



Downtown Lindsay Heritage Conservation District

Stewardship Guide for the Downtown Lindsay Heritage Conservation District



What is a Heritage Conservation District?

A Heritage Conservation District (HCD) is a defined geographic area that is protected by municipal bylaw under the Ontario Heritage Act, in order to ensure the conservation of its existing heritage character. The heritage attributes of the area are influenced by the architecture of its buildings, and by its overall streetscape character including landscapes, trees, building setbacks, sidewalks, alleys, roads, street furniture, signage and vistas. Designation of a district enables the municipality to work with property owners to manage and guide future change according to municipal policies and guidelines in the district plan.

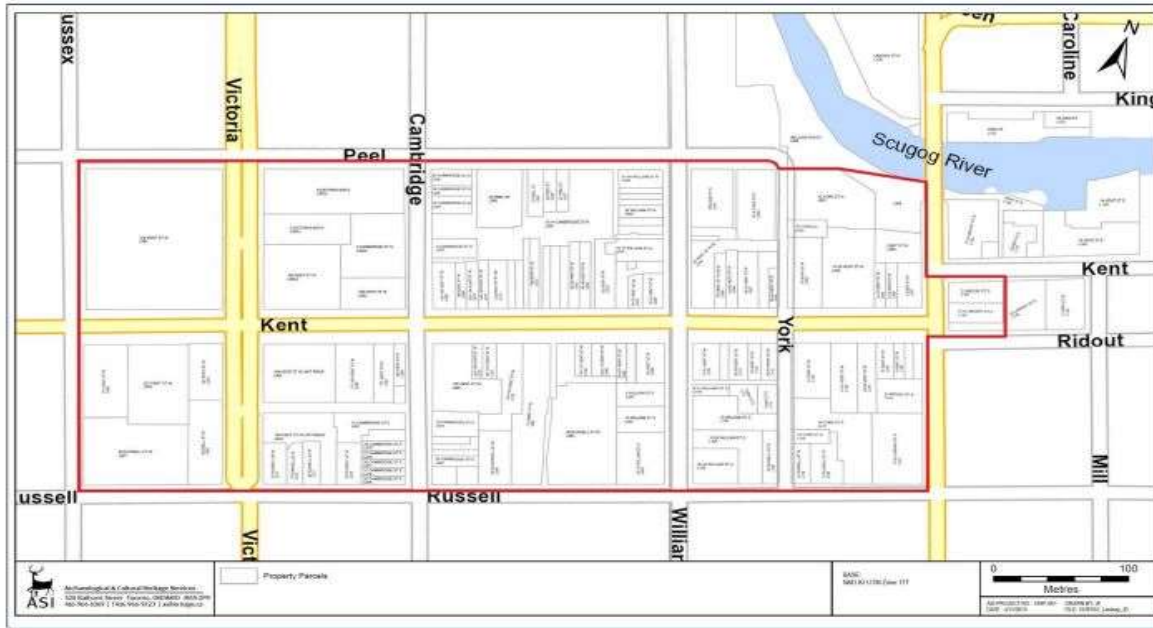
Benefits of a Heritage Conservation District

The Downtown Lindsay Heritage Conservation District provides the following benefits to property owners:

- The protection and management of heritage assets (architecture, landscape and history);
- Additional information and guidance to property owners who are undertaking restoration, renovation and redevelopment;
- Potential financial assistance (through grants, tax relief programs) for renovation and restoration;
- Source of new promotion and tourism initiatives (walking tours, interpretive features); and
- Increased community stability.

A Heritage Conservation District provides an opportunity to retain and enhance an area's most unique and attractive features. Each improvement made to a property benefits and contributes to the heritage district as a whole.





Downtown Lindsay's Heritage Character Statement

Downtown Lindsay encapsulates the history of the town. Kent Street is particularly distinctive because of its unusual width and its concentration of 19th and early 20th century buildings and terminal vista, with evidence of its military, commercial and institutional history. The street names echo the titled aristocracy and royalty of the early British Empire. The downtown area is the cultural, economic and political hub of Lindsay and a key centre within the City of Kawartha Lakes and beyond.

