

A black and white photograph of a residential street. The street is wide and paved, with a white line down the center. On either side of the street are houses with gabled roofs and porches. Large trees with dense foliage line the sidewalks, partially obscuring the houses. The sky is overcast.

# The Avenues and Neighbourhood

Heritage Conservation District Plan

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Cover Image: Elias Avenue circa 1920s. Trent Valley Archives. F50 5.063

*This document is intended to be printed on double-sided 8.5x11 colour paper.*

# The Avenues and Neighbourhood HCD Plan

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## EXECUTIVE SUMMARY

The Avenues and Neighbourhood Heritage Conservation District Plan (the Plan), developed in accordance with Part V of the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18, and prepared for the City of Peterborough, is intended to provide an effective and straightforward framework for the development and assessment of repair and conservation works, design proposals and to guide future change that serves to protect and enhance the cultural heritage value and character of The Avenues and Neighbourhood Heritage Conservation District (the District).

The Plan provides:

- A clear statement of objectives to be achieved in the designation of The Avenues and Neighbourhood as a Heritage Conservation District;
- A clear statement of the District's cultural heritage value and description of its heritage attributes;
- Policies and guidelines for achieving the stated objectives for the District and guiding future changes within it;
- Recommendations regarding changes to existing municipal policies or the creation of additional municipal policies to support the District;
- A clear explanation of when a heritage permit will or will not be required for alteration or development on properties within the District and how the heritage permit process works; and
- Other additional information relating to the implementation of the District and Plan.

The contents of this Plan will be considered and referenced by property owners, tenants, City of Peterborough staff, the Municipal Heritage Committee and Council when reviewing and making decisions regarding any proposed changes (e.g. alterations to existing buildings, new construction, public works, etc.) within or adjacent to the District.

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1. Marlow Banks's father, Charles, and older siblings Helen and Carle in the family car, in front of 314 Maitland Avenue, 1914. (Source: Hutchison House Museum, Peterborough/Virtual Museum.ca Online. [www.virtualmuseum.ca](http://www.virtualmuseum.ca))

# User Guide to the Plan

## 1. Determine if work requires a Heritage Permit

Heritage Permits are required for significant repairs and alterations to properties. Maintenance items do not require a permit.

### Review application types (pgs. 77-79):

- Minor Alteration (no permit)
- Minor Heritage Permit
- Major Heritage Permit

## 2. Property information

Learn about the age, architectural style and heritage features of your property.

### Review:

- Building Inventory (pg. 98)
- Architectural Styles (pg. 10)

## 3. Review applicable design guidelines

Understand how the design guidelines respond to varying types of projects (from repair to new construction) and to physical components of the District (buildings to streetscapes).

### Review Design Guidelines:

- Conservation & Repairs (pg. 29)
- Additions & Alterations (pg. 43)
- New Buildings (pg. 53)
- Streetscape (pg. 57)
- Demolition (pg. 72)

## 4. Review supporting information (as needed)

Read about what makes The Avenues and Neighbourhood historically significant and how the objectives and policies for the District aim to conserve its special character.

### Review :

- Statement of Cultural Heritage Value (pg. 7)
- Statement of Objectives (pg. 21)
- District Policies (pg. 22)

## 5. Heritage Permit application

Consult with City staff to verify what type of Heritage Permit is required, get advice on the application process and timing, and inquire about local heritage and construction resources.

### Review:

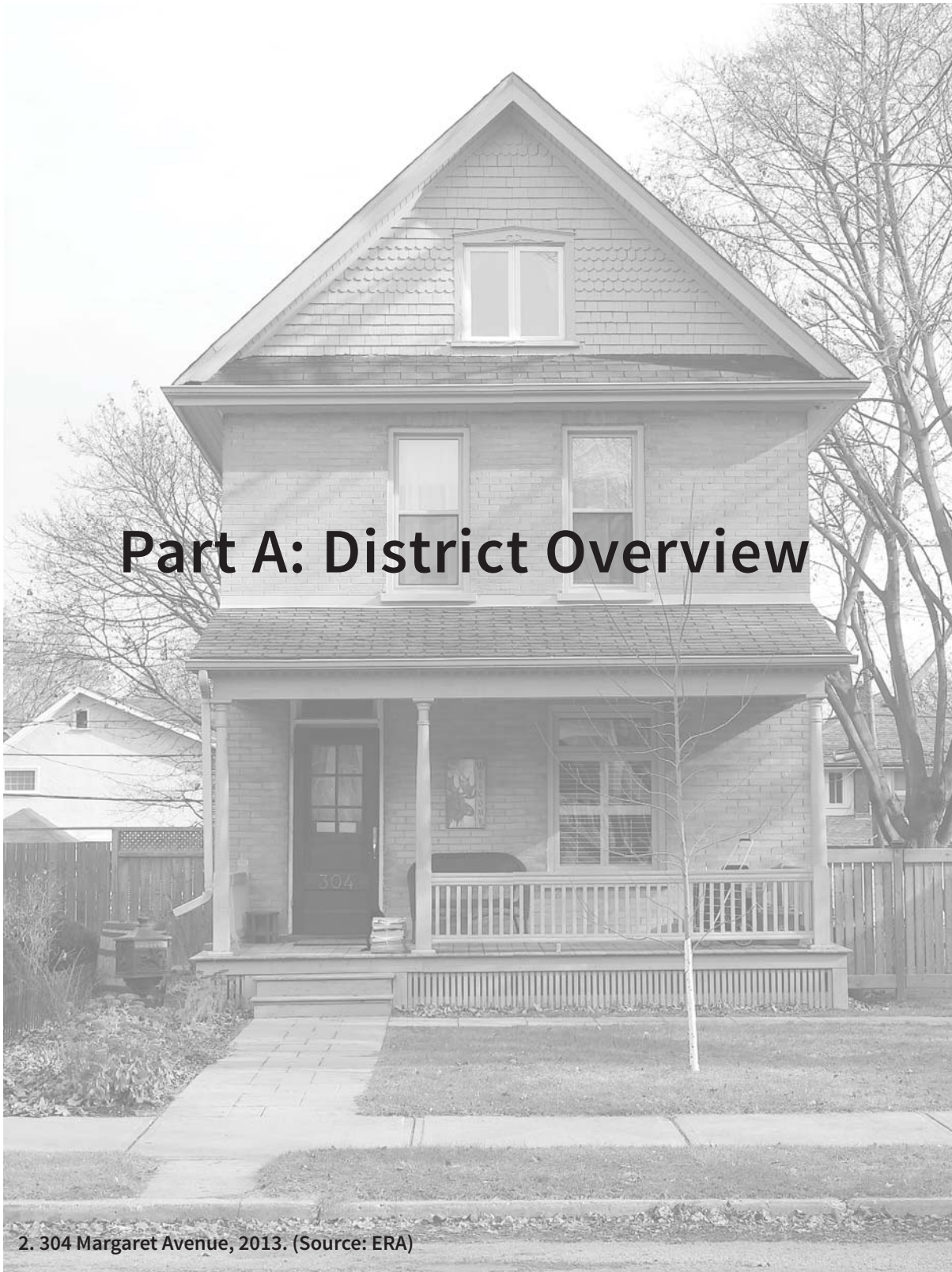
- Heritage Permit process (pg. 78)
- Financial Incentives (pg. 82)
- Heritage Conservation Resources (pg. 84)

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**The Avenues and Neighbourhood HCD Plan**

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## Part A: District Overview



2. 304 Margaret Avenue, 2013. (Source: ERA)



## The Avenues and Neighbourhood HCD Plan

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3. 304 Margaret Avenue, circa 1910. (Source: Peterborough Museum and Archives)



## **1.0 Introduction**

### **1.1 The Heritage Conservation District Initiative**

This initiative began in the spring of 2013 when the City of Peterborough hosted two public workshops to introduce the concept of heritage conservation districts and to seek community input on possible HCD study areas. Based on positive support received from the community and initial historical background research, the City proceeded with an HCD Study of The Avenues and Neighbourhood. In June 2015, Council endorsed The Avenues and Neighbourhood Heritage Conservation District Study, which concluded that sufficient cultural heritage value exists in the neighbourhood to warrant designation as an HCD. This Plan has been developed to form part of the designation of The Avenues and Neighbourhood Heritage Conservation District.

The Avenues and Neighbourhood HCD is a residential area in Peterborough's old west end. This established neighbourhood evolved from a park lot structure in the mid-1800s to an emerging suburb in the early 1900s to an established residential neighbourhood just outside of the downtown. The cultural heritage value of the District primarily stems from its design value as an early 20th century suburb in the City of Peterborough. It also has historical associations to the Burnham family, and the establishment of Canadian General Electric and the streetcar system.

### **1.2 What is a Heritage Conservation District?**

A heritage conservation district (HCD) is an area with "a concentration of heritage resources with special character or historical association that distinguishes it from its surroundings."<sup>1</sup> An HCD can be characterized by: a concentration of historic buildings, sites, structures or landscape features; a historic pattern of use or activities; and/or a sense of visual coherence.

Municipalities in Ontario may designate defined areas as HCDs under Part V of the *Ontario Heritage Act* (2005). There are currently 123 HCDs in Ontario. HCD designation enables a municipality to conserve and maintain the heritage value and key attributes of

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<sup>1</sup> Ontario Heritage Tool Kit, Heritage Conservation Districts, Ministry of Culture (2006), page 5.

## The Avenues and Neighbourhood HCD Plan

### A heritage conservation district plan shall include:

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

- Section 41.1 (5) of the Ontario Heritage Act

an area through the adoption of a Heritage Conservation District Plan. An HCD Plan works to ensure that any changes to the area will enhance its special character and meaning. It initiates a planning process that takes into consideration a community's history and identity. An HCD Plan describes the cultural heritage value of the area, identifies its heritage attributes, lists the objectives of the HCD Plan and provides guidelines, policies and procedures for achieving the objectives of the HCD. It also provides direction related to the implementation and management of the HCD.

### 1.3 Who is this document intended for and how will it be used?

This document is intended for the use of District residents, business owners, property owners, City of Peterborough staff, the Peterborough Architectural Conservation Advisory Committee (PACAC), the Arts, Culture and Heritage Advisory Committee (ACHAC), Council and other external agencies. It will provide residents and business/property owners with clear guidance regarding appropriate conservation, alteration and new construction activities and assist City staff, PACAC and Council in reviewing and making decisions on Heritage Permit and Development Applications within the District.

Within an HCD and directly adjacent to it, significant alterations to properties, new construction and demolitions are assessed against the HCD Plan and the *Standards and Guidelines for the Conservation of Historic Places in Canada*, and must receive municipal approval prior to being carried out. The PACAC is also consulted where appropriate.



## The Avenues and Neighbourhood HCD Plan

Designation also allows for the implementation of municipal policies, programs and financial incentives that support the HCD Plan's objectives.

### 1.4 Policy Provisions

Under Part V of the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18, municipalities may designate defined areas as HCDs. The processes and procedures of this Plan have been developed in accordance with Part V of the *Ontario Heritage Act* and the provisions of the *City of Peterborough Official Plan*.

The Plan also takes into account the *Provincial Policy Statement* (2014), the *Municipal Cultural Plan* (2012), the *Urban Forest Strategic Plan* (2011), as well as provincial and national standards for the conservation of historic places.

### 1.5 Legislative Status of the Plan

HCD Studies and Plans may include recommendations regarding amendments to Official Plans and Zoning By-laws in order to ensure their alignment with the objectives of an HCD. However, in accordance with Section 41.2 (2) of the *Ontario Heritage Act*, in the event of a conflict with any other municipal by-law, the provisions of an HCD Plan prevail, but only to the extent that the conflict exists.

#### Strategic Direction #3:

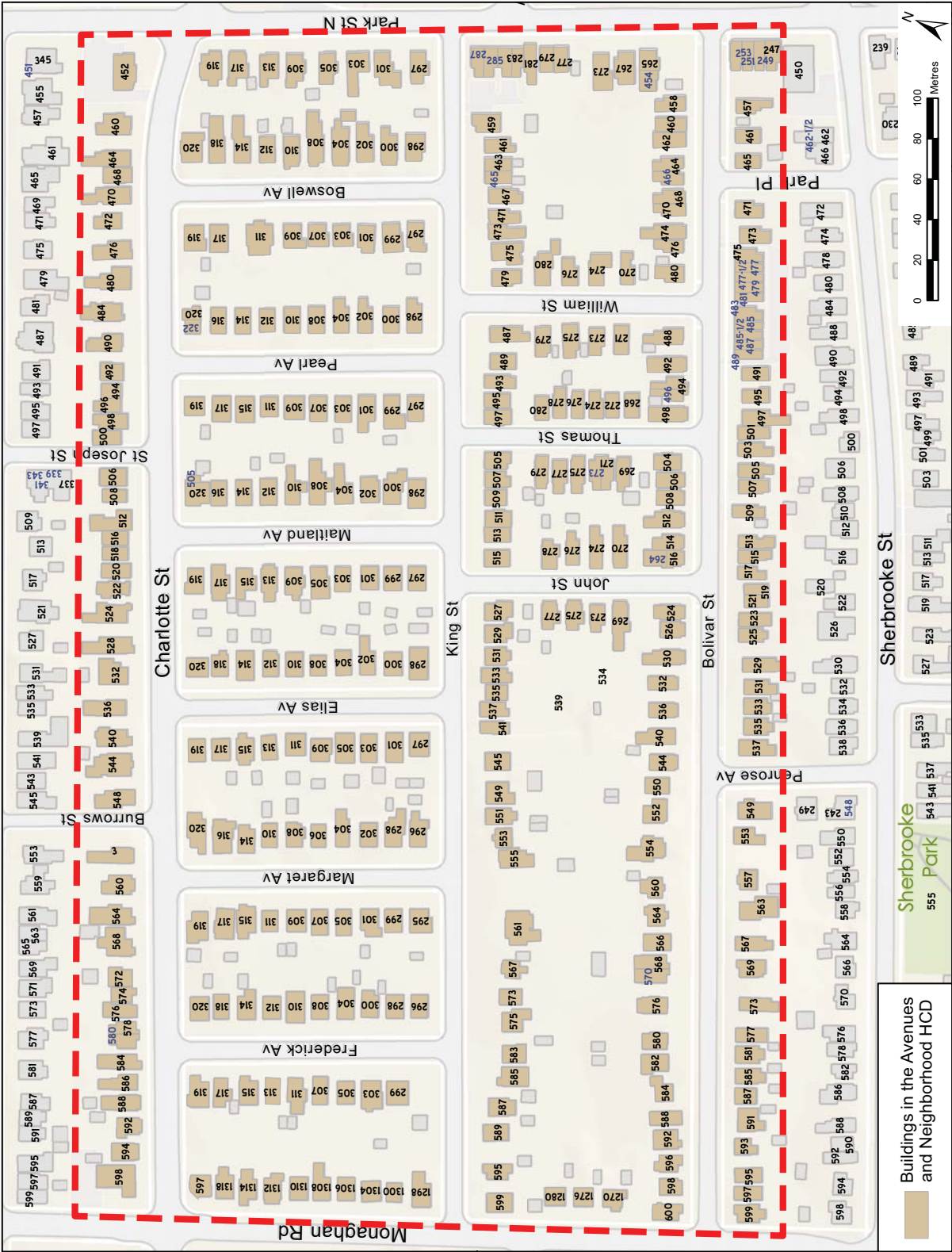
Strengthen Heritage - build on the City's past heritage work through continued development of policy and regulatory frameworks and tools such as heritage conservation districts to protect Peterborough's historic buildings and landscapes.

- *Municipal Cultural Plan* (2012)

#### Terminology

The District has been named "The Avenues and Neighbourhood". This is to recognize that the District extends beyond what was historically known as 'The Avenues' - a planned residential subdivision bound by Charlotte Street, Park Street North, King Street and Monaghan Road.

The Avenues and Neighbourhood HCD Plan



4. The Avenues and Neighbourhood HCD Boundary. (Source: City of Peterborough)

## **2.0 The Avenues and Neighbourhood HCD**

### **2.1 District Boundary**

The boundary of the District is generally defined by Charlotte Street to the north, Park Street North to the east, Bolivar Street to the south and Monaghan Road to the west (see Figure 4).

### **2.2 Statement of Cultural Heritage Value**

#### **2.2.1 Description of the District**

The Avenues and Neighbourhood is an early 20th century residential suburb in the City of Peterborough's old west end in Ontario. Since the area was surveyed in 1825, it has evolved from a series of park lots on the outskirts of town to an established residential neighbourhood. Today, The Avenues and Neighbourhood is characterized by the visual coherence of the historic houses on tree-lined streets, particularly the predominance of the Edwardian front gable house.

#### **2.2.2 Cultural Heritage Value**

The Avenues and Neighbourhood has design value for its high level of integrity and cohesiveness. With very few exceptions, the area retains all of the original late 19th century and early 20th century houses. The buildings generally display a consistent spatial organization, relationship to the street and late 19th century/early 20th century architectural styles. This cohesion is particularly significant in 'The Avenues', which were subdivided from Park Lots 4 and 5 by Elizabeth Burnham and Elizabeth Boswell in 1905 and 1906. Here, early design guidelines were employed through covenants, which specified building type, height, exterior materials and placement.

The Avenues and Neighbourhood has design value as an example of an early 20th century suburb in the City of Peterborough with historical associations to Canadian General Electric (CGE) and the development of streetcars in Peterborough. The Avenues was marketed according to its convenient location near the 'Electric Works and Market' and the streetcar system. This area was bound by streetcar lines on three sides - Charlotte Street, Park

## The Avenues and Neighbourhood HCD Plan

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Street North and Monaghan Road. This transportation infrastructure supported, and likely attracted, the residential development. This neighbourhood also developed soon after the establishment of CGE in Peterborough in the 1890s. It was located just north of the local CGE factory and was home to many (and varied) CGE workers.

The Avenues and Neighbourhood has historical value for its association with the park lots located west of the original Peterborough townsite. In 1825, Richard Birdsall surveyed these lands (and the Town of Peterborough) under the supervision of his then father-in-law Zacheus Burnham. These park lots were Crown lands that were often granted to individuals to acknowledge military service, loyalty to the British empire and/or political stature. Birdsall was granted Park Lots 2 and 3 (between Bolivar and King streets) in 1827.

The Avenues and Neighbourhood has historical value for its association with the Burnham family, who were early land owners and responsible for some of the key subdivisions that led to the current pattern of development in the District. Of note, Elias Burnham, longtime resident of Park Lots 4 and 5 (between King and Charlotte streets) established himself as the first lawyer in Peterborough around 1835. He was active in local political, education and municipal affairs, and a recognized property owner.

### 2.2.3 Heritage Attributes

The following heritage attributes constitute the physical elements or features of the District that contribute to its cultural heritage value.

#### *Setting & Development History*

- The location of The Avenues and Neighbourhood within Peterborough's residential old west end and its proximity to the historic downtown commercial core.
- The variety of lot patterns (size and orientation) that reflect the subdivision of the park lots over a 60 year period and historic trends in residential development.
- The laneways servicing The Avenues, John and Charlotte streets that reflect a turn-of-the-century organization of household life and now improve the walkability of the neighbourhood.

## The Avenues and Neighbourhood HCD Plan

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- The street names of The Avenues (Frederick, Margaret, Elias, Maitland, Pearl and Boswell) that reflect family names of the original property developers.

### *Streetscapes:*

- The coherent streetwall of historic houses.
- The typical streetscape composition of the area organized (from street to house) as follows: road, boulevard with trees, sidewalk, green front lawn (often with a tree or plantings), front porch and house. Of note, electric power is provided within The Avenues along the laneways, allowing these streets to be free of hydro poles and lines.
- The mature tree canopy on both public and private lands.

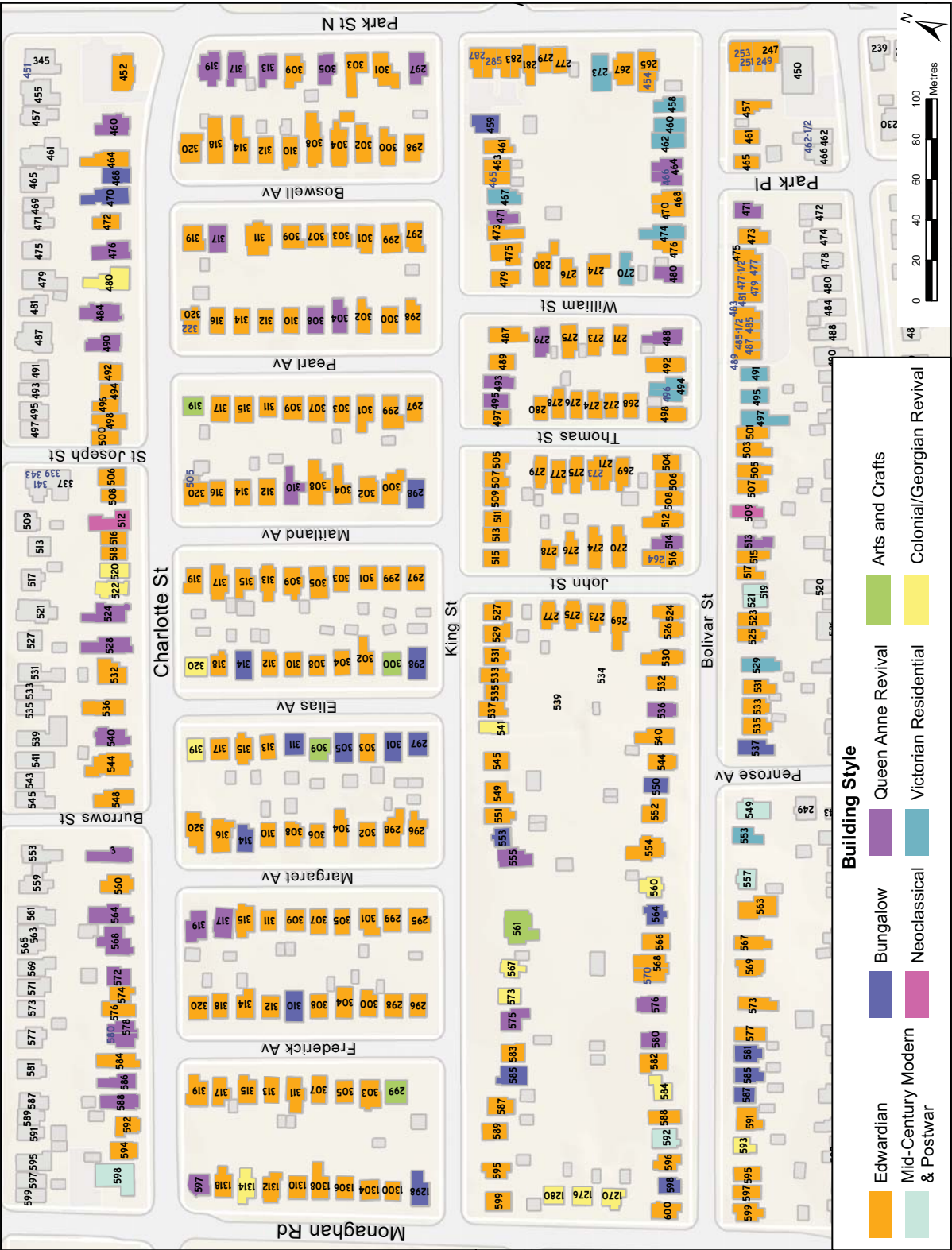
### *Architecture:*

- The notable integrity of the early 20th century house form building stock, most commonly found in the Edwardian, Bungalow and Queen Anne Revival styles.
- The prevalence of the Edwardian Front Gable house; approximately half (47%) of the properties are in this building style.

### *Viewscales:*

- The short terminating views north and south along The Avenues and William, John and Thomas streets that enclose the streets and enhance their picturesque quality.
- The long vistas into the residential neighbourhood east and west along Charlotte, King and Bolivar streets that reflect the original Park Lot land division and provide the streets with an expansive quality.





5. Primary architectural styles within the HCD. (Source: City of Peterborough)

## **2.3 Heritage Evaluation**

All properties within the District are designated under Part V of the *Ontario Heritage Act*. The houses display notable architectural integrity and coherence. As such, the Design Guidelines apply equally to all properties within the District. For individual building information, please refer to Appendix 5: Building Inventory - Summary.

