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SCHEDULE "C"

# VICTORIA PARK AREA KITCHENER



Heritage Conservation District Plan

May 1996  
Nicholas Hill, Architect - Planner

# ACKNOWLEDGEMENTS

The following are acknowledged for their valuable contribution to the preparation of the Victoria Park Area Heritage Conservation District Plan:

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# **1.1 INTRODUCTION**

The following text and schedules shall constitute the Victoria Park Area Heritage Conservation District Plan, City of Kitchener. The Plan was prepared under Part V of the Ontario Heritage Act, Heritage Conservation Districts. The purpose of the Plan is to conserve and enhance the historic buildings, landscapes and character of the Victoria Park Area.

In November 1981, Kitchener City Council adopted the Action Plan recommendations forming part of the Victoria Park Neighbourhood Secondary Plan, which called for the preparation of a Heritage Conservation District Plan for the neighbourhood. In December 1992, Kitchener City Council reaffirmed its program of Heritage Conservation Districts. The Victoria Park Area was identified as the first possible District because of its fine late 19th and early 20th century architecture and historic park.

In April and November 1994, meetings were held with the local community to discuss the establishment of a Heritage Conservation District, and sufficient interest was shown to pursue the initiative. In early 1995, goals and objectives were established for the Heritage Conservation District. In August 1995, Nicholas Hill, architect and planner, was retained to study the Area to ascertain if it met with the requirements for a Heritage Conservation District, that it :

- reflect an aspect of the history of the community,
- have a significant number of buildings unique to the community,
- be distinctive to the community,
- contribute to the character of the community.

In October 1995, the Heritage Conservation District Study was completed. It determined that the District met the requirements as a Heritage Conservation District and was recommended for approval to City Council by the LACAC (Local Architectural Conservation Advisory Committee). The Heritage Conservation District Study is not part of the Plan, but is available for background information.

In January 1996, preparation of the Heritage Conservation District Plan commenced and a draft was completed in March. Following review by the Steering Committee, the

LACAC, City departments and the public, the Plan was presented to City Council and approved in \_\_\_\_\_ 1996.

The community was actively involved in the preparation of both the Study and the Plan - a steering committee of local residents was appointed by the LACAC to guide their preparation; five newsletters were sent out to property owners throughout the process, one workshop and two public meetings were held to review and discuss the findings and proposals.

The main approach to achieving the Plan is education rather than regulation. With the exception of the Queen Street South corridor, which is under redevelopment pressure, the Area is stable and well cared for. Most of the historic residences and Victoria Park are near authentic and in excellent condition. Most building work is on a small scale. As such, the Plan has been prepared and shaped to assist property owners in a practical and helpful way. This is seen as the most effective way to conserve the historic character, buildings and landscapes. For larger work, however, more traditional regulatory approaches are adopted, with approval required from Kitchener City Council as recommended by the LACAC.

## **1.2 GOALS**

The Victoria Park Area Heritage Conservation District Plan presents a unique opportunity to conserve and enhance one of the most historic parts of the City of Kitchener. The goals for achieving the Plan include the following:

### **PHYSICAL GOALS**

A primary goal of the Plan is to conserve and maintain the visible history of the Victoria Park Area, including its historic buildings, landscapes and streetscapes. This will be achieved by the following goals:

- Encouraging the retention and conservation of historic buildings and landscapes.
- Guiding the design of new work to be compatible with the historic.
- Introducing features that will enhance the character and visual appeal of the Area, including distinctive landscaping, street lighting and signage.
- Promoting heritage conservation as a positive in the development of the Area.
- Achieving a cohesive, well designed and identifiable Area.

### **SOCIAL GOALS**

A significant characteristic of the Area is its social diversity in terms of cultural background, occupation and income. A primary goal is to recognize and build on this diversity with a Plan that is accommodating and supportive of the community. This will be achieved by the following goals:

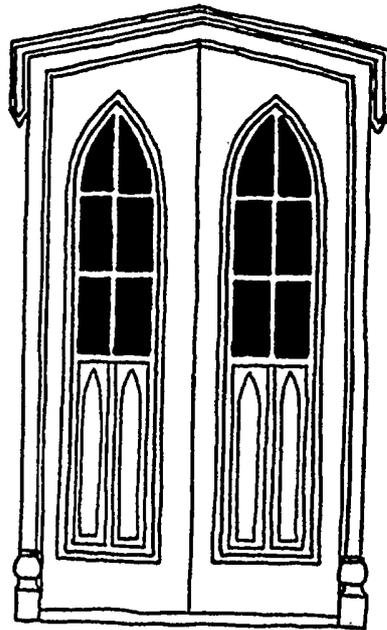
- Fostering community support and understanding to conserve the historic buildings, landscapes and character of the Area.
- Enhancing community pride in, and identity with, the heritage of the Area.
- Involving the community in major issues affecting the Area.
- Implementing the Plan in a manner that is responsive to the community's needs.
- Respecting the economic and social mix of the community.

### **ECONOMIC GOALS**

Economically, the District consists of two parts - the stable, relatively unchanging residential area around Victoria Park and the changing and dynamic Queen Street South corridor. The economic goals are to respond to these areas by the following goals:

- Conserving the heritage character and human scale of the residential areas while encouraging compatible infill and intensification.
- Promoting the history of Queen Street South as a basis for economic development.

# PART 2



DOOR  
GOTHIC REVIVAL  
c. 1820 TO 1860

# CONSERVATION & DESIGN

## **QUEEN STREET SOUTH CORRIDOR**

The Study found the Queen Street South corridor to be both the oldest part of the Victoria Park Area and under significant redevelopment pressure because of its close proximity to the downtown business area. Prevailing zoning allows for high density. For minor building work, the voluntary Building Conservation Guidelines will be used. For new building, additions, conversions and demolitions, owners will be required to follow the Building Conservation Policies for such work and apply to the LACAC. The reason for this is that major work can have a significant impact on the historic character of the Area and a monitoring process of review and approval is considered necessary and appropriate.

In summary, the conservation approach and the approval required fall into two categories:

### **1. Minor Work, Maintenance and Repairs**

For minor work, maintenance and repairs on buildings in the Area, voluntary Guidelines shall be made available to property owners. Owners will not be required to apply to the LACAC. However, sound conservation practices will be encouraged as outlined in the Guidelines and enhanced by community workshops and demonstration projects.

### **2. New Building, Additions, Conversions & Demolition**

For major work including new building, additions, conversions and demolitions in the Area, Conservation Policies will be followed and application shall be made to LACAC, following due process prescribed under the Ontario Heritage Act. Such activity will also have regard to the Guidelines.

Minor work, maintenance and repairs includes re-roofing, painting, new siding, window replacement, door replacement, masonry repairs, verandah changes, new soffits and fascias, decks where their overall impact does not substantially change the historic appearance of the building.

Major work includes both new building and work of a substantial scale on existing historic buildings, such as large new roof dormers and the closing in of verandahs. It also includes work that irreversibly changes the building's historic fabric, such as changing or increasing window profile and sizes, and replacing historic verandah columns.

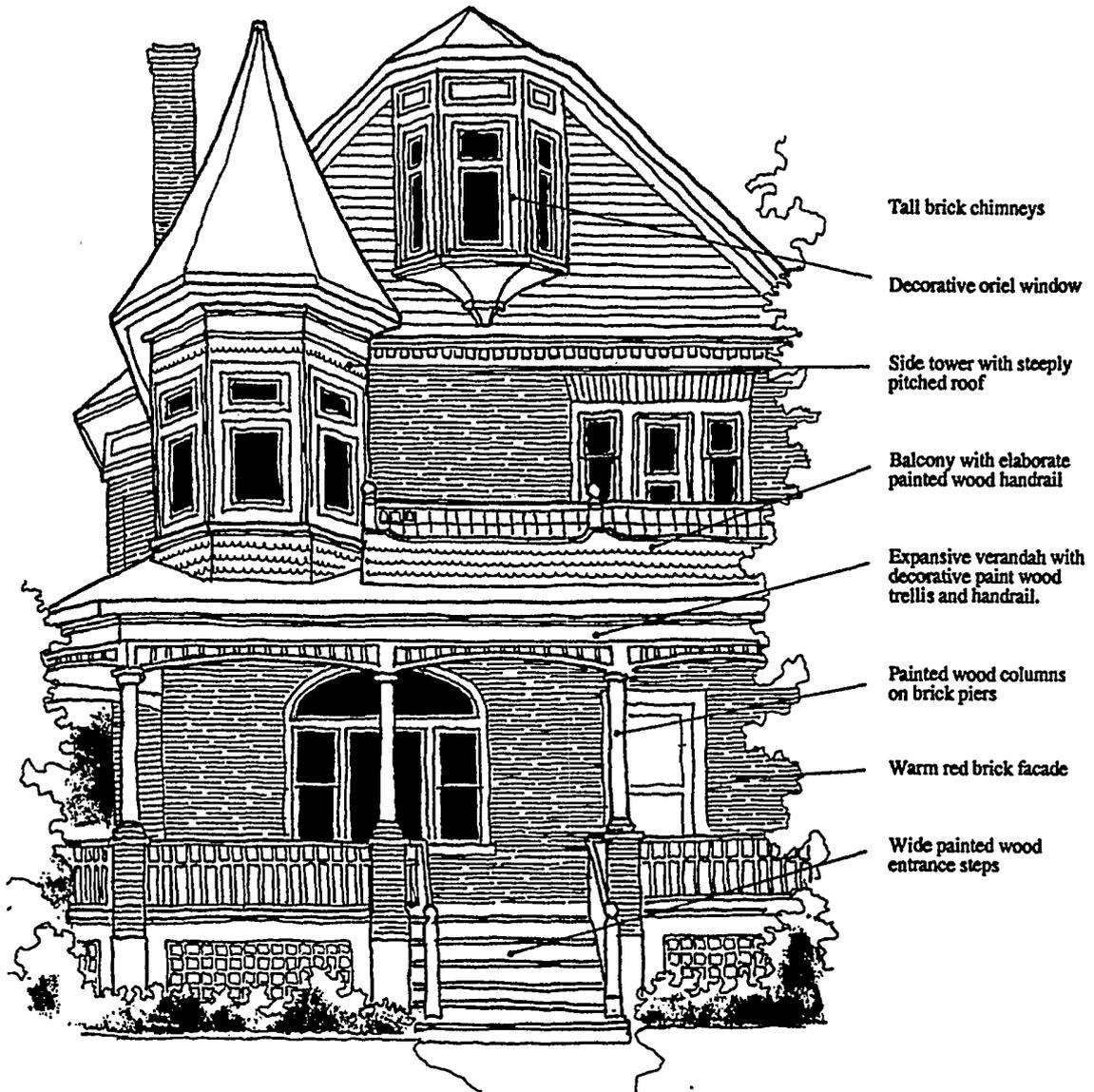
Application to the LACAC relates only to the built form. Use of land, height, density and parking are regulated by the Kitchener Municipal Plan and Zoning By-law.

Where there is a question as to whether work is minor or major, the Heritage Planner shall be consulted for clarification.

# QUEEN ANNE STYLE

BUILDING STYLE GUIDELINE

Nicholas Hill Architect . Planner

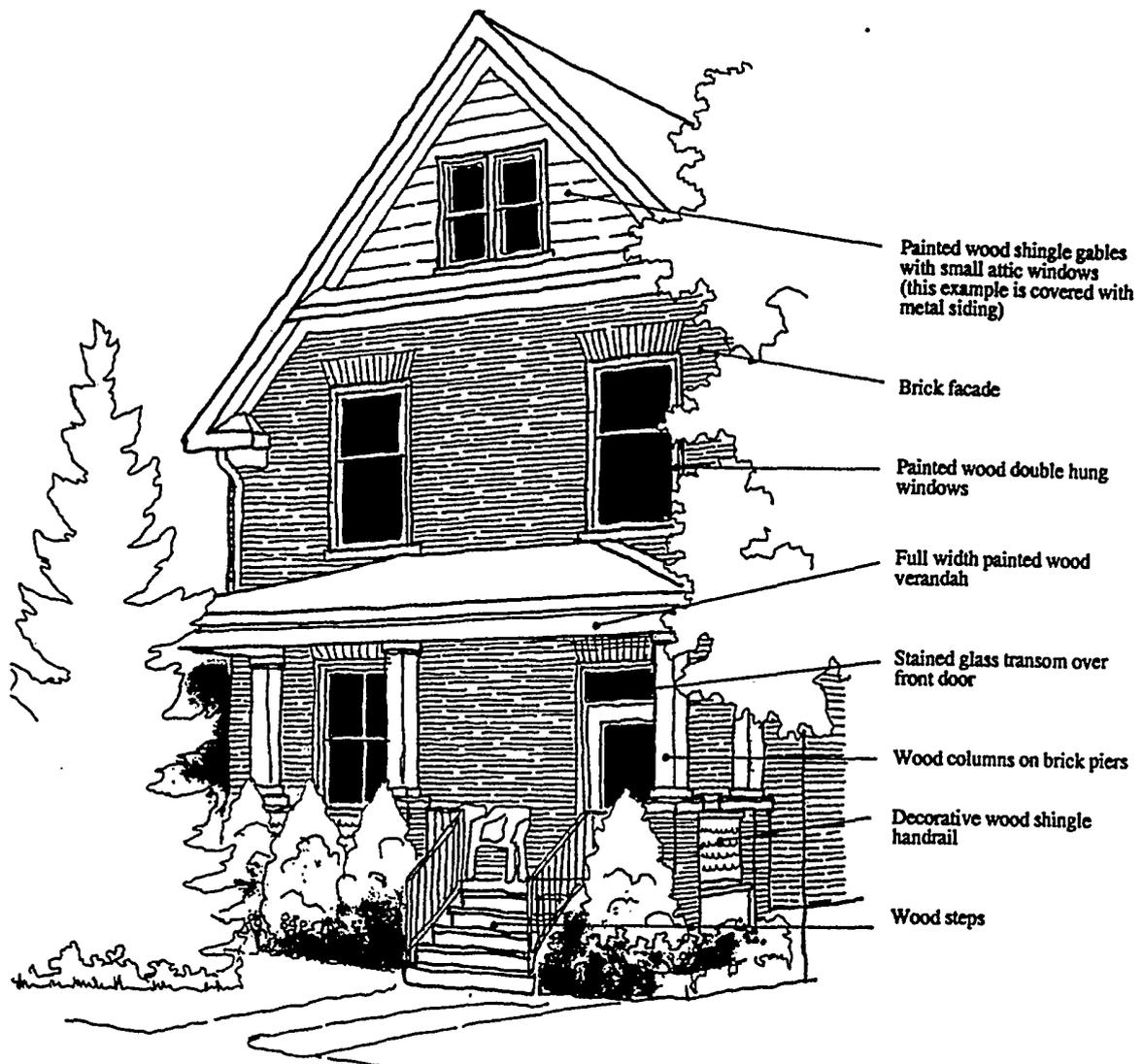


The residence at 23 Roland Street, shown above, typifies the Queen Anne building style that was popular with the wealthier client in the Victoria Park Area from about 1870 through to the early 1900s. It is a highly picturesque style, usually two storeys high, with a variety of gables, towers, dormers, balconies, tall chimneys and verandahs, of different materials and details. Queen Anne houses have a dramatic and eye-catching character. Some of the distinguishing features that should be conserved are noted.

# BERLIN VERNACULAR STYLE

BUILDING STYLE GUIDELINE

Nicholas Hill Architect . Planner



The residence at 26 Schneider Avenue, shown above, typifies the Berlin Vernacular building style that predominates in the Victoria Park Area. Built largely between 1900 and 1920, these are fairly plain, front-gabled red or buff brick houses, usually 1 1/2 storeys high, with front verandahs and few decorative features. They have a solid well-built character. Some of the distinguishing features that should be conserved are noted.

# ROW HOUSES

BUILDING STYLE GUIDELINE

Nicholas Hill Architect . Planner

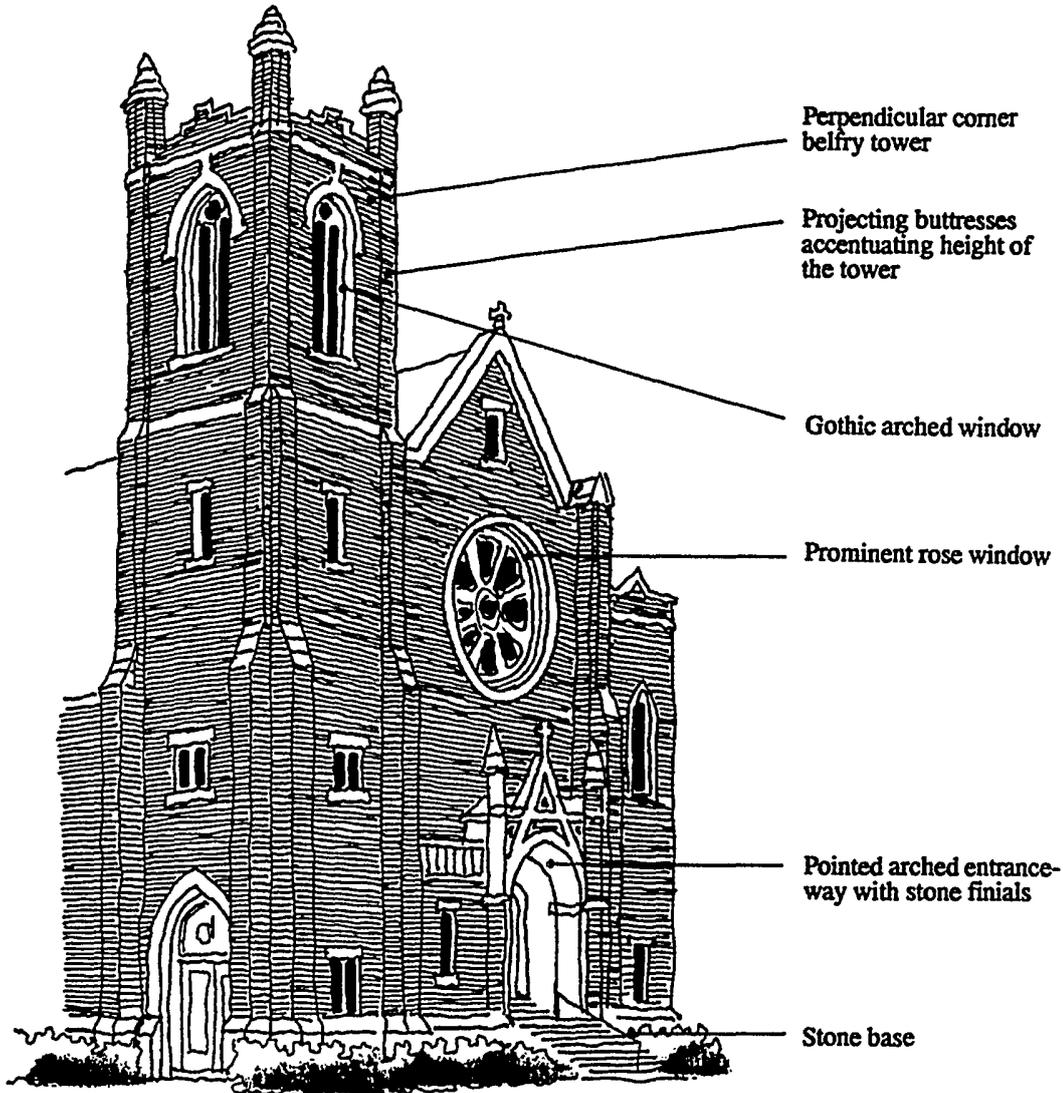


Row houses are a distinctive architectural heritage in Kitchener, built in the late 1800s as low cost housing for workers in the neighbouring factories. Nelson Terrace, shown above, built in 1889 on Courtland Avenue for female workers at the adjoining shirt and collar factory, is an impressive example. It is important to conserve row houses as a unified architectural entity as they were designed. This will require a coordinated treatment of all visible features.

# CHURCHES

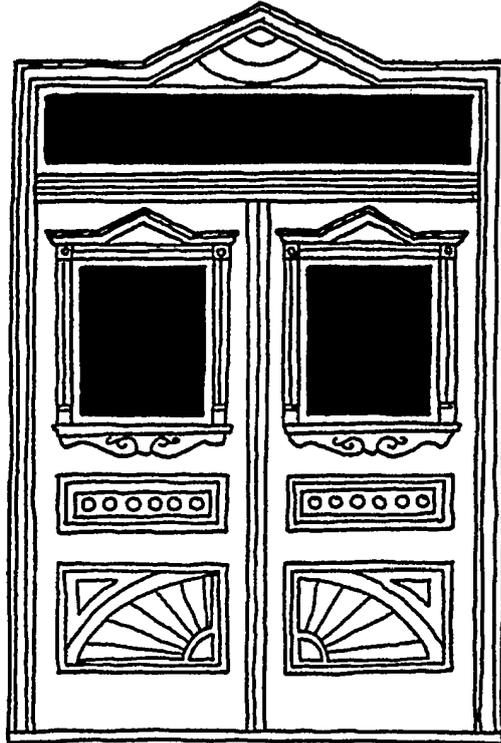
BUILDING STYLE GUIDELINE

Nicholas Hill Architect . Planner



The three churches in the north-east corner of the Victoria Park Area are the Gothic Revival style St. Paul's Lutheran Church of 1889, the English Perpendicular Gothic style St. Matthew's Lutheran Church of 1916 (shown above) and the contemporary style Benton Street Baptist Church of 1965. All three are large and impressive buildings that provide a unique picture of ecclesiastical architecture spanning close to a century. It is important to conserve the salient characteristics of each building style. Some of the distinguishing features of St. Matthew's Lutheran are noted above.

# PART 1



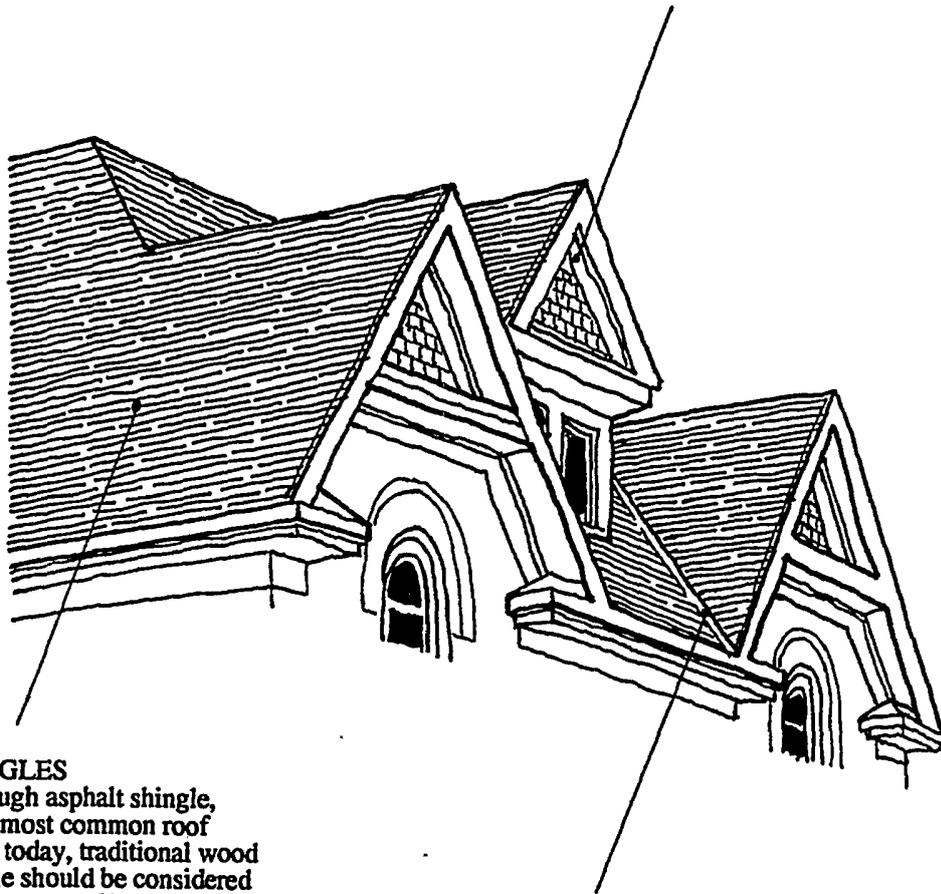
DOOR  
QUEEN ANNE  
c. 1876 TO 1900

## INTRODUCTION & GOALS

# ROOFS

## VENTING

Roofs need to be vented for longevity. The best place to vent is at the gable peaks, where they are inconspicuous. Avoid modern roof top vents - they look "stuck on."



## SHINGLES

Although asphalt shingle, is the most common roof finish today, traditional wood shingle should be considered also because of its durability and historic appearance. With its longer life, wood shingle is price competitive and more environmentally friendly.

## FLASHINGS

Roofs are most vulnerable at their joints. Keep flashings clean and paint regularly.

Roofs create the building silhouette, like those at 15 & 17 Hilda Place shown above. The roof finish contributes colour, texture and pattern. The finish naturally deteriorates and periodically needs replacement. The choice of finish should complement the building style. Wood shingle is the traditional and most attractive finish. Consider carefully the merits of different finishes. Initial price is not the only criterion. Longevity and character on an historic building are important too!

and occasionally slate. While more costly than the later asphalt shingle, wood shingles are durable, longer lasting, attractive and authentic to the area. Verandah roofs, which are usually low sloping, were often of metal. The different roofing materials have the following characteristics:

**Wood Shingle** Wood shingles are a traditional roof finish and are sawn mostly from western red cedar. While initially more costly for material and installation, this is offset by lasting 50 years or more, being a classic finish and attractive in appearance. Wood shingles need to breath and are thus suitable to go straight onto the original roof boards which are usually spaced apart.

