

# NEW EDINBURGH

## HERITAGE CONSERVATION DISTRICT PLAN



**DRAFT** July 30, 2015

Send your comments to:

Lesley Collins,  
Planner  
City of Ottawa  
Planning and Growth Management  
Tel: 613-580-2424 ext. 21586  
E-mail: [Lesley.Collins@ottawa.ca](mailto:Lesley.Collins@ottawa.ca)  
Website: [Ottawa.ca/newedinburghheritage](http://Ottawa.ca/newedinburghheritage)

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## 1.0 Introduction

Heritage Conservation Districts (HCD) are an important tool in conserving Ottawa's rich heritage resources. The task of preserving and managing a special place like the New Edinburgh HCD requires the dedicated stewardship of residents, and a commitment by the City to exercise its protective role through its adherence to the policies, guidelines and by-laws put in place to ensure that the heritage character is protected for future generations.

This document is intended to be used by property owners, City staff, architects, planners and contractors to guide projects in the New Edinburgh HCD. Anyone undertaking a project in the HCD should contact staff in the Heritage Section prior to commencement.

## 2.0 Background

The New Edinburgh Heritage Conservation District (HCD) was designated by the City of Ottawa in 2001. At that time, City Council approved the "New Edinburgh Heritage Conservation District Study" which included a Statement of Heritage Character and guidelines related to buildings and new development in the heritage conservation district. The Study also included a building-by-building inventory and evaluation and extensive research on the history of New Edinburgh.

In 2005, the *Ontario Heritage Act* was revised to require the adoption of a Heritage Conservation District Plan for all new heritage conservation districts. In addition, municipalities may adopt HCD Plans by by-law for districts designated prior to 2005. The City of Ottawa has been working to adopt HCD Plans for all districts designated before 2005.

This document forms the HCD Plan for the New Edinburgh Heritage Conservation District according to the requirements of the *Ontario Heritage Act*. Its objectives, statement of cultural heritage value and heritage attributes and guidelines and policies are intended to replace those approved by City Council in 2001. The 2001 building inventory and historical information remain valuable tools that should be used in conjunction with this Plan. The policies and guidelines in this Plan replace those found in the 2001 study.

### 3.0 Boundaries

The boundaries of the New Edinburgh Heritage Conservation District follow the boundaries of the historic Village of New Edinburgh. The HCD is bounded by Sussex Drive, Dufferin Road, MacKay Street and the Rideau River. The detailed boundaries of the HCD can be seen in the map below.

The New Edinburgh HCD is also located adjacent to many sites of national importance including Thomas MacKay's former estate, now the Governor General's estate at Rideau Hall, the Prime Minister's Residence at 24 Sussex Drive and the Minto Bridges, which were constructed to provide a ceremonial route between Rideau Hall and the Parliament Buildings. The proximity of these important national sites contributes to the sense of the place in New Edinburgh.

