

Submitted by:



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In association with:



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Old East

Old East Heritage Conservation District

CITY OF



LONDON
CANADA

The Forest City



Conservation Plan

February 2006

OLD EAST HERITAGE CONSERVATION DISTRICT PLAN

Table of Contents

1.0 INTRODUCTION	1.1
1.1 BACKGROUND	1.1
1.2 PURPOSE OF THE OLD EAST HERITAGE CONSERVATION DISTRICT CONSERVATION PLAN	1.1
1.3 FORMAT OF THE CONSERVATION DISTRICT PLAN.....	1.2
<hr/>	
2.0 REASONS FOR DESIGNATION.....	2.1
2.1 OFFICIAL PLAN CRITERIA	2.1
2.2 REASONS FOR DESIGNATION	2.1
2.3 RECOMMENDED HERITAGE DISTRICT BOUNDARY	2.2
2.4 KEY STYLES AND FEATURES OF THE DISTRICT	2.2
2.4.1 Architectural Style	2.2
2.4.2 Key Architectural Features	2.4
<hr/>	
3.0 OLD EAST HERITAGE CONSERVATION DISTRICT PRINCIPLES, GOALS AND OBJECTIVES.....	3.1
3.1 PRINCIPLES OF CONSERVATION AND RESTORATION.....	3.1
3.2 CONSERVATION PLAN GOALS AND OBJECTIVES	3.3
<hr/>	
4.0 DEALING WITH GROWTH AND CHANGE – ARCHITECTURE.....	4.1
4.1 INTRODUCTION.....	4.1
4.2 ALTERATIONS	4.2
4.3 ADDITIONS	4.3
4.4 NEW BUILDINGS	4.4
4.5 COMMERCIAL BUILDINGS	4.5
4.6 BUILDING CONVERSIONS	4.6
4.7 ILLUSTRATIONS AND EXAMPLES.....	4.6
<hr/>	
5.0 DEALING WITH GROWTH AND CHANGE – STREETScape.....	5.1
5.1 INTRODUCTION.....	5.1
5.2 STREET TREES.....	5.1
5.2.1 Background	5.1
5.2.2 Recommendations: General.....	5.2
5.2.3 Recommendations: Boulevard Tree Additions and Replacements	5.2
5.2.4 Recommendations: Street Tree Maintenance.....	5.3
5.3 BOULEVARDS	5.4
5.4 PARKS AND OPEN SPACE	5.4
5.5 SIGNAGE	5.5
5.6 LIGHTING	5.6
5.7 STREET FURNITURE.....	5.7
5.8 VEHICLE PARKING	5.8

February 2006

6.0 DEALING WITH GROWTH AND CHANGE – LAND USE.....	6.1
6.1 GENERAL GOALS AND PRINCIPLES.....	6.1
6.2 LAND USE POLICIES AND DESIGNATIONS.....	6.2
6.3 ZONING 6.2	
6.3.1 Permitted Uses	6.2
6.3.2 Regulations.....	6.2
6.4 SITE PLAN CONTROL.....	6.3
6.5 DEMOLITION.....	6.4

7.0 WORK REQUIRING APPROVAL.....	7.1
7.1 GENERAL APPROVALS PROCESS.....	7.1
7.2 WORK REQUIRING APPROVALS.....	7.1
7.3 ROLES AND RESPONSIBILITIES.....	7.3
7.3.1 Heritage Planner	7.3
7.3.2 LACH.....	7.3
7.3.3 Council.....	7.3
7.4 STREAMLINING THE PROCESS.....	7.4

8.0 IMPLEMENTATION.....	8.1
8.1 OFFICIAL PLAN AMENDMENTS.....	8.1
8.2 ZONING BY-LAW AMENDMENTS.....	8.1
8.3 PERMIT APPROVALS PROCESS.....	8.2
8.4 PARKING BY-LAW.....	8.2
8.5 EDUCATION AND PROMOTION.....	8.2
8.6 MONITORING PROGRAM / RECOMMENDATIONS.....	8.3
8.7 GRANTS AND FINANCIAL PROGRAMS.....	8.3

TABLES

Table 7.1 – Recommended Heritage Alteration Permit Requirements	7.2
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MAPS AND FIGURES

Heritage District Boundary	Following 2.2
Design Guidelines: Style & Design Elements - Windows, Doors	4.7
Design Guidelines: Style & Design Elements - Porches, Gables, & Fascias	4.8
Design Guidelines: Style & Design Elements - Materials, Roof Styles	4.9
Design Guidelines: Additions - Form & Placement of Additions	4.10
Design Guidelines: New Buildings - Setbacks, Scale & Height	4.11
Design Guidelines: New Buildings - Form, Massing & Details	4.12
Tree Replacement Program	Following 5.2
Architectural Assessment Ratings	Following 7.2

APPENDIX A– Homeowners Heritage Information Guide

1.0 INTRODUCTION

1.1 BACKGROUND

The Old East Heritage Conservation District Study was undertaken on behalf of the City of London to review the area known as Old East London. Phase 1 of the Study was initiated in 2004, and determined that the Old East area met the appropriate criteria for a Heritage Conservation District. Three public meetings were held during that process, and questionnaires were made available at various times, which found strong support for heritage designation from the residents who attended or provided input. As a result of the study findings and community support, London City Council approved the undertaking of Phase 2 of the Heritage Conservation District Study to prepare the Heritage Conservation District Plan and Design Guidelines for Old East.

Stantec Consulting, in association with Nexus Architects and Michael Baker was contracted to undertake Phase 2 of the Study, which began early in 2005. As in Phase 1, a Steering Committee composed of local residents, representatives from LACH and the East Woodfield and Bishop Hellmuth Heritage Districts and the City of London Heritage Planners have also provided input and assistance to the study.

1.2 PURPOSE OF THE OLD EAST HERITAGE CONSERVATION DISTRICT CONSERVATION PLAN

Heritage Conservation Districts offer a way to protect (over the long term) areas that have important and/or identifiable historic and architectural resources. The ability to designate heritage conservation districts is provided under Part V of the *Ontario Heritage Act, R.S.O., 1980, c.337 (as amended)* in the Province of Ontario, and further guidance regarding heritage district evaluation and designation is provided by local Official Plans. Once an area has been determined to warrant heritage district status, as is the case with Old East, the Heritage Act considers it “highly advisable” to provide further guidance through the preparation of heritage district conservation plans and design guidelines¹.

The Old East Heritage Conservation District Plan is intended to assist in the protection and conservation of the unique heritage attributes and character of the Old East Village area, identified during Phase 1 of the Old East Heritage Conservation District (OEHCD) study. That report provided the historical and architectural rationale for heritage district designation according to the policies of the City of London Official Plan and the Ontario Heritage Act.

The purpose of the conservation plan and design guidelines is to establish a framework by which the heritage assets of Old East can be protected, managed and enhanced as the community evolves and changes over time. They will provide residents and property owners with clear guidance regarding appropriate conservation, restoration and alteration activities and

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

assist municipal staff and council in reviewing and making decisions on permit and development applications within the district. The Conservation Plan and Guidelines are also intended to:

- Refine the documentation of heritage assets defining the Old East Village that were initiated by the Heritage Conservation District Study undertaken in 2004.
- Catalogue specific examples and features of the district that are essential for the preservation of the character of the district.
- Provide historic and technological context for the methods and materials that create the quality of construction in the Old East Village for the better appreciation by the residents.
- Provide general conservation and maintenance guidelines to help preserve or improve the existing building stock.
- Provide design guidelines for ongoing up-grading of the existing building stock.
- Illustrate various aspects of the conservation process and provide examples of appropriate modifications and alterations.

1.3 FORMAT OF THE CONSERVATION DISTRICT PLAN

The Old East Heritage Conservation District Conservation Plan contains the following components:

- Reason for designation and identification of the key styles and features of the Old East Heritage Conservation District;
- Overview of conservation principles, goals and objectives that provide the framework for the conservation plan and design guidelines;
- Information and recommendations regarding future alterations, redevelopment or other changes to the built form, streetscape and land use within the Old East Heritage Conservation District;
- Implementation recommendations relating to Official Plan policies, zoning by-laws, and other regulations and permit approval processes.

2.0 REASONS FOR DESIGNATION

2.1 OFFICIAL PLAN CRITERIA

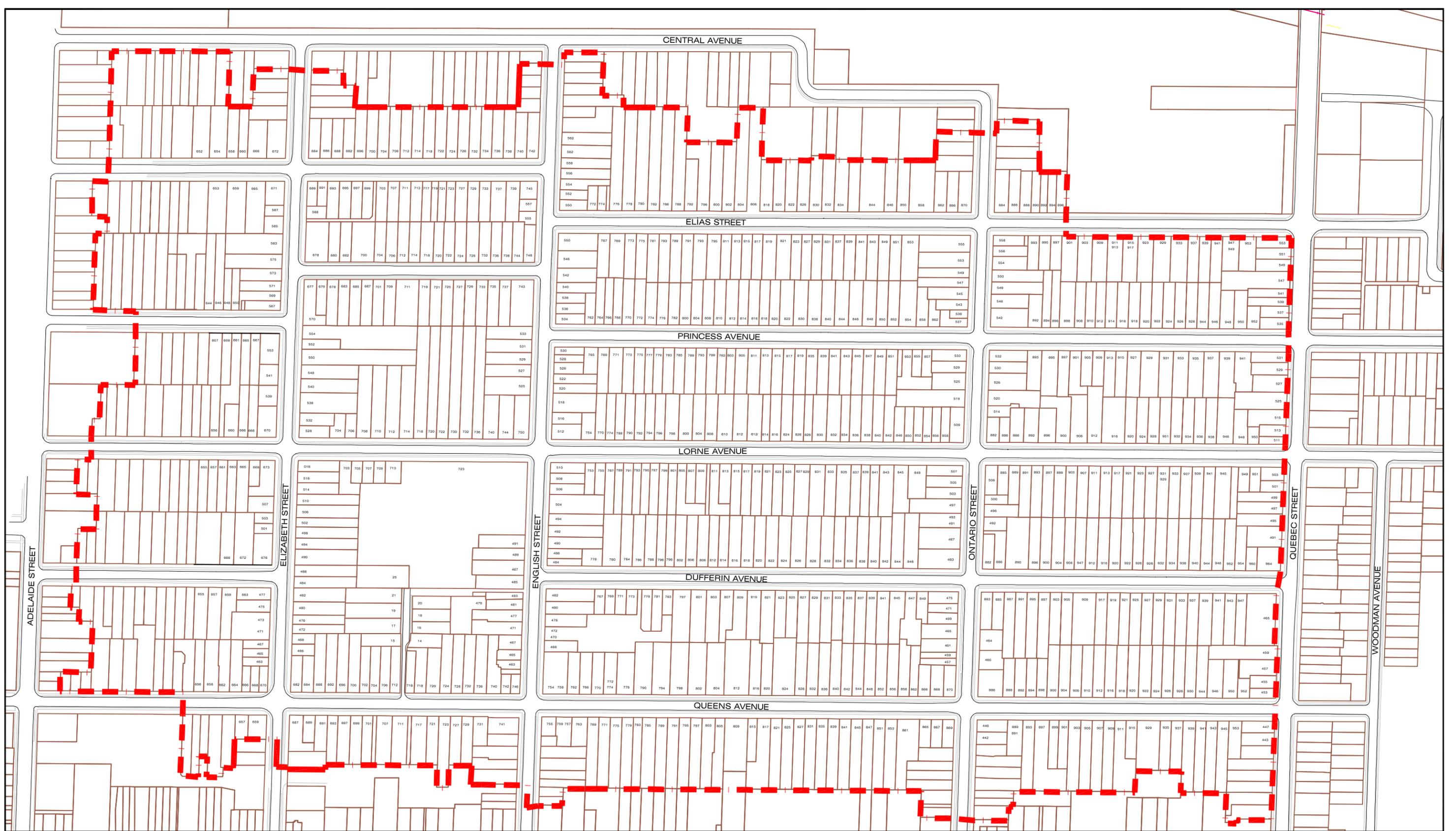
A heritage district is a part of a community that shares both a common development history and a series of architectural and landscape features. London's Official Plan lists the following factors that are to be considered in the evaluation of an area for designation as a Heritage Conservation District:

- a. The association of the area with a particular historical event or era that is unique to the community;
- b. The presence of properties that are considered significant to the community as a result of their location or setting;
- c. The presence of properties representing a design or method of construction which is architecturally and/or historically significant to the community, region, province or nation;
- d. The presence of properties which collectively represent a certain aspect of the development of the City which is worthy of maintaining; and,
- e. The presence of physical, environmental or aesthetic elements which individually, may not constitute sufficient grounds for the designation of a Heritage Conservation District, but which collectively are significant to the community.

