

# OTTAWA GARDENS HERITAGE CONSERVATION AREA GUIDELINES

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prepared for:

the  
**city**  
of north  
vancouver

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# SECTION ONE: INTRODUCTION

Ottawa Gardens is a unique neighbourhood, located in the City of North Vancouver and dating from the time of municipal incorporation. In recognition of its heritage value to the citizens of North Vancouver, it has been designated as a Heritage Conservation Area. Preserving heritage values has a significant impact on social, environment and economic sustainability by contributing to the City's unique sense of place through the reuse of existing buildings, preservation of embodied energy, and the encouragement of local employment of specialized trades and professionals. These are key considerations in achieving the City's vision of becoming a more sustainable community.

A Heritage Conservation Area is a distinct area with special heritage value and character, identified for heritage conservation purposes in the Official Community Plan. In response to redevelopment pressures on the City's older residential neighbourhoods, local residents expressed a need to preserve the character and quality of the area. The Ottawa Gardens Study, conducted in 2006, revealed a desire in the neighbourhood for the conservation of existing heritage buildings and guidance on the development of new homes in the area.

Ottawa Gardens, including the 200 and 300 blocks of West 6<sup>th</sup> Street and the St. Edmund's Church complex, has been deemed as a significant concentration of heritage resources that will be managed by long-term protection. The intent of establishing the Heritage Conservation Area is to manage change, not to prevent it. The retention of existing residences in their historical context and character along with the compatible development and redevelopment of one and two-family residences will enable area residents to continue to appreciate the role and history of Ottawa Gardens.





## OTTAWA GARDENS HERITAGE CONSERVATION AREA



**Heritage Conservation Area**

These guidelines are intended to assist property owners, merchants, designers and the City of North Vancouver in designing and evaluating proposed restorations, additions and construction of new buildings, in the Ottawa Gardens Heritage Conservation Area. Any person renovating or restoring a heritage building, or undertaking new construction, within the Heritage Conservation Area should consult these guidelines prior to making plans for the work.

## 1.1 HERITAGE VALUE OF OTTAWA GARDENS



**Ottawa Gardens Streetscape - North side**

Ottawa Gardens is a planned subdivision that borders a planted 70 foot-wide boulevard in the 200 block of West 6th Street between Mahon and Chesterfield Avenues in a predominantly single-family neighbourhood of North Vancouver.



**Ottawa Gardens Streetscape - South side**

Ottawa Gardens is valued as a planned garden subdivision, designed to attract affluent families to the North Shore of Burrard Inlet. Planning and development was initiated in 1906 by the North Vancouver Land & Improvement Company. Prestige was guaranteed through minimum construction cost standards and restrictions on buildings and landscaping. Ottawa Gardens was originally divided into 32 lots, which have since been filled with houses representing a wide variety of architectural styles. As a result of the Ottawa Gardens Area Planning Study in 2006-07, the boundary was extended to include the 300 block West 6th Street, including the St. Edmond's Church precinct and neighbouring properties, adding another seven properties and eight buildings to the Heritage

Conservation Area. The Heritage Conservation Area's varied architecture reflects buildings that were developed in four stages: 11 buildings built from 1908-14; 6 buildings built in the period from 1920 until the Second World War; 3 from 1945-70 and 16 since. Many of the residences are set in mature landscapes that are characteristic of their eras.

Ottawa Gardens is valued as part of a rectilinear system of boulevards and parks known as North Vancouver's 'Green Necklace,' which also includes Grand Boulevard, Victoria Park and Mahon Park. Key elements that define the heritage character of the Ottawa Garden development include its:

- linear and open nature
- shift in street grid at the west end, with a church completing the vista to the west
- central wide landscaped median
- grade change between the houses on the north and south sides of the boulevard
- well-maintained but informal plantings
- laurel hedges accompanied by wooden fences or random coursed stone walls that enclose the properties fronting the boulevard, that define the linear nature of the streetscape
- hedges, fences, mature trees and garden setting on most of the flanking properties
- form, scale and massing of the surrounding houses
- larger massing and scale of the buildings on the north side in relation to those on the south side

## 1.2 HISTORICAL OVERVIEW

In 1891, the District of North Vancouver was incorporated as a municipality. The North Vancouver Land & Improvement Company (NVL&I Co.) was also established at that time, with the principal shareholder being John Mahon, of England. Mahon, who recognized the potential for development on the North Shore, began to pre-empt land for later development. Mahon sent his brother, Edward, to North Vancouver to be the first president of the company.

Edward Mahon was the company president for forty-five years and a member of the committee instrumental in incorporating the City of North Vancouver in 1907. Mahon Street and Mahon Park have been named in his honour. Under Mahon's leadership, the NVL&I Co. began an ambitious program of suburban development, breaking out town lots in desirable locations. In 1906 they laid out both the Ottawa Gardens and Grand Boulevard Subdivisions. The wide central boulevards were laid out as fire breaks, following the lessons of the disastrous fires caused by the San Francisco earthquake.

On November 28, 1906, an agreement and a conveyance were signed between the NVL&I Co. and the District of North Vancouver, regarding the future recreational use of the central boulevard at Ottawa Gardens. This agreement stated that the District must "at all times hereafter keep



and maintain the lots... as public parks and places of recreation or for the holding of public meetings for the free use and enjoyment of the public without any charge of fee for admission thereto.” When the City of North Vancouver was incorporated in 1907, Ottawa Gardens was within its boundaries. Permission to construct any building in the new subdivision had to be granted in writing by the NVL&I Co., which ensured that there would be a high quality of construction and that this would remain a prestigious neighbourhood.



