9.2 Additions and Alterations to Heritage Buildings

9.2.1 Overview

Thornhill is fortunate in having a good variety of historic buildings, most of which are structurally sound, with original architectural details largely intact in many cases. In some instances, details are in need of maintenance or repair, or have been obscured or removed in previous renovations. This section aims to assist in the preservation of historic architecture, and the restoration of lost or concealed heritage character, through design that follows the original or is at least sympathetic to it, when new work is undertaken.

Guidelines

1. Proper maintenance of heritage structures prevents deterioration, and is the most cost-effective means of preserving heritage character.
2. When heritage features are damaged or deteriorated, repair and restoration are preferable to replacement.
3. New construction should not damage or conceal heritage features.
4. New construction should include restoration of heritage features that have been lost or concealed by previous renovations.

9.2.2 Historical and Technical Research

The original state of existing heritage buildings should be researched before work is undertaken. On-site investigation often reveals original details concealed under later work. The Town of Markham Heritage Section has copies on file of the photographs from the Weaver Collection of Historic Thornhill.

Maintenance, repair, replacement and restoration work should be undertaken using proper heritage methods. Modern materials and methods of construction can have detrimental effects on old construction if proper methods are Section 10 lists some books containing relevant technical information.

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada contains helpful information, and is available on line at:
www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_E.asp

The Ontario Ministry of Culture also has a series of *Architectural Conservation Notes* at:
www.culture.gov.on.ca/english/culdiv/heritage/connotes

The United States National Parks Service publishes *Preservation Briefs*, very detailed booklets with 'how-to' information on many aspects of heritage preservation and restoration. These excellent publications can be downloaded from:
www.cr.nps.gov/hps/tps/briefs/presbhom.htm

It is important to build up the record of historic construction in the District. No reconstruction or removal of historic architectural detail should be undertaken without recording the original with drawings and/or photographs. Copies of these records should be given to the Heritage Section at the Town of Markham. Building such an archive of information is an important community effort.

9.2.3 Building Maintenance

The principal enemies of existing heritage buildings are fire and water. Proper maintenance is the best way to prevent damage and deterioration from these causes. **The loss of heritage detail and even entire buildings, due to simple neglect, is easily avoidable.**

Guidelines

1. Standard fire-prevention practices should be followed: check electrical systems, and don't overload circuits; ensure that heating systems are in good condition; store combustibles properly.
2. Roofing, flashing, and rainwater drainage should be maintained in good condition. It is far better to keep moisture out of the building, than to deal with the damage later.
3. Structural damage that admits moisture, such as settlement cracks, should be promptly repaired.
4. Painted woodwork should be maintained.
5. It is strongly recommended that owners engage professionals with heritage experience when undertaking maintenance on or alterations to heritage buildings.

The following pages provide more detailed and specific guidelines for the maintenance and appropriate alteration of heritage buildings in Thornhill.

9.2.4 Alterations

9.2.4.1 Roofing Features

The majority of heritage buildings in the District possess pitched gable roofs in single or multiple forms. This type of roof is considered a dominant feature. Original roof shapes, textures, and associated roof features on heritage buildings are significant characteristics in the District.

Most of the heritage buildings once had wooden shingle roofs. Over time, most have been replaced with asphalt shingles.

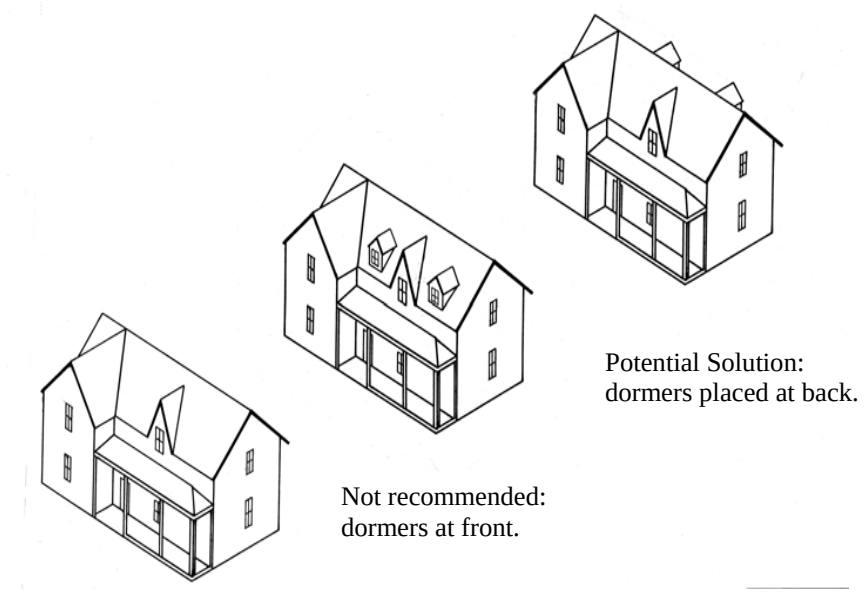
Guidelines

1. Original roof forms should be conserved and maintained. Elements such as the original roof configuration, roofing material, and associated architectural details should be maintained.
2. The restoration of a roof and any associated details to their original state is encouraged and should be undertaken using available physical and archival evidence. If the original roof material is unknown, the most common roofing material, from a historical perspective, would have been sawn cedar shingles laid with a 4½- to 5½-inch weather (exposure).
3. Although the restoration of original roofing material is preferred, an alternative that enhances the architectural style of the building, such as a good quality composition shingle (asphalt), is acceptable.
4. If asphalt shingles are selected, colours should be black, greys, or browns.

9.2 Additions and Alterations to Heritage Buildings

Roof Features and Chimneys

5. New roof vents, dormers, and mechanical equipment should be located away from the public view and should be as inconspicuous as possible. Rooftop decks are not supported.
6. If solar panels, skylights, and satellite dishes are required, they should be introduced on new additions to heritage buildings as opposed to impacting the heritage fabric.
7. Original chimneys should be retained. Non-functioning chimneys should be capped and repointed rather than removed.
8. The introduction of new chimneys should be complementary in design to original chimneys and to the architectural style of the building.
9. Eavestroughs should co-ordinate with or match the building's trim colour. Traditional eavestrough profiles are encouraged. Downspouts should not obscure architectural features.
10. Pot lights in the eaves are not supported.



Potential Solution: dormers placed at back.

Not recommended: dormers at front.

Existing heritage building without dormers.

