

3.0 Heritage Conservation District Plan

3.1 Objectives to be achieved through designation

The objective of designation of downtown Arnprior is to conserve and enhance its historical and architectural character. Designation under Part V of the Ontario Heritage Act will establish a planning process that respects the history and architecture of the downtown.

Development in a heritage conservation district takes place by adding to existing buildings and/or by infilling vacant land. The design guidelines contained in this plan will provide the means to encourage development that is compatible with the character of the proposed district. The objectives of the design guidelines are to:

- Encourage infill construction and alterations that respect the architectural character and scale of buildings in the streetscape;
- Encourage infill construction to be of contemporary architectural expression, while respecting the architectural character and scale of buildings in the streetscape;
- Encourage the restoration of buildings;
- Prevent the demolition of heritage buildings identified in the district inventory;
- Discourage the removal or alteration of original architectural features;
- Encourage the use of streetscape elements that are consistent with the existing streetscape character.

3.2 Current conditions in downtown Arnprior

Downtown Arnprior is a modestly sized, geographically distinct commercial area. The two and three-storey brick buildings that form the core of the study area are concentrated on John Street between Elgin Street and Madawaska Street, and on the south side of Elgin Street between John and Daniel Streets. The intersection of John and Elgin Streets is the 'heart' of the downtown, with the former Post Office, the Campbell Block and the Bank of Nova Scotia serving as a gateway at the north end of the downtown. At the south end of John Street and the western end of Elgin Street, the concentration of early commercial buildings diminishes. The buildings in these locations have generally later construction dates and a different architectural character. There are several vacant lots at the south end of John Street.

3.3 Building evaluation results

The study area contains 49 buildings. The table below summarizes the number of buildings in each Category.

	Scoring range	# of buildings	% of total
Category 1	79 - 100	6	12%
Category 2	71 - 78	35	72%
Category 3	59 – 70	5	10%
Category 4	0 - 58	3	6%

The table below summarizes the number of building constructed in the downtown during consecutive decades in the 1800s and 1900s.

Decade	Address	Total
1870	99, 114, 146 John Street 39 – 43 Madawaska Street	4
1880	4, 12, 14, 17, 18, 24, 26, 28, 32 Elgin Street 106, 108, 116, 123 – 125, 124, 128, 129 - 131, 132, 137, 141, 153, 169 John Street	21
1890	8, 22, Elgin Street 96 – 102, 136, 152 John Street 35 Madawaska Street	6
1900	10, 44, 54 Elgin Street	3
1910	84 – 86, 88 – 94, 147 John Street	3
1920	105 – 107, 117, 118 – 120 John Street	3
1930	25 Elgin Street 109 – 115, 135, 159 John Street	4
1940	106 Daniel Street	1
1950 and later	75 – 83, 80 – 82, 93, 158 John Street	4
		49

The table below contains a summary of the individual building scores.

Address	Construction date	Category
Daniel 106	circa 1945	3
Elgin 4	1886	2
Elgin 8	1893	2
Elgin 10	1908	2
Elgin 12	1887	2
Elgin 14	1887	2
Elgin 17	1882	2
Elgin 18	1887	2
Elgin 22	after 1894	2
Elgin 24	1884	2
Elgin 25	prior to 1940	4
Elgin 26	1884	2
Elgin 28	1884	2
Elgin 32	1884	2
Elgin 44	prior to 1902	2
Elgin 54	prior to 1902	3
John 75 – 83	house at rear 1882; storefronts 1900s	3
John 80 – 82	1986	4
John 84 – 86	1919 - 1920	3
John 85	destroyed by fire	N/A
John 88 - 94	1916	3
John 89	destroyed by fire	N/A
John 93	1952 - 1953	2
John 96 - 102	1891	2
John 99	1874 or earlier	2
John 105 - 107	1927	2
John 106	1880 - 1882	2
John 108	1882 - 1885	2
John 109 - 115	1930	2
John 114	1872	1
John 116	1889	2
John 117	1924 - 1927	2
John 118 – 120	circa 1925	2
John 123 – 125	1885	2
John 124	1882 - 1892	2
John 128	1883	2
John 129 – 131	1880, 1885, 1911	2
John 132	prior to 1883	2
John 136	circa 1892	2
John 135	circa 1930	2
John 137	1883	2
John 141	1883	2
John 146	1873 - 1887	1