**First show home in Ottawa Gardens, 1907 (North Vancouver Museum & Archives #350)**

The first show home for the subdivision was built by the NVL&I Co. in 1907 at 214 West 6<sup>th</sup> Street; the second was built the following year at 268 West 6th Street. The neighbourhood developed in several stages, that followed the general boom and bust of the local economic cycles. The result is a harmonious area that retains much of its charm and heritage character. A unique opportunity exists to build on this character through the careful management that is allowed under the provisions of the Heritage Conservation Area.

# SECTION TWO: GUIDELINES

The objectives of the Heritage Conservation Area are as follows:

- Recognize and conserve the historic nature of Ottawa Gardens for the benefit of present and future generations;
- Maintain the area's original residential and historical character while allowing sensitive development in accordance with Schedule A of the Official Community Plan;
- Promote the retention and rehabilitation of existing Heritage Register buildings;
- Protect heritage buildings on a voluntary basis; and
- Encourage new development/ alterations/additions to the exterior of existing buildings in a manner that is compatible with the form and character of the existing historic architecture and respects the heritage value of the Ottawa Gardens neighbourhood.

Proposals for renovation, rehabilitation or new construction should respect the character of the prevailing historic architectural detailing of the community as evidenced through archival photographs and the records of the surviving heritage structures.

## 2.1 PURPOSE OF THE GUIDELINES

The Guidelines provide for the conservation of the character of the Ottawa Gardens Area by managing change that complements the established streetscape and maintains the integrity of the architectural forms. It is vital to the integrity of the Heritage Conservation Area to have the established neighbourhood heritage character serve as inspiration for new development.

These Guidelines are based on an examination of the existing conditions of the area and how best to manage the character of the historic building stock while allowing change in the area, including new construction. The underlying principles of the Guidelines are based on the integrity of individual buildings, and respect for the original design concept for each structure, as well as integration of each building within a unified vision for the entire two-block streetscape.

Illustrations in these guidelines should not be considered the only options available to designers. The design of new buildings should remain an expression of contemporary times while still respecting Ottawa Gardens' authentic architectural legacy.

Depending on the complexity of a project, building owners are encouraged to retain suitable professional consultants that can provide sound advice and prepare project designs that achieve a set of objectives and solutions that all parties — including, where applicable, the public and Council — can support.



## 2.2 GENERAL REQUIREMENTS

The area is zoned RT-1: Two Unit Residential Zone. This zoning regulates size, shape, siting, setbacks, Gross Floor Area, lot coverage and height. Under the Official Community Plan, Ottawa Gardens is listed as a Level Three: Low Density – Attached Form area. Lots in this area have the development potential of up to .75 times the lot area, with .6 of that permitted above grade. The Development Guidelines for Low Density Attached Form Housing apply to this area, and provide guidance on recommended density and overall form and scale.

All applications must conform to existing City Bylaws, unless bylaws are varied, amended or supplemented. Within the context of the Heritage Conservation Area, and specifically for heritage projects, variances can be considered in order to achieve better outcomes within the context of the area. In those cases where zoning requirements are considered for variance, the heritage character of the overall area will remain the primary concern.

Special requirements to vary provisions in the Zoning Bylaw related to heritage situations can be enabled either through Heritage Alteration Permits or Heritage Revitalization Agreements. In non-heritage developments, variances can be considered if they will complement or contribute to the area's heritage character. Heritage Alteration Permits are obtained by applying to the City.

Property owners within the Heritage Conservation Area may do any of the following types of development if approved through a Heritage Alteration Permit:

- Subdivision of a property;
- Addition/Alteration to the exterior of a heritage building (including windows, doors, porches and exterior siding);
- Addition to the exterior of a non-heritage existing building;
- Construction of a new building; or
- Demolition of a building.

The City of North Vancouver also administers the B.C. Building Code and other technical codes and regulations that control development, including energy efficiency. In dealing with heritage buildings, where finding technical solutions is not always straightforward, City staff can consider equivalencies that achieve an acceptable level of Code and technical compliance.

The following activities do not require a Heritage Alteration Permit:

- Interior renovations;
- Exterior maintenance or in-kind repairs, including repainting in identical colours or routine repairs. Note: alterations to windows, siding or architectural features are not included in this exemption;
- Exterior alterations, other than additions, to existing non-heritage buildings;
- Exterior alterations, other than additions, to St. Edmund's Catholic School and St. Edmund's Catholic Rectory at 535 Mahon Avenue;
- Landscaping;
- Construction and maintenance activities carried out by, or on behalf of, the City; or
- Regular and emergency City maintenance of municipal infrastructure conducted in a manner that is consistent with the objectives of the Heritage Conservation Area designation.

## 2.3 SUSTAINABILITY CONSIDERATIONS

Increasingly, there is an understanding of the vital need for sustainable building practices and energy conservation. Heritage conservation is inherently sustainable, as it minimizes the need to destroy building materials and retains established land use situations and infrastructure. It also conserves embodied energy, reduces pressure on landfill sites, avoids impacts of new construction and minimizes the need for new building materials. Heritage projects also encourage local employment of specialized trades and professionals.

The conservation of heritage sites is also important from an urban design perspective. Our historic places contribute significantly to the City's unique sense of place by maintaining the context of streetscapes and providing a framework for the rhythm and massing of buildings. Preserving heritage values has a significant impact on all aspects of sustainability – social, environmental and economic. The intelligent reuse of our existing building stock will support the City's vision of becoming a more sustainable community.