**Asphalt Shingle** Asphalt shingles have a core of cellulose fibre that is coated with asphalt and topped with a protective mineral aggregate. They are relatively inexpensive, fire resistant, easy to apply, have a range of colours and last up to 35 years. The recent architectural shingles are profiled and coloured to imitate cedar and slate. While a popular choice, they lack the historic character of wood shingle.

**Metal** Metal roofing comes in various sheet profiles and colours, is relatively inexpensive, light and designed to last up to 35 years. Eventually, it rusts. It is more appropriate on commercial and industrial buildings such as historic warehouses and factories. On residences, however, it is appropriate on low slope verandah roofs.

**Tile** Used widely in Europe, clay tiles are used more today, being lighter, cheaper and easier to install than the earlier, heavier models. Designed to last up to 35 years, they are fire resistant and coloured. Existing roofs may have to be strengthened to take the extra weight. They are one of the oldest roof finishes, and can be appropriate on brick buildings having a natural texture and colour.

**Slate** Slate is the premier roof finish - expensive, beautiful in appearance and near everlasting. The parts that can fail over time are the fasteners that hold the slate to the roof. However, these can be effectively repaired and broken slates replaced with old or new.

# GABLES

BUILDING CONSERVATION GUIDELINE

Nicholas Hill Architect . Planner



**SCROLLWORK**  
In the peak is decorative scrollwork. Carefully maintain and accent with historic colours.

**SHINGLES**  
Shingles were the traditional finish of the gable end. Sometimes the shingle profile was scalloped for extra effect. Maintain and paint with historic colours.

**STAINED GLASS**  
The gable window has valuable stained glass in the smaller panes. Carefully conserve these features. Hang a white blind on the inside to show the glass colour on the exterior.

**FASCIAS**  
Fascias and soffits are traditionally in wood, and large-size, providing the elevation with grandeur. Maintain well and paint using historic colours.

Decorative gables are a special feature of houses in the Victoria Park Area. They are usually faced with painted wood shingles in the centre of which is a window. The bow window shown above is at 189 Queen Street South. Conserve the original gable finishes and paint in historic colours. Avoid covering the shingle with metal siding.

## 2.1 INTRODUCTION

A primary goal of the Plan is to conserve the historic buildings, landscapes and character of the Victoria Park Area, and in a manner that is supportive of and affordable to the resident community - a community with diverse cultural backgrounds, occupations and incomes. The conservation approach must simultaneously meet the requirements of Part V of the Ontario Heritage Act, and respond to the social and economic characteristics of the community and the pressures being exerted on the historic buildings and character of the Area.

### RESIDENTIAL AREAS

In the residential areas, the Study found that the historic buildings were well cared for, authentic and under little foreseeable threat of loss or degradation. Most of the building work is minor, comprising maintenance and repairs. The main conservation approach is to use voluntary Building Conservation Guidelines to assist property owners to conserve the historic fabric and character of their homes. For new building, additions, conversions and demolition, however, owners will be required to follow the Building Conservation Policies for such work and apply to the LACAC for approval. The reason for this is that major work can have a significant impact on the historic character of the Area and a monitoring process of review and approval is considered necessary and appropriate.

### VICTORIA PARK

In Victoria Park, the Study found an exceptionally fine 18th century Romantic Landscape style civic park that was well used for recreational and cultural events. Conserving and enhancing the historic landscape style of the Park while accommodating a broad range of community activities will be a continual challenge. The conservation approach requires the Parks and Recreation Department to follow the Victoria Park Conservation Guidelines. For major work related to built features, Building Conservation Policies shall apply.

## INTRODUCTION

The eave is the roof overhang and gives protection to the walls beneath. It consists of the roof fascia board that holds the gutter, the soffit board under and the soffit fascia board against the wall. Often the eave is turned around onto a gable wall to form a boxed-in return. Traditionally made of wood, subject to water and ice damage from the roof or blocked gutters, eaves require regular maintenance. Their height and awkward accessibility can make the task difficult and time consuming, particularly if preparation is required for painting. However, once proper care is accomplished, they can be a highly attractive part of, and integral to, the overall appearance of an historic building. Covering the eaves in prefinished metal siding should be avoided. It is an inappropriate finish of limited colour range. Original metal gutters and downspouts can be distinctive features on the building, particularly if they are shaped and have rain collector boxes.

## CONSERVATION

To conserve the history and character of the Victoria Park Area, it is important to conserve original building features such as eaves, gutters and downspouts. The key conservation principles are as follows:

- Conserve original eaves, gutters and downspouts.
- Repair rather than replace.
- If replacing, match the original.
- Maintain well.

## MAINTENANCE

- |                    |  |
|--------------------|--|
| Gutter Replacement | When replacing gutters and downspouts, use galvanized steel, which is inexpensive, durable and can be painted to match the historic colours of the building. |
| Gutter Profile     | Ensure gutter profiles match the original. If necessary, have a tinsmith roll the profile to match.  |
| Gutter Cleaning    | Clean gutters in the spring and fall. Install cages over the downspouts to prevent clogging.   |
| Down spout Outlets | Place an elbow at the base of the down spout to throw water clear of the house and verandah. If necessary, exit into a small inground dry well.              |

## **2.2 BUILDING**

### **GOALS**

To conserve and enhance historic buildings in the Victoria Park Area and ensure compatible new additions and development.

### **RATIONALE**

The Area has a significant building heritage from the earliest surviving building in the City (c 1816 Joseph Schneider Haus) to early churches, factories, stately residences, workers' houses, row houses, and early and contemporary apartment buildings. It is in excellent condition, authentic and well kept. The conservation of this building heritage, together with the landscapes of Victoria Park and the tree-lined streetscapes, will ensure a distinctive and cohesive historic District.

### **GUIDELINES & POLICIES**

To achieve the goals of conservation and enhancement of historic buildings in the Victoria Park Area, the following Guidelines and Policies shall be referred to:

#### **BUILDING STYLE GUIDELINES**

Guidelines that identify the different styles of historic buildings in the Area and their key features to be conserved.

#### **BUILDING CONSERVATION GUIDELINES**

Guidelines on how to appropriately conserve the various different parts of an historic building.

#### **NEW BUILDING POLICIES**

Policies to achieve appropriate new building design.

#### **BUILDING ADDITION POLICIES**

Policies to achieve appropriate building addition design.

#### **BUILDING CONVERSION POLICIES**

Policies to achieve appropriate building conversion design.

#### **DEMOLITION POLICIES**

Policies related to the demolition of historic buildings.

## **INTRODUCTION**

The purpose of a chimney is to take smoke safely away from a building. Being prominent on the skyline, the design of chimneys became increasingly elaborate on historic buildings. They are an integral part of a total visual effect and so should be conserved and carefully maintained. Their detail is important, such as the fluted tops that provide flourish and display. In the Victoria Park Heritage District, Queen Anne style homes had particularly decorative and tall brick chimneys, some with terra cotta panels and fluted shafts. The later Berlin Vernacular houses had robust and simpler detailed chimneys. There are also a number of fine free-standing factory chimneys in the Area.

## **CONSERVATION**

To conserve the history and character of the Victoria Park Area in Kitchener, it is important to conserve original building features such as historic chimneys. The key conservation principles are as follows:

- Conserve original chimneys.
- Repair rather than replace.
- If replacing, match the original.
- Maintain well.

## **COMMON FAULTS**

The four most common faults in an old chimney are the following:

- Cracked or crumbling masonry.
- No tile lining.
- Leaning.
- Flashing leaks.

## **MAINTENANCE**

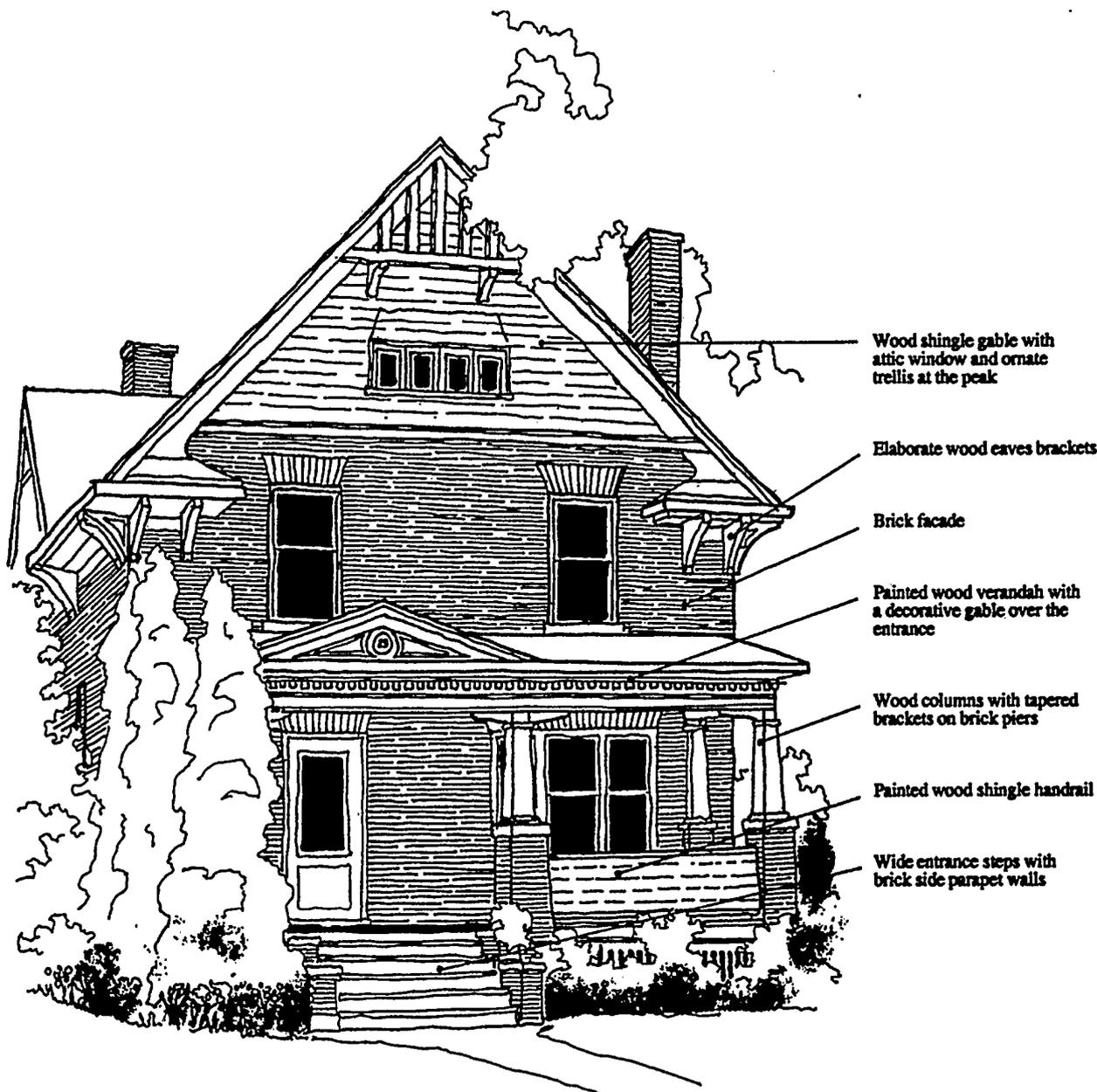
### **Spring Clean**

Spring clean the chimney at the end of the heating season when the byproducts have not had a chance to corrode the mortar. Brush soot off the flue walls, then vacuum up from the hearth and smoke shelf.

# DECORATIVE BERLIN VERNACULAR

BUILDING STYLE GUIDELINE

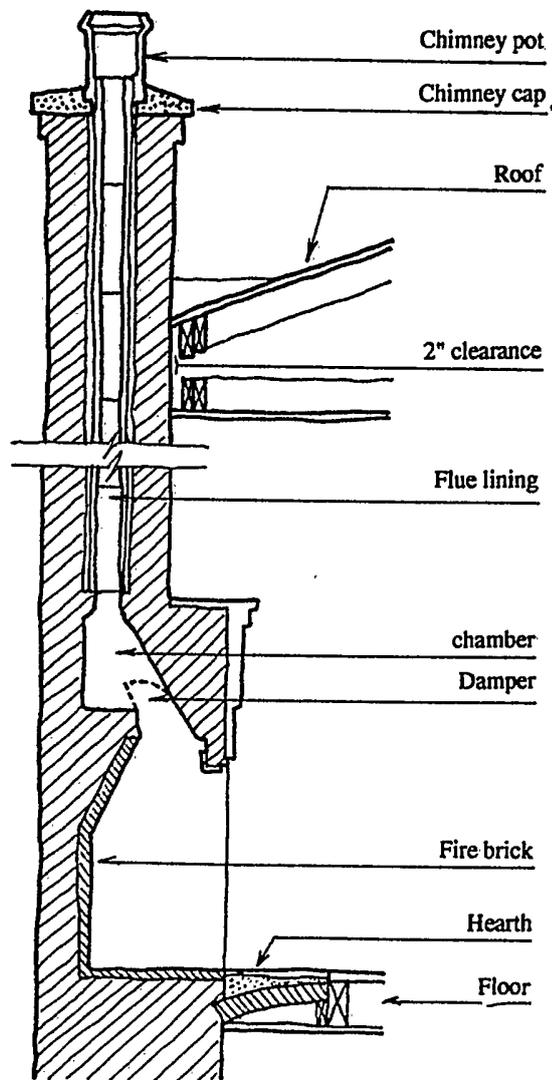
Nicholas Hill Architect . Planner



The residence at 25 Heins Avenue, shown above, typifies the transitional building style between the earlier decorative Queen Anne style and the later and plainer Berlin Vernacular. The basic shape is the simpler Berlin Vernacular style, with front gable and full-width verandah, but decorative features reminiscent of the Queen Anne style still prevail. Some of the distinguishing features that should be conserved are noted.

## Flashing

Flashing around chimneys is usually made of aluminum, copper or galvanized tin. Flashing is usually installed in two stages - base flashing and cap flashing. Leaks frequently occur where the cap flashing is set into the mortar between the bricks. Mortar loosens and moisture penetrates. If only spots of mortar have loosened, remove loose pieces and fill with a butyl rubber caulk. If the mortar is extensively deteriorated, remove flashing, clean out all joints and reflash.

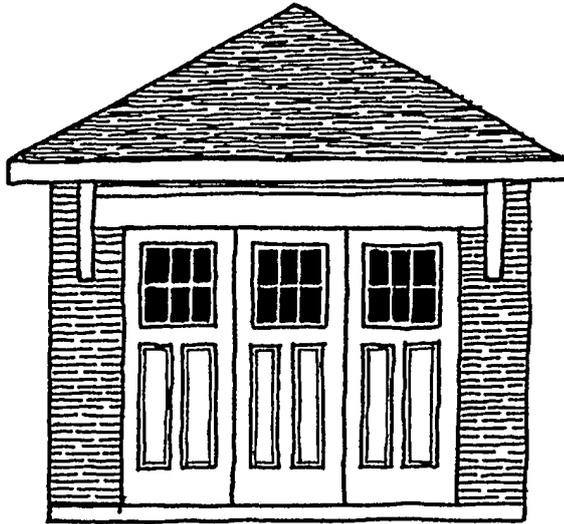


THE PARTS OF THE CHIMNEY

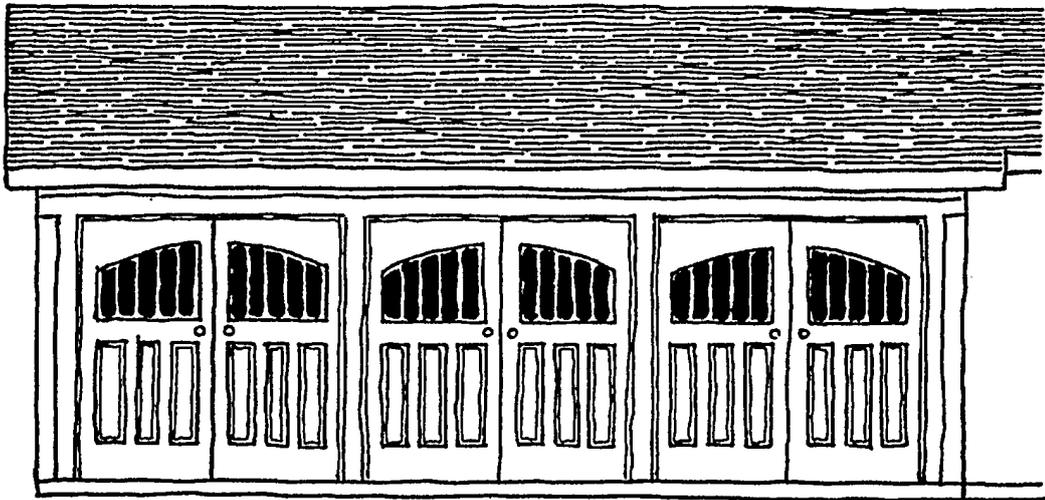
# OUTBUILDINGS

BUILDING STYLE GUIDELINE

Nicholas Hill Architect . Planner



139 JOSEPH STREET



31 HEINS AVENUE

At the turn of the century, the motor car was becoming accessible to the average homeowner and in the Victoria Park Area this is evidenced by the many attractive garages built at the end of house driveways. Their style and materials usually mirrored the principle residence, with front folding doors with upper glazing and lower painted recessed panels. Outbuildings such as garages should be conserved, in particular the original siding, front doors, roof brackets and decoration.

## **INTRODUCTION**

The majority of historic buildings in the Victoria Park Area are brick. However, additions, detached garages, verandah handrails, roof gables and like features are frequently sided in a wide variety of materials, primarily wood. The choice of siding will be governed by many factors including quality, cost, and ease of application. In an historic area, however, a key consideration is to ensure the siding complements the architectural style of the building and the neighbourhood. This will entail either matching the original siding or choosing an alternative that is close in character, texture and scale.

## **CONSERVATION**

To conserve the history and character of the Victoria Park Area, it is important to conserve and renew, where required, traditional siding on historic buildings. The key conservation principles are as follows:

Conserve the original.

Repair rather than replace.

If replacing, match the original or use an equivalent with a similar texture, scale and colour.

Maintain well.

## **TYPES OF SIDING**

Wood is a traditional siding, widely used in historic buildings and most appropriate for new additions. The traditional variations include tongue and groove, bevel, board and batten and shingle.

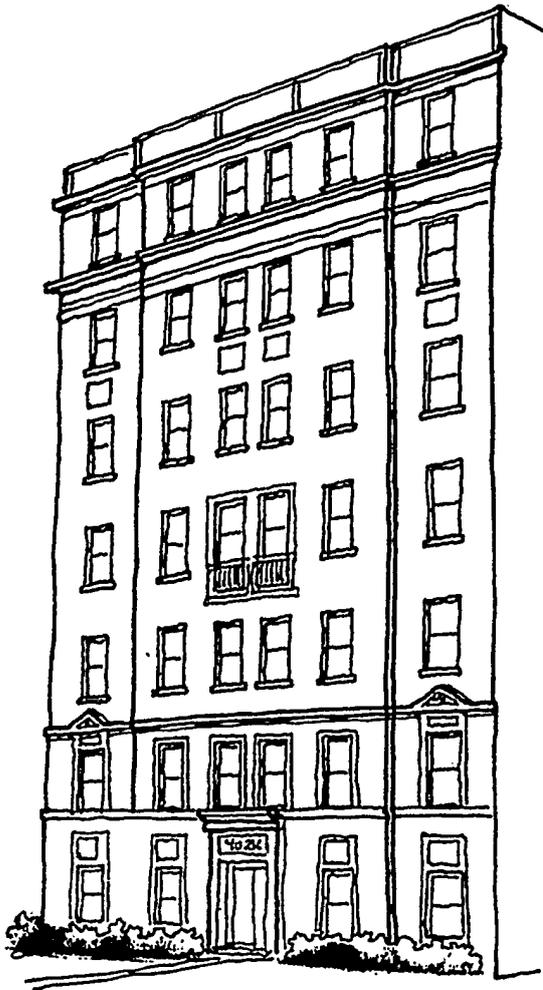
**Tongue and Groove** This is a horizontal pine board with a 6" to 8" face locked together by a tongue and groove joint. The joints may be flush or, more commonly, V-grooved. Nailing is through the tongue, thereby eliminating surface nail heads. Finish is with paint or stain.

**Bevel** This is a horizontal pine or cedar board with a 4" to 8" face, overlapped at the top. Nailing is surface. Finish in paint or stain.

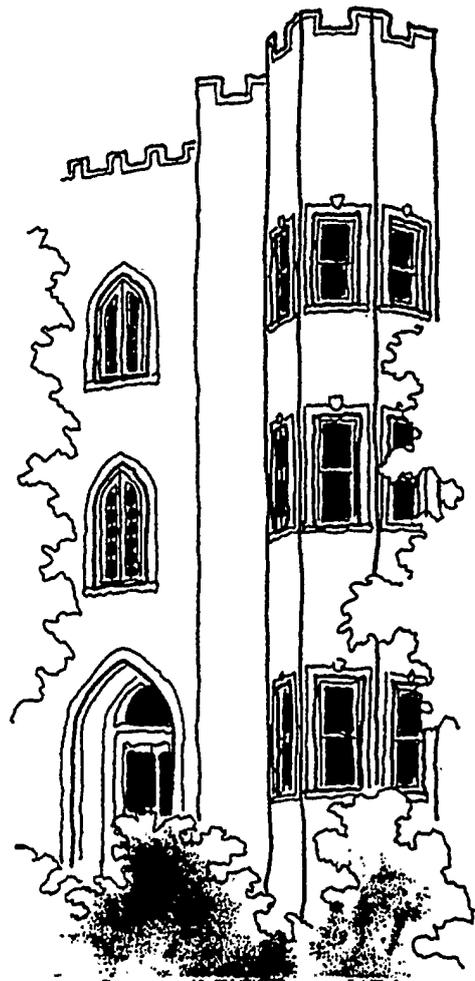
# APARTMENT BUILDINGS

BUILDING STYLE GUIDELINE

Nicholas Hill Architect . Planner



1928 York Apartments



1930 Barra Apartments

There are eight apartment buildings in the Victoria Park Area, and they represent, to a degree, the history of this early 20th century high rise building type. Shown above right is the 1930 Scottish Baronial style Barra Apartments at 399 Queen Street South. It is important to conserve the architectural integrity and details of apartment buildings such as this.

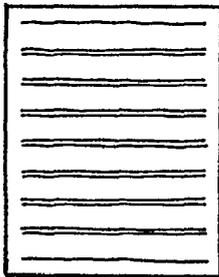
**Replacing Boards**      Cut out deteriorated section only, between the nearest studs, with circular saw and chisel. Using the removed section as a template, insert new piece, nail and caulk end joints.

**Repairing Shingles**      If a shingle has bowed, split with a wood chisel and remove a 1/8" to 1/4" sliver. Nail down the shingle to either side with one nail, and cover the split and nail heads with roofing cement.

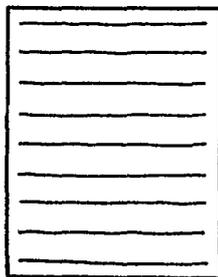
**Replacing Shingles**      If a shingle is badly cracked or rotted, split and pull out. Slide a hacksaw blade up and cut nails. Trim new shingle to fit, leaving 1/8" to 1/4" side clearance. Angle nail into the bottom end so heads are covered, and spot top with roofing cement.

**Stucco**      If cracked, gouge out along crack to a bell shape. This provides a key for repair material. Wet crack and trowel in a premixed stucco mortar to match the existing. Repaint the entire surface.

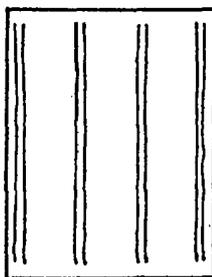
**Painting**      See Paint and Colour Guideline.