9.2.4.2 Exterior Cladding

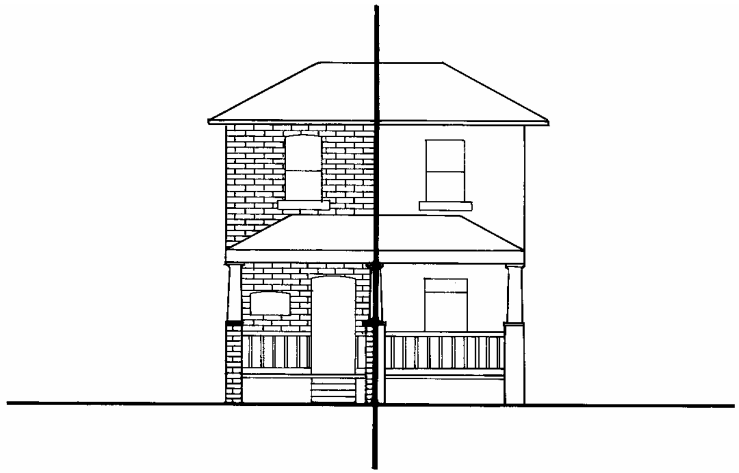
The original exterior cladding of heritage buildings in the District feature a mixture of wood, stucco, and brick. Wood siding was the most prevalent. The most common variety of wood siding is vertical tongue-and-groove board. Other types include board-and-batten and horizontal weatherboard. Only a few brick buildings remain in the District.

Exterior cladding materials can deteriorate over time, resulting in the need for intervention. It is always better to repair the cladding material rather than replace it. However, if replacement is necessary, the new material should match the original material.

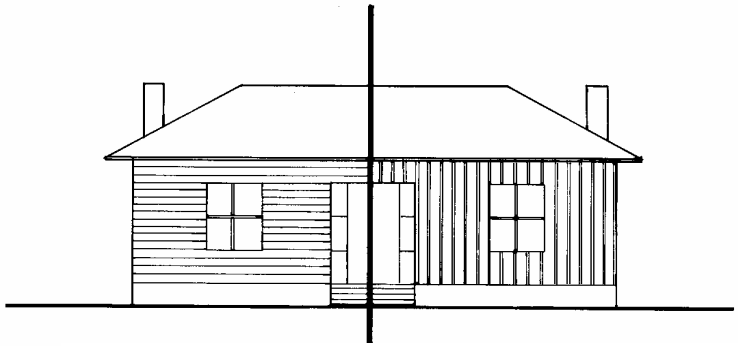
In repairing brick walls, the greatest danger to old masonry is the practice of using the wrong type of mortar when repointing. Modern mortar mixtures are usually harder due to a large portion of cement and a small portion of lime which can be harmful to older masonry materials. Older mortar with a large portion of lime and a small portion of cement is weaker than the surrounding bricks and absorbs stresses.

The cladding of heritage buildings with metal or modern synthetic siding such as vinyl is not supported since this approach can result in significant changes to the appearance of the building. These products can affect the visual texture of the building, impact the building's architectural scale, reduce the profile or result in the removal of cornerboards and window and door trim, and contribute to moisture problems in some cases. Although the initial cost and maintenance appears minimal when compared to restoration, over time, these products can lose their colour, deteriorate in appearance and are prone to denting and splitting.

In addition, the application of the product can be detrimental to the original cladding material underneath, potentially jeopardizing the restoration of the building in the future.



Not Recommended: Original brick building covered with new stucco as siding, greatly alters the presence of the building.



Not Recommended: Original horizontal siding replaced with vertical board-and-batten, alters building presence.

9.2.4.2 Exterior Cladding cont'd

Guidelines

1. The original external finish of a heritage building should be conserved and maintained. Repair of the original material, rather than replacement, is always preferred. If replacement is necessary, the material should match the original in form, style, dimensions, profile, texture, and method of installation.
2. If replacement of material is necessary, only the specific deteriorated material should be replaced rather than the entire wall or building.
3. The application of new surfaces or coatings that alter the appearance and character of the heritage building's original cladding should not be utilized. The use of metal and synthetic sidings such as vinyl is not supported.
4. The removal of siding material (i.e., aluminium and vinyl siding, asbestos tile, angelstone, etc.) considered to be unsympathetic to the District is encouraged. Once removed, the heritage building should be restored to its original state using available physical and archival evidence. If the original cladding material is unknown, a siding material appropriate to the style of the building and commonly used in the District should be introduced.

Existing Wood Siding

5. Wood siding should only be replaced when it has lost its material integrity and its ability to hold a surface coating.
6. Wood siding should remain painted and not stripped bare.
7. Inspect existing paint. Blistering or peeling paint usually means water is getting into the wood, and the source of water should be corrected.
8. Don't "strip" woodwork, unless paint build-up is excessive and obscures architectural detail. Remove loose paint and feather edges.
9. Don't use chemical strippers or torches to remove paint. These can damage the wood and may cause future issues.
10. Use appropriate heritage paint colours. See section 9.2.4.7.

Existing Brick Masonry

11. Repointing of masonry should only be undertaken when it is badly deteriorated or when water penetration is a problem. It is normal for old mortar to be weathered back a short distance from the wall face due to its compositions of line, sand, and water. Old mortar in good condition should not be disturbed.
12. The repointing of historical mortar can be a complex undertaking and often best left to those skilled and experienced in the proper procedures. A good technical resource is a provincial publication entitled *Annotated Master Specification for the Cleaning and Repointing of Historic Masonry* available at the Town.

Progressive deterioration: Rainwater splashing on the porch and steps eroded the mortar. That let increasing amounts of water into the bricks and mortar below, and they are spalling and washing away, letting in even more moisture.

9.2.4.2 Exterior Cladding cont'd

13. Masonry and mortar to be replaced should be cut out with handtools to minimize the risk of damage. Power tools can cause damage to the brick edges.
14. New mortar should match the original in terms of colour, composition (soft, lime-rich variety for pre-1920) and pointing method.
15. Existing unpainted brick surfaces should not be painted.
16. Before attempting to remove paint from brick surfaces, the building should be examined as not all brick was unpainted. A soft brick was sometimes used instead of face brick with paint providing the weatherproof skin.
17. Brick surfaces should not be sealed with silicones or waterproof coatings as these can trap moisture behind the surface.

Cleaning Exterior Claddings

18. If cleaning is desired, only the gentlest method should be employed.

19 The use of abrasive cleaning methods such as sandblasting or water-blasting to clean or strip wood of existing finishes is not acceptable.