2.2 REASONS FOR DESIGNATION

Phase 1 of the OEHCD study found that Old East contains a wealth of surviving architecture that was constructed during a key period of the City's development between 1860 and 1930, which housed many of those associated with London's burgeoning industrial sector at that time. Important characteristics of Old East that complied with Official Plan criteria included:

- A large number of properties were constructed during a key era of London's development history;
- The housing stock and its builders and occupants had strong linkages to the local industrial and employment economy of Old East and the City in general;
- Numerous buildings contain unique architectural features and construction details that act as 'trademarks' for specific builders and contractors in the area (e.g. – bargeboard design, gable trim, window design and details, cantilevered corners, etc.)
- The presence of a large number of properties which are reasonably consistent in character and quality, with recognizable architectural features, building materials and construction details.



Heritage District Boundary
 Old East Heritage Conservation District Plan



Mike Baker



- A number of significantly finer examples of heritage buildings that act as landmarks within the area and are similar in character to the surrounding buildings.

2.3 RECOMMENDED HERITAGE DISTRICT BOUNDARY

Based on the consistency of architectural and streetscape characteristics, combined with the historical patterns of development, the recommended heritage district boundary encompasses the vast majority of residential development bounded by Quebec Street to the east, Queens Avenue to the south, Elias Street to the north and dwellings east of Adelaide Street excluding those fronting onto Adelaide Street. In addition, one block of residences fronting on Central Avenue is also included due to its architectural and historic consistency with the remainder of the area. The limits of the heritage district boundary are shown on the following page. The district consists of approximately 1,000 residences, with the vast majority having been constructed prior to 1915.

2.4 KEY STYLES AND FEATURES OF THE DISTRICT

Phase 1 of the Old East Heritage Conservation District Study provides a detailed overview of the history of the area as well as the various styles, characteristics and attributes of Old East that contribute to its heritage character. However, a brief summary of the predominant styles and key architectural features is summarized below.

2.4.1 Architectural Style

Of the various architectural styles or major influences identified in Old East, the three most common are the Ontario Cottage, Queen Anne and 'Vernacular'.

Queen Anne style is characterized by flamboyant, geometric trim designs and sturdy decorative details. Most of the Queen Anne examples in Old East are relatively small scale, well-proportioned one and a half storey buildings, with a number of larger two-storey examples located on corner lots.



Queen Anne style

Ontario Cottage style is characterized by formal symmetry on the front facade with the entrance door in the centre of the facade and usually aligned with a central, steep-sloped gable dormer over the door location. These well proportioned, one-storey bungalows may have hip or gable roof designs and a peaked dormer window over the front door or projecting porch design. The style is completed by decorative trim, usually in the form of Victorian gingerbread, on the front facade elements. There is sometimes a porch, and sometimes bay windows, always symmetrical. The 'Side Hall Plan' Ontario Cottage is a variation of the Ontario Cottage style, where the door is to the left or right of the centre of the façade, losing the rigid symmetry of the traditional Ontario Cottage, but maintaining much of the rest of the style.



Ontario Cottage – Centre Hall Plan



Ontario Cottage – Side Hall Plan

'Vernacular' describes a design style that is somewhat unique to a building or locale that shows signs of careful design consideration using local materials and construction idioms, but is not a broadly recognized architectural style. It is usually modest in appearance, but may be quite elegant but not so ornate or decorated as to be considered ostentatious. Vernacular design generally exhibits elements of design that were available and popular in the place and time when originally constructed. For example, in locations where there was a strong Tudor influence, Tudor elements will show up in vernacular designs. In Old East, some of the vernacular designs incorporate influences from Tudor or Craftsman styles, such as dormers, decorative wooden beams on the upper level, multi-paned windows grouped together, and deep roofs overhanging porches that extend across the full width of the house.



Vernacular with Craftsman elements



Vernacular with Tudor elements

2.4.2 Key Architectural Features

Although the buildings throughout Old East exhibit varying architectural styles and details, there are four features that are the most prevalent heritage elements found in Old East. They can be found on almost any of the architectural styles that exist in Old East, and contribute greatly to the overall heritage character of the district.

Decorative Wooden Trim - A majority of homes in the district have a gable facing the street which has been decorated with wood trim of some type to provide an element of style to the building. Examples include bargeboards, brackets, shingling and patterned millwork in a variety of shapes. Often these patterns are used on the porch gable as well.



Decorative gable above front extension

Front Porches and Verandahs - Nearly every house in Old East built before 1914 was designed to have a front porch or verandah, if only a small covering over the front door. Most of the 1920s era homes have a porch that is integrated into the roofline of the house. Some of these porches still retain original components such as spindles, columns and handrails. The number of surviving porches is one of the most distinctive features of the District. They create a neighbourliness that is absent from post-war subdivisions and put a great deal of life onto the street.



Distinctive front porch with decorative spindles and columns

Stained Glass Windows and Transoms - Stained glass windows have been extensively used throughout the district, most notably in transoms over front doors and in large arched front windows. Most are unique patterns.

Doors and Windows - Most Old East homes have fairly narrow front facades. As a result, elements such as doors and windows take up proportionally large amounts of space and contribute substantially to the heritage appeal of the buildings. Unique shapes and decorative elements associated with many doors and windows also enhance their heritage value.



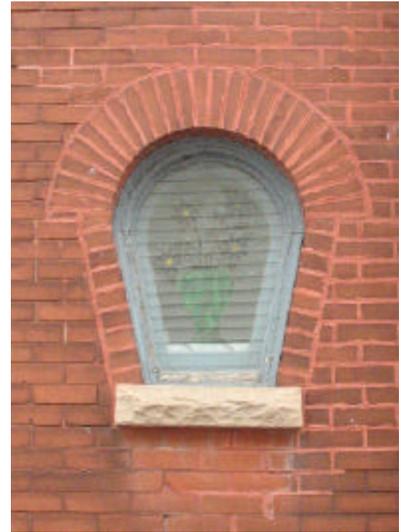
Stained glass in arched window



House with several decorative door and window features



Decorative front door with detailed panels



Keyhole window

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3.0 OLD EAST HERITAGE CONSERVATION DISTRICT PRINCIPLES, GOALS AND OBJECTIVES

3.1 PRINCIPLES OF CONSERVATION AND RESTORATION

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

To achieve universal goals or processes for all people for all heritage conservation and restoration projects would be both impossible and undesirable. However, certain principles of heritage conservation and restoration have been accepted by most well-intentioned professionals and practitioners to guide their decisions. The Venice Charter (1964) has been adopted by many governments and international organizations as the foundation for subsequent guidelines and restorations and contains a number of basic principles that are relevant to heritage preservation in London and Old East, including the following.

Preserve the Historic Context - A heritage building represents the individuals and periods from history that have been associated with it. The building records the original designer and builder's intentions as well as the historic forces that were at play when it was built. Subsequent alterations to the building also record the historic context at the time of the alterations. It is appropriate to acknowledge that the building is both a functional enclosure and a vehicle for history. It is necessary to have adequate familiarity with that historical context when planning subsequent restorations or alterations.

Undertake Background Research - Prior to undertaking repairs or construction related to heritage buildings, background research should be undertaken. There are many theories about how to restore heritage elements and many products and processes that promise remarkable results. However, one should be skeptical of such claims until adequate research confirms that the theory, product or process will work in a particular situation.

Maintain and Repair - All buildings require some continuous methods of conservation as they are exposed to the constant deteriorating effects of weather and wear from use. Owners should consider maintenance issues during plans for restoration activity. Once restored, a continuing maintenance program should be initiated. The design for the restoration should be considerate of the amount and type of maintenance that will be required.

Find a Viable Social or Economic Use - Buildings that are vacant or under-utilized come to be perceived as undeserving of care and maintenance regardless of architectural or historic merit. As with the elders in a family, the best remedy is to keep old buildings active and involved in the community to ensure a long and happy life.

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

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

Restore to Authentic Limits - Resist the temptation to embellish the restoration and add details and decorations that would not have been part of the history of the building. Undertake adequate research to confirm that the intended restoration is authentic. If accurate records for the specific building do not exist to confirm original details, use appropriate research leads for similar buildings in the area, perhaps designed or built by the same individuals, to arrive at restoration decisions that can be substantiated.

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

Respect Historic Accumulations - A building is both a permanent and a changeable record of history. The alterations that have been made since the original construction also tell part of the history of the place and the building. Some of those alterations may have been poorly conceived and executed and research may determine that they can be removed. Other alterations and additions may have merits that warrant incorporating them into the permanent history of the building. In many cases, it is difficult and unrewarding to fix a point in history as the target date for restoration. It is more appropriate to aim for a significant period in the history of the building, but be flexible in accommodating more recent interventions that have improved the historical or functional nature of the building. Respect does not mean rigid.

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

Avoid Additions - If the original size and shape of a building works for the intended use, avoid new additions that would cover parts of the original building. Additions that are necessary should be sympathetic and complementary in design and, if possible, clearly distinguishable from the original construction by form or detail.

Document Changes - Major works of preservation and restoration should be documented in writing, and/or illustrated in drawings and photographs to provide a historical record of the changes and to provide assistance to others who may be undertaking similar work. The records should be archived in a safe, public location for future reference and research.

3.2 CONSERVATION PLAN GOALS AND OBJECTIVES

A number of goals and objectives have been established to provide a framework for the protection and preservation of Old East's unique heritage features over the long term. These are integral to the conservation plan and associated guidelines and build upon the principles outlined above.

Overall Heritage District Goals and Objectives:

Recognize, protect, enhance and appreciate the integrity of heritage buildings and streets in Old East and value their contribution to the interest and diversity of the community by:

- Encouraging the retention and adaptation of heritage buildings rather than the demolition and replacement of those buildings.
- Identifying and building community awareness of unique or significant heritage features and appropriate means of preserving and/or restoring these features.
- Encouraging individual building owners to recognize the unique character of each building and to become more interested in the conservation and celebration of that unique character.
- Encouraging individual building owners to understand the broader context of heritage restoration in history, and recognize that buildings should outlive their individual owners and each owner or tenant should consider themselves stewards of the building for future owners and users.

Building Preservation and Alteration Goals and Objectives:

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

- Encouraging sensitive restoration practices that make gentle and reversible changes, when necessary, to significant heritage buildings.
- Providing homeowners with conservation and maintenance guidelines and best practices so that appropriate building and repair activities are undertaken.

- Establishing design guidelines to ensure new development or alterations are sensitive to the heritage characteristics and details of the Old East Heritage Conservation District.

Streetscape Goals and Objectives:

Maintain and enhance the visual, contextual and pedestrian oriented character of Old East's streetscape and public realms by:

- Recognizing that the area's heritage includes streets, parks, trees, open spaces, monuments, street furniture, signs and all manner of items that contribute to the visual experience of a community, whether public or privately owned.
- Maintaining existing street trees, vegetation and boulevards, or develop replacement programs where necessary.
- Minimizing the visual impact of vehicle parking on the streetscape.

Land Use Goals and Objectives:

Retain the low-density residential character of the Old East Heritage Conservation District by:

- Ensuring that appropriate Official Plan policies and zoning regulations are in effect that support the residential community.
- Discouraging potential uses or intensities that could be detrimental to the residential and heritage characteristics of the area.