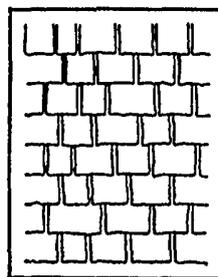
V-Match  
Tongue & Groove  
Wood



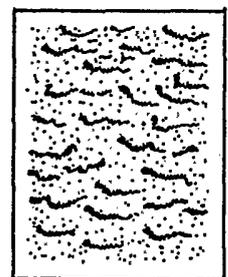
Bevel Edge  
Wood



Board & Batten  
Wood



Wood Shingle  
Random Widths



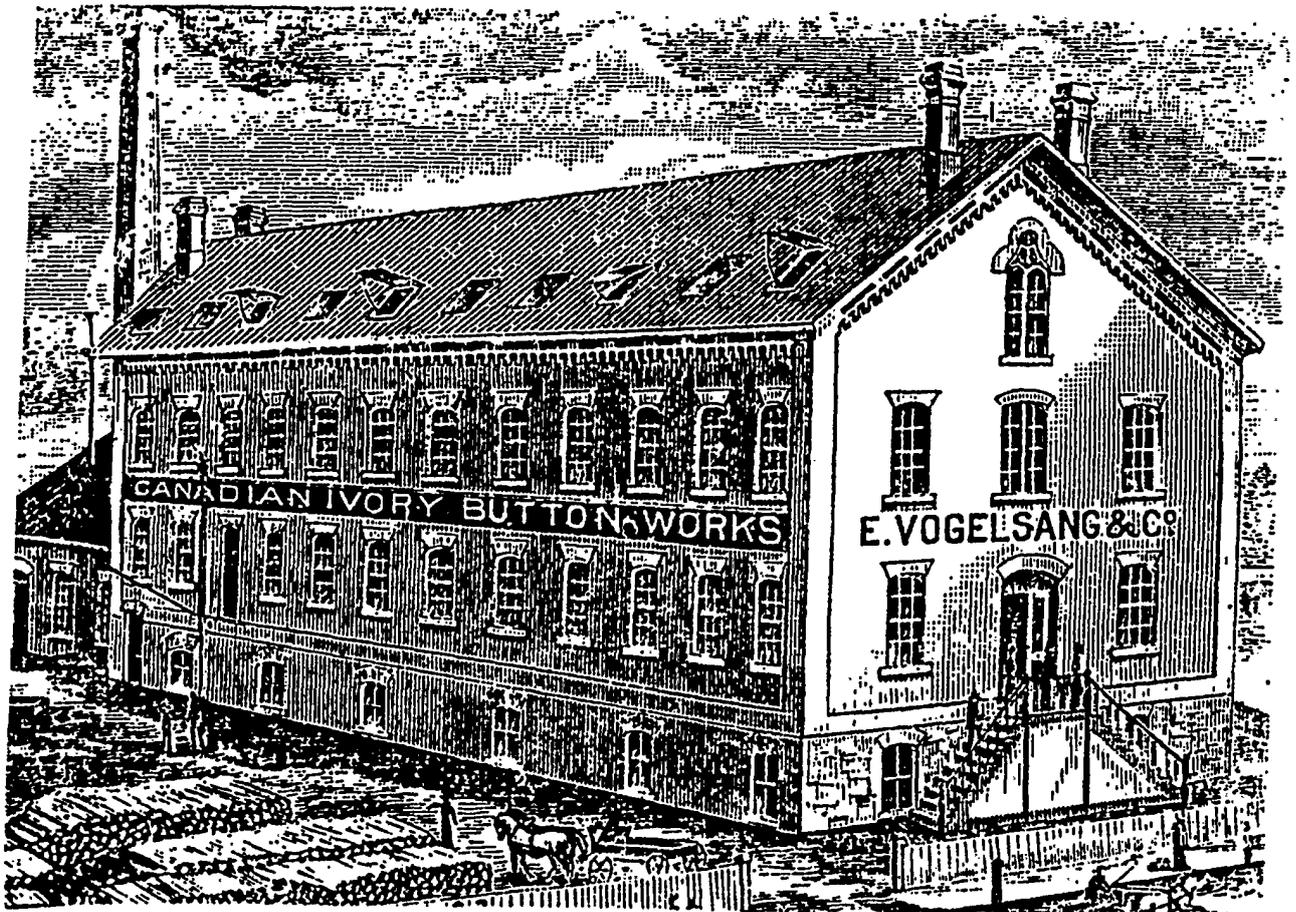
Stucco  
Old English Pattern

SOME TRADITIONAL SIDINGS

# FACTORIES

BUILDING STYLE GUIDELINE

Nicholas Hill Architect . Planner



The factories in the Victoria Park Heritage Conservation District include the circa 1871 3-storey former Canadian Ivory Button Works on Queen Street South, now converted to the Bread and Roses Housing Cooperative (shown above). These large and impressive buildings represent the evolution of industrial building from the early load-bearing brick wall structure with sash windows to the later wide span concrete structure clad in glass. These are important historic works of architecture.

## INTRODUCTION

Masonry consists of stone, brick or concrete blocks bonded with mortar. Mortar is a mixture of lime, sand, water and, more recently, cement. Masonry, when properly constructed and well maintained, will last for centuries. Mortar joints will normally require repointing every 50 years. Brick is the predominant building wall material in the Victoria Park Area, both for the early churches and warehouses and the later Berlin Vernacular style homes of the 1900's. Lime and granite stone was commonly used for building foundations, later to become poured concrete. The performance of a masonry wall depends on proper design, materials, workmanship and maintenance. Key requirements are that a wall be strong, keep moisture out and allow the mortar to flex.

## CONSERVATION

To conserve the history and character of the Victoria Park Area, it is important to conserve, and renew where required, masonry on historic buildings. The key conservation principles are as follows:

- Conserve the original.
- Repair rather than replace.
- If replacing, match the original.
- Maintain well.

## PROBLEMS

Brick and stone can deteriorate for many reasons, the key ones being

- excessive moisture in the masonry freezing and thawing in winter weather
- water in the walls rusting out masonry ties
- improper cleaning, such as sandblasting
- differential expansion, leading to cracking
- air-borne pollutants

Some indications of problems are

- Bulges - indicate the wall has moved.
- Cracks - indicate movement within the wall.
- Staining - indicates excessive dampness.

## **INTRODUCTION**

Roofs and their finish are important features of an historic building. The roof size, shape and slope create the building silhouette. The finish contributes colour, texture and pattern. Decorative touches such as iron cresting enrich the appearance. The roof is a building's primary protection against sun, rain, snow and wind. The finish naturally deteriorates and must be maintained and eventually renewed. As such, choices of what to replace with must be made. On an historic building, the approach should be to renew using the original finish or an alternative that enhances the architectural style of the building.

The predominant roof styles in the Victoria Park Area are the Queen Anne, Berlin Vernacular and Gothic Revival. Queen Anne style roofs are highly decorative with steep gables, intersecting roofs with dormers, turrets and towers, iron cresting, finials and patterned shingles. Berlin Vernacular style roofs are of a simple and pleasing design, usually with a front gable and sometimes smaller side gables. Gothic Revival roofs are steep pitched, simply massed and often enlivened by small dormers, finials and decorative edge bargeboards. They are found on early churches and factories in the area.

## **CONSERVATION**

To conserve the history and character of the Victoria Park Area, it is important to conserve original building features such as roofs. When replacing the covering, select finishes to complement and enhance the architectural style. The key conservation principles are as follows:

Conserve original roof shapes, finishes and details.

If replacing, match the original historic roof finish.

Alternative roof finishes should complement the architectural style.

Maintain well.

## **CHOOSING THE RIGHT ROOF**

In choosing a new roof, it is important to select one that complements, and enhances, the historical style of the building, as well as being functional and economical. For most buildings in the Victoria Park Area, the original roofing would have been wood shingle,

- Spraying** using regular water pressure to create a fine mist applied periodically over several hours and hosing down when complete.
- Pressure Washing** using mechanized pressure. Great care should be taken on soft masonry and mortar, which can be destroyed if the pressure is too high and spray duration too long.

### **Chemical**

Chemical cleaning of historic buildings is an acceptable and safe method, providing it is carried out properly. Chemicals react with the dirt to hasten removal. The general approach involves wetting down the masonry, applying the chemical and rinsing off. The different cleaners are as follows:

- Acid** usually hydrofluoric (HF), is mixed in a maximum concentration of 5%, preferably 1%-3%. Acid should not be used to clean limestone, marble or sandstone.
- Alkali** can be used on acid-sensitive masonry such as limestone, marble and glazed brick. It has a potassium hydroxide, ammonia or caustic soda base. Alkali should not be used on stone with a high iron content.
- Paint Removers** are often the only means of removing paint. Reaction with the masonry can vary, therefore a test patch should be conducted first.

### **Abrasive**

Abrasive cleaning, usually sandblasting, is not acceptable for old and historic masonry. It can remove the hard exterior surface of brick in particular, which then takes on moisture and rapidly deteriorates. On stone, it can destroy details and texture. If under unusual circumstances sandblasting is considered, application to LACAC is required.

## **FLASHING**

Roofs are most vulnerable at their joints - at valleys, hips, ridges, chimneys and dormers. Many times when a roof problem arises, it is at the flashing.

**Maintenance** Keep clean by removing leaves and debris. Scrub away lichens and moss, which corrode metal.

Paint regularly with metal primer and linseed oil top coat.

**Spot Repairs** For cracking and holes, replace the section entirely or adhere a new section on the old with a lock seam or cold patch.

For buckling, allow the flashing to move by applying a rosin paper under or fastening with cleats.

## INTRODUCTION

Verandahs are prominent features fronting homes in the Victoria Park Area. Historically, verandahs were relatively unknown before the 1800's, but by the mid-1800's they became an essential feature of practical and social use. Practically, they provide shelter to the house entrance and outdoor seating. Socially, they are communal places to sit and converse with family, friends and neighbours.

Published in 1850, A. J. Downing's The Architecture of Country Houses described the verandah as a "pretty little open porch where in the cooler hours of the day the husband, wife and children may sit and enjoy the fresh breath of morning or evening hours . . . ." Verandahs contribute, therefore, both to the architecture of the building and the quality of life of the neighbourhood. It is important to conserve and maintain them. The three predominant verandah styles in the Victoria Park Area correspond with the predominant architectural styles, which are the Queen Anne, the Berlin Vernacular and the Ontario Gothic. The c 1880 Queen Anne style verandah is usually very decorative, with gables, intersecting roofs, turrets and towers, embellished with ornate wood decor. The c 1900 Berlin Vernacular style is far plainer, usually with brick column bases, wood shingle handrails and strongly defined wood columns, beams and roofline. Balconies are frequently set on top of the roof, with access from the second floor. The earlier c1870 Ontario Gothic verandah was usually a generous size, of simple overall design, but with small decorative touches such as roof brackets and column heads.

## CONSERVATION

To conserve the history and character of the Victoria Park Area, it is important to conserve original building features such as verandahs. The key conservation principles are as follows:

- Conserve the original verandah.
- Repair rather than replace.
- If replacing, match the original.
- Maintain well.

# EAVES

BUILDING CONSERVATION GUIDELINE

Nicholas Hill Architect . Planner



## CAULKING

This area is particularly prone to weather damage. Ensure joints are caulked and weather tight.

## BRACKETS

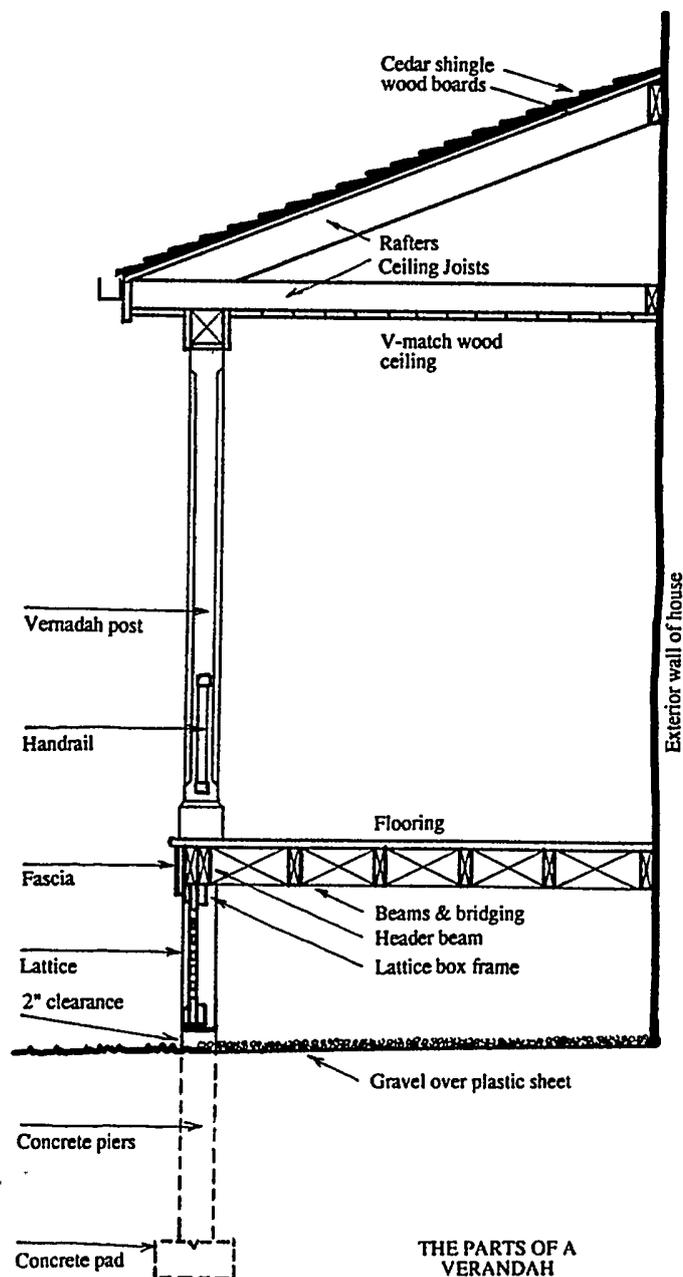
These brackets are architectural highlights. Conserve and accent with historic colours.

## SOFFITS

Traditionally made of wood, soffits should be maintained and painted in historic colours. Avoid covering with metal siding. It is industrial looking and the prefinished colours are not historic.

The eaves, or roof overhang, is a prominent feature on an historic building. At 51 Schneider Avenue, shown above, the painted decorative brackets and soffits are architectural highlights. Please resist covering the eaves with metal siding, as it diminishes the hand-crafted character of an historic building. Maintain the original wood finish and paint in historic colours.

- Railings**                      Ensure the top and bottom railings are sloped to drain water off.
  
- Columns**                      Column bases are highly susceptible to rot due to cracks opening up between the columns and floor, and allowing water to penetrate the open grain of the wood. Repair only what is deteriorated by splicing in a new section, using a downward sloping miter to prevent moisture trapping.
  
- Painting**                      Refer to "Paint & Colour" Guideline.



THE PARTS OF A VERANDAH

# CHIMNEYS

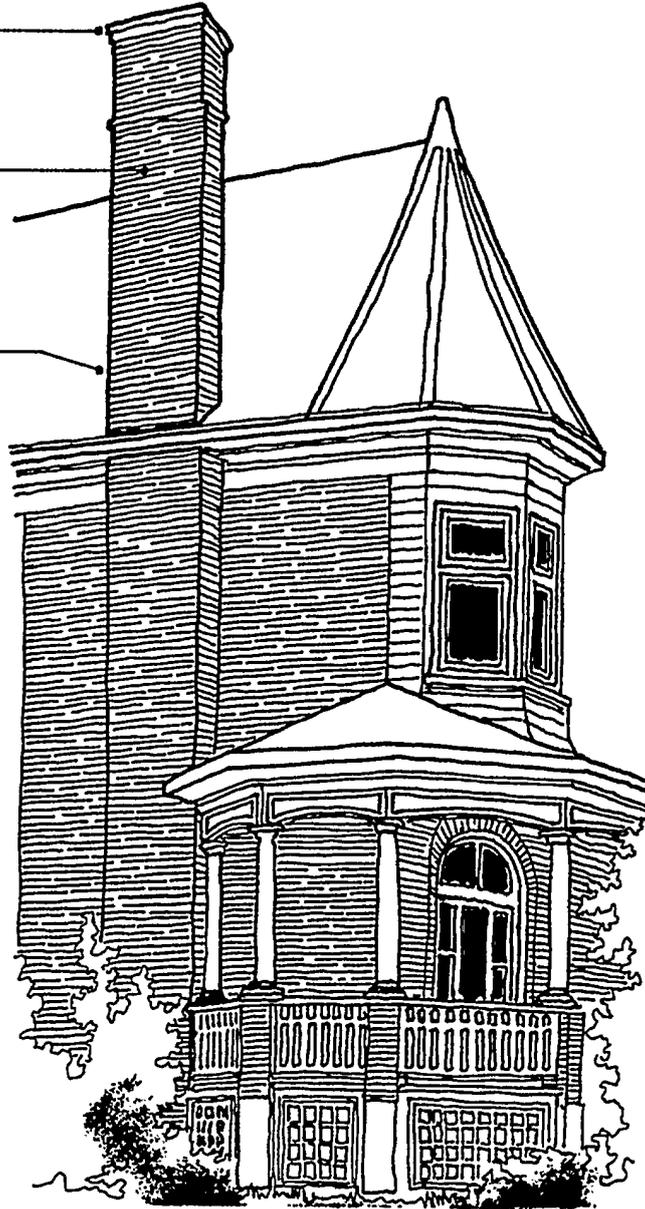
BUILDING CONSERVATION GUIDELINE

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**CAP**  
Ensure the cap is complete and overhangs at least 2" to throw moisture off.

**STACK**  
The stack should be straight and clean. If there is brick staining, it means creosote is bleeding through from the inside. A new liner may be required.

**SADDLE**  
A weak spot is on the inside of the stack at the roof saddle. Check for deterioration. Caulk and repoint if required.



Chimneys are often elaborate features on historic buildings, as at 23 Roland Street, shown above. Their detail, such as the flared top, is important to conserve. Do not remove unused chimneys, as they are an integral part of the building's history and appearance. Chimneys should be cleaned regularly and inspected for maintenance.

## **INTRODUCTION**

Windows are an important feature of an historic building. Their position, shape and design establish historic style and character. The predominant window type in the Victoria Park Area is double-hung. Each of the two sash move vertically and are frequently attached by a sash-cord to counterweights, concealed within the jambs. The sash are usually divided by muntin bars. The older the window, the smaller the panes of glass. Prior to 1880, sash were usually divided into six panes of glass. After 1900, sash frequently held one large sheet of glass. Storm windows were located on the outer side of the window. Originally made of wood, the muntins corresponded to those of the main sash. Small vent holes were located at the base and the whole could be removed during the warm summer months, to be replaced by lower half screens. Since the 1950s, aluminum storm windows have become an alternate to the original wood, providing a combination of storm and screen and removable from within for cleaning.

The predominant architectural window styles in the Victoria Park Area are the Georgian, Queen Anne and Berlin Vernacular. The Georgian style window is the earliest style and usually consists of six over six sash within a wood frame. The proportion and size were usually elegant and slim, providing a sense of lightness and transparency. They can still be seen on some of the early factory buildings. The later Queen Anne style window was usually a single pane of glass with a row of small panes on one or more sides. Stained glass was often used and bay windows were a common feature. The Berlin Vernacular style window was plainer, with simple proportions and larger member sizes to hold the large sheets of glass.

## **CONSERVATION**

To conserve the history and character of Victoria Park Area, it is important to conserve original building features, such as windows. The key conservation principles are as follows:

- Conserve the original windows.
- Repair rather than replace.
- If replacing, match the original.
- Maintain well.

### Chimney Lining

Most chimneys prior to the early 1900's had no clay-tile liner. Over time, smoke and byproducts erode the brick and mortar joints from inside out. Not attended to, chimneys eventually disintegrate. Byproducts of new high efficiency oil or gas furnaces accelerate the deterioration. Look up the chimney with a mirror to check the condition. If the chimney is actively used, consider inserting a new stainless steel or terra cotta lining.

### Creosote Bleeding

Creosote or soot bleeding, which leads to a black exterior streak along the chimney path, indicates deteriorated mortar joints in the chimney. To remedy, reline the chimney.

### Chimney Height

To ensure good take-away of the smoke and minimize risk of live sparks falling on the roof, a chimney should be at least 3' high and be 2' higher than any roof surface within 10'

### Leaning Chimneys

Chimneys lean, not usually because of wind force, but because sulphur dioxide combines with and expands lime in mortar. The result is a lopsided expansion of the mortar and a leaning chimney. If the lean becomes serious, the chimney should be taken down to the roofline and rebuilt. An alternative could be a steel brace, tying the chimney back to the roof.

### Caps

Ensure the chimney cap is complete, otherwise moisture will penetrate the masonry. Extend at least 2" beyond the face of the chimney with a drip under shed water. For unused chimneys, cap the entire top.

### Obstructions

Chimneys are prone to obstructions such as dead birds, nests, wire, pipes and dislodged mortar. Sight up and down the flue and lower a weight to locate the obstruction. Clean out as required.

**Caulking** To seal gaps between the window frame and wall, use a rubber, butyl or polyurethane caulking. In large gaps, fill first with a foam backer rod on a bed of caulking.

**Weather-stripping**

Air leakage can be a major problem with old windows and an energy expense. Fortunately, there are now many effective weather-stripping products for the junction, edges and undersides of sash. These are commonly compressible vinyl or metal strips that create a tight air seal.

**REPLACEMENT**

If a sash or complete window has deteriorated beyond repair, priority should be given to duplicating the style, proportions and material of the original. This will conserve the historic appearance and character of the building. Most often, it is only the sash that requires replacement, not the entire window case. This can be a major saving compared to replacing the entire unit. Custom window manufacturers can make exact duplicates at a price competitive to new metal or vinyl replacements.

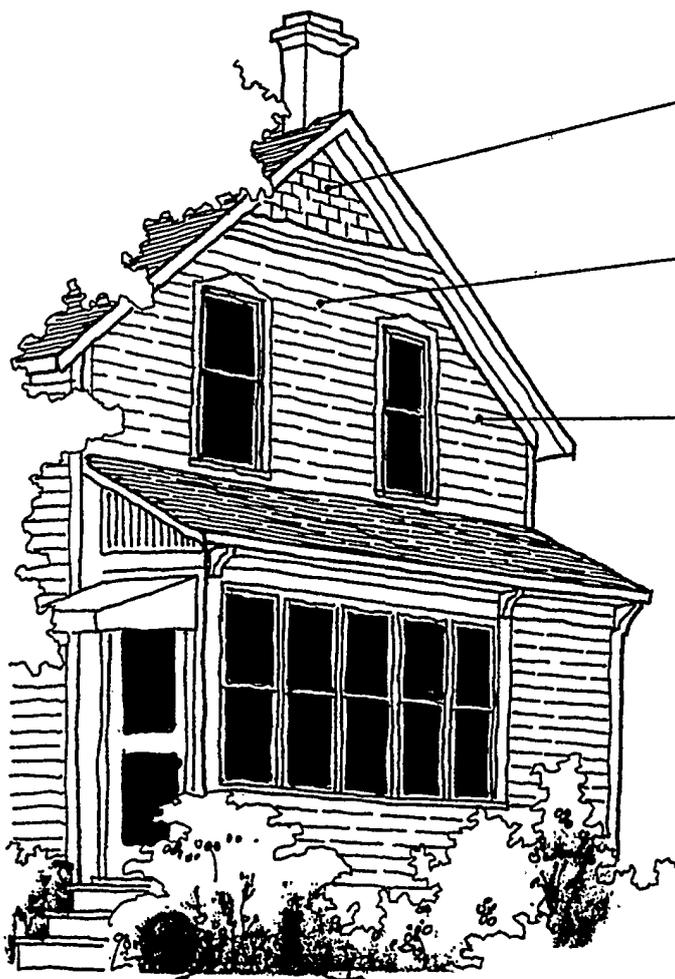
**STORM WINDOWS**

The installation of wood storm windows is the traditional method used to improve the thermal performance of a window. Hung from the exterior frame with ventilation holes in the lower rail, they can be removed during the summer. Priority should be given to retaining and maintaining this historic feature. Improved weather sealing can be achieved by fitting a perimeter rubber gasket on the side against the window frame. In the event of replacement, duplication of the wood originals should be given serious consideration. Another option is to install interior storm windows, either hinged or fixed. If metal storms are installed they should be painted to match the period colours of the building.

# SIDING

BUILDING CONSERVATION GUIDELINE

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## GABLE SHINGLE

The gable is painted wood shingle. This is a distinctive feature found in the Area that should be conserved. Avoid covering with metal siding!

## SIDING

This is a horizontal tongue and groove V-match, painted wood board. It requires periodic painting and has an attractive historic appearance.

## PAINTING

An attribute of wood siding is that it can be painted in historic colours. Details such as the edge framing and brackets can be highlighted with a second and third colour.

## RE-SIDING

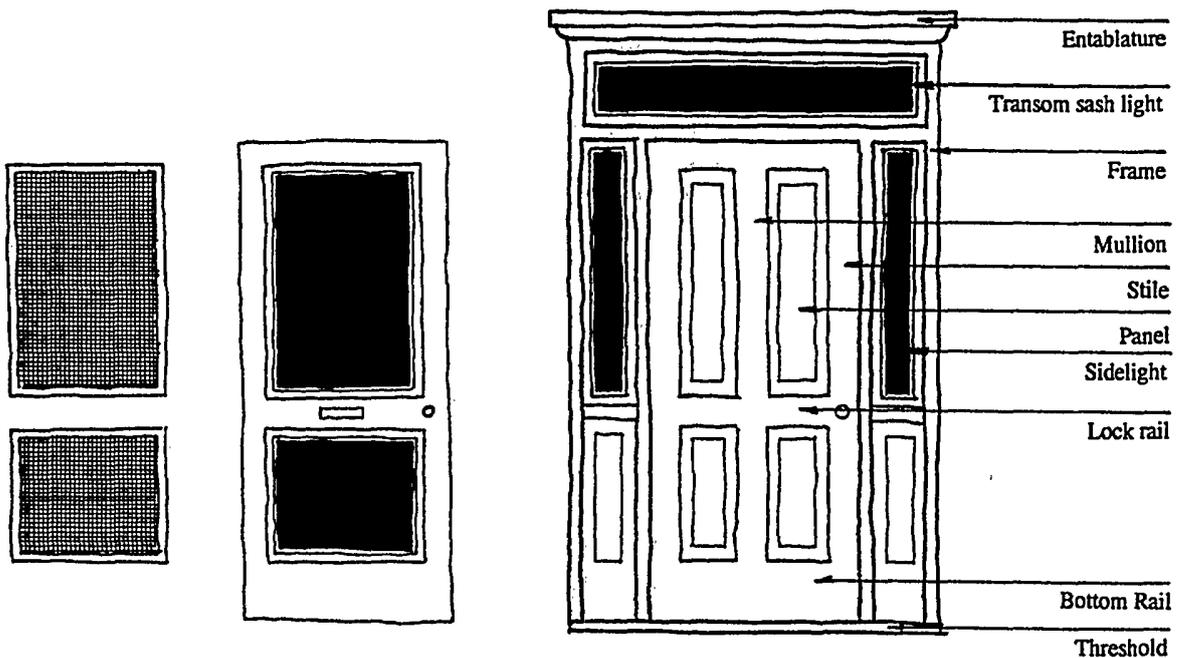
If re-siding a building, either match the original or select an alternate that complements the style of the building. Try to stay with traditional sidings such as wood. This is what gives the building and Area character and charm.