20. The use of abrasive cleaning methods such as sandblasting, high-pressure water jets, and harsh chemical cleaners are not acceptable for historic masonry.

21 Choose an inconspicuous sample area to test a cleaning method.

Non-breathing paint on brick. The vapour pressure of moisture in the brick blisters the paint, when it is able. If the paint adheres strongly, the pressure causes the brick surface to spall off, along with the paint, as seen in the centre of the picture. This lets in even more moisture, and the problem grows

9.2.4.3 Windows and Doors

Windows define much of the style and personality of the building by their arrangement, size, and design. Window styles in the District vary considerably. Double-hung windows which are longer than wide are characteristic. Structurally, the flat-head type predominates. Round-arched, Gothic, or ogee-arched windows are found as accents in gables.

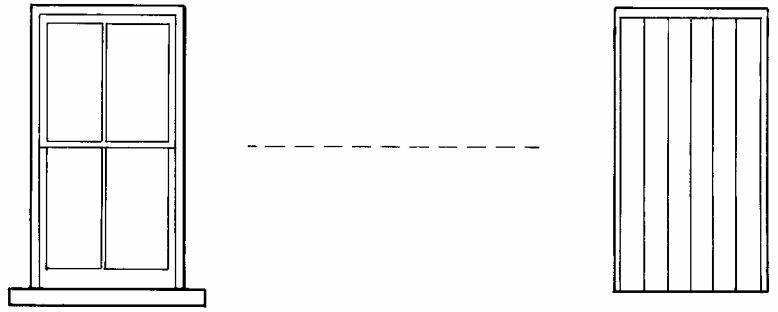
Window styles not only vary from one structure to another, but also on the same façade. Often a structure will possess a hierarchy of window forms governed by the placement of the windows on the façade (larger opening in the first floor becoming smaller further up the building). Due to the amount of use and the material with which they are made, there is a great deal of wear and tear which, in turn, requires repair and occasionally replacement.

The buildings of the District also possess a variety of historic door styles such as plank or cross-and-bible. Most historic doors are solid, some with a transom and/or sidelights. Doors are very much affected by heavy use and often require a great deal of maintenance.

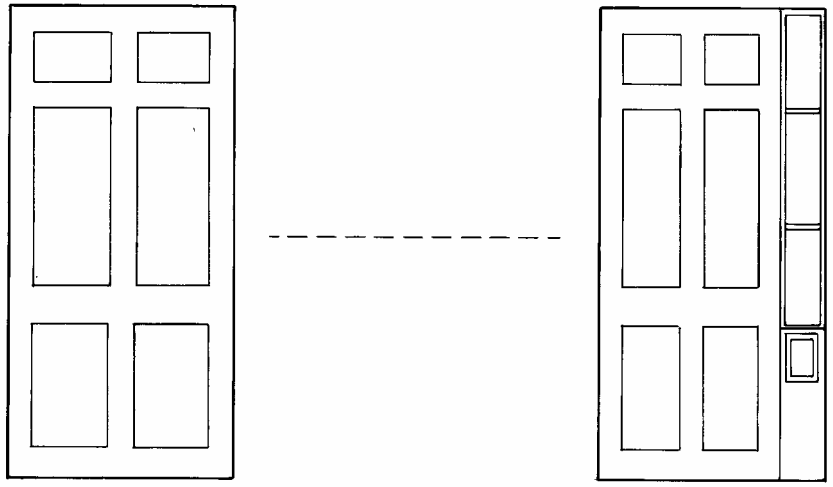
Guidelines

Repair and Restoration

1. Original windows and doors are an integral part of the heritage building and should be conserved and well maintained.
2. Original window frames and sashes should be repaired, rather than replaced.
3. Repairs should be limited to damaged portions of the window or door assembly.
4. If a window or door (or component thereof) has deteriorated beyond repair, the unit should be replicated in the same material, style, and proportion. In many cases, only a small component (i.e., a window sash) requires replacement rather than the entire unit.



Not Appropriate: Original historical window boarded up rather than restored or replaced.



Not Appropriate: Original historical door replaced with a new smaller door and sidelight.

9.2.4.3 Windows and Doors cont'd

Replacement

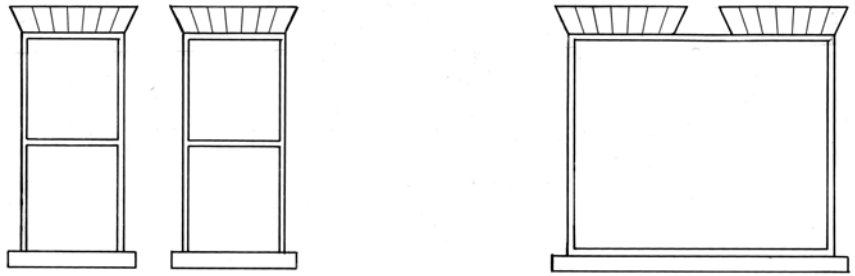
5. The replacement of newer windows and doors considered to be unsympathetic to the building is encouraged. The replacement windows and doors should restore the windows and doors to their original condition using available physical and archival evidence. If the original design is unknown, doors and windows appropriate to the building's style should be used.
6. Snap-in interior muntins or tape simulations are not acceptable.

Double-Glazed Windows

7. Original heritage windows in good condition should not be replaced with double-glazed units. If the heritage window is completely deteriorated or an inappropriate newer window is to be replaced, it is preferable that an accurate replica window with true divided lites be used. If this is not to be pursued, the use of a double-glazed window is an option. The unit should be made of wood, and be of the same size and proportion and possess the correct pane division (with externally perceivable muntin bars) as the original window.

Altering Openings/New Openings

8. Do not alter original window and door openings to introduce modern stock sizes as this practice can drastically alter the overall proportion and balance of the building.
9. New windows and doors should only be introduced on the rear or other inconspicuous elevations. New opening should respect the size and placement of existing openings found elsewhere on the building.



Not Appropriate: Two original historical windows replaced by a window of unrelated design, compromising original character

Not Appropriate: Original historical window replaced by new window of uncomplementary proportion, disregarding historical lintel.