The area's heritage value lies both in its collection of individually important properties and in its combination of these resources within a compact urban form. The area has value because of properties that represent key stages of the town's development, because the area is relatively unchanged, homogeneous and intact,

and because it offers examples of some of the best buildings and commercial and institutional streetscapes in Lindsay. Overall, the study area's heritage value lies in its collection of significant heritage properties and in its concentration of material and associative cultural heritage resources that are integral to the town's identity.



Downtown Lindsay's Heritage Attributes

- Architecture that generally follows a common 2-3 storey brick vernacular commercial style, predominantly Italianate Revival with some Second Empire and eclectic styles;
- The largely uniform massing, setback and bay widths of many buildings;
- Architectural details at cornices, window surrounds and ground floor entrances and display windows on many buildings;
- Public open spaces that are concentrated at Queen's Square and the civic complex (with the addition of the closed portion of Victoria Street on market days);
- Overall spatial pattern/boundary features of a mixed use main street bookended by public and cultural land uses (Armoury and Academy Theatre);
- Vegetation pattern of ornamental tree, shrub and perennial/annual plantings in Queen's Park and the civic complex grounds, with the formal planting along the central median on Victoria Street as an added element;
- Historical association with the town's origins and, especially, the rebuilding of the downtown following the 1860s fire;
- Landmarks that include the Armoury/Queen's Square/civic complex at one end and the Academy Theatre block at the other; and
- Historic views east to the Academy Theatre block and west to the Armoury and up the hill; keyhole views to and from the street via walkways to the rear yards and laneways.



Future Alterations and Development Approvals Process for Downtown Lindsay

The Downtown Lindsay Heritage Conservation Plan, adopted by Council through By-law CC2017-22.15.1.8, on October 24, 2017 identifies the types of changes that suit the downtown district's character, and those that do not. The Downtown Lindsay Streetscape and Façade Guidelines that were approved by Council on January 26, 2016 were incorporated within the Downtown Lindsay Heritage Conservation District Plan and now provide property owners with the information they need to make informed choices for improvements. In practice, change management in a Heritage Conservation District is seldom imposed from above but, rather, involves an ongoing discussion between property owners and City staff and for major changes, with the municipal heritage committee, based on these documents.

Recommended Design Guidelines and Best Practices

- Retain and restore heritage attributes wherever possible rather than replacing them, particularly features such as windows, doors, porches and decorative trim
- Avoid using “new” materials and methods of construction if the original is still available.
- Research the original style and appearance of the building for restoration or alteration projects so that the appropriate style is maintained in new work
- If historical data is not available, use existing evidence available from the building itself to guide appropriate restoration or alteration.
- Look at similar properties (same age, same design, same builder) for evidence of details that may still exist as samples for your reconstruction.



Approvals for Private Property: When do I need a Heritage Permit or Heritage Approvals?

If you are undertaking alterations or new construction on any property within the Lindsay Heritage Conservation District that may impact the heritage characteristics of the district as identified in Table 1, you will need to contact Heritage staff to apply for Heritage Permit. This also includes alterations to signage, awnings, shutters and streetscape alterations. Please note that a Heritage Permit does not replace the need for any other permits or approvals that may be associated with the proposed work, such as building permits, sign permits, minor variance applications or other site plan or development approvals.