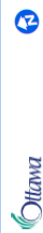
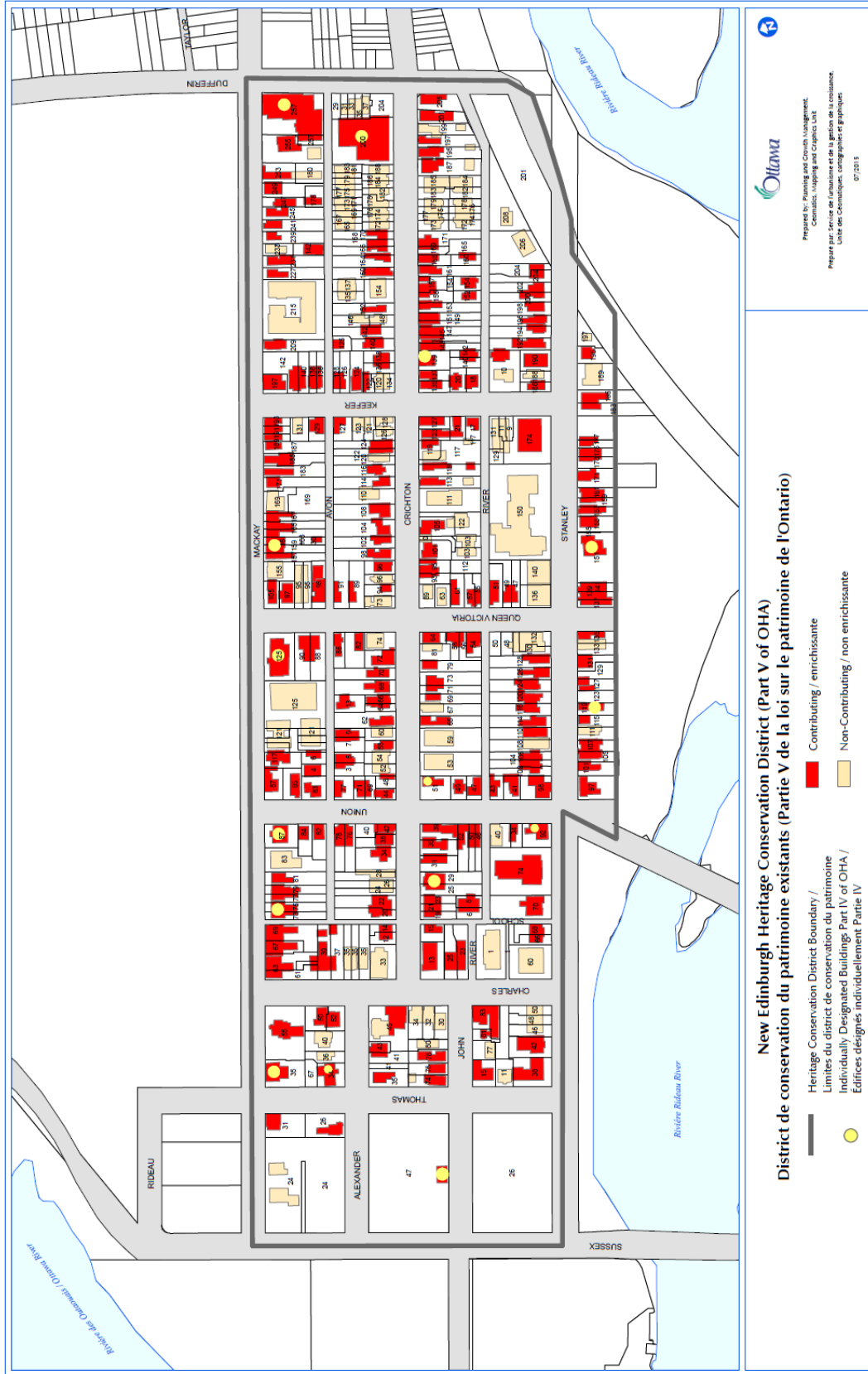
### 4.0 Policy Framework

The New Edinburgh Heritage Conservation District is regulated by both municipal and provincial legislation and policies. These include the Provincial Policy Statement 2014, the City of Ottawa Official Plan, and Part V of the *Ontario Heritage Act*.

#### 4.1 Provincial Policy Statement, 2014

The *Provincial Policy Statement* ('PPS'), issued under the *Planning Act*, provides municipalities in Ontario with policy direction on matters related to land use planning and development. Part V, Section 2.6 of the PPS provides direction regarding cultural heritage resources. It states:

- Significant built heritage resources and significant cultural heritage landscapes shall be conserved; and
- Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except 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.



## 4.2 City of Ottawa Official Plan

Section 2.5.5 of the Official Plan provides direction regarding the protection of cultural heritage resources in the city. Policy 2.5.5 (2) of the OP states that:

Individual buildings, structures, sites and cultural heritage landscapes will be designated as properties of cultural heritage value under Part IV of the *Ontario Heritage Act*. Groups of buildings, cultural landscapes, and areas of the city will be designated as Heritage Conservation Districts under Part V of the *Ontario Heritage Act*.

## 4.3 Ontario Heritage Act

The *Ontario Heritage Act* (the Act) regulates the protection of cultural heritage resources within the province. A property that has been formally protected under the provisions of the Act is referred to as a “designated” property. According to Section 41.1 (2) of the Act, a municipality may pass a by-law adopting a heritage conservation district plan for any districts designated prior to 2005. According to Section 41.1.1 (5) a plan shall include:

- (a) a statement of the objectives to be achieved in designating the area as a heritage conservation district;
- (b) a statement explaining the cultural heritage value or interest of the heritage conservation district;
- (c) a description of the heritage attributes of the heritage conservation district and of properties in the district;
- (d) policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and
- (e) a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42. 2005, c. 6, s. 31.

This document conforms to the requirements of the 2005 Act.



#### **4.4 Individually Designated Buildings in the HCD**

There are 17 buildings located within the boundaries of the HCD that are individually designated under Part IV of the *Ontario Heritage Act* for their cultural heritage value. These buildings were designated prior to the designation of the district and while each has its own Statement of Cultural Heritage Value and is subject to the requirements of Part IV of the OHA, the provisions of this Plan will also apply.

#### **5.0 Integration with other Municipal Policy**

There are other municipal documents that support the goals and objectives of this Plan. These documents include the City of Ottawa Property Standards By-law (2013-416), the Urban Tree Conservation By-law (2009-200), the City of Ottawa Official Plan, and the Zoning By-law (2008-250).

Section 41.2 (2) of the Ontario Heritage Act states:

In the event of a conflict between a heritage conservation district plan and a municipal by-law that affects the designated district, the plan prevails to the extent of the conflict but in all other respects the by-law remains in full force.