Process Goals and Objectives:

Ensure that the permit approvals process for the Old East Heritage Conservation District is effective, streamlined and easily understood by:

- Providing a step-by-step guide for a typical heritage restoration project so that individuals who have not previously worked through such a process can anticipate some of the issues and be prepared for the challenges and the rewards.
- Providing property owners with relevant information (e.g. - terminology, checklists, graphics, etc) to simplify applications for heritage alteration permits, when required.
- Identifying potential funding, grant or rebate programs that exist or should be considered that will assist homeowners in completing heritage-appropriate restoration and alterations.
- Clearly establishing the roles and responsibilities of those involved in the approvals and decision making process.

4.0 DEALING WITH GROWTH AND CHANGE – ARCHITECTURE

4.1 INTRODUCTION

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

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

Any of the original components that face the public street(s) should be preserved as much as possible to conserve the heritage character of the street; however, the interior of houses, the secondary facades that are less visible from the street, and the concealed construction details are all available for appropriate improvements by the owner. The designation of this district will not affect the construction of an addition on the back of a house, or the replacement of a garden deck. The use of the buildings will be subject to normal planning and zoning bylaws regarding density and number of units, but will not be further restricted by the heritage aspect of the district.

Recommended practices, design guidelines and illustrations are provided in the following sections for guidance when major alterations, additions and new buildings are contemplated in the Old East Heritage Conservation District. They build on the overall heritage preservation principles listed in Section 3 of this Heritage Conservation Plan and should be considered in conjunction with the principles when reviewing applications for heritage alteration permits. A separate Design Guidelines document has also been prepared as part of the Old East Heritage Conservation District Plan. It includes conservation guidelines as well as additional information, illustrations and case studies and is intended to provide residents and approval authorities with examples, ideas and further guidance relating to the following recommendations.

4.2 ALTERATIONS

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

Recommended Practices and Design Guidelines

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

4.3 ADDITIONS

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

Recommended Practices and Design Guidelines

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

4.4 NEW BUILDINGS

While there are few locations in the Old East Heritage Conservation District where new buildings are likely to be constructed, given the relatively narrow lots and the fact that there are few opportunities for infill development, new or replacement buildings may be constructed in some cases as a result of fire or structural instability. In such situations, new buildings must be designed to be compatible with the heritage characteristics of Old East to help retain the overall visual context of the area.

Recommended Practices and Design Guidelines

- Match setback, footprint, size and massing patterns of the neighbourhood, particularly to the immediately adjacent neighbors.
- Respond to unique conditions or location, such as corner properties.
- Use roof shapes and major design elements that are complementary to surrounding buildings and heritage patterns.
- Use materials and colours that represent the texture and palette of the heritage area.
- Where appropriate, incorporate some of the details that were standard elements in the principal facades of the properties in Old East London. Such details as transoms and sidelights at doors and windows, covered porches, divided light windows and decorative details to articulate plain and flat surfaces, add character that complements the original appearance of the neighbourhood, and add value to the individual property.
- Front drive garages are strongly discouraged. Garages should be detached and located in the rear yard whenever possible.

4.5 COMMERCIAL BUILDINGS

While there are relatively few commercial premises in the Old East Heritage Conservation District, a small number of convenience stores exist along with several home based businesses. The convenience stores are typically located at intersections, giving them more visual prominence as they are exposed to two streets. One section of the Heritage Conservation District also contains zoning that permits office uses in existing buildings, so long as at least one dwelling unit remains. However, as the community is dominated by residences, it is important that any commercial uses or office conversions respect the residential character of the area.

Recommended Practices and Design Guidelines

- Where buildings are being converted to office or commercial uses, retain original features (doors, windows, porches) and details of the building to reflect its residential history.
- Avoid the use of backlit, fluorescent signs as these are not consistent with the age, style and character of the Old East Heritage Conservation District. Preferred sign options include painted, stained or carved wood or materials with similar appearance with lettering styles that reflect the traditional, historic character of the community. The preferred type of sign illumination is shielded, incandescent lighting at the top or side of signs.
- The size and scale of signs should correspond to the building. Signs which obscure architectural details are discouraged.
- Any additional parking requirements that may be necessary to meet business needs or zoning regulations should be located at the rear of the building and be appropriately screened by landscaping and/or fencing from the street and adjacent neighbours.
- If alterations are required to provide access to the mobility impaired, ramps and railings should be of suitable materials, colour and design details to blend in with the original structure as much as possible.

4.6 BUILDING CONVERSIONS

A number of existing buildings in Old East have been converted from single family to multi-unit dwellings by dividing the interior of the building into individual apartments. This has occurred more frequently with some of the larger buildings. As the zoning in Old East permits the conversion of dwellings, permitting up to four units in most of the district, the potential exists for more buildings to be converted in the future. The conversion of buildings often makes economic sense thereby helping to retain some buildings that might not suit today's households.

However, the alterations that are sometimes undertaken as part of the conversion process to provide additional entrances and emergency exits can affect the exterior of the building.

Recommended Practices and Design Guidelines

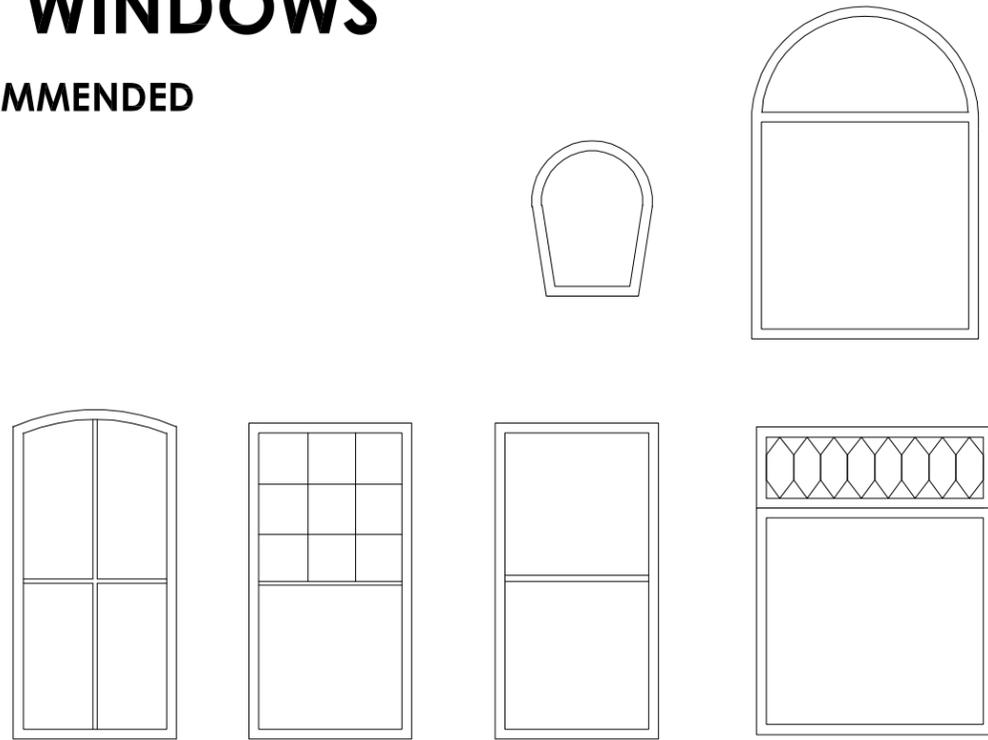
- Avoid altering the streetscape facade of the building. Try to provide access to individual apartments from the interior of the building. If this is not feasible, new entrances should be located to the side or rear of the dwelling.
- If exterior stairs are required for access or emergency exit purposes, they should be situated at the rear or side of the dwelling, using materials and construction methods that are compatible with the original building design.
- Do not block up or remove original door and window locations.
- Locate additional utility meters in an inconspicuous, but still accessible location at the rear or side of the building.
- Front yard or boulevard parking is discouraged.
- If additional parking must be provided, it should be located at the rear or side of the building with appropriate landscaping or fencing provided to screen it from the street and adjacent neighbours.

4.7 ILLUSTRATIONS AND EXAMPLES

Sketches and photographs illustrating 'recommended' and 'not recommended' examples are provided on the following pages to assist property owners, heritage staff, LACH and Council to further visualize and interpret the foregoing sections regarding alteration, additions, new buildings, etc. They are intended to offer general guidance and reflect the basic principles that are to be considered in the Old East Heritage Conservation District, as it is recognized that every situation is unique and every design solution should be similarly unique to appropriately respond to the specific characteristics of the building and streetscape.

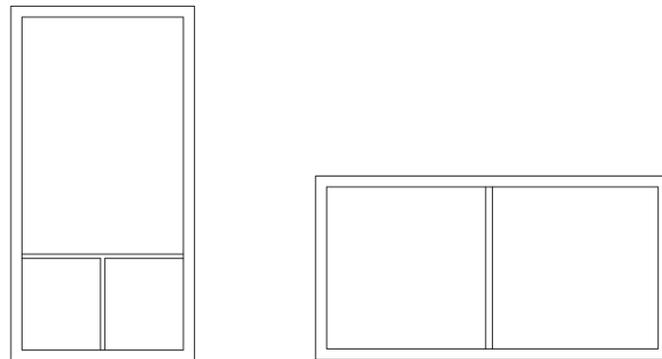
WINDOWS

RECOMMENDED



Examples of typical window styles and proportions (double hung variations, arched, leaded glass). Retain and restore whenever possible. If replacement is necessary, use the same size, style and proportion as the original.

NOT RECOMMENDED



Avoid blocking original windows or replacing them with different sizes, styles and proportions.



DOORS

RECOMMENDED



Retain, repair and restore original wood doors, sidelights and transom windows above doors. If replacement is necessary, use the same size door with similar style and details as original.

NOT RECOMMENDED



Avoid removing or blocking transom windows above doors.

PORCHES

RECOMMENDED



Retain, restore and replace columns, railings, spindles and decorative trim on porches.

NOT RECOMMENDED



Avoid the use of pressure treated wood and fencing materials for porch repairs and replacement.

Avoid closing in or removing porches.

GABLES & FASCIAS

RECOMMENDED



Retain, restore and replace decorative trim on gables and fascias.

NOT RECOMMENDED



Avoid cladding decorative gables and fascias.

MATERIALS

RECOMMENDED



Brick

Retain, repair and restore original materials with the same materials.



