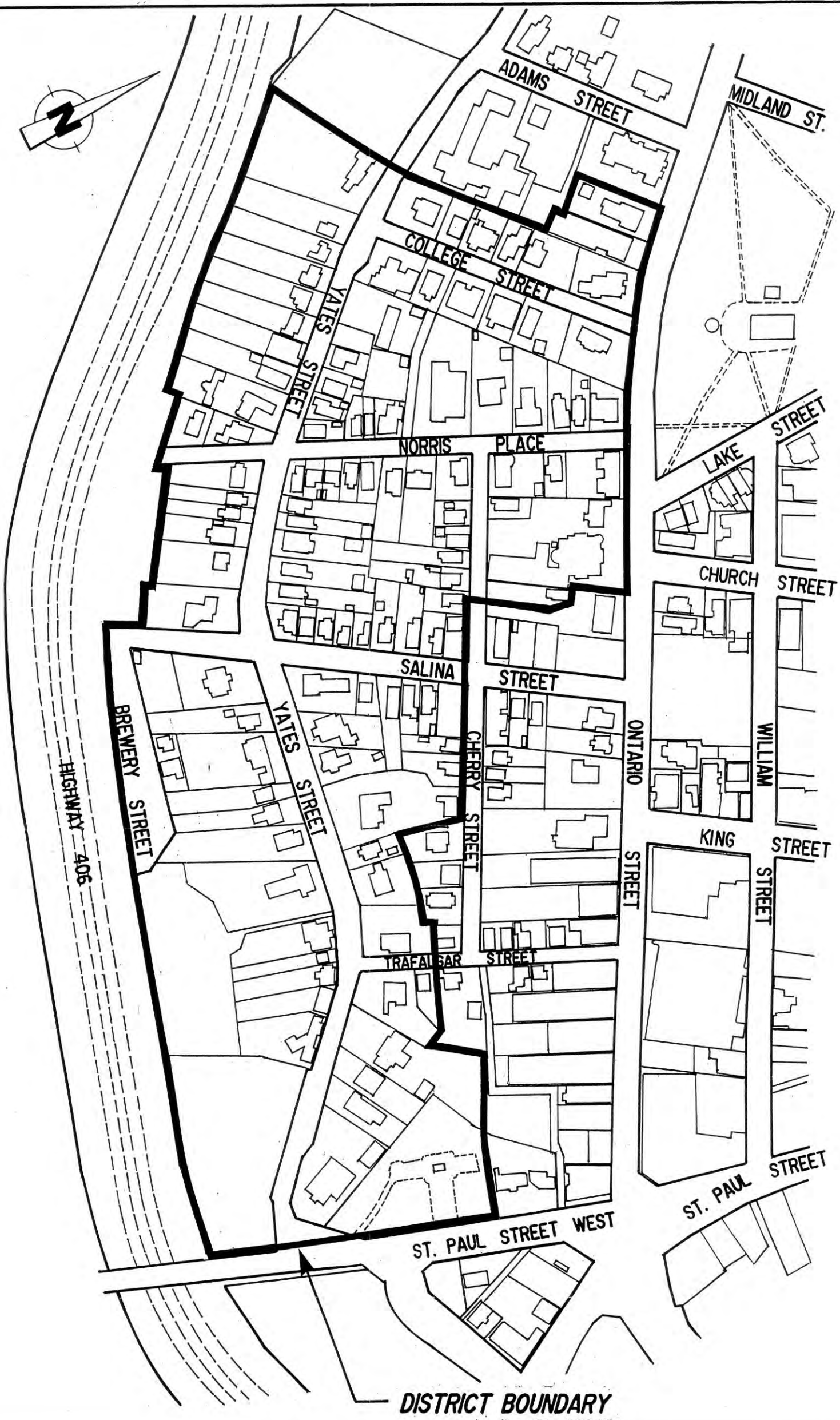
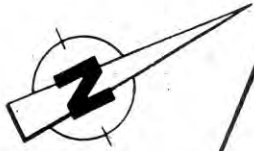
## 2.2 DISTRICT DESIGNATION

The Ontario Heritage Act allows municipalities to designate defined areas within their boundaries as heritage conservation districts, provided that there are official plan provisions respecting the establishment of such districts.

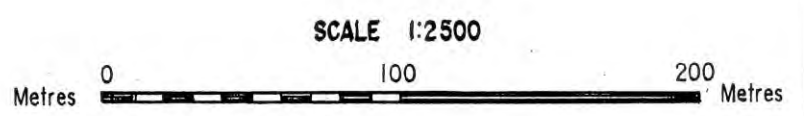
Section 5.17 of Part II (Historic Buildings) and Section 1.11 of Part III (Central Area Secondary Plan) of the City of St. Catharines Official Plan contain comprehensive policies providing for the designation of heritage conservation districts. The Background Report to this Plan identified a number of heritage attributes that supported the designation of Yates Street and area as a heritage conservation district, notably:

The proposed district displays a number of heritage attributes including:

- historical associations with the Welland Canal, Merritt family, and many other prominent citizens of early St. Catharines;
- excellent examples of nineteenth and early twentieth century domestic architecture executed in a number of pure styles and vernacular stylistic interpretations; and



**YATES STREET AND AREA  
HERITAGE CONSERVATION DISTRICT STUDY  
DISTRICT BOUNDARY**



- a particularly scenic streetscape along Yates Street and immediate environs north to part of Ontario Street which is a result of a number of elements, including tree canopies, grass boulevards, relation of the buildings to the street, views, paths and focal points.

IT IS THEREFORE RECOMMENDED THAT THE AREA SHOWN ON THE ACCOMPANYING MAP IDENTIFIED AS "HERITAGE CONSERVATION DISTRICT" BE DESIGNATED BY-LAW UNDER THE ONTARIO HERITAGE ACT.

### **2.3 PROPERTY DE-DESIGNATION**

The Ontario Heritage Act does not allow properties that have been designated individually to be part of a heritage conservation district.

Within the district, six (6) properties have been designated individually. They are:

- St. Thomas Anglican Church (99 Ontario Street)
- 105-111 Ontario Street
- 24 Yates Street
- 31 Yates Street
- 33 Yates Street
- 9 Norris Place

Including these properties in the district is consistent with the requirements of the Ontario Heritage Act, as well as providing for a consistent basis for considering changes in the district.

IT IS THEREFORE RECOMMENDED THAT THE DESIGNATING BY-LAWS AFFECTING THESE PROPERTIES BE REPEALED UPON ONTARIO MUNICIPAL BOARD APPROVAL OF THE DISTRICT DESIGNATION BY-LAW.

3.0 DISTRICT PLANNING,  
CONSERVATION POLICIES  
AND GUIDELINES

### **3.0 DISTRICT PLANNING, CONSERVATION POLICIES, AND GUIDELINES**

Sections 3 through 8, together with the appendices, make up the goals, objectives, policies, guidelines, procedures, and other supporting material of the Yates Street and Area Heritage Conservation District Plan.

AS SUCH, IT IS RECOMMENDED THAT THE FOLLOWING DOCUMENT BE ADOPTED TO GUIDE THE FUTURE CONSERVATION OF THE YATES STREET AND AREA HERITAGE CONSERVATION DISTRICT.

#### **3.1 BACKGROUND**

The background report to this plan described and provided an inventory of the important features within the Yates Street and Area Heritage Conservation District, notably the buildings and streetscape. Existing and proposed planning policies and regulations support the maintenance, protection, and complementary development of this relatively stable residential neighbourhood within the central area.

The district plan provides specific guidance for the management of change within the district that respects: the heritage building stock, the quality of the streetscape, and the wishes and views of the individual property owners.



The following goals and objectives are both a clear statement of the City's intentions for the district and a framework for more specific guidelines and processes provided further on in the Plan.

### **3.2 GOAL**

- To maintain, protect, and enhance the Yates Street and Area Heritage Conservation District.

### **3.3 OBJECTIVES: HERITAGE PROPERTIES**

- To promote the on-going maintenance and repair of heritage buildings by providing guidelines on sound conservation practice and on possible sources of funding.

### **3.4 OBJECTIVES: LAND USE**

- To ensure that the City's land use policies and regulations maintain the present residential character of the district.
- To minimize land use conflicts in the district and prevent the intrusion of free-standing commercial and related uses into the residential area.

- To allow mixed use flexibility for those properties located on or near Ontario Street reflecting the transitional nature of this area.

### **3.5 OBJECTIVES: STREETScape/LANDSCAPE**

- To support the maintenance and protection of the urban landscape character of Yates Street and Area as well as ensuring that public undertakings are consistent with this objective.
- To introduce features that will enhance the character of the streetscape including landscaping, street lights, street signage, and pedestrian amenity.
- To maintain and preserve individual trees, treelines, and grassed boulevards.

### **3.6 OBJECTIVES: NEW DEVELOPMENT**

- To provide guidelines for new development that preserve and enhance the identified heritage character of district.
- To support new development only where it is demonstrated that it respects the prevailing character of the district.

## 4.0 PLANNING POLICIES

## 4.0 PLANNING POLICIES

While control of physical changes (eg. design of buildings, streetscape improvements) within a heritage district is under the Ontario Heritage Act, the use of lands and buildings is governed primarily by the Planning Act. The policies and by-laws affecting the use of land can affect the character of a heritage conservation district.

The Official Plan and Zoning By-law generally support the land use objectives set out in Section 3 of this Plan. As such, no major changes or directions are proposed by the District Plan.

### 4.1 THE OFFICIAL PLAN

#### 4.1.1 LAND USE

The City's Official Plan sets out Council's views and intentions on land use in the community, and guides future planning decisions made by the Corporation. On review, all lands within the study district are appropriately designated respecting current land uses and function (ie. residential on and immediately around Yates Street, and mixed residential/commercial closer towards Ontario Street).