Thus, when there is a conflict between the requirements of a municipal by-law and this Plan, the requirements of this Plan prevail. For instance, where the Zoning By-law might permit a height of 11 metres but the HCD Plan states that the height of a new building shall be compatible with its neighbours and the streetscape which are only 9 metres high then the requirements of this Plan prevail. In the case of a conflict, the Plan prevails only to the extent of the conflict. For instance, where the conflict is related to height limit as described above, the remaining provisions of the Zoning By-law such as permitted uses and required setbacks remain in place.

#### **6.0 Statement of Cultural Heritage Value**

##### **6.1 Description of Place**

The New Edinburgh Heritage Conservation District was designated for its cultural heritage value by the City of Ottawa in 2001 through by-law 2001-44. The boundaries of the HCD follow those of the 19<sup>th</sup> century village and include Sussex Drive, Dufferin Road, MacKay Street and the Rideau River.

## 6.2 Statement of Cultural Heritage Value

The historic village of New Edinburgh is a significant, intact example of a small 19<sup>th</sup> century village located within the urban area of Ottawa. The HCD is significant for its historical associations, architectural and contextual values.

New Edinburgh has cultural heritage value for its association with Thomas MacKay, a Scottish entrepreneur who was instrumental in the construction of the Ottawa section of the Rideau Canal. In the mid-19<sup>th</sup> century MacKay established an industrial complex of mills at Rideau Falls, north of the HCD and built his estate, now the Governor General's estate in the 1830s. The historic village of New Edinburgh is a residential community laid out by MacKay and settled primarily by those who worked in his mills. The Village of New Edinburgh was incorporated in 1867 and annexed to Ottawa in 1887. New Edinburgh was a self-sufficient community in the late 19<sup>th</sup> and early 20<sup>th</sup> century as evidenced by the buildings types in the neighbourhood including churches, a former school, and small scale commercial buildings.

New Edinburgh is also significant for its high level of architectural integrity characterized by a diverse mix of architectural styles and types dating from 1837. Despite this diversity, the primary architectural character is made up of late 19<sup>th</sup> and early 20<sup>th</sup> century residential buildings including single and semi-detached houses, row houses and small apartment buildings. Architectural styles range from large, elaborate Queen Anne Revival Style detached houses to the most common house type: the modest scale, 1 ½ or 2 ½ storey gable roofed house.

New Edinburgh is an important cultural landscape in Ottawa and its setting and context are integral to its unique sense of place. The historic core of New Edinburgh is nestled between two significant green spaces, the Governor General's grounds and Stanley Park, which, in addition to the street trees, laneways and large backyards contribute to the rich green character of the neighbourhood. The historic block layout contributes to New Edinburgh's contextual value, characterized by long, narrow lots with houses facing onto the principal streets and landscaped gardens extending to the laneways in the rear.

## 6.3 Description of Heritage Attributes

The following attributes embody the cultural heritage value of New Edinburgh as an intact 19<sup>th</sup> century village:

- Historic block layout with street and laneway pattern;
- relatively uniform, small front yard setbacks with a mix of soft landscaping;
- consistent side yard setbacks, providing space between buildings;
- green backyards with modest garages and outbuildings facing the lanes;

- remaining through lots from Mackay Street, Crichton Street and Stanley Avenue through to River and Avon Lanes;
- narrow, rustic and green character of the lanes;
- modest early 20<sup>th</sup> century residential buildings along the lanes;
- primarily one-and-one-half to two-and-one-half storey residential building height;
- front entrances at grade or up one to four steps, accessible from a walkway located perpendicular to the street;
- one-and-one-half and two-and-one-half storey front-gable roofed houses;
- typical cladding materials including wood, brick, stucco and stone;
- significant non-residential buildings including MacKay United Church, 255 MacKay Street, St. Bartholomew's Anglican Church, 125 MacKay Street, the former Crichton Street Public School, 200 Crichton Street, and the former City Archives Building at 174 Stanley Avenue;
- early buildings in the HCD including the Fraser Schoolhouse(1837), 62 John Street, the Allen House (1864), 35 MacKay Street and the MacLeod House (1867), 92 Stanley Avenue;
- landmark buildings in the HCD including the Frechette House at 87 MacKay Street, Henderson House, 34 Alexander Street, and the Bell House at 151 Stanley Avenue; and,
- the street names reflecting the names of members of MacKay's family (MacKay, Crichton, Keefer, Charles, Thomas, John and Alexander), early governors general Lord Dufferin and Lord Stanley, Queen Victoria and the Act of Union.

## 7.0 Statement of Objectives

### 7.1 General

The objective of this HCD plan is to achieve the preservation, enhancement, and stability of the heritage conservation district, by ensuring that all changes within the HCD contribute to and do not detract from the architectural, historical and contextual value outlined in the Statement of Cultural Heritage Value and Heritage Attributes.