New buildings will be required to meet mandated energy performance standards under the Energy Efficiency Regulation. However, heritage buildings – both legally protected and Heritage Register sites – are exempt from these requirements, and alternative methods of improved performance characteristics can be pursued. There are many ways in which upgrading can be undertaken without destroying heritage character-defining elements, and consideration should be given as to how to balance heritage and upgrading requirements.

Energy upgrading measures for heritage buildings should be assessed against the Standards and Guidelines for the Conservation of Historic Places in Canada.<sup>1</sup> For further information on how to sensibly improve the performance of heritage buildings, refer to the Vancouver Heritage Foundation's Old Buildings: Your Green Guide to Heritage Conservation available online.<sup>2</sup> Additional information on reducing operating energy demands is available on the Provincial Heritage Branch website.<sup>3</sup>

### GENERAL CONSIDERATIONS FOR EXISTING BUILDINGS

- **Materials:** Retain as much of existing building envelope materials as possible, including siding. Do not install rainscreen sidings, as they introduce life cycle considerations and impair heritage character through the removal of original material.
- **Windows and Doors:** For historic buildings, every reasonable attempt should be made to retain the original window sashes and doors, or to replace inappropriate replacements with replicas of

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<sup>1</sup> <http://www.pc.gc.ca/eng//docs/pc/guide/nldclpc-sgchpc.aspx>

<sup>2</sup> [www.vancouverheritagefoundation.org](http://www.vancouverheritagefoundation.org)

<sup>3</sup> <http://www.tca.gov.bc.ca/heritage/sustainability/greenBuilders.htm>

the originals. Excellent thermal efficiency may be achieved through the repair and maintenance of existing wooden windows. Wood-framed storm windows will also aid with thermal efficiency and sound abatement. Replacement of original windows should only be undertaken as a final resort in cases of extreme deterioration. Replacements of original windows should replicate the original profiles in wood.

- **Mechanical Systems:** Inefficient mechanical systems are one of the main reasons why existing buildings are poor thermal performers. Consider installing new boilers, hot water tanks and energy-efficient appliances that achieve Energy Star ratings.
- **Insulation and Weatherstripping:** Introduce extra insulation, especially in attic and basement spaces. Consider the use of weather-stripping and other draft-proofing measures.
- **Additions:** Can be built to Building Code standards of energy efficiency.

## 2.4 GENERAL PRINCIPLES

The character of Ottawa Gardens is dependent on its entire collection of buildings, landscape and park elements, and it is essential that all components work together to provide a harmonious appearance. The overall framework should be a cohesive and visually appealing streetscape based on authentic historic character.

The character of the area generally reflects the Arts and Crafts movement of the first half of the twentieth century, when traditional forms and materials were used, based on the honest use of local, natural materials. It was considered good taste for houses to reflect some form of historical style, and the general use of British-inspired Arts and Crafts forms demonstrated both the origins of many early residents of the area as well as their patriotic allegiances.

These qualities should be promoted whenever possible. Materials and textures should conform to the nature of historic construction. Remodelling of, or additions to, historic and existing buildings should respect the use of predominant materials and motifs.

The details of each individual rehabilitation, restoration or proposal for new construction should be designed with a system of proper proportioning in mind. Proportion refers to the relationship between the height and width of the elevation of a building or its facade elements. Alterations to existing historic buildings should respect their original design intention as well as the proportions of neighbouring buildings. Renovations to modern buildings and proposed new construction should respect the precedent of the scale of the surrounding historic architecture.

These considerations are crucial if the historic character of Ottawa Gardens is to be retained and augmented.

## 2.5 HERITAGE BUILDINGS

The following buildings have been recognized for their heritage value, and are listed on, or proposed for, the City's Heritage Register, which is periodically amended:

- St. Edmund's Catholic Rectory, 535 Mahon Avenue, 1913
- St. Edmund's Catholic School, 535 Mahon Avenue, 1911
- St. Edmund's Church, 545 Mahon Avenue, 1910
- Eades Residence, 214 West 6th Street, 1907
- Barclay Residence, 227 West 6th Street, 1928
- Elder Residence, 228 West 6th Street, 1949
- MacLeod Residence, 233 West 6th Street, 1922
- Stephens Residence, 234 West 6th Street, 1911
- Shaw Residence, 235 West 6th Street, 1911
- Witton Residence, 242 West 6th Street, 1914
- McLean Residence, 243 West 6th Street, 1921
- Doyle Residence, 253 West 6th Street, 1911
- Peter & Gerda Larson Residence, 254 West 6th Street, 1921
- (Legally Protected)
- Howard-Gibbon Residence, 262 West 6th Street, 1924
- Drysdale Residence, 266 West 6th Street, 1909
- Residence, 268 West 6th Street, 1908
- McLean Residence, 312 West 6th Street, 1909
- Walden Residence, 322 West 6th Street, 1912

**Howard-Gibbon Residence, 262 West 6th Street, 1924**





Heritage buildings should be conserved in a manner appropriate to their authentic period and style. In all applications dealing with heritage sites, the Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada 2003) will be used as the basis for review. The Standards and Guidelines outline principles and procedures for the appropriate treatment of historic buildings and structures, including different levels of intervention as well as additions. The Ottawa Gardens Heritage Conservation Area Guidelines provide additional, area-specific, guidance for appropriate interventions within this specific context.