## **2.4 Architectural Styles**

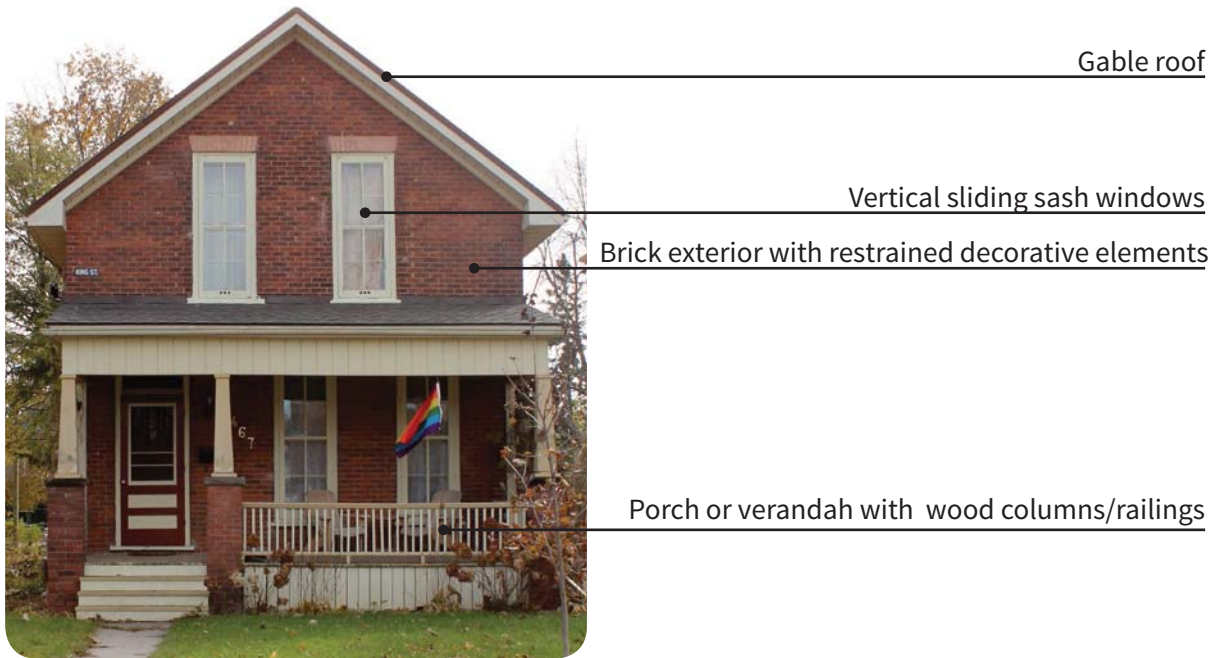
Within the District, buildings represent the growth and development of the area, from neoclassical to post-war. However, the most prevalent style and defining characteristic of the area is the Edwardian front gable house, which accounts for 47% of the building stock. The following architectural styles are predominant within the District. Their descriptions and visuals are not intended to be exhaustive, but rather to help property owners and City staff understand the basic history and form of the buildings as well as their key architectural components.

- Victorian Residential (1880s - 1900s)
- Queen Anne Revival (1890s - 1910s)
- Edwardian (1890s - 1930s)
- Colonial/Georgian Revival (1890s - 1940s)
- Bungalow (1900s - 1940s)
- Other Building Styles & Structures
  - Neoclassical (mid 1800s)
  - Arts and Crafts (1890s - 1940s)
  - Mid-Century Modern & Post-war (1940s - present)
  - Garages, former coach houses and storage sheds

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## The Avenues and Neighbourhood HCD Plan

### Victorian Residential (1880s - 1900s)



6. 467 King Street, 2013. (Source: ERA)



7. 497 Bolivar Street, 2013.  
(Source: ERA)



8. 458 Bolivar Street, 2013.  
(Source: ERA)



9. 529 Bolivar Street, 2013.  
(Source: ERA)

Victorian style architecture was popular throughout Ontario in the 1800s with the house form featuring prominently. Within the District, the Victorian town house was the earliest to develop. The Victorian houses within the District are one-and-a-half storeys in height with relatively steep gable roofs with half-floors in attics. The dwellings have a vertical emphasis in massing and proportions including vertical sliding sash windows with wood or stone sills. The exterior finish treatment is generally brick and decorative elements are restrained, limited to brick patterning and simply ornamented woodwork.



## Queen Anne Revival (1890s - 1910s)



Intricate woodwork on  
gable end

Decorative wood shingles

Adorned porch

10. 524 Charlotte Street, 2013. (Source: ERA)



11. 513 Bolivar Street, 2013.  
(Source: ERA)



12. 484 Charlotte Street, 2013.  
(Source: ERA)



13. 297 Park Street North,  
2013. (Source: ERA)

The Queen Anne style or revival was not a pure revival like the Gothic or Greek, but rather drew inspiration and elements from different styles and periods. It originates from picturesque principles of asymmetrical design and romantic design and was rooted in English Architect Norman Shaw's interpretation of a "Domestic Revival" based on early English housing, emphasizing local materials and vernacular details.

Queen Anne houses are typically single detached dwellings, and two to two-and-a-half storeys in height. The houses have a balanced but asymmetrical composition, irregular plan forms and elevations, and roofs that are either hipped and/or gabled. They display a great variety and complexity of detail, which may include intricate woodwork, moulded brickwork, adorned porches and gable ends.

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## Edwardian Classicism (1890s - 1930s)



14. 303 Elias Avenue, 2013. (Source: ERA)



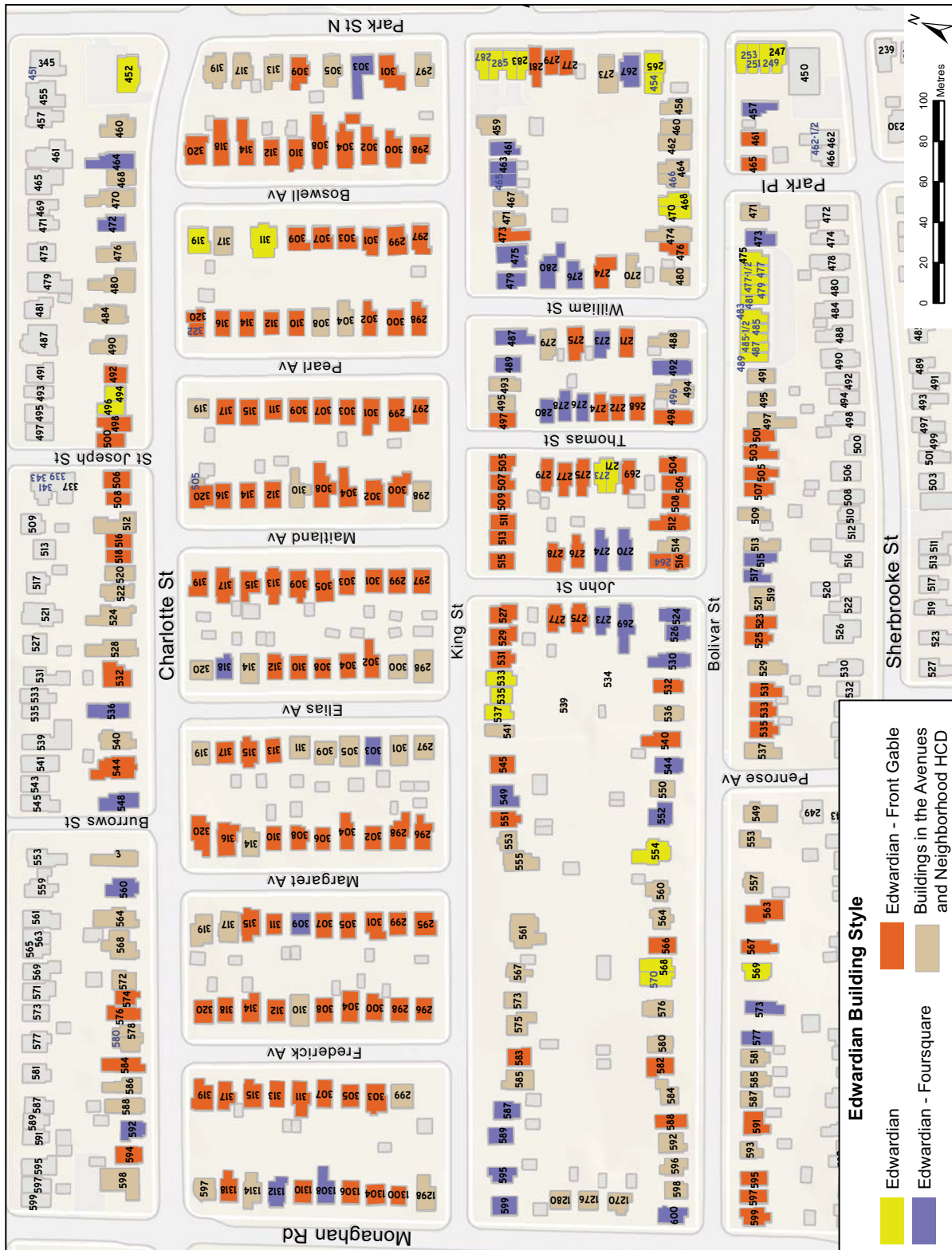
15. 299 Maitland Avenue, 2013. (Source: ERA)

Edwardian Classicism was one of the most popular building styles in Ontario for several decades after the turn of the 20th century. The Edwardian classical style in Ontario is a simple form of a revival style that looked back to 19th century classical architectural models. The popularity of this house type was reinforced by pattern books and house plans that could be ordered from catalogues.

Edwardian classical houses are often characterized by either a simple two or two-and-a-half storey house with hipped roof (sometimes referred to as foursquare), or a two-and-a-half storey gable front house. The houses are simple rectangular volumes with symmetrical window and door arrangements; the windows are tall sliding sash windows. There is often a spacious front porch or full length verandah and an off centre doorway. Most houses have an exterior treatment of brick (with wood shingle sometimes appearing within the front gable) and stripped down classical details.

This is the predominant style of house within the District (69% of the District's houses); it is most common within The Avenues. Both the foursquare and gable front styles are represented.

## The Avenues and Neighbourhood HCD Plan



16. Map of Edwardian style buildings within the Study Area. (Source: City of Peterborough)



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The Avenues and Neighbourhood HCD Plan

Edwardian Front Gable



17. 317 Pearl Avenue, 2013. (Source: ERA)

- Triangular roof profile
- Attic window
- Feature material at pediment
- Simple facade with little ornamentation
- Covered porch or verandah
- Column - shown here is Peterborough’s signature ‘bowling pin’ profile
- Steps and raised first floor

Edwardian Foursquare



18. 1312 Monaghan Road, 2013. (Source: ERA)

- Dormer window
- Hipped roof
- Paired windows
- Covered porch or verandah
- Columns
- Steps and raised first floor

## Colonial/Georgian Revival (1890s - 1940s)



Small dormer

Shallow gabled or hipped roof

Vertical sliding sash windows

Restrained classical detailing  
(e.g. quoin over window)

Symmetrical window/door arrangement

19. 320 Elias Avenue, 2013. (Source: ERA)



20. 1280 Monaghan Road, 2013. (Source: ERA)



21. 522 Charlotte Street, 2013. (Source: ERA)



22. 573 King Street, 2013. (Source: ERA)

The Colonial/Georgian Revival style was the first revival style that was based on North American models. It marked a return to simpler forms and shifted away from eclecticism in architecture. Colonial/Georgian Revival style houses are generally characterized by balanced rectangular compositions, two storeys in height, with shallow gabled or hipped roofs and symmetrical window and door arrangements. Small dormers were hipped or gabled. Architectural detailing often included restrained classical detailing on columns, piers and cornices.

Within the District, many Colonial or Georgian Revival style houses follow this typical composition, others deviate, taking inspiration from other early colonial architecture (e.g. Dutch, German, Irish, French Huguenots etc).



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## The Avenues and Neighbourhood HCD Plan

### Bungalow (1900s - 1940s)



Large front wall dormer

Multi-paned upper sash and  
single pane lower sash windows

Broad low-pitched roof

Offset entrance

Integrated verandah or porch

23. 297 Elias Avenue, 2013. (Source: ERA)



24. 581 Bolivar Street, 2013. (Source: ERA)



25. 298 Elias Avenue, 2013. (Source: ERA)

The Bungalow style house was an American import to Canada in the early 20th century. It was popularized in California; the Americans were inspired by the British version of India's banglas style of home (Bengali style). In Ontario, the bungalow style is almost exclusively residential as it was commonly found in house pattern catalogues.

The bungalow is generally a one or one-and-a-half storey dwelling with a front porch or verandah and displaying rustic materials such as textured brick, fieldstone and/or stucco. The roof is either a broad, low-pitched roof with a wide front dormer or a medium pitch front gable style.

## Other Building Styles & Structures

### Neoclassical (mid 1800s)



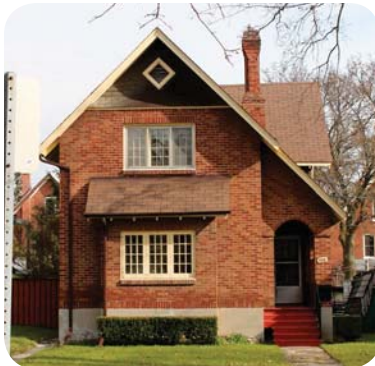
26. 509 Bolivar Street, 2013.  
(Source: ERA)



27. 512 Charlotte Street, 2013.  
(Source: ERA)

Originating from the English Palladian and Georgian styles, the Neoclassical style first arrived in Upper Canada with the United Empire Loyalists and later with British immigrants. In Ontario, this style is characterized by a central hall layout, symmetrical arrangement of window and door openings, low-pitched gable roof, and the application of classical detail. Within the District, there are only two examples of this style.

### Arts and Crafts (mid 1890s - 1940s)



28. 300 Elias Avenue, 2013.  
(Source: ERA)



29. 299 Frederick Avenue, 2013.  
(Source: ERA)

This architectural style was part of a larger philosophical and artistic movement in reaction to the Industrial Age. It envisioned the house as a living element within the natural environment with a focus on craftsmanship. The style is most commonly characterized by irregular architectural composition, the use of rough or textured materials, natural colours, small window openings and windowpanes, bay windows, and dormers. All of these elements reflect the aesthetic orientation of the Art and Crafts movement and reference pre-modern buildings.

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### Mid-Century Modern and Post-War (1940s to present)



30. 557 Bolivar Street, 2013.  
(Source: ERA)



31. 592 Bolivar Street, 2013.  
(Source: ERA)

The Mid-Century and Post-War style represents a dramatic shift in lifestyle that occurred after the Second World War, where extended families no longer lived together, servants became uncommon, new mass-produced appliances simplified daily domestic life and the automobile became the predominant mode of travel. The style is generally characterized by buildings that are one to two storeys in height and clad in brick, precast stone and/or vinyl/aluminum siding. Windows are often paired and feature a large picture window. The proportion of openings to facade is generally smaller with an emphasis on energy efficiency. Generally, the garage or carport is an integral component of the house design.

### Garages, Former Coach Houses and Storage Sheds



32. Garage on the lane between Elias Avenue and Maitland Avenue.  
(Source: ERA)



33. Historic outbuilding.  
(Source: ERA)



34. Garage design is contemporary with the construction of the house.  
(Source: ERA)

The District contains garages, former coach houses and storage sheds along the rear laneways. As the area was subdivided prior to the introduction of the automobile and the laneways are located at the rear of the property, the structures have an ad hoc vernacular quality. This quality is exhibited in the range of materials and styles, which sometimes mimic the style of the house.



## 3.0 Objectives & Policies

### 3.1 Statement of Objectives

This Statement of Objectives represents the community and City's heritage related goals for the future of The Avenues and Neighbourhood. All proposals for change in the District will be measured in terms of their consistency with, and support for, these objectives.

The objectives of The Avenues and Neighbourhood designation are as follows:

- To conserve the cultural heritage values and heritage attributes of the District as expressed in the District's Statement of Culture Heritage Value.
- To retain, conserve and enhance the historic buildings that contribute to the cultural heritage value and appearance of The Avenues and Neighbourhood.
- To foster high quality architecture by ensuring that new buildings and additions and alterations to existing buildings are compatible with, and enhance, the heritage character and appearance of the District.
- To promote building conservation and landscaping approaches that make considered, legible and reversible changes to the properties.
- To maintain The Avenues and Neighbourhood's sense of place as an established residential neighbourhood, while allowing for managed growth and change.
- To conserve and enhance the neighbourhood's shared spaces, including the tree-lined streets with sidewalks and boulevards, and laneways.

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### 3.2 District Policies

The District policies are intended to provide further direction and clarification for the interpretation and implementation of the Statement of Objectives set out in this Plan. They may also be viewed as a general management plan for City staff and Council.

1. Permit alteration, new construction and demolition that is consistent with the District's Statement of Cultural Heritage Value, Statement of Objectives and Design Guidelines.
2. Facilitate appropriate maintenance, preservation, restoration and rehabilitation through public education regarding best practices, access to resources and financial incentives.
3. Ensure the ongoing maintenance and enhancement of the tree canopy and setting of the District. Potential activities/programs may include:
  - Carrying out a tree inventory of both public and private trees;
  - Working with Trees Ontario and their Heritage Tree Program to identify and record the location of potential heritage trees;
  - Implementing alternative solutions for road de-icing maintenance that would ensure the preservation and enhancement of the tree canopy;
  - Implementing an early-care tree program for newly planted trees, both private and public, that would include organic mulch and water management programs in order to help new trees to become fully established. This may include public tree care workshops for the community;
  - Implementing a proactive structural pruning program for young trees within the District to “train” and promote good structure, allowing trees to become serviceable in the landscape for longer and preventing future more aggressive pruning; and
  - Developing a tree species palette that is specifically designed to complement and address the District's heritage character and various streetscape opportunities and constraints. See “Proposed Tree Planting and Horticultural Strategy” on pages 62-65.

## The Avenues and Neighbourhood HCD Plan

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4. Consider an Official Plan policy amendment that encourages the restoration, rehabilitation and rebuilding of front porches and verandahs on buildings located within Heritage Conservation Districts that conform with the related HCD Plan and Design Guidelines, and are achieved through support for minor variances or amendments to zoning by-laws where appropriate.
5. Ensure that all municipal public works are consistent with the District's Statement of Cultural Heritage Value, Statement of Objectives and Design Guidelines. This could include District specific approaches to street lighting, street signage, gateway signage and laneway treatment.
6. Provide the public with information about the District to promote education and understanding of the District's cultural heritage value, to foster civic pride and to celebrate the District's ongoing conservation. This could include the development of a local oral history for the District.
7. Ensure current and future municipal by-laws, policies and plans are consistent with the District's Statement of Cultural Heritage Value, Statement of Objectives and content of the District Plan.
8. Develop and implement an annual monitoring program that evaluates the operation of the Heritage Permit system in relation to the District and the implementation of any recommended policy changes (see pages 83 and 94 for additional information).
9. Carry out a review of the District every 5-10 years to ensure alignment with the stated objectives, consistency with ongoing best practice and engagement by the community in evaluating the District's success.

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35. 467 King Street, 2013. (Source: ERA)

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36. Maitland Avenue looking south to King Street, circa 1910. (Source: Trent Valley Archives. F50 5.063)

## 4.0 Introduction to the Design Guidelines

### 4.1 Good Design & Local Distinctiveness

The importance of good design and the resulting benefits are clear - well-designed places add economic, environmental and social value to an area. Good design responds positively to local buildings, open spaces, public realm, character and identity. While there is no simple formula for achieving this, design guidelines can help to facilitate a considered approach to generate an appropriate design for a specific context. Designing for local distinctiveness can involve the integration of local practices and building types with the latest technologies, while responding to functional requirements. There is no reason why local character and innovation cannot go together. The Avenues and Neighbourhood has a distinct and established residential character. Good design should maintain this sense of place and where possible, enhance it.

### 4.2 Using the Design Guidelines

The Design Guidelines are intended to help conserve the heritage attributes and cultural heritage value of The Avenues and Neighbourhood, while allowing it to evolve and accommodate change in ways that will enhance its special character. The District Design Guidelines were developed through discussions with the Project Steering Committee and with property owners and tenants at community meetings. The Design Guidelines reflect as far as possible the community's choices and desires within the framework of heritage best practice.

The Design Guidelines are divided into five sections:

- Conservation & Repairs;
- Additions & Alterations;
- New Buildings;
- Streetscape; and
- Demolition.

The District Design Guidelines are intended to be used in conjunction with *Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada* (the Standards and Guidelines). The Standards and Guidelines contain a set of pan-Canadian standards as well as detailed conservation guidance. They are accessible online at [www.historicplaces.ca](http://www.historicplaces.ca). For ease of reference, Standards 1-14 are included in this Plan as Appendix 4.



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### Conservation and Repair of Masonry

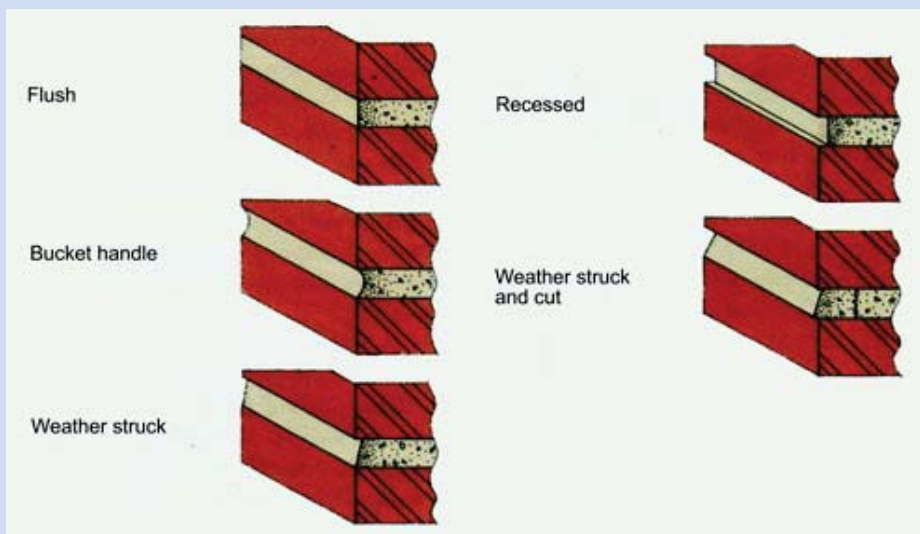
When replacing damaged or spalled bricks within an existing wall, match the new brick size to the existing. Typically, this will involve using the Ontario standard size, which is 8-3/8" by 2-1/2".

When re-pointing brickwork, match the existing profile (if you can identify it). As a default, use a slightly recessed flat profile.

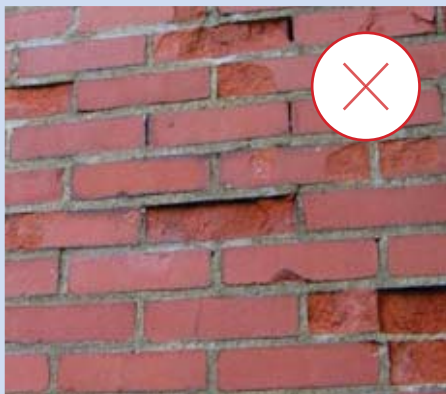
Always use a soft lime-based mortar for re-pointing old bricks. A lime based mortar allows moisture to escape through the mortar as opposed to the brick, thereby preventing spalling and deterioration of the brick.

Carefully consider the colour of the mortar. As a default, use the natural colour of the lime and the aggregate. Avoid painting, parging or harsh cleaning of existing brickwork.

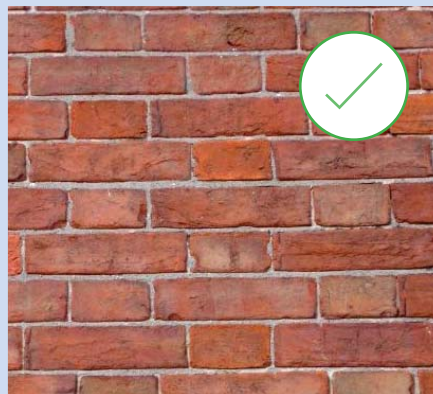
Parging over brickwork is not an appropriate alternative to repairing brickwork as it obscures architectural features and has the potential to damage the building in the long term.



37. Examples of different styles of mortar joints found on historic Ontario houses. (Source: The Brick Development Association)



38. Spalling results from lack of maintenance and/or re-pointing with inappropriate hard mortar. (Source: ERA)



39. Regular maintenance, such as re-pointing with appropriate lime-based mortar, is encouraged. (Source: [www.miamioh.edu](http://www.miamioh.edu))



## 5.0 Conservation & Repairs

### 5.1 Masonry & Cladding

Brick is the primary building material in the District with 95% of the buildings displaying a brick exterior. Brick is a high quality and durable material that with maintenance such as periodic re-pointing and repair can last almost indefinitely. As a secondary material, wood shingles and cladding is most common in the District. Other external cladding includes synthetic vinyl and aluminum siding, most commonly found in the front gable pediment.

#### *Best Practices*

- .1 Conserve, maintain and repair original masonry, wood shingles and cladding.
- .2 Do not conceal existing brickwork under new cladding or paint unpainted brickwork.
- .3 Where original masonry has been concealed by later cladding, removal and repair is highly encouraged and recommended.
- .4 Where original wood shingles or cladding are “beyond reasonable repair”, replace like for like with new wood shingles or cladding.
- .5 Where original cladding no longer exists, provide new cladding that is consistent with the original architectural style of the building. Look to similar buildings on your street as a reference for material selection.

