

Additions

Additions should be complementary to the main building and clearly secondary in terms of size; they should also be clearly distinguishable in form and detail from the original building.

Additions should be located away from the main street façade, at the rear of the building.

The height of the addition should be no more than that of the main building and, preferably, lower, in order to clearly distinguish it from the original building, unless set back within a 45 degree angular plane (from the centerline of the street Right of Way).

Construction of additions should not entail removal, covering or other adverse impacts on the heritage attributes or other important architectural features of the original building.

Additions should avoid causing irreversible changes to the original building.

Where additions are visible from the street they should include a cornice that is carefully aligned with neighbouring buildings and be of similar proportions.

The roof ridgeline height of rear additions should not exceed the existing building roof ridgeline or be within the angular plane described above. Where the existing is a mansard roof, the top of the parapet will be considered as the ridgeline.

Doors

Choose storm doors and screen doors that are appropriate for the age and style of the building, and use wooden framed doors where practical.

New Multiple Dwelling Units in Existing Buildings

Required secondary exits should be integrated into the interior of the building. Wherever possible, where an exterior fire escape is required (and where permitted by Building Code), the fire escape should be located so that it is not visible from the street.

Hydro and gas meters, conduit, cable connections, telephone connections etc. should be located at the side of the building where access permits, or at the rear of the building, wherever possible. Service connections or consumption meters should not be located facing the street, or if on the street face should be screened within an openable cabinet wherever possible.

Parking spaces required by new dwelling units shall be accommodated in accordance with the Zoning By-law, where possible in rear parking lots accessed by existing side driveways or laneways.

The full Heritage Conservation District Plan is available online at:
http://www.goderich.ca/en/Heritage/municipal_and_marineheritagehomepage.asp

For more information, contact the Town of Goderich at:

519-524-8344 x 222
heritage@goderich.ca

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Alterations or Additions to Heritage Properties

GODERICH
Canada's prettiest town



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PORT OF GODERICH
MUNICIPAL AND MARINE
HERITAGE COMMITTEE
IDENTIFY PROTECT PROMOTE

General Practices for Alterations

Find out as much as possible about the original appearance and style of the building in order to determine the best options for alteration that respect the property's heritage attributes.

In the absence of documentary evidence, examine the building itself to determine design details and materials suitable for use in an alteration.

If original materials and construction are available, avoid replacing them with contemporary materials and construction methods.

Original elements such as windows, doors, porches, verandahs and their details should be retained and restored whenever possible.

Model replacement features and building forms on the originals in style, size, proportions and materials whenever possible.

When in doubt, make changes reversible and as inconspicuous as possible. Record the alteration and retain samples of original materials that have been replaced.

For all alterations or additions, refer to the Heritage Permit Applications in the Heritage Conservation District; if you have any questions contact the Town of Goderich at 519-524-8344 x 222.

Signage

Signage should be contained within the signboard above the main floor display windows or perpendicular to the façade.

Light signs directly with light fixtures attached to the building façade.

Do not use internally-lit plastic signage.

Lighting of fixed or hanging signage should meet dark sky guidelines to avoid light pollution by being directed downwards.

Decorative hanging signs projecting from the façade are encouraged as are retractable (not fixed) awnings which incorporate signage.

Cladding

Make efforts to replace exterior cladding (that has degraded beyond repair) with new or reclaimed materials to match.

Existing exterior cladding that is appropriate to the age and architectural style of the property should not be covered over with different cladding.

Cladding that is part of a new addition should be complementary to, and distinct from the cladding of the existing building.

Acceptable cladding for a new addition includes: brick masonry; stone masonry; wood clapboard; fiber cement board with paint finish; wood shingles (where permitted by Building Code).

Vinyl siding or asphalt shingles are not acceptable claddings on new additions.



Roofs

If possible, during the alteration process, record the alteration and retain samples of earlier materials that have been replaced.

Portions of the roof profile visible from the street should remain unaltered. Changes to portions of the roof not visible from the street are permitted.

Replacement roofing material should be compatible with the age and architectural style of the specific property.

Windows

Where existing heritage-contributing windows are too damaged to be reconditioned, new replacement windows should replicate the original as much as possible. An alternative to true divided thermal lights are false divided lights, provided that they have muntins at the exterior of the glass. Do not alter the location, size, and shape of all existing windows facing, or visible from, the street. Avoid creating new openings for windows on facades visible from the street.



Avoid the use of mirrored glass, or replacing hung sash windows with casement or other windows.

Wherever possible if a replacement window is used, it should be energy efficient (such as Energy Star rated).

Avoid the use of aluminum, or vinyl-clad windows; if they must be used, match the style, size, and proportion of the original wooden windows, and provide a frame that can be painted matching the rest of the façade openings.

Shutters should only be installed on buildings that would have originally had them and should be of the size and design appropriate to the original buildings. Modern shutters in contemporary materials (e.g. aluminum) and in sizes smaller than the window opening should be avoided.