Not Appropriate: Original historical window replaced by a window of unrelated design, compromising original character

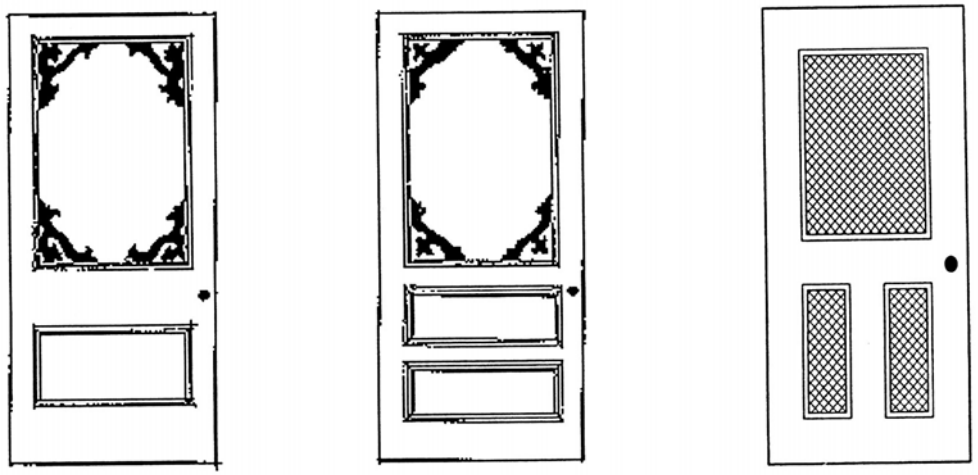
9.2.4.3 Windows and Doors cont'd

Shutters

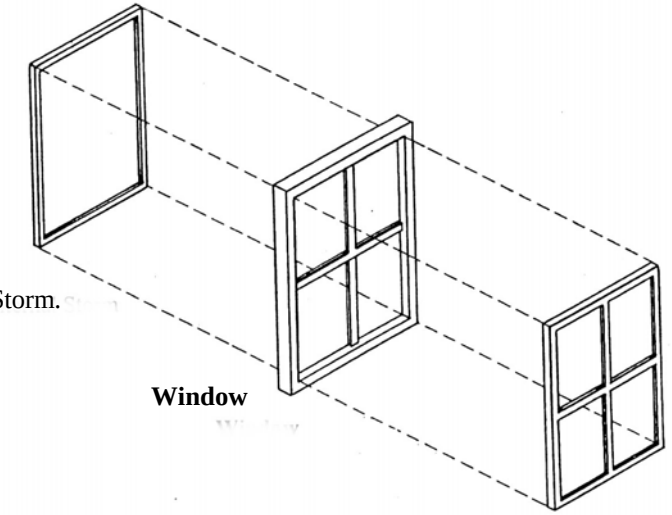
10. Original shutters on a heritage building should be conserved and maintained. Repair of the shutter is always preferred over replacement. If replacement is necessary, the material should match the original in form, style, dimensions, profile, texture, and method of installation.
11. Whether or not shutters should be introduced on a building should be based on the style of the building, and any available physical and archival evidence.

Storm Windows/Storm Doors

12. The use of traditional exterior storm windows is the most appropriate approach for energy efficiency and to protect the heritage window. Other options include the installation of interior storm windows or metal storm windows painted to match the period colours of the building. The pane division should either match the original window or be simpler.
13. The use of a traditional, simple screen/storm door of wooden construction is encouraged.



Appropriate: Simple historic wood screen doors.



Option 1-Internal Storm.

Option 2-Exterior Storm.

9.2.4.4 Foundations

The early foundations in the District were almost entirely built of fieldstone. With improvements in concrete technology around the turn of the century, concrete became the material of choice for foundations. As with other components of a heritage building, the foundation should receive regular maintenance.

Altering the material of the original foundation can be detrimental to the building itself, as well as compromise the historical character of the building.

Guidelines

1. The original foundation material of a heritage building should be conserved and maintained. Repair of the original material is always preferred over replacement.

2. If replacement of material is necessary, only the specific deteriorated material should be replaced rather than the entire wall.

3. The application of new surfaces or coatings that alter the appearance and character of the heritage building's foundation should not be introduced. Parging should be avoided.

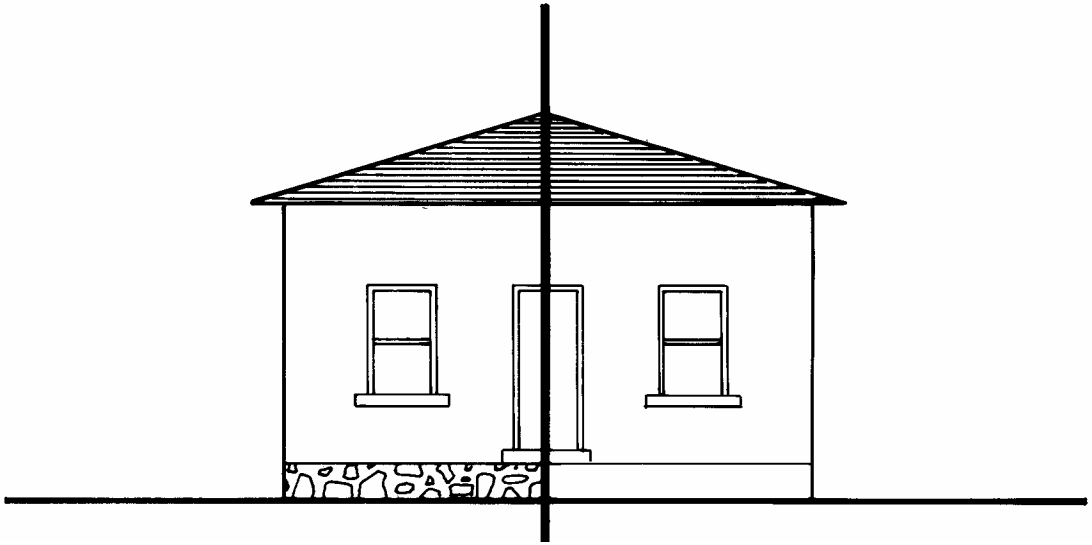
Repair to Fieldstone

4. Repointing of fieldstone should only be undertaken when it is badly deteriorated or when water penetration is a problem. Old mortar in good condition should not be disturbed.

5. The repointing of historic mortar can be a complex undertaking and often best left to those skilled and experienced in the proper procedures. A good technical resource is a provincial publication entitled *Annotated Master Specification for the Cleaning and Repointing of Historic Masonry* available at the Town.