#### “Beyond Reasonable Repair”

When the severity of the deterioration makes repair of a building component impractical.



40. Red brick as primary external material with decorative wood shingles on gable, 304 Maitland Avenue. (Source: ERA)



41. Synthetic vinyl siding conceals original cladding and architectural detailing and is also not appropriate for the architectural style of this building. (Source: ERA)

## The Avenues and Neighbourhood HCD Plan



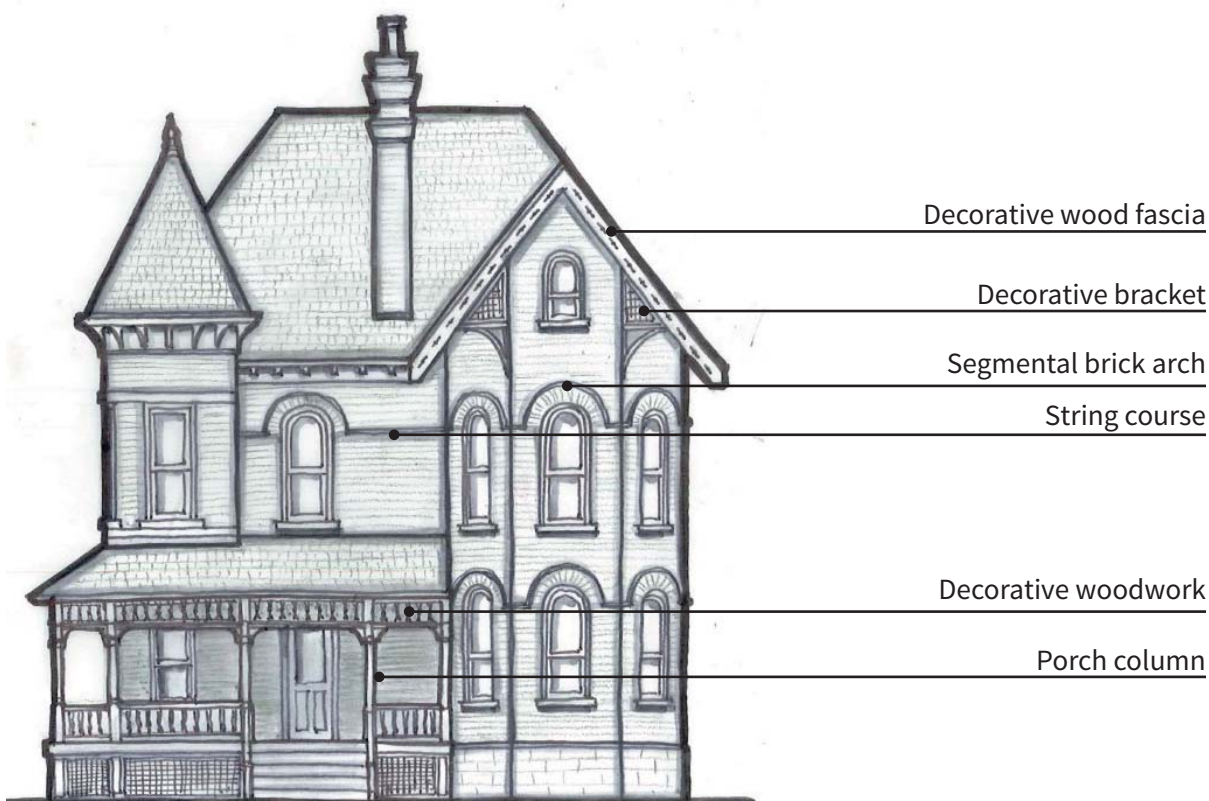
42. Decorative porch columns on a verandah in the District. (Source: ERA)



43. Decorative brick detailing and wood bracket under the eaves on a building in the District. (Source: ERA)



44. Investigate and document existing architectural elements prior to repair and restoration. (Source: ERA)



45. A variety of the architectural features that may be found on historic houses. (Source: ERA)

## 5.2 Architectural Detailing

The term architectural detailing is used to describe the decorative features of a building such as segmental brick arches, decorative woodwork or brickwork, porch columns, window hoods/aprons, brackets, pilasters, string courses etc. Architectural detailing provides visual interest, helps to articulate and visually break up the perceived massing and scale of a building and contributes to and defines a building's style.

### *Best Practices*

- .1 Conserve, maintain and repair existing decorative architectural features.
- .2 Do not conceal or obscure existing decorative architectural features on the front façades of buildings (and on side elevations on corner lots) when undertaking alterations.
- .3 Where archival and photographic evidence exists, seek to reinstate missing decorative architectural features on front façades (and on side elevations on corner lots) with new features whose forms, materials and detailing are based on sufficient physical and/or documentary evidence.
- .4 Where sufficient physical or documentary evidence is not available, consider reinstating missing decorative architectural features on front façades (and on side elevations on corner lots) with new features whose forms, materials and detailing are based on similar building styles within the area.

### **Maintaining and Replacing Wood Shingles**

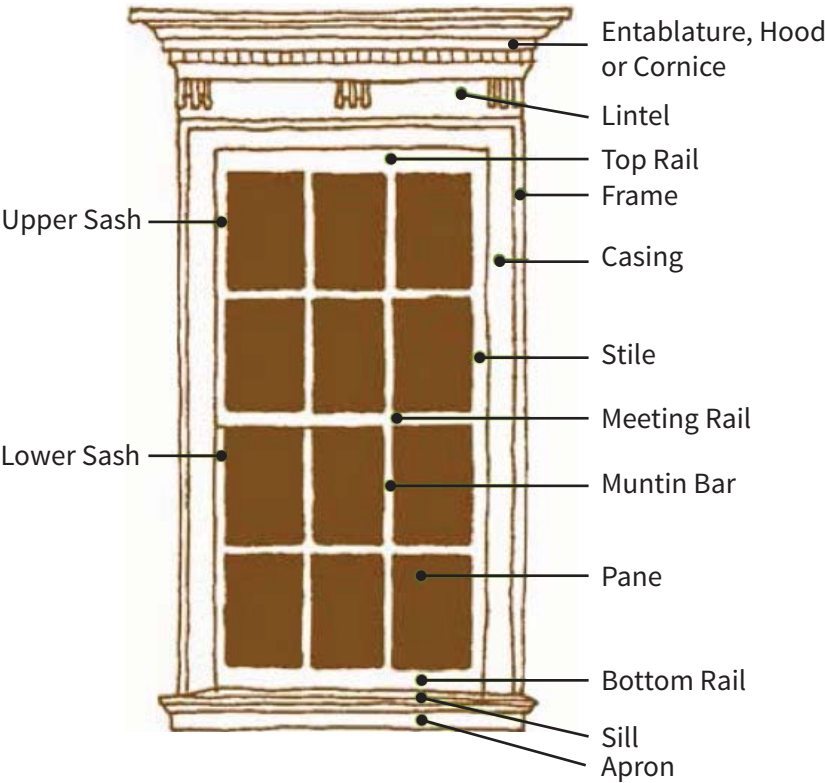
With routine maintenance, wood shingles can last from 15 to over 60 years. Wood shingles should be inspected annually, ensuring that they are clear of debris such as pine needles, leaves etc. If the shingles have been previously treated with fungicide, stain or revitalizing oil, they will usually need to be re-coated every 4-5 years. If shingles do need to be replaced, it is important to do so before there is deterioration of other wood components of roof structures or walls. When sourcing new shingles, the most important considerations are: quality of wood, matching size and shape, matching installation pattern, and matching decorative features.



46. Edwardian front gable house featuring decorative wood shingles in the front gable. (Source: ERA)

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## The Avenues and Neighbourhood HCD Plan



47. Traditional window components. (Source: Saint John Heritage)

### Approaches to Window Conservation

Restored historic wood window



48. Restored wood window in the District. (Source: ERA)

Replacement wood window



49. New double glazed wood window, Bolton, Ontario. (Source: ERA)

Replacement wood window clad in aluminum



50. New double glazed aluminium clad wood windows with glazing pattern and profiled muntin bars that are compatible with historic buildings. (Source: andersenwindows.com)



### **5.3 Windows & Doors**

Windows and doors are significant architectural features of historic buildings. Their configuration, shape and design define the architectural style and character of a building. Within the District, 40% of buildings have their original windows. The predominant window type in the District is a double-hung sash window. By the turn of the 20th century, advances in technology allowed for larger sheets of glass and each sash generally held one single pane of glass. Storm windows were located on the outer side of the window to provide additional insulation in wintertime. Their muntin bars corresponded to the main sash window.

#### ***Best Practices***

- .1 Conserve the form, patterning, proportion and rhythm of original or historic windows and doors and their openings.
- .2 If original or historic windows or doors are “beyond reasonable repair”, provide replacement windows and doors that match the originals in design, materials, size, proportion, glazing pattern and detailing.
- .3 Where windows are not visible from the street, replacement windows may reference the historic form and proportions with modern materials (e.g. aluminum clad wood).
- .4 If later contemporary windows need to be replaced, replacement windows should be compatible with the original architectural style of the building in terms of design, materials, size, proportion, glazing pattern and detailing.
- .5 Conserve and maintain original or historic elements of windows and door openings (e.g. sills, lintels, architraves, etc.).
- .6 Locate window mounted air-conditioning units away from front façades (and side elevations on corner lots).
- .7 Conserve original shutters.

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### Improving the Thermal Efficiency of Historic Windows

Parks Canada's *Standards and Guidelines* recommend:

"...complying with energy efficiency objectives in upgrades to character-defining doors, windows and storefronts by installing weather-stripping, storm windows, interior shades and, if historically appropriate, blinds and awnings. The energy efficiency of the building envelope and systems as a whole should be considered...working with specialists to determine the most appropriate solution to energy efficiency requirements with the least impact on the character-defining elements and overall heritage value of the historic building."

The *Standards and Guidelines* also encourage "maintaining the building's inherent energy-conserving features in good operating condition, such as operable windows or louvered blinds for natural ventilation."

For further information and details please see:

- [http://www.oldhousejournal.com/strips\\_and\\_storms\\_windows](http://www.oldhousejournal.com/strips_and_storms_windows)
- <http://www.historic-scotland.gov.uk/gcu-technical-thermal-efficiency-traditional-windows.pdf>

### Stained Glass Windows

Stained glass windows are not often included in today's residential construction and so the presence of stained glass windows on historic buildings in the District is a special architectural feature that should be conserved and repaired as far as possible.

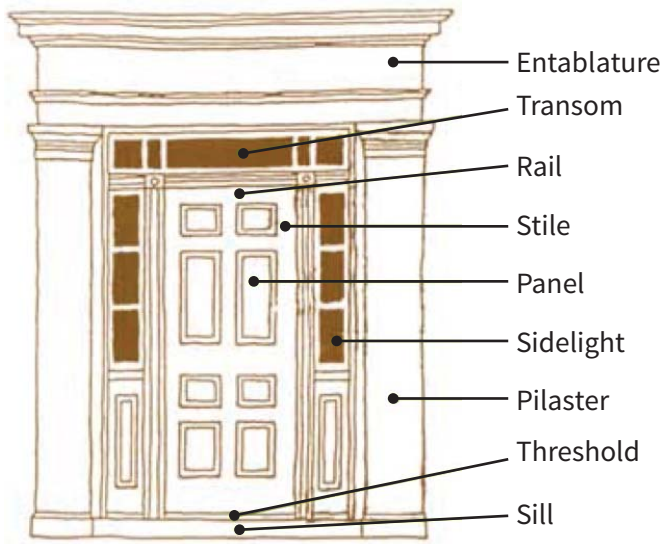
Basic maintenance activities include:

- Cleaning stained glass (often water is sufficient, and if not, a non-ionic detergent should be used);
- Waterproofing and sealing windows that leak water, are draughty or rattle in the wind. Speak with a qualified contractor about what types of waterproofing and sealant are appropriate for the specific window; and
- Replacing damaged glass like for like in colour and texture as far as possible.



51. Stained glass window in the District.  
(Source: ERA)





52. Traditional entrance door diagram.  
(Source: Saint John Heritage)

### Replacement Door Design

Consideration should first be given to wood doors, which are most compatible in terms of materials, texture and appearance for most historic buildings. However, if steel or fibreglass doors are being considered, match the proportions, layout and size of panels and overall design compatibility with the style of the existing building.

Painting steel and fibreglass doors greatly improves their appearance and compatibility with historic houses.

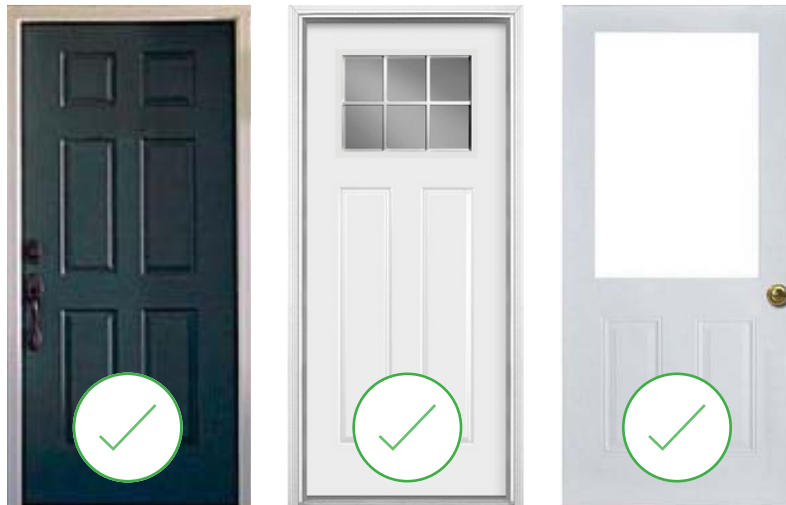
### Approaches to Door Conservation

*Restored or replaced wood door*



53. Wood door with traditional panel layout and proportions. (Source: [blog.oubly.com](http://blog.oubly.com))

*Replacement doors (modern materials)*



54. A variety of steel and fibreglass doors that may be compatible with the architectural styles of existing residential buildings in the District. Note: The middle and right hand doors are off the shelf from building supply stores. (Sources from left to right: [thermatru.com](http://thermatru.com), [rona.ca](http://rona.ca), [rona.ca](http://rona.ca))

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## Roofing Materials

Roofs account for a large area of a building and therefore can have a large visual impact on the streetscape. Roofing is seen as a reversible alteration and there are many suitable traditional and modern treatments.

- If choosing asphalt, consider the architectural 3-tab series as it provides additional texture and depth to the roof.
- Metal roofs are appropriate on simple roof configurations in a neutral colour range.

## Wood Roof Components

- Historic wood roof detailing such as eaves and soffits form part of the original architectural design.
- Soffits and eaves should not be clad with vinyl or aluminum siding as this conceals their aesthetic contribution and also prevents owners from checking for deterioration and the presence of leaking.

## Eavestroughs & Downpipes

On historic buildings, either ogee or half-round shaped eavestroughs, pre-painted in a neutral colour, are compatible. Round downpipes would complement the above eavestroughs and heritage character of buildings in The Avenues and Neighbourhood.



55. Ogee shaped eavestrough.  
(Source: [www.guttersupply.com](http://www.guttersupply.com))



56. Half-round eavestrough.  
(source: [www.guttersupply.com](http://www.guttersupply.com))



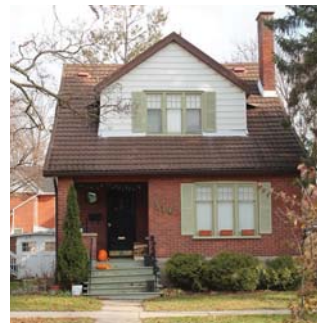
57. Original wood roof detailing (soffits and eaves) in the District.  
(Source: ERA)

## **5.4 Roofs & Chimneys**

Roofs account for a major area of a building and can therefore have a large visual impact on the streetscape. They also play a vital role in keeping a building water tight. In terms of roof form, the most common form in the District is the gable (approximately 55% of all buildings). About 28.5% of buildings in the District have their original wood eaves and soffits, which contributes greatly to the architectural quality and integrity of the District.

### ***Best Practices***

- .1 Conserve original roof forms.
- .2 Conserve original roof details (e.g. eaves, soffits, etc.).
- .3 Ensure that any alteration to the roof form of an existing building visible from the street is compatible with, and complements, the building's architectural style and existing roofline.
- .4 Ensure that new roofing materials visible from the street complement the building's architectural style.
- .5 Locate new roof features such as skylights, vent stacks, HVAC and air-conditioning units away from the street facing roof slope.
- .6 Conserve historic or original chimneys that contribute to the architectural style and design of existing buildings.
- .7 If visible from the street, ensure that the design and materials of new chimneys respect the historic architectural style of the building.



58. A variety of roof forms in the District. (Source: ERA)



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59. Anatomy of an historic porch or verandah. (Source: ERA)



60. Existing historic porches in the District. (Source: ERA)



## 5.5 Porches & Verandahs

Porches are a significant architectural feature of buildings in the District (55% have verandahs, 29% have a 1-storey entrance porch). They animate the street and are valued by residents for their social role in the community. One distinguishing element of porches and verandahs in the District is the distinctive ‘bowling pin’ column, unique to Peterborough. The design guidelines in this section are intended to help property owners maintain and conserve original porches and verandahs. Please refer to Section 6.4 for design guidelines regarding alterations to porches and the design of new porches.

### *Best Practices*

- .1 Conserve original or historic porches and verandahs.
- .2 Historic porches and verandahs should be regularly inspected and maintained. More than other parts of an historic building, porches and verandahs are prone to deterioration due to their exposure.
- .3 Replace porch and verandah components like for like in design detail and material where they have deteriorated beyond reasonable repair. Porches and verandahs are primarily constructed of wood in the District, with masonry as a secondary material (often used for the piers on which the columns sit).

#### Maintenance Checklist for Historic Porches & Verandahs

- Inspect overall general condition annually.
- Regularly sweep leaves and dirt away from wood porch decking.
- Trim vines and plants away from base or underneath porch.
- Do not use de-icing salts on wood porch decking. Instead use sand or kitty litter.
- Spot painting and re-sealing of open wood joints should be undertaken at least every other year.

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### 5.6 Garages & Outbuildings

There are a variety of historic garages and outbuildings in the District, many of which are contemporary with the original design and construction of the principal house. Of note are several single bay garages with a curved roof form (see far right garage in top row of Figure 61). Most of the historic garages and outbuildings are located to the rear of properties fronting the laneways, and some are visible from the streetscapes. These historic garages and outbuildings contribute to the character and history of the District and should be retained and repaired as much as possible.

#### *Best Practices*

- .1 Conserve original or historic garages and accessory buildings, whenever possible.
- .2 Character-defining features such as primary materials, roof materials, roof form, windows and doors and door openings, and any architectural details should be retained whenever possible.



61. The variety of historic garages and outbuildings found in the District. (Source: ERA)

### Paint Colour

Painting is generally a reversible alteration that follows the design trends of the day, however, the following advice may be helpful in selecting paint colours:

- By lightly sanding in a circular motion, expose earlier paint layers and see if you can determine the original paint colours used on the building. Paint woodwork in the historically original colour wherever possible.
- Many paint manufacturers (e.g. Benjamin Moore and Para Paints) provide a Canadian historical colour palette as well as suggestions for colour combinations for trim, windows etc. A low sheen paint finish is recommended to hide small imperfections on the exterior of historic buildings.



62. Sample exterior historic paint colours. (Source: Para Paints)

42

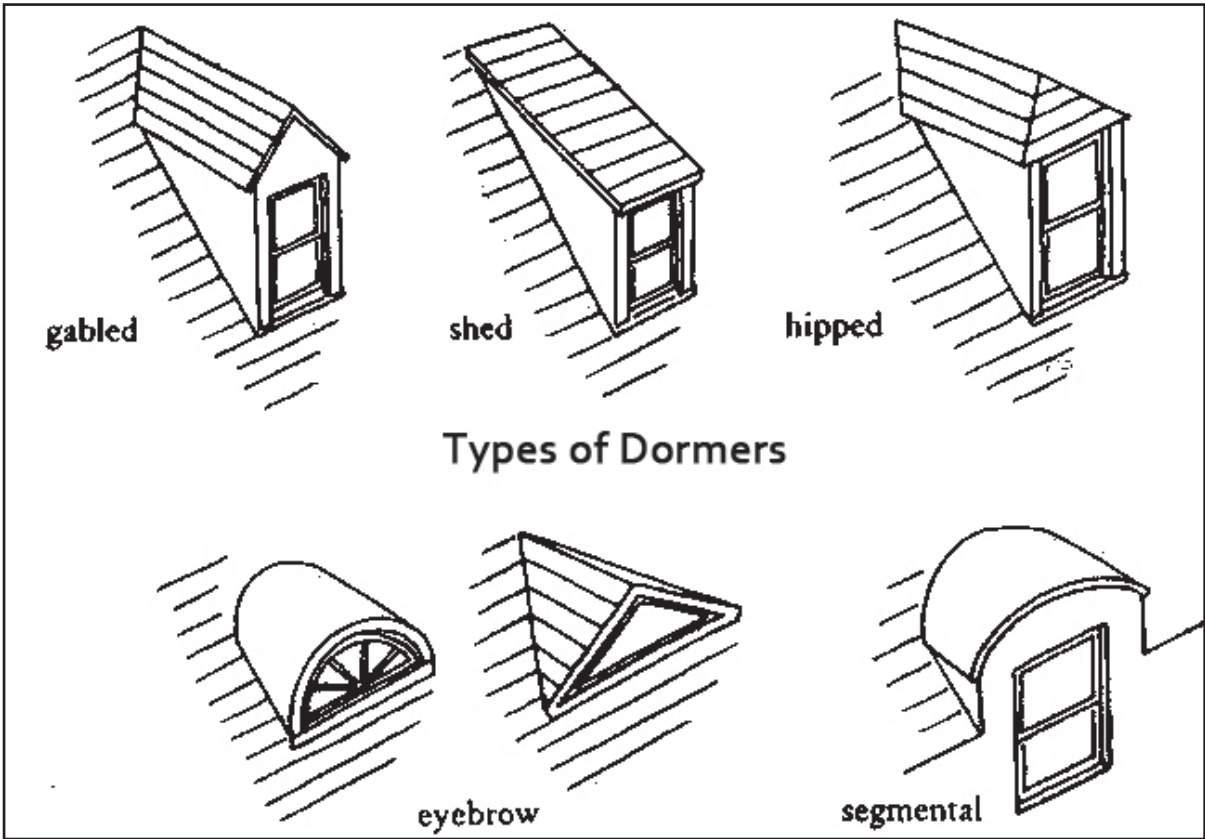
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63. Incorrectly proportioned new shutters. (Source: oldhouseguy.com)



64. New shutters that are correctly proportioned, sized, mounted and well designed. (Source: l'enfant.org)



65. Dormer window roof profiles. (Source: craftsmanblog.com)



## **6.0 Additions and Alterations**

### **6.1 Window & Door Modifications**

Windows and doors are significant architectural features of historic buildings. Their configuration, shape and design define the architectural style and character of a building.

#### ***Best Practices***

- .1 Ensure that the size and proportions of new window and door openings are compatible with the architectural style of the building and generally locate them away from the front façade.
- .2 When introducing new shutters, ensure that they are appropriately proportioned for the window opening so as to be operable or to give the impression that they are operable.

### **6.2 Dormer Window Additions**

Practically speaking, dormer windows can provide additional living space in attics. Architecturally speaking, a dormer window should be a design feature on a roof and not its dominant feature. Within the District, there are a variety of styles of dormer windows, many of which are original and designed to complement the architectural style of the buildings. The majority of buildings have front facing gable roofs in the District and as such dormer windows will be located to the sides of buildings. Houses that have hipped roofs may be able to accommodate small gable dormer windows on the front elevation (see Figure 68).

#### ***Best Practices***

- .1 Locate new dormer windows in a manner that does not negatively affect the heritage character of the building.
- .2 Dormer windows should not extend above the ridge or below the eave of the roof.
- .3 Utilize historic dormer windows in the District to inform the design of new dormer windows, including location, style, scale, proportions, window openings, roof form and materials.
- .4 Where visible from the street, the roof form and pitch of the dormer window should be compatible with the architectural style of the building.