Although most historic buildings in the Area are brick, some are sided in wood, such as 27 Henry Street, shown above, which is one of 15 similar frame houses built on the street in circa 1910. Every effort should be made to conserve original siding on historic buildings. Traditional siding includes wood board and batten, V-match, bevel edge and shingle, and stucco. These can be used effectively on additions.

# ENTRANCES

BUILDING CONSERVATION GUIDELINE

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**SCREENS**  
The screen replace the storm windows during the summer.

**STORM DOOR**  
Storm doors should match the historic entrance style. Recommended is a wood door with interchangeable winter storms and summer screens. It has the proper proportions and is very durable. Avoid thin pre-finished tack-on metal doors.

**A WORK OF ART**  
An historic entrance assembly is often a work of art, like the one shown above. Conserve, maintain and paint using historic colours. It should be a feature of the building.

Entrances to an historic building are frequently elaborate, with decorative wood doors, sidelights and stained glass transom lights. Such features should be conserved, together with original details such as door handles, letter slots and street numbers. For storm doors, consider the traditional wood style that mirrors the profile of the principle door. Avoid prefinished metal storm doors. They lack style and proportion.

**Board and Batten** This consists of vertical 12" rough sawn or planed pine boards with 1/4" spaces between and 1"x2" battens over. Traditionally, the batten edges were mitered. This treatment is more rustic in character than the tongue and groove and bevel, and is not generally suitable for principle elevations of historic buildings unless originally board and batten. Finish is stain.

**Shingle** Shingle siding comes in various profiles, including straight, scalloped and angled. It is selectively and decoratively used in the Area, usually at roof gables and as verandah handrails, with a paint finish.

**Stucco** Stucco is one of the most durable sidings available. Made of concrete, it consists of three separate coats with the desired colour pigment mixed into the finish coat, so no painting is required. It is not a common finish in the Victoria Park Area, but can be most compatible with historic buildings, particularly brick.

**Metal & Vinyl** While appealing for their relatively low cost and minimum initial maintenance, metal and vinyl sidings lack character for an historic area. They do not have the feel of durability that brick or wood have. Over time, metal dents and vinyl splits. They cannot be effectively maintained, lose their colour and deteriorate in appearance. The usual remedy is to reside - a costly process financially and environmentally. While not denying the initial low cost and ease of application, the longer term cost benefits of traditional siding are strongly recommended.

## **MAINTENANCE**

**Split Boards** Pry split boards apart and coat the interior faces with an epoxy resin glue. When tacky, push the split together, sand and spot paint.

frame door with interchangeable storm and screen inserts. This allows for a design that mirrors the key proportions and hardware of the principle door. Paint colour can also be applied to match the house. Aluminum storm and screen doors, while less costly, appear temporary, lack the proportions of the principle door and are limited in finish colour.

## MAINTENANCE

Binding	If a door is binding, mark the spots where it binds, remove and plane to fit.
Bowing	If a door is bowed, remove, set on end supports, and apply a heavy weight over the bulged part for 24 hours.
Warping	If a door is warped, reshape by tightening a turnbuckle - a wire connecting screw eyes at both ends and over a bridge in the centre. If unsuccessful, reset the door stop on the jamb to fit the warp.
Replacing a Threshold	To replace a worn threshold, take off the door and remove the door stops. Hand saw the threshold into three equal parts, removing first the centre and then the sides. Use the parts as a template for a new one, usually of oak. Tap the new one into place.
Repairing a Threshold	To repair a threshold, gouge out all rotted wood, vacuum to remove loose debris, treat with a preservative and fill with an epoxy filler. Prime and paint.
Hardware	The original hardware is part of the architectural history of the door. Preserve original handles, hinges and locks. Periodically clean and lubricate. If replacing, match closely the original.
Decoration	Bells, knockers, numbers and mail slots are often beautiful features of an old door. Preserve them carefully. If replacing, match the original.
Paint Colour	Refer to the "Paint and Colour" Guideline for repairs, preparation, painting and colours.

# MASONRY

## BUILDING CONSERVATION GUIDELINE

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Recessed panels can deteriorate at the lower sill. Ensure mortar is firm and slopes away to the face.

Periodically check that the arch bricks are not slipping. If required, remove weak area and re-lay using the original bricks and a matching mortar.



Dirt does not generally harm masonry. In fact, it provides character and age to a historic building. Only clean when absolutely necessary, and use the gentlest method. Never sandblast!

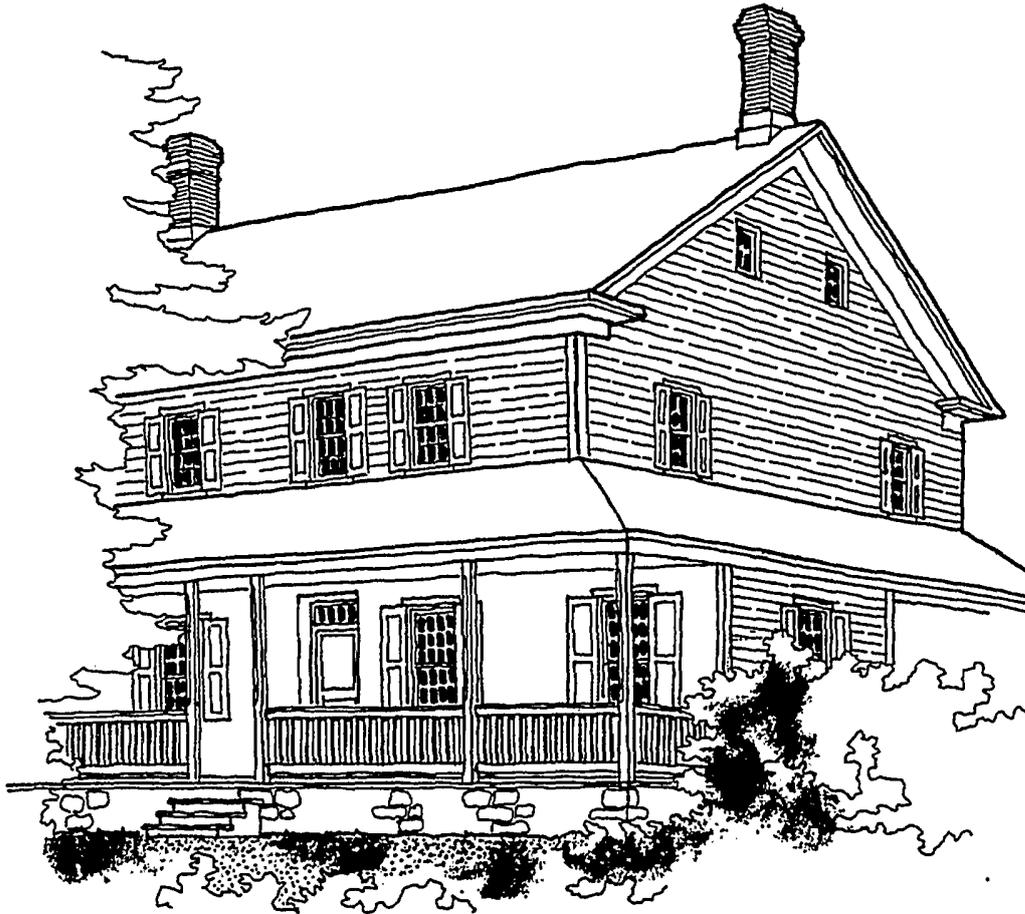
Brick banding can trap moisture which loosens the mortar. Check periodically and repoint.

Brick is the predominant building material in the Area. In the circa 1889 Nelson Terrace on Courtland Avenue, the brick becomes a work of art, with arches, banding, recessed panels and projecting bays. Periodically repointed, brick can last indefinitely. Care should be taken when cleaning not to damage the brick face. Repointing should match the original mortar.

# SHUTTERS

BUILDING CONSERVATION GUIDELINE

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## PANEL SHUTTERS

Install shutters that complement the age and style of the house. The c 1816 Joseph Schneider Haus had a solid panel style shutter.

## SIZE

The shutter should be sized to fit the window. Do not install shutters that are too narrow or high. They look tacked on.

## PAINTING

Shutters, when painted, can add colour and interest to a facade. Be sure the colour is historically accurate to the building age and style.

Although shutters are not used functionally now, they can be very attractive in appearance and represent the changing functional appearance of an historic building, such as those on the Joseph Schneider Haus at Queen Street South. Conserve shutters and paint an historic colour complementary to the building. Be sure they are sized to fit the windows.

- Crumbling - indicates moisture penetration due to poor brick or to sand-blasting.
- Paint Blistering - indicates moisture trapped behind paint or water-repellent coating.
- Mortar Cracking - indicates cement mortar is too hard and is popping out in freeze-thaw cycles.

## REPOINTING

Mortar bonds masonry together. As well as compressive strength, workability and flexural (bending) capacity are important. Mortar should be weaker than the masonry to accommodate movement in walls, or else cracks will occur. The earliest mortars were lime-based, being water resistant and flexible, but often weak and susceptible to frost action. Later cement mortars, with little or no lime, are strong and fast-setting, but with poor and uncertain bonding. Masonry cement is a pre-blended mixture of lime, Portland cement and other ingredients that can vary to suit conditions. When repointing

- remove deteriorated mortar using chisel and maul, usually to 1" depth
- duplicate the original mix
- match the mortar joint

## CLEANING

Cleaning should only be carried out when absolutely necessary, and by the gentlest possible method that will achieve an acceptable level of cleanliness. Dirt does not, generally, harm masonry and, in fact, can provide attractive qualities of character and age. Cleaning methods include the following:

### Water

Cleaning masonry with water is the simplest, safest and least expensive method. It softens the dirt and rinses deposits from the surface. When water-cleaning, ensure the wall is watertight and mortar and caulking joints are sound, the least amount of water is used, and there are two to five weeks of dry weather before frost. The different techniques are as follows:

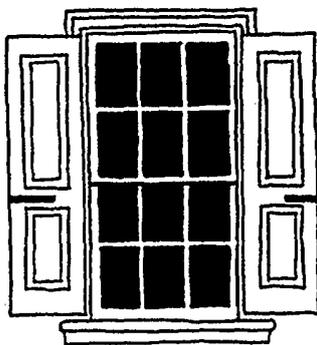
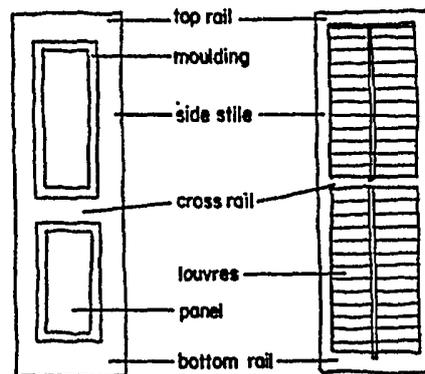
- Hand-scrubbing using a mild detergent and hosing down when complete. Simple and effective.

**Cap Flashing** Nail a narrow metal cap along the top of the shutter to prevent moisture penetrating the stile tops and rail.

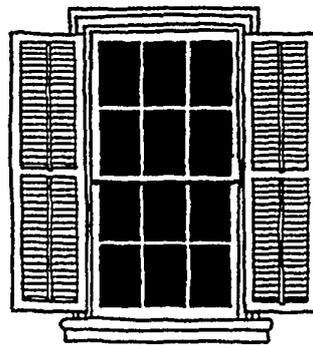
**Painting** Refer to "Paint & Colour" Guideline.

## REPLACEMENT

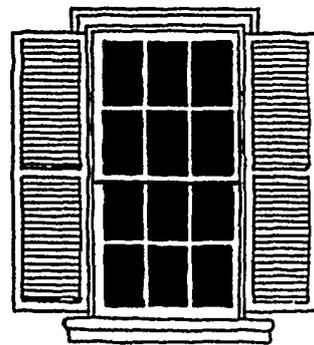
When replacing shutters, ensure they fit the window opening and will appear to close. They must look at one with the window. Do not hang shutters that are too short or narrow, as they look awkward and out of place.



SHUTTER



ADJUSTABLE LOUVRE

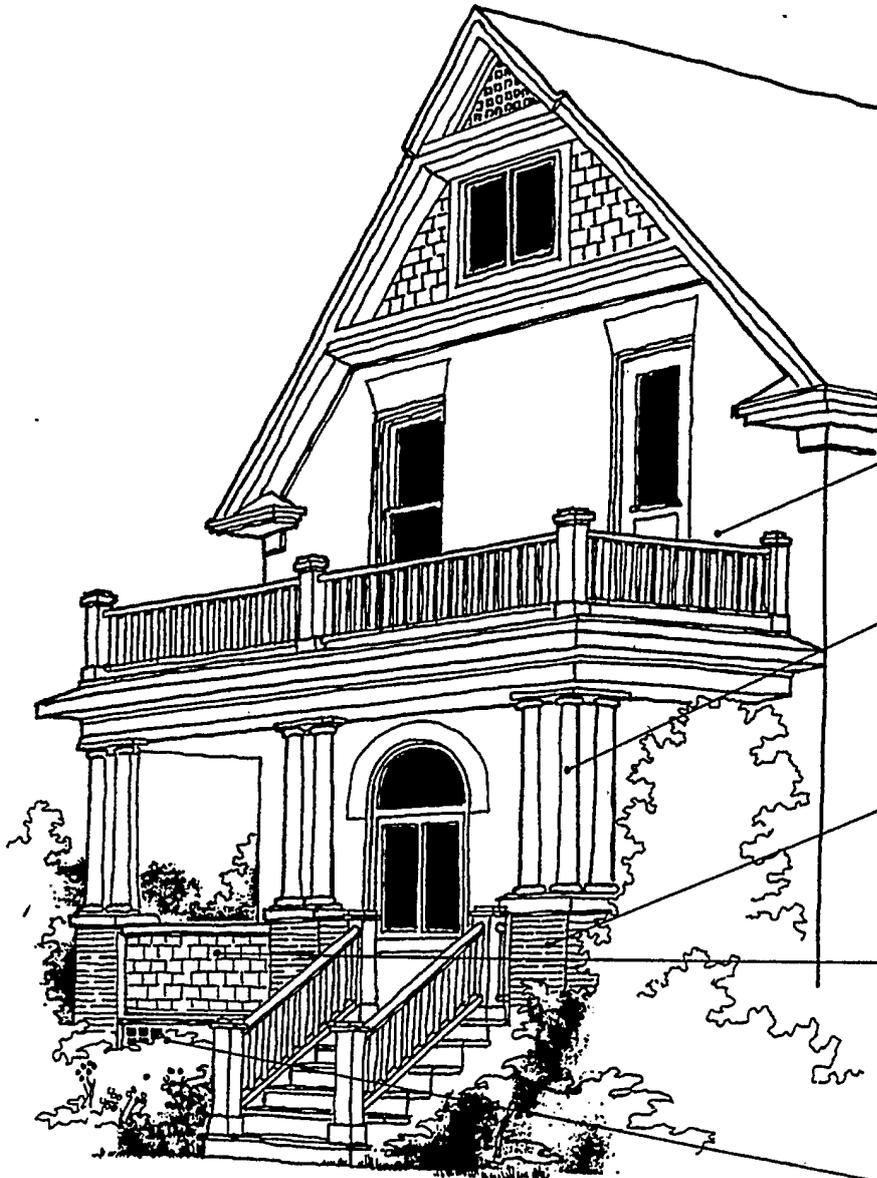


FIXED LOUVRE

# VERANDAHS

BUILDING CONSERVATION GUIDELINE

Nicholas Hill Architect . Planner



## BALCONY

The balcony has robust wood end and centre posts, handrail and spindles. Note the posts also have a baseboard and decorative cap. The design is strong and well detailed.

## COLUMNS

These elegant wood columns are doubled and tripled to give extra support to the large balcony structure above. They are handsome features that need careful conservation.

## BRICK PIERS

Brick piers are a common feature in the Area. They give solidity to the verandah and the brick links with the main part of the residence.

## SHINGLE HANDRAIL

Painted wood shingle handrails are a distinctive feature in the Area. They provide enclosure to the verandah and can be painted to match the house colours. They should be conserved rather than replaced with an open spindle handrail.

## APRON

The verandah apron should be latticed for ventilation, and painted a dark colour to provide a "shadow" base for the verandah above.

Verandahs are attractive features found on most homes in the Victoria Park Area. The example above is at 19 Richmond Avenue. They animate the street, becoming an outdoor living room in summer. Their exposure makes them subject to a great deal of wear, but if periodically maintained they will last indefinitely. Paint in historic colours. Embellish with hanging baskets of flowers.

## **INTRODUCTION**

Paint provides a protective coating essential to such materials as wood. Paint consists of three components: a binder, such as linseed oil or latex resin; a thinner, such as turpentine or water; and a pigment. The binder is the most expensive and most important component. Its presence determines the durability and longevity of a paint. Generally, more expensive paints have a higher quality binder and more of it. Combined with proper application, paint can provide an effective ten year service.

## **CONSERVATION**

To conserve the history and character of the Victoria Park Area, it is important to use period paint colours. They enhance the particular style of the historic building and unify the streetscape. This need not preclude individuality. Combinations of different historic colours can create beautiful results.

## **PREPARATION**

Good preparation of the surfaces to be painted is essential for the durability and longevity of the paint. In many respects, preparation is the most difficult and time consuming phase of painting an historic building. However, when properly done, the results will be attractive, the paint will last longer and repainting will be easier. So allocate more time than planned to prepare well.

- |             |  |
|-------------|--|
| Clean up    | To ensure good adhesion, clean surfaces to be painted by brushing and washing down with a mild detergent or household cleaner. Let surfaces dry before painting.           |
| Caulking    | Seal open joints with a caulking compound.   |
| Nail Holes  | Ensure nails are set below the surface and puttied. Although non-rusting nails are generally left, consider counter-sinking and puttying to achieve a smooth even surface. |
| Shellacking | All knots, either in new wood or old, should be shellacked to prevent discolouration of the paint by resin from the knots.   |
| Loose Paint | Remove all loose, flaking or blistering paint with a wire brush and scraper. If necessary, use a chemical paint remover or heat gun.                                       |

## MAINTENANCE

More than most parts of an historic building, verandahs are most prone to deterioration by weather, water, insects and ground settlement. They are exposed features, but if periodically checked and maintained will last indefinitely.

Footings	A frequent problem of verandah occurs when the front sinks and is pulled away from the house. This is usually caused by water collecting underneath. To avoid this, slope the ground under the porch away from the house. As an added precaution, install a perforated drainage tile 12" outside the perimeter.
Understructure	Ensure good ventilation and treat wood with a water-repellent preservative to protect against mold and mildew.
Floor Slope	Ensure the floor slopes away from the house a minimum of 1/4" for each 1'.
Floor Support	As piers can move over the seasons, ensure the floor structure is resting evenly on the piers. Remedy by inserting wood shim.
Floor Boards	These are prone to extreme weathering and wear, particularly the outer ends above the headerboard. Replace only those boards, or parts thereof, and fit in to match the original. If the entire floor needs replacement, consider Douglas fir, which is the hardest softwood, with a dense close grain.
Floor Joists	Often verandahs were under-structured, allowing bounce and deterioration of the floor boards and finish. To remedy, insert additional new joists either mid-spaced between, or bolted onto, existing joists.
Apron	Being close to the ground, apron bases are susceptible to deterioration. Ensure a minimum clearance to the ground of 3'. Keep foundation planting back by 3' for breathing and drying the under-structure.

Floors	For exterior wood floors and steps of verandahs and porches, use a varnish based enamel paint, which dries to a hard gloss. To overcome the slippery surface in winter, lay down sisal matting.
Masonry	Painting masonry is not recommended. If there is no alternative, paints must be resistant to alkali present in concrete and mortar. Exterior latex paints, solvent thinned masonry paints and Portland cement paints are recommended.
Metal	For existing painted metal, wire brush, prime bare spots and apply an under coat and finish coat.

## PROBLEMS

Problems arising after painting are usually due to one, or a number, of the following:

- unclean surface,
- inferior quality paint,
- wrong type of paint,
- surface not dry,
- moist weather conditions.

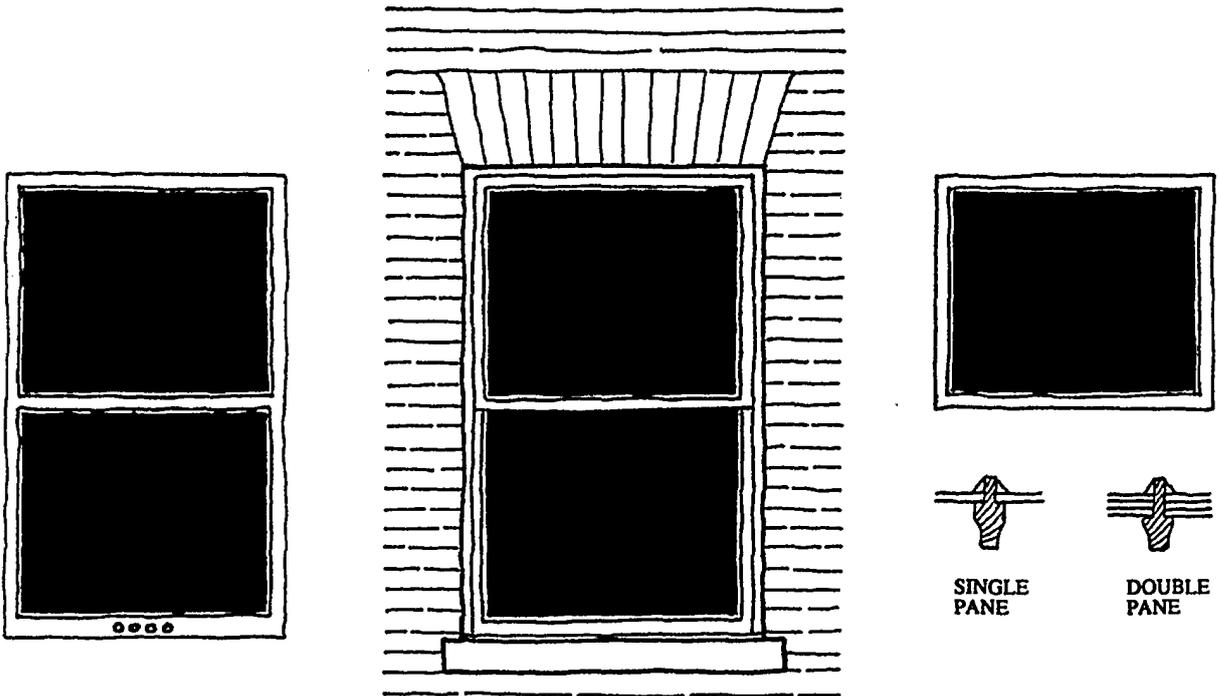
The defects that can result include:

- Alligatoring caused by applying a second coat before the first coat has dried.
- Peeling caused by applying paint to a damp or wet surface, which prevents the paint from bonding.
- Wrinkling caused by applying the paint too thickly.
- Tackiness caused by applying during damp weather or over paint that had never dried.
- Running caused by too heavy an application of paint.

# WINDOWS

BUILDING CONSERVATION GUIDELINE

Nicholas Hill Architect . Planner



## STORM WINDOW

A traditional wood storm window, shown above, should be conserved. To achieve air tightness, apply a rubber seal on the inside. If metal storms are used, paint to match the historic colours of the building. Ensure new storms match the profile of the main window.

## DOUBLE HUNG SASH

The double hung sash window, shown above, is the prevalent style in the Area. With periodic maintenance, they will last indefinitely. Caulk joints at the brick face and sill. Paint using historic colours to complement the house.

## DOUBLE PANE

To improve the thermal quality, consider replacing the single pane with a new sealed double pane. This saves the original historic frame and sash. It will require deepening the sash reveal to hold the thicker double pane unit.

The position, shape and design of windows establish the historic style and character of a building. Every effort should be made to conserve original wood double hung windows and their storms. The old glass in painted wood sash and exterior frames provides historical authenticity and continuity. New weather stripping products and double glazing inserts can make them energy efficient. Resist metal or vinyl-clad replacements. They lack historical character and colour.

## INTRODUCTION

In the country, a garden of several acres may be designed as an independent unit. In the city, however, gardens are far smaller and are influenced as much by neighbouring buildings as by climate, soil and topography. In the Victoria Park Area, the streets are fairly narrow with large trees, and the historic houses built quite close together. It is within this context that most gardens are set. In addition, there are functional requirements such as driveways, parking, footpaths to the front entrance, patios and children's play areas. What then is an appropriate style for a small city garden? This will be governed largely by the character and physical requirements of the site and by the user requirements.

## ANALYSIS

The analysis of the site should determine its character, physical characteristics and user requirements. A successful design is achieved based on proper understanding of these basic features.

### Character of the Site

The character of the site is determined by walking around the site noting and photographing distinctive spaces, views, enclosures, plant species and built features. Feel where the "sacred" places are in the garden. Record how the site changes through the day and season by sunlight, shade, shelter, exposure and winds. The result should be a collage of notes sketches and pictures.