6. Mortar to be replaced should be cut out with handtools to minimize the risk of damage.

7. New mortar should match the original in terms of colour, composition, and pointing method.



An original stone foundation before alteration compared to parging of the foundation, which alters the original character of the building.

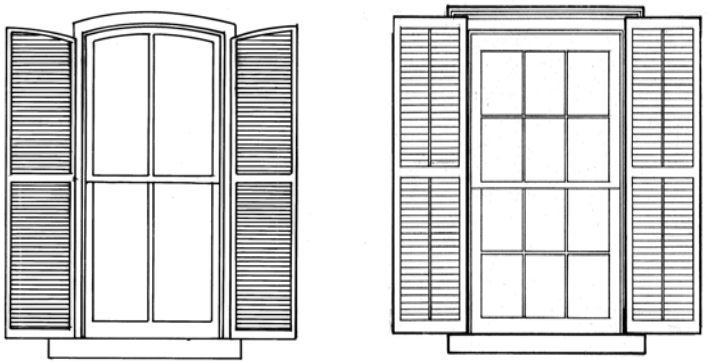
9.2.4.5 Architectural Details

The heritage buildings of the District are characteristically simple in adornment. Most architectural details were constructed from wood.

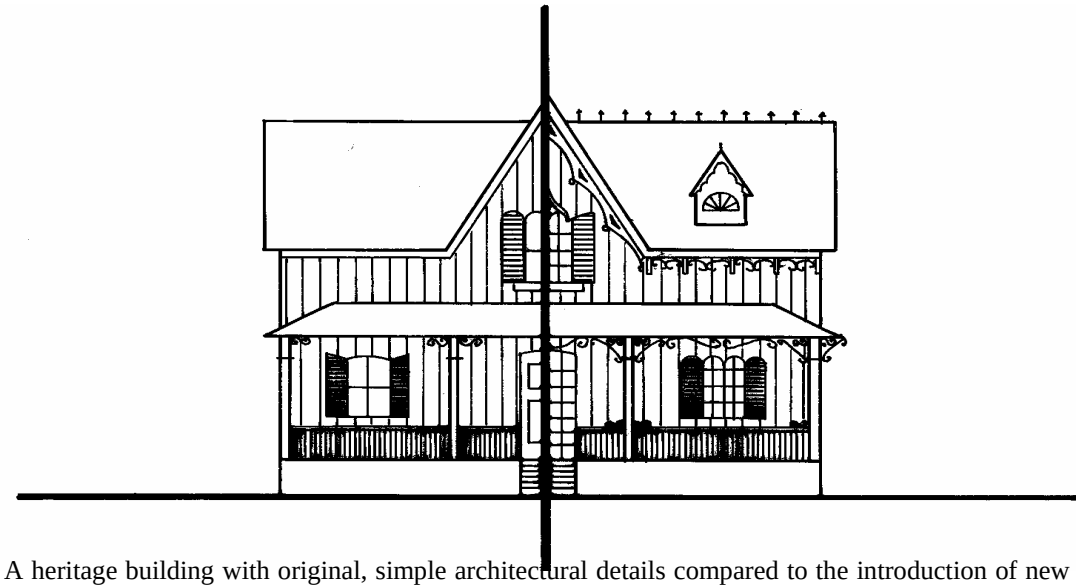
Architectural details commonly found in the District include fretwork or “gingerbread” (the decorative wood trim carved into the bargeboards of buildings), finials (the pointed ornament at the apex of a gable), decorative trim around doors and windows, and porch brackets, trim, and posts. Wooden architectural detailing was often delicately carved and decorated, and therefore prone to damage.

Guidelines

1. The original architectural details of a heritage building should be conserved and maintained. Repair of the original material is always preferred over replacement. If replacement is necessary, the material should match the original in form, style, dimensions, profile, texture, materials, and method of installation.
2. If replacement of material is necessary, only the specific deteriorated material should be replaced rather than the entire feature.
3. Whether or not specific architectural details should be introduced on a building should be based on the style of the building, and any available physical and archival evidence.
4. If shutters are introduced, they should be of a traditional louvered wood variety, fit the window shape, and be one half of the width of the window and attached at the frame, not the wall, in order to appear functional.



Authentic shutters are hinged at the jamb, and are sized and shaped to close the window opening.



A heritage building with original, simple architectural details compared to the introduction of new elaborate architectural details uncommon in Thornhill.

9.2.4.6 Porches, Verandas and Lighting

The porches in the District are often defining features and contribute to the special charm of the streetscape. These features not only have a social use, but also provide a covering over the entrances. They range from quite plain to the elaborate. A number of simple porches are embellished with decorative woodwork such as a porch post, corner bracket, and fretwork. Simple Doric porch columns on brick pediments adorn other buildings, primarily those from the early twentieth century.

Guidelines

1. Original porches and verandas are considered an integral part of the heritage building and should be conserved and maintained.
2. If a component of the porch, such as bracket, post, or railing, has deteriorated beyond repair, the feature should be replicated in the same material, style, and proportions.
3. New or modern porches that are considered unsympathetic to the heritage building should be replaced over time. The design of the restoration of the porch or veranda should be based on available physical and archival evidence. If the original design is unknown, a porch or veranda design appropriate to the style of the building and District may be considered.
4. The filling in or removal of porches can destroy the balance of a building and is not supported.
5. Lighting fixtures should complement the historic character of the building. Pot lights in the eaves are not supported.
6. The introduction of front yard decks is not supported.

Veranda at 111 John Street, with Victorian turned posts. Weaver #71, 1941

Original open porch on Edwardian Classicism style house.

Porch filled in, inconsistent with character of the building..

9.2.4.7 Paint Colour

The colour a building is painted can affect the overall character of the District. Colours should be used to tie the individual details of a building together such as fretwork, doors, and windows.

The colours used for the exterior finish and trim of a historical building should be sympathetic to the original where possible. The original type of paint and colour can also assist in dating a building. One method to determine the original colours involves the scraping of a small area, removing the several layers of paint and examining the first layer of paint.

The range of colours appropriate for the District recognizes style changes covered by the District's significant buildings; a reluctance to change in country areas; the improbability of the use of the deepest and richest Victorian "Rockwood" colours, and the preference for lighter shades in the country.

The District's earliest buildings built before 1860 should have their body and trim painted the same, in pale classical colours.