### 7.1 Objectives for Existing Buildings

- To ensure the retention and conservation of buildings to protect the integrity and character of the HCD.
- To promote the preservation of historic details such as porches, decorative brickwork and bargeboard.
- To promote appropriate restoration, repair and ongoing maintenance of all buildings within the HCD.

- iv. To prioritize the reuse of existing buildings as an alternative to demolition including the renovation and improvement of non-contributing properties to enhance the character of the HCD.
- v. To ensure that additions to existing buildings are compatible with the character of the HCD.

## **7.2 Objectives for New Development**

- i. To ensure that any infill or new construction respects and is compatible with the architectural character of the HCD and respects the scale and massing of existing adjacent buildings and the broader streetscape.
- ii. To ensure that any new construction protects existing trees and green spaces.
- iii. To ensure the 19<sup>th</sup> century pattern of lot development is maintained and respected.

## **7.3 Objectives for Landscape and Streetscape**

- i. To conserve the rhythm and scale of the streetscapes of the historic village of New Edinburgh including the pattern of buildings separated by open spaces.
- ii. To conserve the rustic character of the narrow laneways of New Edinburgh including River Lane, Avon Lane, and School Lane.
- iii. To conserve the village character of the streets in the HCD with landscaped front yards, low fences, and spaces between buildings.
- iv. To protect existing mature trees and green spaces and to promote the planting of new trees to enhance the green character of the HCD.

## **8.0 Heritage Permit Process**

All properties located within the boundaries of the HCD are designated and regulated under Part V of the *Ontario Heritage Act* regardless of age, type or style. All exterior alterations require the approval of the City of Ottawa and shall comply with the policies and guidelines of this Plan.

Property owners who wish to alter their building should consult with staff in the Heritage Section about their project prior to submitting an application. Staff will advise the property owner if a heritage permit is required for their project. The following are minor alterations that do not require a heritage permit under the *Ontario Heritage Act*:

- Interior alterations;
- insulating, weather stripping, caulking;

- painting/paint colour (not including masonry surfaces);
- paving or repaving an existing driveway;
- regular on-going building maintenance such as repointing and foundation repairs using appropriate methods, and;
- planting, gardening and minor landscaping that is in character with the streetscape.

For all other types of work, a heritage permit is required. Depending on the scale of the project, approval may be delegated to staff. If the project is large (such as demolition, new construction or a significant addition) the property owner will require the approval of City Council prior to the issuance of a heritage permit. Heritage staff will confirm the required plans and documents for an application but the following are generally required:

- Project Description
- Project data
- Site Plan
- Photos
- Landscape Plan showing existing mature trees, proposed trees and trees to be removed
- Elevations
- Perspectives /Renderings
- List of materials
- Cultural Heritage Impact Statement (may be required)

## **8.1 Community Consultation**

Applicants are strongly encouraged to consult with the Heritage and Development Committee of the New Edinburgh Community Alliance prior to the submission of an application under the *Ontario Heritage Act*. The Heritage and Development Committee can provide valuable insight and comments on proposals to alter properties in the HCD. The Heritage and Development Committee are circulated on all applications under the *Ontario Heritage Act*.

## 9.0 Policies and Guidelines

The Policies and Guidelines in this Plan anticipate change in the HCD. Historic buildings will be restored, added to and adapted for new uses and new buildings may be constructed. The purpose of the following sections is to ensure that all change is sympathetic to the individual building and the HCD as a whole.

The Policies and Guidelines in the Plan address the most common situations and types of alterations. Situations not contemplated by this Plan will be considered on a case-by-case basis by heritage staff in consultation with the community.

### 9.1 Heritage Conservation District Policies

To meet the Objectives of this Plan as outlined in Section 7.0, the policies below are to be followed when managing change in the New Edinburgh Heritage Conservation District.

1. The unique cultural heritage landscape of the historic village of New Edinburgh, as defined in the Statement of Cultural Heritage Value and Description of Heritage Attributes shall be conserved and enhanced.
2. Demolition of contributing properties, as defined in the Plan, shall not be permitted.
3. New construction shall be in conformity with the policies and guidelines in Section 9.5 of the Plan.
4. Future amendments to the City of Ottawa Official Plan and Zoning By-law shall be in accordance with and shall implement the policies and guidelines of this Plan.
5. Where a proposed change in the HCD has the potential to negatively impact the character of the HCD as outlined in the Statement of Cultural Heritage Value, the City through its Official Plan policies may require the submission of a Cultural Heritage Impact Statement.
6. Where development is proposed adjacent to the HCD, the City, through its Official Plan policies, may require the submission of a Cultural Heritage Impact Statement that evaluates the impact of the proposed development on the HCD. The Council approved guidelines for Cultural Heritage Impact Statements are available on the City's website.
7. All public works shall have regard for the policies and guidelines found in the Plan.
8. Enforcement of the City's Property Standard By-law (By-law 2013-416 as updated) shall be consistently undertaken by City staff within the district and shall have regard for the guidelines found in this Plan.
9. The 19<sup>th</sup> century lot pattern shall be preserved.