#### 4.1.2 HERITAGE CONSERVATION

Official Plan Amendment Number 105, approved by the Province in 1992, provides comprehensive new policies for heritage conservation. These policies, which were developed as a result of recommendations made in the Queen Street Study and Plan, formalize heritage designation criteria and process, provide

guidelines for district conservation (once designated), and give direction regarding how district designation may be implemented (ie. review of heritage permit applications).

Council has expressed a clear vision through these recently approved policies as to how a heritage conservation district's special character can be recognized, protected, and enhanced.

#### **4.2 THE ZONING BY-LAW**

The City's Zoning By-law implements the policies of the Official Plan by providing development guidelines for each land use area or "zone". The by-law establishes the types of uses that will be allowed (eg. commercial or residential) and specific requirements for those uses (eg. lot sizes and dimensions, parking requirements, building heights, etc.).

Council has directed staff to review non-residential uses permitted "as of right" in the district; specifically, whether some or all of the non-residential uses are appropriate for a residential area. The Background Report to this Plan identified a range of non-residential uses currently allowed and recommended their removal for the most part in order to recognize the predominantly residential nature of the district. This recommendation was supported by area residents at a public meeting (June 24, 1994) and will be implemented in the new comprehensive Zoning By-law for the City, which is currently underway with the objective of amalgamating the City's eleven (11) area by-laws (some dating from the 1960's) into one document.

5.0 GUIDELINES FOR ADDITIONS,  
NEW CONSTRUCTION AND OTHER  
OUTBUILDINGS AND DEMOLITION

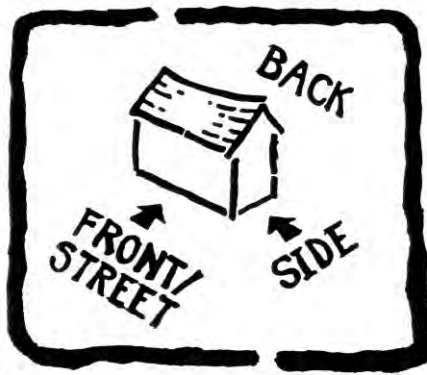
## 5.0 GUIDELINES FOR ADDITIONS, NEW CONSTRUCTION AND OTHER OUTBUILDINGS, AND DEMOLITION

### 5.1 INTRODUCTION

The purpose of the following guidelines is to preserve and enhance the identified heritage character of Yates Street and immediate environs. The standards will provide increased certainty in the planning and development process by establishing common ground rules.

The guidelines are not intended to restrict design flexibility or to propose specific design solutions. The buildings in the neighbourhood represent a variety of styles, periods, and expressions. The guidelines do, however, clearly identify the City's minimum expectations regarding design quality and development as a prerequisite for the consideration of applications under the Ontario Heritage Act. As such, they are a framework within which many design solutions are possible. Examples are provided in pictures and words as appropriate.

Section 1 and 2 will provide specific guidance on additions to heritage buildings and sites and the integration of new construction (including outbuildings) into the district, respectively. Section 3 will discuss the circumstances and conditions under which demolition of existing structures will be considered.



DESIGN CONTROLS WILL ONLY APPLY TO MAJOR CHANGES (EG. NEW CONSTRUCTION, ADDITIONS, OUTBUILDINGS SUCH AS GARAGES, AND DEMOLITION). MINOR CHANGES TO WINDOWS, DOORS, PAINT COLOURS, ETC. WILL ONLY BE CONTROLLED IF THEY ARE PART OF A MAJOR CHANGE. MOST MAJOR CHANGES WILL REQUIRE A BUILDING PERMIT. THIS IS PART OF A SEPARATE PROCESS. PLEASE CONTACT THE ST. CATHARINES ENGINEERING DEPARTMENT FOR FURTHER ASSISTANCE IN THIS REGARD.

## 5.2 ADDITIONS TO HERITAGE BUILDINGS AND SITES

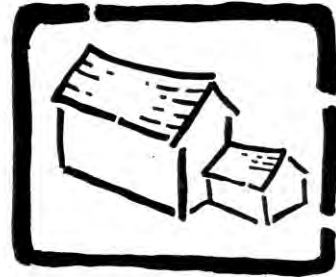
Additions may take a number of forms, including porches, decks, garages, sunrooms, and added living or operational space. An underlying principle in considering additions is that they be sympathetic both to the original structure and the established streetscape of the area. Further, evaluation of proposed changes will be based on the established heritage significance of the particular property (refer to the Yates Street and Area Heritage Conservation District Study - Background Report - Building Inventory, Section 6).





### 5.2.1 Location

- All additions, excluding porches (see below) should be located to the rear of the building or set back substantially from the front wall in order to maintain the relationship of the facade to the street.



- Multiple storey additions should be set well back from the existing front wall in a manner that maintains and enhances the existing streetscape.

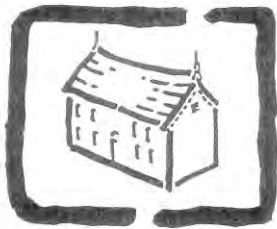


- Porches should be located in the front or side of the building, constructed in a manner that enhances the principal entry. Restoration of a missing porch should be based on historical, pictorial and/or physical documentation.
- Additions to structures with symmetrical facades should avoid creating imbalance in building form.

### 5.2.2 Design

Generally, additions should be designed to clearly differentiate the old from the new. This is based on the premise that changes do not have to duplicate or copy the existing structure in order to compliment the original historic fabric and the surrounding streetscape.

Specifically;



- Important existing architectural features should be protected visually (from obstruction) and physically (from removal, damage or destruction).



- Contemporary design of additions or those additions that borrow from design motifs of the existing building are appropriate.



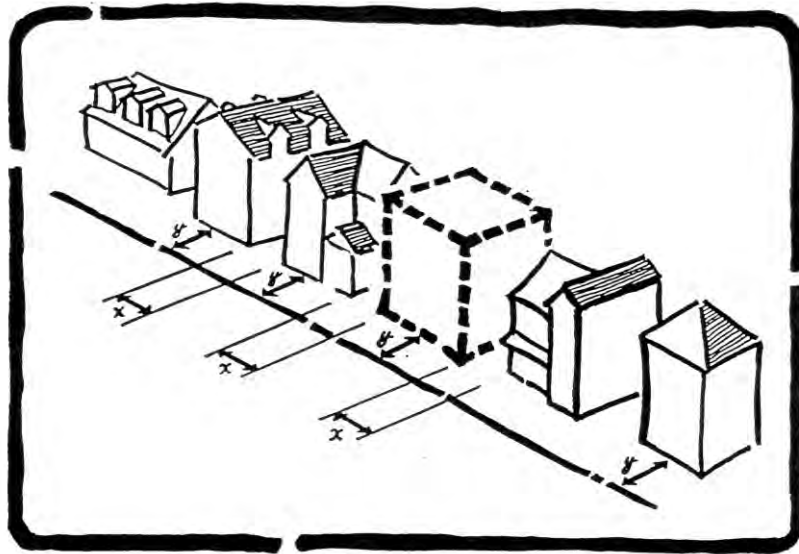
- Overall scale and size should be proportional with the existing dwelling and surrounding streetscape.
- Roof, door, and window design and details, together with materials and colours should compliment the existing dwelling and surrounding streetscape.

### 5.3 CONSTRUCTION OF NEW BUILDINGS

Although the potential for major redevelopment in the district is relatively low, there are instances where new construction could occur on a lesser scale, for example, existing vacant lots or those that might be created by land severances, as well as where buildings have been demolished. These situations should be considered an opportunity to strengthen the streetscape and character of the area.

#### 5.3.1 Location

- New construction should be consistent with the established pattern in the immediate area. That is, building spacing (between one another) and front and rear yard setbacks from the property line should be approximated to neighbouring buildings.



- New construction should occupy an envelope created by building spacing, height and lot depths of the adjacent structures.

### 5.3.2 Facade Proportions

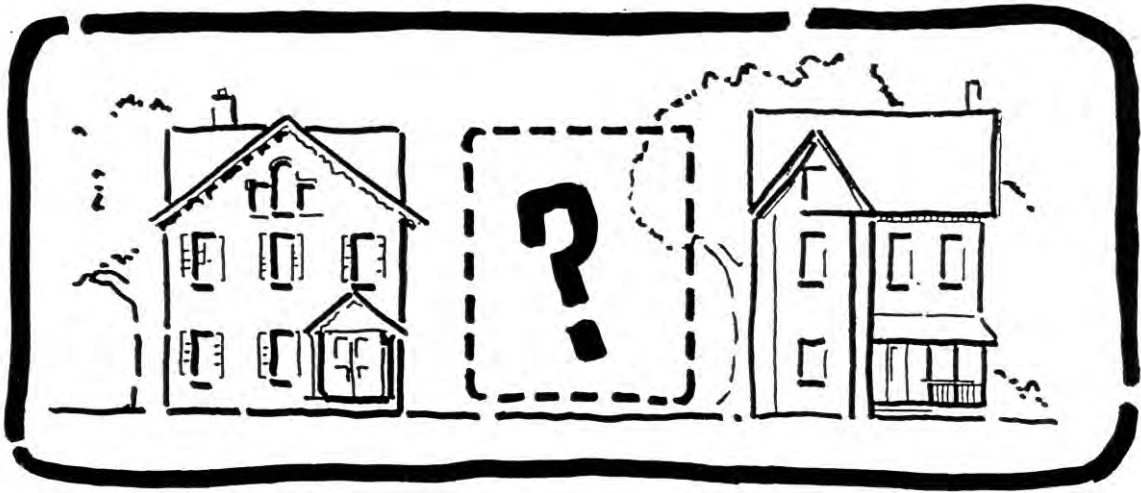
The proportions of a building (i.e. the relationship between height and width) are important since the front is the main visible part of the building when seen together with other neighbouring and nearby facades.