TABLE 1: HERITAGE PERMIT: CLASSES OF ALTERATIONS

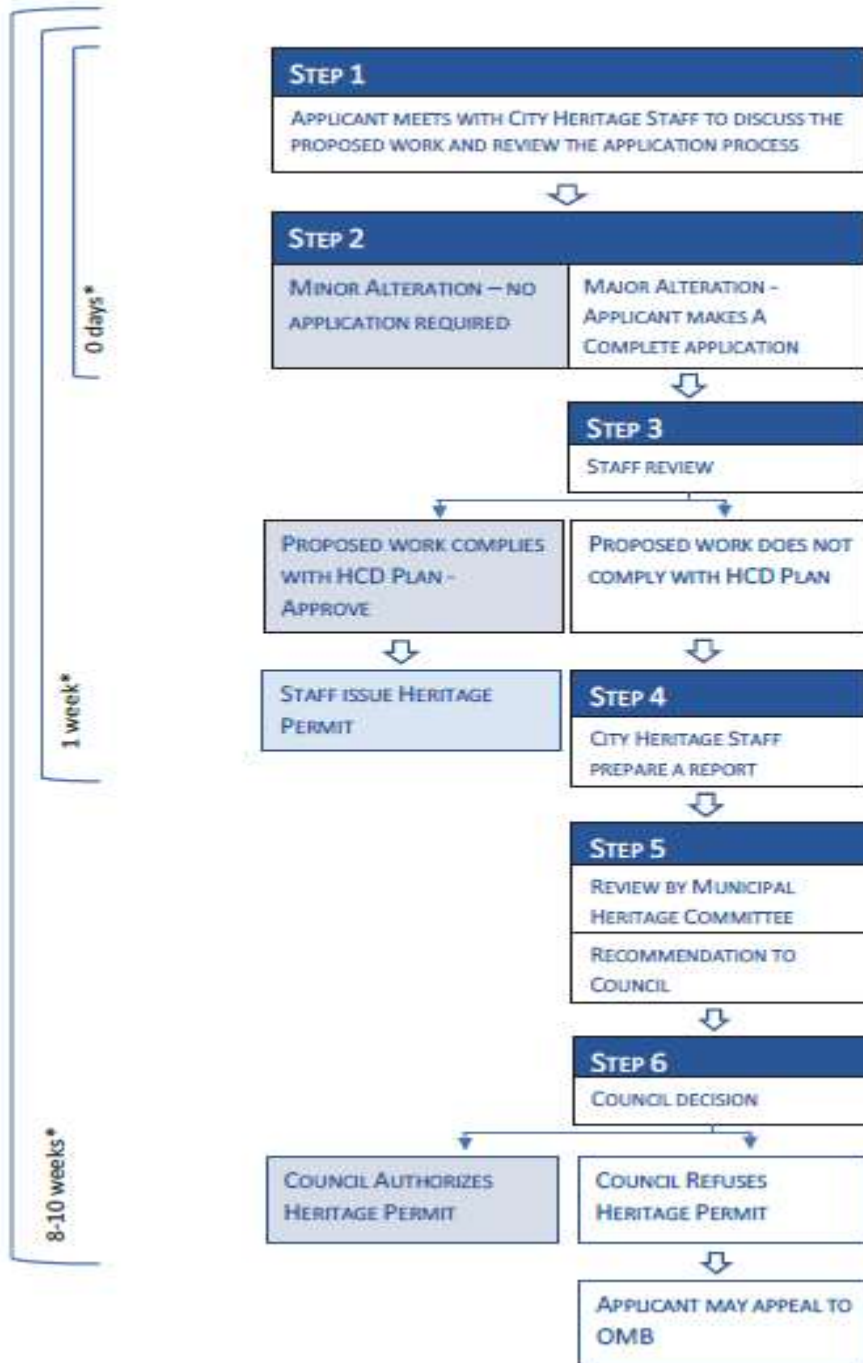
Type of Work		Heritage Permit Required		Heritage Permit Approval Authority
		For Contributing Resources	For Non-Contributing Resources	
<p>Maintenance For the purposes of the Heritage Conservation District Plan, maintenance shall be defined as the routine, cyclical, non-destructive actions necessary to ensure the long-term conservation of a protected heritage resource, and its heritage attributes. Actions undertaken under the scope of maintenance should use the same type of material to maintain the cultural heritage value of a protected heritage resource, in keeping with the design, colour, texture, and other distinctive features that is to be maintained</p> <p>Typical maintenance actions include:</p> <ul style="list-style-type: none"> ■ periodic inspections; ■ general property cleanup of rubbish and refuse; ■ general gardening; ■ painting; ■ replacement of broken glass in windows with same; ■ replacement of asphalt shingles with same; and/or ■ any work defined as maintenance within Part IV of the <i>Ontario Heritage Act</i> designation by-law or easement agreement 		No	No	No Heritage Permit Required
Interior Renovation		No	No	No Heritage Permit Required
Outbuilding	Erection of a small outbuilding not requiring a Building Permit and is not visible from the street and/or will not impact the identified heritage attributes of a contributing resource	No	No	No Heritage Permit Required