Research is central to guiding proper conservation. Historic photos, archival records and a careful examination of the building itself often yield clues as to what was located where, what materials were used, original colours, etc. This is especially true for windows and doors, signature elements of every building. The historic photograph collection at the North Vancouver Museum & Archives is a good place to start. Statements of Significance have been prepared for some of the heritage buildings that can help guide the conservation process. These are available online at [www.historicplaces.ca](http://www.historicplaces.ca). Owners of heritage buildings are encouraged to gather as much information as possible before undertaking any alterations.

While these guidelines do not apply to the interior of buildings, owners are encouraged to restore or retain historic interiors in a manner that is complementary to exterior facades.

### **2.5.1 FORM AND SCALE**

Whenever possible, original forms, materials and details should be uncovered or left in place, and preserved.

### **2.5.2 ARCHITECTURAL DETAILS**

When developing design proposals for heritage buildings, they should be examined to determine what original architectural details remain and may be rehabilitated. The historic character of heritage buildings is dependent on a variety of architectural details; in some cases these features have been lost or obscured by many years of weathering, inappropriate renovation or lack of maintenance. Not every detail of every building may be feasibly restored, but surviving features should be retained and repaired. Inappropriate later additions should be removed or replaced. Inappropriate new architectural details or ad-hoc decorations should not be added, for example, fake Victorian gingerbread or vertical cedar siding. Building details should be compatible with the date the building was constructed and be based on documentary evidence.



**Traditional porch**

### **2.5.3 ADDITIONS**

Additions should conform to the type of massing suggested by existing models. This is crucial in maintaining the heritage character of the area; obtrusive modern interventions can completely overwhelm an existing structure. It is, however, considered good heritage practice that new construction be distinguishable from the existing building and can reflect a more contemporary inspiration. It is crucial that any new construction blend sensitively where it joins with an older building.

Reference may be made to the Standards and Guidelines for the Conservation of Historic Places in Canada, which discusses additions under Standards 11 and 12 as well as in Other Considerations: New Additions to Historic Places.

### **2.5.4 MATERIALS**

Original materials should be left in place, or exposed when covered over but intact, in order to ensure visual continuity. Any new materials used in alterations or additions should respect both the style and age of each individual building.

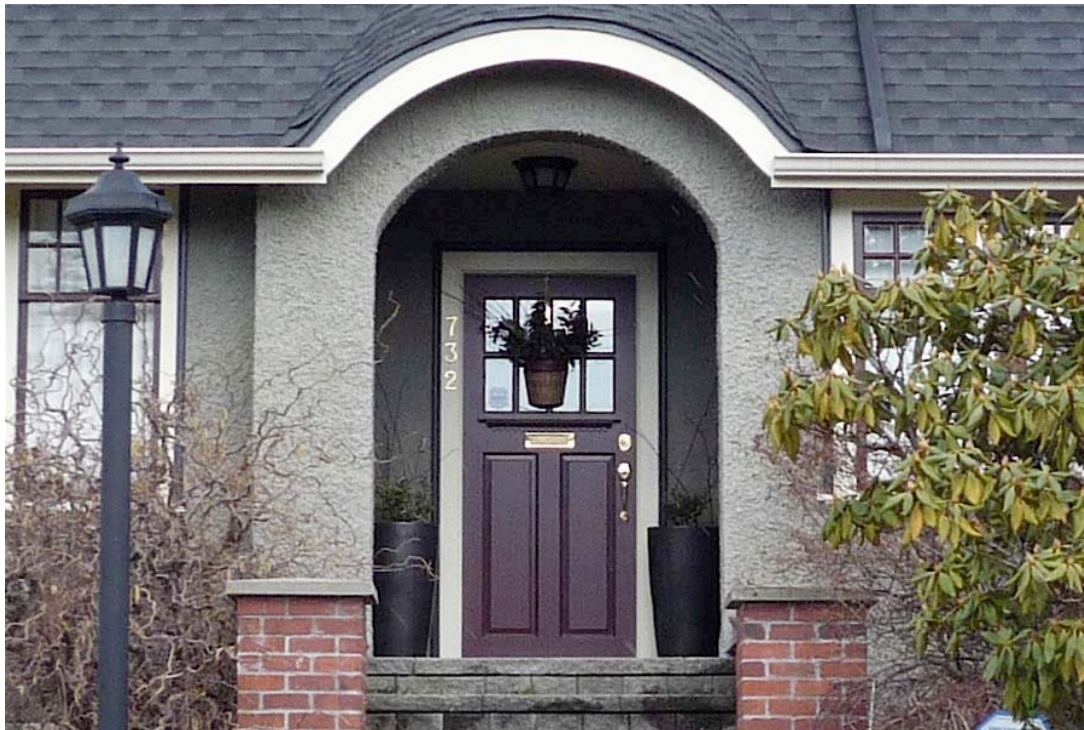
Original wood siding and trim should be repaired, painted and maintained to a generally acceptable standard. This is sound as both restoration and environmental practice. Through lack of proper maintenance, wooden elements may decay to the point where replacement is necessary. In these cases, the original configuration, assembly and appearance of wooden elements should be duplicated.

For pitched roofs the traditional material would have been cedar shingles. The use of cedar shingles is strongly encouraged on the roofs of historic buildings; other materials that replicate the appearance of cedar shingle roofs may be considered.