## 9.2 Technical Guidance

The City of Ottawa adopted the Parks Canada Standards and Guidelines for the Conservation of Historic Places in 2008 and these will be applied in conjunction with the guidelines.

Additional technical guidance for restoration projects can be found online in the United States National Parks Service Preservation Briefs which provide detailed 'how-to' briefs on various elements of restoration (ie. masonry, woodwork, metal). These documents can be found online:

<http://www.nps.gov/tps/how-to-preserve/briefs.htm>

Staff in the Heritage Section of the City of Ottawa can also provide guidance and advice on specific projects.

## 9.3 Contributing and Non-Contributing Properties

When the HCD was designated in 2001, a building-by-building inventory and evaluation was undertaken in cooperation with the community. As was the practice for other HCDs in Ottawa, all buildings were scored individually and assigned a category from one to four. The re-evaluation of all properties in the HCD was not part of this project, however, all Category 4 buildings were revisited. There were 66 Category 4 buildings in the HCD, and 10 of these buildings were re-classified.

For the purposes of the guidelines below, properties classified as Categories 1, 2 and 3 are considered **contributing** buildings in the HCD, meaning that they contribute to the special character of the HCD through their history, architecture and environment. Category 4 buildings are considered **non-contributing buildings**, meaning that they do not contribute to the heritage character of the HCD. Non-contributing buildings include those constructed outside of the period of highest significance, buildings that are not sympathetic to the character of the HCD and vacant lots.

Notwithstanding the categories and explanation above, it is recognized that all existing building stock in the HCD is significant to the history of New Edinburgh and wherever possible, non-contributing buildings should be retained rather than replaced.

## 9.4 Management Guidelines

The New Edinburgh Heritage Conservation District has been designated since 2001 and has retained much of its historic fabric. These guidelines are intended to ensure

conservation of existing buildings and landscapes and to provide design guidelines for new buildings and additions to existing ones. The guidelines are arranged in sections:

- Guidelines for existing buildings
- Guidelines for new construction, including additions to existing buildings and the construction of new buildings
- Guidelines for private landscape
- Guidelines for the public realm

## **9.5 Guidelines for Existing Buildings**

The Guidelines below provide advice to property owners to assist in the long-term conservation and enhancement of their buildings. It is the responsibility of individual property owners to manage properties in compliance with the Guidelines.

### **9.5.1 Demolition and Relocation**

1. Demolition of existing buildings in the HCD is strongly discouraged. Buildings should be retained and renovated wherever possible.
2. Demolition or relocation of contributing buildings will not be permitted except under extraordinary circumstances such as fire or natural disaster.
3. Demolition applications for contributing buildings shall be accompanied by a rationale that sets out the reasons that the retention of the building is not possible. A report by a structural engineer with expertise in heritage buildings may be required.
4. In the rare instance that the demolition of a contributing building is permitted, the proposed replacement building will be permitted only where the siting, form, materials and detailing are consistent with and sympathetic to the character of the HCD and meet the guidelines for new construction in Section 9.5.4.
5. In the rare instance that a contributing building is demolished, heritage staff may require that the building be recorded and the information be deposited at the City of Ottawa Archives. In addition, consideration should be given to salvaging historic materials as the building is demolished.
6. While acknowledging that the re-use of buildings in the HCD is an objective of this Plan, applications to demolish non-contributing buildings in the HCD will be considered. Any application to demolish a non-contributing building in the HCD shall be accompanied by plans for the proposed replacement building.



7. Any application to demolish a non-contributing building will be reviewed, with consideration of the existing building's contribution to the streetscape, and the appropriateness of the proposed redevelopment. New construction will be approved only where the siting, form, materials and detailing are consistent with and sympathetic to the character of the HCD and meet the guidelines for new construction in Section 9.5.4.

## **9.5.2 Conservation and Maintenance of Contributing Buildings**

### **Roofs and Chimneys**

1. Every effort should be made to retain original roofing materials (eg. cedar, slate).
2. Where the original roofing material is missing, property owners are encouraged to restore the roof to its historic material. The use of roofing material in modern materials created to imitate historic materials (e.g. roof slates or cedar shingles), may be approved at the discretion of the heritage staff.
3. Chimneys are important heritage attributes of historic buildings. Historic chimneys should be retained and maintained on a regular basis. Non-functioning chimneys that contribute to the cultural heritage value of a building should be retained.
4. New dormer windows should be located in a manner that does not affect the heritage character of the building or the streetscape.
5. New eaves troughs and downspouts may be permitted if required to solve drainage issues, but should be located in an inconspicuous location and installed in a way that does not damage the building.
6. The addition of solar panels may be permitted. Solar panels shall be located on the rear slope of the roof or on a flat roof so that they are not visible from the street or public space. In addition, solar panels shall be installed in a manner that will not impact the heritage fabric of the building if they are removed.