Type of Work		Heritage Permit Required		Heritage Permit Approval Authority
		For Contributing Resources	For Non-Contributing Resources	
Windows	Window replacement, same material, size, and design	No	No	Approval Authority Delegated to City Staff
	Window replacement, different material, size, or design, where window is visible from the street and/or may impact the identified heritage attributes of a contributing resource	Yes	No	
	Window open removal or addition, including skylight, where visible from the street and/or may impact the identified heritage attributes of a contributing resource	Yes	No	
	Shutter replacement, same material, size, and design	No	No	
	Shutter replacement, different material, size, or design	Yes	No	
	Shutter removal or addition	Yes	No	
Doors	Door replacement, same material, size, and design	No	No	Approval Authority Delegated to City Staff
	Door replacement, different material, size, or design where door is visible from the street and/or may impact the identified heritage attributes of a contributing resource	Yes	No	
	Addition of storm or screen door	No	No	
	Door opening removal or addition where visible from the street and/or may impact the identified heritage attributes of a contributing resource	Yes	No	
Roof	Re-roofing, same material and colour	No	No	Approval Authority Delegated to City Staff
	Re-roofing, different material or colour	Yes	No	
	Alteration to roofline	Yes	No	
Porch/Verandah	Porch/verandah replacement, same materials, size, and design	No	No	Approval Authority Delegated to City Staff
	Porch/verandah replacement, different materials, size, and design where visible from the street and/or may impact the identified heritage attributes of a contributing resource	Yes	No	
	Porch/verandah removal or addition where visible from the street and/or may impact the identified heritage attributes of a contributing resource	Yes	No	

Type of Work		Heritage Permit Required		Heritage Permit Approval Authority
		For Contributing Resources	For Non-Contributing Resources	
Cladding, Soffit & Fascia, and Trim	Soffit and/or fascia replacement, same materials	No	No	Approval Authority Delegated to City Staff
	Soffit and/or fascia replacement, different materials	No	No	
	Replacement of siding/cladding, same material, colour	No	No	
	Removal/installation of cladding/siding, different material, colour where visible from the street and/or may impact the identified heritage attributes of a contributing resource	Yes	No	
	Replication of decorative trim, same material, colour	No	No	
	Decorative trim removal or addition, different material, colour	Yes	No	
Other Exterior Alterations	New or increased parking areas (especially front yard)	Yes	Yes	Approval Authority Delegated to City Staff
	Repaving of existing parking area without expansion, same material	No	No	
	Repaving of existing parking area without expansion, different material	No	No	
	Addition or alteration visible from the street and/or may impact the identified heritage attributes of a contributing resource (e.g. solar panel)	Yes	No	
	Chimney repointing, same material, design	No	No	
	Chimney replacement, different material, design	Yes	No	
	Chimney removal or addition	Yes	No	
	Repair to eaves trough, same material, design	No	No	
	Repair to eaves troughs, different material, design	No	No	
	Addition of/change to eaves trough	No	No	

Type of Work		Type of Work		Heritage Permit Approval Authority
		For Contributing Resources	For Non-Contributing Resources	
Major Interventions	Erection of a new building or structure (requiring a Building Permit) on same property, where new building or structure is visible from the street and/or may impact the identified heritage attributes of a contributing resource	Yes	Yes	Council Approval Required
	Addition or major alteration visible from the street and/or may impact the identified heritage attributes of a contributing resource	Yes	Yes	
	Demolition of an existing structure (Demolition Permit)	Yes	Yes	
	Relocation of an existing structure to another location	Yes	Yes	

APPLICATION FOR ALTERATION PROCESS



Downtown Lindsay Sign By-Law and Sign Permits

The installation of new or replacement signs for businesses and properties located in the downtown Lindsay BIA area requires a sign permit from the City of Kawartha Lakes Building Department. Sign permit approval is guided by the City of Kawartha Lakes Sign By-Law 2009-076 which identifies the types of signage permitted in the downtown and reflects the district's heritage character.



Approvals for Public Property and Infrastructure

The municipality is also obligated to follow the guidelines and policies within the Lindsay Heritage Conservation District when undertaking any infrastructure improvements or public works. Municipal Heritage Committee review and recommendations and Council approval is required for any major alterations within the District including:

- a) streetscape improvements such as street furnishings, street lighting, street signs, bicycle racks, benches, planters and similar items;
- b) alterations to boulevards or tree planting;
- c) changes to sidewalks or roadway pavement; and
- d) alterations to open space or parks within or abutting the District that could impact the heritage character of the district.