Address	Construction date	Category
John 147	1919 - 1920	1
John 152	1896 or 1897	2
John 153	1887	2
John 158	2004	4
John 159	1938 - 1939	2
John 169	1889 or earlier	1
Madawaska 35	1896 - 1898	1
Madawaska 39 - 43	1869 - 1892	1

3.4 Boundaries of the proposed district

The proposed district contains the historic core of commercial buildings in the downtown. Beyond the south and west boundaries of the proposed district the commercial buildings have a different architectural character. These buildings are residences that have been converted to a commercial use. Beyond the northern boundary of the proposed district, John Street is residential in character. Outside the eastern boundary, at the intersection of Elgin and Daniel Streets, there is an empty lot and a contemporary building set well back from the road. Elgin Street is residential in character beyond this point. As there is an abrupt change in use along the north and east boundaries, a buffer area was not considered to be necessary. Along the south and west boundaries there are Category 3 and 4 buildings and a parking lot. This narrow buffer area was considered adequate to protect the heritage character of the streetscape.

3.5 A description of the cultural heritage value and heritage attributes of downtown Arnprior

The description of the cultural heritage value and the heritage attributes of the study area is important because it defines what is to be conserved by the guidelines. The description also helps to promote an understanding of the heritage character of the downtown Arnprior streetscape and will provide a means for evaluating the compatibility of a proposed development.

3.5.1 Cultural heritage value or interest of downtown Arnprior

Anprior developed as a lumber town, beginning in the 1850s, upon the arrival of Daniel McLachlin. Earlier efforts at settlement of the township, beginning in 1822 by Archibald McNab, had been unsuccessful. McLachlin rebuilt and made operational the remains of the bridge, dam, lumber and gristmills constructed by McNab settlers. McLachlin’s lumber business benefited from the arrival of the railway in Arnprior in 1864, a robust demand for lumber and from national policies that were intended to benefit Canadian industries. While the McLachlin lumber industry shaped Arnprior by providing employment, the use of brick construction shaped the architectural character of the town.

Downtown Arnprior is distinguished by two Georgian buildings of stone masonry construction, clusters of Italianate commercial buildings, a classically-inspired bank building, a former Post Office designed by the Office of the Chief Dominion Architect, Thomas Fuller and an Italian Renaissance – inspired theatre building. Representing different periods of the town's history, taken together, these buildings illustrate the history of the downtown.



3.5.2 Heritage attributes of downtown Arnprior

The heritage attributes of downtown Arnprior are expressed in the architectural details of individual building façades and in the relationships of the buildings in the streetscape to one another.

The Georgian buildings located at 146 John Street and 35 – 39 Madawaska Street illustrate the type of construction that was typical of the early phase of development of the lumber industry on the Ottawa and Madawaska Rivers, 1850-1880. Heritage attributes include the stone masonry construction, a side gable roof with a medium pitch, returning eaves, decorative mouldings under the eaves, quoins, a symmetrical front elevation and a rectangular plan.



Construction of the Italianate commercial buildings during the 1880s and 1890s coincided with vigorous activity in Arnprior's lumber industry and the ready availability of bricks. Heritage attributes of the Italianate buildings include a flat roof, decorative building cornice with ornamental brackets, pilasters, regularly spaced windows on the second and third floors, storefronts with recessed entry areas, large storefront windows, storefront cornice, a base panel below the storefront window, brick decoration and window hoods. The Arcade Building, see below, is a fine example of an Italianate commercial building. Heritage attributes include its ornate building cornice, round-headed window openings on the second and third floors, recessed entry area, and brick decoration such as the elaborate corbel table beneath the cornice.