### **2.5.5 WINDOWS AND DOORS**

There is a variety of fenestration in the area, but a majority of the early buildings originally had double-hung or casement wooden sash windows and wooden doors. For heritage buildings, every attempt should be made to retain the original windows or to replace inappropriate later additions with replicas of the originals. Wooden windows should not be replaced with metal-frame or vinyl windows. If the original windows have been removed, restoration should be considered. Windows that are blocked up in whole or in part should be opened and properly reglazed. Window openings that have been changed in size should be returned to their original dimensions and appropriate window sash reconstructed. Replacement of original windows should only be undertaken as a final resort in cases of extreme deterioration, in which case only wood sash windows with matching profiles and divided lights should be used.

Original doors, transoms, sidelights and hardware should be retained, repaired and restored whenever possible.



**Traditional door**





**Traditional Double-hung Windows**

### **2.5.6 COLOUR**

For historic buildings, it is strongly recommended that a return to an authentic colour scheme be considered; this is often the most attractive solution. The original builders knew from long experience and tradition what colours would look best on various building elements. When the original scheme can be determined, a close match or an updated interpretation should be attempted.

Generally, the historic buildings in Ottawa Gardens would have had a maximum of three applied colours: a mid-range or dark body colour; a lighter trim colour; and a dark (often black) window sash colour. Paint was historically gloss enamel, and the use of at least semi-gloss finishes should be considered. Window sash and doors should be painted in high-gloss finishes.

Once colours have been chosen, test swatches should be placed on the building, and the colours observed under daylight conditions. Final colour selection may then be confirmed.

Further guidance is available through the Vancouver Heritage Foundation's Historical Vancouver True Colours brochure, which provides documented colours appropriate to the time period of Ottawa Gardens' historic buildings.<sup>4</sup>

For heritage buildings, colour schemes already in place may be maintained. Any proposed change in colours will require a Heritage Alteration Permit.

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<sup>4</sup> <http://www.vancouverheritagefoundation.org/truecolours.html>



**COLOURS: MANDATORY**

Colour schemes that distinguish details in appropriate historical fashion

**COLOURS: ENCOURAGED**

Determination and application of the original colour scheme

**COLOURS: DISCOURAGED**

Certain colours such as white, bright oranges, yellows, reds and blues

**COLOURS: PROHIBITED**

Fluorescent colours



**Larson House: authentic historic colour scheme**

## 2.6 NEW CONSTRUCTION

Design concepts for proposed new construction should attempt to blend harmoniously with the historic elements of the streetscape. This requires sensitivity to historic precedent and a willingness to be subordinate to that precedent. A thorough understanding of the materials and design elements used in period architecture generally, and Ottawa Gardens specifically, would be most useful in conceiving appropriate designs. By understanding and following the principles of form, rhythm, and detailing outlined in these design guidelines, it should be possible to create new buildings that successfully integrate into the historic area without compromising its authenticity.

The harmonious character of Ottawa Gardens depends on all of its built form, including the buildings, and landscaping elements, working together as a cohesive and visually appealing streetscape. To achieve this goal, architectural styles which are clearly out of place with the historic evolution of historic Ottawa Gardens should be avoided. The tendency to design individual houses in isolation from the context of the streetscape can lead to a discordant appearance. Caution should be exercised when developing designs for renovation and new construction, to avoid introduction of inappropriate elements into the historic streetscape.

### 2.6.1 FORM AND SCALE

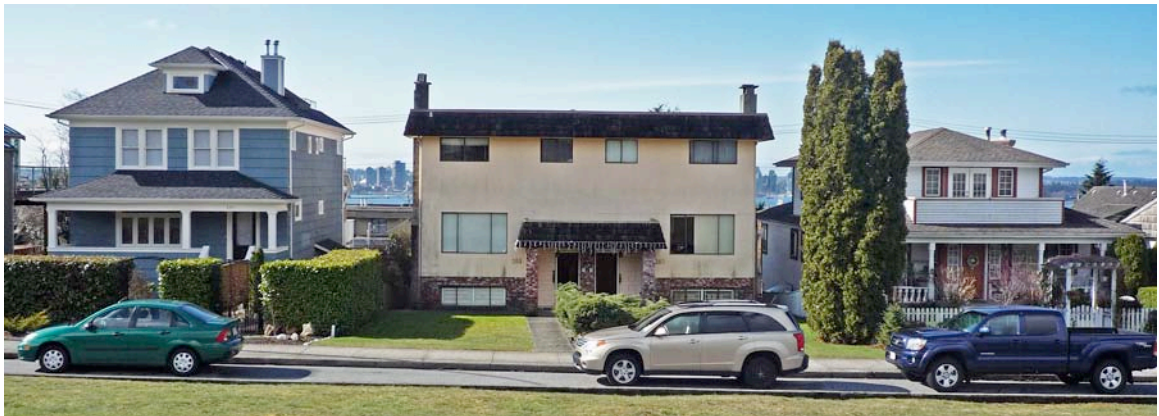
- **Setbacks:** New buildings and additions to historic buildings should be set back on the lot at a distance that is consistent with buildings on adjacent properties, in particular the setbacks of historic buildings.
- **Building Height:** Should be visually consistent with the heritage character of the area. Traditionally, no building was higher than two and one-half storeys.
- **Corner Sites:** Buildings on corner sites should be treated as if they have two main facades.

#### **SETBACKS: MANDATORY**

Setbacks for new buildings should be averaged between that of adjacent buildings so that the new building does not protrude further forward than its neighbours.



**Appropriate character**



**Inappropriate character**

### **2.6.2 ARCHITECTURAL STYLE**

Architectural Style: Should be consistent with the overall Arts and Crafts, traditional character of the area. Styles that do not relate to the integrity of the area should not be used either as a model or as an inspiration. New construction should show respect for historic methods, forms and detailing in an honest modern idiom, and should be sympathetic to the existing streetscape and surrounding buildings.