As such;

- The proportions of the facade of a new building should be compatible with the proportions of existing buildings. As the distance separating buildings increases, this criterion becomes less critical. The rationale being that in those latter cases new development can set the precedent for the area, rather than being designed to "fit in".

### 5.3.3 Height

- Building height should be consistent with the height of buildings in the immediate vicinity or block. Where building height varies, new buildings should be most sensitive to adjacent buildings by not being excessively higher or lower. The visual impact of vertical structures (i.e. taller than wider) can be softened by a number of techniques, including, stepping back the second (or higher) level(s) of the front facade and incorporating architectural projections and recesses (i.e. bay windows, dormers, porches).



• Proposed infill site

### 5.3.4 Roofs



Gable

New buildings should incorporate a roof form similar to neighbouring and nearby character buildings. Front and side gables, together with hipped and mansard roofs are all present within the district.



Hip

One principal roof style should be selected for the main part of the building, thus setting the slope and material for secondary roof elements (eg. dormers) over other sections.

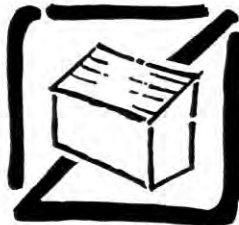
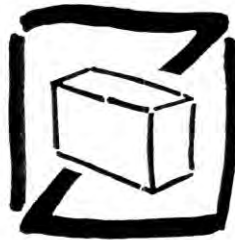


Mansard

Flat or mono pitched roofs should be avoided.



Dormers



- Asphalt, slate, and cedar shingles are appropriate roofing materials.



- Character elements such as dormers, brackets, secondary roofs over bay windows and porches may be incorporated in roof design.

- Large expanses of roof areas should not face the street. Hipped roofs may be used as a means of reducing the impact of large roof areas.

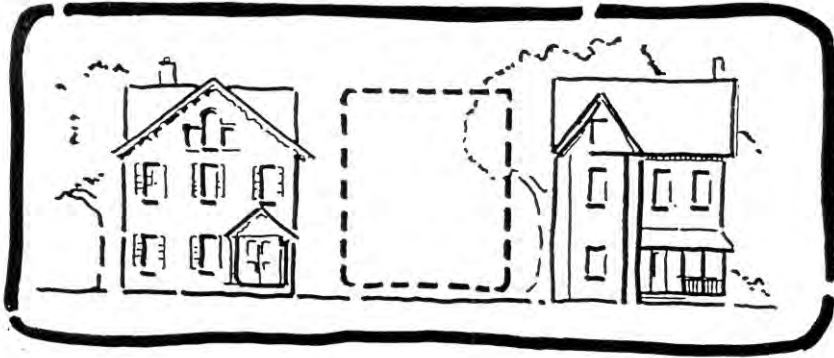


- Vents, solar panels, satellite dishes, and skylights should be located towards the rear of the building.

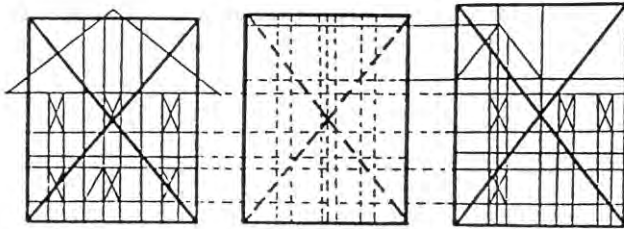
- Roofs on corner lot buildings should be designed to relate to the street on either side.



# EXAMPLE 1<sup>5-9</sup>



Proposed site for  
new construction...



Proportion/  
Scale/  
Massing/  
Rhythm studies  
of adjacent buildings



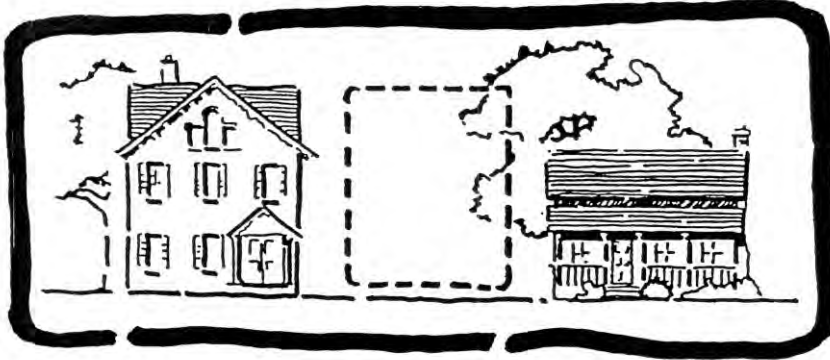
New building addresses  
existing street scape.



New building **does not**  
address existing street  
scape.

# EXAMPLE 2

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Proposed site for new construction...



New building politely addresses two adjacent buildings and street.



New building **does not** address adjacent buildings, nor fit with styles existing.

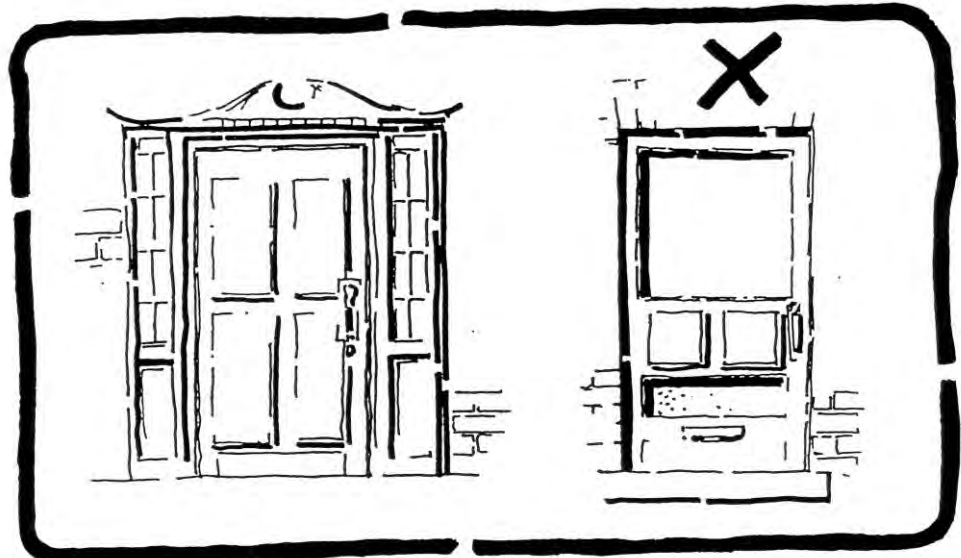
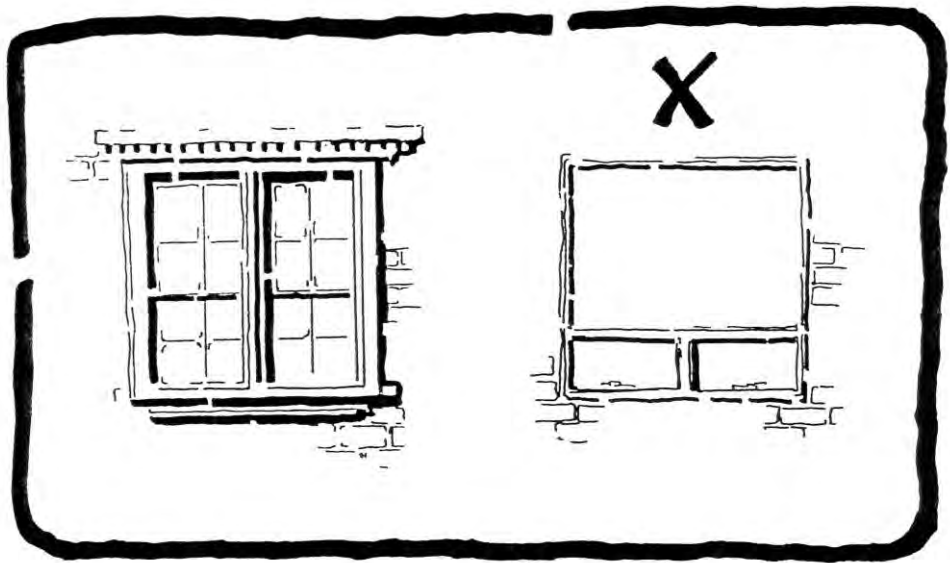


Modern alternative, using proportions and scale existing on street.

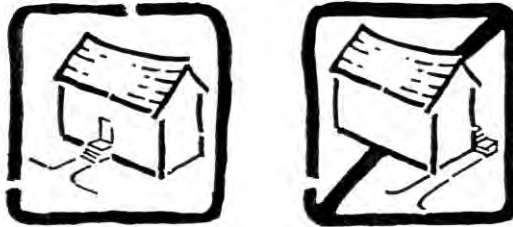


### 5.3.5 Windows and Entrances

- Windows and doors on the front facade should compliment those on other buildings in the immediate area in terms of location and proportions.
- Large, multi-storey or picture windows and entrances should be avoided.



- Window shapes should generally be vertical and rectangular. Alternatives will be considered with supporting rationale.
- Wide trim around windows is appropriate in giving an appearance of sturdiness and definition.
- The principal entry should be visible from the street.



### 5.3.6 Wall Cladding

- Exterior building finishes and materials should be consistent with those used in the neighbourhood. Stucco, ornamental shingle, wood siding and brick are all found in the district.



- The use of board and batten, aluminium or vinyl siding, together with concrete or other masonry blocks should be avoided.

### 5.3.7 Porches

Referred to in previous sections, porches serve a number of functions, including; as a shelter from the weather and as an area for socializing; and in a design sense, as a transitional space from inside to outside and a means of "breaking down" or softening the size of the building.