### Physical Characteristics of the Site

The physical characteristics of the site include soils, contours, plant material and aspect. In general, urban soil has been depleted of organic matter; a good plan is to dig compost into new beds before planting, ideally in the fall before planting in the spring. Determine how the lot is drained. Note spring runoff. Are there low-lying wet spots? Determine areas of sunlight, dappled sunlight, shade and deep shade - light intensity also influences what will thrive where. Note if the garden is exposed to wind, and from what direction. Analyze plant material, noting location, species, approximate age and condition. All these physical site conditions should be put onto a ground plan.

### User Requirements

User requirements are those activities to be accommodated in the garden and that will influence the layout. Some may exist, others will be new. Their extent will be determined by the owner's particular needs and the location and design by the character and layout of the site. User requirements may include some or all of the following:

## MAINTENANCE

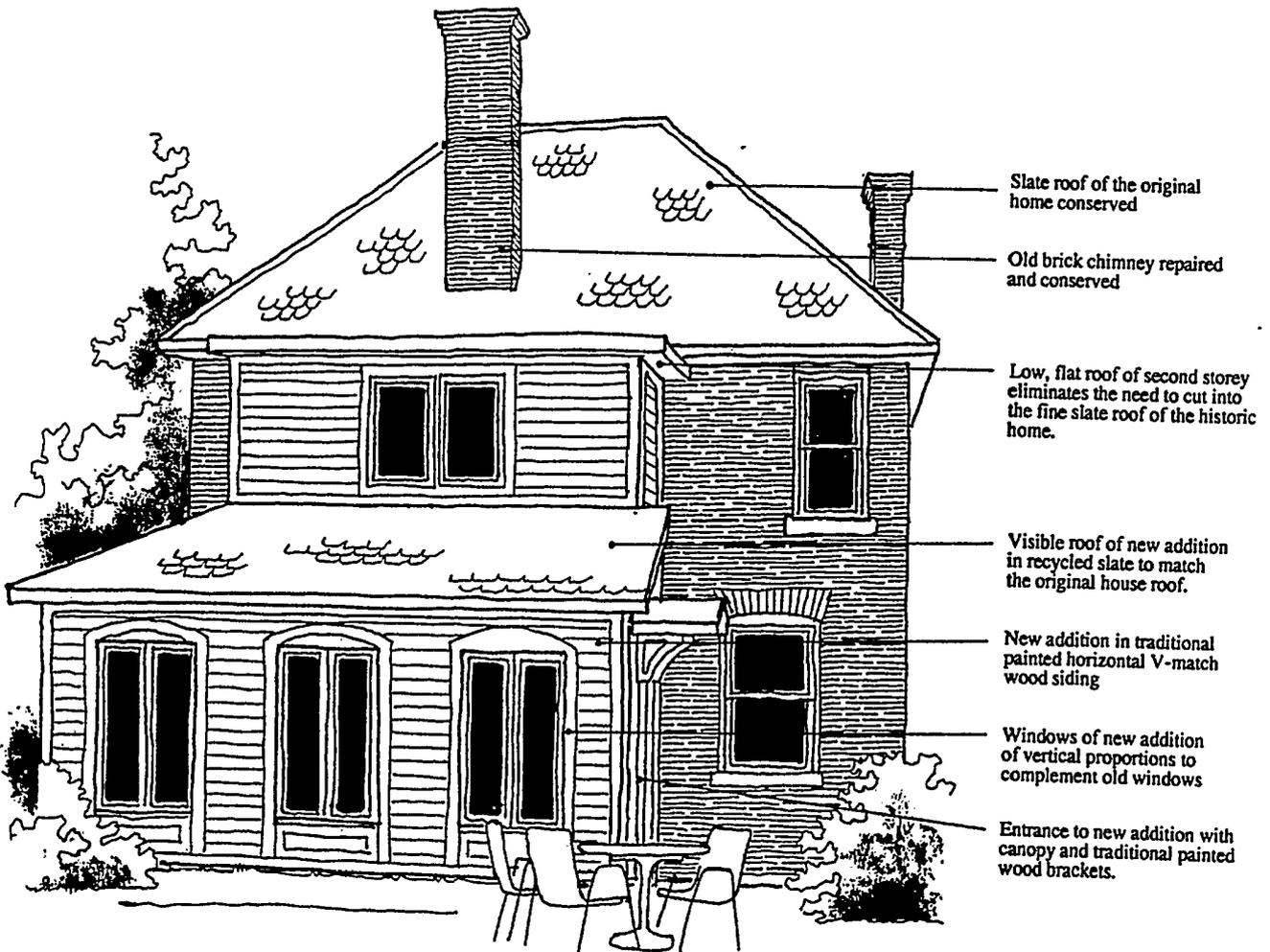
Regular maintenance of windows is essential to ensure they operate well and will last.

- Cleaning** Regularly wash window frames, sash and glass. If glass surface grime persists, use a combination of 0-0-0 steel wool with straight ammonia and rinse with plain water.
- Painting** Good paint will last 8 to 10 years. Interim paint touchups may be required, particularly on putty upper surfaces. When repainting, remove loose paint with stripper, sand and wash clean. Seal knots and prime paint raw wood.
- Paint Colours** Repaint using the original colour or a period colour for the historic style of the building (see "Paint & Colour" Guideline).
- Broken Glass** To replace broken glass, carefully tap shatter the pane and with the heat gun remove putty around the sash edge. Clean and prime paint the opening. Insert new glass in a bed of putty with glazier's points every 6". If possible, obtain glass of the same vintage as that remaining in the window. This will conserve the character and look of the window's old glass. Old glass can often be retrieved from obsolete storm windows. Paint, overlapping the glass by 1/16".
- Old Putty** Over time, putty, particularly on upper faces, can become cracked and loose. To remove, shield the glass with a wide scraper, heat gun and carefully scrape off. Clean, re-putty, prime and paint.
- Surface Cracks** Over time, cracks can appear in wood window frames, sash and sills. To repair, remove loose wood, clean out and fill with an epoxy or a linseed oil/putty combination. Prime and paint. If the cracks are overly large, glue in a wood filler.

# BUILDING ADDITIONS

BUILDING CONSERVATION POLICY

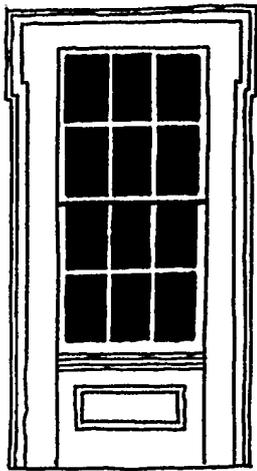
Nicholas Hill Architect . Planner



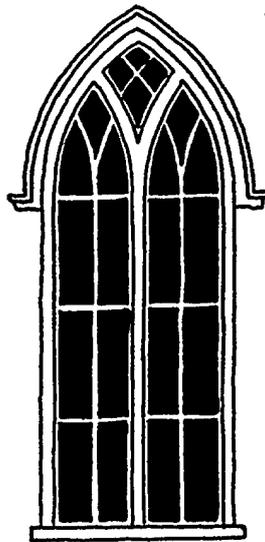
In the historic Victoria Park Area it is important that additions complement the architectural style of the building and the integrity of the streetscape. Additions should blend in comfortably and inconspicuously and seem at one with the principal building. This does not mean they should duplicate the original but that the proportions, height, scale and materials fit well together. Some of the features to be considered are noted above in a rear addition to an older home.

## INSULATING GLASS

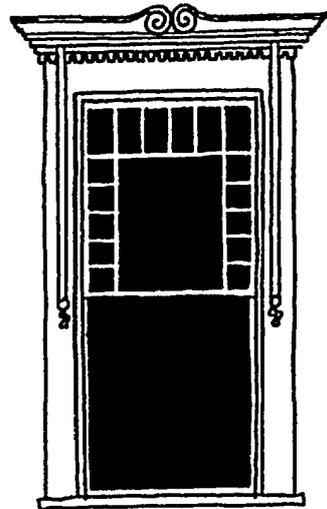
To improve the thermal quality of glass in old windows, consider replacing with insulated glass (two sheets with an inner sealed cavity). This will entail removing the original glass and deepening the frame and muntin bars to hold the thicker glass. This can be achieved well on later windows which had larger wooden members.



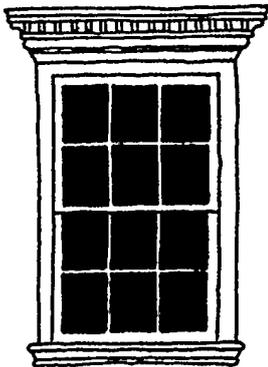
GREEK REVIVAL  
c. 1820 TO 1860



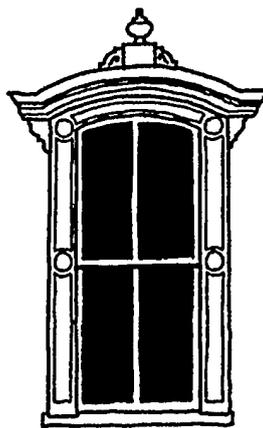
GOTHIC REVIVAL  
c. 1820 TO 1860



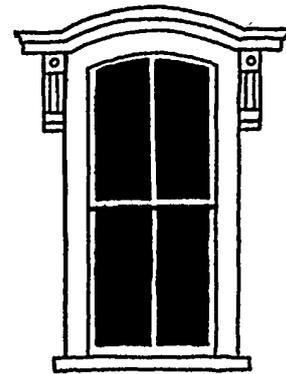
QUEEN ANNE  
c. 1876 TO 1900



GEORGIAN  
c. 1820 TO 1860



MANSARD  
c. 1860 TO 1880



ITALIANATE  
c. 1845 TO 1880

- New roof vents, skylights, satellite dishes and metal chimneys shall be located in an inconspicuous manner.
- Chimneys** Original historic chimneys shall be conserved or rebuilt to match the original where feasible. In additions, masonry chimneys should be given priority over metal.
- Unused chimneys should be capped and conserved, not removed.
- Walls** Wall materials shall continue and be typical of those found in the existing historic building style or established in the District.
- Entrances** New entrances to additions are encouraged to be located on secondary rather than principal facades.
- Windows** The appearance, placement and proportion of height to width of windows shall be similar or complementary to the existing historic building style or as established in the vicinity.
- Closing-in of existing windows should be avoided, but, when unavoidable, windows should be made blind to retain an impression of their past presence.
- Verandahs** Verandahs shall be incorporated, whenever possible, to complement the existing building.
- Colours** Colours of paint and materials shall be appropriate to the historic style of the building or as established in the Area.
- Guidelines** The Building Conservation Guidelines shall apply to additions.

## INTRODUCTION

The entrance door is a focal point of a building. It is an important functional component providing entry, security and weather protection, and a design element providing ceremony, style and appeal. Throughout history, doors have expressed the architectural style of the building. In the Victoria Park Area, the predominant door styles are Queen Anne and Berlin Vernacular. The earlier Queen Anne style door is highly decorative, with multi-shaped and irregularly placed inserts, panels and windows. Doors were often in pairs, with side and transom lights. The later Berlin Vernacular door style is far simpler, usually a single door with an upper glazed half and lower solid panels, with a transom over.

Doors of these periods were of panel construction, comprising a 1 & 1/2" to 3/4" wood frame holding thinner centre panels. Usually 6' 8" to 7' 0" high and 2' 8" to 3' 0" wide, the whole is doweled and glued together. Simpler designed winter storm and summer screen doors were hung on the outside, sometimes one door holding removable screen and storm. Adding to the style of the door are hardware features, including handles, hinges, letter slots, knockers, doorbells and street numbers.

## CONSERVATION

To conserve the history and character of the Victoria Park Area, it is important to conserve original building features such as entrances. The key conservation principles are as follows:

- Conserve the original doors.
- Repair rather than replace.
- If replacing, match the original.
- Maintain well.

## STORM DOORS

Storm and screen doors protect the main door in winter, enable ventilation in summer and insulate the house. Although it is regrettable not to have the historic, and often decorative, main door fully visible, storm and screen doors can be complementary and equally attractive. For historic buildings, the traditional and appropriate style is a wood

## **BUILDING CONVERSIONS**

### **INTRODUCTION**

The conversion of buildings from one use to another occurs mainly in areas of transition, such as Queen Street South. Examples include the duplexing of a single family residence, conversion of a residence to an office, or in cases where a building such as a factory becomes obsolete and new compatible uses are sought to renew its value. It is considered important that conversion be achieved in a manner that strengthens the character and continuity of the historic area. Unless carefully addressed, areas in transition can become fragmented, uneven and rundown. The result is a serious loss of urban quality and Area value. The key objectives are to integrate conversion and building changes into the prevailing historic and landscape character of the building and setting. Building conversions in the Victoria Park Area may require application to the LACAC and approval by Kitchener City Council.

### **POLICIES**

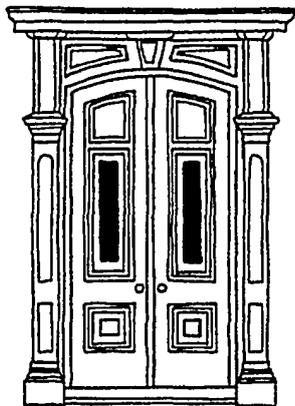
- |                    |  |
|--------------------|--|
| <b>Building</b>    | <p>Conversions shall be achieved so as not to disrupt or remove key features or introduce new features not in keeping with the historic building style.</p> <p>A clear distinction between old and new building design is encouraged, while still achieving a compatible blend.</p>  |
| <b>Landscaping</b> | <p>Original front garden landscaping should be conserved and enhanced.</p> <p>If it is a house conversion, a domestic scale landscape shall be achieved with shrubs and flower borders.</p>  |
| <b>Access</b>      | <p>The access driveway shall be kept single lane where possible.</p>   |
| <b>Parking</b>     | <p>Priority shall be given to locating car parking at the rear of the building with the provision of a drop-off space in front or to the side if required.</p> <p>A privacy fence or hedge should be located around the carpark so as not to disturb neighbours. It shall comply with applicable by-laws.</p> <p>Large areas of asphalt in front of the building are strongly discouraged.</p> |
| <b>Signage</b>     | <p>Priority should be given to attaching the sign to the building, rather than installing a free-standing sign.</p>  |

## WEATHER-STRIPPING

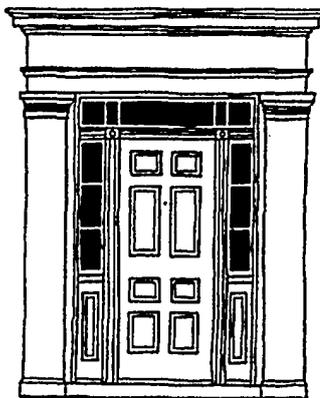
Doors, by their nature, opening to the outside, highly used and old, are continually subject to air infiltration, particularly along the sides, top and bottom. Although effective weather-stripping products are available, many are cheap-looking and appear tacked-on. This can spoil the appearance of a handsome historic door. Effective weather-stripping products are available. For an historic door, it is important that they are visually inconspicuous and do not stand out or appear tacked-on.

**Door** A most effective door weather-stripping is a metal V-strip nailed around the door, which seals tight when closed. A dark pre-painted finish will largely disguise its presence.

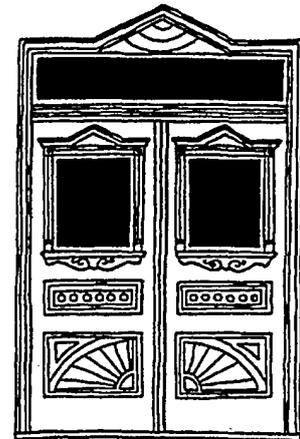
**Threshold** For the base, an effective weather-strip is an aluminum/vinyl channel fitted to the bottom of the door. Out of sight, it receives less wear than if mounted on the threshold.



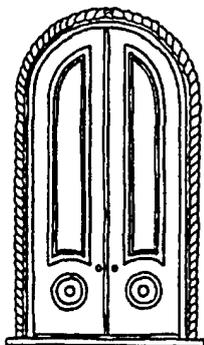
MANSARD  
c. 1860 TO 1900



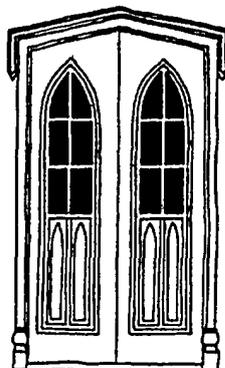
GREEK REVIVAL  
c. 1820 TO 1860



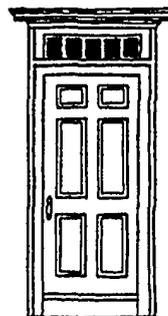
QUEEN ANNE  
c. 1870 TO 1900



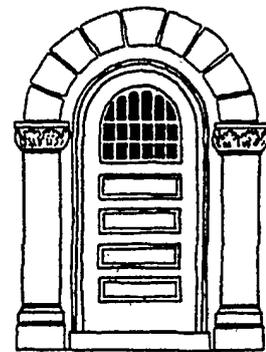
ITALIANATE  
c. 1845 TO 1860



GOTHIC REVIVAL  
c. 1820 TO 1860



GEORGIAN  
c. 1830 TO 1840

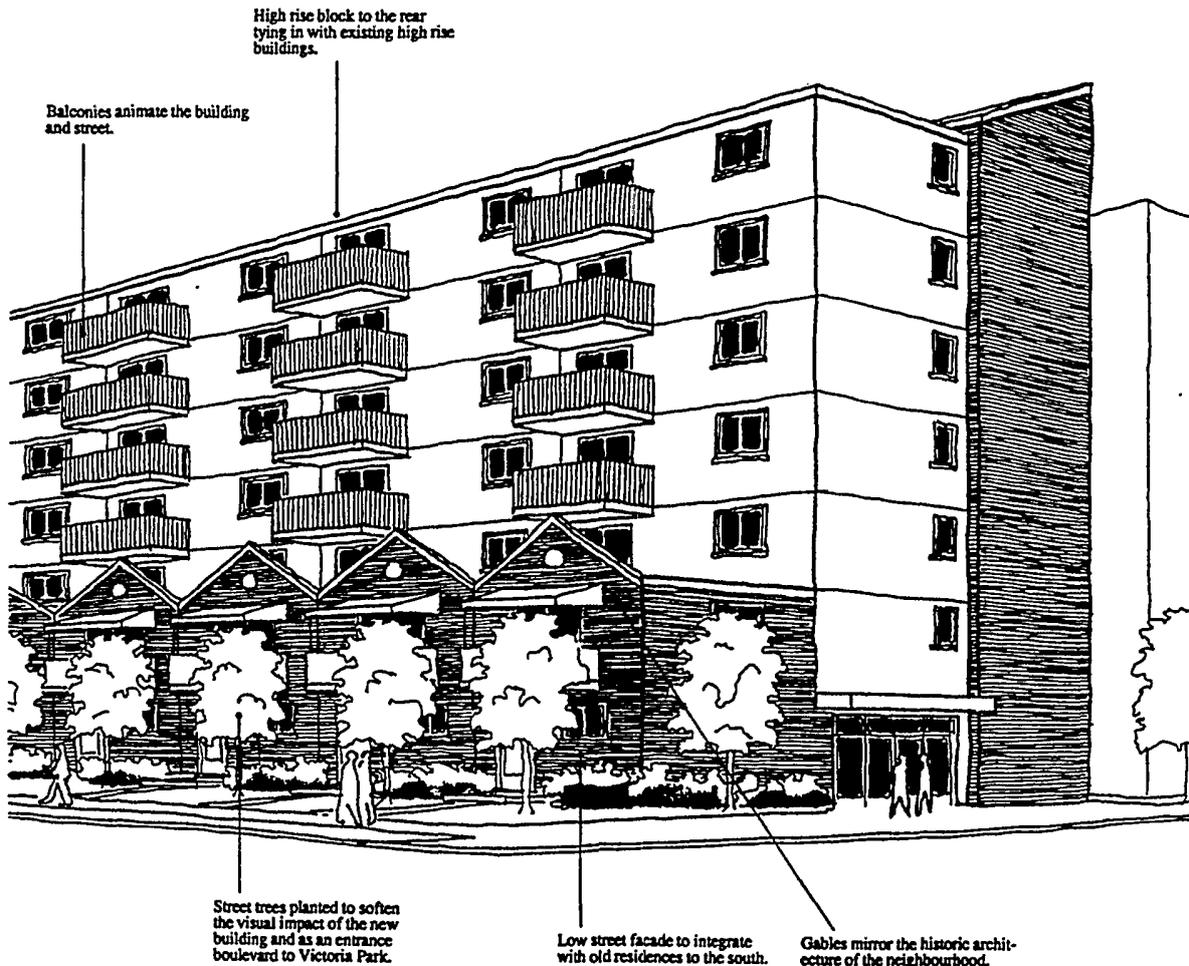


ROMANESQUE  
c. 1870 TO 1895

# NEW BUILDING

BUILDING CONSERVATION POLICY

Nicholas Hill Architect . Planner



Queen Street South, north and slightly south of Courtland Avenue, is designated for higher density development than now exists. In time, new building may be expected. It is important that new building conserve and enhance the historic character of the Area. With innovative design, a compatible and exciting integration of new and old can be achieved. Shown above is a new development concept for the vacant lot north of Courtland. Some techniques to integrate it into the streetscape are noted.

## INTRODUCTION

Many early homes in the Victoria Park Area had shutters. Hinged to open and close over windows and with movable louvres, they protected the window from bad weather, diffused the incoming light and controlled the amount of ventilation. The earliest shutter was the panel, or solid, type found on Georgian style homes of the early 1800's. The Joseph Schneider Haus on Queen Street South is a good example. The later, and more common type, is louvred, with or without operable slats. Although shutters have now largely been superseded by air conditioning and interior drapes and blinds, they can still be an effective weather protection, save on energy bills and have a most attractive external appearance. They are part of the changing historical function and appearance of a building.

## CONSERVATION

To conserve the history and character of the Victoria Park Area, it is important to conserve original features of historic buildings, such as window shutters. The key conservation principles are as follows:

- Conserve the original.
- Repair rather than replace.
- If replacing, match the original.
- Maintain well.

## MAINTENANCE

Shutters are intricate and exposed features subject to weathering and deterioration. Regular maintenance by washing down, operating the louvres, paint touch-ups and periodic repairs will preserve them in good condition.

**Straightening** Over time, a common occurrence is for shutters to sag on the outer sides through loosened corner joints. Square up by gently pushing the stile and rail back together and inserting and gluing a wood dowel through the members.

- Density** Every effort shall be made to blend new high rise building with neighbouring low rise residences. This could include varied building heights and elevations and the breaking up of the building mass.
- Height** Design treatments to lessen the perception of height in new high rise development shall be considered, such as facade setbacks, mansard roofs, gables and varying building finishes and textures.
- Materials** Materials typical of the historic Area, such as brick, shall be used.
- Roofs** Roofs shall be designed to create an attractive skyline and screen roof equipment.
- Windows** The appearance, placement and proportion of windows shall be complementary to historic windows in the Area, if possible.
- Verandahs** Verandahs shall be incorporated, wherever possible, to continue an historic tradition in the Area.
- Colours** Colours of paint and materials shall be complementary to the historic character of the Area.
- Conservation** Where historic buildings are integrated into new building developments, the following approaches are encouraged in order of preference:  
 Preservation / Conservation - maintaining historic buildings with little alteration.  
 Adaptive Reuse - reusing historic buildings with restoration and/or rehabilitation.  
 Incorporation - adaptive reuse that typically requires significant alteration.
- Landscaping** Landscaping should enhance new building and the Queen Street South streetscape.  
 Landscaping should create continuity in the streetscape between adjacent properties, where possible.  
 Plant material, where appropriate, should be used to soften building size, mass and edges to maintain a human scale for pedestrians.  
 Landscaping should screen and buffer service areas, parking, open storage and other unsightly areas where required.  
 Landscaping should buffer high density buildings from low density where required.
- Demolition** Conservation and integration of historic buildings into new development is encouraged. Where removal of an historic building to accommodate higher density is contemplated, moving the buildings onto a new site shall be considered.  
 Where removal of historic building is not feasible, the careful salvage of the key historic building fabric shall be undertaken so as to be used in the restoration of other similar style buildings. Application for demolition or removal shall be to the LACAC.

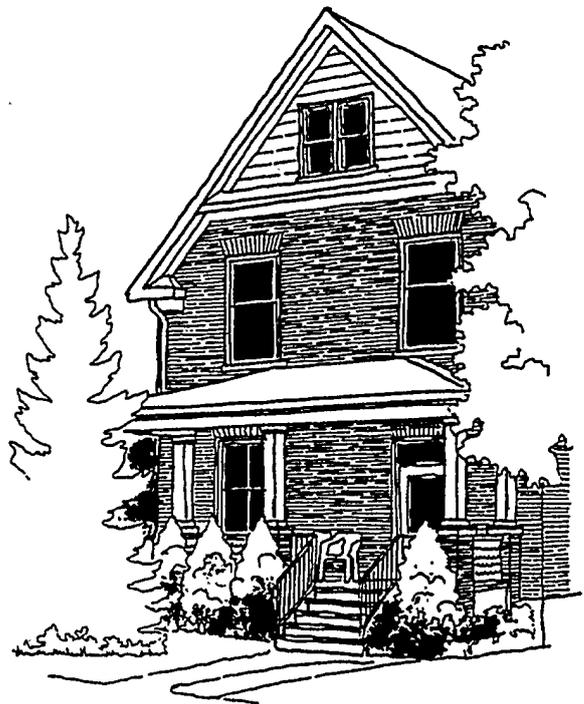
# PAINT & COLOUR

BUILDING CONSERVATION GUIDELINE

Nicholas Hill Architect . Planner



**QUEEN ANNE STYLE**  
On Queen Anne style buildings, vivid dark colours predominated, often with combinations of two, three and four different colours to highlight decorative details.