Architectural Details: Any new construction or additions should not be decorated with inappropriate applied ornamentation. Attached elements, such as house numbers, should be of suitable appearance. Some attached elements are inappropriate and should not be visible on the front elevation or be visible from the front street.

#### **ATTACHMENTS: PROHIBITED IF VISIBLE FROM THE FRONT STREET**

- Metal Chimney Flues
- Skylights

### **ATTACHMENTS: DISCOURAGED IF VISIBLE FROM THE FRONT STREET**

- Satellite Dishes (should be hidden or screened when possible)

### **PORCH STEPS: PROHIBITED**

- Open risers (staircases should resemble traditional models with closed risers)

### **2.6.3 ROOF DESIGN**

The historic buildings in the area display a variety of cross-gabled and hipped roofs, with a pitch of about 25-35 degrees from horizontal. The earliest buildings originally had cedar shingle roofs, but over the years were generally replaced with asphalt.

### **ROOF FORM: MANDATORY**

- New buildings are required to have the expression of a pitched roof, either gabled, hipped or a combination of the two

### **ROOF MATERIALS: ENCOURAGED**

- The use of cedar shingles is encouraged
- Duroid; fiberglass, asphalt or other appropriate shingles are permitted, provided they resemble the profile of cedar shingles

### **ROOF MATERIALS: PROHIBITED**

- Split cedar shakes
- Cement tile roofs
- Metal roofs
- Slate or slate-like roofs

### **2.6.4 PORCHES AND VERANDAHS**

The historic buildings of Ottawa Gardens all featured an open front entry porch or verandah, either projecting outwards or inset within the building envelope. These open, welcoming elements facing the street are an integral part of traditional architecture.

### **PORCHES AND VERANDAHS: MANDATORY**

- New buildings are required to have front entry porches or verandahs

### **PORCHES AND VERANDAHS: ENCOURAGED**

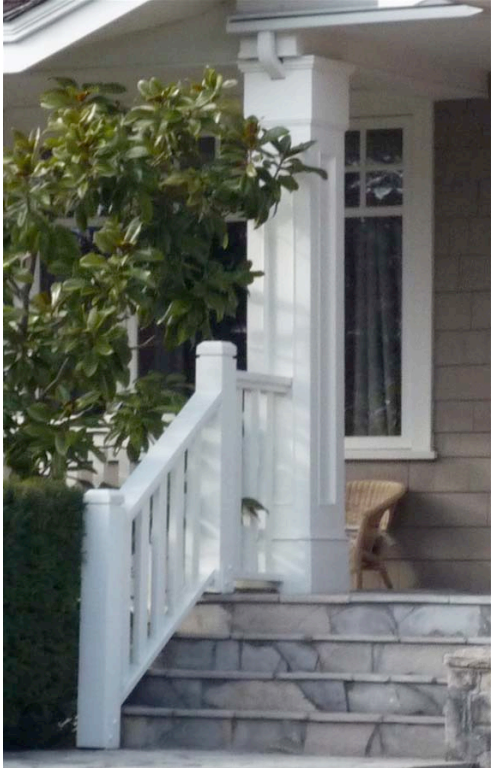
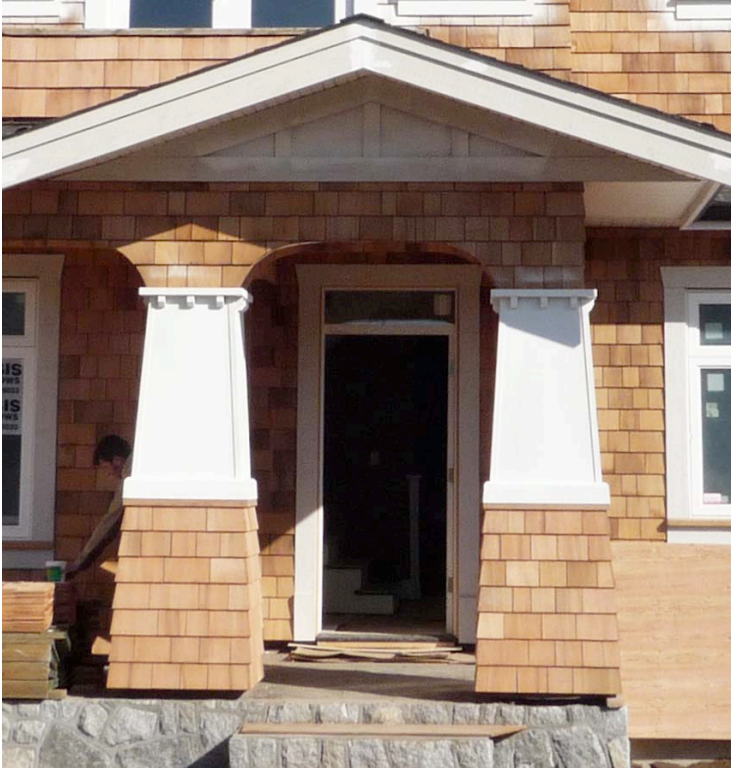
- Traditional wood railings and balustrades

### **PORCHES AND VERANDAHS: PROHIBITED**

- Metal or glass railings or guardrails (unless part of code compliance for existing heritage buildings)



**APPROPRIATE PORCH AND RAILINGS**



**INAPPROPRIATE RAILINGS**



### 2.6.5 MATERIALS

Attention to materials helps new blend with old without adding fake details. The historic buildings are of typical wood frame construction, and were generally clad with two materials, wood and stucco. Only two houses are built of masonry (228 and 234 West 6th Street). Wood includes horizontal lapped siding and cedar shingles; stucco is roughcast or “rock-dash.” For new construction, non-combustible building materials may have to be considered on side facades where required by the Building Code. In such cases, non-combustible materials should resemble and complement materials used on other facades of the building.