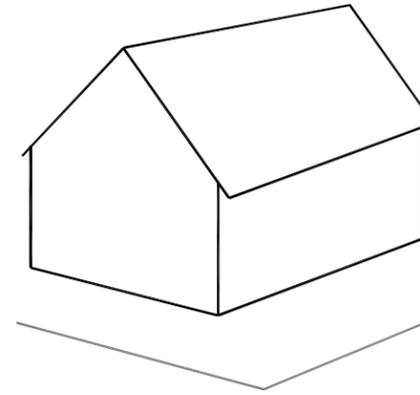
Wood Siding



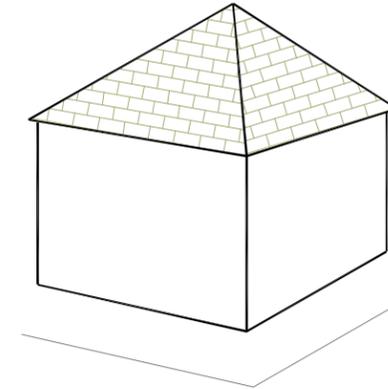
Stucco

ROOF STYLES

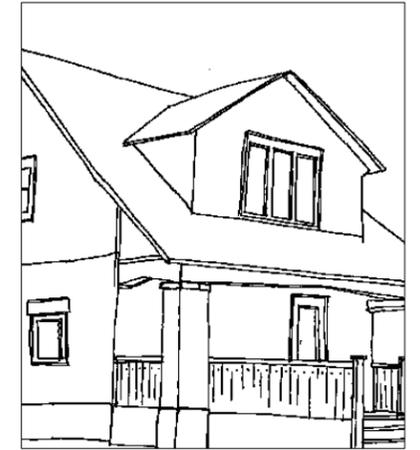
RECOMMENDED



45° Gable Facing Street



Hip Roof



Dormers

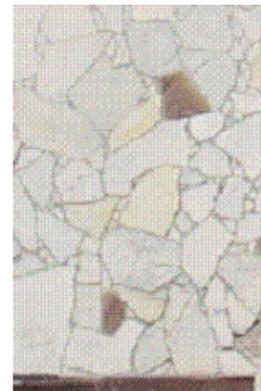
NOT RECOMMENDED



Vinyl Siding

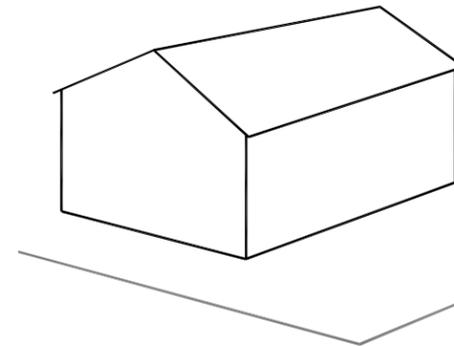


Vertical Siding

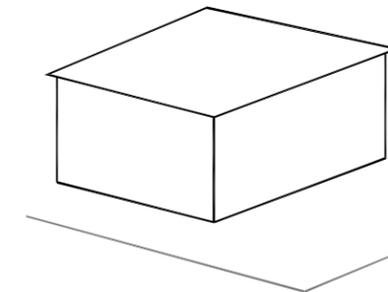


Unauthentic materials and 'embellishments'

NOT RECOMMENDED



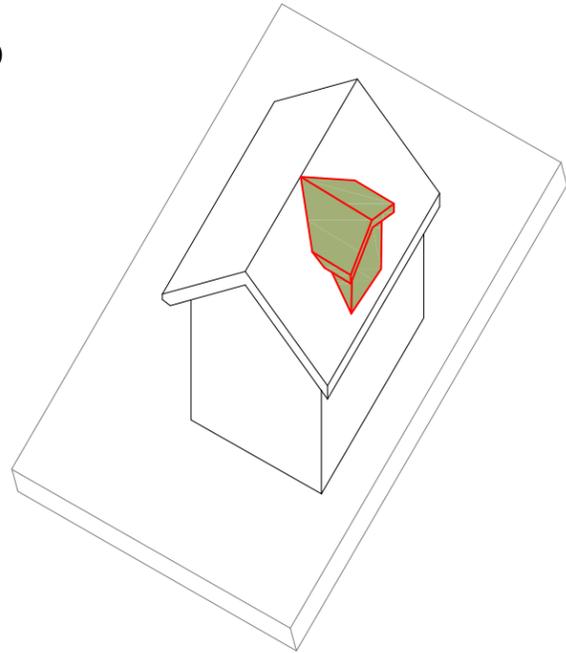
Shallow Slope Roofs - less than 45°



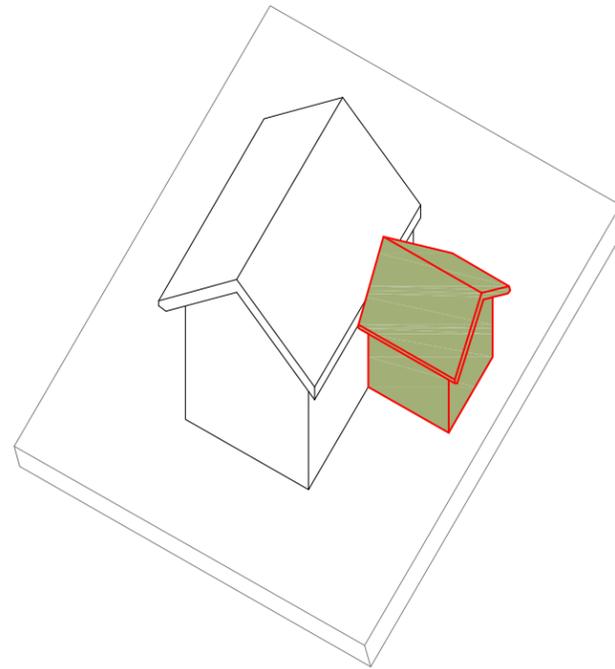
Flat Roof

FORM & PLACEMENT OF ADDITIONS

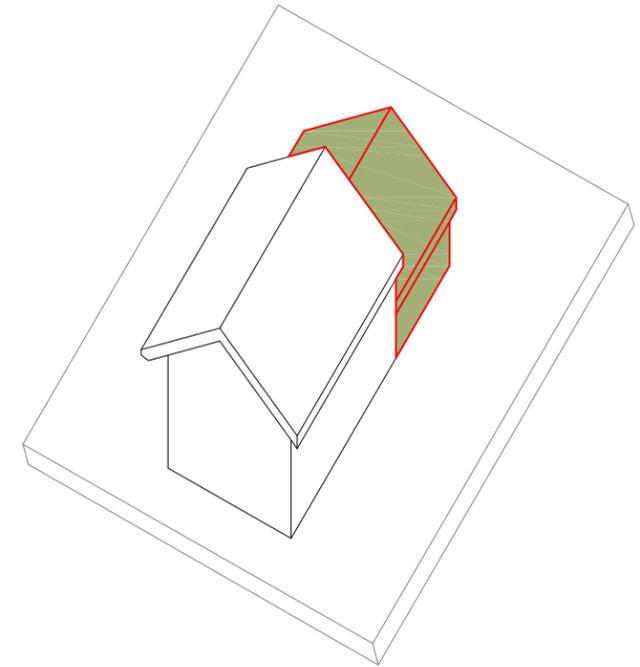
RECOMMENDED



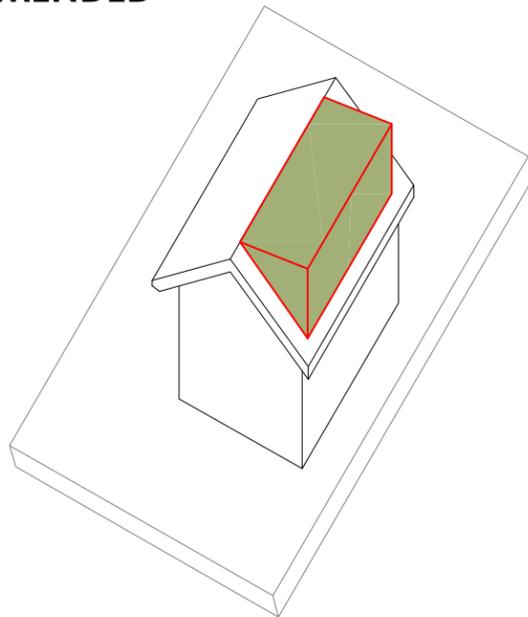
Consider dormers, gables & 45° pitched roofs for second storey additions.



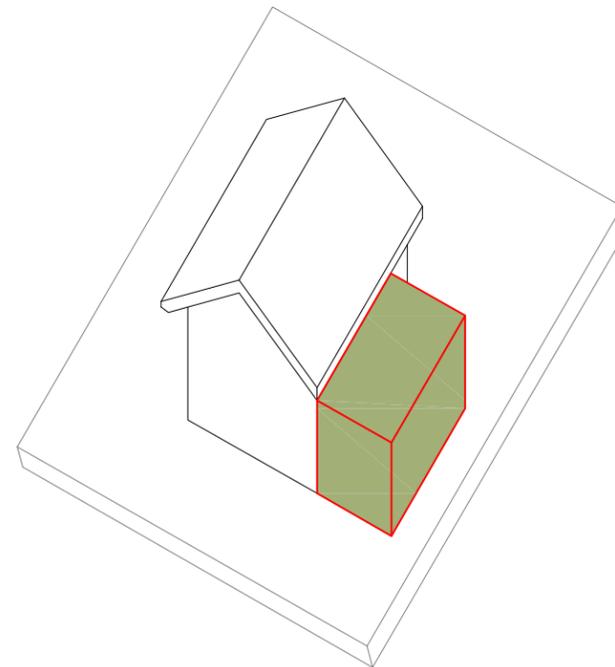
Locate additions away from the front of the house or at the rear where they have less impact on the street facade.



NOT RECOMMENDED



Avoid additions that significantly alter the street facing facade, roofline and building symmetry.



FORM, MASSING & DETAILS

RECOMMENDED



Use similar building form and mass as existing buildings on street.

Accentuate corner locations with details and articulation on both sides.



Incorporate details such as double hung windows, gables, decorative trim, turrets and porches.



5.0 DEALING WITH GROWTH AND CHANGE – STREETScape

5.1 INTRODUCTION

Old East is rich with residential, industrial and railroad history, all of which is vulnerable as the nature of the City of London's population and land use necessarily changes. History often represents the soul of a community, and it is essential that the past be preserved while planning for future growth and change.

Historic landscapes are much more vulnerable than historic buildings because of their predisposition to change. They are composed primarily of living things that grow and eventually die, and therefore require constant vigilance if they are to survive. The streetscape provides the setting for the heritage homes of Old East, and serves to knit together the urban fabric of the neighbourhood.

The following recommendations deal with the provision for change and growth in the Old East Heritage Conservation District as it pertains to the open space and streetscape components of public space. They are meant to complement existing Parks and Forestry Department policies and guidelines, and as throughout this document, emphasize the significance and contribution of the mature street trees to the heritage character of Old East. Though this document appreciates existing forestry programs, and capital works budgets, the recommendations establish tree maintenance and replacement requirements that should be followed in the spirit of preserving and maintaining a heritage streetscape unique to a heritage district, and therefore with its own requirements regarding growth and change.

5.2 STREET TREES

5.2.1 Background

The Old East Heritage Conservation District Study emphasizes the significance of the contribution of the mature street trees to the heritage character of the district. They are an inseparable element that defines the overall character of the district. The mature boulevard trees contribute to the visual interest of the area by providing tree-lined canopied sidewalks and roadways, and strengthen the heritage characteristics of the architecture. Though the heritage conservation district study and guidelines cannot predetermine existing municipal capital works and the existing Forestry Department planting and maintenance programs, the following guidelines emphasize the significance of the street trees as being municipal heritage and cultural resources in addition to being natural resources. Hopefully, the municipality recognizes this significance. The protection and enhancement of such an important cultural, historical and natural resource can be achieved by adopting the following recommendations of this report. The street trees provide a consistent canopy that defines the neighbourhood and reflects the age and overall value of the heritage district and its unique architecture. The species that were inventoried and are most prominent are; *Acer platanoides* (Norway maple), *Acer saccharum* (sugar maple), *Acer saccharinum* (silver maple) and *Tilia cordata* (little leaf linden).

Although these recommendations are for the care and maintenance of the existing street trees and planting of new trees within the Old East Heritage Conservation District, they should be considered complementary to the guidelines of the City of London Forestry Department concerning street tree care and maintenance.

5.2.2 Recommendations: General

It is recommended that the existing By-law PR-84-26 relating to boulevards and trees upon or adjacent to highways be amended to ensure that within the Old East Heritage Conservation District:

- Any municipal authority contemplating actions under sections 3 and 4 of the by-law, namely tree removal, pruning and tree planting must consider the policies of the Old East Heritage Conservation District and consult with and seek the advice of the LACH and local residents prior to any actions which may detract from the heritage character of the area.
- Where any person whose property is affected by the by-law and seeks approvals from the municipal authority for tree removal or pruning, the municipal authority must consider the policies of the Old East Heritage Conservation District Guidelines and consult with and consider the advice of LACH.