A wider range of colours is suitable for the buildings constructed between 1860 and 1900. For these buildings in the District, the following colour groups are appropriate:

- classical colours lingering on after 1860
- neutral tints popularized by American architect A.J. Downing
- the richer colours favoured by the American architect James Renwick

When using Downing's neutral tints or Renwick's richer colours, the body and trim of buildings were almost always painted in different colours. The sash and shutters of a Downing and Renwick coloured building were usually the darkest part of the buildings. Shutters on Downing and Renwick coloured buildings were often painted the same as the trim or in a shade darker than the body–trim combination.

Highlighting specific details in the body and trim, or the addition of a third colour, should be used sparingly. While any colour listed below could be used for cottages and other small buildings, it is recommended that the lighter Downing or Renwick colours, or the pale classical colours, be used for both body and trim so that the cottage appears bigger.

Early twentieth century (post-Victorian) buildings may employ the lighter classical colours (white having been common) or Downing and Renwick colours. Body and trim continued to be painted in different colours.

Guidelines

1. If the original exterior paint finish of a heritage building is still intact, it should be retained. Repainting should be carried out with colours based on the original.
2. Original paint colours can be determined by a paint analysis of the structure.
3. Researching the period or style of building can also assist in determining the range of historical colours used during that period.
4. Barns and driving sheds should be left unpainted.
5. All surfaces that were historically painted should remain painted. Stripping of wood to its base is not historically authentic.
6. Painting brick surfaces on historic buildings is not supported.
7. Select paint colours suitable and appropriate to the period and style of the building, and compatible with surrounding heritage buildings.
8. To match historical and contemporary colours both samples should be dry, since wet colours, especially in a container, look different.

9.2.4.7 Paint Colour cont'd

9. To match historical colours, look at the colour under a variety of lighting conditions (daylight, artificial light).
10. The following list of colours is considered appropriate for the District, but it is by no means a definitive list. Other colours can be considered although fluorescent or luminous colours are not acceptable.

Classical Colours (pre-1860):

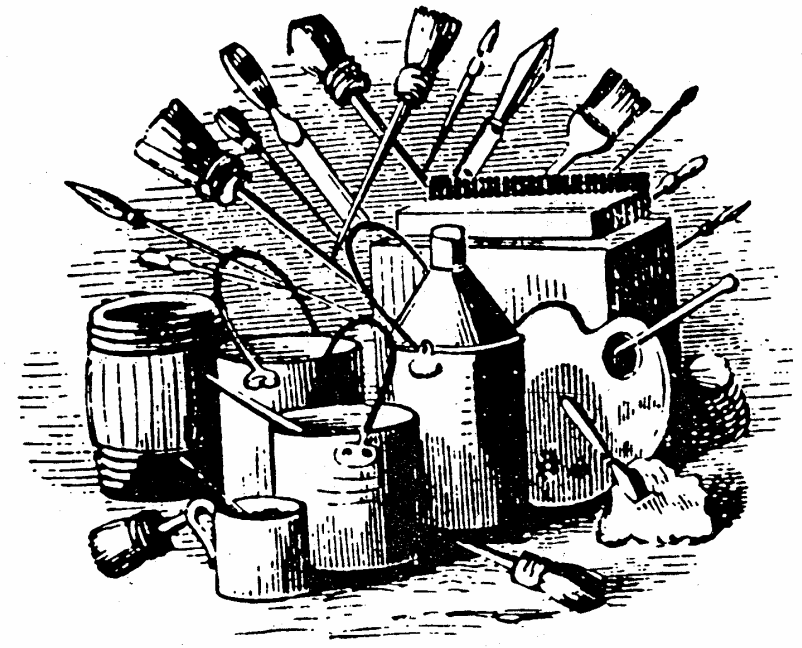
- white
- cream
- pearl grey
- pale green
- "historical" white
- buff
- light lemon yellow
- pale greyish blue

Renwick's Colours (1860–1900):

- olive green
- gold
- beige
- orangey brownish yellow
- golden brown
- rosy beige

Downing's Colours (1860–1900)

- straw
- sand
- greyish brown (earth)
- drab greenish yellow
- medium grey (stone)



Clarence P. Horning. Handbook of Early Advertising Art, New York: Dover Publications Inc., 1956

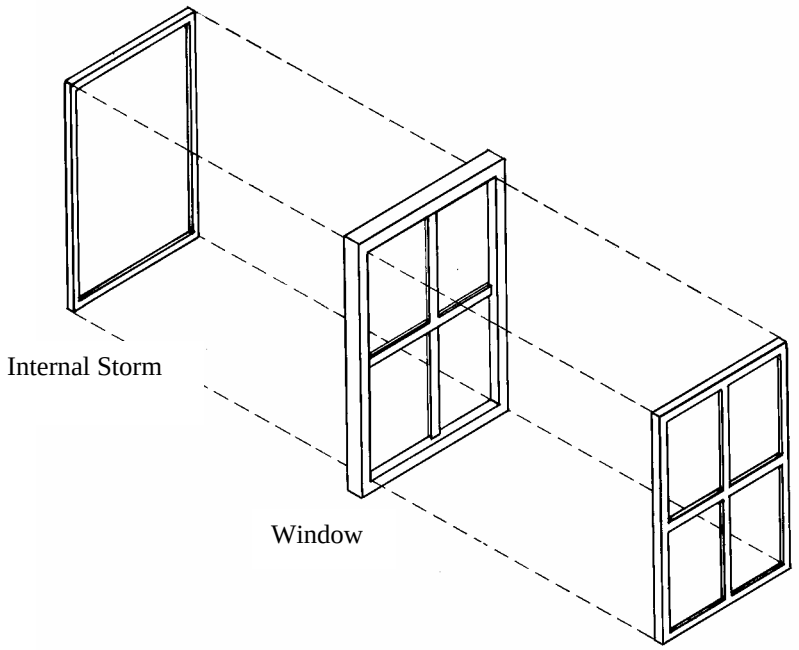
9.2.4.8 Energy Conservation

It is possible to achieve maximum energy savings in heritage buildings without damaging the architectural qualities for which the properties are recognized. However, many of the energy conservation approaches and solutions proposed by industry suppliers have been developed specifically for new buildings, and often in adapting these approaches for heritage buildings, the structure's architectural integrity is detrimentally impacted.

To assist owners of heritage buildings interested in introducing energy conservation measures, the provincial government has published a booklet entitled *Heritage Energy Conservation Guidelines* which is available at the Town. The booklet illustrates how to upgrade the energy efficiency and comfort of a building while retaining architectural integrity.