**BERLIN VERNACULAR STYLE**  
On Berlin Vernacular style buildings dark, plainer colours of limited palette predominated, including green, brown and maroon. Usually only one or, at the most, two colours were combined.

Colour is an important visual feature of an historic building. Different architectural styles had different colour themes. In the early 18th century, white predominated, changing gradually to dark earth tones towards the end of the century. Decorative details were frequently highlighted with accent colours. To realize the full impact of an historic building, appropriate period colours should be used. This need not preclude individuality. Combinations can create beautiful results. Colours for the predominant architectural styles are listed above.

## **2.3 VICTORIA PARK**

### **GOALS**

To conserve and enhance the 18th century Romantic Landscape style of Victoria Park.

### **RATIONALE**

Victoria Park is one of the nation's finest examples of a civic park in the 18th century Romantic Landscape style. Laid out in 1894, with the advice of landscape engineer George Ricker, it exemplifies the key qualities of the Romantic Landscape style, namely:

- naturalistic character
- lake
- woods
- sweeps of grass
- meandering drives and paths
- "antique" buildings and monuments
- vistas

The conservation and enhancement of these key landscape qualities is deemed essential to maintain the park's historic landscape ideals, as well as appropriate design of contemporary park elements.

### **POLICIES & GUIDELINES**

The conservation and enhancement of Victoria Park shall be achieved by the following Policies, which apply particularly to built features, and the following Guidelines, which apply particularly to the landscape. Policy work requires application to LACAC and approval by Kitchener City Council.

**Weather**      **Paint in clear dry weather with temperatures above 5 degrees C (40 F).  
Wait until the morning dew has evaporated. After rain, allow to dry for at  
least a day before painting. With latex paint, some moisture can be left on  
the wood.**

## **COLOUR**

Colours should be chosen that either match the original or are appropriate to the style of the historic building. To discover the original paint colour, scrape a small area, feather sand the edges down to the wood and examine with a magnifying glass. In the Victoria Park Area, traditional paint colours for the main architectural styles are as follows:

<b>Queen Anne</b>	<b>Vivid dark colours, often combinations of two, three or four to highlight the architectural decoration. Colours included blues, dark greens and browns, maroons, reddish orange, bronze yellow and warm brown.</b>
<b>Berlin Vernacular</b>	<b>Dark green, browns and maroons. Usually one colour for the entire building. Sometimes one additional accent colour on gable or verandah handrail shingles.</b>
<b>Gothic Revival</b>	<b>Simple effect, usually white with dark green trim.</b>
<b>Arts &amp; Crafts</b>	<b>Few dark colours, particularly brown and maroon.</b>

## **PAINTING**

<b>Number of Coats</b>	<b>For new work, three coats is best - one primer and two finish. When repainting, one finish coat can be sufficient, but if the old paint is very thin or a long time has elapsed since last repainting, two finish coats are recommended.</b>
<b>Prime Coats</b>	<b>Prime paint unpainted wood or old surfaces that have lost most of their paint. Priming prevents finish coats soaking into the wood and provides a uniform paint surface.</b>
<b>Finish Coats</b>	<b>Most old buildings will have been painted with oil based paint. If so, continue to use oil based. Do not apply latex over oil based. Latex (water) based paints provide the same durability as oil based and have the advantage of breathing and being thus less sensitive to moisture. For new work, latex is recommended.</b>

## **NATURALISTIC CHARACTER**

A landscape distinguished by a naturalistic character is one that seems intensely natural and untouched by man. Plantings and gentle landforms predominate. Grass, woods, and water merge indivisibly. There is a visual harmony. Nature is the unifying force. The Conservation Guidelines are as follows:

A naturalistic character should provide the guiding unity of the park.

A gentle and soft landscape form and texture should be nurtured with an emphasis on plantings and their subtle disposition.

The existing diversity of plant species should be maintained and enhanced.

Plant colour and seasonal show should be selected and located to highlight particular features such as buildings, paths and lake edge.

Formal Victorian style carpet bedding should be located so as to harmonize with the Romantic Landscape style.

Contrived plant forms, such as globe or columnar, should be discouraged as inconsistent with the naturalistic landscape.

Conspicuous engineered structures, such as pressure-treated lumber retaining walls, concrete containers and metal gambion baskets, should be discouraged and replaced over time with designs that become indivisible from the landscape.

All tree and shrub plantings should be shown on planting plans to ensure design continuity and avoid haphazard arrangements.

## **VICTORIA PARK LAKE**

A lake is one of the most savoured elements in the Romantic landscape. It heightens the senses - visually by the reflection of clouds and sky above; audibly by the movement of the water; aromatically by the lake edge plants; physically by the enveloping mists and dew. Such qualities should be enhanced. The Conservation Guidelines are as follows:

The lake should be conserved as an open, uninterrupted body of water.

Lakeside plantings should be designed and maintained to achieve harmonious reflections in the water and pleasant fragrance.

Riparian edge plantings should be encouraged to create a natural looking lake edge.

Built structures in the lake, such as light standards and loud speakers, should be discouraged as being disruptive to the visual serenity of the lake.

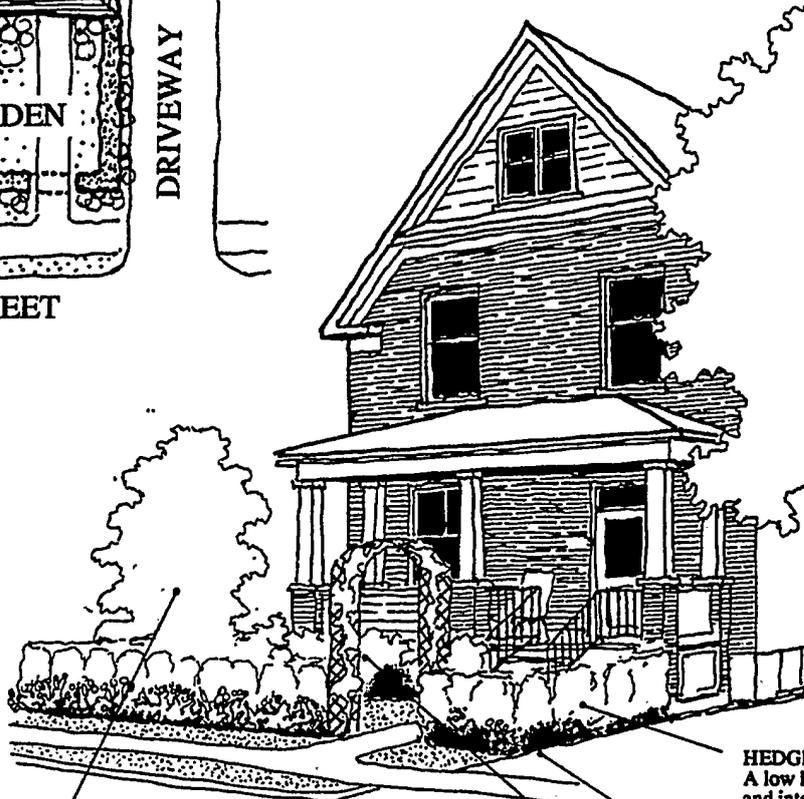
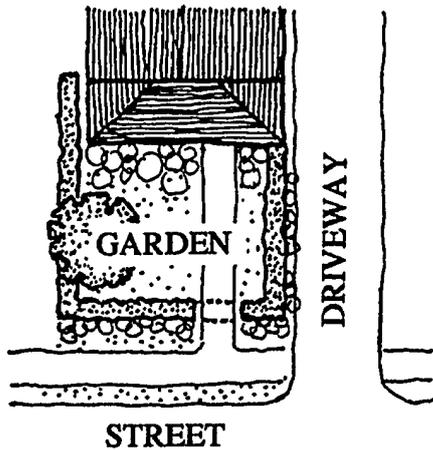
Bridges over water should be of a gently arched design, painted to blend into the landscape.

Water quality should be monitored and maintained in healthy condition.

# GARDENS

GARDEN GUIDELINE

Nicholas Hill Architect . Planner



**SPECIMEN TREE**  
Specimen trees in front yards should be small when mature so as to fit the small space. Examples include magnolia, blue beech, crabapple and flowering dogwood.

**PERENNIAL BORDER**  
A perennial border is planted inside the garden along the verandah edge.

**HEDGE**  
A low hedge creates enclosure and interest to the front garden.

**ANNUAL BORDER**  
Colourful annuals are planted along the base of the hedge.

**ARCH**  
An arch celebrates the entrance to the garden and the home. A climbing rose decorates the arch.

In the Victoria Park Area, front gardens are usually small, with a strong context of fairly narrow streets with large trees and historic homes. Simplicity and the introduction of the three principle design elements of a garden - entrance, enclosure and circulation (paths and driveways) - should be considered. The example shown above illustrates how these elements may be introduced to create landscape interest, variety and attractiveness for the home and street.

## **WOODS**

Woods in the Romantic Landscape are used to exaggerate the land form, conceal boundaries and distractions and create a greater variety and extent to the landscape. They are also places of refuge, shade from summer sun and shelter from winds. They contain and frame open spaces, providing contrasts of dark masses with light. Woods should be valued, therefore, as supportive of a larger landscape "painting" of subtly changing light and space. The Conservation Guidelines are as follows:

Woods throughout the park should be conserved and augmented with more trees, with an emphasis on species that evoke grandeur and strength.

The nurturing of a continuous overhead canopy is considered essential to the character of the woods.

Pockets of low and mid-storey shade-loving plantings should be introduced for landscape interest.

The south and west boundaries of the park should be enhanced as a wildlife habitat with a mix of low, medium and high storey plantings of native species.

The south wildlife habitat area should meld into the landscape character of the Rails-to-Trails pathway.

Permanent structures within the woods should be discouraged to emphasize the natural character.

Edges around the Commons, Oval and Meadow should be augmented with more plantings to differentiate between refuge (enclosing woods) and prospect (open space).

## **SWEEPS OF GRASS**

Sweeps of grass provide openness and prospect in the Romantic Landscape - to view the beyond. Ground planes predominate from grass underfoot to sky overhead. Sweeps of grass must be broad and uninterrupted to enhance and contrast with the enclosing woods. The Conservation Guidelines are as follows:

The Commons, Oval and Meadow should be conserved as open sweeps of grass for temporary and seasonal activities.

Consideration should be given to diversifying and enriching the ground cover at the edge to achieve greater texture and colour.

Grass cutting at varying heights, depending on the intensity of use and season, should be considered.

Permanent structures are discouraged since they work against the essential prospect quality of the sweeps of grass.

The transition between sweeps of grass and woods may be softened with plantings of small naturalized spring bulbs.

Access	Driveways Paths Parking	Gardens	Patio Playground Vegetables Plants Flowers	Structures	Garage Utility sheds Glass house Potting shed Compost bins Garbage bins
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## DESIGN

With the site character, physical conditions and user requirements now known, a design may be created. The design must be simultaneously functional and have a distinctive and attractive style. Regrettably, most gardens function but few have style. The rules for a successful garden design are the same as for most art forms. These include:

A main focus of interest.  
Secondary accents  
Unity  
Rhythm  
Balance  
Harmony

The basic design and style of the garden should be immediately apparent. This calls for a strong visual framework within which landscape informality and spontaneity may thrive without chaos. Most successful English gardens have a deceptively simple and formal layout which is disguised by informal planting.

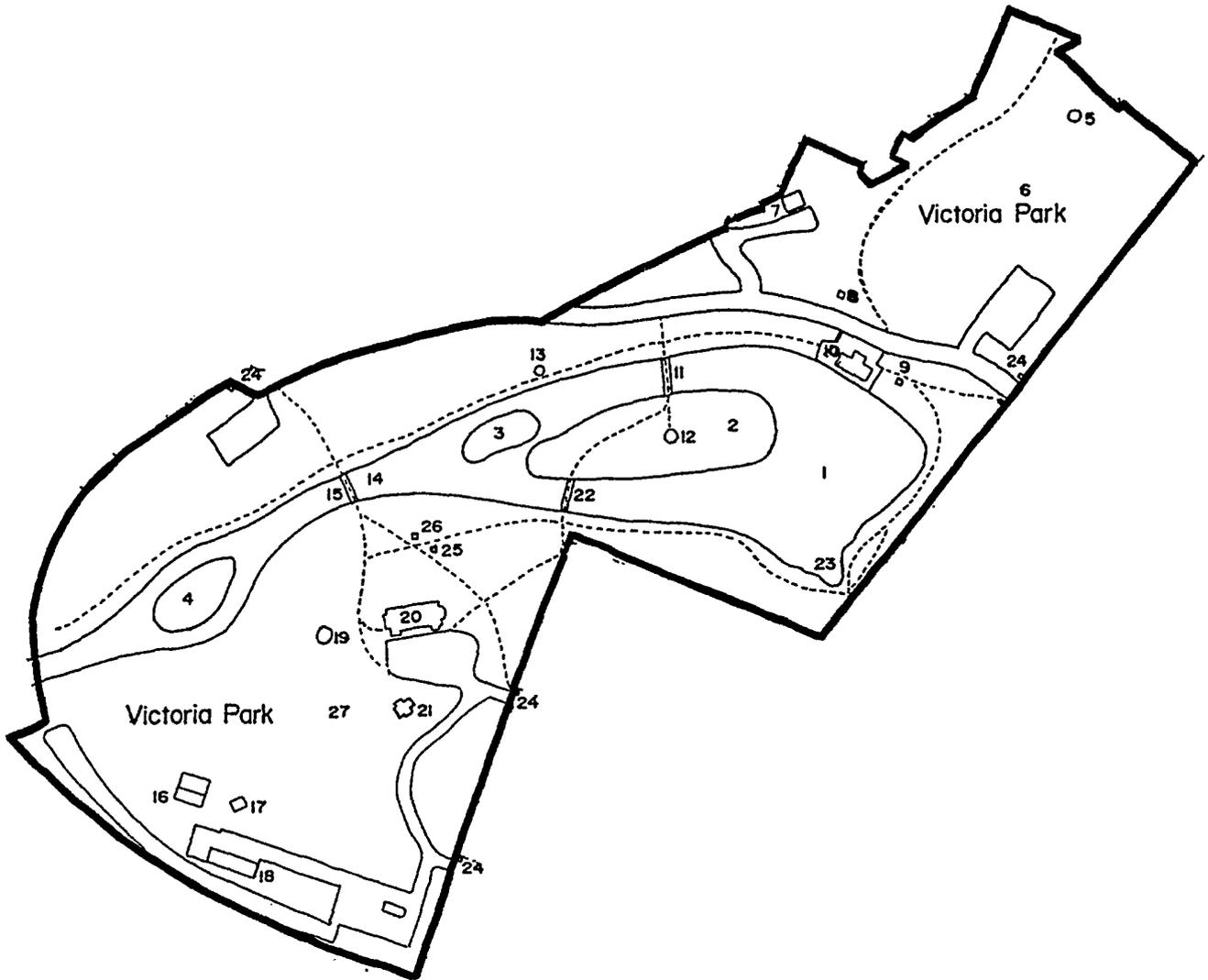
In the Introduction, mention was made of context and the prevalence of the residence. In a garden, the ground plan is so intimately connected with the residence it is often best to harmonize this connection. Thus a Queen Anne style residence will evoke a fairly ornate and decorative garden layout, whereas the plainer Berlin Vernacular style will evoke a plainer garden layout. This approach borrows on the unique opportunities afforded by an historic neighbourhood - creating gardens that are associated with history and architecture.

A further design consideration is the neighbouring gardens. Given the often relatively narrow lots in the Area, creating common elements such as boundary hedges and fences that extend across a number of properties achieves streetscape unity and grandeur. Strong attachment and pride in the neighbourhood could well achieve the cooperation and coordination required to achieve this landscape approach.

# VICTORIA PARK

BUILDINGS, MONUMENTS & STRUCTURES

Nicholas Hill Architect . Planner



1. Victoria Park Lake
2. Roos Island
3. Swan Island
4. Schneider Island
5. Clock Tower
6. The Commons
7. Peace Garden & Park Garage
8. Queen Victoria Statue
9. Pagoda Drinking Fountain

10. Boathouse and Restaurant
11. Roos Island Bridge
12. Bandstand
13. Gazebo
14. Fountain
15. Fountain Bridge
16. Picnic Shelter
17. Food Building
18. Service Building
19. Wading Pool

20. Pavilion
21. Comfort Station
22. Roland Street Bridge
23. Floodgates
24. Entrance Gates
25. Tuhbenahneequay Monument
26. Injured Workers' Monument
27. Childrens' Playground

## **BUILDING ADDITIONS**

### **INTRODUCTION**

Additions to historic buildings are made when more space is required or needs change. In the historic Victoria Park Area it is important that additions complement the architectural style of the building and the integrity of the streetscape. Additions should blend in comfortably and inconspicuously and seem at one with the principle building. To achieve this requires an insightful analysis of what the predominant architectural characteristics of the building are - the height, roof lines, scale, window proportions, materials, textures and colours. To continue these characteristics will ensure a good fit between new and old. This does not mean to copy the historic style, but rather to create visual continuity. A contemporary style is encouraged, to express today's architectural heritage. Building additions in the Victoria Park Area require application to the LACAC and approval from Kitchener City Council.

### **POLICIES**

**Location** Additions shall be located to the rear or rear side of the existing historic building so as to maintain the original principal facade as a visual entity.

Where additions are brought forward, they shall not visually dominate or overpower the existing historic building.

**Design** A clear distinction between old and new building design is encouraged.

Contemporary design for additions is encouraged that is complementary in terms of scale, mass and texture to the existing or neighbouring historic building.

Duplicating or imitating historic styles is discouraged.

**Height** Height of additions shall complement the predominant height of the original building and immediate streetscape.

**Materials** For additions, materials typical of the Area shall be used, with an emphasis on brick, stone and wood.

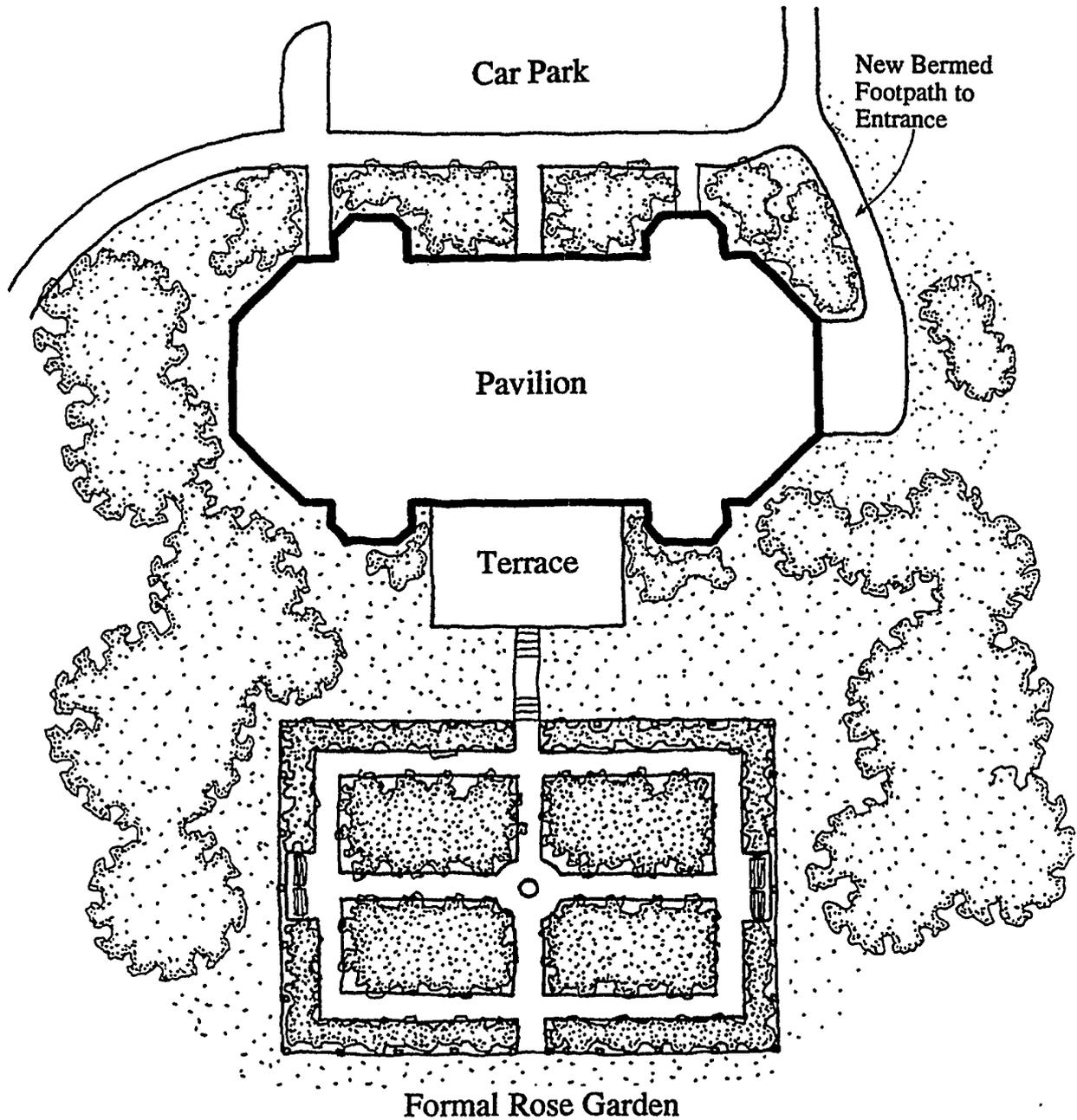
**Roofs** Original historic roof shapes, finishes, chimneys and details shall be conserved.

The roof of the addition shall be similar or complementary to the existing historic building or style in the Area.

# PAVILION

LANDSCAPE GUIDELINE

Nicholas Hill Architect . Planner



Suggested improvement to the Pavilion include the removal of the timber retaining walls and steps to the main entrance to be replaced by a gently sloping grass bermed walkway with low storey plants. Also suggested is a new brick-paved terrace off the main floor, for outside events, as well as a formal rose garden that mirrors the symmetry of the Pavilion. The design intent is to blend the building and landscape together.

# BUILDING CONVERSIONS

BUILDING CONSERVATION POLICY

Nicholas Hill Architect . Planner



The original building style has been conserved.

The verandah has been restored and creates a positive image for the business.

The front garden is beautifully kept, contributing to the streetscape as a whole.

The sign is effective and discreetly positioned within the landscape.

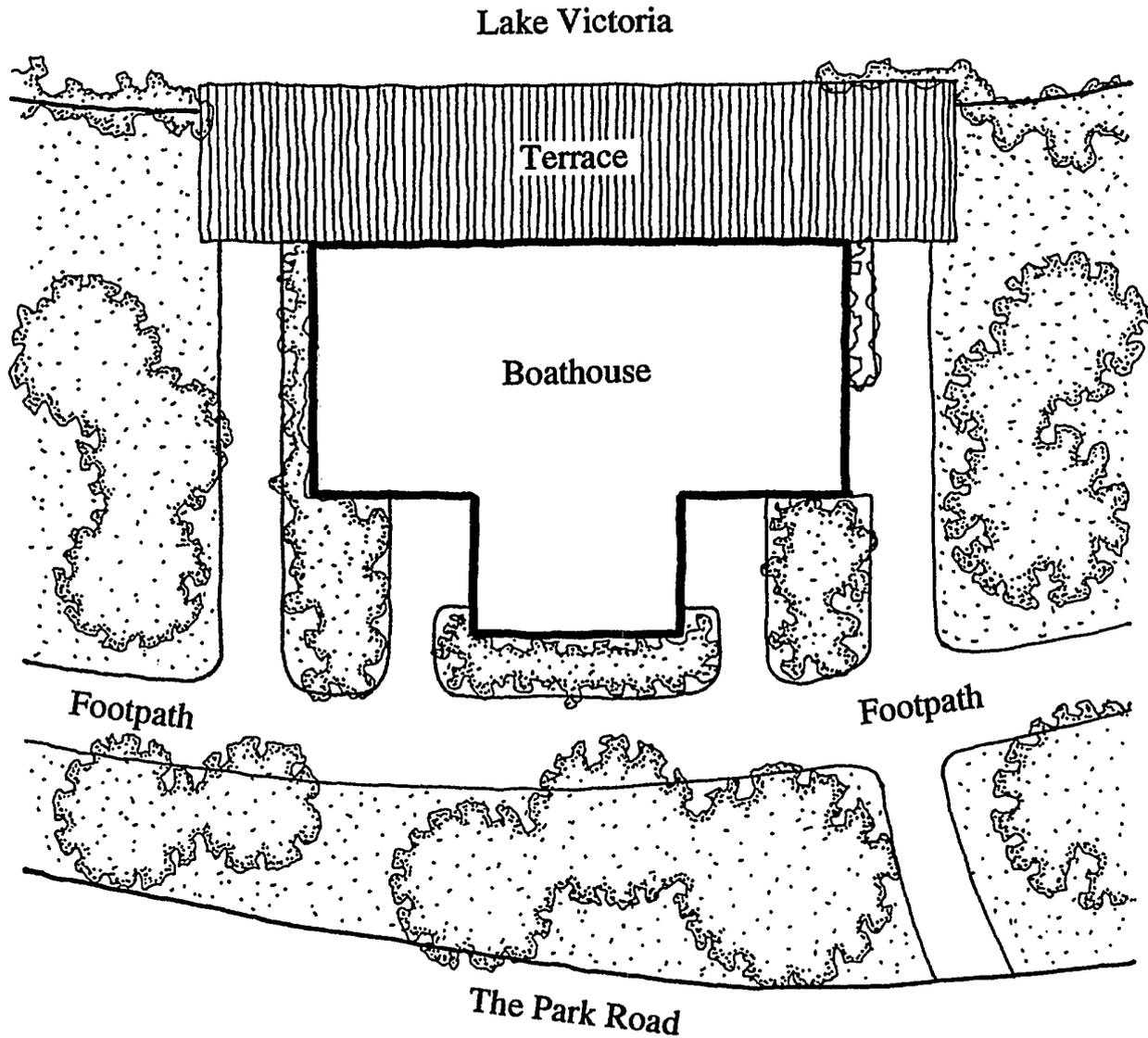
Car parking is at the rear of the building thus conserving the front landscaping.