5.2.3 Recommendations: Boulevard Tree Additions and Replacements

- Where gaps in the continuity of tree plantings have appeared in the streetscape, as shown on the following page, they should be filled as expediently as possible given scheduling and budgets.
- That any current infill program and the replacement of future mortalities use the following species (from the approved City of London Department of Forestry) for replacements in the Old East Heritage Conservation District:

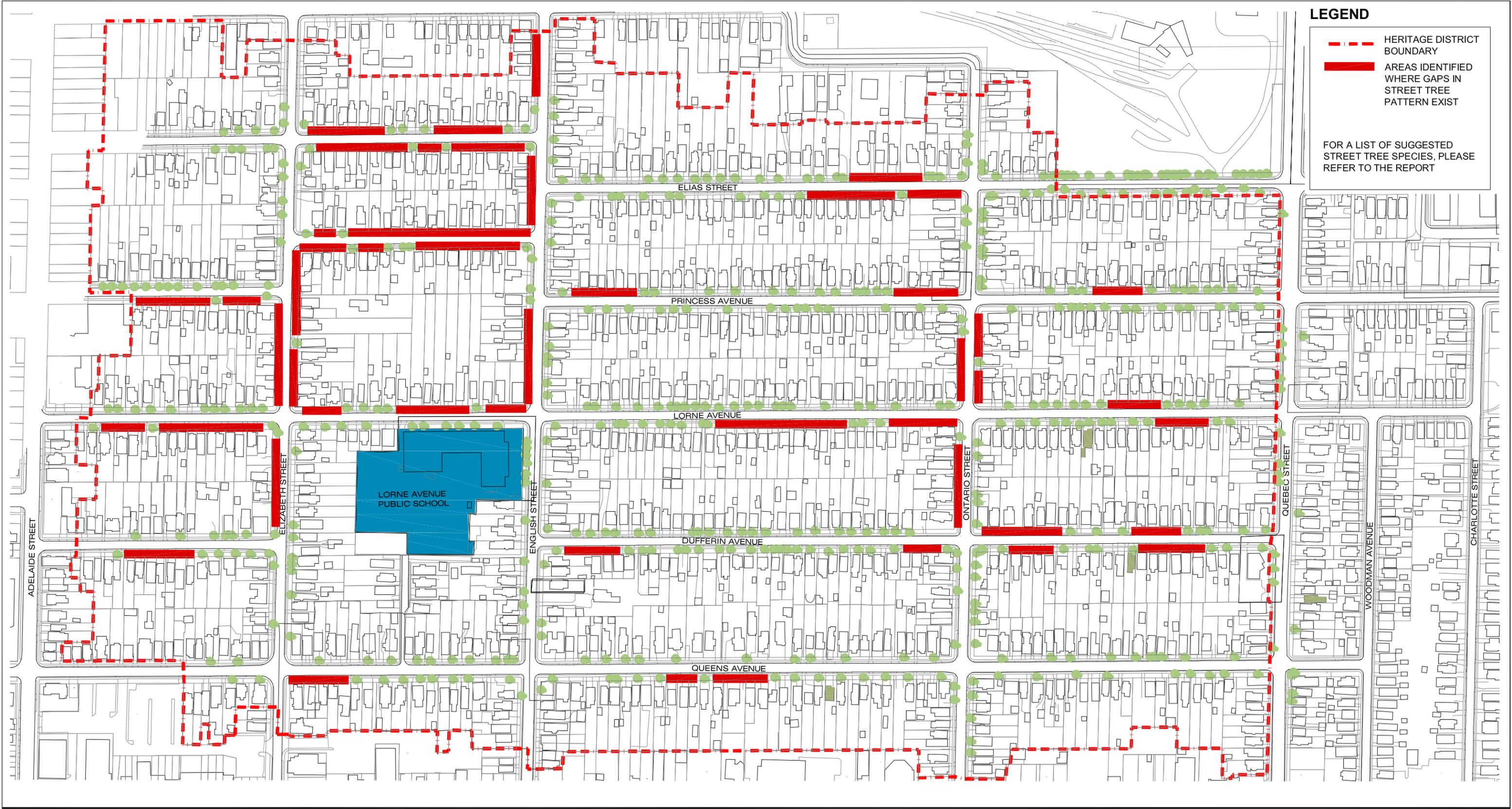
Acer platanoides	Norway maple
Acer saccharinum	silver maple
Acer saccharum	sugar maple
Aesculus hippocastanum	Baumann Horsechestnut
Tilia americana	native basswood
Tilia cordata	little leaf linden
Ulmus x 'Homestead'	Homestead hybrid elm
Ulmus x Pioneer	Pioneer hybrid elm
Ulmus x Sapporo Autumn Gold	Sapporo Autumn Gold hybrid elm

- For replacements of mortalities, it is recommended that the replacement should be the same species as the original to keep the consistency of the forms and canopy structure that constitute the visual character of the streetscape. The City of London has regulations governing the installation of plant material and trees that will need to be

LEGEND

-  HERITAGE DISTRICT BOUNDARY
-  AREAS IDENTIFIED WHERE GAPS IN STREET TREE PATTERN EXIST

FOR A LIST OF SUGGESTED STREET TREE SPECIES, PLEASE REFER TO THE REPORT



Tree Replacement Program Old East Heritage Conservation District Plan



Mike Baker



planted following such recommendations. The municipal standards and details for boulevard street tree planting should be considered the minimum requirements.

- Infill trees should be either the same species as the trees adjacent to the infill location, or of a similar form and size. Spacing should be consistent with adjacent trees and setbacks from the curb/sidewalk and the existing configuration and width of the boulevards be maintained so that any growth or change maintains the existing streetscape configuration. Any proposed change or development that would impact mature trees is discouraged.
- To blend into the context of a street lined with mature street trees, new plantings should be a minimum 100mm cal dbh, to respect the size of the existing mature trees, and in respect to the character of the heritage district.
- Any road-works or general construction that will impact the root zones of the existing mature street trees should be executed under the supervision of municipal forestry staff, or outside consultants, such as certified arborists or registered professional foresters, with the opportunity to review engineering plans and provide and implement tree preservation/protection measures. Trees should be inspected during and after construction to ensure tree protection measures were in place and maintained, and that post construction conditions within the root protection zone have been restored to equal or better conditions.

5.2.4 Recommendations: Street Tree Maintenance

- Street trees in the Old East Heritage Conservation District should be monitored on a yearly basis, if possible, given staffing and budgets. A spring inspection should be undertaken by the City of London's forester/ arborist to determine the health and structural integrity of each tree. Determining the liability of an unsound tree and recommending its removal will be the responsibility of the forester/ arborist.
- Street trees should be monitored for infection, disease, infestation and structural problems. Determining the degree to which the tree is affected and the measures to be undertaken to treat the problem will again be the responsibility of the City. Pruning, fertilizing and increment boring will be performed at the recommendation of the forester/ arborist. Trees that interfere with any overhead wires will need to be dealt with in accordance with the instruction of the forester/ arborist.
- There will be occasions where new street trees are planted and they will need to be monitored and cared for at a higher level. Mulching, watering, fertilizing and pruning may occur at a higher frequency and the new trees will need to be monitored carefully to ensure successful establishment. Watering, fertilizing and monitoring of new trees will likely be most effective if undertaken voluntarily by members of the community and/or community association.

- New trees will need to be monitored for growth interfering with any overhead wires. Due to the significance and value of the trees associated with the heritage conservation district, proper pruning techniques should be employed to deal with overhead wires. Time and care should be used to prune trees by the drop crotch method.

5.3 BOULEVARDS

The boulevards of Old East serve as a green ribbon that strings the urban fabric of the district together. With the exception of Dufferin Avenue, all of the streets have green boulevards ranging in size from average to relatively generous. Not only do these boulevards provide an element of continuity to the streetscape, they also offer an area for street trees to grow, further enhancing the street. In terms of conservation and maintenance, the following recommendations are made:

- All boulevards should be maintained as green space, serving as an important buffer between vehicular and pedestrian space within the streetscape.
- The paving of any boulevard in hard surface material is highly discouraged. Where boulevards have been hard surfaced (e.g. – portions of Dufferin Avenue), it is recommended that they be restored to green space at the time any street reconstruction or other infrastructure improvements are undertaken.
- There is a movement afoot in the district to further enhance boulevard space with plant material other than turf grass. This adds life to the district, although the variation that it causes along the street could be viewed as a visual distraction. The practice has also been criticized because it leaves little space for passengers of vehicles to exit and enter the vehicle, and depending upon the plant material chosen, can hinder visibility. It is recommended that if residents wish to grow plant material other than turf grass in the boulevard, it should be done within any boundaries set out and defined within existing or future city by-laws. These areas must also be appropriately trimmed and maintained so they do not become a nuisance or danger to vehicular or pedestrian street users. Residents must also recognize that any boulevard improvements may be damaged or removed if reconstruction or maintenance activities are required to the underground infrastructure.

5.4 PARKS AND OPEN SPACE

The Old East Heritage Conservation District is devoid of any park and open space, with the exception of the exterior spaces of Lorne Avenue Public School, which is dominated by asphalt paving. Opportunities could be explored with the Thames Valley District School Board to enhance the grounds of the school. During the public open house process of the heritage district study, it was suggested that parks and open spaces in abutting neighbourhoods that share characteristics of Old East but are not officially included in the heritage district could also potentially observe some of the guidelines stated herein so that they may develop within the context and spirit of Old East. In that context, the following recommendations are made:

- Historically, the use of native trees was common since these trees were readily available. Native conifers would include white spruce, cedar, red and white pine. Native deciduous trees would include native maples, basswoods, oak, elm, beech, ash and cherry. Should any public parks or open space be developed in Old East, they should make use of native trees.
- Any new plantings in abutting parks or open spaces should also consider the use of native trees, as identified above.
- Public gardens and open spaces of this era (post-Victorian) would typically be planted with a diversity of materials. Records show that strolling gardens consisting of a mixture of native and exotic perennials were popular. Long narrow perennial beds provided a visually appealing backdrop to the ‘stroll in the park’ and should be considered if opportunities arise for public plantings within the heritage conservation district.

5.5 SIGNAGE

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



Example of possible street sign design

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

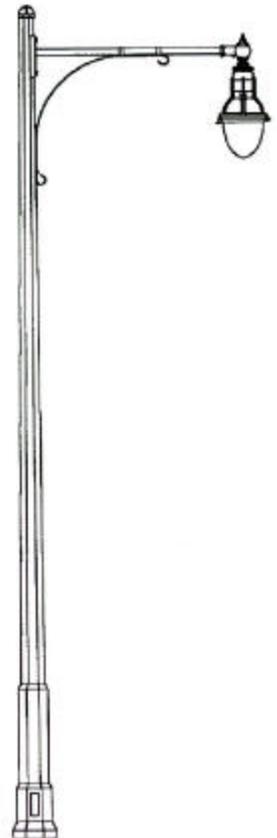
As the Old East neighbourhood grows and changes, there may occasionally be a shift in use for some of the buildings resulting in the need or desire for additional building signage. In the event that an adaptive reuse requires signage, the following recommendations are provided:

- Wall-mounted signs should not exceed the height of the building cornice.
- Signage materials should be complementary or compatible with those of the building. Painted wood and metal are particularly encouraged because of their historic use as signage materials.
- Ideally, sign designs will be based upon design that is contemporary with the building itself.
- The use of internally lit, neon or plastic signage is strongly discouraged.
- Spotlighting that enhances the visibility of the sign, as well as the architectural character of the building is encouraged.
- No vending machines dispensing food or drinks should be permitted on the exterior of buildings.