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66. Appropriate dormer design on side elevation of Edwardian front gable house, Peterborough. (Source: ERA)



67. Inappropriately proportioned and designed dormer window on existing Edwardian house in Bolton, Ontario. (Source: ERA)



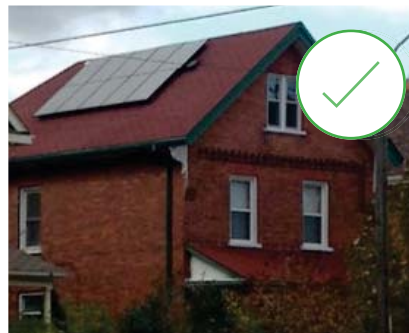
68. Small dormer window on front elevation of Edwardian house with hipped roof in the District. (Source: ERA)



69. New dormer located on rear elevation of house in the District. (Source: ERA)



70. Solar panel are largely hidden from view on this mono pitch roof in the District. (Source: ERA)



71. Solar panels are minimally visible from the street when set back from the front facade on the side of a gable roof in the District. (Source: ERA)

- .5 Ensure that external cladding on dormer windows visible from the street is compatible with materials on the existing building (e.g. wood shingles, wood cladding, and asphalt shingles).
- .6 Ensure that the style and proportion of windows on the dormer windows are compatible with the architectural style of the building as well the design, proportions and materials of existing windows (see Figure 66).

### 6.3 Energy Efficiency & Modern Equipment

Historic buildings are inherently sustainable in that they represent a vast amount of ‘embodied energy’. Embodied energy is the energy used to extract or produce the resources for building materials and the energy expended to construct the building. Maintaining and ‘recycling’ historic buildings contributes to the sustainable use of resources.

Historic buildings were designed and built using different construction methods than today’s modern techniques. Many historic buildings already have physical features that conserve energy (e.g. natural ventilation through operable windows, the use of natural and durable materials that do not pollute indoor air, etc.) and are repaired with common tools and skills.

#### **Best Practices**

- .1 Encourage energy efficiency improvements that are compatible with the design of an existing or new building and sensitive to the heritage attributes and cultural heritage value of the District.
- .2 Wherever possible, locate solar panels to the rear outside slope of a roof or on a flat roof so that they are not visible or minimally visible from the street.

Beyond their inherent sustainability, there are many ways to improve the energy efficiency of historic buildings. Efforts should be focused on maintaining the key components of the building and making considered improvements wherever possible.

#### **Further information on historic buildings and sustainability:**

- <http://www.vancouverheritagefoundation.org/learn-with-us/heritage-sustainability/>
- [http://www.national-trustcanada.ca/sites/heritagecanada.org/files/magazines/2006/spring/Spring2006\\_Windows.pdf](http://www.national-trustcanada.ca/sites/heritagecanada.org/files/magazines/2006/spring/Spring2006_Windows.pdf)
- [http://www.gov.mb.ca/chc/hrb/pdf/green\\_guide\\_2010.pdf](http://www.gov.mb.ca/chc/hrb/pdf/green_guide_2010.pdf)
- <http://www2.gov.bc.ca/gov/content/industry/construction-industry/environmental-sustainability/greening-your-home>



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72. The enclosure of this historic porch maintains existing horizontal and vertical rhythms as well as architectural elements of this Edwardian Classical house in the District. (Source: ERA)



73. The enclosure of this historic porch maintains existing horizontal and vertical rhythms as well as architectural elements of this Edwardian Classical house in Bloomfield, Ontario. (Source: ERA)



74. New enclosed porch does not take into account the existing building's architectural style, Peterborough. (Source: ERA)



75. The proportions and design of this new porch do not complement the existing building, Peterborough. (Source: ERA)



76. New porch that is well proportioned and designed to complement and enhance the existing historic building, Bloomfield, Ontario. (Source: ERA)



- .3 Install solar panels in a manner that will not impact the heritage fabric of the building if they are subsequently removed.
- .4 Modern equipment and utilities such as water and electric meters, satellite dishes, service ducts etc. should be located away from front façades (and side elevations on corner lots) wherever possible.

## 6.4 Porches & Verandahs

Porches are a significant architectural feature of buildings in the District (55% have verandahs, 29% have a 1-storey entrance porch). They animate the street and are valued by residents for their social role in the community. The design guidelines in this section are intended to help property owners design new porches and verandahs where they are either beyond reasonable repair or have been previously removed.

### ***Best Practices***

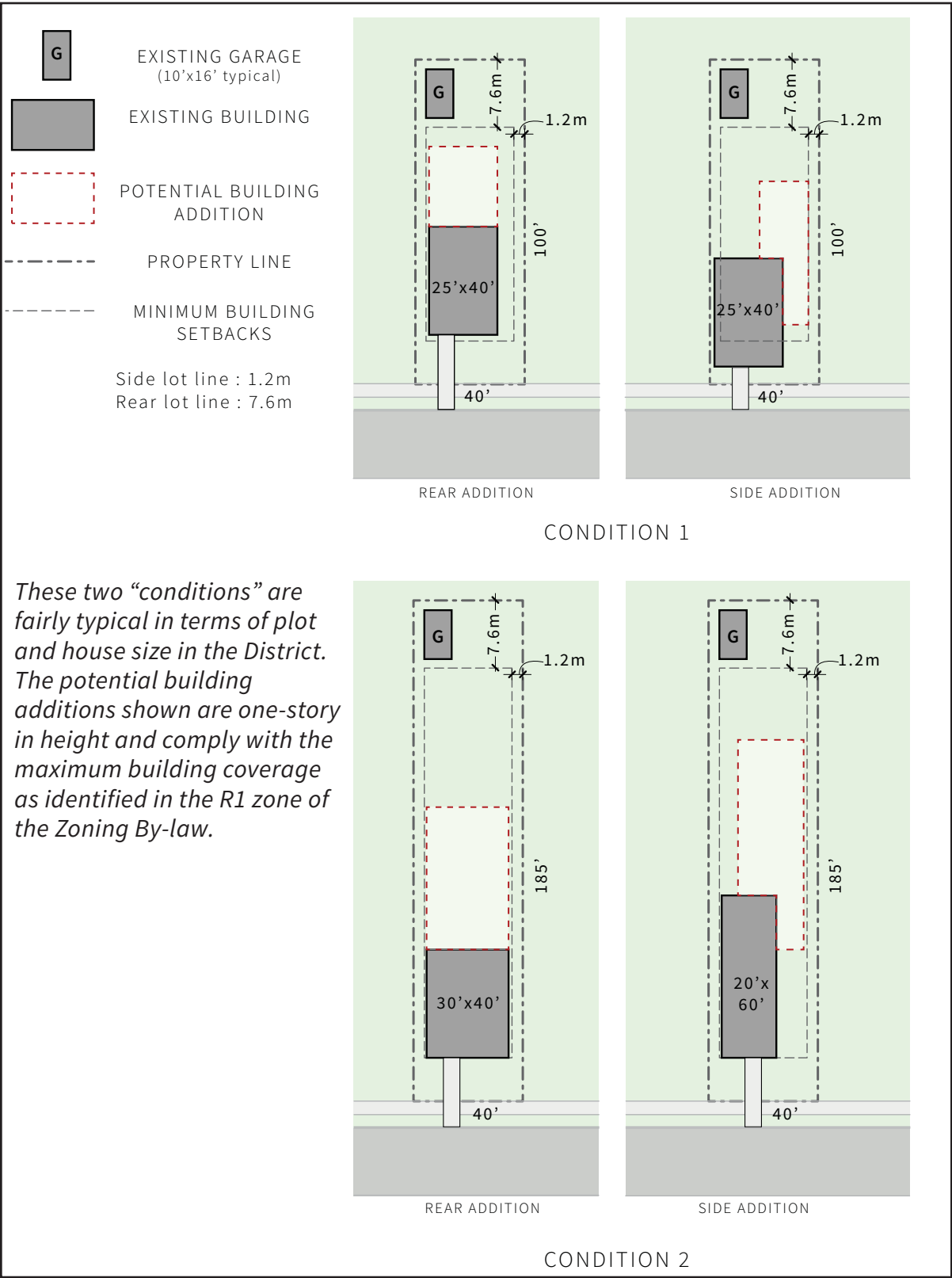
- .1 Ensure that new porches and verandahs are compatible with, and complement, the existing building in scale, materials, design and detailing. Where available, use historical documentation to inform the design.
- .2 Accessibility ramps must comply with the *Ontario Building Code* and should be compatible in design as far as possible with the architecture of the building and should be reversible.
- .3 The enclosing of open porches and verandahs may be compatible with the architectural design of buildings in the District and will be assessed on a case by case basis. Where porch enclosures are proposed, their design should seek to minimize negative impacts to the building and streetscape by:

#### **Porch and Verandah Floors**

Traditionally, porch and verandah floors were constructed of wood and painted. New composite materials that closely match the size and texture of wood may be acceptable alternatives when constructing new porches and verandahs. Composite materials should have a factory paint finish as this improves their compatibility with historic buildings.

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- .1 Considering and responding to the architectural style of the existing building;
- .2 Maintaining the current horizontal and vertical rhythms of the existing porch and building; and
- .3 Designing reversible enclosures that retain architectural porch elements, such as the roof and columns, by installing screens or clear glass inserts behind them.

## 6.5 Additions

Under the R1, R2 and R3 zoning in the District, maximum building coverage ranges from 35% (R3) to 40% (R1 and R2). This zoning policy is supportive of the cultural heritage value and attributes of the District. Given the average size of lots and houses in the District, discrete and compatible additions can easily be accommodated to the side and rear of existing houses under the existing zoning.

Additions visible from the street will have a greater impact on the cultural heritage value and character of the District than rear additions and will therefore require greater design consideration.

### ***Best Practices***

- .1 Locate additions to the rear or on a discrete side of the building.
- .2 Set side additions back from the front façade of the building.

### **Cladding New Additions**

When choosing cladding for new additions, the level of visibility of the addition from the street should be considered first. There is more flexibility in the type of cladding that may be installed on rear additions as its impact on the heritage character of the District is minimal. For example, note the use of composite panels and metal sheets on the rear additions in Figures 81 and 82.

The choice of cladding for side additions should be compatible with the materials on the existing building and of those on the surrounding streetscape. In these instances, traditional materials such as brick and wood are preferred. However, there is scope to utilize high quality durable modern materials (see Figure 79).

## The Avenues and Neighbourhood HCD Plan



78. Incompatible side addition that visually overwhelms the principal house and does not complement the design and rhythms of the existing building. (Source: ERA)



79. Side and rear addition to Edwardian building in the District that is compatible with the historic building in terms of location, design and materials. (Source: ERA)



80. Front façade of building remains unchanged due to location of rear addition the in Annex HCD, Toronto, Ontario. (Source: Dubbeldam Architecture)



81. Modern rear addition to same building in Annex HCD, Toronto, Ontario. (Source: Dubbeldam Architecture)



82. Rear addition using traditional building form and modern materials, Rosedale HCD, Toronto, Ontario. (Source: Drawing Room Architects)

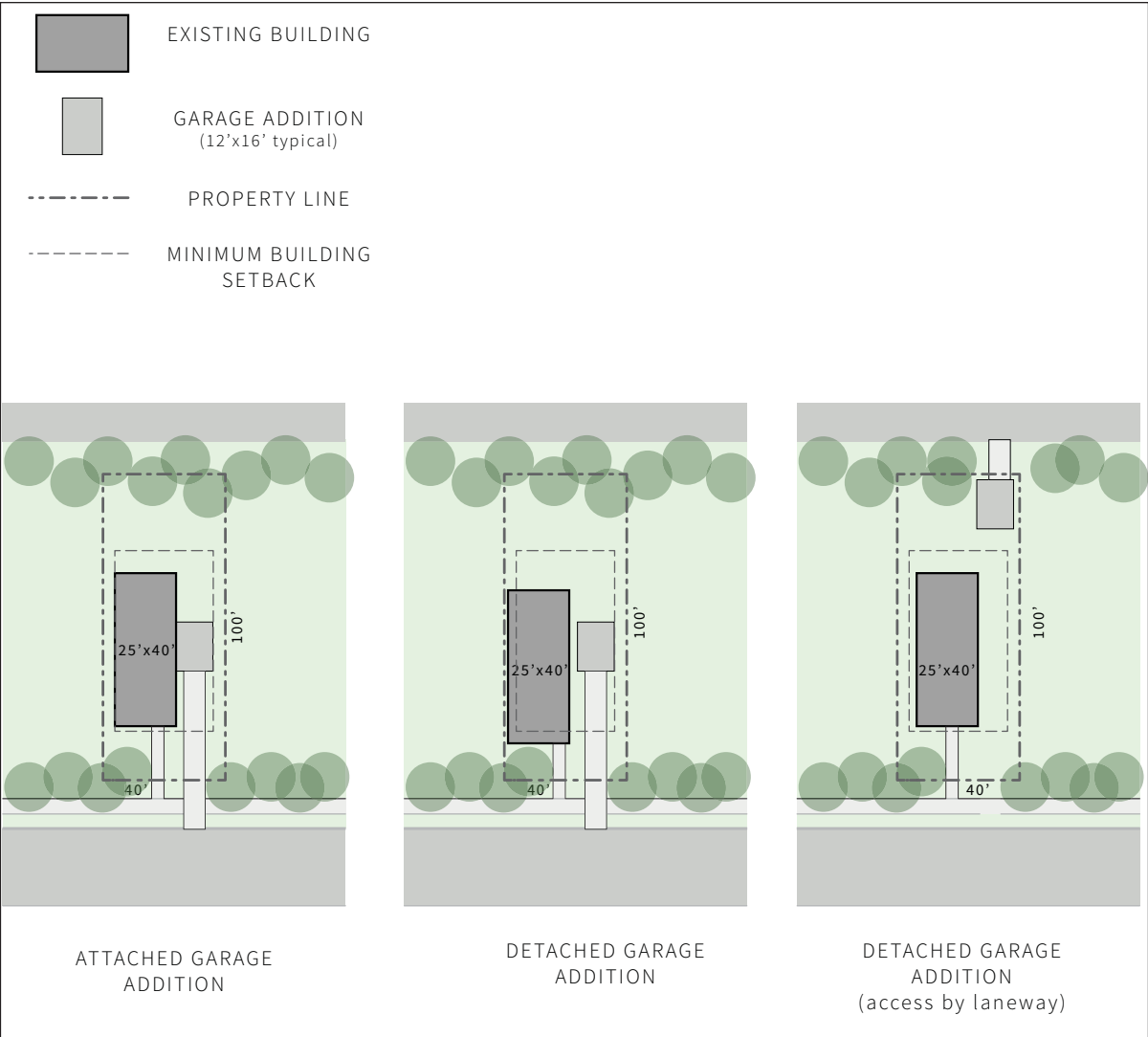


.3 Design new additions that:

- .1 Are compatible in style and materials with the existing building and do not compete in size, scale or design;
- .2 Consider and respond to the horizontal and vertical rhythms on the existing building such as proportions and alignment of windows and doors, rooflines, cornice lines, etc.;
- .3 Are clearly distinguishable from the existing building; and
- .4 Do not conceal or obscure decorative architectural features on the existing building.

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83. Schematic plan diagram illustrating appropriate locations for new garages in the District. (Source: ERA)



84. Historic home with new attached garage set back from front facade, Brampton, Ontario. (Source: City of Brampton)



85. Inappropriately designed and located carport competes with architecture of the historic house, Peterborough. (Source:ERA)

## 7.0 New Buildings

### 7.1 Garages

Given the size of lots in the District, there is generally adequate space for the construction of new garages to the side or rear of existing houses.

#### *Best Practices*

- .1 Provide new detached garages to the side or rear of residential buildings. Where space does not allow for a detached garage, attached garages should be set back from the front façade.
- .2 Design new garages to be subordinate to the principal building and to be compatible with the style of the principal building, including roof form and materials.

### 7.2 Houses

There are few opportunities in the District for the construction of new houses. However, in the case of catastrophic or natural disaster events, new house construction may become necessary.

#### *Best Practices*

- .1 When designing new residential buildings avoid directly imitating historic architectural styles, but instead aim to add a new layer of architectural history to the District through excellent design.
- .2 Design new residential buildings that complement and are compatible with neighbouring buildings.

#### Garage Door Design

The following garage door designs are more compatible in the context and setting of historic residential buildings than average off-the-shelf garage doors found in building supply stores.



## The Avenues and Neighbourhood HCD Plan



86. New house in an Oakville HCD is contemporary in design but sensitive to the heritage character of the District through use of complementary materials and proportions. (Source: ERA)



87. Traditionally designed prefabricated house. (Source: musiccentreofkirkwood.com)



89. Contemporary design that incorporates traditional elements, such as the pitched roof and sits comfortably in the streetscape, Toronto, Ontario. (Source: homedesignlover.com)

### Cladding New Residential Buildings

For infill buildings, consideration should first be given to compatibility with buildings in the surrounding streetscape. However, there is much greater design flexibility in the combination of, ratios of, and use of materials on new houses (e.g. Figures 88 and 89).



88. New home design employs traditional form with a modern palette of materials, Toronto, Ontario. (Source: Globe and Mail)



90. Schematic design for new infill, which does not take massing, scale or design cues from the existing streetscape character. (Source: urburbia.ca)

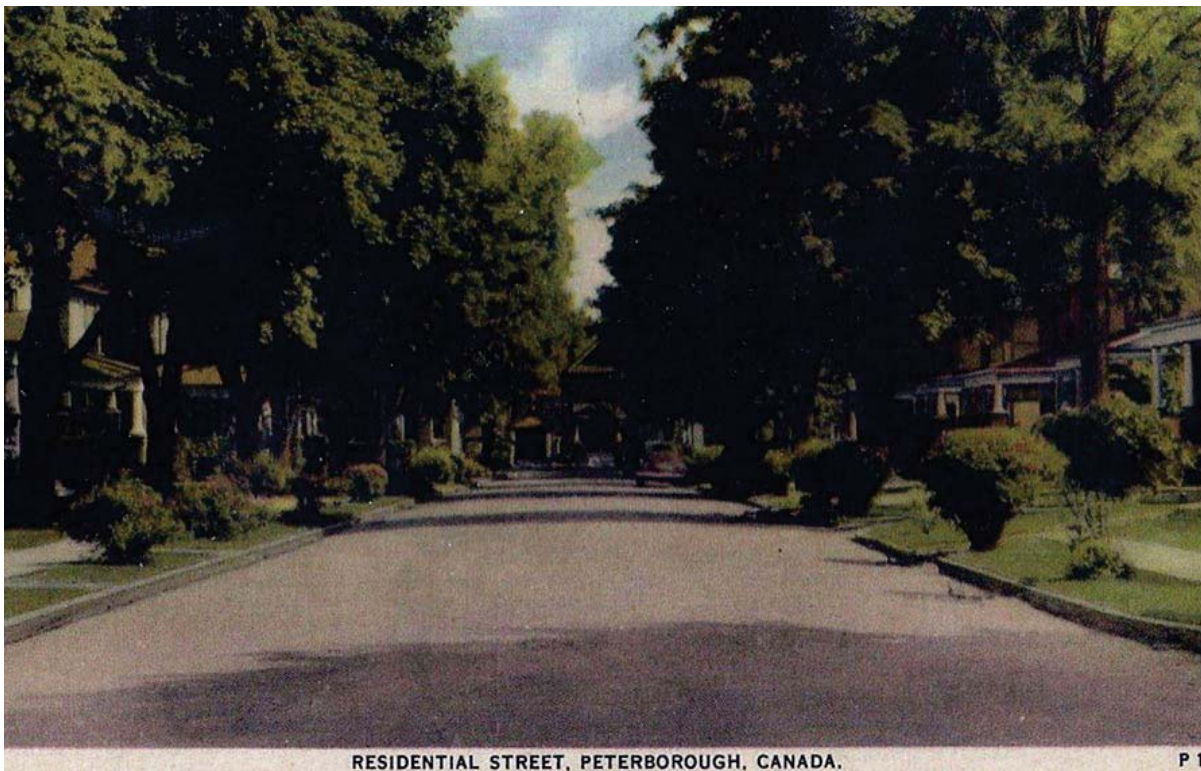


- .3 Design new buildings that take into consideration:
  - .1 The existing pattern of building setbacks on the surrounding streetscape;
  - .2 The massing, scale and height of neighbouring buildings;
  - .3 The height of the ground floor level of neighbouring buildings;
  - .4 The roof profiles of neighbouring buildings;
  - .5 The horizontal and vertical rhythms on adjacent buildings such as building widths, rooflines, cornice lines, proportions and alignment of windows and doors etc.; and
  - .6 The external materials and cladding of neighbouring buildings.
- .4 Where the subdivision of an existing lot is proposed, it must be demonstrated that the proposed change to lot size and shape is consistent with the existing lot pattern and will not disrupt the coherent historic streetwall.
- .5 Ensure that any construction on private land that could impact the root zones of existing mature street trees is executed under the supervision of the Parks' Forestry branch of the Public Works Division, or outside consultants, such as certified arborists or registered foresters. City staff will review engineering plans and provide tree preservation/protection measures.

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91. Charlotte Street looking east, circa 1905, at Rubidge Street. (Source: Trent Valley Archives. F148\_file350)



92. Historical postcard of the Avenues, most likely Elias Avenue. (Source: Vintage Peterborough, Lindsay and Kawartha Region)

## 8.0 Streetscape

### 8.1 Parking & Driveways

When The Avenues and Neighbourhood was in its early stages of development at the turn of the 20th century, the car was not yet the predominant form of travel. As automobile usage increased, so too did the need for private parking space. Historically, this space has been provided to the rear of houses off of laneways or to the side of front yards.

#### ***Best Practices***

- .1 Maintain the predominant existing pattern of vehicle parking, driveways and garages located to the side and rear of residential properties.
- .2 Permeable materials such as gravel, pebbles or permeable pavers have a softer appearance than asphalt or concrete and are preferred over hard surface parking.
- .3 The conversion of soft landscaping in front yards to hard parking surfaces negatively impacts the cultural heritage value of the District, and is strongly discouraged.

### 8.2 Front Yard Fences

Historic photographs of The Avenues and Neighbourhood do not depict a prevalence of fencing, if any at all. Today, there continues to be little front yard fencing. However, the introduction of low profile transparent fencing that maintains the open feel of the residential streetscapes would be compatible with the character of the District.

#### ***Best Practices***

- .1 Provide new front yard fences that preserve the soft open character of the residential streetscapes.
- .2 Provide transparent new front yard fences that do not obstruct views of front gardens or views along the houses.
- .3 Traditional fencing materials such as wood or wrought iron are encouraged. Chain link, brick, solid boarding and stone fences are not appropriate in the District.
- .4 New front yard fences should not exceed 3 feet in height.



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## The Avenues and Neighbourhood HCD Plan

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93. Mature tree canopy with seasonal colour changes. (Source: ERA)



94. Mature tree canopy in the District. (Source: ERA)



### **8.3 Trees & Landscaping**

According to the *Urban Forest Strategic Plan*, the District has an established tree canopy of about 28%. The mature tree canopy on both public and private lands is a heritage attribute of the District and contributes to its historic residential neighbourhood character.

With the exception of William, Thomas and John streets, there are boulevards on all streets within the District (i.e. the strip of soft landscaping between the edge of the road and the sidewalk, owned by the City). These boulevards form part of the original landscaping approach for the District and provide a soft edge to the street and transition to sidewalk and private front yards.

This section includes design guidelines for the mature tree canopy on both public and private lands, the boulevards and front yards as well as a proposed tree planting and horticultural strategy for the District. These design guidelines should be used by both property owners and City staff.

#### ***Best Practices***

- .1 Maintain and enhance the mature tree canopy on private and public property.
- .2 The District's tree canopy is largely deciduous and its seasonal change in colour contributes to the character of the streetscapes throughout the year. The composition of the tree canopy should continue to be primarily deciduous species, limiting the planting of native coniferous and evergreen species to backyard spaces.
- .3 Carefully inspect trees before planting to ensure quality and specifications are met. Root and shoot quality can determine not only performance but also survival. Please refer to pages 44-45 of the *Tree Planting Solutions in Hard Boulevard Surfaces: Best Practices Manual* (City of Toronto) for further information.
- .4 Construction damage is one of the most common causes of tree death and decline in urban areas with the greatest damage occurring underground in the root system. Tree Protection Zones for both public and private trees should be utilized to protect both tree (preventing mechanical injury) and soil (preventing soil compaction).

## The Avenues and Neighbourhood HCD Plan

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95. Front yards with mature plantings. (Source: ERA)



96. Boulevard planting by residents. (Source: ERA)



97. Soft landscaping in front yards in the District. (Source: ERA)



98. Sidewalk with soft landscaped boulevard. (Source: ERA)

**Tree Protection Zones**

Tree Protection Zones are the minimum required distances where tree protection measures (e.g. hoarding or fencing) are to be put into place so that no construction activity of any kind takes place that could harm the health of the tree. The City of Toronto's *Tree Protection Policy and Specifications for Construction Near Trees* is an example of best practice in Tree Protection Zones.