Guidelines

1. Any alteration related to energy conservation should be sensitive to the original heritage features of the building.
2. Insulation of buildings in the basement and attic areas is encouraged; however, to prevent condensation and possible water damage to the building, a vapour barrier should be applied.
3. Proper maintenance practices such as caulking and sealing should be implemented rather than introducing double-glazed windows or blown-in wall insulation.
4. Either an interior or exterior storm window should be considered to improve thermal efficiency.



9.2.4.9 Accessibility Considerations

The general goal is to provide the highest level of access for individuals with the lowest level of impact on the heritage structure. Barrier-free access should be provided to promote independence for the disabled person to the highest degree practicable, while preserving the significant historical features.

Guidelines

When necessary, barrier-free access requirements should be introduced in such a manner that character-defining spaces, details features, and finishes are preserved.

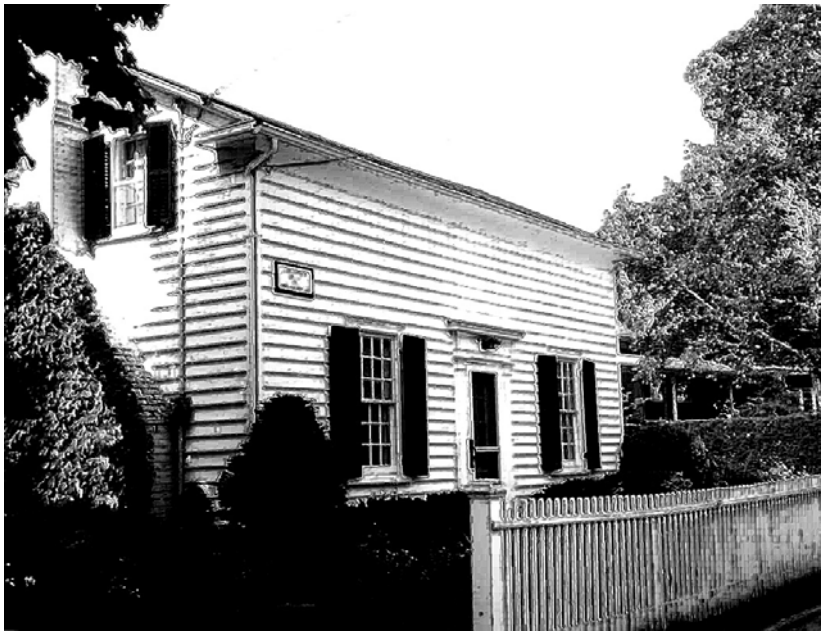
The access ramp at the Thornhill Village Library is discretely integrated with the landscaping, and does not detract from the historic building.

9.2.4.10 Landscape and Features

Original landscape features around a heritage building are important to the context of the building as well as the overall streetscape. Original or early features such as walkways, fences, driveways, gardens, sheds, and walls can contribute to the special character of the District and should be maintained. Mature vegetation should also be respected.

Guidelines

1. Existing features such as fences, walkways, gardens, driveways, shed, and walls that are considered significant to the character of the building should be conserved and maintained.
2. The restoration of heritage gardens is encouraged. Archival photographs of the area as well as prints and books on traditional gardens are very helpful in establishing how the garden and lawns may have originally appeared.
3. New parking areas should be introduced in a manner that has minimal impact on lawns, gardens, and mature vegetation.



Wood picket fences and mature vegetation, as shown here at 30 Colborne Street, have been an important aspect of the character of Thornhill for more than a century.

9.2.5. Additions to Heritage Buildings

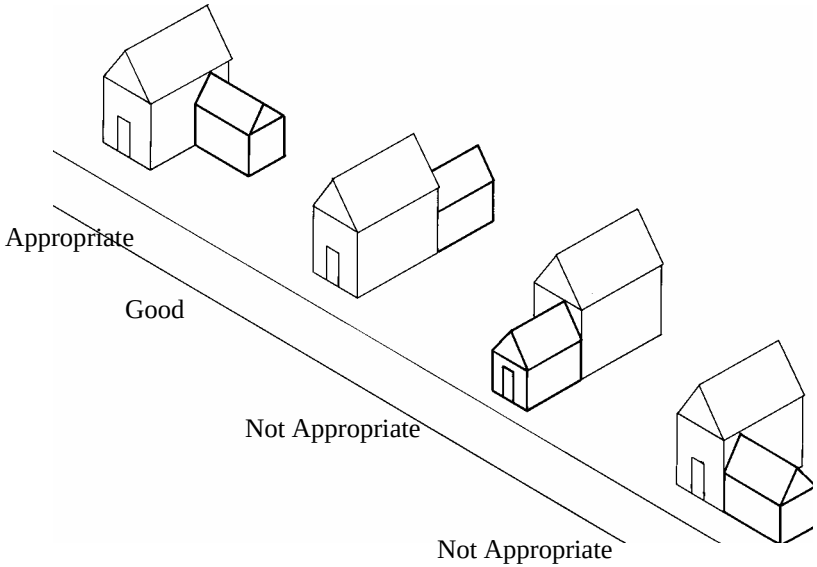
In designing a new attached exterior addition, consideration should be given to its relationship with the heritage building as well as the historic district. Appropriate new additions will complement and respect the original building yet be distinguishable.

9.2.5.1 Location

Since many of the buildings in the District date back at least 100 years, it is inevitable that over time additions and alterations would be necessary. Changes in ownership, uses, and personal requirements as well as deterioration have resulted in the need for modern interventions in the historical fabric of Thornhill.

There are a number of heritage buildings in the District to which additions in the 1920s and 1930s have been added. The additions themselves have become part of the continuing history of the heritage buildings.

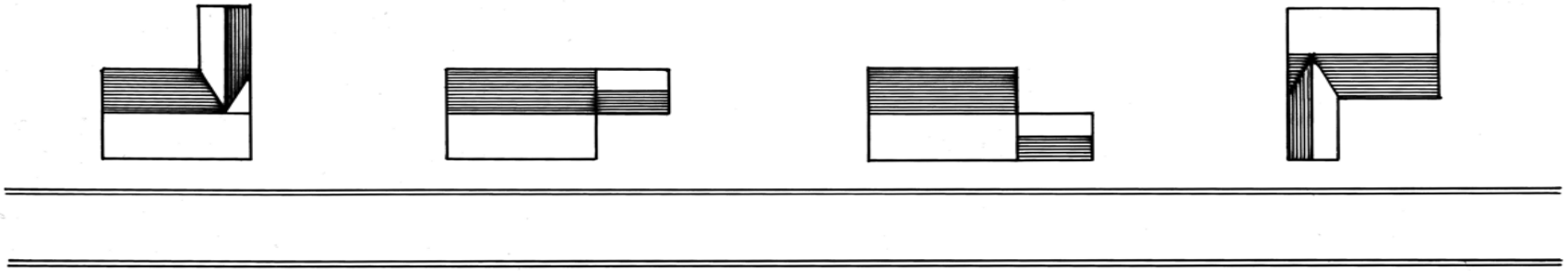
Location can be a point of departure for the sensitive and complementary design of additions to heritage buildings.