5.6 LIGHTING

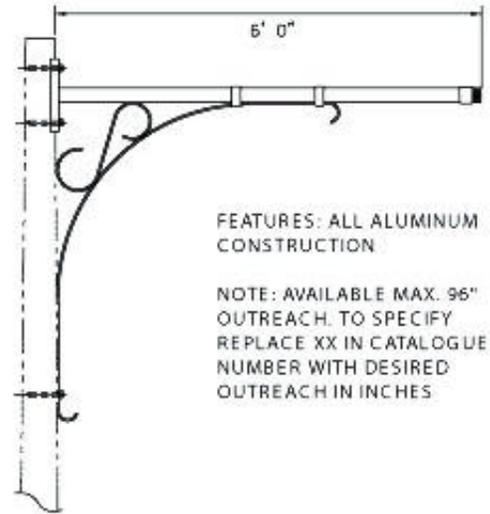
Street lighting is an important element of the streetscape, and can add continuity and character to the street. The lighting that exists in the district currently is the Cobra head light fixture mounted on wood hydro poles. These fixtures are not sensitive to the heritage character of the neighbourhood, but do at least provide continuity in that they are used consistently throughout the district. As part of the natural course of street furniture repairs and upgrades, the following recommendations are made:

- The City of London should move towards establishing a lighting hierarchy that is more sensitive to the heritage character of the district.
- Ideally, the overhead wires that criss-cross the streets of the district would ultimately be shifted underground if a system of new street lighting was implemented. In the event that this is deemed prohibitively expensive or otherwise unfeasible for the City of London, it is recommended that the cobra head fixtures be replaced with arms and luminaries more consistent with the heritage character of Old East.
- The preferred style of luminaries and arm brackets is shown on the following page. All lighting fixtures should be black, with an etched eclipse finish on the pole. Further consultation with the City's street lighting division should be undertaken at the time of any changes to ensure that new fixtures and suppliers fit within the City's overall lighting program and standards.





Example of recommended style of light and bracket



5.7 STREET FURNITURE

There is no street furniture in the district today, which in some respects makes it easier to establish a hierarchy of furniture that is consistent, and of an appropriate character. Most of the streets in the district are low volume residential streets, with little or no need for the addition of benches, bike racks or trash receptacles. In these cases, adding these elements would be detrimental to the heritage streetscape, as they would add unnecessary clutter. Locations where the additional of these elements would be appropriate include bus stops, currently located along Queens Avenue and Quebec Street, as well as in front of Lorne Avenue public school and across the street at the variety store. Should other locations require the addition of these amenities in the future due to changes in function or use, it is recommended that the same furniture be used in order to maintain continuity throughout.

Although there are no historical records of the street furniture used in the Old East area, or if any ever existed at all, the recommended furnishings are of a heritage character that is appropriate for the district, and enhances the heritage streetscape. It is encouraged that in the event that the need for trash receptacles in certain areas within the district becomes apparent, Receptacle 102, available in 22 gallon steel, finished in black polyester powder coat, available from Dumor Site Furnishings (1-800-267-5753) be used or an equivalent style. The recommended bench is Bench 19, an 8' long stainless steel bench (or equivalent), finished in black polyester powder coat, available from Dumor Site Furnishings (1-800-267-5753).

The recommended style of bike rack is a galvanized steel tube with an aluminum casting, and custom raised lettering is available. The bike rack uses a galvanized post with a natural finish on the aluminum ring casting, finished in black polyester powder coat, available from Maglin Site Furniture Inc. Equivalent bike racks may also be available from other suppliers and could also be considered if similar in style and quality.



Examples of recommended style of street furniture (bench, waste receptacle and bike rack)

5.8 VEHICLE PARKING

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

The tension that is created by this dichotomy is evident throughout Old East. There are many homes with one, or often two or more vehicles parked in the area that would historically have been lawn. Ideally, there would be no vehicles within these spaces in the district, as the prominence of the vehicles in the front yard detracts from the heritage character of the homes, and from the quality of the streetscape in general. But, most residents of Old East have vehicles that need to be parked and City zoning regulations also require that there be two parking spaces for single detached and semi-detached dwellings, and one parking space per unit for other dwelling types permitted in Old East (i.e. – duplex, triplex, fourplex, converted dwellings). These parking spaces are permitted to be in the interior side yard and rear yard and in driveways leading to a parking area in the interior and/or rear yard. However, as many lots in Old East are relatively narrow (typically 10 metres or less) and dwellings are often set close together, in many cases there is not enough space for driveways or garages in the interior or rear yards. In addition, City parking by-laws prohibit on-street parking during the hours between 3 and 5 a.m. Consequently, vehicle parking is frequently located in front yards, despite the fact City zoning regulations do not permit parking and vehicle storage in front yards.

To address parking issues as they relate to the Old East Heritage Conservation District, the following recommendations are made:

- A review should be undertaken by the City Transportation Division and/or Parking Division of street widths, vehicle volumes and traffic operations to consider on-street parking options in the Old East Heritage Conservation District, and to identify opportunities and recommendations for 'standardizing' parking (e.g. – location, orientation, paving materials, etc.) where on-street parking is not feasible.

- Where appropriate (i.e. – sufficient street width and traffic operation), the City of London should consider adopting a bylaw that would allow for overnight on-street parking in the district in order to allow automobiles to return to the space originally designated for them.
- If necessary, residents could be issued parking passes to ensure that space is reserved for them, and that the area is not inundated with vehicles from elsewhere seeking overnight parking. This may require the creation of a parking permit program.
- Continue to discourage parking in the front yard and boulevard.

It should be noted that many heritage districts and older neighbourhoods in other cities in Ontario and Canada do not have night-time restrictions for on-street parking. This allows residents to use the street for parking at least one vehicle and to reclaim their front yards for landscaping and amenity space, if they choose. The resulting character of yards and streetscapes is visually enhanced, as well as the view from the residents' porches and interior living spaces, as shown in the photo simulations below. There are also potential environmental benefits due to the reduction in impervious surfaces and more opportunities for tree planting in front yards to help increase London's tree coverage.



Large portion of front yard required for parking



Front yard available for landscaping if parking on street was permitted

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6.0 DEALING WITH GROWTH AND CHANGE – LAND USE

6.1 GENERAL GOALS AND PRINCIPLES

The designation of Old East as a Heritage Conservation District is intended to help protect and preserve the heritage assets and character that exist in the area. However, it must also be recognized that most communities change over time due to economics, demographics, social and cultural values, specific events, etc. Such changes may result in redevelopment, intensification or the desire for new uses within the area. Consequently, it is important to have a framework in place that recognizes the potential for land use change, but provides appropriate policies and regulations to ensure that future change is both complementary to and compatible with the heritage features of the area.

In Old East London, growth and change does not include any significant conversion of properties to commercial or institutional purposes, but mostly lifestyle changes that affect most residential homeowners. Changes that are acceptable or encouraged include all required improvements to mechanical and electrical systems, improvements to the energy efficiency and comfort of the housing stock, and other additions and alterations, such as back rooms and decks that have little negative impact on the street façade of the property. Repairs that restore the original quality of the street façade of the property are also encouraged.

The Old East Heritage Conservation District area is almost exclusively residential. Exceptions to this include the Lorne Avenue Public School, the Carson Library, and a couple of small convenience stores. Lots are generally quite narrow, with dwellings typically ranging from 1 to 2 storeys in height, giving the area a very human scale and fine grained ambience.

The following general principles should be taken into consideration if or when potential land use changes are being considered:

- Maintain the residential amenity and human scale of Old East by ensuring that the low density residential land use designation remains dominant;
- New land uses that are out of keeping with the residential character of the Old East area, or would have a negative impact on the area are discouraged;
- If new uses are proposed, adaptive reuse of the existing building stock should be considered where feasible;
- Any redevelopment or new development in the area should be restricted to small scale, low rise buildings that are architecturally compatible in terms of use, scale, orientation, height and bulk with the heritage character of the existing community;
- Parking requirements for any new land uses should be visually unobtrusive and restricted to side or rear yards to minimize their impact on the streetscape.

6.2 LAND USE POLICIES AND DESIGNATIONS

The entire area within the heritage conservation district boundary is designated as Low Density Residential in the City of London Official Plan, which permits primarily single detached, duplex and semi-detached dwellings. A special policy pertaining to Central Avenue, between Adelaide and Ontario Streets, also permits a limited range of commercial uses so long as they have minimal impact on surrounding uses and are of a scale that is consistent with the surrounding residential area.

The land use designations and policies reflect the existing character of the area and are appropriate for maintaining the features and characteristics of the Old East Heritage Conservation District. No further changes to the existing Official Plan land use designations or special policies are considered necessary. Any future changes to land use policies or designations should only be considered in context with the policies of Section 13 of the Official Plan.

6.3 ZONING

6.3.1 Permitted Uses

The Old East Heritage Conservation District is zoned primarily for low density residential uses with the Residential R3 (R3-2) as the predominant zone, which permits single detached, semi-detached, duplex, triplex, converted and fourplex dwellings. A small section of Queens Avenue permits the conversion of existing residences for office uses, so long as at least one dwelling unit remains in the building (OC2/R3-1). These existing zones are appropriate for the heritage conservation district as they reflect the generally small scale, residential nature of the community, while also permitting some additional uses (i.e. – office conversions) in defined areas. No changes are recommended to the foregoing zones.

One block on the south side of Central Avenue between Adelaide Street and Elizabeth Street within the heritage conservation district boundary also permits Restricted Service Commercial and Light Industrial zones in addition to the residential zone, however, the properties are used exclusively for residential purposes at this time. Consideration should be given by the City to initiate a zoning by-law amendment for this block to remove the commercial and light industrial zones, in order to assist in the long-term preservation of its residential character. Discussion and consensus should be obtained from the residents of this block prior to initiating any such amendment.

6.3.2 Regulations

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

Front yard setback regulations require a minimum of 4.5 metres. However, in some situations the existing front yard setbacks appear to be considerably less than 4.5 metres. Should

redevelopment of these lots be undertaken by choice or necessity in the future, adherence to the existing regulations for minimum setback would result in a streetscape with buildings set back farther than those adjacent, as shown in the example below. In such situations, it would be more appropriate to allow a reduced front yard setback equivalent to the setback of the adjacent dwellings. Where adjacent dwellings have different setbacks, the front yard setback should be an average of the adjacent yard setbacks.



Existing development pattern illustrates setbacks close to the street, less than the current zoning regulations



Illustration that setback required by zoning by-law for a new building would not be consistent with adjacent buildings

The second zoning regulation presenting potential issues relates to height. Currently, maximum height regulations are 10.5 metres for single, semi and duplex dwellings, and 12 metres for triplexes and fourplexes. Over 95% of the houses within the heritage district boundary are 2 storeys or less in height, which would typically be a maximum of approximately 8 metres as interpreted by the zoning by-law. Consequently, the maximum allowable height of 10.5 to 12 metres could be inappropriate, in the event of redevelopment or large additions on the upper levels, particularly in areas where the buildings are predominantly 1 to 1-1/2 storeys.

Both of these issues could be addressed by incorporating special provisions relating to height and front yard setback into the existing residential zones. However, height and front yard setback issues are unlikely to arise in Old East unless substantial redevelopment or major alterations (e.g. – second storey additions, etc.) take place within the heritage conservation district. As design guidelines are included in this document for both height and setback in context with new development and alterations, and a review process would also be required for such works, monitoring of such activities should be undertaken to determine if a zoning by-law amendment is necessary at some point in the future.

6.4 SITE PLAN CONTROL

The site plan control process is used by the City of London for new development to ensure that appropriate standards are met with respect to building placement, access, driveways and parking, landscape requirements, site ‘furnishings’ (e.g. signage, lighting, etc.), site grading and

servicing, etc. Site plan control is currently required for any new development in the City of London with the exception of single family and semi-detached dwellings and agricultural and farm related buildings.

While site plan control is used in some municipalities for any development or redevelopment within a heritage district, and may be advantageous in principle, it is not likely that significant redevelopment or new development of single and semi-detached housing will occur in Old East. Where it does, the design guidelines and approval process required as outlined in this report are expected to provide sufficient direction. However, site plan control should continue to be required in accordance with current City of London requirements for any development that is not single family or semi-detached. This will ensure that any larger scale redevelopment is appropriately reviewed. In addition, consideration should be given to requiring a public site plan meeting at Planning Committee for any site plans that are undertaken in the Old East Heritage Conservation District to provide an opportunity for community input and awareness of potential larger-scale changes in the neighbourhood.