**The American Elm**

was once a prominent tree species in much of Southern Ontario before being wiped out in the 1960's by disease. Today, with the development of new Dutch Elm disease resistant varieties there is the opportunity to reintroduce this iconic tree and its stately form back into the District. A gradual planting to monitor the success of the new disease resistant varieties and a commitment to a diverse species palette within each of the streets is recommended in order to minimize the drastic effects of any future tree pests and disease outbreaks.

- .5 Replace any tree on public property that has been removed due to poor health, public safety, infrastructure works or any other unavoidable circumstance with an appropriate species that contributes to the visual character of the streetscape. In the case of an infill to a grouping of trees, the existing form of the canopy should be replicated to retain the consistency and pattern of the canopy.
- .6 Conserve existing boulevards.
- .7 Maintain the prevalence of soft landscaping in front and side yards. Avoid large areas of hard paving.

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### PROPOSED TREE PLANTING AND HORTICULTURE STRATEGY

#### PLANTING LOCATIONS

##### BOULEVARDS

Trees are living organisms that need room to grow, the larger the planting space that can be provided, the better. Boulevards less than 2m wide become restrictive to the tree in terms of soil volume, and create the potential for mechanical injury to the tree and damage to infrastructure. The only boulevards in the District meeting this minimum requirement are Charlotte Street (north side), Monaghan Road, Elias Avenue and Bolivar Street.

##### STREETS and AVENUES

Planting adjacent to roadways exposes trees to a variety of stressful conditions, such as pollutants and soil compaction. Therefore, a unique planting list for front yards and right-of-way locations is necessary that includes hardy native species and non-invasive exotics that will outperform more sensitive native species.

##### BACKYARDS

Backyards provide the best planting conditions for trees with fewer pollutants and underground services and deeper and richer soils, therefore they provide the opportune space for the planting of sensitive native species that reflect the natural heritage of South Central Forest Region of Ontario.

##### OVERHEAD WIRES

Ontario's *Electrical Safety Authority* guidelines for tree planting near hydro lines recommends the planting of small trees. This report makes the recommendation that the City of Peterborough continue to plant large canopy trees in the boulevards where there are overhead high-voltage wires in order to maintain the appearance and character of the immediate area and to meet the objectives of the City of Peterborough's *Urban Forest Strategic Plan*. Small trees provide few of the benefits desired in an urban streetscape and also create a series of disadvantages which include reduced sight lines and unsightly pruning requirements. Large trees can be structurally pruned to grow beside the wires, allowing the tree to grow an impressive canopy on either side of the overhead wires. The development of a list of decurrent tree species with broad and open branching structures that will tolerate and respond well to pruning such as Oak, Sycamore and Locust, while avoiding certain species that are prone to develop weak branch structures such as Maples, is recommended (see pg. 66 for definition of decurrent tree species).



## SPECIFIC CONDITIONS

### Charlotte Street

The planting of a dominant large canopy tree species in the boulevard on Charlotte Street should be implemented to symbolize the role of the street as a major gateway into the heart of downtown Peterborough. *Quercus alba* (White Oak), with its stately size and form, could be planted along the north side of the street and certain areas along the south where space permits. *Quercus macrocarpa* (Bur Oak), a smaller native White Oak, could be planted in more constrained zones along the street. Both of these tree species grow well in a variety of soils, are drought-tolerant and tolerant of urban conditions.

### The Avenues (Frederick, Margaret, Elias, Maitland, Pearl and Boswell)

The Avenues have generous planting space in front yards due to the front setbacks of houses on lots as well as the location of overhead wires in the rear laneways. The generous planting space provides an opportunity to plant a variety of large canopy trees tolerant to urban conditions in front yards. Elias Avenue has the largest boulevards in the District and as such trees could be planted within them. *Tilia Americana* 'Redmond' (Basswood) is a large canopy tree that is able to sustain harsh urban conditions (see Figure 101 for a section of Elias Avenue showing proposed tree planting).

### Primary Streets (King Street, Bolivar Street, and Monaghan Road)

With generous front yard spaces these streets provide the opportunity for large canopy trees. Bolivar Street and King Street have utility wires running along the north sides, which creates Low Zones underneath the overhead wires. Given the depth of front yards, the planting of medium sized trees are possible north of the 4.5 metres Low Zone restriction. Trees such as Maple that are prone to develop codominant leaders should be avoided (see pg. 31 of *Tree Planting Solutions in Hard Boulevard Surfaces: Best Practices Manual* - City of Toronto). The Bolivar Street south boulevard is wide enough to plant a large salt tolerant canopy tree such as the *Ginkgo biloba* (Ginkgo) that would be able to withstand the constrained space and contaminants (see Figure 100 for a section of Bolivar Street showing proposed tree planting).

### Secondary Streets (Park Street North, John, Thomas and William streets)

These streets have narrower planting spaces and therefore, a tree species palette of medium size canopy trees that is not disturbed by a constrained growing space is recommended. The western section of William Street has overhead high voltage wires and as such the planting of decurrent tree species only is recommended.

## The Avenues and Neighbourhood HCD Plan

### RECOMMENDED TREE SPECIES

#### HARDY TREES

##### LARGE TREES (*priority*)

Autumn Blaze Maple (*Acer x freemanii*)  
 Common Hackberry (*Celtis occidentalis*)  
 Skyline Locust (*Gleditsia triacanthos* ‘Skycole’)  
 Kentucky Coffee Tree (*Gymnocladus dioica*)  
 White Oak (*Quercus alba*)  
 Bur Oak (*Quercus macrocarpa*)  
 Red Oak (*Quercus rubra*)  
 Shumard Oak (*Quercus shumardii*)  
 Maidenhair Ginkgo (*Ginkgo biloba*)  
 Basswood (*Tilia americana*)  
 Prospector Elm (*Ulmus wilsoniana* ‘Prospector’)  
 White Elm (*Ulmus americana* ‘Valley Forge’)  
 Japanese Zelkova (*Zelkova serrata*)  
 Morton Circle London Planetree (*Platanus x acerifolia* ‘Morton Circle’)

##### MEDIUM TREES (*to be used in constrained locations*)

Hedge Maple (*Acer campestre*)  
 Ruby-Red Horsechestnut (*Aesculus x carnea* ‘Briotii’)  
 Spring Flurry Serviceberry (*Amelanchier laevis* ‘Spring Flurry’)  
 Northern Catalpa (*Catalpa speciosa*)  
 Prairie Sentinel Hackberry (*Celtis occidentalis*)  
 Street Keeper Locust (*Gleditsia triacanthos* ‘Draves’)  
 Black Gum (*Nyssa sylvatica*)  
 Ironwood (*Ostrya virginiana*)  
 English Oak (*Quercus robur*)  
 Littleleaf Linden (*Tilia cordata*)  
 Emerald Sunshine Elm (*Ulmus propinqua* ‘Emerald Sunshine’)

##### NARROW TREES (*to be used in narrow constrained locations*)

Pyramidal English Oak (*Quercus robur* ‘Fastigiata’)  
 Crimson Spire Oak (*Quercus rubra* ‘Crimson Spire’)  
 Princeton Sentry Ginkgo (*Ginkgo biloba* ‘Princeton Sentry’)

##### SMALL TREES

Serviceberry Allegheny Tree (*Amelanchier laevis*)  
 Star Magnolia Tree (*Magnolia stellata*)  
 Flowering Crabapple (*Malus* sp.)  
 Japanese Tree Lilac (*Syringa reticulata*)  
 Common Lilac (*Syringa vulgaris*)  
 Nannyberry (*Viburnum lentago*)

#### NATIVE TREES

##### LARGE TREES (*priority*)

Balsam Fir (*Abies balsamea*)  
 Sugar Maple (*Acer saccharum*)  
 White Birch (*Betula papyrifera*)  
 Bitternut Hickory (*Carya cordiformis*)  
 Shagbark Hickory (*Carya ovata*)  
 Common Hackberry (*Celtis occidentalis*)  
 American Beech (*Fagus americana*)  
 Black Walnut (*Juglans nigra*)  
 Tamarack (*Larix laricina*)  
 White Spruce (*Picea glauca*)  
 Red Pine (*Pinus resinosa*)  
 Eastern White Pine (*Pinus strobus*)  
 White Oak (*Quercus alba*)  
 Red Oak (*Quercus rubra*)  
 Black Oak (*Quercus velutina*)  
 Tulip Tree (*Liriodendron tulipifera*)  
 Eastern Hemlock (*Tsuga canadensis*)  
 American Elm (*Ulmus americana*)  
 Black Cherry (*Prunus serotina*)

##### SMALL TREES

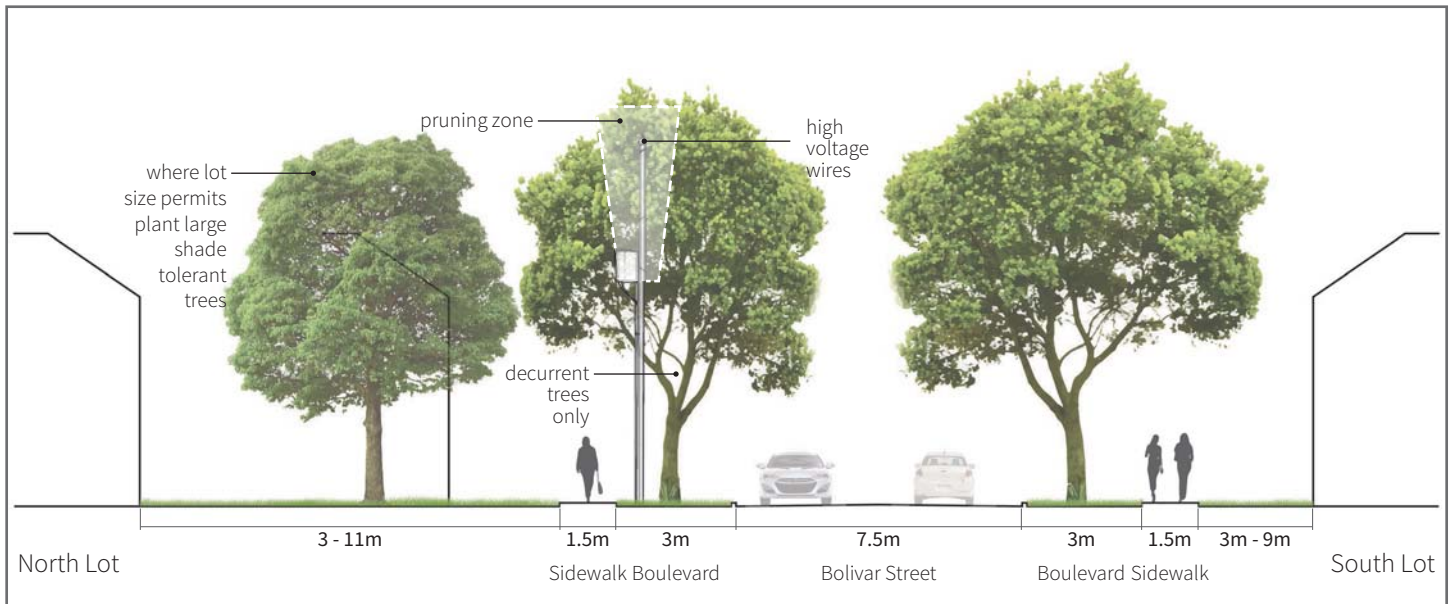
Alternate-Leaf Dogwood (*Cornus alternifolia*)  
 Grey Dogwood (*Cornus racemosa*)  
 Hazelnut (*Corylus americana*)  
 Common Elderberry (*Sambucus canadensis*)



99. Recommended tree species and planting locations. (Source: ERA)



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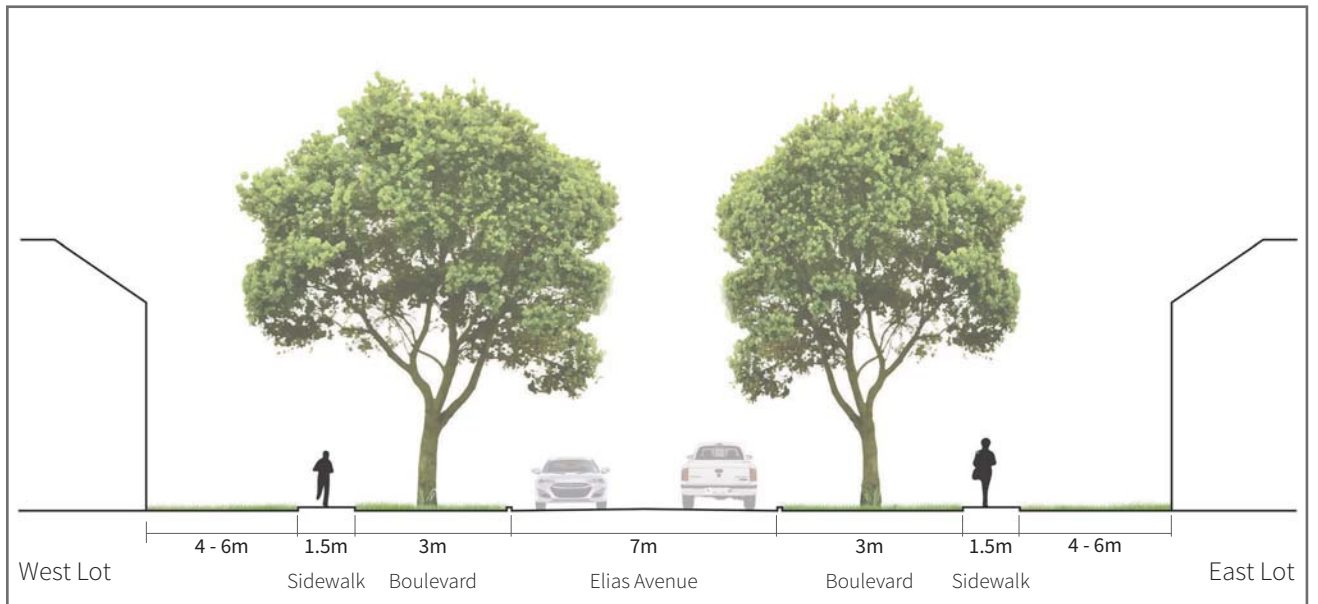
100. Bolivar Street section showing proposed tree planting in boulevards. (Source: ERA)

## Structural Development of Trees

**Decurrent trees** have a weak central trunk, which allows lateral branches to grow as quickly as the terminal shoot on the leader. These trees have a more rounded outline and need more structural pruning, especially during the first 5 to 15 years, making them easier to shape.

**Excurrent trees** have a strong central trunk, which usually grows faster than the lateral branches, which means the trees maintain an upward directional growth. They are difficult to shape.





101. Elias Avenue section showing proposed tree planting in boulevards. (Source: ERA)



102. The location of laneways within The Avenues and Neighbourhood HCD highlighted in red. (Source: City of Peterborough)



## 8.4 Laneways

Laneways are an important and unique feature of The Avenues and Neighbourhood. There is some variation in their physical condition, but their use by residents and character is fairly consistent. Their rustic nature is characterized by minimal planning and intervention, narrow widths, historic garages, outbuildings and coach houses, mature vegetation and 'back of house' uses. In 'The Avenues', the laneways also house overhead utilities, which frees the streets of visual clutter and avoids conflict with tree growth.

### *Best Practices*

- .1 Conserve existing laneways.
- .2 Respect and carefully consider the laneways' traditional 'back of house' use and appearance in any future City of Peterborough policies affecting laneways.
- .3 Reflect the simple, modest character of existing historic garages, outbuildings and coach houses when designing and constructing new accessory buildings (e.g. garages, sheds, etc.) on the laneways.



103. Laneway cooperatively maintained by residents. (Source: ERA)



104. Laneway in the District. (Source: ERA)

## The Avenues and Neighbourhood HCD Plan



105. Gateway signage in Unionville HCD, Ontario. (Source: [www.amdolcevit.com](http://www.amdolcevit.com))



106. Sidewalk plaque indicating entrance to Port Hope HCD, Ontario. (Source: ERA)



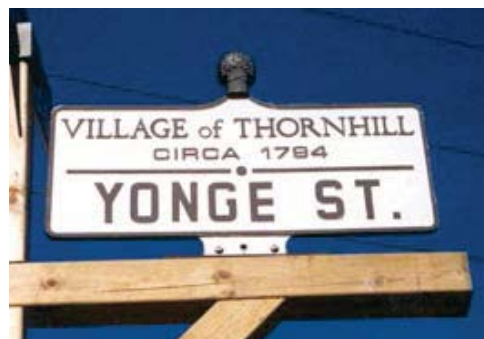
107. District street sign in Cabbagetown HCD, Ontario. (Source: Cabbagetown HCD Committee)



108. District street sign in Kleinburg-Nashville HCD, Ontario. (Source: ERA)



109. Edwardian style lamp standard, Bolton, Caledon. (Source: ERA)



110. District street sign in Thornhill Village HCD, Ontario. (Source: City of Markham)



## **8.5 Lighting & Signage**

There is currently very little street lighting in the District. The only exception is Charlotte Street, which is highly lit.

### ***Best Practices***

- .1 Pedestrian scale lighting that is designed to complement the heritage character of the District will enhance the streetscapes. For example, an Edwardian style lamp standard would be consistent with the key era of development within the District.
- .2 Ensure that lighting is sensitive to the heritage character of the District in terms of the quality of light emitted from the luminaire. Generally, “softer” and “warmer” downlighting is most appropriate.
- .3 Identify gateways to The Avenues and Neighbourhood with distinctive signage that indicates and promotes the presence of the District and complements its heritage character.
- .4 Develop tailored street signs as a means of promoting the District (see Figures 107 108 and 110).
- .5 When opportunities arise to implement new lighting and signage, collaboration between the City, residents and local artists is encouraged to develop an approach that is informed by local historical narratives.

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## The Avenues and Neighbourhood HCD Plan

### Demolition in HCD's

Section 42 of the *Ontario Heritage Act* states that:

42. (1) No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:

1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.
2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure. 2005, c. 6, s. 32 (1).

## 9.0 Demolition

The Avenues and Neighbourhood HCD displays a high level of integrity and cohesion in terms of its historic building stock. As a result there are few opportunities for demolition and redevelopment.

### Best Practices

- .1 Discourage Heritage Permit applications to demolish buildings in the District.
- .2 Evaluate Heritage Permit applications to demolish buildings in the District on a case by case basis.
- .3 In evaluating demolition applications, consider:
  - The structural instability or damage resulting from a catastrophic event (where the building has been assessed by qualified professionals as per 9.5.1).
  - Whether the building is beyond reasonable repair such that it no longer contributes to the cultural heritage value of the District.
- .4 Do not issue a Heritage Permit to demolish a building in the District until the design of the replacement building or alterations to a partially demolished building has been reviewed, and it has been determined that the new design is compatible with and enhances the cultural heritage value of the District and complies with the Plan's policies and Design Guidelines.
- .5 Following a catastrophic event, the property owner shall complete and submit a report to the City of Peterborough, providing the following information:

- .1 A thorough assessment of the building's condition by qualified professional(s) (e.g. architect, heritage professional, engineer etc.). Heritage professionals should be members of the *Canadian Association of Heritage Professionals*.
- .2 Demonstration that all alternative retention options have been analyzed (preservation, rehabilitation, restoration, reinvestment, retro-fitting, re-use, mothballing etc.) and none are feasible for the long term use of the building.
- .3 Demonstration that the Municipal Heritage Committee has been consulted specifically regarding the identification of any groups with a potential interest in the building, and that these groups have expressed no interest in re-locating the building or in salvaging surviving architectural components.
- .6 The City may ask for a peer review of any professional reports or opinions.

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The Avenues and Neighbourhood HCD Plan

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## Part C: Implementation

111. 524 Charlotte Street. (Source: ERA)

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## The Avenues and Neighbourhood HCD Plan

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### 10.0 Heritage Permit Review

#### 10.1 Introduction

Well-considered restoration and new construction projects within an HCD can serve to illuminate the picturesque qualities of an historic neighbourhood. In contrast, the cumulative impact of many, seemingly minor but inappropriate changes can diminish the cultural heritage value and appearance of an area. The purpose of the Heritage Permit review process is to ensure that all alteration and development proposals are considered in terms of their impact on the entire District's cultural heritage value and character. Proposals will be measured against the Statement of Objectives, Statement of Cultural Heritage Value, the Architectural Styles and District Design Guidelines in this Plan.

#### 10.2 When is a Heritage Permit required?

A Heritage Permit is required for approval under the *Ontario Heritage Act* for all alterations to the exterior of all properties located within the boundaries of a heritage conservation district, except those identified as “minor alterations” in the HCD Plan (see 10.3.3.1).

Although public bodies are not required to obtain Heritage Permits, they are expected to comply with the intent of the Plan and the Design Guidelines, and consult with City heritage staff when carrying out:

- Works to public property and infrastructure;
- Replacement of street lighting and street signs;
- Installing and maintaining street furniture, including benches, waste/recycling receptacles, bicycle racks, planters and other similar items;
- Alterations, reconstruction or removal of grassed boulevards;
- Changes to sidewalks or roadway pavement widths; and/or
- Significant changes or improvements to public park and open space features.

### **10.3 Heritage Permit Process**

#### **10.3.1 The Administration of Heritage Permits**

The Heritage Permit process harmonizes with the current City of Peterborough's Development Application and Building Permit processes.

All permit applications should be made to: The Heritage Preservation Office c/o Heritage Resources Coordinator.

*There is no fee charged for a Heritage Permit.*

#### **10.3.2 Pre-Application Advice**

Heritage Permit applicants are encouraged to meet with City staff and when necessary the Municipal Heritage Committee regarding proposed work prior to submitting applications. These meetings will help to determine whether a Heritage Permit is required and to allow for an open dialogue to ensure that the best possible design is achieved.

The City of Peterborough is committed to making all reasonable efforts to assist with the preparation, approval and implementation of a Heritage Permit process that conforms to the intent of the Plan policies and District Design Guidelines. Any issues arising through the process can most often be resolved through discussion, site visits, and, if required, the guidance of a qualified heritage consultant.

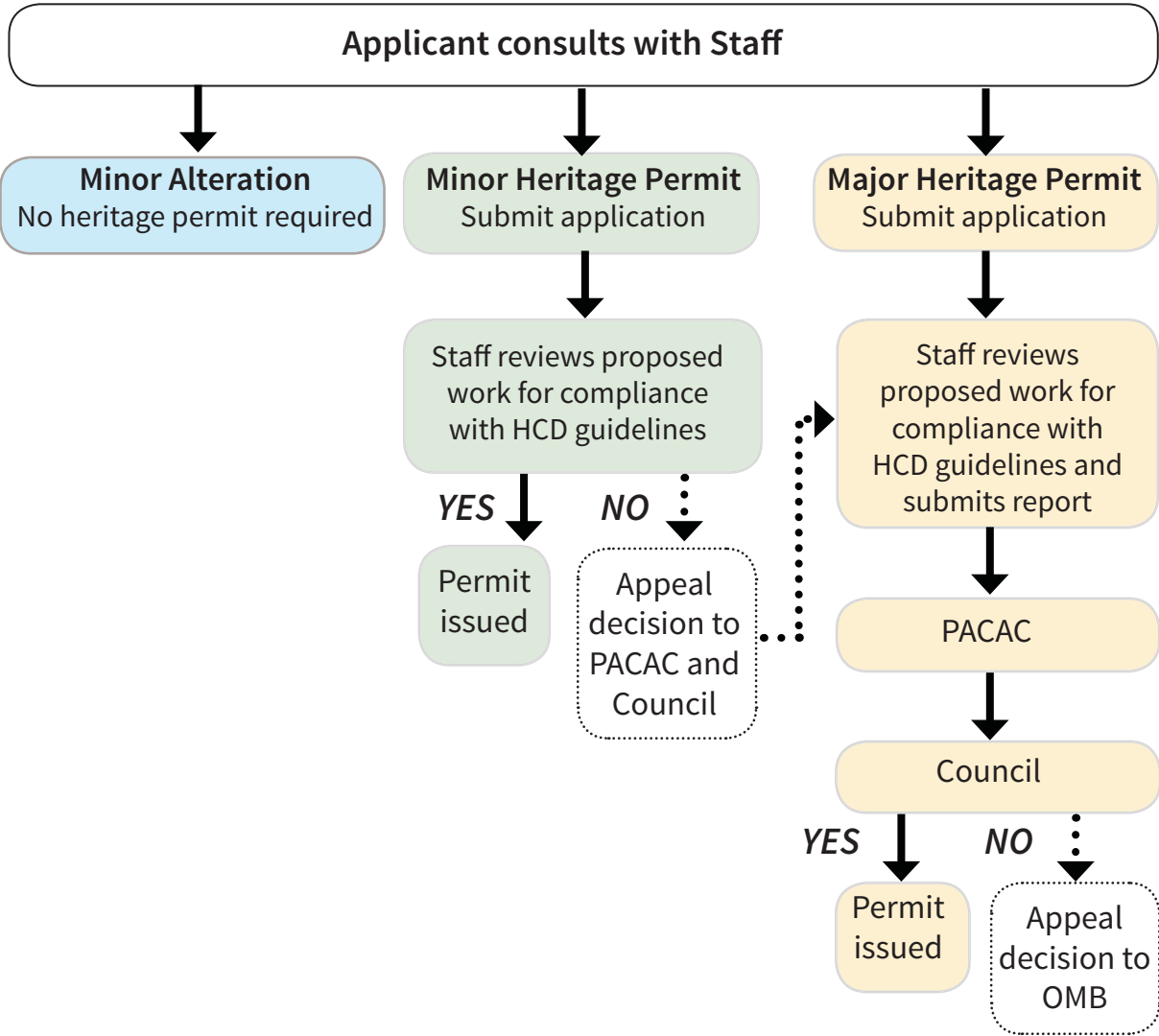
#### **10.3.3 Heritage Permit Types**

There are three routes that a proposed project/work may take:

- 1. No Heritage Permit** is required because the proposed work constitutes maintenance or repairs that are minor in nature and will not affect the cultural heritage value of the District.