### **Cladding**

1. Original cladding should be conserved and maintained. Restoration of historic cladding is preferable to replacement.
2. If original cladding requires replacement, it will be replaced in kind. Only deteriorated portions should be replaced.

3. Removal of inappropriate cladding material (e.g. vinyl siding) and restoration of the historic cladding material is encouraged.
4. Wood siding should be painted.
5. Historic stucco should be repaired or replaced in kind to match the original in colour, texture and finish. Replacement with synthetic stucco or Exterior Insulation Finishing System (EIFS) is discouraged.

## **Masonry**

1. Existing brick and stone shall be maintained. If the historic masonry is beyond repair, it shall be replaced with compatible salvaged or new materials. Only those areas that are beyond repair will be replaced.
2. The re-pointing of historic masonry is complex and should be undertaken by an experienced mason. New mortar should match the original in colour, pointing method and composition. If the mortar is too hard, movement and stresses will be absorbed by the brick instead of the mortar. Failed mortar is much easier to replace than failed masonry units, thus mortar should be softer than historic masonry. Heritage staff can provide historic mortar specifications if required.
3. Existing unpainted brick or stone should not be painted except in extraordinary circumstances.
4. Cleaning of brick and stone buildings shall be undertaken using gentle and non-abrasive methods, such as a biodegradable paint stripper or a blanket type poultice. Sandblasting is not an appropriate method to clean brick or stone. Property owners shall consult with heritage staff prior to cleaning of masonry to ascertain that proposed methods of paint removal are acceptable.
5. Water repellent coatings are not necessary and should not be used on historic masonry. Water repellent coatings can trap water and salts in the masonry and result in brick spalling over the long term.

## **Foundations**

1. The original foundation material shall be maintained and conserved. Repair of original material is preferred over replacement.
2. The application of stone veneer to existing concrete foundations is not appropriate and will not be supported.

3. New surfaces or coatings such as parging will be compatible with the design of the building.
4. Re-pointing of stone foundations is complex and should be undertaken by an experienced mason. New mortar should match the original in colour, pointing method and composition. If the mortar is too hard, movement and stresses will be absorbed by the brick instead of the mortar. Failed mortar is much easier to replace than failed masonry units, thus mortar should be softer than historic masonry. Heritage staff can provide historic mortar specifications if required.

## Windows

Windows are an integral part of the historic character of a building. The size and placement of windows are known as the fenestration pattern. The material and profile of individual windows is also important. The profile includes the construction, operating mechanisms, sill profile and width and design of the window frame. While some windows have been replaced over time, where original windows remain, they should be retained.

Well-maintained historic windows last much longer than contemporary replacements. There are practical and economical approaches that can be taken to repair historic windows including painting, re-puttying or caulking, and weather stripping. Heritage staff can provide advice on appropriate methods of restoration for historic windows and appropriate replacement windows as necessary.

1. Original wood windows and storm windows should be retained and conserved wherever possible. Only those windows that are beyond repair may be replaced. Energy efficiency can be achieved with existing windows through the restoration of the windows and the installation of weather stripping and appropriate exterior or interior wooden storm windows.
2. Replacement windows should match the historic windows in size, shape, materials and divisions. Where no documentary evidence of the original windows exists, replacement windows should be based on local examples in similar houses.
3. The material of replacement windows should match the originals, however, alternate materials may be considered in consultation with Heritage Staff. Multi-paned windows should have appropriate muntin and mullion bars.

4. The replacement of inappropriate newer windows with historically appropriate wood units is encouraged.
5. Retention of original fenestration pattern is encouraged. Where a new window opening is required, it should be located in a discreet area and follow the rhythm and scale of the historic pattern.

### **Doors and Entrances**

1. Significant front entrances shall be preserved.
2. Additional entrances shall not be introduced on the principal street facing façade.
3. Existing historic doors and hardware should be retained and repaired. Where replacement is required, replacement doors will replicate the historic door as closely as possible.
4. The size, scale and proportions of existing doors and door openings should be preserved.
5. The pattern and arrangement of the entrance will be retained including doors, sidelights and transom windows.