6.5 DEMOLITION

The goal of a heritage conservation district is to preserve and protect the heritage assets within the short term and over the long term. Demolition of buildings within a heritage district is strongly discouraged. The Ontario Heritage Act now allows municipalities to prevent rather than delay demolition of heritage buildings, or establish conditions for demolition, such as the requirement for an approved site plan or a specific time frame for construction of a new building on the site. However, it is recognized that there are situations where demolition may be necessary such as partial destruction due to fire or other catastrophic events, severe structural instability, and occasionally redevelopment that is in keeping with appropriate City policies.

Any residential building or any building containing a residential dwelling unit within the City of London requires Council approval before a demolition permit is issued. Prior to issuing recommendations regarding demolition requests, a review is undertaken by LACH for all applications that pertain to buildings that are listed on the City's Inventory of Heritage Resources. No changes are proposed to the current demolition review and approval process. In situations where demolition is necessary, particularly for buildings that are ranked as 'A', 'B' or 'C' in the heritage study, the following actions should be undertaken where feasible:

- Photographic documentation of any notable architectural features and construction techniques are to be taken to create a record of the building and its components;
- Reclamation of suitable building materials such as windows, doors, moldings, columns, bricks, etc. for potential reuse in a new building on the site or as replacement components for other buildings in the neighbourhood which require repair and restoration over time.

7.0 WORK REQUIRING APPROVAL

7.1 GENERAL APPROVALS PROCESS

The City of London requires a building permit for any new buildings that are larger than 10 m² (108 sq. ft), additions to existing buildings, and any material alterations to existing buildings which affect the structural design and components of the buildings or their mechanical, electrical, plumbing systems, etc. Consequently, building permits are required for many interior renovation projects and additions as well as some exterior and facade projects including porches, replacement of brick veneer, new or structural alterations to doors and windows.

The designation of Old East as a heritage conservation district does not result in any changes to the type of buildings or projects that require a building permit for either interior or exterior work. However, when a building permit is necessary for work that affects the street-facing facade of a building in a heritage district, an additional level of approval and scrutiny is applied to ensure that the proposed construction or alteration is in keeping with (or improves) the heritage character of the area. In addition, alteration permits are required for some projects which do not require building permits to ensure that those changes are also in keeping with the neighbourhood's heritage integrity.

7.2 WORK REQUIRING APPROVALS

Table 7.1 on the following page summarizes which types of projects require a heritage alteration permit and the proposed approvals process for various types of work in the Old East Heritage Conservation District. Shaded columns identify those projects and types of buildings where the LACH, Planning Committee and Council review and approval of the heritage alteration permit is required. Unshaded columns identify projects / types of buildings where consideration should be given to delegating that approval authority to the City of London's Heritage Planning staff. Once that approval authority has been delegated, approval from the LACH would not be required for those projects so long as they are in conformity with the Old East Heritage Conservation District Guidelines. However, it is also recommended that Heritage Planning staff retain the ability to consult the LACH and request their input and/or approval if they consider it desirable or necessary due to specific circumstances. A plan illustrating the building rankings assigned to properties in the Old East Heritage Conservation District, as refined during the preparation of the Conservation Plan, is included at the end of this section.

It should be noted that a heritage alteration permit is not necessary to undertake immediate or temporary repairs required as a result of emergency or catastrophe. However, should such events result in the need for permanent alterations or reconstruction of building features on the street facade, an alteration permit in accordance with Table 7.1 should be required at the time the permanent repair or replacement is initiated.



Architectural Assessment Ratings Old East Heritage Conservation District Plan



Mike Baker



Stantec



TABLE 7.1

RECOMMENDED HERITAGE ALTERATION PERMIT REQUIREMENTS

TYPE OF WORK	Heritage Alteration Permit Required			
	Building Ranking			
Major Projects	A	B, C	D	Guidelines
New Buildings	Yes	Yes	Yes	Yes
Additions visible from street	Yes	Yes	No	Yes
Conversions involving exterior alterations	Yes	Yes	No	Yes
Major alterations to street facade(s)	Yes	Yes	No	Yes
Additions not visible from street	No	No	No	No
Interior renovations	No	No	No	No
Minor Projects (Street Facing Façade)				
Window removal, replacement or addition	Yes	Yes	No	Yes
Shutter removal or replacement	Yes	Yes	No	Yes
Door removal, replacement or addition	Yes	Yes	No	Yes
Decorative trim removal or replacement	Yes	Yes	No	Yes
Porch/verandah replacement, removal or addition	Yes	Yes	No	Yes
Re-roofing with different materials	Yes	Yes	No	Yes
Removal of chimneys	Yes	Yes	No	Yes
Removal or installation of cladding and siding	Yes	Yes	No	Yes
Painting previously unpainted brick	Yes	Yes	No	Yes
Soffit, fascia and bracket replacement	No	No	No	Yes
Re-roofing with same materials	No	No	No	No
Eavestrough replacement	No	No	No	Yes
Painting of wood, trim	No	No	No	Yes
Other maintenance and repair	No	No	No	No

Note: Shaded cells indicate work requiring LACH approval

7.3 ROLES AND RESPONSIBILITIES

7.3.1 Heritage Planner

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

At the present time, any projects requiring a heritage alteration permit are reviewed by the City's Heritage Planner, who then prepares a report to the LACH for its review and recommendation, which then goes to Planning Committee and Council for the ultimate approval.

However, as the Old East Heritage Conservation District is very large, compared to other heritage districts in London and Ontario itself, the review, processing and report preparation of heritage alteration permits could potentially become an overwhelming and time consuming undertaking for staff as well as the LACH, Planning Committee and Council if numerous applications are received within a short time frame, or when there are gaps in LACH, Planning Committee and Council meeting schedules. As the recently amended Ontario Heritage Act allows for greater authority and decision making to be delegated to heritage planning staff, it is recommended that a more streamlined process be considered for the approvals process in Old East in some situations, as described later in this report.

7.3.2 LACH

The London Advisory Committee on Heritage (LACH) is currently responsible for reviewing and providing input to the Heritage Planners, Planning Committee and Council for all heritage alteration permits. In addition, the LACH members can provide a wealth of knowledge and information to residents regarding appropriate heritage preservation practices, examples and processes. The LACH's role should continue to be similar to what it currently is, with the exception that their formal input / recommendations may not be necessary for all situations and heritage alteration permits, in an effort to streamline the process.

Where the LACH input and decisions are required or sought, they should be guided by the principles, goals, objectives, guidelines and recommendations in the Old East Heritage Conservation District Conservation Plan and Design Guidelines document.

7.3.3 Council

Members of Council are responsible for adoption of policies and plans relating to heritage in general and for approving heritage alteration permits in designated heritage conservation districts. Council members should recognize the historical, architectural and cultural value of

Old East's heritage attributes when making policy and land use decisions that affect the heritage district and also be guided by the principles, goals, objectives and guidelines of the Heritage Conservation District Plan. At the same time, they should be aware that a heritage district designation is not intended to 'freeze' the community in time, and that change can and will occur in the neighbourhood.

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

7.4 STREAMLINING THE PROCESS

In practice, the process for approval of proposed changes to properties in Old East should be efficient and cooperative. Given the size of the Old East Heritage Conservation District, some changes could be considered to the current approvals process to help streamline it. These include:

- Increased delegation for approval of heritage alteration permits to City of London Heritage Planning staff for minor alterations and buildings with less significance, to reduce the timeframes required for the approval process;
- Reduced involvement of the LACH for those situations where the City's Heritage Planner(s) could be delegated responsibility for approvals and/or where the heritage conservation district guidelines are clearly being followed;
- Revisions to the current application form for heritage alteration permits to enable staff / the LACH to identify conformity with the principles and guidelines.

8.0 IMPLEMENTATION

8.1 OFFICIAL PLAN AMENDMENTS

The City of London Official Plan contains appropriate policies relating to the assessment and designation of heritage conservation districts. Once an area is determined to warrant heritage district designation status, additional policies and character statements must be incorporated into Section 13 of the Official Plan to reflect the specific features and intentions for the area. The following outlines the proposed wording for an amendment to the Official Plan to add policies to incorporate the Old East Heritage Conservation District:

OP Section 13.5 Old East Heritage Conservation District

The Old East Heritage Conservation District, identified on Figure 13.3, incorporates an area of London that underwent a significant transition from agricultural uses to urban development during the latter half of the 1800's and the early 1900's. This transition occurred in conjunction with a key period of industrial development in Old East which was focused on the railways, refineries and associated industries nearby. Encompassed within the Old East Heritage Conservation District are the majority of the lands originally owned and subdivided by Noble English in 1856 and 1872. A wealth of surviving architecture in a good state of preservation remains in Old East, with many examples of modest dwellings with finely crafted details constructed by some of London's earliest contractors. Other notable characteristics of the District are its tree-lined streets and boulevards, the many porches, and its attractive and intimate streetscapes resulting from generally narrow lots, smaller one to two storey dwellings placed close to the streets, and consistent and recognizable materials and details.

It is the intention of Council to maintain, protect and conserve the Old East Heritage Conservation District. Council shall have regard to Official Plan policies as they apply to heritage conservation districts in Section 13.4, and, in particular, to control any changes to property designated under Part V of the Ontario Heritage Act, in accordance with Official Plan policies and the Old East Heritage Conservation District Plan.

8.2 ZONING BY-LAW AMENDMENTS

The following zoning by-law amendments should be considered:

1. Removal of the LI1/RSC zone from 629 to 657 Central Avenue
2. Addition of a Special Provision to the R3-1 and R3-2 zones throughout the Old East Heritage Conservation District to permit reduced front yard setbacks in the event that a new building is constructed adjacent to existing buildings that have a front yard setback less than the current zoning by-law regulations. Potential wording of the Special Provision is as follows:

“Notwithstanding the provisions of Section 7.3 to the contrary, for a residential use on a lot that is between two adjacent lots on which are located existing buildings, the minimum front yard setback to the main building shall be equal to the front yard setback of the adjacent dwellings, or in the case of irregular setbacks on the adjacent lots, shall be the average of the established building lines on the adjacent lots.”

8.3 PERMIT APPROVALS PROCESS

It is recommended that a by-law be drafted and adopted by Council delegating authority for approval of certain heritage alteration permits to City of London Heritage Planning staff, as outlined in Table 7.1, so long as the projects comply with the principles and guidelines contained within the Old East Heritage Conservation District Plan and Guidelines. Where alteration requests do not comply with the principles and guidelines, or for those alterations which are shaded in Table 7.1, the LACH review and Planning Committee and Council approval shall continue to be required.

8.4 PARKING BY-LAW

Consideration should be given to amending the City of London Parking and Traffic Bylaw to permit on-street parking in appropriate locations during the hours of 3 to 5 a.m. This would provide residents with an alternative to parking in their front yards, if they wished. However, determination of appropriate locations for extended on-street parking should be undertaken through a review of street widths, vehicle volumes and traffic operations prior to amending the by-law.

8.5 EDUCATION AND PROMOTION

During the public consultation components of Phase 1 of the Old East Heritage Conservation District Conservation Study, residents indicated a desire for easily accessible information and assistance to help them with future preservation and renovation efforts at both the individual and community level. As a result, a ‘Homeowners Heritage Information Guide’ has also been prepared as part of this Conservation Plan. A copy of the brochure is contained in Appendix A. The following recommendations are made with respect to this brochure and the Old East Heritage Conservation District Guidelines:

- Information about the guidelines and the supporting brochure should be mailed out to all property owners along with the official notice of heritage district designation, with a covering letter describing its intent.
- Copies of the Study, Plan, Guidelines and brochure should be made available at the Carson Library, Lorne Avenue School and Ivey Family London Room at the London Public Library for reference purposes;
- Additional copies of the Study, Plan, Guidelines and brochure should be provided to the Old East Village Community Association (OEVCA) so that they can be given to new residents of the community whenever the OEVCA is aware of people moving into Old

East, and made available to residents at community association annual meetings or other events;

- Realtors, particularly those who are active in the area, should also be made aware of the guidelines and brochure and have copies of the guidelines, so they can distribute it to purchasers in Old East.
- Occasional workshops regarding heritage conservation, maintenance and renovation should also be organized in the community. These could potentially be initiated by the OEVCA, or as partnerships with the City, the LACH, heritage contractors / consultants, other heritage districts, etc.