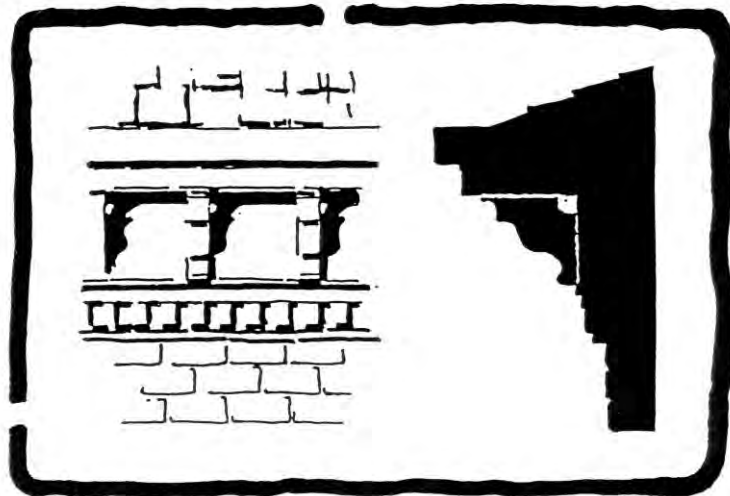
As such;

- Porches should be designed to compliment, but not dominate the elevation onto which they are built.
- Generally, porches should be open, both physically and visually, whether they are constructed as an added volume, or "cut into" the main section of the building. It is understood that porches may be closed in seasonally in order to protect against the elements.
- New porches should generally reflect the style of other porches found in the district.



### 5.3.8 Trim and Colours

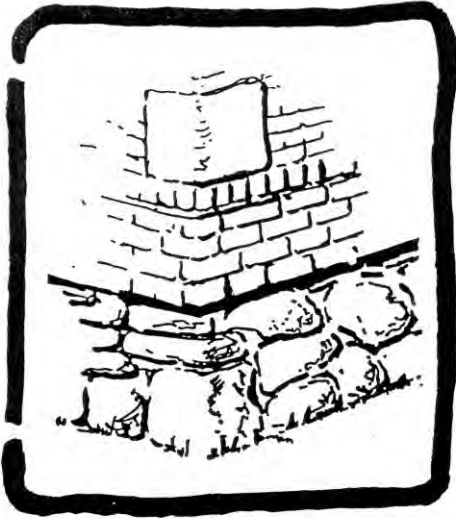
- Trim and detailing should continue the established district pattern of simple refinement and straight-forwardness.
- Architectural elements should not seek to duplicate other buildings but, rather, should use them as a reference for achieving compatibility.
- Colours used for new construction should compliment other buildings in the district. Generally, the main walls of the building should be of subtle, natural shades. More vibrant colours should be used as a trim accent.



- Typical detail, decorative cornice, bracket and boxed soffit.



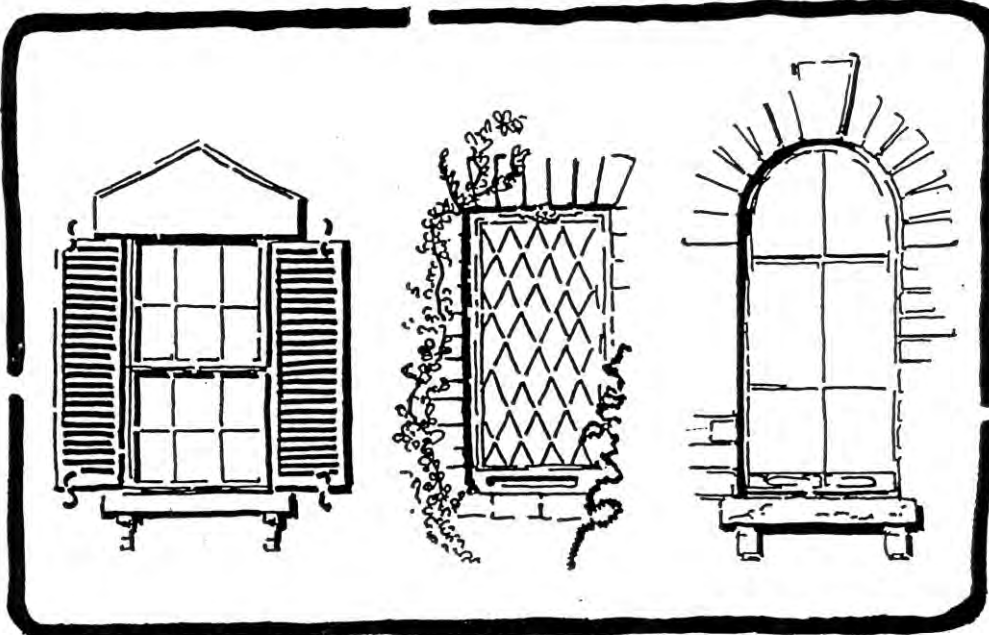
• Decorative brick work and elaborate frontispiece. Common in Yates street area.



• Cut Stone foundation.



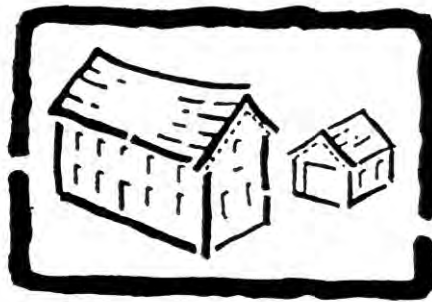
• Almost exclusive use of Doric column. Brick pedestal and decorative balustrade.



• Common window details found in Yates street area.

### 5.3.9 Garages and Other Outbuildings

- Garages and other outbuildings (eg. sheds) should be located preferably to the rear of the main building or to the side of the main building well back of the front facade.
- Garages and outbuildings should be relatively plain in treatment or coordinated with the style and detailing of the main building.
- The colour scheme should compliment the main building.

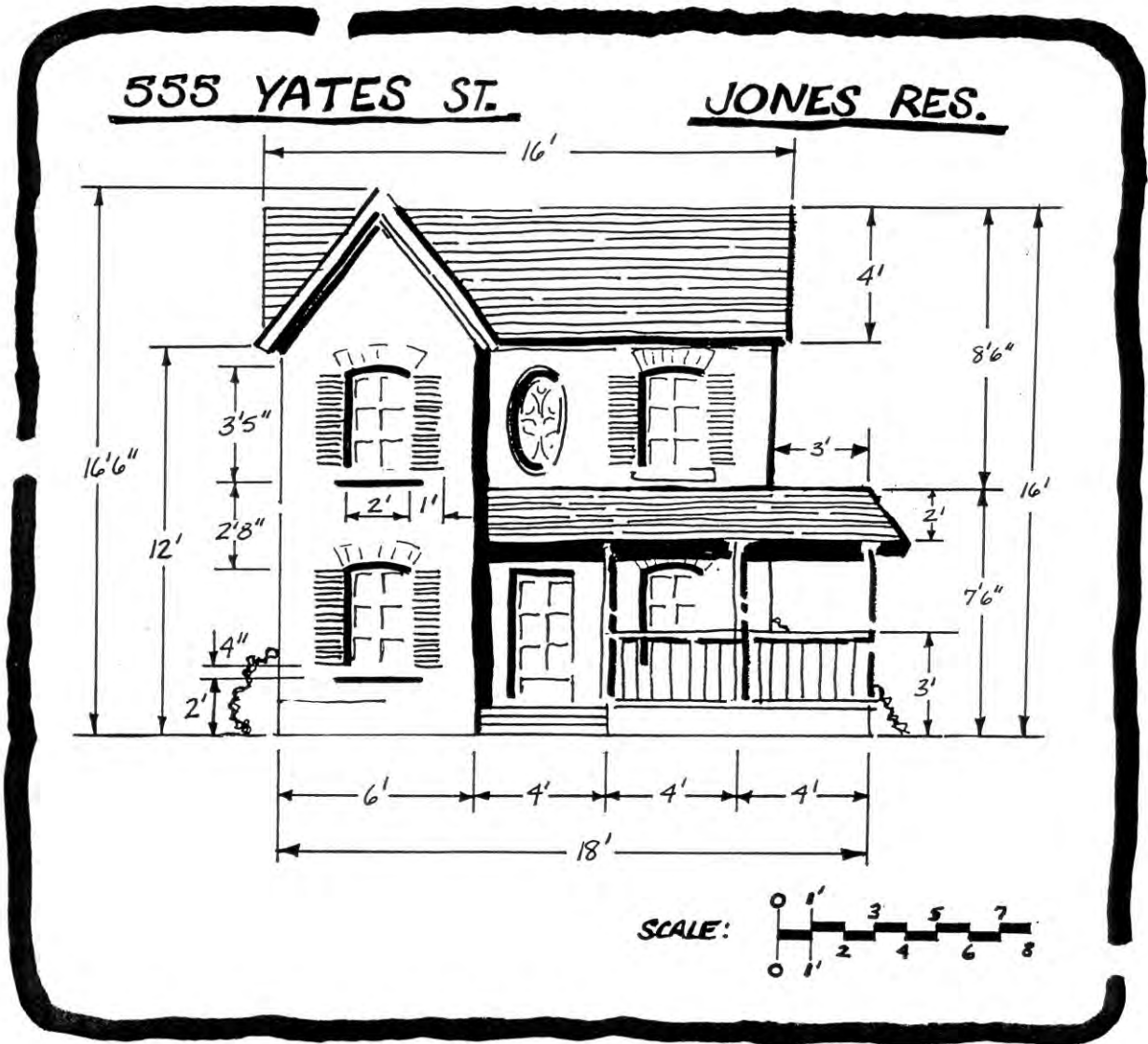


#### 5.4 DEMOLITION OF EXISTING STRUCTURES

The Ontario Heritage Act does not provide permanent protection against demolition. Permission from Council is, however, required and demolition could be delayed for a period of up to 270 days in order to allow an opportunity to find a way to preserve the building.