The construction of the classically-inspired Bank of Ottawa building, 169 John Street, sometime before 1889 is evidence of the town's prosperity at this time. The building is now occupied by the Bank of Nova Scotia. Heritage attributes include Neo-classically-inspired details such as the simple, flat pilasters and stringcourses, window and door openings with flat, smooth-finished mouldings and cornice details such as the decorated frieze board and dentils. Classically-inspired architectural styles were popular for bank buildings as the style provided an impression of dignity and stability.



In 1896 construction began on the Post Office and Customs House, 35 Madawaska Street, designed by the Office of the Chief Architect of the Dominion of Canada, Thomas Fuller. The former Post Office and Custom House in Arnprior illustrates early nation building efforts through the construction of buildings that housed services provided by the federal government. It is also an indication of the importance of Arnprior as a commercial centre, given that the town was chosen to be the location of an important government building. Heritage attributes of the former Post Office include the

steep roof with gabled dormers, use of polychromy (different coloured stone) to express the structure of the building, the use of some classical motifs such as stringcourses, the use of medieval motifs such as narrow, rectangular openings in the tower, gabled dormers and the picturesque bell and clock tower.

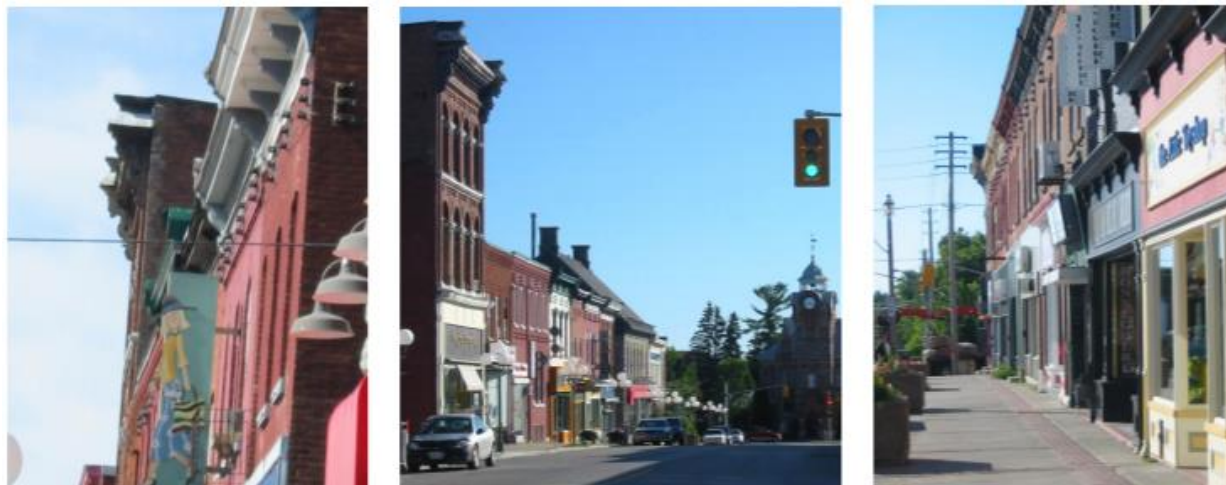


The construction of the O'Brien Theatre on John Street in 1919 by Ottawa Valley Amusements provided some flamboyancy in the streetscape. The new theatre replaced an earlier building that had also been owned by Ottawa Valley Amusements. The construction of the building is an indication that the town's economy and population base was robust enough to sustain such a business. Typical of most theatres, the style of this building was meant to evoke associations with adventure, romance and far away places. Heritage attributes of the building include projecting end bays, tripartite composition, pilasters on the second level, building cornice and the stepped parapet are Italianate elements. The three round-headed openings on the first level are an Italian Renaissance-inspired element that is reminiscent of church architecture of that period. With its original marquee, this building would have been an exuberant addition to the streetscape.



The relationships between the individual buildings that express heritage attributes of the downtown streetscape include the rhythm of narrow storefronts, the repetition of evenly

spaced windows on second and third floors and the continuous line of building cornices. Other heritage attributes of the streetscape include the scale of the buildings, specifically the width of the buildings relative to the height, and the repetition of recessed storefront entries. These attributes are the result of many of the buildings being built within 20 years of each other, 1880 to 1900, in the Italianate style. These buildings share a similar approach to the organization of their façades. The repetition of these elements contributes to the streetscape character.