Appeal Process

Authority for heritage approvals lies with delegated City staff, or with Council guided by recommendations from the Municipal Heritage Committee, as identified in Table 1. If a Heritage Permit is denied or approved by Council with conditions that the applicant disagrees with, the decision can be appealed to the Local Planning Appeal Tribunal (Ontario Municipal Board).

Streetscape and Façade Design Guide

The following Design Guide to Streetscape & Façade Improvements is provided as an introductory resource for property owners undertaking restoration, improvements or new construction in the Downtown Lindsay Heritage Conservation District, to enhance the overall heritage character of the Downtown. The guide is based upon the Downtown Lindsay Streetscape and Façade Guidelines and the Downtown Lindsay Heritage Conservation District Plan, which provide more comprehensive instructions.

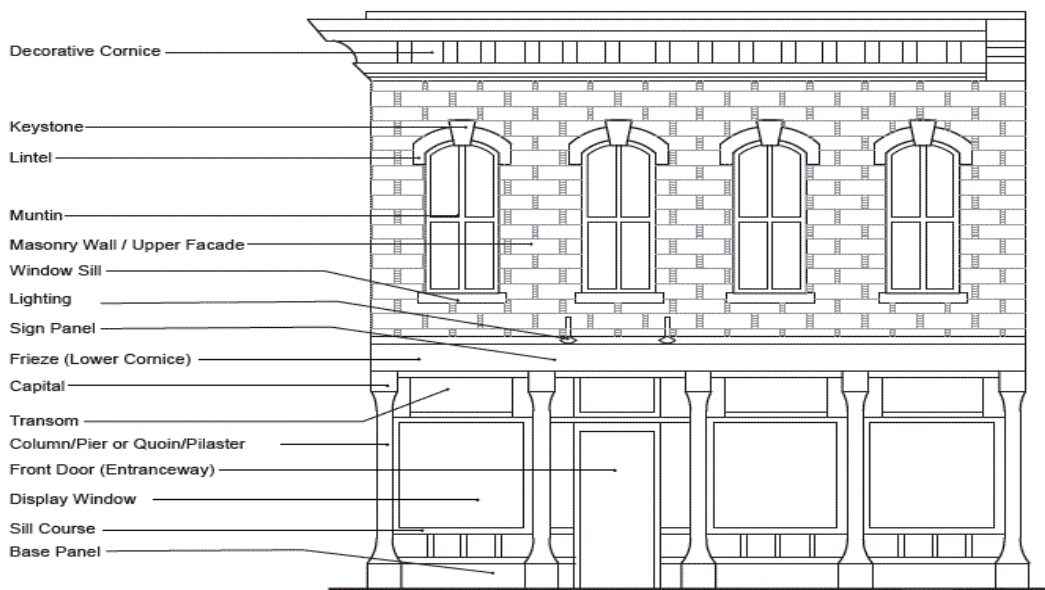
Where to Start

Start by evaluating your building's appearance. Does it fit with the surrounding heritage streetscape and other buildings in terms of material finishes, character, colour and architectural features? Can you find any historic photos of your building? Are there any outdated features such as worn awnings, old paint or shutters that need repair? Is your business sign historic in character and legible to passing vehicles or pedestrians?

Storefronts / Facades

Facades are the public face of your building; they set the theme for the building and for your business! Updating the appearance of your storefront enhances appeal to customers and contributes to the downtown's streetscape.

Traditional storefronts in Downtown Lindsay were typically built with brick and were designed to maximize window area at street level. They often included fine examples of shaped and turned pilasters, cornices, mouldings, brackets, transoms, paneling, window mullions, muntins and sash frames and doors.



Masonry

Following the great fire of Downtown Lindsay in 1861, brick construction became the preferred material for construction. The recent practice of painting or covering brickwork with plaster, or cladding in wood, such as board and batten, is not authentic. Using new materials such as aluminum or vinyl over the original also should be avoided. These materials can trap moisture, causing the underlying original materials to mould and deteriorate. The fasteners required could allow water penetration and cause damage that is expensive to repair if the new cladding is removed in the future. The thickness of the new layer will recess existing openings and likely require the removal or partial covering of decorative features.