In most cases there is a general presumption against demolition. Evaluation of requests to demolish will be based on the established heritage significance of the particular property (refer to the Yates Street and Area Heritage Conservation District Study - Background Report - Building Inventory, Section 6). In some instances, such as where a building detracts from the overall streetscape composition, new construction which strengthens the heritage character of the area will be encouraged. Council may require the following as terms and conditions of demolition:

- measured drawings and photographs of the existing dwelling.
  
- Plans and drawings of the new structure (see Section 2 - Guidelines for new structures).
  
- Any further terms and conditions as Council considers desirable.



- One of many detail, measured drawings required of existing dwelling before demolition.



6.0 GUIDELINES FOR THE  
CONSERVATION OF LANDSCAPES,  
PEDESTRIAN AMENITIES  
AND STREETSCAPES

## **6.0 GUIDELINES FOR THE CONSERVATION OF LANDSCAPES, PEDESTRIAN AMENITIES AND STREETSCAPES**

### **6.1 INTRODUCTION**

The scale of the streetscape and landscape in the district is best defined as residential or pedestrian, with a definite feeling or sense of place.

Elements such as changes in vegetation height (tree canopy, front yard specimen plantings, foundation plant materials) combine with other elements (eg. setbacks and depth of view) to create this scale.

The purpose of the following guidelines is to preserve and enhance the heritage character of Yates Street and immediate environs. The guidelines apply primarily to improvements in the public realm, and to those areas where public and private spaces (eg. front yards, parking areas) meet.

Public agencies (eg. government, utilities) will have due regard for these policies in undertaking public works and/or improvements, as will private landowners considering major changes, as defined in Section 5.0.

## 6.2 OAKHILL PARK

With the construction of Highway 406, the park has become detached from its original linkages to the Twelve Mile Creek. In addition, the predominantly steep slopes and reduction in maintenance levels of the Merritt Trail combine to isolate the site resulting in limited recreational benefit. The site is no longer maintained or included in the City's inventory of park sites.

Area residents have expressed interest in restoring the park to its former appearance and status. As such:

- The City will, in co-operation with area residents and other interested agencies and citizens examine the feasibility of improving Oakhill Park.
- Implementation and on-going maintenance and operational costs will be a major consideration in any such dialogue.

## 6.3 MEMORIAL PARK

Memorial Park receives the highest level of maintenance offered by the City. This level of maintenance also extends to sites such as City Hall, Montebello Park, and downtown streetscape. Specialized horticultural displays are provided in these circumstances. This situation is not anticipated to change. As such;

- Memorial Park should continue to operate under the present maintenance program.

## 6.4 TREES AND BOULEVARDS

The importance of street trees to the character of the heritage district cannot be overstated. Most of the streets in the area are tree-lined with a healthy, mature canopy, made up of a variety of species.

The City of St. Catharines currently has a street tree planting program, installing trees on city streets as a need is identified. The level of maintenance of boulevard trees has expanded in recent years to be increasingly proactive (eg. pruning of dead or diseased limbs) rather than reactive (eg. responding to emergency situations). Areas of the City are prioritized to receive this maintenance based on past history or the probability of emergency situations arising. In areas where this program has been carried out, success has been measured by the decrease in emergency situations during storm conditions.

As such;

- An active program of tree planting, re-planting, and preventative maintenance should be established for the district. Specifically, trees should be planted in locations on the boulevard where they do not exist now and re-planted where a tree is removed.
  
- A comprehensive inventory of trees in the area should be undertaken detailing;
  - location
  - species
  - condition
  - recommendations (eg. prune, remove)

- The width of Trafalgar Street and College Street, together with their boulevards, or lack thereof, do not lend themselves to street tree planting.
  
- Appropriate tree species are those which develop into canopy trees, are environmentally hardy, and generally have green summer foliage. Currently, the City uses ash, norway maple, locust, and lindens.
  
- Consideration should be given to expanding this list to include other species that may be found within the district and/or be appropriate for a heritage area.
  
- Boulevard parking should be eliminated and grass cover or trees re-instated, wherever possible.

## **6.5 PARKING AND DRIVEWAYS**

- Minimize the size of all parking areas and restrict them to rear yard locations wherever possible. It is recognized that many existing properties are in a 'tight' configuration in certain parts of the district and that this may not be possible in all cases. This policy is limited to major changes or redevelopment.
  
- Low shrubs, ground covers, and other vegetation may be used along the edges of parking areas (where they exist) in front yards in order to soften their visual appearance.

## 6.6 ROADS, CURBS AND SIDEWALKS

The network of roads and sidewalks is adequate in terms of function and scale. Any proposed public works should be sensitive both to the established character in the area and maintaining pedestrian access.

As such:

- Existing road and sidewalk widths and curb heights should generally be maintained (i.e. not enlarged).
- Sidewalks should be designed in a manner which respects existing topography and trees.
- Corners should provide depressed curb cuts in order to facilitate access for a wide range of users.
- Pedestrian routes should be maintained during reconstruction within the road right-of-way, wherever possible.

## 6.7 FENCES AND WALLS

Fencing and Walls, for both ornamental and functional purposes are present in a variety of forms and locations throughout the district, and add to the character of the area.

As such:

- Stone, brick, metal and wood are appropriate materials.
- The use of plastic and chain link should be limited to rear yards.
- Existing boundary fences and walls should be conserved, wherever possible.
- Height of these structures should maintain the depth of view at the pedestrian level.

## **6.8 STREET SIGNS**

Distinctive street signage contributes to a sense of identity and place.

As such:

- A distinctive street sign design should be developed for the district. The design could incorporate a logo, utilize distinctive lettering and have a different colour than the standard City of St. Catharines street sign colour.
- The street sign design should reflect the heritage of the district, but be contemporary in overall design.

## 6.9 OVERHEAD UTILITY LINES AND SERVICES

Overhead utility lines and poles have existed in the district for a number of years, but have not always been a part of the streetscape. Over a period of time, these lines may be placed underground, wherever possible.

As such:

- All underground work should be done at the same time and in a manner that minimizes neighbourhood disturbance and damage to existing trees.
- Plans for placing services underground will detail how the above objectives are being met.

## 6.10 STREET LIGHTING

Street lighting should generally provide a sense of safety and security, as well as contributing an identifiable image for the area. The reproduction victorian period style lamp standards on Yates Street convey a pedestrian scale.

As such:

- If street lighting is replaced in the future it may be of a style and scale that respects the heritage character of the area. The lamp standards of Yates Street may serve as a prototype in this regard.



City Council's current policy is that the upgrade cost (i.e. the additional amount above the standard pole and lamp) for a decorative lamp shall be borne by residents of the street.

As such;

- Council may consider alternative cost-sharing arrangements for decorative lighting in the district as circumstances arise.

#### **6.11 VIEWS AND VISTAS**

- Any development in the area will respect and enhance identified significant views and vistas into and out of the district (refer to the Yates Street and Area Heritage Conservation District Study - Background Report - Landscape/Streetscape Assessment - Section 3).

#### **6.12 FOCAL POINTS AND PATHWAYS**

The focal points (gathering places, intersections of pedestrian activity, and landmarks) and pathways in the district combine to create a distinct character in the district as well as a sense of continuity to locations beyond. These identified features (refer to Yates Street and Area Heritage Conservation District Study - Background Report - Landscape/Streetscape Assessment - Section 3) should be maintained and enhanced;

Specifically;

- Focal points and pathways may be reinforced by a variety of methods, including: plantings, lighting form and pattern; continuity of facades.
- "Traffic calming" measures such as sidewalk corner widenings; limiting local access (eg. one-way at St. Paul Street West and Yates Street); and maintaining pavement widths may be considered where vehicular traffic may have negative impacts on the pedestrian environment.
- St. Thomas Anglican Church and the former house of William Merritt (presently CKTB Radio) are the most prominent landmarks in the district. Particular attention should be given in maintaining their visual prominence both from unsympathetic alterations and visual intrusion of nearby structures.

### 6.13 UTILITIES

The provision of services in the area (eg. electricity, gas, cable, telephone) has the potential to affect the heritage qualities and overall amenity of the district.

As such;

- Utilities should be advised that the district is designated pursuant to the Ontario Heritage Act and provided copies of the district plan.

- Any changes should be undertaken in a manner that is consistent with the objectives and policies of this Plan, and respects the character and scale of the district.
  
- Casements or housings for services should be provided in a manner that is not visually intrusive. Measures such as screening (for surface utility boxes) or colours (eg. earth tones) can be used in this regard.
  
- Emergency services may be implemented without approval, provided that long term changes receive appropriate approval from Council. When emergency works are undertaken in the district, a follow-up report by the utility(s) involved is required detailing what was done.
  
- Works noted in this section should be co-ordinated with City undertakings (eg. tree planting or maintenance, road and sidewalk reconstruction). With this in mind, it may be possible to obtain long range plans of the utility companies which may be co-ordinated with the City's operations.

## 7.0 FUNDING

## **7.0 FUNDING**

Over the past several years, funding programs have been developed to assist property owners in the conservation of their heritage properties. The following programs have been initiated by the Ministry of Culture, Tourism, and Recreation and are generally operated through partnership and agreement with another party (eg. Ontario Heritage Foundation, local municipality).

### **7.1 DESIGNATED PROPERTY GRANTS (DPG)**

Through the DPG program, funds can be obtained for work done on the heritage elements of a designated property. An owner may receive one grant per calendar year to a maximum of \$3,000, which must be matched. For example, if your project costs \$6,000, you may receive \$3,000, but if your project costs \$10,000, you may still only receive \$3,000.

This program is administered by the City of St. Catharines on behalf of the Ministry of Culture, Tourism, and Recreation.

### **7.2 ONTARIO HERITAGE FOUNDATION (OHF)**

As an agency of the Ministry of Culture, Tourism and Recreation, the OHF awards grants to owners of heritage property usually where the property is of considerable heritage significance. Grants are discretionary and often involve an agreement between the owner and OHF to preserve the restored element(s) in perpetuity from removal or

alteration.