3.6 Policy statements, procedures and design guidelines for managing change in the heritage conservation district

Various policy documents at the provincial and municipal levels establish a framework for the conservation of heritage resources. These policies as well as the procedures for the approval of development applications in heritage conservation districts are explained in this section. The design guidelines contained in this section will provide the means for evaluating the compatibility of proposed developments with the heritage character of downtown Arnprior.

3.6.1 General policies supporting the conservation of heritage resources

With regard to cultural heritage resources, the Provincial Policy Statement states in Section 2.6.1 that a decision of a council of a municipality in respect of the exercise of any authority that affects a planning matter “shall be consistent with” the following, “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”¹

The Provincial Policy Statement 2005 defines cultural heritage landscapes as, “a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts.”² Significant cultural heritage

¹ *Provincial Policy Statement 2005*, Ministry of Municipal Affairs and Housing, p. 21.

² *Provincial Policy Statement 2005*, p. 29.

resources are resources, “that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people.”³

The Provincial Policy Statement defines conserved as, “the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.”⁴

The Ontario Heritage Act is enabling legislation that gives municipalities the power to designate heritage conservation district. Section 41. (1) of the Act states,

Where there is in effect in a municipality an official plan that contains provisions relating to the establishment of heritage conservation districts, the council of the municipality may by by-law designate the municipality or any defined area or areas thereof as a heritage conservation district.

The Town of Arnprior Official Plan makes provision for the creation of a heritage conservation district in Section 11 (9) iii), “Council, in association with a Local Architectural Conservation Advisory Committee, may by by-law passed under the Ontario Heritage Act, designate properties for the conservation of buildings of historic or architectural value and/or heritage conservation districts, and thereafter the provisions with regard to the alteration of the designated properties or the demolition of buildings or structures situated on the properties or within designated heritage conservation districts shall apply.”

The Strategic Plan 2010 for the Town of Arnprior supports, “A revitalized downtown that exemplifies the history and heritage of Arnprior.” The Plan suggests that the Council, with community support, approve an overall theme for Arnprior that would link the development of the downtown, waterfronts, and art/cultural development, providing the basis for the future promotion of Arnprior’s identity. A heritage conservation district designation will support these goals, through the use of design guidelines that will conserve and enhance the heritage character of the downtown.

3.6.2 Application to alter a heritage building, application for demolition or application for the construction of a new building

Heritage application forms will be available at the Town Hall. Planning staff will review the application, supported by the Municipal Heritage Committee. The Ontario Heritage Act specifies that all proposals for demolition, new construction or to alter the exterior appearance of properties within a heritage conservation district must be approved by City Council, and a permit must be issued before any work may begin. In some cases, the proposed alteration may not require a heritage permit.

³ *Provincial Policy Statement*, p. 36.

⁴ *Provincial Policy Statement*, p. 29.

In order to initiate the heritage permit process, the applicant will complete a heritage permit application and submit it to the Town Planner along with building plans or drawings. Planning staff will review the application, in conjunction with members of the Municipal Heritage Committee, to determine if the alteration meets all Town requirements. A report will be prepared by the Municipal Heritage Committee for approval of the application by the Town Council. Council may approve the application with or without conditions, or refuse it. If Council approves the application, the Heritage Permit will be issued. The applicant has the right to appeal Council's decision to the Ontario Municipal Board. Approval of an application under the Ontario Heritage Act must not be construed to meet the requirements for the issuance of a building permit.