Converting a building from one use to another occurs frequently. In the Victoria Park Area former factories have been converted to housing and houses to offices, such as the Bullas Travel Agency at 254 Queen Street South, shown above. It is important that conversions conserve the character and architectural style of the original building. This will mean compatible integration and signage. The integration that made Bullas Travel a successful conversion is noted above.

# BOATHOUSE

LANDSCAPE GUIDELINE

Nicholas Hill Architect . Planner



Suggested improvements to the Boathouse include the removal of all the timber retaining walls and paving to be replaced by a far simpler landscape that blends into the broader park character. This landscape would include a new waterfront terrace and grass with low-storey plantings around the Boathouse and up to the edge of the Park Road.

The building attached sign shall fit and blend in with the scale and proportions of the historic building.

Where free-standing signage is required, a low profile is encouraged that integrates with the landscape. It shall not visually dominate or overwhelm the historic building.

Signage materials and style shall complement the historic building, such as painted wood with classic lettering.

Back-lit and plastic style signage shall be discouraged.

**Guidelines** The Building Conservation Guidelines shall apply to conversion.

A continued and expanded use of the older style cast iron standards with white globes is recommended for use within the park. They shall be located along pathways and other required locations. They shall not be located randomly in the park.

A continued and expanded use of the taller fluted metal poles with goose necks and pendant Art Deco style lights found on the Park Road are recommended for the surrounding streets.

Excessive lighting shall be avoided so as to conserve the romantic atmosphere of the park, particularly at dusk. This should not, and need not, reduce night safety.

Focal points such as the Clock Tower, Bandstand, Pavilion and Boat House shall be lit as identified in the Lighting Study (1987).

### **CAR PARKING**

Car parking is an essential requirement for Victoria Park. As a city-wide destination, many users drive here. Although parking demand can be considered low generally, it is high during special events. For regular use, parking provision is considered adequate within the designated area in the park.

The Conservation Guidelines are as follows:

Parking areas should be limited to existing. No further parking areas should expand into the landscape.

Parking areas should be integrated into the park with appropriate plantings.

Continuous curbs and iron gates should be selected over individual bumpers and bollards for vehicle control.

The parking area in front of the Front Garage should be eliminated, as its appearance distracts from the naturalistic character of the enveloping woods and prevents the integration of the Perennial Garden and Peace Garden.

### **UTILITY STRUCTURES**

Utility structures such as hydro poles, electrical cabinets, pump houses and flood control structures, can, without careful design, clutter a landscape and diminish natural clarity. Utmost care must be exercised to integrate them into the landscape. The Conservation Policies are as follows:

Utility structures shall be carefully designed and discretely located so as not to negatively impact on the landscape.

Their installation shall be preceded by plans and detailed drawings and consideration as to how they can be visually integrated into the natural landscape.

# NEW BUILDING

## INTRODUCTION

In the Queen Street South corridor, zoning permits and encourages new high rise, high density development. Major new building may be expected. This plan recognizes and supports the rights and privileges of property owners to redevelop in compliance with the Municipal Plan. This is not necessarily considered contrary to heritage conservation. New high density, high rise building can be the heritage of tomorrow. The 1928 7-storey York Apartment building is an example of an early high rise building that is now part of the Queen Street South heritage. To achieve higher densities, however, the loss of some earlier low density single-family residences may occur. While this would be regrettable as the integration of old buildings into new development is encouraged, a main goal is to ensure that new development enhance the historic and civic character of Queen Street South. This will be achieved in large part through appropriate urban design such that the building style, profile, massing and materials complement the special historic character of Queen Street South. The contemporary addition to the Bread and Roses Housing Coop is an excellent example of the achievement of this goal - a blend of old and new. This situation reflects the diversity of the Heritage Conservation District - the stable and largely unchanging residential areas and the dynamic and changing Queen Street South corridor. It is considered a healthy challenge to heritage conservation - accommodating change and contemporary redevelopment, which will become the heritage of tomorrow.

## POLICIES

- Public Realm** New building shall contribute to the public realm of Queen Street South, which is perceived as an historic, gracious and tree-lined thoroughfare.
- Pedestrian Scale** New building shall emphasize a human scale that creates a comfortable, safe and livable streetscape. Ground floor uses which can animate and enliven the public street are encouraged.
- Design** Contemporary design of a high quality shall be achieved that is complementary to the historic character of the Area in terms of massing, materials and scale.
- Location** New building shall be located to create streetscape continuity and pedestrian scale.

Signage style shall be simple and direct and contribute to and enhance the naturalistic park character.

Signage shall be discreet and inconspicuous while effective.

A classic forest green colour, which is historically appropriate, shall be considered as the base background colour.

Signage colour palette shall be coordinated with all other painted features in the Park.

The principal entrance signs for Victoria Park shall be located on the existing Courtland Entrance Gates at the intersection of David Street and Park Road.

## **PLAYGROUND**

The Park playground is a high activity area accommodating a creative play area, wading pool and seating. The playground is considered as an enclave, so a flexible design approach can be accommodated, responding to specific needs rather than to the context of the Park as a whole. The Conservation Guidelines are as follows:

The playground should be managed and designed to accommodate a variety of recreational facilities, such as a wading pool and creative play area.

The design of the recreational facilities should be of a high quality, and their placement shall fit into the context of the adjacent landscape.

# BUILDING DEMOLITION

BUILDING CONSERVATION POLICY

Nicholas Hill Architect . Planner

## INTRODUCTION

The Victoria Park Area is remarkably intact with few vacant lots as a result of demolition. The exception is Queen Street South, where a number of fine historic residences were demolished for new development which did not materialize. The empty sites diminish the stature and integrity of the remaining streetscape. The intent of the Plan is to discourage demolition in the residential areas. In the Queen Street South corridor, demolition is acknowledged as a possibility where zoning permits significantly higher density that presently exists.

## POLICIES

**Presumption** There shall be a presumption against demolition. The conservation of historic buildings in the Area is a primary goal.

Property owners are encouraged to work with existing buildings, altering, adding to and integrating them into new development rather than demolishing.

**Moving** Where removal of an historic building is contemplated, moving the building onto a new site shall be considered.

**Salvage** Where removal is not feasible, the careful salvage of key historic building fabric shall be undertaken so that it can be used in the restoration of other similar style buildings.

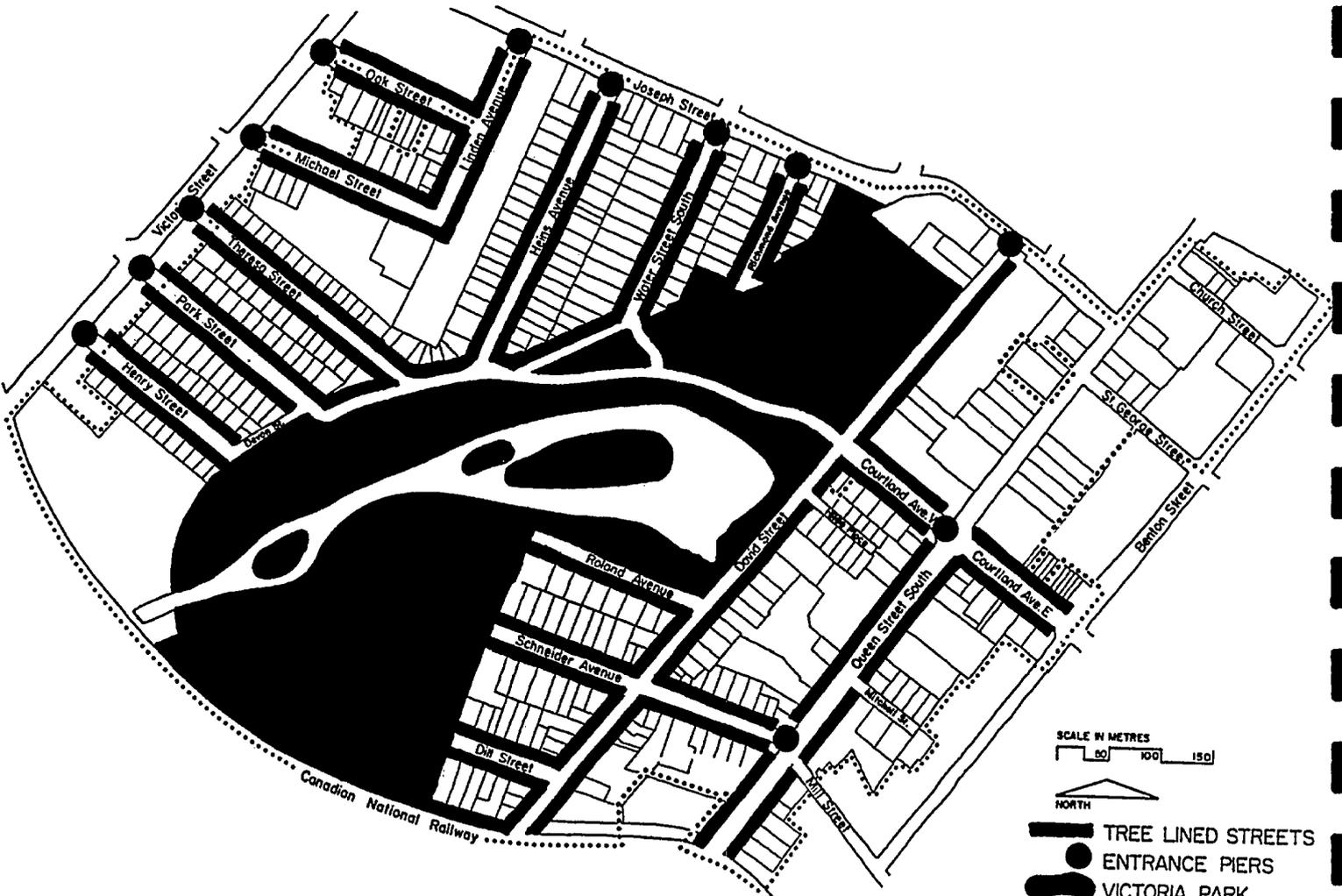
**Act** Where demolition is applied for, the procedures of the Ontario Heritage Act shall be followed.

**Features** The retrieval of architectural features from demolished buildings and their inclusion in a new building is encouraged.

# STREETSCAPES

## STREETSCAPE FEATURES

Nicholas Hill Architect . Planner



Stone Entrance Pier



Historic Street Sign



Globe Light  
Queen Street South



Residential  
Light Fixture

A key goal of the Plan is to achieve a distinctive identity to the District. In addition to conserving the historic buildings, it is recommended that streetscape features such as boulevard trees, signage and lighting be enhanced. This will involve planting more trees where there are gaps, building stone entrance piers at the perimeters of the District, and installing historic style street signs and lights.

the  
**18th Century Romantic Landscape Style**  
of  
**Victoria Park**  
Kitchener



a naturalistic character



a lake



enclosing woods



sweeps of grass



meandering drives & paths



"antique" buildings & monuments



vistas

Nicholas Hill landscape architect

## 2.5 LAND USE

### GOAL

To ensure that land use policies and zoning support the conservation and enhancement of the historic character, buildings and landscape of the Victoria Park Area.

### RATIONALE

The existing residential areas are designated to remain relatively unchanged. This supports conservation of the historic building and character. Victoria Park is designated as open space. This supports conservation of the historic landscape. The Queen Street South corridor, however, is designated for significant intensification through increased building density and height north of Courtland Avenue, and moderate intensification to the south. To ensure the historic character of the corridor is conserved and enhanced, innovative design approaches are required to counterbalance the permitted high density land use designation.

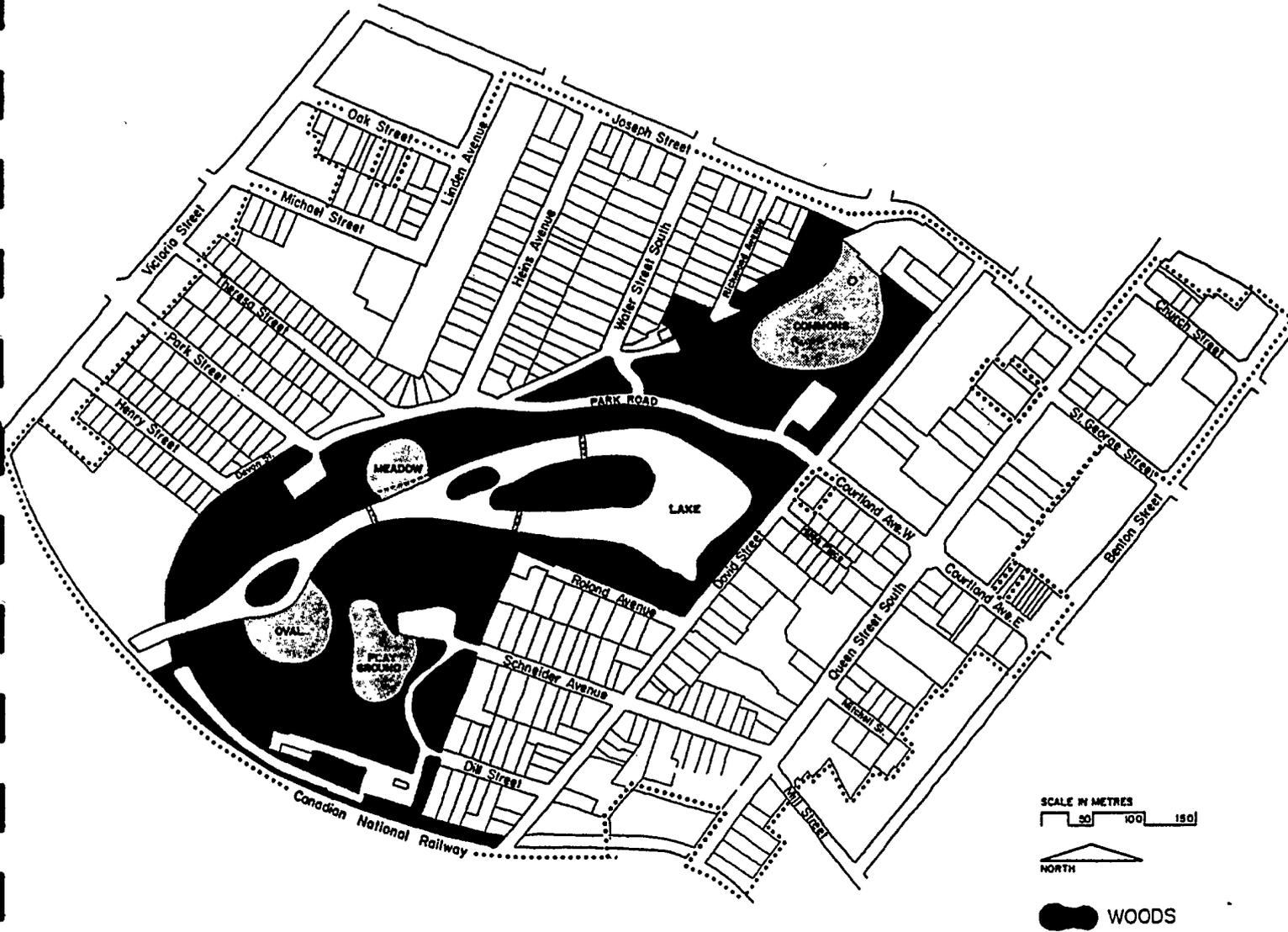
### PRINCIPLES

- |                   |   |
|-------------------|---|
| <b>Zoning</b>     | The prevailing land use and zoning designations are not changed.  |
| <b>Design</b>     | Additions, conversions and new building shall be designed to complement and enhance the historic character, building and landscapes of the Area, particularly in the Queen Street South corridor that is designated for high density redevelopment. |
| <b>Policies</b>   | The Building Conservation Policies for Additions, Conversions, Demolitions and New Building shall be followed, particularly in the Queen Street South corridor.   |
| <b>Guidelines</b> | The Building Conservation Guidelines shall be promoted.   |

# VICTORIA PARK

LANDSCAPE AREAS

Nicholas Hill Architect . Planner



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## **2.7 ECONOMIC REVITALIZATION**

### **GOALS**

- To retain and develop a thriving local economy in the Area, which complements, uses and builds upon the unique heritage resources of the Victoria Park Area.
- To actively foster a mix of business enterprises which complement both the Area's heritage resources and its present economic base.
- To foster synergetic and appropriate development in the Victoria Park Area which reinforces and contributes to the City's goals for Downtown Kitchener.

### **RATIONALE**

The Victoria Park Area has a small, vibrant economy which has developed over the years. It is, in large part, an indigenous economy characterized by small scale, owner-operated businesses. Concentrated in the Queen Street South and Benton Street areas, this local economy has adapted to the characteristics of the Area and has contributed to the Area in terms of employment, the tax base, and the appropriate use of land, buildings and infrastructure. The economy blends older manufacturing activities, convenience retail, and local services with professional offices (e.g. medical, insurance, architects) and other businesses. The local economy is vibrant and complements the diverse private and public sector base of the adjacent Downtown.

This Area, particularly Queen Street South, has proven to be a successful location for a particular blend of business enterprises. What obviously works here should be retained and fostered. What complements the physical characteristics of the Area (e.g. the Park, building heights) should be recognized and promoted. The Area has not been sought out by department stores, by strip malls, by new manufacturing plants and other businesses. The Area, notably Queen Street South, is a very desirable and successful location for particular businesses. This success, and the evident complementarities among these businesses and between them and the Area's heritage resources, provides a solid platform for positive and appropriate economic development.

The economy and society of the Victoria Park Area and the City's Downtown have always been intertwined. The Park always functioned as a central green space of

## **MEANDERING DRIVES AND PATHS**

Meandering drives and paths in the Romantic Landscape are designed to take the visitor from one landscape "picture" to another, each with different historical or natural associations. They were artfully orchestrated to provide delight and surprise, to suffuse the visitor with the landscape. They must be valued and managed, therefore, always in regard to how they can present the best of the landscape and its ideals. The Conservation Guidelines are as follows:

The Park Road should be conserved and enhanced as a meandering scenic route with a high continuous overhead tree canopy.

Plantings near the Park Road and along pathways should be located to frame views and enhance vistas, while also meeting safety standards.

Trees and turf should be close to the Park Road curb to accentuate its landscape corridor character.

Sidewalks on the Park Road and the park side of David Street and Roland Street should be discouraged, to facilitate uninterrupted natural views across the park.

Paths should meander within the park in harmony with natural features.

Finishes for permanent paths should be gravel. Where all-season universal accessibility is required, the finish should be poured concrete.

The existing layout of roads and intersections within and adjacent to the park should be conserved as representing the evolution from the original layout of carriage ways. Changes should be avoided.

Measures to reduce traffic volume and speed should respect the existing layout of roads and the park character.

## **"ANTIQUUE" BUILDINGS AND MONUMENTS**

Antique buildings and monuments are an essential part of the desired Arcadian antiquity of the Romantic Landscape. Such features as towers, gazebos and pavilions provided visual drama and accent in the landscape. The bandshell and clock tower in Victoria Park are good examples that serve this purpose. Their design, number and placement is important. Too many and the landscape becomes cluttered. They must always be considered from the point of view of how they enhance and contribute to the landscape as a whole. The Conservation Policies are as follows:

The Romantic Landscape inclusion of buildings and monuments for visual delight and contemplation shall be continued.

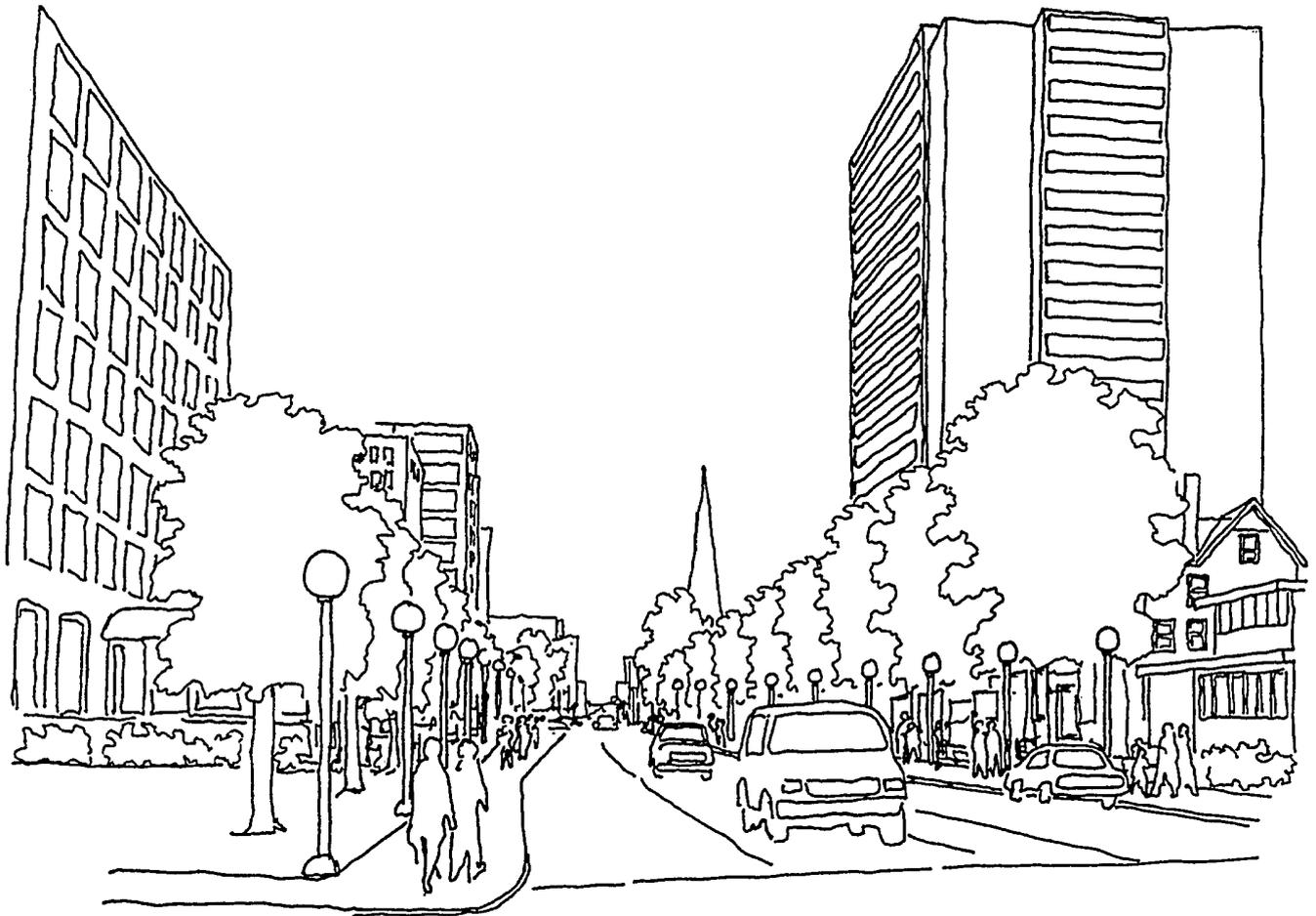
Siting of new buildings and monuments shall preserve the desired naturalness and serenity of the park and avoid visual clutter and disharmony.

New buildings and monuments shall build on the tradition of hand craftsmanship, natural materials and a visual blend with the landscape.

# QUEEN STREET SOUTH

STREETSCAPE FEATURES

Nicholas Hill Architect . Planner



Queen Street South is one of the oldest streets in the City. With innovative design approaches, a compatible blend of old and new building can be achieved. The conceptual view above is looking north towards King Street. To enhance its historic character, the Plan recommends the installation of globe lights similar to Queen Street North and the planting of an avenue of trees. With period street furniture and a coordinated design of signage and landscaping, Queen Street South could become again a handsome historic streetscape.

New buildings and monuments shall build on the tradition of hand craftsmanship, natural materials and a visual blend with the landscape.

Artificial materials and treatments such as pressure-treated lumber, plastic and pre-cast concrete shall be strongly discouraged.

Priority in the design of buildings and monuments shall be given to longevity and graceful aging.

Landscaping shall be an essential part of new buildings and monuments to ensure their visual integration into the park.

#### **Built Features to be Conserved**

The following features are considered integral and appropriate to the Romantic Landscape style of Victoria Park and should be conserved in their original historical condition.

Clock Tower, 1924  
Queen Victoria Statue, 1911  
Roos Island Bridge, 1896  
Bandstand (replica), 1986  
Comfort Station, 1910  
Courtland Entrance Gates, 1930

Building Conservation Guidelines and Policies shall apply.

#### **Built Features to be Enhanced**

The following features require redesign so they better fit into the Romantic Landscape style of Victoria Park.