### **Porches and Verandas**

1. The removal of historic porches will not be permitted.
2. The construction of new porches where none previously existed may be permitted if the porch does not obscure heritage attributes and respects the building's heritage character.
3. Where a porch is badly deteriorated, it should be conserved, not replaced. If it is beyond repair, it should be replaced in kind with the same materials, style, and size. Where a component of the porch such as a bracket, railing, post, baluster or column has deteriorated beyond repair, it should be replaced in the same style, material, and proportions.
4. If a property owner wishes to reinstate a missing porch, the design should be based on documentary evidence (ie. historic photographs). If no such evidence exists, the porch should take cues from local examples on similar buildings.
5. If changes to railing heights are required to meet the standards of the Ontario Building Code, additions should be made to existing railings in the form of a

contrasting but sympathetic horizontal railing. Property owners should contact Heritage Staff for guidance.

### **Decorative Features**

1. Many of the gable roofed houses in New Edinburgh feature decorative bargeboard, finials and pendants in the gable end. These elements will be retained and conserved. Where replacement is required, new features will replicate the historic feature in material, scale and profile.
2. Heritage attributes including, but not limited to, shutters, brackets, window details, shingling, bargeboard and finials, should be retained and conserved.
3. The addition of decorative trim or “gingerbread” to buildings where there is no historic evidence should be avoided.

### **Garages and Accessory Buildings**

1. Historic garages, stables and carriage houses will be conserved and retained.

### **Paint Colour**

A property owner is free to paint their house any colour, however, these Guidelines may be used to assist in choosing a paint colour.

1. If a property owner wishes to determine the original colours of their house, paint scrapings from inconspicuous areas may reveal the history of the paint on the house.
2. Colours associated with the building’s era, architectural style and materials and the fashion at the time of construction could be used to inform colour choices. Those seeking assistance in selecting appropriate colour palettes, may contact Heritage Staff or an architectural conservation expert.

### 9.5.3 Additions to Existing Buildings

#### General Guidelines

1. Property owners are encouraged to retain an architect, designer and/or heritage professional when designing an addition to an existing building.
2. Additions to existing buildings should be of their own time and are not required to replicate an historic architectural style. If a property owner wishes to recreate a historic style, care shall be taken to ensure that the proposed addition is an accurate interpretation in terms of scale, massing and materials.
3. Additions shall be located in the rear yard.
4. The height of any addition to an existing building shall not exceed the height of the existing roof line.
5. Additions shall be consistent with the streetscape with respect to height, size, scale and massing.
6. Rooftop terraces are not in keeping with the character of the neighbourhood and are strongly discouraged. A terrace may be appropriate where it is not visible from the street and does not result in additional structures that increase the apparent height of the building.

#### What does “of its own time” mean?

The “Standards and Guidelines for the Conservation of Historic Places in Canada” state that a new building or an addition to an old building in a heritage conservation district should be distinguishable as a new feature and not try to imitate an old building. The same document notes that a new building must also be compatible with and subordinate to the historic character of the HCD. This balance of contemporary design and compatibility can be achieved through use of materials, massing, rooflines and window proportions.

#### Guidelines for Contributing Buildings

1. All additions to contributing buildings shall be complementary to the existing building, secondary in terms of size, subordinate to and distinguishable from the original and compatible in terms of massing, facade proportions, rooflines and fenestration patterns.
2. In planning alterations and additions to contributing buildings the rooflines of the original house (gable, hip, gambrel, flat etc.) shall be maintained.

3. Additions shall not result in the removal or obstruction of heritage attributes of the building or the HCD.
4. Windows in additions should reflect the building's original windows in size, shape and divisions. Windows may be wood, metal clad wood, steel or other materials as appropriate. Multi-paned windows should have appropriate muntin bars.
5. Cladding materials for additions to contributing buildings will be sympathetic to the existing building. For instance, an addition to a brick building could be clad in wood board and batten siding. Natural materials are preferred.

### **Guidelines for Non-Contributing Buildings**

The guidelines below are intended to guide additions and renovations for non-contributing buildings. Guidelines for these buildings are necessary because alterations to these buildings have the potential to impact the cultural heritage value of the HCD.

1. Alterations and additions to non-contributing buildings will contribute to and not detract from the heritage character of the District. Renovations to a non-contributing building that make the building more compatible with the character of the HCD are encouraged.
2. Alterations and additions to non-contributing buildings will be designed to be compatible with the contributing buildings of the District and in particular, the streetscape, in terms of scale, massing, height, setback, entry level, materials and windows.
3. If the roof line of a non-contributing building is altered, the new roof line shall be designed so that the height of the building is compatible with that of its neighbours.

#### **9.5.4 Guidelines for New Buildings**

1. Property owners are encouraged to retain an architect, designer and/or heritage professional when designing a new building in the HCD.
2. New buildings shall contribute to, and not detract from the heritage character of the HCD.
3. Construction of new buildings will only be approved when the siting, form, materials and detailing are compatible with and contribute to the surrounding cultural heritage landscape.