**Inappropriate materials and window treatment**

The use of materials should conform to the overall context of the early buildings of Ottawa Gardens Heritage Conservation Area, which derived their character from the honest use of materials and a simple and logical deployment of their forms and proportions.

In new construction wood siding should be smooth, horizontal, no more than 6 inches wide, and closely resemble traditional lapped wooden siding. Where appropriate, corner boards and window trim should be used, and applied over the siding. Wood siding and trim should be properly painted. Unfinished cedar should not be used. Plywood shall not be used as a primary facing material. Wooden shingles may be used, if appropriately detailed.

Stucco was historically used in a roughcast or “rock-dash” finish. New stucco should replicate this look; textured, swirled or heavily stippled stucco should not be used. Metal trim should not be used with stucco as it invariably gives a cold and modern appearance. Wooden trim should be used to alleviate the blank appearance of unrelieved stucco facades.

Masonry was sparingly used as a construction material in the historic buildings of Ottawa Gardens, except for foundations and chimneys. There is one notable exception, the Stephens Residence, built of early cast concrete blocks. The use of masonry should be discouraged in favour of wooden and stucco sidings in all other buildings.

#### **MATERIALS: ENCOURAGED**

- Smooth wood resembling traditional lapped wooden siding, no more than 6 inches wide
- Sawn cedar shingles, as siding and on pitched roofs
- Duroid, fiberglass, asphalt or other appropriate shingles that resemble weathered cedar shingles
- Board-and-batten siding
- Sidings that resemble traditional wood siding, when used in an appropriate manner
- Roughcast or “rock-dash” stucco

## MATERIALS: PROHIBITED

- Vertical or diagonal wooden sidings (other than board-and-batten)
- Split cedar shakes as siding or roof cover
- Unfinished cedar siding
- Plywood as a primary material
- Aluminum, vinyl or plastic sidings
- Smooth-finished, swirled or heavily stippled stucco
- Masonry as a primary facing material

### 2.6.6 WINDOWS AND DOORS

The form and detailing of windows and doors should be carefully considered in plans for new construction. Window shapes and sizes vary with the architectural style of each building. With older buildings the general character of window openings is that of a punctured void in a solid wall, the glass being inset, with a proper reveal, sill and trim. In new construction, it is recommended that wooden windows and doors, with traditional appearance and detailing, be used. These need not be exact reproductions, as long as they are in sympathy with the character of historic construction.



**Appropriate window treatment**

Where possible the style of windows and doors selected should match the prevailing vertical emphasis of the historic building types, and be placed on the building face in such a way as to reference the established rhythm of openings in the historic facades. The alternation of solids and voids (walls to openings) in the facade establishes a pattern that may be sensed by observing the building from a distance. This pattern is perceived as a rhythm by the passerby, and a sympathetic relationship between old and new construction may be achieved by incorporating similar rhythmic patterns. Windows should be recessed in a traditional manner, not set flush with the facing material. Odd-shaped windows or random placement are discouraged; wooden-sash windows with a historic look are encouraged.

Historically, doors would have been made of wood, with carved or molded detail, often with inset glass panels. Original hardware was usually of cast brass. Doors should be sympathetically detailed, and appropriate materials should be used. Proper consideration should be given to the design and lighting of doors and entries as they are a highly visible part of each building's facade.

## WINDOWS AND DOORS: MANDATORY

- Windows to be recessed a minimum of 2" from the building face
- Window and door openings to have appropriate trim (nominal 5" width preferred)



### WINDOWS AND DOORS: ENCOURAGED

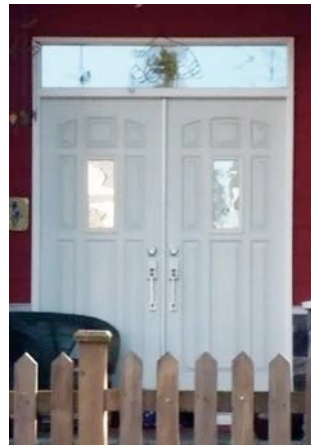
- Traditional wooden-sash windows (generally double-hung or casement)
- True divided sash (no fake muntins)
- Clad wooden windows
- Wood-framed storm windows
- Wooden doors of traditional appearance (without non-historic window embellishments)

### WINDOWS AND DOORS: DISCOURAGED

- Narrow-profile vinyl windows
- White vinyl windows
- Metal doors
- Doors with non-historic windows

### WINDOWS AND DOORS: PROHIBITED

- Metal-sash windows
- Windows with fake muntins
- Mirrored or reflective glass



Inappropriate window and door treatments



### **2.6.7 ADDITIONS TO EXISTING BUILDINGS**

Exterior alterations, other than additions, to existing non-heritage buildings in the Ottawa Gardens Heritage Conservation Area do not require a Heritage Alteration Permit. Each building has its own integrity, and owners are encouraged to upgrade existing buildings in a manner that respects each building's existing design as well as the overall historic context of the area. It is not intended that non-heritage buildings should be altered to have a "heritage look". These guidelines can be used for general guidance but the situation for each building should be reviewed to understand the best approach to any proposed upgrading.