Please contact the City of St. Catharines Planning Department for further information regarding availability of funding.

## 8.0 IMPLEMENTATION

## **8.0 IMPLEMENTATION**

Although the Ontario Heritage Act allows municipalities to designate heritage conservation districts, it does not provide guidance on how a district designation is put into effect apart from requiring City Council to consider and decide whether proposed changes in the district should be permitted.

The availability of funding through grants may provide incentive to sensitive maintenance and restoration of heritage buildings. The guidelines contained in this Plan are also an important point of reference for property owners, advising committees and decision-makers, together with public agencies, on how best to protect the special character of the area.

The following describes, in more detail, actions and procedures which will assist in implementing the District Plan in the future.

### **8.1 PROCESS**

As noted, Council permission is required for the construction, demolition, removal or major external alteration of a building or structure within the designated district. Under the existing legislation, a request for demolition of a structure cannot be refused by municipal council but only delayed for up to a maximum of 270 days.

Appendix A3 sets out a process and requirements for proposed changes in the district modelled generally upon the Queen Street Heritage Conservation District designation. This also reflects experience and practices elsewhere in the Province, together with



certain requirements of the legislation (esp. timing, sequence and appeal mechanisms).

In order to facilitate this process and provide a focus for public involvement, it is recommended that a five member committee made up of Council (1), Heritage Advisory Committee (1), and area residents (3) be established. This committee would advise City Council regarding proposed changes in the area and any funding programs that may be available. This is similar to the function of the existing Queen Street Heritage Conservation District Committee.

In summary, successful implementation of the district designation will rely less upon legislation and regulations and more on the stewardship and co-operation among property owners in protecting and maintaining the heritage building stock.

# APPENDIX 1

## CORRECTIONS TO YATES STREET AND AREA HERITAGE CONSERVATION DISTRICT STUDY BACKGROUND REPORT (MAY 1994)

**A1 CORRECTIONS TO YATES STREET AND AREA HERITAGE CONSERVATION DISTRICT STUDY - BACKGROUND REPORT (MAY 1994)**

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**37 Yates Street** - The current owner is Frank Banfield.

**44 Yates Street** - The date of construction is 1907.

**52 and 59 Yates Street** - Designed by the architectural firm of Nicholson and Macbeth

**41-49 Ontario Street (former Grand Opera House)** - The building was constructed in 1877 (not the 1850's). It was destroyed by fire in September, 1895 (not 1898) and re-opened for business in February, 1897.

**37-39 Ontario Street (former Masonic Temple, currently Peninsula Press)** - The Masonic Association purchased this lot from Thomas R. Merritt in 1872 (not 1874). The architect is Henry Langley (not Lanley).

# APPENDIX 2

## PUBLIC PARTICIPATION

## A2 PUBLIC PARTICIPATION

Community involvement and participation is essential to the success of designating a heritage conservation district. Efforts should be made to fully inform all interested parties of the work in progress. City Council should be aware that the Ontario Municipal Board will have to be satisfied that all procedures have been carried out in a fair, open and impartial manner, and that the affected public was at all times adequately informed.

The following is a summary of public participation to date:

- On January 26, 1993, the Planning Department hosted an information meeting attended by fourteen (14) area residents and interested citizens. The concept of district designation was presented, including process, regulations, and incentives to property owners. Based upon comments and suggestions made by those in attendance, Staff prepared questionnaires to be sent to all property owners in the study area in order to determine the level of support for designation.
- On March 2, 1993, a second information meeting hosted by the Planning Department was held. There were fifteen persons in attendance. The results of the survey conducted by Staff did not justify proceeding with a district study of the area. Subsequent to the meeting however, further surveys were returned, which indicated that there was sufficient support for the concept to proceed with a study. Another matter discussed at the meeting involved land use. Specifically, that removing the non-residential uses from the zoning by-law which are currently allowed as of right would, together with a district designation, protect the residential character of the area.
- On June 23, 1994, the Yates/Ontario Residents Association (YOARA) hosted its annual general meeting. Approximately fifty (50) area residents were in attendance, together with City Hall Staff (Planning, Engineering, Parks and Recreation Departments). At that time the findings of the Background Report were presented. Area residents unanimously supported proceeding with a district designation and removing the non-residential uses currently allowed in the residential zones.
- On March 23, 1995, the Planning Department hosted an open house to present the (draft) District Plan for the proposed heritage conservation district. Approximately thirty (30) persons were in attendance.

# APPENDIX 3

## HERITAGE CONSENT APPLICATION PROCESS

HERITAGE CONSENT  
APPLICATION PROCESS

YATES STREET  
HERITAGE CONSERVATION  
DISTRICT

(Part 5, Ontario Heritage Act)

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HERITAGE PERMIT APPLICATION REQUIREMENTS  
YATES STREET HERITAGE CONSERVATION DISTRICT

1. Please contact the Planner responsible for Heritage matters at the City of St. Catharines Planning Department for assistance, at 688-5600.
2. Applicants are encouraged to meet with the Yates Street Heritage Conservation District Committee and Planning Staff early in the process and prior to formally submitting an application to discuss their proposals.
3. For all alterations, additions and new construction, fill in the application form, and submit it, together with, all required information, to the Planning Department. This application is being made under the Ontario Heritage Act. All other applicable legislation must be complied with.
4. Indicate in Section C the location of the subject property.
5. Section F is applicable to projects involving additions or construction of new structures (i.e. major alterations).
6. For all projects, please provide the following with the application:
  - a) Written description of project.
  - b) Plans and Drawings
    - i) Site Plan/Survey Plan
      - shows property and its bearings
      - includes site statistics (eg. lot area, building area)
      - shows layout (footprint) of building(s) (existing and proposed)
      - indicates location of major landscape features such as significant trees, fencing, etc.
    - ii) Detailed plans and elevations clearly indicating proposed new construction, additions and/or additional buildings (eg. garage) in relation to neighbouring structures (where applicable).
    - iii) If you are proposing demolition of the existing structure, measured drawings and photographs of the building, together with plans and drawings of the new structure are required.



7. The YATES STREET HERITAGE CONSERVATION DISTRICT COMMITTEE meets on an ad hoc basis to consider heritage consent applications, among other matters. Please submit your completed application form and documentation to the Planning Department at least fourteen (14) days prior to a meeting in order to have your application considered at that time. Discussion of your proposal will be included on the Committee's agenda and you will be invited to the meeting. Recommendations will subsequently be forwarded to City Council for a decision. You will be advised of the Committee's recommendation prior to the Council meeting.
  
8. CITY COUNCIL then makes a decision. Council must consider the application within 90 days of receipt.

(lacac\hrtgappl.6\tc)

**HERITAGE CONSENT APPLICATION PROCESS**  
**YATES STREET HERITAGE CONSERVATION DISTRICT**

APPLICANT APPROACHES PLANNING DEPARTMENT STAFF WITH CONSENT REQUEST  
 (Applicant is encouraged to informally discuss plans with  
 Yates Street Heritage Conservation District Committee and City Staff)

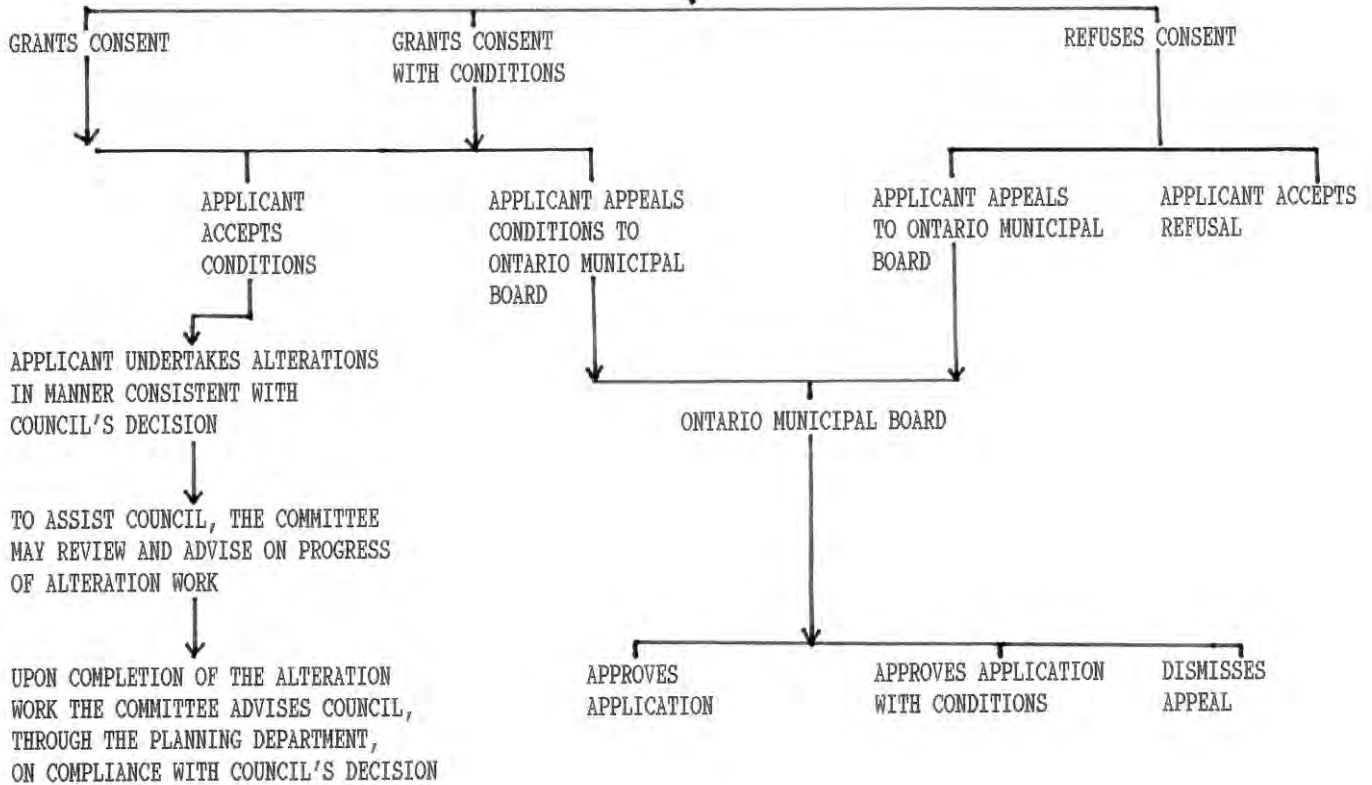
↓  
 APPLICATION RECEIVED BY PLANNING DEPARTMENT

↓  
 APPLICATION IS CIRCULATED TO  
 YATES STREET HERITAGE CONSERVATION DISTRICT COMMITTEE  
 (at least fourteen (14) days prior to Committee meeting unless  
 other arrangements are made with the Chairman)