There is an endless variety of decorative brickwork patterns. Most historic masonry was unpainted and performs best in this condition as the brick and mortar can exhaust seasonal moisture and salts. Elaborate patterns can be achieved with a base colour (usually red-orange) brick, accented with a buff colour brick. Some buff, red, and black pigments were used historically to even out brick colour variations and add accent bands and surrounds. A careful examination of the building should reveal the original treatment.

Stucco

If the stucco is original and to be retained, loose patches should be removed and repaired to match the existing texture. After removal of loose patches, the areas to be replaced should be cleaned of loose particles. If the stucco is not original and is to be removed there are specific considerations that must be addressed by an experienced tradesperson. New stucco should be of an acrylic stucco composition.

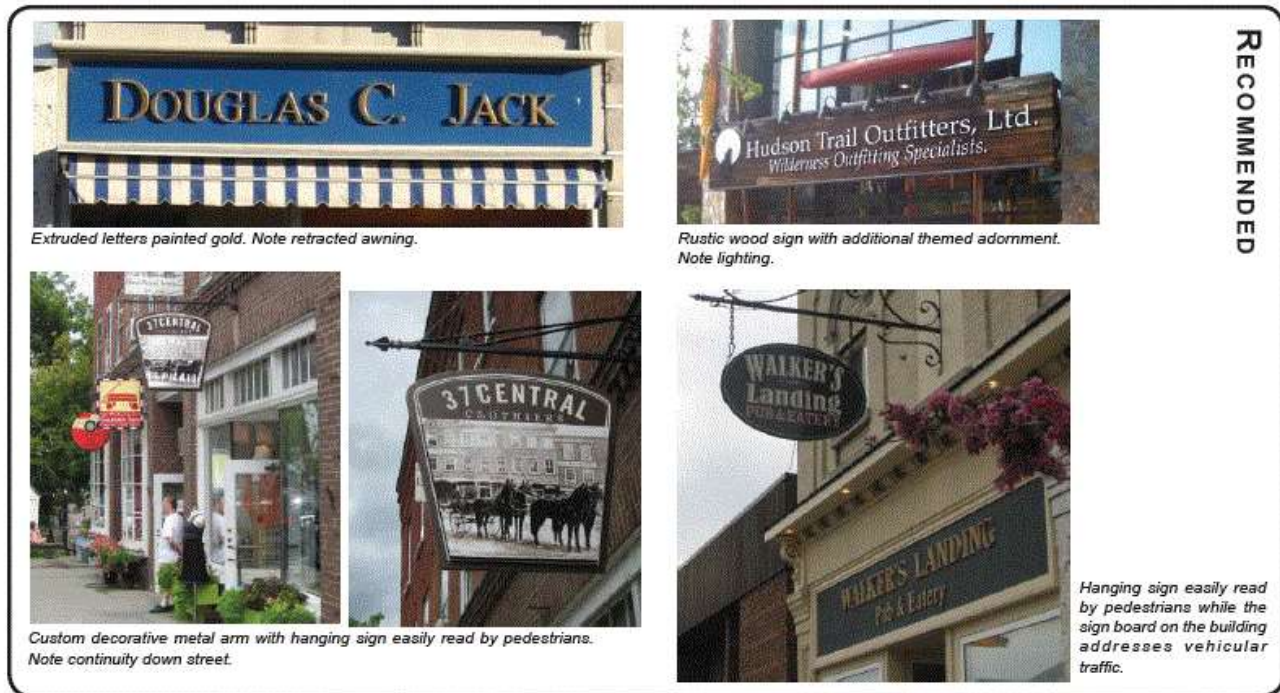
Exterior Woodwork

Exterior woodwork on a heritage building was often designed and placed in such a way that it was protected by overhanging cornices, sign bands, or other protective overhangs. If these are removed, the woodwork is exposed to the elements. Carved, sawn, and

turned decorations are more vulnerable to decay when fastenings break, allowing water to penetrate behind. Ensure that all fastenings are secure and repair with compatible, durable materials. Wood replacement is normally only necessary if no longer sound or unable to hold paint. Reproductions that are sympathetic in scale, thickness, and choice of material will be the most successful. Paint was the standard finish for exterior woodwork as it gave added protection from the elements and the chance for artistic expression through colour combinations, faux treatments, pin striping, and other techniques. To preserve a building's heritage character, it is always better to restore or copy existing carpentry details and protect with a regularly maintained paint coating. Architectural detailing should extend around the building; no visible building face may be unimproved.