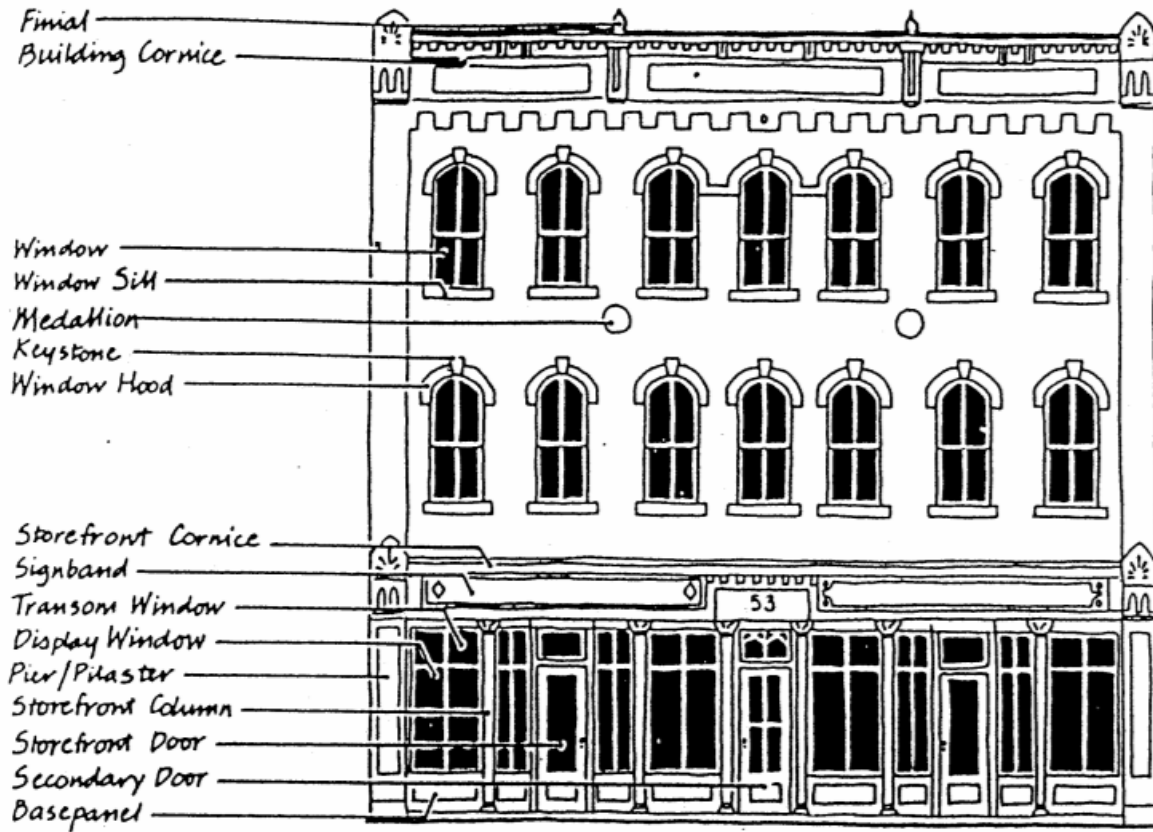
3.6.3 Alterations that do not require an application to alter under the Ontario Heritage Act

The following is a list of some of the types of work that do not require a heritage permit:

- on-going building maintenance such as painting (including choice of paint colour), repointing, installing a new roof or foundation repairs;
- all interior renovations or alterations;
- alterations to the rear of the building;
- repair, using the same materials, of existing features including roofs, exterior cladding, cornices, brackets, columns, balustrades, porches and steps, entrances, windows, foundations and decorative wood, metal or stone;
- installation of eaves troughs;
- landscaping;
- installation of exterior lights.

3.6.4 The typical Italianate commercial building

As many of the design guidelines refer to elements of Italianate commercial buildings, the following diagram is included for reference.



Drawing is from Planning and Design for Commercial Façade Improvements, published by the Ministry of Municipal Affairs, Community Planning Wing, prepared by Roger du Toit Architects and Research and Special Projects Branch.

3.6.5 Design Guidelines

These design guidelines will be used to evaluate the compatibility of a proposed development with the heritage character of the streetscape as identified in the heritage character statement. The objective of the design guidelines is to conserve the heritage character of individual properties and the district as a whole. The guidelines encourage the use of contemporary approaches to architectural design. In general, the guidelines encourage a reinterpretation of the vernacular Italianate style that reflects contemporary architectural practice. Innovative architectural approaches are encouraged.