↓  
 COMMITTEE MEETS, UPON WHICH RECOMMENDATIONS ARE FORWARDED TO COUNCIL  
 THROUGH THE PLANNING DEPARTMENT (a letter outlining the Committee's  
 recommendations to Council is provided to the applicant)

↓  
 COUNCIL

↑  
 (Maximum of Ninety  
 (90) days)  
 ↓



**HERITAGE CONSENT APPLICATION**

Please provide the following information (Type or Print)

A. APPLICANT (Note: Full Name and Address of Applicant)

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

POSTAL CODE \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

SIGNATURE \_\_\_\_\_

B. AGENT (Note: Full name and address of Agent acting on behalf of applicant where applicable)

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

POSTAL CODE \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

SIGNATURE \_\_\_\_\_

C. LOCATION OF SUBJECT PROPERTY

MUNICIPAL ADDRESS \_\_\_\_\_

LEGAL DESCRIPTION \_\_\_\_\_

D. If contact person is other than shown in Section A or B, please provide in the area below.

Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E. PROJECT DESCRIPTION (Please refer to Sections 6-7 on Heritage Consent Application Requirements for details.)

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F. SITE STATISTICS (For additions and/or construction of new and additional buildings)

LOT DIMENSIONS	FRONTAGE _____	DEPTH _____
LOT AREA	_____ m <sup>2</sup>	_____ sq. ft.
EXISTING BUILDING COVERAGE	_____ %	
PROPOSED BUILDING COVERAGE	_____ %	
EXISTING GROSS FLOOR AREA	_____ m <sup>2</sup>	_____ sq. ft.
PROPOSED GROSS FLOOR AREA	_____ m <sup>2</sup>	_____ sq. ft.
BUILDING HEIGHT	_____ m	_____ ft.

G. OFFICE USE ONLY

Date Received \_\_\_\_\_

Date Reviewed by Committee \_\_\_\_\_

Date Approved by Council \_\_\_\_\_

Plans Approved in Building Department \_\_\_\_\_

# APPENDIX 4

## CONSERVATION ADVICE

## **A4 CONSERVATION ADVICE**

Maintaining buildings in good physical condition is important to their long term existence. The deterioration of building elements or materials is a natural phenomenon. It can be significantly slowed by sound repair and maintenance or considerably accelerated by inadequate attention to such things as water damage, paint failure and so on. The process of "conservation", which is the remedial measure necessary to prevent decay, must be used to promote the longevity of building materials.

The sections that follow offer general guidelines on the maintenance, repair and restoration of existing heritage buildings within the district. Further information is available from the Ministry of Culture, Tourism and Recreation and The City of St. Catharines Planning Department.

The following should be considered as suggestions and are not a prerequisite for obtaining Council's approval for major changes or alterations.

### **A4.1 FOUNDATIONS**

Sound and watertight foundations are essential to the life of the district's structures. The early discovery of problems can normally be corrected inexpensively and efficiently. If problems are allowed to persist untreated, irreversible damage such as excessive settlement may occur.

The importance of the regular inspection of basements and foundation walls cannot be overstressed. Using a flashlight look for signs of moisture, cracks, deflection of structural members and settlement. Settlement can take years to occur and normally does take place during the first years of the structure's life. Often older buildings which have settled reach an equilibrium. However, changes in ground water levels, earth movements, new tree plantings too close to a structure and disconnected downspouts can result in further destabilization of the structure and foundation.

Another problem with basements and foundations is a lack of proper ventilation which can cause fungal growth. Undetected growth can also cause stress through weakening sill plates which may affect the soundness of the basement foundation and the above structural framework. Termites are another problem which should be monitored and corrected where they exist.

Repairs to foundation problems should be undertaken only after consultation with a professional engineer or architect who has a knowledge of heritage building systems.

Make sure proper exterior drainage is in place and direct water away from the building. Install drainage tile if necessary to control excessive moisture. When excavating, remember that there may be archaeological concerns that can arise. Excavate in short sections and backfill.

Generally the guidelines for masonry restoration of walling (Section A4.3) should be applied to any exposed external foundation walls whether they are brick, stone or concrete block. Areas exposed to extreme environment conditions at the lower

foundation walling may require a slightly stronger masonry mortar to prevent accelerated deterioration. Conditions may vary requiring expert advice. Refrain from parging exterior foundation walls as a method of waterproofing. If additions or alterations are being considered it is worth examining methods of construction which spread the load uniformly onto an existing foundation wall.

## A4.2 STRUCTURE

Structural systems in buildings often vary in size, shape and design. Techniques employed by a variety of builders and designers will also contribute to differences in construction methods and choice of materials.

Wood is the most common building material and has always been relatively inexpensive and readily available in Ontario from the beginning of European settlement. The construction method for frame structures varies greatly as building techniques developed with advancements in technology. The earliest structures were generally log and then heavy timber construction. This was followed by wooden platform framing and balloon framing which relied on machine sawn lumber.

The proper method of conservation for heritage frame structure begins with the assessment of the type of construction employed in the building. This will allow for the development of proper strategies for maintenance, repair and restoration.

Inspect and record structural stability problems; note cracking, deflection, fungal or insect attack; stabilize weakened structural members and systems with a method which can be reversed if necessary. Replacement of any structural materials should be made in the same species and of the same dimension and structural capacity where possible.

The effects of settlement and problems with leakage or cracks should be monitored for activity before work is considered. Inactive cracks and/or leaning wall can be in a static state and no longer cause for concern.

Remember it is important to make any major repairs to the structural soundness of a building first before completion of work to the exterior elements like brick, stone, stucco and even wood siding. This is very critical in situations where new additions or alterations are considered. The building owner should also consider supplementing the existing structural system when damaged or inadequate. This solution is preferable in circumstances where braces, splices or fitch plates can be utilized and later removed if necessary.

When restoring, replace specialized joinery work and unusual or rare engineering or technical innovations only when necessary. Specialized work will require a skilled craftsman or a professional engineer.

Proper plans and specifications may be required to execute the project. Structural repairs to masonry or stucco should be completed with non-ferrous metal hardware to prevent rusting. The grouting of masonry walls when required should be completed by experienced professional tradesmen.

### A4.3 EXTERIOR WALL CLADDING

Walls should be examined for cracks, spalling, stains, leaks, mortar erosion, local distress, leaning or bowing, efflorescence, blisters and loose or falling building fabric. Prioritize the work which must be considered for repair and future maintenance, and then take appropriate action.

#### Brick

Repairs to localized areas should match the original as closely as possible in size, colour, texture, surface treatment and strength for reasons of appearance and durability. With brick, it is critical that mortar which bonds the original walling units is examined for texture, colour, type of jointing and composition. A good match of the above noted qualities will contribute to a better completed job. The choice or replacement brick should follow similar criteria in terms of type, unit size, colour, texture and composition. Maintain wherever possible decorative brick elements. The maintenance of brick walling will help preserve the building fabric.

Major restoration should follow guidelines developed in the Annotated Master Specification for the Cleaning and Repair of Historic Masonry, available from the Ontario Ministry of Culture, Tourism and Recreation, Heritage Branch, Toronto.

When replacement brick is to be used, it should be chosen carefully. Salvage brick can be used in areas where exposure to excessive weathering is not likely to occur. Remember strength and durability are properties "old" bricks should be examined for when considering them for re-use. Do not employ the use of softer interior bricks for exterior masonry repairs.

The retention of original heritage finishes or coatings on masonry including paint, whitewash and parging should be maintained when possible. The cleaning of masonry can be considered useful in the prevention of deterioration and the restoration of original appearance. However, it is critical to the success of a cleaning operation that the "aged look" be maintained. This is part of the building's history, and will involve specialized care by a competent contractor. The "good as new" appearance usually means too aggressive an approach to cleaning is being recommended. Make sure that all cleaning operations are carried out during a frost-free period. Test patches should be completed in inconspicuous areas before any work is undertaken. Be wary of sandblasting in any circumstances and remember caustic chemicals used improperly can be just as harmful to the building and the environment.

Many historic masonry structures contain softer, more elastic mortars with a high lime and low cement content. Modern mortar is generally harder and its use can be harmful for older buildings when employed with soft or friable masonry materials. A general rule with masonry repointing is to make sure the mortar is weaker than the surrounding masonry. It is easier and cheaper to repoint masonry walling rather than replace historic masonry units.



Repointing is required when the mortar is badly deteriorated or when water penetration has occurred and weakened the material. Do not repoint old mortar sections in good condition. Clean out deteriorated mortar with a hand chisel back to sound surfaces rather than using power chisels. The composition of the new mortar should match the qualities of the old in strength, colour and texture. Avoid the use of plasticizer or colourants.

### Stucco

Stucco has been a much used exterior cladding in Ontario architecture and is prominent in the Yates Street district. It is a type of external plastering or rendering of lime or lime and cement mortar which is placed on lath. It produces a uniform finish which is rain resistant and which adds architectural effect to the building surface with its texture, detailing and colour. Traditionally stucco was seldom painted but took its colour from the aggregate and any permanent pigment mixed in the finish coat.

