

9.5 Additions and Alterations to Non Heritage Buildings

9.5.1 approach A: historical complementary

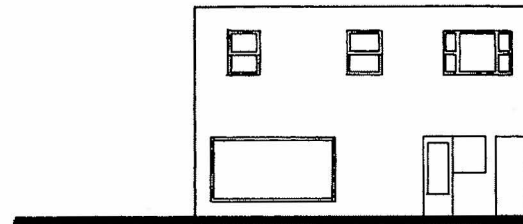
Not all buildings in the District are considered to be of heritage significance. It is still important to recognize that altering and adding to these buildings will impact nearby heritage structures and the overall streetscape.

One approach which can be considered is “historical complementary” whereby additions and alterations reflect the spirit and language of historical structures. For example, a more traditional window style, a more traditional cladding, or even a porch feature may be introduced on the building.

Duplication of existing heritage buildings within the District is not encouraged, however alterations which emulate the spirit and language of historical structures or recent vanished

Guidelines

1. Introducing alterations and additions to non-heritage buildings that reflect complementary historical features is one approach that can be considered.



Existing 1960s building before alterations



Historic complementary alteration to original



Reconstruction of a historical building facade on property

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9.5.2 approach B: modern complementary

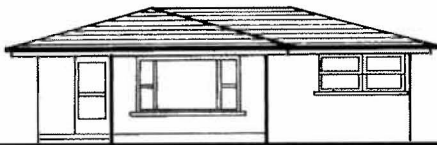
For buildings in the District which are not considered to be of heritage significance, there is the option of designing a modern addition consistent with the style of the existing building.

If completed successfully through such means as setting the addition to the back, the addition may blend in with the modern building and not significantly increase its presence in the streetscape.

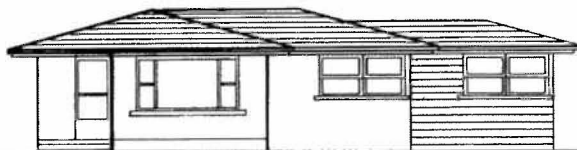
Guidelines

1. Where an addition is proposed for a modern building, which does not detract from the character of the District, the addition may be built in a style that is compatible with the original building.
2. The basic principles concerning location, scale, and built form of additions outlined for heritage buildings (Section 9.3) also should apply for non-heritage buildings.

3. Alterations should reflect the building's existing architectural treatment or use the guidelines for new construction in the District (Section 9.2). The use of materials complementary to the heritage character of the District is encouraged. For example, the shingle treatment on the roof should either be asphalt or wooden shingles as opposed to clay tile.



Existing 1940s bungalow before addition



Existing 1940s bungalow with modern complementary addition, appropriate scale, setback and design