8.6 MONITORING PROGRAM / RECOMMENDATIONS

The Old East Heritage Conservation District consists of approximately 1,000 residences, making it the largest heritage district in London and one of the largest in Ontario. To evaluate the long term impact and effectiveness of the heritage conservation district designation and its associated conservation plan and guidelines, a monitoring program is recommended. This can also provide valuable information regarding the approvals process and timeframe requirements to help identify any manpower issues. Specific factors that should be considered as part of a monitoring program include:

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

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

8.7 GRANTS AND FINANCIAL PROGRAMS

The availability of grants and other financial assistance programs can provide a significant incentive for homeowners to undertake more substantial restoration work on their dwellings. The London Endowment for Heritage Fund provides some grants on a city-wide basis for heritage restoration projects. Residents are encouraged to apply for such grants if undertaking eligible projects.

If the pilot program currently being initiated by the City for individually designated heritage properties is determined to be successful and/or feasible, consideration should be given to extending the tax rebate program to the Old East Heritage Conservation District (as well as other districts) at some time in the future.

In addition, the Old East Village Community Association could consider initiating their own fund raising and/or foundation program to provide grants or other assistance for suitable heritage restoration projects in the neighbourhood. Such a program would require the establishment of appropriate criteria and administration, but could provide a focus for additional community based efforts.



Then...



and now

Appendix A

Homeowners' Heritage Information Guide

GETTING WORK DONE

During the process of assessing the District each house received a ranking based on the degree to which the building has been preserved and how much it contributes to the streetscape and neighbourhood. Well-preserved examples of specific styles rated an "A" or a "B". Those that have been altered rated a "C," and buildings with irreversible alterations and those that had been recently constructed were given a "D." A building's ranking will aid in the determination of its eligibility for assistance and defines the level of review.

Contact the City of London Heritage Planner or check the Old East Heritage District Conservation Plan or the City of London website to determine the ranking for your property. Then use the chart below to determine if an alteration permit is required.

Where to Get Help

Advice:

Contact the City of London Heritage Planner (661-2500 ext. 0267) for advice or information regarding the Heritage District approvals process. Also check the City of London website at www.london.ca or contact the Old East Village Community Association.

Publications:

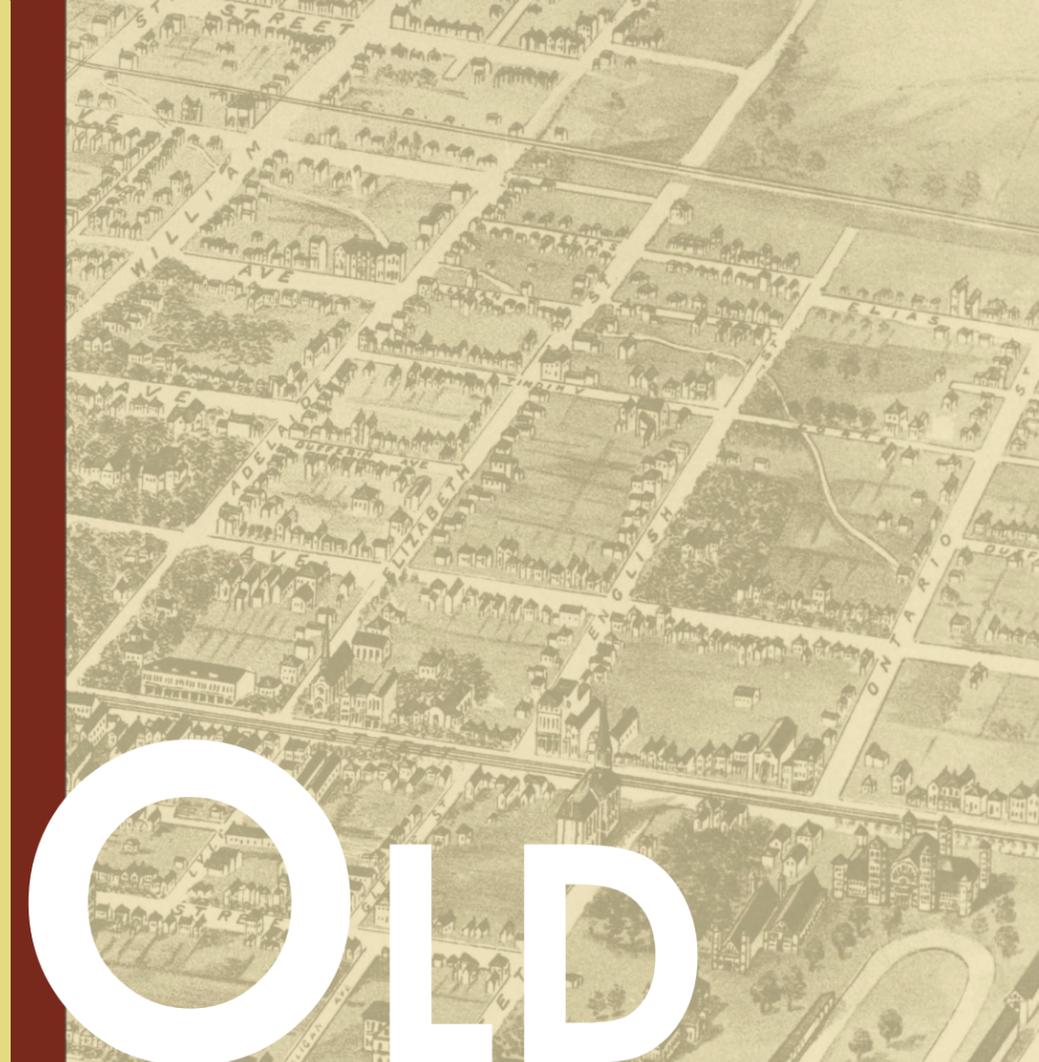
- Old East Heritage Conservation District Study - Phase 1 Report
- Old East Heritage Conservation District Plan
- Old East Heritage Conservation District Guidelines
- East Woodfield Heritage District Conservation Plan & Design Guidelines
- Bishop Hellmuth Heritage District Conservation Plan & Design Guidelines

Grants:

Owners of properties within a designated conservation district may be eligible for grants from the London Endowment for Heritage Fund for work that conserves and/or restores heritage features of the property.

Applications for these grants are submitted to the Heritage Planner at the City of London Planning Department. The application criteria and form is available from the Heritage Planner or on the London Community Foundations website at:

www.lcf.on.ca/grants/grantsLEHF.php



OLD EAST

Homeowner's Heritage Guide

TYPE OF WORK	Heritage Alteration Permit Required			
	Building Ranking			
Major Projects	A	B, C	D	Guidelines
New Buildings	Yes	Yes	Yes	Yes
Additions visible from street	Yes	Yes	No	Yes
Conversions involving exterior alterations	Yes	Yes	No	Yes
Major alterations to street facade(s)	Yes	Yes	No	Yes
Additions not visible from street	No	No	No	No
Interior renovations	No	No	No	No
Minor Projects (Street Facing Façade)	A	B, C	D	Guidelines
Window removal, replacement or addition	Yes	Yes	No	Yes
Shutter removal or replacement	Yes	Yes	No	Yes
Door removal, replacement or addition	Yes	Yes	No	Yes
Decorative trim removal or replacement	Yes	Yes	No	Yes
Porch/verandah replacement, removal, addition	Yes	Yes	No	Yes
Re-roofing with different materials	Yes	Yes	No	Yes
Removal of chimneys	Yes	Yes	No	Yes
Removal or installation of cladding and siding	Yes	Yes	No	Yes
Painting previously unpainted brick	Yes	Yes	No	Yes
Soffit, fascia and bracket replacement	No	No	No	Yes
Re-roofing with same materials	No	No	No	No
Eavestrough replacement	No	No	No	Yes
Painting of wood, trim	No	No	No	Yes
Other maintenance and repair	No	No	No	No



Prepared by:



In association with:



Michael Baker
Heritage Consultant



The Forest City

Shaded areas require *London's Advisory Committee on Heritage (LACH)* review and approval

HERITAGE CONSERVATION GUIDELINES

What is a Heritage District?

A heritage district is a part of a community that shares both a common development history and a series of architectural and landscape features.

The **Old East Heritage Conservation District (OEHCD)** is the oldest residential area in London East. It developed primarily between the 1860s to the 1920s and contains well-preserved representative architectural styles from that period. In the beginning the area was home to artisans and skilled labourers working for the railways and the oil refineries. Later residents found jobs in the factories that moved to London East after 1900, as well as in the retail shops on Dundas Street. A majority of the homes in the district were built by independent contractors, many of whom lived in the neighbourhood. They utilized the popular building materials of the day including stained glass, pre-cast concrete, red brick and decorative mill-work.

Notable characteristics of the District are its tree-lined streets and boulevards, the many porches, and its attractive and intimate streetscape resulting from generally narrow lots, smaller one to two storey dwellings placed close to the streets, and consistent and recognizable materials and details.



The goal of a heritage conservation district is to preserve as much of the community fabric, both built and natural, as possible from the time of its development. To achieve this, a series of **Heritage Conservation Guidelines** have been developed. Their main focus is the retention of the original street facades of the district's period homes. Features including original doors and windows, porches, stained glass and decorative mill work are the main heritage attributes of the area. Maintaining and restoring these elements is a priority of the guidelines.

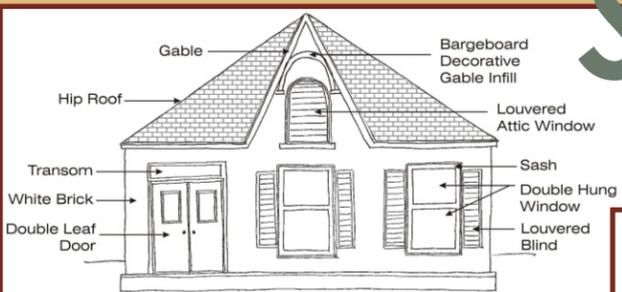
All heritage attributes visible from the street are now protected by the district designation, and most alterations will require a **Heritage Alteration Permit** from the city.

Things To Do:

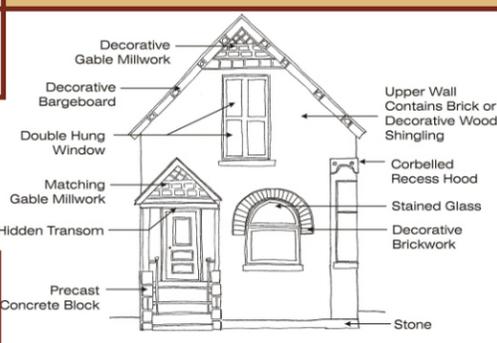
- Research the original appearance of the building to determine "authentic limits" of restoration or alteration.
- Seek similar properties (same age, same design, same builder) for evidence of details that may still exist as samples for reconstruction.
- "Restore" wherever possible rather than "replace" particularly for features such as windows, doors, porches and decorative trim.
- Maintain and repair the heritage features and material of your home and seek out sources of salvaged heritage pieces such as doors and windows, if replacement is necessary.
- Locate additions away from the principal facade.
- Use appropriate style, scale and materials for additions or alterations.
- When necessary, new doors and windows should be of similar style, orientation and proportion as the original.
- Document major restorations and alterations in writing and/or photos to provide a historical record of changes.



KEY ARCHITECTURAL STYLES & FEATURES



Ontario Cottage



Queen Anne



Vernacular



Doors & Windows



Front Porches



Decorative Trim

Things To Avoid:

- Removing, cladding or obscuring architectural details and original materials when undertaking alterations and additions.
- Blocking up or removing original door and window locations.
- Making irreversible changes to the original construction.
- Replacing original details and materials with poor reproductions or plastic and vinyl materials.

For detailed conservation maintenance and design guidelines please refer to the Old East Heritage Conservation District Plan and Guidelines.