The following is a list of minor alterations to properties in the District that do not require a Heritage Permit:

Heritage Permit Process



The requirement of a Heritage Permit does not preclude the potential requirement of other local permits/approvals (e.g. Building Permits, Development approvals, etc.)



- Interior renovation work;
- Installation of utilities, including gas, water and electrical meters and any associated piping or conduit;
- Installation or replacement of eavestroughs and downpipes;
- Minor repairs to exterior building elements in the same style, materials, size, shape and detailing;
- Replacement of roofing material in the same material, size and shape;
- Re-painting of wood, stucco, metal or previously painted brick finishes; and
- Gardening and soft landscaping.

2. **A Minor Heritage Permit** is required when small changes to a property are proposed that will generally have a positive or neutral impact on the cultural heritage value of the District, conform to the intent of this Plan and comply with the Design Guidelines.

These may include:

- Alterations or replacement of exterior building elements (windows, doors, roof finishes, skylights/solar panels, cladding, cornices, decorative architectural features, porches/verandahs, etc.);
- Additions to residential buildings (rear, side, dormer and porches/verandahs);
- New garages or secondary structures;
- New or increased parking areas; and
- New built elements in the landscape including fencing and hard landscaping.

3. **A Major Heritage Permit** is required when significant changes to a property are proposed that may have a major impact on the cultural heritage value of the District.

These include:

- Relocation of a building(s) or structure(s);
- Demolition of a building(s) or structure(s); and
- Construction of a new building(s) or structure(s).

## The Avenues and Neighbourhood HCD Plan

### Conserved:

Means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

- *Provincial Policy Statement, 2014*

### 10.3.4 Appealing a Decision

Any applicant has the right to appeal a Heritage Permit decision. If the Heritage Permit is “Major”, the applicant must appeal to the Ontario Municipal Board (OMB). If the Heritage Permit is “Minor”, the applicant must first appeal to Council; if they are dissatisfied with Council’s decision, they may appeal to the OMB.

### 10.4 Development Applications

In keeping with the *Official Plan*, all Development Applications within the District will undergo heritage review in relation to the District Plan and Design Guidelines. This review may require the completion of a Cultural Heritage Impact Statement (see Appendix 7 for City of Peterborough Cultural Heritage Impact Statement Requirements).

### 10.5 Heritage Impact Statements

The *Provincial Policy Statement* (2014) identifies heritage impact assessments as a means of conserving cultural heritage resources (see adjacent sidebar for the definition of conserved). In the case of the District, affected cultural heritage resources may include individual properties within the District, or the District as a whole. The City may require a Cultural Heritage Impact Statement, as identified in the *Official Plan*, as part of any application to demolish or re-locate a designated cultural heritage resource, for alterations that are likely to affect the heritage attributes of a designated cultural heritage resource or in support of any development or site alteration that is adjacent to a designated cultural heritage resource in The Avenues

and Neighbourhood. Please refer to Appendix 1 for information on the difference between Part IV (individual) and Part V (HCD) designations.

## **10.6 Adjacent Lands & Development**

The cultural heritage and archaeological resource policies of the *Provincial Policy Statement* (2014) address the potential impact(s) of development on lands adjacent to protected heritage property. In the case of The Avenues and Neighbourhood HCD, any development proposals outside but adjacent to the District boundary must comply with Section 2.6.3 of the *Provincial Policy Statement* (2014) and consider the District Policies and Design Guidelines contained within this Plan.

### **Section 2.6.3 states:**

Planning Authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

*- Provincial Policy Statement (2014)*

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### 11.0 Financial Incentives

#### 11.1 Enabling Legislation

Subject to funding, there are a variety of potential incentive programs enabled by various pieces of provincial legislation to encourage and support property owners to preserve, restore and rehabilitate their properties within the District.

These include:

- Community Improvement Plan (Planning Act).
- Grant Program (Ontario Heritage Act); and
- Property Tax Relief Program (Municipal Government Act).

There are various benefits and challenges associated with each program; however, a strong commitment from, and the cooperation of Council and property owners is needed to successfully implement all programs.

### 12.0 Promotion & Education

#### 12.1 Promotion

Promotion and education following the designation of The Avenues and Neighbourhood HCD will help to dispel myths, promote the benefits of an HCD and gain community support for future HCD initiatives.

Potential activities/actions include:

- Creating an active partnership between Council, City staff, property owners and tradespeople, and designating a member of staff at the City as a part-time District coordinator;
- Maintaining a District webpage on the City's website, which provides information and updates;



- Running workshops for property owners (e.g. conservation techniques, maintenance, improvements etc.);
- Informing local realtors of the designation of the HCD and providing information on what designation means for prospective buyers; and
- Promoting the HCD within the City and in tourism related literature/communications.

## **12.2 Monitoring**

In order to evaluate the long term impact and effectiveness of The Avenues and Neighbourhood HCD, a monitoring program should be developed by the City of Peterborough. A two phase study by the Heritage Resources Centre at the University of Waterloo, recommends the continued monitoring and evaluation of districts. A monitoring program may provide valuable information regarding the Heritage Permit approvals process and associated time frames, the ease of implementing the Design Guidelines and policies and whether further Staff resources are needed.

Factors that may be considered as part of a monitoring program include:

- Number and type of Heritage Permits applied for and granted;
- Number of Buildings Permits granted;
- Number of Development Applications approved;
- Time frame required for the review and approval process for Heritage Permits;
- Qualitative/photographic record of alterations and (re)development undertaken; and
- Implementation of policy review recommendations by the City of Peterborough.

The monitoring program should be carried out annually and a brief report prepared for Council.

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### 12.3 Heritage Conservation Information & Resources

There are many sources of heritage conservation advice available that may be helpful when undertaking maintenance work or planning a repair to a property within the District. The following is a list of selected heritage conservation resources that provide practical and useful guidance. For larger or complex projects, the advice of a heritage professional should be sought.

#### Canada

- Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada. <http://www.historicplaces.ca/en/pages/standards-normes.aspx> (these are the City of Peterborough's official conservation standards for designated properties)
- Ontario Heritage Tool Kit. [http://www.mtc.gov.on.ca/en/heritage/heritage\\_toolkit.shtml](http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml)
- Ontario Architecture website: [www.ontarioarchitecture.com](http://www.ontarioarchitecture.com)
- Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation: <http://www.heritagetrust.on.ca/Resources-and-Learning/Free-publications/Well-Preserved.aspx>
- Manitoba Culture, Heritage and Tourism, Historic Resources Branch, Heritage Publications: [http://www.gov.mb.ca/chc/hrb/heritage\\_pubs.html](http://www.gov.mb.ca/chc/hrb/heritage_pubs.html)
- Alberta Culture, Heritage Notes: <http://culture.alberta.ca/heritage/resourcemanagement/historicplacesstewardship/adviceassistance/heritagenotes.aspx>

#### United States

- Technical Preservation Services, National Park Service, U.S. Department of the Interior
  - Preservation Briefs: <http://www.nps.gov/tps/how-to-preserve/briefs.htm>
  - Preservation Tech Notes: <http://www.nps.gov/tps/how-to-preserve/tech-notes.htm>
  - The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings: <http://www.nps.gov/tps/standards/rehabilitation/sustainability-guidelines.pdf>
- National Trust for Historic Preservation, Preservation Green Lab: <http://www.preservationnation.org/information-center/sustainable-communities/sustainability/green->

lab/#.UUaCI7vy\_E

- Downtown Research & Development Centre, Downtown Guideline Exchange: [http://www.downtowndevelopment.com/guideline\\_exchange.php](http://www.downtowndevelopment.com/guideline_exchange.php)

#### **United Kingdom**

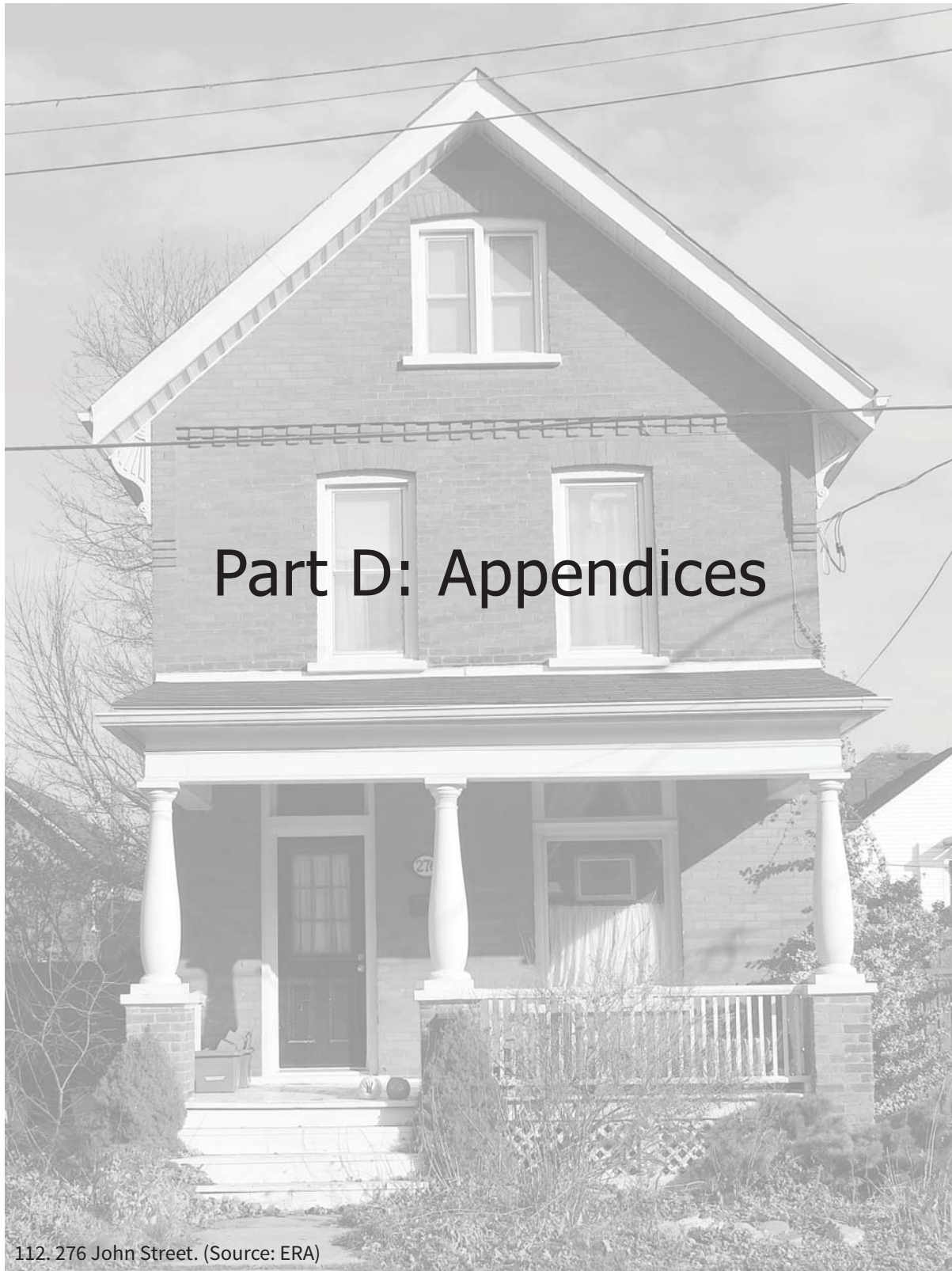
- English Heritage - Maintenance and Repair: <http://www.english-heritage.org.uk/professional/advice/advice-by-topic/buildings/maintenance-and-repair/>
- Historic Environment Local Management: <http://www.helm.org.uk/guidance-library/new-guidance-for-2012>
- Managing Change in the Historic Environment Guidance Notes: <http://www.historic-scotland.gov.uk/index/heritage/policy/managingchange.htm>

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112. 276 John Street. (Source: ERA)

## Appendix 1: Additional HCD Information

### **The Benefits of a Heritage Conservation District Heritage**

According to the Ontario Heritage Tool Kit and recent studies by the University of Waterloo Heritage Resource Centre, there are many potential benefits associated with HCD designation. HCDs can help to:

- Create a coherent, community-based vision and goals for an area;
- Enhance the special qualities and character of an area;
- Foster a sense of place and community identity;
- Encourage compatible construction and alterations;
- Foster greater environmental sustainability through the reuse of existing buildings, infrastructure and materials;
- Create a sense of stability within an area;
- Attract visitors and tourists to an area; and
- Stimulate economic development and create jobs for skilled tradespeople.

These days, it is recognized that cultural heritage is one of a community's greatest assets. When used properly, cultural heritage plays a valuable role in community revitalization and serves as a cornerstone for social and economic regeneration. The key to positioning cultural heritage as a community asset is fully understanding the nature of a place, its characteristics, qualities and potential.

**What does designation mean for property owners?**

HCD designation is not intended to freeze an area in time, but rather to ensure that alterations to properties and new construction take into consideration and respect the special character and attributes of an area. In addition to the requirement to obtain a Heritage Permit prior to altering the exterior of a property (except in the case of a “minor alteration”), HCD designation:

- Provides access to conservation advice from City staff;
- Provides access to financial incentives, where programs exist;
- Helps to stabilize or improve property values in relation to adjacent areas; and
- Stimulates economic development within commercial areas.

It does not require property owners to:

- Maintain buildings beyond the requirements of the municipal *Property Standards By-law*;
- Restore buildings to a former appearance; or
- Obtain a Heritage Permit for identified “minor alterations” or routine maintenance work.

**The difference between Part IV and V Designations**

Under the *Ontario Heritage Act*, Part V designations recognize the cultural heritage value and character of defined areas, while Part IV designations address individually significant properties. A Part IV designation is established through the adoption of a municipal bylaw, which sets out the cultural heritage value and attributes of a property.

There are currently no properties within The Avenues and Neighbourhood HCD designated under Part IV of the *Ontario Heritage Act*. However, the principles and guidelines of The Avenues and Neighbourhood HCD Plan would apply to all future

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Part IV designations within the HCD, in addition to the obligations associated with the individual Part IV designations. The designation of the District does not preclude the possibility of future Part IV designations within the District boundary.

### **Provincial Legislation Affecting Heritage Resources**

There are three pieces of provincial legislation which affect the identification and protection of heritage resources in Ontario - the *Ontario Heritage Act*, the *Provincial Policy Statement* and the *Planning Act*. All three pieces are intended to complement one another:

- The *Ontario Heritage Act* provides for the identification and protection of historic places. Protection is achieved through designation of individual properties, heritage conservation districts and archaeological sites as well as HCD design guidelines, demolition control, easements, and potential financial incentives.
- The *Provincial Policy Statement* directs municipalities to conserve significant built heritage resources, cultural heritage landscapes and archaeological resources. It also stipulates that development on lands adjacent to heritage properties must protect heritage attributes.
- The *Planning Act* enables municipalities to identify objectives and policies to support cultural heritage conservation within their Official Plans. Zoning bylaws define the scale and form of development within an area.



## Appendix 2: Community Consultation and Engagement

In addition to regular meetings with City of Peterborough staff, a multifaceted and iterative community consultation process was undertaken throughout the development of this Plan, which exceeds the requirements set out in the *Ontario Heritage Act*.

The following provides a concise summary of all community consultation:

- TheAvenuesandNeighbouhoodHCDwebpage([http://www.peterborough.ca/Living/Arts\\_\\_Culture\\_\\_amp\\_\\_Heritage/Heritage\\_Conservation\\_District.htm](http://www.peterborough.ca/Living/Arts__Culture__amp__Heritage/Heritage_Conservation_District.htm)) was set up during the HCD Study Phase and continuously updated with all communications, presentation material and additional information throughout the HCD Plan phase.
- The Project Steering Committee (PSC), which was set up during the HCD Study phase and comprised both local stakeholders and City staff, continued to meet throughout the Plan phase. ERA met with the PSC two times throughout the Plan phase. The

### Project Steering Committee Members:

Erica Arkell, Financial Services, City of Peterborough

Brian Buchardt, Urban Design, City of Peterborough

Dennis Carter Edwards, ACHAC

Ken Dorhety, Community Services, City of Peterborough

Dr. Michael Eamon, resident

Dean Findlay, Building Division, City of Peterborough

Erik Hanson, Arts, Culture & Heritage, City of Peterborough

Paul Hambidge, Urban Forestry, City of Peterborough

Brian Jobbitt, Public Works, City of Peterborough

Dan Lee, landlord / property owner

Dave McLeod, resident

Kathryn McLeod, PACAC (part)

Kathryn Matheson, Arts, Culture & Heritage, City of Peterborough

Paul Lumsden, PACAC (part)

Rebecca Morgan Quinn, Affordable Housing, City of Peterborough

Blair Nelson, Engineering & Construction, City of Peterborough

Becky Rogers, Arts, Culture & Heritage, City of Peterborough

Janet Sheward, Corporate Policy Coordinator, City of Peterborough

William Short, resident

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purpose of these meetings was to discuss the proposed District designation, obtain feedback on the proposed content and structure of the Plan and Design Guidelines and to discuss outcomes of community consultation meetings.

- A community briefing and questionnaire on the proposed Heritage Conservation District and Plan was mailed to all property owners within the original HCD Study boundary in September 2015. The purpose of the questionnaire was to solicit input on the findings of the HCD Study and to inform the development of the HCD Plan. In total, 50 responses were received, 46 of which were from resident property owners. In general, feedback was supportive. Several respondents noted the need for 'sensible' and 'reasonable' guidelines given the residential context.

***Key feedback included:***

- 80% of respondents agreed that moving forward, the vision for the area should be to: maintain and restore historic houses, enhance the public areas (streets, boulevards and laneways) and undertake a tree planting program.
- The top three priorities for the HCD Plan's Design Guidelines were: conserve historic buildings, conserve porches and improve streetscape and tree planting (equal response for streetscape and tree planting as the third priority).
- In terms of objectives for the proposed HCD, there is general agreement with the set of objectives proposed in the HCD Study.
- There is a clear preference for traditional building designs rather than modern ones for new house construction.
- There is general support for modest additions and alterations with porch enclosures receiving the most support.
- 90% of respondents supported the availability of financial incentives for property owners.

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- Additional comments included: the need to allow for energy efficient upgrades and new technology (e.g. solar panels); questions about how the application of the Building Code relates to the HCD Plan and the Ontario Heritage Act; providing design guidelines that allow for reasonable and tasteful change; and the desire to maintain the culture of the neighbourhood.
- Two community consultation meetings were held on October 15, 2015 and April 13, 2016. The first meeting provided a summary of the HCD Study phase and the HCD concept, introduced the next steps in designating an HCD, and outlined what an HCD Plan should contain. The first meeting also included a workshop component with group discussions on specific design guideline topics. The purpose of the second meeting was to present the draft District Design Guidelines, elicit feedback and update the community on the HCD Plan process. It also included a presentation followed by smaller breakout discussions related to building conservation, streetscape design guidelines and implementation of the Plan. Several residents expressed interest in undertaking an oral history project for the neighbourhood.
- A presentation of the draft The Avenues and Neighbourhood Heritage Conservation District Plan was made to the Peterborough Architectural Conservation Advisory Committee (PACAC) on May 5, 2016 and the Arts, Culture and Heritage Advisory Committee (ACHAC) on May 12, 2016.

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### Appendix 3: Policy Review & Recommendations

| Policy                             | Comments & Recommendations   |
|------------------------------------|--|
| <i>Zoning By-law</i>               | <p><i>Comment:</i> Within the District, there are three zones - R.1, R.2 and R.3. The associated land uses and requirements associated with these zones are compatible with the heritage character and cultural heritage value of the District.</p> <p><i>Recommendation:</i> N/A</p>  |
| <i>Official Plan</i>               | <p><i>Comment:</i> The current Official Plan does not contain provisions relating to the establishment of heritage conservation districts. Under the Ontario Heritage, the City of Peterborough Official Plan needs these provisions before the City can designate a heritage conservation district.</p> <p><i>Recommendation:</i> The City of Peterborough should amend their Official Plan to include provisions for the establishment of heritage conservation districts.</p> |
| <i>Municipal Cultural Plan</i>     | <p><i>Comment:</i> Heritage is a key theme throughout the Municipal Cultural Plan. Strategic Direction 3 (Strengthen Heritage) specifically highlights heritage conservation districts as one regulatory framework and tool for protecting Peterborough's historic buildings and landscapes.</p> <p><i>Recommendation:</i> N/A</p>   |
| <i>Urban Forest Strategic Plan</i> | <p><i>Comment:</i> The Urban Forest Strategic Plan includes 8 strategic objectives, all of which are supportive of conserving the tree canopy in the District. Objective 6 speaks to the aim of identifying and recognizing significant valuable trees based on historic, aesthetic, cultural, social and ecological criteria.</p> <p><i>Recommendation:</i> N/A</p>   |



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| Policy   | Comments & Recommendations   |
|--|--|
| <b><i>By-Law 1982-82</i></b>                   | <p><i>Summary:</i> This by-law protects trees located on any part of the public road allowance, including roads and boulevards.</p> <p><i>Recommendation:</i> The mature tree canopy on public and private land is a heritage attribute of the District. The City of Peterborough should consider expanding By-law 1982-82 to include the protection of trees on private property. For example, many municipalities have tree preservation by-laws that require permits for the removal of trees that have a trunk diameter of 20-30cm or more, measured at 1.37m above the ground. Furthermore, the By-law could include measures to protect trees during construction activity, specifically Tree Protection Zones, referencing the City of Toronto's <i>Tree Protection Policy and Specifications for Construction Near Trees</i> as best practice in this field.</p> |
| <b><i>Delegated Approvals Authority</i></b>    | <p><i>Summary:</i> A delegated approval authority by-law would provide delegated approval authority to City staff to approve "Minor" Heritage Permits within the District.</p> <p><i>Recommendation:</i> The City should develop and approve a delegated approval authority by-law in order to streamline the Heritage Permit process and the processing of Heritage Permits for more minor works within the District.</p>   |
| <b><i>Heritage Building Grant Programs</i></b> | <p><i>Summary:</i> There are currently two financial assistance programs available for commercial heritage buildings in the downtown - a facade improvement grant program and a property tax relief program. Neither of these programs apply to the residential properties designated as part of The Avenues and Neighbourhood HCD.</p> <p><i>Recommendation:</i> Under the Ontario Heritage Act, municipalities may pass by-laws providing for the making of a grant or loan to the owner of a designated property. The City should consider creating a Heritage Building Grant program that could provide matching or forgivable grants and/or loans for designated residential heritage properties.</p>   |

### Appendix 4: Parks Canada's Standards 1-14

#### THE STANDARDS

The Standards are not presented in a hierarchical order. All standards for any given type of treatment must be considered, and applied where appropriate, to any conservation project.