Common failures of stucco include bulging, cracking, deterioration at the ground line and at the roofline. Moisture penetration and structural settlement are prime causes in stucco failure. Stucco can be repaired in several ways:

- Ensure that textured or decorated stucco surfaces are accurately recorded before repairs begin. Note the thickness of the stucco relative to the wood trim and maintain this dimension in order not to hide or destroy the function of detailing (eg. sill drips).
- New stucco should never be applied over an existing surface since this can hide damaged surfaces and destroy architectural detailing. Remove unsound stucco to lath or a sound base and duplicate original formulation in strength, composition and texture.
- Patching and new stucco surfaces should match this historic finish, colour and texture and any special markings found on original stucco surface.
- Do not paint stucco surface if not already painted.
- To date no effective method of cleaning stucco has been developed.

### Wooden Siding

Examples of clapboard siding or horizontal wooden cladding are found in the district as well as some decorative shingle siding. Wood siding should be repaired wherever possible. New replacement woodent siding should match the original in form, style, dimension, profile and method of installation. Corner boards should match the original in dimension and profile.

### Synthetic Siding

The exterior historic character of a heritage building is largely established by its style and decorative detailing which are in turn influenced by the detail, colour and surface characteristics of the walling material. Wooden siding as well as brick structures are often reclad in modern synthetic siding rather than renewing the original building material. In the case of historic building this can lead to significant changes to the exterior appearance of the building.

Synthetic siding coarsens the visual texture of the building and destroys the architectural scale of a house by altering size and spacing of the original wooden siding. Its application generally means the removal of decorative and other trim such as cornerboards, and window and door trim. Wooden siding and brick units are often damaged by nailing the synthetic siding directly to the original building fabric or by adding furring strips to the original walling material. The inability of synthetic sidings to bend often leads to vertical placement in problem areas thus spoiling the original lines of a historic building.

The application of synthetic siding also affects the general maintenance and repair of the historic building by contributing to moisture problems if applied over a building which needs repair and it prevents the inspection of the underlying building fabric. Synthetic siding tends to be prone to denting. It is not maintenance free and its insulation value is not significant.

#### **A4.4 ROOFING**

Be aware of the original roof configuration and roofing materials and any architectural details such as dormers, cupolas, vents and cresting.

Assess the condition of the roof yearly. Look for or examine: broken, loose or missing shingles, corroded, broken or loose fasteners; the condition of the valleys, flashing and ridge; level and plumb roof planes. Examine the attic space for signs of moisture. When dealing with a flat roof, it is important to assess the condition of the tar and gravel covering as well as the drainage. This roof type often has a short lifespan.

Repairs should be made before considering entire roof replacement. Even small patch repairs should be carried out in a conscientious manner and match the original material.

Make sure rainwater gutters are regularly cleaned to prevent backup and ice dams.

The choice of roofing material replacement should be carried out after a proper cost analysis taking into account grant monies. Selection of a modern or alternative roofing material should respect the colour, dimensions and texture as well as visual impact of the original roof and the effect on the streetscape. Place new vents or other elements like skylights in discreet locations making sure they are properly flashed and sealed.

If planning to restore a roof to its original condition, investigate the roof area and/or examine historic photographs and other documentary sources to identify the original roofing material. The predominant historic roofing material used within the Yates Street district appears to have been wood and to a lesser extent, slate shingles. Make sure colour, textures and dimensional qualities respect the original material. Purchase the best quality shingles available free from defects and made of heartwood. Hire an experienced contractor familiar with proper installation techniques.

Chimneys are masonry roof features which should be examined for stability and soundness annually. This includes making sure the flue liner is operating effectively and that the chimney cap is secure. Flashings often fail in this area and regularly cause roofing material decay. Masonry chimneys should be repaired with the same method and approach discussed in Section A4.3. Decorative chimneys or chimney pots should be restored through repair or replacement in style, profile and dimension where possible.

#### **A4.5 DECORATIVE WOOD DETAILING**

Decorative wooden detailing and ornamentation such as porches and verandas, scrollwork, spindles, columns and turned posts, brackets, vergeboards, finials and pendants, dentils etc. are found on even the most modest historic buildings of the nineteenth and twentieth centuries and are considered to be an integral part of the building's character. Since carved, sawn and turned details are very susceptible to deterioration they should be checked regularly for signs of decay.

Signs of rot, insect infestation, fungi, mechanical damage and structural fatigue are common problems in exterior woodwork. Understanding the nature of decay will allow for a better choice of repair and maintenance options. Look for blistering paint or a total absence of a surface covering as a signal of a potential problem. Make sure that the fastenings are secure and that they are free from rust.

When undertaking repairs use the gentlest means to strip or clean wood or finishes, being mindful not to remove or harm sound wood. Small cosmetic repairs can often be accomplished with compatible wood fillers which are then painted. More serious problems may require wood insertions or splices. When total decay has occurred, new wood should be used to duplicate the original structural or decorative element. Maintenance of wooden elements will require regular inspections to ensure there is no damage from excessive moisture - wood's number one enemy.

In order to restore decorative wood moulding profiles should be taken of all elements in order to ensure that they are properly replicated. It is important to use a skilled craftsman who has knowledge of practice, tools and wood. All existing structural and decorative elements should be examined for failure and reused when possible. Assessment of the type of repair should be considered in conjunction with historical documentation. The restored elements should be protected by a non-toxic water repellent to prevent future decay. Regular painting is one of the best methods to ensure the protection of exterior woodwork. Do not rely on caulking to prevent water absorption. Properly detailed elements should be self-draining, if possible. With repairs to smaller areas, it is recommended that a filler which contains maximum

strength and durability be selected for the patching. Any splicing should be completed in the same type of wood. Make sure the cut section is similar so the grain matches.

#### **A4.6 WINDOWS AND DOORS**

The inspection and assessment of these features for structural soundness and deterioration is of critical importance. Retention and repair of original windows frames, sash, glass and door panelling is recommended. Badly decayed areas in an otherwise sound window or door should be repaired using compatible filler materials or appropriate joinery detailing. Retain existing glazing where possible and save door and window hardware during repairs. Avoid enlarging window or door openings or make them smaller since this has a negative effect on the heritage character of the building. The one exception occurs when an original door or window opening is being restored.

Replacement wooden windows or doors should be completed in kind. Aluminium, coated metal or vinyl units are not recommended. A replacement window or door should match the original in style, shape and placement. Replacement using historic photographs when available will be required to meet the above criteria.

When restoring a building to its original appearance new replacement sash should maintain the muntin profile and dimensions of the original window. This may require new shaping blades or knives to be cut to reproduce the moulding profile. Try to make double hung windows work properly. Don't forget, storm windows and doors are also heritage features. When new glazing is required it should resemble some of the qualities of older, single pane glass where possible.

Entrances which include transoms and sidelights often exhibit a high degree of craftsmanship. The retention of this skilled work is desirable and worthy of restoration through proper conservation techniques.

Prepare for the restoration of these elements by using moulding profiles and photographs to develop shop drawings.

#### **A4.7 EXTERIOR PAINT**

Painting is probably the most common maintenance work encountered by property owners. The removal of painted exterior surfaces on an eight to fifteen year period is a generally accepted practice contingent upon environmental conditions.

Paint removal should be considered only after a thorough inspection of the surface. Look for signs of mechanical wear, cracking, scaling, peeling, blistering, loss of gloss, soiling, chalking, or mildew. With these conditions in mind prepare the surfaces properly. Realize that new paints can bond poorly to old paints if the surfaces are not prepared by sanding, scraping and the use of a good primer coat. Since paint adheres poorly to burnt wood, it is not advisable to use a blow torch for removal. Always take precautions when removing lead based paints. Lead fumes are toxic.

Choose a colour scheme which is sympathetic to the structure and its design elements as well as the neighbourhood. There are many good sources of historic paint colour schemes for homes. Original paint colours may be exposed when removing old paint from historic buildings making it possible to match these earlier colours.

Original paint colours can be determined by paint analysis when carried out by a professional. If no traces of the original paint exist, representative colours for the period can be determined from contemporary trade magazines and catalogues.

Make matches with dry samples. Remember not to confuse a prime coat with finish colours. Also, older paints have a tendency to yellow and/or darken from the original colours.

#### **A4.8 ENERGY CONSERVATION**

The problem that owners of older homes will encounter with the approach to the issue of energy conservation in heritage buildings is that solutions have been developed with contemporary buildings in mind.

Older heritage structures can often be adversely affected by some of the measures of products used in the search for a better, more energy efficient structure. A very helpful book published by the Ontario Ministry of Culture and Communications titled, Heritage Energy Conservation Guidelines shows how to be respectful to the older building's architectural merits while upgrading the energy efficiency and comfort of the structure.

Good energy conservation principles can be practiced in older buildings successfully when an appropriate approach is taken. First, the owner of a heritage building must accept the fact that the building will never be as energy efficient as a new structure. Second, it is important to understand the inherent energy conservation measures built into our older buildings and make use of them where extant. Third, consider energy conservation measures which have less impact on the heritage features yet raise the comfort level, i.e., air sealing, weatherstripping and caulking, attic insulation and proper heating plant operation.

The above mentioned booklet presents an approach to energy conservation which includes:

- the completion of an architectural evaluation;
- a technical survey to gain an understanding of how your building works and the problems which exist; and
- how to undertake an energy audit to discover the efficiency of the structure before completing measures.

One building element often considered for improved energy conservation efficiency is the window. Original wood windows should never be replaced with double glazed metal or metal clad wood windows. The payback is often lengthy and cheap metal windows seldom contain the proper thermal breaks. Making older windows work properly combined with proper caulking and sealing is an option which should be explored before replacement. When replacing windows choose good quality wood windows when possible.

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