Pavilion, 1924  
Boathouse, 1929/1967  
Gazebo, 1922  
Pagoda Drinking Fountain, 1922  
Service Building, c 1960

The two features that require particular improvement are the Pavilion and Boathouse. These are large buildings that need to be finished and landscaped in a manner that blends them more successfully into the park.

Enhancement of the pavilion could include the following measures:

- Re-shingling the roof with cedar shingles.
- Repainting the exterior woodwork in a classic dark forest green.
- Relocating exterior mounted conduits and services so as to be less visible.
- Removing the timber retaining walls and replacing with a grass bermed walkway up to the main floor assembly room.
- Installing a new brick terrace and formal rose garden to the rear to complement events within.

Enhancement of the Boathouse could include the following measures:

planting, the recouping of the street's edge, the cleaning up of a number of unsightly commercial and residential premises, and several other concrete initiatives should be vigorously pursued.

The City should seriously consider designating Queen Street South as an "improvement area" to focus its infrastructure and other investments over the next ten years, to foster an integrated approach (with all partners) to the redevelopment of this street, and to heighten the public and political awareness of the collaborative project.

Awareness raising, peer pressure, and liaison activities should also be undertaken by the new local organization. Property owners should commit to a common set of standards for basic upkeep, landscaping, quality of signage, location, amount and screening of parking areas, and other matters. Competitions and public recognition of outstanding contributions to the Street's beauty and prestige should be considered.

The City should examine all financial mechanisms currently and prospectively (e.g. with the review of the Ontario Municipal Act) available to it, to provide incentives for heritage conservation and to expedite the most appropriate (re)development of Queen Street South.

The new organization should examine the question of an appropriate name to communicate the prestigious and attractive heritage of the Area, while at the same time promoting the Area as a vibrant and profitable location for new investments.

The new organization, with the City, should address the question of thematic street signage, and other physical developments to enhance the Area's distinctiveness, and better connect and integrate the Park with the Street. Other items in the collaborative (City and new organization) Queen Street South project might include civic sculptures and ornaments (e.g. fountains), and quiet walkways along the Street, through the Park and Downtown.

- Relocating exterior wall-mounted conduits and services so as not to be visible.
- Coordinating all signage type, size and colour so as to blend with the building facade.
- Removing roof spot lights but retaining antique wall-mounted globes using white light.
- Removing all existing timber retaining walls, posts and features and replacing with a simple rectangular water-side timber terrace.
- Removing brick paving and replacing with grass and low to mid-storey planting up to the edge of the Park Road.
- Extending the principle gravel lakeside footpath past the Boathouse.

The Gazebo should be restored to its original condition as seen in historical photographs.

Enhancement of the Pagoda Drinking Fountain could entail rebuilding the columns and paving to achieve a simpler design line and finish.

The service building should be visually upgraded with compatible paint colours to blend into the park setting.

Building Conservation Policies and Guidelines shall apply.

#### **Built Features to be Removed**

The following features are considered misplaced and inappropriately designed for the Romantic Landscape style of Victoria Park. Over time, their removal or relocation is recommended.

Front Garage  
Picnic Shelter  
Food Building

With the removal of the Front Garage, the Perennial and Peace Gardens can be expanded.

#### **VISTAS**

Vistas accent desired scenes or objects in the Romantic Landscape. They provide focus and direction, and can extend the perception of the landscape beyond its boundaries. The vista of City Hall up Gaukel Street from Victoria Park is a good example. It is essential to define and conserve vistas so as to realize and experience the full drama of the park. The Conservation Guidelines are as follows:

The following axial vistas in the Park should be conserved and enhanced:

- Across the Commons to the Clock Tower, and north to City Hall.
- Water Street South to Roos Island Bridge.

## **3.1 IMPLEMENTATION**

### **BUILDING**

Implementation is a most important part of the Plan. It is how the Plan is made to work and is administered. The Plan essentially comprises two components, voluntary Guidelines and compulsory Policies. It is proposed that the Building Guidelines be implemented largely by a programme of distribution, workshops, advice and awards through a Victoria Park Area Heritage Committee. Implementation of the Building Policies would be carried out by the LACAC. The Policies address substantial building changes, additions, new buildings and demolition. The Ontario Heritage Act requires work of this scope to be reviewed by LACAC and approved by City Council.

#### **BUILDING CONSERVATION GUIDELINES**

Education and public awareness of sound heritage conservation are considered essential initiatives in achieving the Plan goals and the Guidelines are the basic tools for this awareness. Implementation shall be as follows:

##### **1. Guideline Distribution**

The Building Conservation Guidelines shall be printed and sent by the City to all property owners in the Victoria Park Area upon approval of the Plan. Subsequently, an annual Newsletter shall be sent to property owners updating them on the Plan and informing them of heritage activity in the Area.

Accompanying the mailing of the Guidelines shall be an explanation of the Heritage Conservation District, the way it is administered, and a list of contacts to whom a resident can direct inquiries and from whom seek assistance (Heritage Planner, LACAC members, Victoria Park Area Heritage Committee).

##### **2. Workshops**

Workshops, sponsored jointly by the City and the Victoria Park Area Heritage Committee, shall be held annually on an aspect of practical heritage conservation.

##### **3. Recognition**

Successful heritage conservation in the Area shall be recognized annually, on Heritage Day, by the City in partnership with the Victoria Park Area Heritage Committee.

#### **BUILDING CONSERVATION POLICIES**

Building Conservation Policies for new building, additions, conversions and demolition shall be by application to the LACAC in accordance with the City's Designated Heritage Property Alteration Application and Approval process.

The following intermittent vistas in the Park should be conserved and enhanced:

- The sequence along the Park Road in both directions, including views to the Commons and lake.
- Views from David Street and Roland Street to the Commons and Victoria Park lake.

Intermittent vistas should be achieved by looser, less dense plantings to facilitate through views.

Residences on David, Roland, Frank's Lane (south part of Water Street South) and Park Road between Theresa and Heins should be considered to be the Park's visual edge.

## **CONTEMPORARY PARK ELEMENTS**

Victoria Park is a landscape of exceptional historical value and an actively used area with diverse contemporary needs. These needs demand elements whose appearance and location can, if not carefully considered, diminish the naturalistic character of the Romantic Landscape style. Therefore, it is of the utmost importance that they be designed to complement and enhance the first priority - the landscape. They must be design coordinated and treated as one visual language, not independently. Prior to physical installation, drawings should be prepared, their impact assessed and mitigative measures undertaken as required. While details in a larger composition, contemporary park elements can be intrusive and must be handled with design insightfulness and attention.

### **LIGHTING**

Lighting greatly affects the atmosphere of a landscape. In a Romantic Landscape, the night-time lighting should complement the park layout, define the boundaries and paths within and highlight the focal points and vistas. In addition, lighting provides security and direction. Lighting should always be considered as to how it may enhance the ideals of the landscape as a whole. The Conservation Policies are as follows:

The Victoria Park Lighting and Electrical Study (1987) shall guide all lighting design in the park.

To enhance the soft and naturalistic character of the park, white lighting is recommended for all areas of the paths and exterior of buildings.

### **3. Projects**

As required, presentations shall be made by the Parks & Recreation and Public Works Departments to the LACAC on Policy projects. LACAC shall review, comment and/or approve .

## **GRANTS**

A grant program to assist property owners in the conservation of the built heritage of the Victoria Park Area should be considered by the City. It is advised that the importance of heritage is recognized when the community at large, through the City, puts money towards its conservation and that grants, however modest, provide an incentive and encouragement to property owners to conserve. For example, such grants could be for \$500 per property and initially limited to 10 properties per year.

## **LOCAL COMMUNITY PARTICIPATION**

The local community, through a Steering Committee and public meetings, was extensively involved in the preparation of the Heritage Plan. Their continued participation is considered of much value. To achieve this, it is recommended that a Victoria Park Area Heritage Committee be established, comprising local residents as well as the City Heritage Planner. The Committee shall have two primary roles: firstly, to promote heritage conservation through the Guidelines, workshops and other similar activities; secondly, to comment on Policy applications to the LACAC as required. Care must be exercised so that their role is not confused with that of the LACAC. The role of the Committee to promote, advocate and encourage heritage conservation is considered vital to the outreach / education philosophy of the Plan. Where particularly difficult issues and applications arise, an ad hoc committee shall be struck with representatives from the LACAC to address the same and advise LACAC.

## **MONITORING THE PLAN**

The Plan is not a static document but one that should be continually monitored and improved through periodic changes. One aspect that requires particular attention is the voluntary Building Guidelines. They depend on an outreach education / awareness approach. Monitoring the success or otherwise of the Guidelines should be undertaken every two years. If there is an extensive loss of certain historic features under the voluntary Guidelines, consideration may have to be given to implementation under compulsory Policies and review by the LACAC. General activity within the Heritage Conservation District shall be monitored by the Heritage Planner.

## **PLAQUES & MEMORIALS**

As places of contemplation, parks are an appropriate venue for plaques, memorials and dedications. Appropriately designed and located, they contribute to the landscape. When too numerous or too assertive, they distract. To avoid this, one area of Victoria Park has been selected - the shady woods next to the Pavilion. This is an area with natural characteristics of refuge and serenity appropriate for plaques and memorials. Priority shall be given to the following Conservation Policies:

Plaques, memorials and dedications shall be

- located in the shady woods next to the Pavilion
- located close to a path
- located to be seen from one vantage point
- located to be viewed closely
- small in size and scale, maximum 0.5 m
- made of cut stone
- blended within a low storey landscape

## **FURNITURE**

Furniture in Victoria Park includes benches, tables, barbecues, drinking fountains, garbage receptacles and seasonal and special items such as food concessions. Collectively, furniture makes an impression, largely by its detail, contrasted with the larger natural landscape. A coordinated design approach is required. Each piece of furniture must contribute to the larger Romantic Landscape style. The relatively small size of furniture belies its design importance. The Conservation Guidelines are as follows:

A coordinated design approach to furniture should be pursued.

Furniture style should contribute to and enhance the naturalistic park character.

Design elegance is encouraged. For example, benches of painted cast iron with wood seats and backs are recommended.

Furniture should be painted a classic dark 19th century colour, such as forest green, to blend in with the landscape.

Furniture, when fixed, should be appropriately located along paths.

## **SIGNAGE**

Signage for direction, identification, orientation and safety is required in Victoria Park. While small in size like furniture, their detail does make an impression and should be designed to fit well into the landscape. Coordination is important so that visual clutter is minimized. The Conservation Policies are as follows:

A coordinated design approach to signage shall be pursued.

**CITY OF KITCHENER**  
**Designated Heritage Property**  
**Alteration Application**

**Nature of Application**

Exterior \_\_\_\_\_ Interior \_\_\_\_\_

New Construction \_\_\_\_\_ Alteration \_\_\_\_\_ Repair/Maintenance \_\_\_\_\_ Relocation \_\_\_\_\_

Demolition \_\_\_\_\_

**Subject Property**

Municipal Address: \_\_\_\_\_

Legal Description: Plan \_\_\_\_\_ Lot \_\_\_\_\_ Assessment Roll No. \_\_\_\_\_

Building Type: Residential \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial \_\_\_\_\_

Institutional \_\_\_\_\_ Other \_\_\_\_\_

Heritage Designation: Part IV \_\_\_\_\_ Part V (District Name) \_\_\_\_\_

**Property Owner**

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

Address: \_\_\_\_\_

Telephone: (Home) \_\_\_\_\_ (Work) \_\_\_\_\_

**Agent (if applicable)**

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

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

**Builder(s)/Contractor(s)**

1. Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

2. Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

3. Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

## **2.4 STREETS CAPES**

### **GOAL**

To achieve a special and distinctive identity to the streetscapes of the Area.

### **RATIONALE**

The Victoria Park Area is made up not only of historic buildings, but of profusely tree-lined streets, vistas of the park, entrance gates and small landscape areas. In the Study, the community perceived the Area as one large park - the streets being viewed as landscaped corridors. The streetscapes should be enhanced, therefore, as part of the park, creating a coordinated and distinctive area of the city.

### **POLICIES & GUIDELINES**

Streetscapes in the Victoria Park Area shall be conserved and enhanced with regard to the following Policies and Guidelines:

#### **STREET TREES**

Street trees are one of the most important elements in defining the character of the District. They extend the ambiance of Victoria Park as landscape corridors into the residential neighbourhoods. The Guidelines are as follows:

Street trees are considered an essential part of the park-like character of the Area and should be conserved and enhanced.

Full-sized trees with the capacity to form a broad overhead canopy should continue to be planted in the boulevards of all residential streets.

A diversity of tree species should be selected which have green leaves throughout the summer and a broad spreading crown at maturity.

Pruning should be done in a manner to enhance the form and health of the tree while accommodating hydro wires.

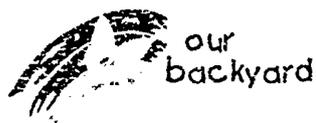
Trees should be planted both in the street boulevard to maintain a tree edge to the roadway and also as far back from the traveled portion of the street as possible to avoid salt stress.

Where possible, overhead wires should be buried.

#### **ENTRANCE PIERS**

Entrance piers are distinctive features in Victoria Park. They celebrate a sense of entry into a special area. They create ceremony and definition. To build on the

**City of Kitchener  
Department of Planning and Development  
Design, Heritage and Environment**



City of Kitchener  
Conserving Our Environment

perception of the park extending into the residential streets, entrance piers are proposed at the street entrances . The Policies are as follows:

Consideration shall be given to erecting piers at the District's outer boundaries on Henry, Park, Theresa, Michael, Oak, Linden, Heins, Water South, Richmond, Schneider and David Streets.

The design of the piers shall continue the historical design of the stone piers at the south end of Water Street South. Their design shall blend into the streetscape.

Consideration shall be given to erecting brick entrance piers, similar in design to the existing 1930 Courtland Entrance Gates at the intersection of David Street and Courtland West, at the west end of the Park Road.

## **STREET SIGNS**

Street signs are a recurring visual feature in the Area. They provide an opportunity to further define and coordinate the Area as a special and distinctive place. The Policies are as follows:

Custom street signs for the Victoria Park Area are recommended to signal the presence of a special area of the city.

The sign design shall be discreet, with the possible inclusion of the designation "Victoria Park Heritage District."

Other municipal signs shall be developed to coordinate with the design of the street signs while complying with municipal standards.

## **STREET LIGHTS**

Street lights, like trees and signs, are a connective element in the streetscapes of the Area. As well as providing illumination, they influence the character of the streetscape by their spacing, height, appearance and light type. The Policies are as follows:

Street lights shall be selected that enhance the historical and landscape character of the District.

Consideration shall be given to street lights that are of similar design to those on the Park Road.

Street light standards shall be painted a colour, such dark green or black, that is complementary to the landscape character of the Area.

## **2.6 MOVEMENT**

### **GOAL**

To ensure that movement systems, most particularly the road hierarchy, strengthens the quality of life in the Victoria Park Area.

### **RATIONALE**

Vehicular movement has a significant impact on the character and quality of life in the Area. Conceptually, the road hierarchy is appropriately designed with a perimeter collector road system serving a network of inner local roads. To strengthen the quality of life in the Victoria Park Area, a number of concerns which arose during the preparation of the Plan are addressed.

### **PRINCIPLES**

**Local Streets** To strengthen the designation of a local street, which is meant to serve abutting properties and not to carry through traffic (see 1994 City of Kitchener Municipal Plan), measures to reduce traffic volume and speed should be considered and achieved in sympathy with the historic layout of the Area.

**Queen-Benton Diversion**

The Queen-Benton Diversion is considered contrary to heritage conservation in general and the enhancement of Queen Street South as an historic thoroughfare in particular.

**2-Way Traffic** Reinstatement of 2-way traffic on Charles Street is supported as a positive step to improved traffic flow, both in the central business district and the Victoria Park Area.

**Frank's Lane** The south end of Water Street S. should be renamed Frank's Lane.

**Queen Street South**

A major goal of the Plan is to enhance Queen Street South as a gracious tree-lined boulevard with period lights and high quality urban design; initiatives to improve traffic flow are encouraged.

**The Park Road** Although a primary arterial road, to achieve compatibility with the use and character of Victoria Park, Park Road calls for special measures to temper traffic impact, such as a gently undulating course, tree canopy and landscaping close to the road verge.

walkways and public entertainments, closely tied to the civic functions of Kitchener's urban core area. Queen Street South itself has served, with King Street in the Downtown, as a symbolic and active axis for the city's growth and development. Today, with the revitalization of the Downtown as a public priority, it is imperative that both public policy and business initiatives for these adjacent and historically complementary areas be developed in tandem.

## **PRINCIPLES**

### **CITY POLICIES**

The City's policies, on all fronts (e.g. land use, transportation), should support, facilitate and reinforce the vitality of the present economic base of the area and the development of complementary and appropriate new investments.

### **DESIGN**

Most businesses in the Area are conscious of the Area's history and the particular heritage resources in Victoria Park and Queen Street South. Sensitive and creative design are consistently cited as desirable prerequisites for the ongoing development of this Area. Queen Street South should be designed to function as a complementary and prestigious boulevard and gateway to the Downtown.

### **BUSINESS MIX**

The business mix in the area should concentrate on professional services (e.g. architects, medical, financial), high quality restaurants, galleries, convenience retail, wellness services, office support services (e.g. graphics), travel agencies, legal offices, bookstores, antique stores, and related businesses. Several of these uses are not presently permitted within the Queen Street South corridor and would require amendments to the Municipal Plan and zoning by-law.

A vibrant, urbane mix of businesses should be encouraged to: (a) avail of and contribute to the prestige of one of Kitchener's most historic and potentially superb boulevards; (b) avail of, reflect and complement the urbanity, pleasing environment and urban amenity afforded by Victoria Park itself.

### **LAND USE**

A twenty-four hour resident population is a desirable development objective for the Downtown and Victoria Park area. For much of the Victoria Park Area, stable, well established residential neighbourhoods are one of the Area's greatest assets. Compatible alternate uses such as bed and breakfasts should be encouraged. For the Queen Street South area, residential intensity through sensitive reconversions, and new medium and high density development should be encouraged.

Queen Street South should not compete with or detract from the City's objectives of fostering unique, thematic land use clusters (wards and districts) in the Downtown (e.g. an arts and culture sector, a converted warehouse zone).

## **ECONOMIC REVITALIZATION**

Any economic development plan for the Victoria Park Area should be seen as a programme of action, rather than a static plan; more a continuous, cumulative project of complementary initiatives which at once regains much of the splendour of this unique area, while building upon these heritage assets to foster a vibrant and dynamic urban society and economy.

## **LOCAL DEVELOPMENT ORGANIZATION**

It is recommended that local residents, especially but not exclusively business people, design and inaugurate a local development organization. While much of its attention might be directed toward Queen Street South, the organization should be seen and should function as a development body for the entire Area.

The primary mission of this organization should be to advocate and, where possible, expedite appropriate commercial and related development in the Area. It should take an active role in representing investors, business operators and employees in the Area. It would focus on ensuring that an appropriate mix of smaller business types is encouraged to locate and expand in the area. The organization would pay particular attention to raising awareness regarding the desirable complementarities between particular types of businesses and the Area's rich heritage. Likewise, it would, with the City, the Chamber of Commerce and other groups, actively promote and market the Area as a desirable and feasible location for a targeted range of businesses.

The organization should work particularly closely with the City Economic Development Division and the Kitchener Downtown Business Association (KBDA) on matters of common interest relating to the revitalization of Kitchener's Downtown.

The organization, after its initial set-up activities, should address a set of priority projects (with partners) and actively pursue the implementation of these (see Critical Projects).

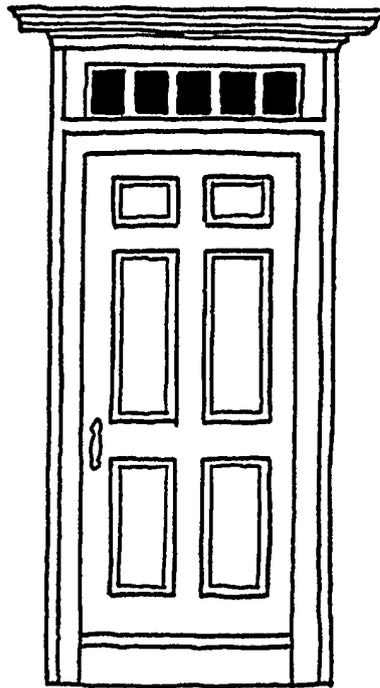
## **SELECTED CRITICAL PROJECTS AND KEY ROLES AND RESPONSIBILITIES**

As noted throughout this project, both in the Study and Plan phases, the economic development and the physical condition of the Victoria Park Area are inextricably intertwined. Residents in the Area have emphasized this point on several occasions throughout the project. The redevelopment of Queen Street South is a centrepiece of the development plan.

The City should play a key role in terms of planning policies and regulations, infrastructure investments, leadership in urban design and commitment to principles of aesthetics, quality and heritage conservation, and in terms of its partnership activities in expediting the appropriate type of commercial and residential (re)development in the Area.

The refurbishing and physical upgrading of Queen Street South is central to the economic development agenda. It should be approached, designed and executed as an integrated project. The appropriate redevelopment of dead spaces, tree

# PART 3



**DOOR**  
**GEORGIAN**  
c. 1820 TO 1860

# IMPLEMENTATION

## **VICTORIA PARK**

Implementation of the Victoria Park Policies and Guidelines shall be carried out by the City of Kitchener Parks and Recreation Department. LACAC will review and approve all Policy items.

### **1. Long Range Implementation Program**

A Long Range Implementation Program for Victoria Park shall be prepared by the Parks and Recreation Department and presented to LACAC following the approval of the Plan for review and comment.

### **2. Annual Work**

A presentation shall be made to the LACAC by the Parks and Recreation Department at the beginning of each year, following the approval of the Plan, outlining proposed work in Victoria Park. The presentation shall be in sufficient detail for LACAC for comment and/or approval as required.

### **3. Projects**

As required, presentations shall be made by the Parks and Recreation Department to LACAC on projects that are subject to the Policies of the Plan. LACAC shall review these projects for comment and/or approval as required.

## **STREETSCAPES**

Implementation of the Streetscape Policies and Guidelines shall be by the City of Kitchener Public Works and Parks and Recreation Departments. Only Policy work shall be presented to LACAC for review, comment and approval. The process of implementation shall be as follows:

### **1. Long-Range Implementation Program**

A Long-Range Implementation Program for Streetscapes shall be prepared by the Parks & Recreation and Public Works Departments and presented to the LACAC, following approval of the Plan, for review and comment.

### **2. Annual Work**

A presentation shall be made by the Parks & Recreation and Public Works Departments to the LACAC at the beginning of each year, following approval of the Plan, outlining proposed streetscape work for the year. LACAC shall review, comment and/or approve as required.

## **DESIGNATION AWARENESS**

Awareness by the public, particularly those newly purchasing property in the Heritage Conservation District, is considered important. To facilitate this, the Kitchener Waterloo Real Estate Board should be requested to indicate on their listings when a property for sale is in the District. The expertise of the City Heritage Planner should be made available for further information in this regard.

## **APPLICATION TO THE LACAC**

Application for approval of all Building Policy items noted in the Plan shall be made to the LACAC. The Heritage Planner for the City of Kitchener is available to assist applicants so that their proposed building work may be processed quickly and efficiently. The typical steps for application are as follows:

- Step 1 Inquiry to the Heritage Planner to determine if the building work comes under a Guideline or a Policy. If under a Guideline, no application is required. If under a Policy, application to LACAC is required.
- Step 2 Complete a Designated Heritage Property Alteration Application form and submit it to the Heritage Planner.
- Step 3 Application is considered by the LACAC.
- Step 4 Applicant is informed of LACAC recommendations.
- Step 5 City Council considers LACAC recommendations.

## **Proposal Outline**

Please provide a written description of the project proposal including any conservation methods you plan to use (i.e. cleaning of brick). Provide such details as materials to be used, measurements, paint colours, decorative details, whether any original building fabric is to be removed or replaced, etc. Use additional pages as required. Scale drawings showing the full scope of work including specifications and the elevation(s) to which the work is being done, may be required. Enclose additional drawings, photos and/or other material necessary for a complete understanding of the proposed work. Please include any available historic photographs which will be returned.

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Expected start date: \_\_\_\_\_ Expected completion date: \_\_\_\_\_  
(Day/Month/Year) (Day/Month/Year)

Have you made a Building Permit application for this work? \_\_\_\_\_

Have you made a Designated Property Grant application for this work? \_\_\_\_\_

## **DECLARATION**

The undersigned acknowledges that all of the statements contained in documents filed in support of this application shall be deemed part of this application for all purposes.

The undersigned acknowledges that Council of the City of Kitchener shall determine whether the information submitted in this application is sufficient.

The undersigned agrees that the proposed work shall be done in accordance with this application and understands that the approval of this application under the Ontario Heritage Act shall not be a waiver of any of the provisions of any by-law of the City of Kitchener, or the requirements of the Building Code Act.

The undersigned acknowledges that in the event this application is approved, any departure from the conditions imposed by the Council of the City of Kitchener or from the plans or specifications approved by the Council of the City of Kitchener is prohibited and could result in a fine being imposed as provided for under the Ontario Heritage Act.

I the undersigned, (PRINT) \_\_\_\_\_, declare that the statements contained in this application are true.

Owner's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

### **For Office Use Only**

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

File Number: \_\_\_\_\_

LACAC Meeting Date(s): \_\_\_\_\_

Council Meeting Date(s): \_\_\_\_\_

Decision/Notes: \_\_\_\_\_