Any additions to existing non-heritage buildings will require a Heritage Alteration Permit, and should respect the intent of these Guidelines. In each case, the existing streetscape should be considered so that each building can be a "good neighbour" within the Heritage Conservation Area.

### **2.6.8 COLOUR**

Colour is both an intrinsic quality of exposed materials and an applied surface treatment. This is one of the most important visual aspects of a building, as well as the most evident. It is also one of the characteristics of a building that is easiest to change, and a new coat of paint is the fastest, easiest and often the most inexpensive way to improve a building's appearance.

The choice of colour should be carefully considered within the context of neighbouring buildings. The overall use of an historic colour palette will also promote a harmonious streetscape.

A proper colour scheme is crucial to a successful project, and building owners are strongly encouraged to seek the help of a design professional in choosing an appropriate colour scheme. In general, earth tones and natural pigment colours are the most appropriate choice. Certain colours are considered inappropriate, such as bright oranges, yellows, reds and blues. Primary colours are to be avoided, and fluorescent colours should not be used under any circumstances. White should also be avoided; it can be a jarring element and was not used historically. The final colour scheme should be determined following consultation between City staff and the property owner.

#### **COLOURS: ENCOURAGED**

- The use of traditional, historic colours in a sympathetic fashion

#### **COLOURS: DISCOURAGED**

- Certain colours such as white, bright oranges, yellows, reds and blues

#### **COLOURS: PROHIBITED**

- Fluorescent colours

### 2.6.9 LANDSCAPING

Traditional features are based on English country garden motifs, including hedges (such as laurel), wooden fences, and random coursed stone walls that enclose the properties and define the linear nature of the streetscape. This, plus the central boulevard, provides a rich garden setting for the houses in the area, which should be continued in any design for new construction.

Landscaping should respect the heritage character of the area and be consistent with neighbouring properties. Property owners are encouraged to use plantings and landscape elements that reflect the historic development of Ottawa Gardens. Mature plantings that provide historic context, and character-defining elements, should be taken into consideration in any redevelopment of the site or before undertaking any new construction. Randomness in planting locations from one property to the next is encouraged as are soft edges and surfacing.

In order to maintain the existing open appearance, owners are encouraged to limit the height of fences or solid hedges between the front of the principal building and the front lot line to 30 inches. Similarly, where construction of a new fence is contemplated, owners are encouraged to erect a fence or wall of historic appearance e.g. various styles of pickets or stone walls.

Landscaping will not be regulated unless there is a proposed redevelopment involving Council approval, in which case a landscape plan will be required as part of the permitting process.



**Hugh & Marion Barclay  
Residence, 227 West 6th  
Street, 1928;  
an example of  
complementary landscaping**

# SECTION 3: MAINTENANCE

Proper maintenance of buildings is an on-going issue. A three-part maintenance program is recommended to owners and tenants, so that small repairs may be undertaken before they worsen and begin to affect the integrity of each building. This is the best way to keep maintenance costs low, and help preserve property values.

**Recognizing Problems:** The first step of maintenance is a regular building inspection from the top down to follow the path of water. Examine roofing, gutters, downspouts and flashings for any damage and water infiltration. Carefully examine damp spots, peeling paint, and mold growth on interior or exterior walls for indications of moisture infiltration and retention. Check foundations, crawlspaces, basements and drain tiles for any moisture problems. Periodically check exterior walls for deterioration, such as broken windows; repair minor maintenance problems immediately. Larger problem areas should be identified and assessed for the next stage of repairs.

**Assessing Problems:** After identifying the problems, determine the extent of damage and what repairs are required. Start again with the roof and work down. Does the roof cover need replacing, or would patching be effective? Areas of moisture retention should be repaired once the water infiltration has been rectified. Repair or replace deteriorated wood. These repairs should be undertaken after the cause of decay has been pinpointed and eliminated. The first step to any repair is to make the building watertight.

**Repairs on a Continuing Basis:** The most effective way to eliminate maintenance problems is to ensure all joints are properly caulked and sealed, and all surfaces that require painting are properly maintained. To best prevent decay, ensure the building is watertight, and free of obvious areas of deterioration. Have the building periodically inspected from top to bottom, paying special attention to problem areas. Under no circumstances should a water infiltration problem be ignored; it will only become worse. Whenever cleaning is required, the gentlest possible methods should be used.

Each property owner should initiate an on-going maintenance program that will ensure that their building receives the best possible long-term care.

# SECTION 4: PROCEDURES FOR HERITAGE ALTERATION PERMITS

A Heritage Alteration Permit (HAP) provides authorization for certain kinds of changes to be made to properties located in the Ottawa Gardens Heritage Conservation Area. It provides the flexibility to respond to the requests and needs of property owners over time. A HAP may not be used to vary zoning provisions for use or density.

Property owners interested in making application for a Heritage Alteration Permit could expect the process to take approximately 3 to 4 months. A formal application submission would be required with associated fees (note: no additional fee is charged for processing a Heritage Alteration Permit). The process begins with preliminary discussions with staff followed by submission of an application, staff review and advisory body review and comment. Once compliance with the Ottawa Gardens Heritage Conservation Area Guidelines has been confirmed, the Heritage Alteration Permit would be issued in conjunction with Building Permit approvals.

Applicants having an interest in a property within the Ottawa Gardens Heritage Conservation Area should contact Planning Staff prior to purchasing a site or preparing detailed plans to obtain relevant guidelines/bylaws and to discuss their proposal.



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