4. New buildings should be of their own time and are not required to replicate an historical architectural style. If a property owner wishes to recreate a historical style, care shall be taken to ensure that the proposed building is an accurate interpretation in terms of scale, massing and historical materials. Regardless of architectural style, new buildings shall be sympathetic to the character of their neighbours in terms of massing, height, form, facade proportions, rooflines and materials.
5. Most buildings in New Edinburgh feature front entrances either at grade or one to four steps up. New buildings in the HCD will respect this heritage attribute.
6. Existing grades shall be maintained in all new construction.
7. Cladding materials shall be continuous on all building elevations. The use of brick or stone on the front facade only is not appropriate in the HCD.
8. The mass and height of new buildings shall respect and not exceed the buildings on the same block. The height and massing of new buildings will contribute to the character of the HCD as a whole.
9. New buildings shall generally maintain front yard setback with buildings on the same block. In the instance where there is a wide variety of front yard setbacks, the new building will not project further forward than the average of the two adjacent houses, subject to the provisions of the Zoning By-law.
10. Windows may be wood, metal clad wood, steel or other materials as appropriate. Multi-paned windows should have appropriate muntin bars. Vinyl windows are not permitted.
11. The use of natural materials, such as stone, real stucco, brick and wood is an important attribute of the HCD, and the use of materials such as vinyl siding, perforated pre-painted aluminium soffits, and manufactured stone will not be supported.
12. The use of modern materials such as plastic or fibreglass to replicate architectural details such as columns, balusters or bargeboard is not acceptable and will not be permitted.



- 13. Parking, garages and driveway access shall be consistent with the character of the heritage conservation district. Integrated garages, below grade garages and sloped driveways will not be supported.
  
- 14. Rooftop terraces are not in keeping with the character of the neighbourhood and are strongly discouraged. A terrace may be appropriate where it is not visible from the street and does not result in additional structures that increase the apparent height of the building.

**Garages and Accessory Buildings**

- 1. New garages and accessory buildings shall be designed and located to complement the heritage character of the HCD and the design of the associated building. In general, new garages should be simple in character with a gable or flat roof and wood or stucco cladding.
  
- 2. New garages should not be attached to existing buildings and should generally be located off the rear lane and will respect the setback of adjacent buildings.

**9.5.5 Guidelines for Landscape and Public Realm**

The New Edinburgh HCD is bounded by two large green spaces, the Governor General’s grounds and Stanley Park, along the Rideau River. These spaces, combined with the front and rear yards and laneways, contribute to the rich green character that is integral to the sense of place in New Edinburgh. These guidelines are intended to protect that character.

- 1. Front yards in the HCD are generally characterized by a mix of soft landscaping including green lawns, flower beds, trees and shrubs. This character should be reflected in all landscape alterations.
  
- 2. Rear yards generally include green spaces with mature trees that contribute to the green character of the laneways. This character shall be retained and protected.
  
- 3. The creation of new front yard parking spaces is strongly discouraged. The removal of existing front yard parking spaces is encouraged.
  
- 4. The existing grid system and road pattern reflects the historical layout of the village and shall be retained.

5. In general, fences should be limited to the rear yard, constructed of wood and meet the requirements of the Fencing By-law (2003-462).
6. Street trees should be retained and new trees should be planted to enhance the existing tree canopy.

### **9.5.6 Guidelines for Laneways**

The narrow, rustic, green character of New Edinburgh's lanes including River Lane, Avon Lane and School Lane, is integral to maintaining the village character of the HCD. The lanes are a heritage attribute in the HCD that make an important contribution to the cultural heritage landscape. The lanes are characterized by rich vegetation, narrow roads without sidewalks and a mix of houses and outbuildings including carriage houses and garages. While incremental infill has occurred on the lanes beginning in the early 20<sup>th</sup> century, the historic character of the lanes may be compromised by new development.

New lots are created either by subdivision or severance, processes under the *Planning Act*. This section makes recommendations regarding new lots and development upon them with the understanding that new lots are not created under the *Ontario Heritage Act*. The policy framework for decisions on lot severance is provided by the Official Plan, the Zoning By-law, and these guidelines.

The following guidelines are intended to protect the character of the lanes.

1. The green character of the lanes shall be retained. Additions to buildings that back onto the lane shall have regard for the green character of the lanes. Mature trees and soft landscaping shall be retained.
2. New residential development on lots with frontage only on a lane may be appropriate where an existing building has been demolished or there is a vacant lot. New buildings shall meet the guidelines in Section 9.5.4 and protect and enhance the green character of the lanes and the modest scale of the houses and accessory buildings on the lane.
3. New accessory buildings on the lanes shall reflect the simple, modest character of the historic garages, stables and carriage houses found in the HCD.
4. The remaining through lots from MacKay, Stanley and Crichton Streets are an important heritage attribute in the HCD. The severance of these lots to create new lots with frontage only on the lanes will not be permitted.
5. The rustic nature of the lanes is characterized by the narrow width, lack of sidewalks and rich vegetation. These attributes will be conserved.