The visual impact of the location of an addition and its relationship to the streetscape.

Guidelines

1. Attached exterior additions should be located at the rear or on an inconspicuous side of a historic building.
2. Additions should be limited in size and scale in relationship to the historic building.



Appropriate: addition in rear

Appropriate: addition set back to side

Not appropriate: addition flush with front of building

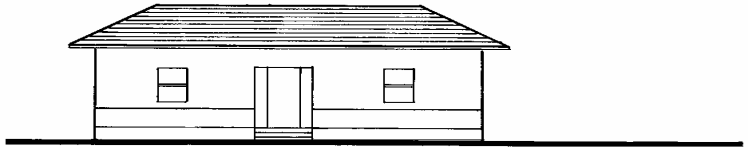
Not appropriate: addition located in front of building

9.2.5.2 Design: Building Form

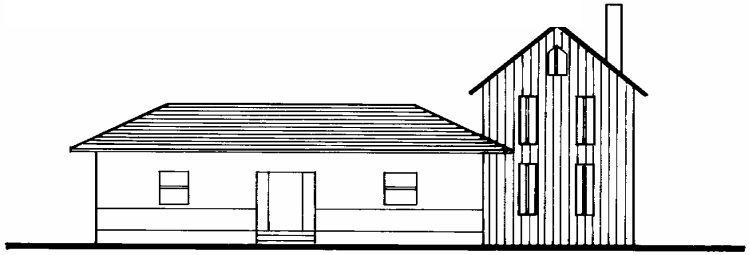
The form of an addition and its relationship to the form of the existing heritage building will impact the success of the overall design. When proposing a new attached structure, the directional emphasis of the original building should be respected. An addition which disregards the form of a heritage building can change the character of the building and detract from the streetscape. Regardless of the design or style of the heritage building, its form should be reflected in the new addition.

Guidelines

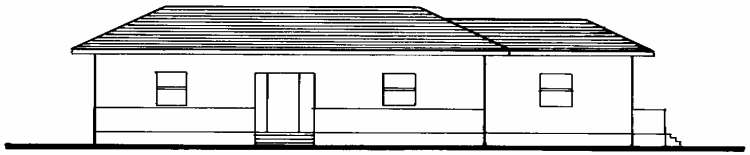
1. The form of the original heritage building should be considered in the design of a new addition.
2. The attached addition should in no way dominate the street presence of the heritage building nor detract from any of its important historical features.



Existing heritage building before addition



Not Appropriate: addition ignores the form of the existing building; vertical emphasis



Appropriate: addition is set back and blends in with original house

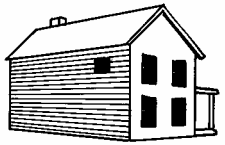
9.2.5.3 Design: Scale

The overall design of an addition encompasses scale, proportion, articulation, composition, and detail. Only a balance of these elements results in a successful and compatible design. Drawing from the design of the existing building will make a complementary addition more easily achievable.

Although in some cases large additions are necessary, it is encouraged that additions be modest in scale compared to the existing buildings. It is often possible for large additions to be reconfigured into smaller structures and create a significant improvement to the overall presence.

Guidelines

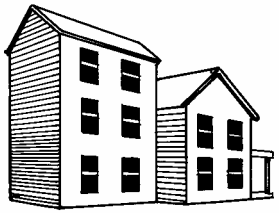
1. The design of additions should reflect the scale of the existing heritage buildings.
2. An addition should not be greater in scale than the existing building.



Existing building before addition

Encouraged: modest rear addition of compatible design and scale

Appropriate: rear addition of compatible design, although scale is large



Not Appropriate: scale of addition overwhelms original house

9.2.5.4 Respect for Original Building

In addition to appropriate placement and respectful scale, the design of an addition must acknowledge the composition of the elements and details of the existing structure.

New additions should be designed and constructed so that the character-defining features of the historical building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. New construction should be compatible with the heritage building, yet also sufficiently different so as to not confuse the old with the new.

Guidelines

1. Additions to heritage buildings should be constructed so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.
2. An addition should be clearly differentiated from the historic building, but be compatible in terms of mass, composition, and colour.

Existing building before addition

Too Similar: inappropriate scale—compromises composition by confusing the design of the original building.

Compatible contrast: addition is different than original structure, however it is compatible; the original structure retains its presence.

Incompatible contrast: addition is too contrasting; draws attention; compromises integrity of original building.

9.2.5.5 Materials

Materials refers to doors, windows, soffits/fascias, and wall claddings. The demand for heritage-friendly construction has improved the visual quality of many products and materials, including thermally efficient windows and doors and some forms of non-wood sidings.

Guidelines

1. The use of traditional materials and products, such as wood sidings and windows, on additions to heritage buildings is always preferable and should be used when the addition is readily visible in the public realm.
2. Non-traditional materials and products, such as fibre-cement board, vinyl and aluminium, in historical configurations and profiles that provide the appearance of traditional materials may be used on a new addition in the following cases:
    a) where the products and their appearance are not detrimental to the historic character of the original heritage building;
    b) where the addition is not readily visible from the public realm (i.e., located in the rear yard or a distance from the public streetscape).

    Consultation with staff will be required to review the appropriateness of proposed non-traditional materials. Staff will review the material based on criteria such as traditional profile, colour, sheen, colour fastness, durability, and texture.
3. Follow the relevant guidelines for new construction in Section 9.4 for features such as foundations, windows, and doors.

9.2.6 Outbuildings for Heritage Buildings

Traditionally, garages, stables, village barns, and other ancillary buildings were built as separate structures to the rear of the property.

Guidelines

1. Work on existing heritage outbuildings should retain and restore original design features. Consult section 9.2.4 for further guidance.
2. For new garages and other outbuildings refer to New Development guidelines in Section 9.4.