Lighting, Signs and Upper Storey Windows

Good lighting and signage contributes to the overall design of your storefront façade, improving your street presence. Lighting and signage should highlight the textures, colours and features within your façade and the rest of the street. Traditionally, signs were smaller, mounted on a decorative arm perpendicular to the storefront and oriented to the pedestrian. Signs have become bigger, bolder, and louder with the advancement of the passing vehicle.



- Historically, store signs were painted on a wood base, or made of raised wood or ceramic letters mounted on a wood base. Type face should be clear and easy to read.

Painted plastic letters and moulded polyurethane signs can be used to re-create historical styles, while reducing maintenance. Stainless steel letters or similar alternatives are acceptable. Colours should be coordinated with building.

- Signs attached to building should be integral with storefronts, no larger than 600mm in height and externally lit. Backlit or neon type signs are not encouraged as the primary integrated sign.



- The primary goal of a light fixture is to be a source for highlighting a specific detail, signage or space on the building façade.
- Lighting should complement a building and should be appropriate to a building’s architectural style.
- Lighting of front door areas can be accomplished in two ways. Wall mounted fixtures with a “Traditional Heritage” theme (lantern style) can flank a doorway or storefront. A ceiling mounted fixture for a recessed doorway could take on one of either two forms - a hanging lantern style or a less decorative fixture such as a recessed ceiling fixture.
- Highlighting signage can be accomplished decoratively with attractive ‘Gooseneck’ lighting. Modern versions of the ‘Gooseneck’ are available that are less decorative, but maintain the integrity of selective signage and historical theming.

Upper level windows are an important part of the overall architectural style and expression of the building’s façade. Too often they are replaced by windows that are the wrong shape or size for the masonry openings, or with aluminum windows that are drastically out of place with the original façade materials. Original wood windows should

be restored or replicated and have been proven to last significantly longer than aluminum substitutes.

Awnings

Awnings provide practical benefits for a storefront and can also dramatically animate the streetscape itself. Awnings are a smart way to extend storefronts into the street, claiming part of the sidewalk that it covers as its own. Awnings provide shade for both the interior of the building and to passing pedestrians, as well as shelter from the rain and snow.

Awnings and Canopies



Awnings support facade composition and can make streetscapes more comfortable and appealing to pedestrians.

RECOMMENDED



More traditional in pattern and valance edge. Awnings can spans entire store front, unifying the facade.



Closed awning accenting store entrance.



Acceptable awning alternative: steep pitch may respect sight lines on street corner or screen unsightly building face.



Solid colour, open sided with straight edge valance. Valance supports secondary signage.

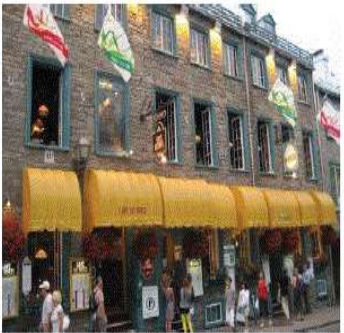


Traditional awning with supportive signage shades sidewalk merchandise and interior space.



Acceptable awning alternative reflects the natural side of the theme.

NOT RECOMMENDED



Closed rounded awnings in bright primary colours are not recommended for Lindsay.

- Choose an awning to suit the window and door arrangement, to accentuate the entrance door or span a full building façade
- Choose a colour(s) consistent with the building's colour scheme and in keeping with the historical theme of the town in general
- Traditional canvas awnings are retractable. Fixed canvas awnings can be used but are usually too steep to shed snow, and therefore do not extend far over the sidewalk. You can extend the height of this type of awning to enhance an otherwise bare building face.
- In all instances, consider the durability of the fabric in regards to weathering. Fade and mould resistant fabrics are preferred.

**For more information please contact the
Economic Development Officer –
Arts, Culture and Heritage at heritage@kawarthalakes.ca
(705) 324-9411 ext. 1498**