#### General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

**Additional Standards Relating to Rehabilitation**

10. Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

**Additional Standards Relating to Restoration**

13. Repair rather than replace *character-defining elements* from the *restoration* period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the *restoration* period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

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### Appendix 5: Building Inventory - Summary

| Municipal Address  | Construction Date | Building Style          |
|--------------------|-------------------|-------------------------|
| 454 Bolivar St     | 1972              | N/A                     |
| 457 Bolivar St     | c.1892            | Edwardian - Foursquare  |
| 458 Bolivar St     | c.1894            | Victorian Residential   |
| 460 Bolivar St     | c.1894            | Victorian Residential   |
| 461 Bolivar St     | 1906              | Edwardian - Front Gable |
| 462 Bolivar St     | c.1885            | Victorian Residential   |
| 464 Bolivar St     | 1897              | Queen Anne Revival      |
| 465 Bolivar St     | 1906              | Edwardian - Front Gable |
| 466 Bolivar St     | 1898              | Queen Anne Revival      |
| 468 Bolivar St     | c.1890            | Edwardian               |
| 470 Bolivar St     | c.1893            | Edwardian               |
| 471 Bolivar St     | 1905              | Queen Anne Revival      |
| 473 Bolivar St     | c.1893            | Edwardian - Foursquare  |
| 474 Bolivar St     | c.1890            | Victorian Residential   |
| 475 Bolivar St     | 1903              | Edwardian               |
| 476 Bolivar St     | 1906              | Edwardian - Front Gable |
| 477 Bolivar St     | 1904              | Edwardian               |
| 477-1/2 Bolivar St | 1904              | Edwardian               |
| 479 Bolivar St     | 1903              | Edwardian               |
| 480 Bolivar St     | 1906              | Queen Anne Revival      |
| 481 Bolivar St     | 1903              | Edwardian               |
| 483 Bolivar St     | 1905              | Edwardian               |
| 485 Bolivar St     | 1905              | Edwardian               |
| 485-1/2 Bolivar St | 1905              | Edwardian               |
| 487 Bolivar St     | 1905              | Edwardian               |
| 488 Bolivar St     | 1905              | Queen Anne Revival      |
| 489 Bolivar St     | 1905              | Edwardian               |
| 491 Bolivar St     | c.1892            | Victorian Residential   |



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| Municipal Address | Construction Date | Building Style          |
|-------------------|-------------------|-------------------------|
| 492 Bolivar St    | c.1908            | Edwardian - Foursquare  |
| 494 Bolivar St    | 1902              | Victorian Residential   |
| 495 Bolivar St    | 1905              | Victorian Residential   |
| 496 Bolivar St    | 1902              | Victorian Residential   |
| 497 Bolivar St    | c.1895            | Victorian Residential   |
| 498 Bolivar St    | 1907              | Edwardian - Front Gable |
| 501 Bolivar St    | 1913              | Edwardian - Front Gable |
| 503 Bolivar St    | 1913              | Edwardian - Front Gable |
| 504 Bolivar St    | 1906              | Edwardian - Front Gable |
| 505 Bolivar St    | 1906              | Edwardian - Front Gable |
| 506 Bolivar St    | 1906              | Edwardian - Front Gable |
| 507 Bolivar St    | 1906              | Edwardian - Front Gable |
| 508 Bolivar St    | 1907              | Edwardian - Front Gable |
| 509 Bolivar St    | 1893              | Neoclassical            |
| 512 Bolivar St    | 1906              | Edwardian - Front Gable |
| 513 Bolivar St    | 1907              | Queen Anne Revival      |
| 514 Bolivar St    | 1906              | Queen Anne Revival      |
| 515 Bolivar St    | c.1893            | Edwardian - Foursquare  |
| 516 Bolivar St    | 1906              | Edwardian - Front Gable |
| 517 Bolivar St    | 1906              | Edwardian - Foursquare  |
| 519 Bolivar St    | 1902              | Post-war                |
| 521 Bolivar St    | 1902              | Post-war                |
| 523 Bolivar St    | 1916              | Edwardian - Front Gable |
| 524 Bolivar St    | c.1893            | Edwardian - Foursquare  |
| 525 Bolivar St    | 1914              | Edwardian - Front Gable |
| 526 Bolivar St    | 1924              | Edwardian - Foursquare  |
| 529 Bolivar St    | c.1894            | Victorian Residential   |
| 530 Bolivar St    | c.1893            | Edwardian - Foursquare  |

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| Municipal Address | Construction Date | Building Style            |
|-------------------|-------------------|---------------------------|
| 531 Bolivar St    | 1910              | Edwardian - Front Gable   |
| 532 Bolivar St    | 1906              | Edwardian - Front Gable   |
| 533 Bolivar St    | 1913              | Edwardian - Front Gable   |
| 535 Bolivar St    | c.1910            | Edwardian - Front Gable   |
| 536 Bolivar St    | 1903              | Queen Anne Revival        |
| 537 Bolivar St    | 1928              | Bungalow                  |
| 540 Bolivar St    | 1905              | Edwardian - Front Gable   |
| 544 Bolivar St    | c.1908            | Edwardian - Foursquare    |
| 549 Bolivar St    | 1944              | Postwar                   |
| 550 Bolivar St    | 1926              | Bungalow                  |
| 552 Bolivar St    | 1926              | Edwardian - Foursquare    |
| 553 Bolivar St    | 1908              | Victorian Residential     |
| 554 Bolivar St    | 1900              | Edwardian                 |
| 557 Bolivar St    | 1950              | Postwar                   |
| 560 Bolivar St    | 1936              | Colonial/Georgian Revival |
| 563 Bolivar St    | 1914              | Edwardian - Front Gable   |
| 564 Bolivar St    | 1924              | Bungalow                  |
| 566 Bolivar St    | 1917              | Edwardian - Front Gable   |
| 567 Bolivar St    | 1909              | Edwardian - Front Gable   |
| 568 Bolivar St    | 1909              | Edwardian                 |
| 569 Bolivar St    | 1906              | Edwardian                 |
| 570 Bolivar St    | 1909              | Edwardian                 |
| 573 Bolivar St    | 1907              | Edwardian - Foursquare    |
| 576 Bolivar St    | 1906              | Queen Anne Revival        |
| 577 Bolivar St    | 1906              | Edwardian - Foursquare    |
| 580 Bolivar St    | 1906              | Queen Anne Revival        |
| 581 Bolivar St    | 1922              | Bungalow                  |
| 582 Bolivar St    | 1906              | Edwardian - Front Gable   |

## The Avenues and Neighbourhood HCD Plan

| Municipal Address | Construction Date | Building Style            |
|-------------------|-------------------|---------------------------|
| 584 Bolivar St    | c.1938            | Colonial/Georgian Revival |
| 585 Bolivar St    | 1927              | Bungalow                  |
| 587 Bolivar St    | 1921              | Bungalow                  |
| 588 Bolivar St    | 1916              | Edwardian - Front Gable   |
| 591 Bolivar St    | 1911              | Edwardian - Front Gable   |
| 592 Bolivar St    | 1937              | Post-war                  |
| 593 Bolivar St    | 1939              | Colonial/Georgian Revival |
| 595 Bolivar St    | 1912              | Edwardian - Front Gable   |
| 596 Bolivar St    | 1938              | Edwardian                 |
| 597 Bolivar St    | 1913              | Edwardian - Front Gable   |
| 598 Bolivar St    | 1929              | Bungalow                  |
| 599 Bolivar St    | 1911              | Edwardian - Front Gable   |
| 600 Bolivar St    | 1930              | Edwardian - Foursquare    |
| 297 Boswell Av    | 1908              | Edwardian - Front Gable   |
| 298 Boswell Av    | 1907              | Edwardian - Front Gable   |
| 299 Boswell Av    | 1907              | Edwardian - Front Gable   |
| 300 Boswell Av    | 1908              | Edwardian - Front Gable   |
| 301 Boswell Av    | 1908              | Edwardian - Front Gable   |
| 302 Boswell Av    | 1908              | Edwardian - Front Gable   |
| 303 Boswell Av    | 1907              | Edwardian - Front Gable   |
| 304 Boswell Av    | 1914              | Edwardian - Front Gable   |
| 307 Boswell Av    | 1907              | Edwardian - Front Gable   |
| 308 Boswell Av    | 1908              | Edwardian - Front Gable   |
| 309 Boswell Av    | 1908              | Edwardian - Front Gable   |
| 310 Boswell Av    | 1908              | Edwardian - Front Gable   |
| 311 Boswell Av    | 1907              | Edwardian                 |
| 312 Boswell Av    | 1908              | Edwardian - Front Gable   |
| 314 Boswell Av    | 1908              | Edwardian - Front Gable   |

## The Avenues and Neighbourhood HCD Plan

| Municipal Address | Construction Date | Building Style            |
|-------------------|-------------------|---------------------------|
| 317 Boswell Av    | 1907              | Queen Anne Revival        |
| 318 Boswell Av    | 1908              | Edwardian - Front Gable   |
| 319 Boswell Av    | 1907              | Edwardian                 |
| 320 Boswell Av    | 1914              | Edwardian - Front Gable   |
| 3 Burrows St      | 1902              | Queen Anne Revival        |
| 452 Charlotte St  | c.1894            | Edwardian                 |
| 460 Charlotte St  | 1906              | Queen Anne Revival        |
| 464 Charlotte St  | 1906              | Edwardian - Foursquare    |
| 468 Charlotte St  | 1907              | Bungalow                  |
| 470 Charlotte St  | 1921              | Bungalow                  |
| 472 Charlotte St  | 1905              | Edwardian - Foursquare    |
| 476 Charlotte St  | 1907              | Queen Anne Revival        |
| 480 Charlotte St  | 1908              | Georgian Revival          |
| 484 Charlotte St  | 1907              | Queen Anne Revival        |
| 490 Charlotte St  | 1906              | Queen Anne Revival        |
| 492 Charlotte St  | 1907              | Edwardian - Front Gable   |
| 494 Charlotte St  | 1906              | Edwardian                 |
| 496 Charlotte St  | 1906              | Edwardian                 |
| 498 Charlotte St  | 1905              | Edwardian - Front Gable   |
| 500 Charlotte St  | 1907              | Edwardian - Front Gable   |
| 505 Charlotte St  | 1953              | N/A                       |
| 506 Charlotte St  | 1907              | Edwardian - Front Gable   |
| 508 Charlotte St  | 1907              | Edwardian - Front Gable   |
| 512 Charlotte St  | 1907              | Neoclassical              |
| 516 Charlotte St  | 1907              | Edwardian - Front Gable   |
| 518 Charlotte St  | 1913              | Edwardian - Front Gable   |
| 520 Charlotte St  | 1908              | Colonial/Georgian Revival |
| 522 Charlotte St  | c.1909            | Colonial/Georgian Revival |



**The Avenues and Neighbourhood HCD Plan**

| <b>Municipal Address</b> | <b>Construction Date</b> | <b>Building Style</b>   |
|--------------------------|--------------------------|-------------------------|
| 524 Charlotte St         | 1908                     | Queen Anne Revival      |
| 528 Charlotte St         | 1908                     | Queen Anne Revival      |
| 532 Charlotte St         | 1908                     | Edwardian - Front Gable |
| 536 Charlotte St         | 1908                     | Edwardian - Foursquare  |
| 540 Charlotte St         | 1908                     | Queen Anne Revival      |
| 544 Charlotte St         | 1908                     | Edwardian - Front Gable |
| 548 Charlotte St         | 1908                     | Edwardian - Foursquare  |
| 560 Charlotte St         | 1910                     | Edwardian - Foursquare  |
| 564 Charlotte St         | 1908                     | Queen Anne Revival      |
| 568 Charlotte St         | 1908                     | Queen Anne Revival      |
| 572 Charlotte St         | 1907                     | Queen Anne Revival      |
| 574 Charlotte St         | 1911                     | Edwardian - Front Gable |
| 576 Charlotte St         | 1911                     | Edwardian - Front Gable |
| 578 Charlotte St         | 1907                     | Queen Anne Revival      |
| 580 Charlotte St         | 1907                     | Queen Anne Revival      |
| 584 Charlotte St         | 1908                     | Edwardian - Front Gable |
| 586 Charlotte St         | 1907                     | Queen Anne Revival      |
| 588 Charlotte St         | 1907                     | Queen Anne Revival      |
| 592 Charlotte St         | 1907                     | Edwardian - Foursquare  |
| 594 Charlotte St         | 1925                     | Edwardian - Front Gable |
| 597 Charlotte St         | 1911                     | Queen Anne Revival      |
| 598 Charlotte St         | 1960                     | Mid-Century Modern      |
| 297 Elias Av             | c.1925                   | Bungalow                |
| 298 Elias Av             | 1924                     | Bungalow                |
| 300 Elias Av             | c.1925                   | Arts and Crafts         |
| 301 Elias Av             | 1927                     | Bungalow                |
| 302 Elias Av             | 1916                     | Edwardian - Front Gable |
| 303 Elias Av             | 1926                     | Edwardian - Foursquare  |

## The Avenues and Neighbourhood HCD Plan

| Municipal Address | Construction Date | Building Style            |
|-------------------|-------------------|---------------------------|
| 304 Elias Av      | 1916              | Edwardian - Front Gable   |
| 305 Elias Av      | 1926              | Bungalow                  |
| 308 Elias Av      | 1922              | Edwardian - Front Gable   |
| 309 Elias Av      | 1922              | Arts and Crafts           |
| 310 Elias Av      | 1914              | Edwardian - Front Gable   |
| 311 Elias Av      | 1920              | Bungalow                  |
| 312 Elias Av      | 1916              | Edwardian - Front Gable   |
| 313 Elias Av      | 1923              | Edwardian - Front Gable   |
| 314 Elias Av      | 1926              | Bungalow                  |
| 315 Elias Av      | 1914              | Edwardian - Front Gable   |
| 317 Elias Av      | 1922              | Edwardian - Front Gable   |
| 318 Elias Av      | 1915              | Edwardian - Foursquare    |
| 319 Elias Av      | 1922              | Colonial/Georgian Revival |
| 320 Elias Av      | 1923              | Georgian Revival          |
| 296 Frederick Av  | 1912              | Edwardian - Front Gable   |
| 298 Frederick Av  | 1913              | Edwardian - Front Gable   |
| 299 Frederick Av  | 1915              | Arts and Crafts           |
| 300 Frederick Av  | 1913              | Edwardian - Front Gable   |
| 303 Frederick Av  | 1916              | Edwardian - Front Gable   |
| 304 Frederick Av  | 1913              | Edwardian - Front Gable   |
| 305 Frederick Av  | 1915              | Edwardian - Front Gable   |
| 307 Frederick Av  | 1914              | Edwardian - Front Gable   |
| 308 Frederick Av  | 1914              | Edwardian - Front Gable   |
| 310 Frederick Av  | 1926              | Bungalow                  |
| 311 Frederick Av  | 1915              | Edwardian - Front Gable   |
| 312 Frederick Av  | 1914              | Edwardian - Front Gable   |
| 313 Frederick Av  | 1914              | Edwardian - Front Gable   |
| 314 Frederick Av  | 1913              | Edwardian - Front Gable   |

## The Avenues and Neighbourhood HCD Plan

| Municipal Address | Construction Date | Building Style          |
|-------------------|-------------------|-------------------------|
| 315 Frederick Av  | 1914              | Edwardian - Front Gable |
| 317 Frederick Av  | 1916              | Edwardian - Front Gable |
| 318 Frederick Av  | 1912              | Edwardian - Front Gable |
| 319 Frederick Av  | 1914              | Edwardian - Front Gable |
| 320 Frederick Av  | 1914              | Edwardian - Front Gable |
| 264 John St       | 1979              | N/A                     |
| 269 John St       | c.1895            | Edwardian - Foursquare  |
| 270 John St       | 1906              | Edwardian - Foursquare  |
| 273 John St       | c.1892            | Edwardian - Foursquare  |
| 274 John St       | 1906              | Edwardian - Foursquare  |
| 275 John St       | 1912              | Edwardian - Front Gable |
| 276 John St       | 1913              | Edwardian - Front Gable |
| 277 John St       | c.1913            | Edwardian - Front Gable |
| 278 John St       | 1913              | Edwardian - Front Gable |
| 459 King St       | 1909              | Bungalow                |
| 461 King St       | c.1908            | Edwardian - Foursquare  |
| 463 King St       | 1906              | Edwardian - Foursquare  |
| 465 King St       | 1906              | Edwardian - Foursquare  |
| 467 King St       | 1909              | Victorian Residential   |
| 471 King St       | 1909              | Queen Anne Revival      |
| 473 King St       | 1909              | Edwardian - Front Gable |
| 475 King St       | 1909              | Edwardian - Foursquare  |
| 479 King St       | 1909              | Edwardian - Foursquare  |
| 487 King St       | 1907              | Edwardian - Foursquare  |
| 489 King St       | 1907              | Edwardian - Foursquare  |
| 493 King St       | 1908              | Queen Anne Revival      |
| 495 King St       | 1908              | Queen Anne Revival      |
| 497 King St       | 1913              | Edwardian - Front Gable |

## The Avenues and Neighbourhood HCD Plan

| Municipal Address | Construction Date | Building Style            |
|-------------------|-------------------|---------------------------|
| 505 King St       | 1913              | Edwardian - Front Gable   |
| 507 King St       | 1912              | Edwardian - Front Gable   |
| 509 King St       | 1910              | Edwardian - Front Gable   |
| 511 King St       | 1910              | Edwardian - Front Gable   |
| 513 King St       | 1910              | Edwardian - Front Gable   |
| 515 King St       | 1910              | Edwardian - Front Gable   |
| 527 King St       | 1910              | Edwardian - Front Gable   |
| 529 King St       | 1912              | Edwardian - Front Gable   |
| 531 King St       | 1910              | Edwardian - Front Gable   |
| 533 King St       | 1916              | Edwardian                 |
| 535 King St       | 1914              | Edwardian                 |
| 537 King St       | 1916              | Edwardian                 |
| 539 King St       | 1945              | N/A                       |
| 541 King St       | 1913              | Colonial/Georgian Revival |
| 545 King St       | 1914              | Edwardian - Front Gable   |
| 549 King St       | 1925              | Edwardian - Foursquare    |
| 551 King St       | 1916              | Edwardian - Front Gable   |
| 553 King St       | 1943              | Bungalow                  |
| 555 King St       | 1908              | Queen Anne Revival        |
| 561 King St       | 1908              | Arts and Crafts           |
| 567 King St       | 1908              | Colonial/Georgian Revival |
| 573 King St       | 1938              | Colonial/Georgian Revival |
| 575 King St       | 1908              | Queen Anne Revival        |
| 583 King St       | c.1914            | Edwardian - Front Gable   |
| 585 King St       | 1925              | Bungalow                  |
| 587 King St       | 1929              | Edwardian - Foursquare    |
| 589 King St       | 1928              | Edwardian - Foursquare    |
| 595 King St       | 1933              | Edwardian - Foursquare    |



## The Avenues and Neighbourhood HCD Plan

| Municipal Address | Construction Date | Building Style          |
|-------------------|-------------------|-------------------------|
| 599 King St       | 1908              | Edwardian - Foursquare  |
| 297 Maitland Av   | 1908              | Edwardian - Front Gable |
| 298 Maitland Av   | 1928              | Bungalow                |
| 299 Maitland Av   | 1909              | Edwardian - Front Gable |
| 300 Maitland Av   | 1909              | Edwardian - Front Gable |
| 301 Maitland Av   | 1908              | Edwardian - Front Gable |
| 302 Maitland Av   | 1909              | Edwardian - Front Gable |
| 303 Maitland Av   | 1907              | Edwardian - Front Gable |
| 304 Maitland Av   | 1908              | Edwardian - Front Gable |
| 305 Maitland Av   | 1907              | Edwardian - Front Gable |
| 308 Maitland Av   | 1908              | Edwardian - Front Gable |
| 309 Maitland Av   | 1907              | Edwardian - Front Gable |
| 310 Maitland Av   | 1907              | Queen Anne Revival      |
| 312 Maitland Av   | c.1912            | Edwardian - Front Gable |
| 313 Maitland Av   | 1908              | Edwardian - Front Gable |
| 314 Maitland Av   | 1911              | Edwardian - Front Gable |
| 315 Maitland Av   | 1908              | Edwardian - Front Gable |
| 316 Maitland Av   | 1909              | Edwardian - Front Gable |
| 317 Maitland Av   | 1907              | Edwardian - Front Gable |
| 319 Maitland Av   | 1908              | Edwardian - Front Gable |
| 320 Maitland Av   | 1909              | Edwardian - Front Gable |
| 295 Margaret Av   | 1907              | Edwardian - Front Gable |
| 296 Margaret Av   | 1907              | Edwardian - Front Gable |
| 298 Margaret Av   | 1912              | Edwardian - Front Gable |
| 299 Margaret Av   | 1913              | Edwardian - Front Gable |
| 301 Margaret Av   | 1912              | Edwardian - Front Gable |
| 302 Margaret Av   | 1911              | Edwardian - Front Gable |
| 304 Margaret Av   | 1908              | Edwardian - Front Gable |

## The Avenues and Neighbourhood HCD Plan

| Municipal Address | Construction Date | Building Style            |
|-------------------|-------------------|---------------------------|
| 305 Margaret Av   | 1911              | Edwardian - Front Gable   |
| 306 Margaret Av   | c.1908            | Edwardian - Front Gable   |
| 307 Margaret Av   | c.1912            | Edwardian - Front Gable   |
| 308 Margaret Av   | 1911              | Edwardian - Front Gable   |
| 309 Margaret Av   | 1911              | Edwardian - Foursquare    |
| 310 Margaret Av   | 1911              | Edwardian - Front Gable   |
| 311 Margaret Av   | 1911              | Edwardian - Front Gable   |
| 314 Margaret Av   | 1926              | Bungalow                  |
| 315 Margaret Av   | 1911              | Edwardian - Front Gable   |
| 316 Margaret Av   | 1910              | Edwardian - Front Gable   |
| 317 Margaret Av   | 1911              | Queen Anne Revival        |
| 319 Margaret Av   | 1909              | Queen Anne Revival        |
| 320 Margaret Av   | 1911              | Edwardian - Front Gable   |
| 1270 Monaghan Rd  | 1939              | Colonial/Georgian Revival |
| 1276 Monaghan Rd  | 1939              | Colonial/Georgian Revival |
| 1280 Monaghan Rd  | 1938              | Colonial/Georgian Revival |
| 1298 Monaghan Rd  | 1926              | Bungalow                  |
| 1300 Monaghan Rd  | 1922              | Edwardian - Front Gable   |
| 1304 Monaghan Rd  | 1922              | Edwardian - Front Gable   |
| 1306 Monaghan Rd  | 1916              | Edwardian - Front Gable   |
| 1308 Monaghan Rd  | 1916              | Edwardian - Foursquare    |
| 1310 Monaghan Rd  | 1917              | Edwardian - Front Gable   |
| 1312 Monaghan Rd  | 1927              | Edwardian - Foursquare    |
| 1314 Monaghan Rd  | 1930              | Colonial/Georgian Revival |
| 1318 Monaghan Rd  | 1916              | Edwardian - Front Gable   |
| 247 Park St N     | 1894              | Edwardian                 |
| 249 Park St N     | 1894              | Edwardian                 |
| 251 Park St N     | 1894              | Edwardian                 |

## The Avenues and Neighbourhood HCD Plan

| Municipal Address | Construction Date | Building Style          |
|-------------------|-------------------|-------------------------|
| 253 Park St N     | 1894              | Edwardian               |
| 265 Park St N     | 1894              | Edwardian               |
| 267 Park St N     | 1894              | Edwardian - Foursquare  |
| 273 Park St N     | 1894              | Victorian Residential   |
| 277 Park St N     | 1894              | Edwardian - Front Gable |
| 279 Park St N     | 1913              | Edwardian - Front Gable |
| 281 Park St N     | 1913              | Edwardian - Front Gable |
| 283 Park St N     | 1902              | Edwardian               |
| 285 Park St N     | 1902              | Edwardian               |
| 287 Park St N     | 1902              | Edwardian               |
| 297 Park St N     | 1904              | Queen Anne Revival      |
| 301 Park St N     | 1902              | Edwardian - Front Gable |
| 303 Park St N     | 1902              | Edwardian - Foursquare  |
| 305 Park St N     | 1896              | Queen Anne Revival      |
| 309 Park St N     | 1904              | Edwardian - Front Gable |
| 313 Park St N     | 1905              | Queen Anne Revival      |
| 317 Park St N     | 1905              | Queen Anne Revival      |
| 319 Park St N     | 1906              | Queen Anne Revival      |
| 283½ Park St. N   | 1902              | Edwardian               |
| 297 Pearl Av      | 1906              | Edwardian - Front Gable |
| 298 Pearl Av      | 1907              | Edwardian - Front Gable |
| 299 Pearl Av      | 1907              | Edwardian - Front Gable |
| 300 Pearl Av      | 1908              | Edwardian - Front Gable |
| 301 Pearl Av      | 1907              | Edwardian - Front Gable |
| 302 Pearl Av      | 1907              | Edwardian - Front Gable |
| 303 Pearl Av      | 1907              | Edwardian - Front Gable |
| 304 Pearl Av      | 1906              | Queen Anne Revival      |
| 307 Pearl Av      | 1913              | Edwardian - Front Gable |

## The Avenues and Neighbourhood HCD Plan

| Municipal Address | Construction Date | Building Style          |
|-------------------|-------------------|-------------------------|
| 308 Pearl Av      | 1907              | Queen Anne Revival      |
| 309 Pearl Av      | 1906              | Edwardian - Front Gable |
| 310 Pearl Av      | 1907              | Edwardian - Front Gable |
| 311 Pearl Av      | 1907              | Edwardian - Front Gable |
| 312 Pearl Av      | c.1907-1908       | Edwardian - Front Gable |
| 314 Pearl Av      | 1911              | Edwardian - Front Gable |
| 315 Pearl Av      | 1909              | Edwardian - Front Gable |
| 316 Pearl Av      | 1908              | Edwardian - Front Gable |
| 317 Pearl Av      | c.1914            | Edwardian - Front Gable |
| 319 Pearl Av      | 1942              | Arts and Crafts         |
| 320 Pearl Av      | 1907              | Edwardian - Front Gable |
| 322 Pearl Av      | 1939              | N/A                     |
| 268 Thomas St     | 1908              | Edwardian - Front Gable |
| 269 Thomas St     | 1908              | Edwardian - Front Gable |
| 271 Thomas St     | 1908              | Edwardian               |
| 272 Thomas St     | 1908              | Edwardian - Front Gable |
| 273 Thomas St     | 1908              | Edwardian               |
| 274 Thomas St     | 1908              | Edwardian - Front Gable |
| 275 Thomas St     | 1912              | Edwardian - Front Gable |
| 276 Thomas St     | 1908              | Edwardian - Foursquare  |
| 277 Thomas St     | 1912              | Edwardian - Front Gable |
| 278 Thomas St     | 1908              | Edwardian - Foursquare  |
| 279 Thomas St     | 1912              | Edwardian - Front Gable |
| 280 Thomas St     | 1908              | Edwardian - Foursquare  |
| 270 William St    | c.1896            | Victorian Residential   |
| 271 William St    | 1911              | Edwardian - Front Gable |
| 273 William St    | 1905              | Edwardian - Foursquare  |
| 274 William St    | 1907              | Edwardian - Front Gable |



## The Avenues and Neighbourhood HCD Plan

| Municipal Address | Construction Date | Building Style          |
|-------------------|-------------------|-------------------------|
| 275 William St    | 1906              | Edwardian - Front Gable |
| 276 William St    | 1906              | Edwardian - Foursquare  |
| 279 William St    | 1906              | Queen Anne Revival      |
| 280 William St    | c. 1907           | Edwardian - Foursquare  |

The individual building research was a collaboration between local heritage enthusiasts, ERA, City of Peterborough staff, Fleming College students and over 50 residents. The Fleming College students undertook this research under the guidance of Deborah Scott as part of the Museum Management and Curatorship Post-Graduate Certificate Program program or as a volunteer. ERA and the City of Peterborough is grateful to all that contributed to this study.