The guidelines in this section have been developed in accordance with basic heritage conservation principles established by the Ontario Ministry of Culture. These basic heritage conservation principles are:

Respect for documentary evidence - Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs drawings and physical evidence.

Respect for the original location - Do not move buildings unless there is no other means to save them. Site is an integral component of a building. Change in site diminishes heritage value considerably

Respect for historic material - Repair/conservé – rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the historical content of the resource.

Respect for original fabric - Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity

Respect for the building's history - Do not restore to one period at the expense of another period. Do not destroy later additions to a building solely to restore to a single time period

Reversibility - Alterations should be able to be returned to original conditions. This conserves earlier building design and technique.

Legibility - New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

Maintenance - With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

3.6.5.1 Conservation of existing building fabric

a) Storefront structure: The storefront is the single most important feature of the commercial façade. When the individual parts of the storefront are coordinated properly they provide an effective means of promoting the business. A consistent approach to the design of storefronts will provide a visual link between the various storefronts in the downtown.

1. The original storefront should be conserved or repaired. In many cases, original elements may still be in place, hidden beneath layers of newer materials.
2. In cases where no original material is remaining, archival information about the design of adjacent storefronts may be used for reference.
3. The design of storefronts should include a base panel, large display windows, recessed entry, sign panel and storefront cornice.

b) Storefront windows

1. Display windows should not be blocked or reduced in size.
2. Original windows should be repaired rather than replaced.
3. Original window openings should be maintained or reintroduced.

c) Storefront entry areas: Storefront entry areas are usually recessed. These recessed entries bring attention to the doorways while leaving the display windows in a prominent position. Recessed entries contribute depth and shade to the streetscape.

1. Original tile and terrazzo floors should be maintained
2. Maintenance of original base panels is encouraged.
3. Materials used for replacing base panels should fit in with the rest of the storefront and be durable. Wood should be of exterior grade, properly sealed and painted.

d) Storefront awnings

1. Awnings should cover one storefront only.
2. Awnings should be reasonable in scale and fit in with the character of the building façade and adjacent buildings.

e) Storefront signage

1. Maintenance of signs is encouraged.
2. Exterior grade plywood, and painted lettering are preferable to illuminated sign boxes.

3. Lettering should be compatible with the design of the storefront and type of business advertised.
4. The sign should be subordinate to the building, be reasonable in size and geared towards pedestrians and slower traffic.
5. Signs should be located above the display windows and below the storefront's cornice.
6. Signs should only span one storefront.
7. Vertically hung signs that project forward from the building may be appropriate.
8. Signs should not block windows.

f) Cornices: Many buildings have maintained the original cornice detailing. These retained cornices provide a strong visual link between buildings and are a significant contribution to the character of the streetscape.

1. Original cornices should be maintained and repaired whenever possible.
2. Periodic inspections, recaulking, and repairs are encouraged.
3. Repair is preferred over replacement, and is generally cheaper.

g) Roofs

1. The restoration of original roofing is encouraged. For flat roofs, the use of recently developed membrane materials is acceptable. Metal standing seam roofs or metal shingles that replicate the character of the metal roofs historically used in the district are encouraged on buildings where that type of roof existed. Modern metal roofs in bright colors are not encouraged.
2. Solar panels, skylights and satellite dishes should be on later additions to buildings or be set back from the street.
3. The retention of original chimneys is encouraged. If not in use, the retention and capping of original chimneys is encouraged.

h) Cladding

1. The retention of original cladding material is encouraged.
2. The installation of new siding in contemporary materials such as vinyl or metal is not encouraged.
3. Cleaning of brick and stone buildings should be approached with caution. Use gentle, non-abrasive cleaning methods. Test patches should be made in

unobtrusive locations to ensure the safety and effectiveness of the cleaning method.

4. Repointing of stone and brick structures should be undertaken by masons who have experience with heritage masonry. Replacement mortars should be similar in composition to the original mortar.