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Appendix 6: Building Inventory - Photos

Bolivar Street



BolivarSt\_457.jpg



BolivarSt\_458.jpg



BolivarSt\_460.jpg



BolivarSt\_461.jpg



BolivarSt\_462.jpg



BolivarSt\_464.JPG



BolivarSt\_465.jpg



BolivarSt\_466.jpg



BolivarSt\_468.jpg



BolivarSt\_470.JPG



BolivarSt\_471.jpg



BolivarSt\_473.jpg



# The Avenues and Neighbourhood HCD Plan



BolivarSt\_474.jpg



BolivarSt\_475-481.jpg



BolivarSt\_476.jpg



BolivarSt\_480.jpg



BolivarSt\_483-489.jpg



BolivarSt\_488.jpg



BolivarSt\_491.jpg



BolivarSt\_492.jpg



BolivarSt\_494-6.jpg



BolivarSt\_495.jpg



BolivarSt\_497.jpg



BolivarSt\_498.jpg

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BolivarSt\_501.jpg



BolivarSt\_503.jpg



BolivarSt\_504.jpg



BolivarSt\_505.jpg



BolivarSt\_506.jpg



BolivarSt\_507.jpg



BolivarSt\_508.jpg



BolivarSt\_509.jpg



BolivarSt\_512.jpg



BolivarSt\_513.jpg



BolivarSt\_514.jpg



BolivarSt\_515.jpg





BolivarSt\_516.jpg



BolivarSt\_517.jpg



BolivarSt\_519-21.jpg



BolivarSt\_523.jpg



BolivarSt\_524.jpg



BolivarSt\_525.jpg



BolivarSt\_526.jpg



BolivarSt\_529.jpg



BolivarSt\_530.jpg



BolivarSt\_531.jpg



BolivarSt\_532.jpg



BolivarSt\_533.jpg

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BolivarSt\_535.jpg



BolivarSt\_536.jpg



BolivarSt\_537.jpg



BolivarSt\_540.jpg



BolivarSt\_544.jpg



BolivarSt\_549.jpg



BolivarSt\_550.jpg



BolivarSt\_552.jpg



BolivarSt\_553.jpg



BolivarSt\_554.jpg



BolivarSt\_557.jpg



BolivarSt\_560.jpg





BolivarSt\_563.jpg



BolivarSt\_564.jpg



BolivarSt\_566.jpg



BolivarSt\_567.jpg



BolivarSt\_568-70.jpg



BolivarSt\_569.jpg



BolivarSt\_573.jpg



BolivarSt\_576.jpg



BolivarSt\_577.jpg



BolivarSt\_580.jpg



BolivarSt\_581.jpg



BolivarSt\_582.jpg

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BolivarSt\_584.jpg



BolivarSt\_585.jpg



BolivarSt\_587.jpg



BolivarSt\_588.jpg



BolivarSt\_591.jpg



BolivarSt\_592.jpg



BolivarSt\_593.jpg



BolivarSt\_595.jpg



BolivarSt\_596.jpg



BolivarSt\_597.jpg



BolivarSt\_598.jpg



BolivarSt\_599.jpg





BolivarSt\_600.jpg

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The Avenues and Neighbourhood HCD Plan

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Boswell Avenue



BoswellAv\_297.jpg



BoswellAv\_298.jpg



BoswellAv\_299.jpg



BoswellAv\_300.jpg



BoswellAv\_301.jpg



BoswellAv\_302.jpg



BoswellAv\_303.jpg



BoswellAv\_304.jpg



BoswellAv\_307.jpg



BoswellAv\_308.jpg



BoswellAv\_309.jpg



BoswellAv\_310.jpg



BoswellAv\_311.jpg



BoswellAv\_312.jpg



BoswellAv\_314.jpg



BoswellAv\_317.jpg



BoswellAv\_318.jpg



BoswellAv\_319.jpg



BoswellAv\_320.jpg



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The Avenues and Neighbourhood HCD Plan

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Charlotte Street



CharlotteSt\_452.JPG



CharlotteSt\_460.JPG



CharlotteSt\_464.JPG



CharlotteSt\_468.JPG



CharlotteSt\_470.JPG



CharlotteSt\_472.jpg



CharlotteSt\_476.jpg



CharlotteSt\_480.jpg



CharlotteSt\_484.jpg



CharlotteSt\_490.jpg



CharlotteSt\_492.jpg



CharlotteSt\_494.jpg





CharlotteSt\_496.jpg



CharlotteSt\_498.jpg



CharlotteSt\_500.jpg



CharlotteSt\_506.jpg



CharlotteSt\_508.jpg



CharlotteSt\_512.jpg



CharlotteSt\_516.jpg



CharlotteSt\_518.jpg



CharlotteSt\_520.jpg



CharlotteSt\_522.jpg



CharlotteSt\_524.jpg



CharlotteSt\_528.jpg

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CharlotteSt\_532.jpg



CharlotteSt\_536.jpg



CharlotteSt\_540.jpg



CharlotteSt\_544.jpg



CharlotteSt\_548.jpg



CharlotteSt\_556.jpg



CharlotteSt\_560.jpg



CharlotteSt\_564.jpg



CharlotteSt\_568.jpg



CharlotteSt\_572.jpg



CharlotteSt\_574.jpg



CharlotteSt\_576.jpg





CharlotteSt\_578.jpg



CharlotteSt\_584.jpg



CharlotteSt\_586.jpg



CharlotteSt\_588.jpg



CharlotteSt\_592.jpg



CharlotteSt\_594.jpg



CharlotteSt\_597.JPG



CharlotteSt\_598.jpg

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Elias Avenue



EliasAv\_297.JPG



EliasAv\_298.JPG



EliasAv\_300.JPG



EliasAv\_301.JPG



EliasAv\_302.JPG



EliasAv\_303.JPG



EliasAv\_304.JPG



EliasAv\_305.JPG



EliasAv\_308.JPG



EliasAv\_309.JPG



EliasAv\_310.JPG



EliasAv\_311.JPG





EliasAv\_312.JPG



EliasAv\_313.JPG



EliasAv\_314.JPG



EliasAv\_315.JPG



EliasAv\_317.JPG



EliasAv\_318.JPG



EliasAv\_319.JPG



EliasAv\_320.JPG

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Frederick Avenue



FrederickAv\_296.JPG



FrederickAv\_298.JPG



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John Street



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JohnSt\_277.JPG



JohnSt\_278.JPG



## King Street



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KingSt\_463.JPG



KingSt\_467.jpg



KingSt\_471.jpg



KingSt\_473.jpg



KingSt\_475.jpg



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KingSt\_561.jpg



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KingSt\_583.JPG

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KingSt\_585.JPG



KingSt\_587.JPG



KingSt\_589.JPG



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KingSt\_599.JPG



## Maitland Avenue



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MaitlandAv\_312.JPG



MaitlandAv\_313.JPG



MaitlandAv\_314.JPG



MaitlandAv\_315.JPG



MaitlandAv\_316.JPG



MaitlandAv\_317.JPG



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MaitlandAv\_320.JPG



## Margaret Avenue



MargaretAv\_295.JPG



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MargaretAv\_301.JPG



MargaretAv\_302.JPG



MargaretAv\_304.JPG



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The Avenues and Neighbourhood HCD Plan

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MargaretAv\_314.JPG



MargaretAv\_315.JPG



MargaretAv\_316.JPG



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## Monaghan Road



MonaghanRd\_1270.jpg



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MonaghanRd\_1280.jpg



MonaghanRd\_1298.jpg



MonaghanRd\_1300.jpg



MonaghanRd\_1304.jpg



MonaghanRd\_1306.jpg



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Park Street North



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ParkStN\_249.jpg



ParkStN\_251.jpg



ParkStN\_253.jpg



ParkStN\_265.jpg



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ParkStN\_273.jpg



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ParkStN\_279.jpg



ParkStN\_281.jpg



ParkStN\_283.jpg



ParkStN\_283\_297.jpg





ParkStN\_285.jpg



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Pearl Avenue



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PearlAv\_320.JPG

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Thomas Street



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**William Street**

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## Appendix 7: Cultural Heritage Impact Statement Requirements

### 1.0 Introduction

This document has been prepared to provide clarity regarding the requirements of Cultural Heritage Impact Statements (CHIS) for those preparing them as a requirement of the City of Peterborough's land use planning approvals process. A Cultural Heritage Impact Statement is an arm's length, independent study to determine the impacts of proposed future development on cultural heritage resources.

### 2.0 When is a CHIS required?

Generally speaking, the purpose of a cultural heritage impact statement is to evaluate the impact of a proposed intervention (alteration, addition, partial demolition, demolition, relocation or new construction) on previously identified or potential cultural heritage resources.

### 3.0 Purpose of a CHIS

The content of Cultural Heritage Impact Statement should:

- describe the positive and adverse impacts on the heritage resources that may reasonably be expected to result from the proposed development;
- describe the actions that may reasonably be required to prevent, minimize or mitigate the adverse impacts;
- demonstrate that the proposal will not adversely impact the defined cultural heritage value of the property, Heritage Conservation District, and/or its streetscape/neighbourhood.

A CHIS is intended to provide an independent professional opinion regarding the impact of proposed developments on cultural heritage resources; it is not intended to form the City's professional opinion.

Land use planning policies, and guidelines, such as those contained within Secondary Plans, Community Design Plans, the Official Plan and documents such as infill guidelines etc. are not addressed in a CHIS. When a CHIS is prepared in response to an application under the *Planning Act*, the impact of the proposed application on cultural heritage resources will be addressed.

### 4.0 Contents of a CHIS

A Cultural Heritage Impact Statement will provide:

#### 4.1 General Information

Address of current property;  
Current owner contact information.



#### **4.2 Current Conditions/ Introduction to Development Site**

A location plan indicating subject property (map and aerial photo);

A concise written and visual description of the cultural heritage value of the development site and/or the cultural heritage value of adjacent sites, noting whether the site has: a heritage easement, designation under Part IV or V of the OHA, inclusion on the "Municipal Register," designation as a "Recognized" or "Classified" building by the Federal Heritage Buildings Review Office, a National Historic Site of Canada, or inclusion on the Canadian Register of Historic Places;

Existing heritage descriptions should be included;

A concise written description of the context including adjacent heritage properties and their recognition (as above);

Digital images documenting all cultural heritage attributes;

Site plan showing lot dimensions and the location/setbacks of all existing buildings;

Relevant information from Council-approved documents such as "Heritage District Plans" or "Heritage Guidelines." This information should include the guidelines contained within the "Heritage District Plans" and any "Heritage Guidelines" that currently apply to the proposed project.

#### **4.3 Background Research and Analysis**

Comprehensive written and visual research and analysis related to the cultural heritage value or interest of the site, including physical or design, historical or associative, and contextual value;

A development history of the site including original construction dates, additions and alterations;

Primary research material consulted may include relevant historic maps and atlases, drawings, photographs, sketches/renderings, permit records, land records, assessment rolls, city directories, etc;

Secondary sources may include surveys and evaluation forms undertaken by the City of Peterborough, FHBRO reports, Historic Sites and Monuments Board of Canada papers, Commemorative Integrity Statements, CHRP listing etc;

Parks Canada's "Standards and Guidelines for the Conservation of Historic Places in Canada," as approved by City Council in 2007.

#### **4.4 Statement of Significance**

A Statement of Significance identifying the cultural heritage value and heritage

attributes of the cultural heritage resource(s). In some cases, this statement will be the Statement of Reasons for Designation or the Statement of Cultural Heritage Value that forms part of a designation by-law (Part IV buildings) or the description of the attributes of the heritage conservation district (Part V districts).

#### **4.5 Description of the Proposed Development**

A written and visual description of the proposed development.

#### **4.6 Impact of Proposed Development**

An assessment identifying any positive and adverse impacts the proposed development may have on the heritage value of cultural heritage resource(s), as listed in Section 2, above.

Positive impacts of a development on cultural heritage resources districts include, but are not limited to:

- restoration of a building, including replacement of missing attributes;
- restoration of an historic streetscape or enhancement of the quality of the place;
- adaptive re-use of a cultural heritage resource to ensure its ongoing viability;
- access to new sources of funds to allow for the ongoing protection and restoration of the cultural heritage resource.

Adverse impacts include, but are not limited to:

- Demolition of any, or part of any, heritage attributes or features;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building;
- Shadows created that obscure heritage attributes or change the viability of the
- associated cultural heritage landscape;
- Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;
- Obstruction of significant identified views or vistas of, within, or from heritage
- conservation districts or identified cultural landscapes;

- Obstruction of significant identified views or vistas of, within, or from individual cultural heritage resources;
- A change in land use where the change affects the property's cultural heritage value;
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.

#### **4.7 Alternatives and Mitigation Strategies**

The CHIS must assess alternative development options and mitigation measures in order to avoid or limit the adverse impact on the heritage value of cultural heritage resources. Methods of minimizing or avoiding an adverse impact on a cultural heritage resource(s) include but are not limited to:

- Alternative development approaches that result in compatible development and limit adverse impacts;
- Separating development from significant cultural heritage resources to protect their heritage attributes including, but not limited to, their settings and identified views and vistas;
- Limiting height and density or locating higher/ denser portion of a development in a manner that respects the existing individual cultural heritage resources or the heritage conservation district;
- Including reversible interventions to cultural heritage resources.

#### **4.8 Other**

The CHIS will include a bibliography and a list of people contacted during the study.

### **5.0 Conservation Plan**

A Conservation Plan may be required. The applicant will be informed that a Conservation Plan is required early in the process. They may be required for projects involving complex sites with a number of cultural heritage resources.

A Conservation Plans should:

- Describe how the heritage value of a resource will be protected during the development process;
- Include a summary of conservation principles and how they will be used must be included. Conservation principles may be found in publications such as Parks Canada's "Standards and Guidelines for the Conservation and Guidelines for



the Conservation of Historic Places in Canada” and “Eight Guiding Principles in the Conservation of Historic Properties,” published by the Ontario Ministry of Tourism, Culture and Sport (both publications are available online);

- As necessary, recommend a conservation treatment category (preservation, rehabilitation, restoration, etc) appropriate to each resource of heritage value within the property, including the landscape;
- Outline how any identified cultural heritage resources are to be managed after the completion of the project;
- Contain current information on the condition of the building and recommendations on its ongoing maintenance. These recommendations will be based on the “Standards and Guidelines for the Conservation of Historic Places in Canada” as amended from time to time, and adopted City Council in 2007.

A Conservation Plan may also contain guidance on the following, where appropriate: public access, signage, lighting, interpretation, landscaping, heritage recording and recommended use.

## 6.0 Process

Notice that a CHIS is required will be given at the pre-consultation stage and applicants should wait until they are notified that a CHIS is required before retaining a consultant. When a CHIS is deemed by the City to be a requirement of a planning application, that application will not be considered complete if the CHIS does not accompany the application. Upon receipt of the CHIS, City heritage staff will review the document in order to determine if it is complete. If the CHIS does not meet City requirements as described above, the application will not be processed until the CHIS meets City standards. City staff reserves the right to require further information and analysis and will provide clear instructions regarding necessary changes.

The CHIS is a public document and will be available for consultation.

## 7.0 Qualifications

A CHIS is intended to provide an independent professional opinion and thus the report must be prepared by 1) heritage professional; and, 2) a person who is not the applicant or in the employ of the applicant. The qualifications and background of the person(s) completing the CHIS will be included in the report. The author will be a member of the Canadian Association of Heritage Professionals.

## 8.0 Glossary

**Adjacent-** For the purposes of this document, adjacent means contiguous to.

**Adversely impact-** A project has the potential to “adversely impact” the cultural heritage



value of a project if it; requires the removal of heritage attributes, requires the destruction of a cultural heritage resource, obscures heritage attributes, is constructed in such a way that it does not respect the identified cultural heritage value of a resource.

**Built Heritage-** Includes buildings, structures, sites and landscapes, artificial landforms, ruins and evidence of human occupation that contribute to an understanding of cultural heritage and are valued for their representation of that heritage. They may reveal architectural, cultural, or socio-political patterns of history or may be associated with specific events or people(s) who have shaped that history.

**Cultural Heritage Resources-** Includes four components: Built Heritage, Cultural Heritage Landscapes, Archaeological Resources, and documentary heritage left by people.

**Cultural Heritage Landscape-** Any geographic area that has been modified, influenced, or given special cultural meaning by people and that provides the contextual and spatial information necessary to preserve and interpret the understanding of important historical settings and changes to past patterns of land use. Examples include a cemetery, a farmstead, a burial mound, an historical garden or a larger landscape reflecting human intervention.

## Appendix 8: Glossary of Key Terms

**Adaptive re-use:** The process of reusing an old building for a purpose other than that for which it was originally built or designed.

**Architrave:** In classical entablature, it is the lowest part of the entablature consisting of the architrave, frieze and cornice. However, it is used to refer more generally to a style of mouldings (or other elements) framing the top of a door, window or other rectangular opening, where the horizontal “head” casing extends across the tops of the vertical side casings where the elements join.

**Conservation:** All actions or processes aimed at safeguarding the cultural heritage value and heritage attributes of an historic place to extend its physical life.

**Elevation:** A scaled drawing of a building or structure seen from one side, a flat representation, showing dimensions and architectural details. Also used to describe the front, rear or side of a building (e.g. the rear elevation is in poor condition).

**Façade:** The front or principle elevation of a building.

**Hard standing:** A hard surface on which vehicles, such as cars, may be parked.

**Hardscape:** In landscaping, hardscape refers to aspects of the built environment, including paved areas like streets and sidewalks.

**Heritage Tree:** A notable specimen because of its size, form, shape, beauty, age, colour, rarity, genetic constitution, or other distinctive features. A living relic that displays evidence of cultural modification by Aboriginal or non-Aboriginal people, including strips of bark or knot-free wood removed, test hole cut to determine soundness, furrows cut to collect pitch or sap, or blazes to mark a trail. A prominent community landmark. A specimen associated with a historic person, place, event or period. A representative of a crop grown by ancestors and their successors that is at risk of disappearing from cultivation. A tree associated with local folklore, myths, legends, or traditions. (Aird, Paul. 2005. Forestry Chronicle 8 (14). July/August 2005. pg. 593)

**Historic:** Used to describe an inherited resource (structure, building, component of a building or structure, cultural heritage landscape etc.) that is valued for its contribution to our understanding of architectural, cultural, social, political, economic, or military history.

**In-kind:** The repair or replacement of a building or individual component using the same form, material, and detailing as the existing.

**Lintel:** A horizontal architectural member supporting the weight above an opening, such as a window or door.

**Minor alterations:** Alterations that are minor in nature and have been evaluated as having a neutral impact on the cultural heritage value and attributes of The Avenues and Neighbourhood Heritage Conservation District.

**Minor repairs:** Work to components of a building element such as the replacement of a bottom rail of a window sash, panel mouldings on a front door, part of an eave fascia board, a tread on entrance steps or a small area of roof shingles/covering.

**Municipal Heritage Committee:** Under the Ontario Heritage Act, a municipality may by bylaw establish a Municipal Heritage Committee to advise and assist the Council on matters relating the Ontario Heritage Act and other local heritage matters.

**Preservation:** Protecting, maintaining and stabilizing the existing form, material and integrity of an historic place or individual component.

**Public realm:** Within the District, the public realm includes all exterior places, linkages and built form elements that are physically and/or visually accessible regardless of ownership. These elements include, but are not limited to, streets, sidewalks, trails, bridges, parks, valley slopes, the Humber River, view corridors, front yards and building interfaces.

**Qualified heritage consultant:** A heritage professional who has CAHP (Canadian Association of Heritage Professionals) accreditation.

**Rehabilitation:** The sensitive adaptation of an historic place or individual component for a continuing or compatible use.

**Restoration:** The action or process of accurately revealing, recovering or representing the state of an historic place or individual component as it appeared at a particular period in its history.

**Roof form:** Used to refer to the various shapes of rood construction. For example, flat, gable, hip, gambrel, dutch gable etc.

**Soft landscaping:** A term used to describe the vegetative materials which are used to improve a landscape by design. A range of soft landscape materials exist, including grasses, flowers, shrubs, trees etc.

**Wall system:** Term used to describe various ways of constructing the envelope or enclosure of a building.

## Appendix 9: Project Personnel

**EDWIN ROWSE**, PRINCIPAL, OAA, FRAIC, CAHP

Edwin J. Rowse, OAA, FRAIC, CAHP, is a registered architect in Ontario with thirty-five years of experience in the field of historical architecture. He specializes in the renovation of existing buildings and in the conservation and restoration of historic buildings.

After graduating from the University of Edinburgh, he worked in London, England, for nine years for Donald W. Insall and Associates, an internationally recognized firm of restoration architects. His work included the interior restoration of the principal chambers in the Houses of Parliament in London. In 1984 he moved to Toronto, where he worked for two firms with heritage expertise before starting his own practice in 1990. He has been in partnership with Michael McClelland since 1994.

Edwin's experience covers a broad range of historical building types, styles, construction technologies and decorative finishes, including high-quality masonry, woodwork, carving and gilding. His familiarity with restoration approaches and techniques in Europe and North America is complemented by long experience in contract administration, site review and budget estimating.

**LINDSAY REID**, ASSOCIATE, OAA CAHP LEED AP

Lindsay is a licensed architect in the field of heritage conservation. She has a special interest in the conservation of cultural institutions as well as the preservation of culturally significant communities. In this area she has worked on many award-winning projects including Ruthven Park NHS, the Distillery District NHS and, as a volunteer, the 1953-2003 TSA Guide Map to post war architecture in Toronto.

She has extensive experience in all stages of building analysis, planning, municipal approvals, design, contract documents, field review and project administration for conservation and renovation projects. Lindsay's experience also includes employment as a heritage planner for the City of Toronto. These days, Lindsay works from ERA's rural office in Prince Edward County.



**ALEX ROWSE-THOMPSON, HERITAGE PLANNER**

Having received her Master's Degree in Environmental Design (Planning) from the University of Calgary, Alex went on to work as a Conservation and Design Officer for municipal government in the UK. In this role, she provided design consultation for a range of projects, from small repairs and restorations to the adaptive reuse of entire sites, including a disposed WWI seaplane base and a 19th-century Royal Engineers Depot. She was also closely involved in writing a number of municipal heritage policy and design guidelines documents.

At ERA, Alex applies her broad base of conservation knowledge to community consultation, building condition assessments, and a wide range of studies, plans, guidelines, and other heritage planning processes. In all her work, Alex advocates for an integrated approach to cultural heritage conservation and planning policy and practice, an approach she believes is essential to creating and sustaining quality places.