5. Painting of original brick and stone is not recommended.

6. The retention of the 'ghosts' of advertising painted on masonry buildings is encouraged.

i) Windows

1. Original windows should be retained and repaired whenever possible.

2. Increased energy efficiency can be achieved by weather-stripping, repair and upgrading of existing windows or through the installation of storm windows, rather than by window replacement.

3. If windows need to be replaced, the new windows should match the size, shape, materials and muntin profile of the originals. Where there is no documentary evidence regarding the appearance of original windows, replacement window design should be based on the design of windows from buildings of a similar style and age.

4. Replacement windows that fit in original window openings help to maintain the character of the building.

j) Doors

1. Original doors should be retained and repaired whenever possible.

2. The design of replacement doors should be based on documentary evidence. Where such evidence does not exist, the design of replacement doors should be based on the design of doors from buildings of a similar style and age.

3.6.5.2 Alterations and new construction

a) The front elevation of new construction should respect the storefront organization of neighbouring buildings. Reference should be made to architectural elements of adjacent buildings, which may include some of the following elements, as appropriate: a base panel, windows of similar design, a recessed entry, a transom light over the storefront windows, a sign panel above the storefront windows, a storefront cornice, a building cornice and pilasters.

b) Replication of historical elements or styles is not necessary and new buildings may be of their own time. However, new buildings should respect the character of adjacent heritage buildings and the streetscape.

c) Attention should be paid to the spacing of windows, the proportions of the windows and the proportion of window coverage so that these elements relate well to adjacent buildings.

d) New buildings may be recessed slightly (10 cm to 1.5 m) to delineate between old and new.

e) The width of the average storefront on the street should be respected. New storefronts that are wider than the traditional storefront width should be designed so that the proposed building façade is broken into segments similar in width to the storefronts of adjacent buildings, or approximately 25 feet.

f) The existing ground-level commercial/ upper-level residential development pattern is encouraged.

3.6.5.3 Streetscape

a) The installation of street trees is encouraged in order to increase the attractiveness of the streetscape.

b) The design of lighting and hard landscape elements should be coordinated and consistent.

c) The improvement of the design of public parking lots, through the planting of trees, is encouraged.

d) Signage should be introduced to encourage pedestrian traffic between the waterfront and the downtown.

3.6.5.4 Demolition

a) Demolition of a building will require Council approval. The incorporation of existing buildings into redevelopment projects is encouraged.

b) Applications for demolition will be evaluated on a case-by-case basis. Factors such as the category of the building (an indication of its cultural heritage significance), the physical condition of the building and the compatibility of the proposed replacement building will be taken into consideration.

c) There is recognition that the downtown is characterized by the presence of buildings from each of the different periods in its history. As compensation for the loss of a heritage resource, replacement buildings should contribute to a lively pedestrian environment, be architecturally compatible with adjacent buildings and display a high standard of architectural design.

Glossary of Terms

Bay: A regularly repeated spatial division in a wall defined by vertical elements such as windows or pilasters.

Bracket: Projecting support members found under eaves, cornices or other overhangs; may be plain or decorated.

Cornice: A decorative projection running the width of a building at the storefront or roof level; usually supported by decorative brackets.

Display window: A window in a storefront used to display products.

Double hung window: A window that has two vertical sliding sashes. Sashes in double hung windows are historically divided into six, nine or twelve panes of glass, hence the terminology, six over six, nine over nine, and so on.

Façade: The front of a building.

Elevation: Any of the exterior walls of a building.

Finial: An ornament that caps or projects above a gable, cornice or other architectural feature.

Frieze: Any plain or decorative band or board on the top of a wall immediately below the cornice.

Gable: The triangular wall that encloses the end of a sloping roof from the eaves to the ridge of the roof.

Massing: The overall visual outline, form and volume of a building.

Opening: A space in a wall usually for a doorway or window.

Pilaster: A half or partial column that may be structural or constructed as a projection of the wall itself; a pilaster sometimes has a capital, or bracket, shaft and base.

Pitch: The slope of a roof expressed as a ratio of vertical rise to the horizontal run.

Transom: A window located above another window or doorway.

Vernacular: An indigenous building constructed of locally available materials, usually without the benefit of an architect.