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1. INTRODUCTION

1.1. Background

In December of 2002 a Heritage Conservation District Steering Committee was established to guide the Municipality through the process of considering the Concession, Wellington, Liberty Street area as a Heritage Conservation District. The Committee comprised of two members of the Local Architectural Conservation Advisory Committee (Clarington Heritage Committee), two members of the Old Bowmanville Neighbourhood Association (OBNA), and residents of the study area, assisted by municipal staff. In January of 2003 a study team of Martindale Planning Services and Unterman McPhail Associates in association with Barry Bryan Associates (1991) Limited was selected to complete the Heritage Conservation District Study and Plan. The Study was considered by Council at its meeting of May 31st, 2004. Council approved proceeding with Phase II of the project which was the preparation of a Heritage Conservation District Plan for the entire area.

When Council approved proceeding with Phase 2 they committed that no action would be taken on the Heritage Conservation District designation, alternatives were to be explored, and a public meeting regarding the alternatives be held. The District Steering Committee were intimately involved in the preparation of the Draft Heritage Conservation District Plan that was circulated to the residents of the area in September of 2005. The District Steering Committee was unable to reach a consensus among committee members of how implementation should occur although they did generally agree that the guidelines are a good tool for residents.

The District Steering Committee at the October 2005 public meeting put forward a proposal that the guidelines be adopted as a resource document and a proactive educational programme be undertaken. The recommendation of the steering committee and all of the public comments received were referred back to staff for a further report. Staff met with the different stakeholder groups during the fall of 2005. It was during that time that the majority of Beech Avenue residents signed a petition requesting that Council approve their block as a pilot Heritage Conservation District area.

On February 13, 2006, Council approved the request of the Beech Avenue residents with the following resolution:

THAT no further financial resources be spent on the Heritage Conservation District Plan through consultants;

THAT the draft Bowmanville Heritage Conservation District Plan be adopted as the Old Bowmanville (North Ward) Heritage Guidelines for use as a resource document by residents;

THAT a Beech Avenue Heritage Conservation District Plan be drafted to reflect the request of the Beech Avenue residents for designation of a Heritage Conservation District under Part V of the Ontario Heritage Act (Attachment 2 to Report PSD-012-06) and that no further Heritage Conservation Plans be considered until the three year review of Beech Avenue has been completed;

THAT the Beech Avenue Heritage Conservation District By-law be adopted when the specific Beech Avenue Heritage Conservation District Plan has been drafted;



THAT, upon reconstruction of Beech Avenue, no further dollars be spent beyond traditional road construction; and

THAT the Beech Avenue Heritage Conservation District be reviewed approximately three years after it comes into force."

1.2. Purpose of the Beech Avenue Heritage Conservation District Plan

Part V of the Ontario Heritage Act provides the mechanism for the designation of heritage conservation districts in Ontario. The legislation gives municipalities the authority to define areas to be studied for their potential to become heritage conservation districts. Following the completion of the heritage conservation district study, which determines the worthiness of the area from an architectural and heritage character perspective, a set of architectural guidelines and conservation plan is prepared. This second step is referred to as the Heritage Conservation District Plan.

The Bowmanville Heritage Conservation District Study (of the larger neighbourhood) indicated that the building stock in the neighbourhood, combined with the surrounding landscaping and streets, represents one of the finest examples in the province of a residential heritage conservation district. The Study concluded that *despite the rapid growth of the Bowmanville urban area, this particular neighbourhood has retained its special character due to the exceptional care taken by its residents to maintain and improve their properties in a manner that allows change where appropriate but respects the values of the past.* It is this special character that the Beech Avenue Heritage Conservation District Plan is designed to assist in maintaining for that specific block.

The Beech Avenue HCD Plan has been drafted using three previous Council approved documents being:

- Old Bowmanville Neighbourhood: Streetscape and Infrastructure Implementation Plan, April 2001, TSH
- Bowmanville Heritage Conservation District Study, May 2004, Martindale Planning Services, Unterman McPhail Associates, Barry Bryan Associates (1991) Limited
- Old Bowmanville (North Ward) Heritage Guidelines, Feb 2006, Martindale Planning Services, Unterman McPhail Associates, Barry Bryan Associates (1991) Limited in collaboration with the Municipality of Clarington

1.3. Statement of Cultural Heritage Value

The heritage character statement, incorporated into Section 5.2 of the Bowmanville Heritage Conservation District Study, is a statement of cultural heritage value and describes Beech Avenue and its surrounding neighbourhood as follows:

The neighbourhood bounded by Concession Street, Wellington Street and Liberty Street is the principal residential area located in Bowmanville. It is distinguished by the rarity of a building stock that exhibits little change in the face of an evolving municipal expansion. In particular, the neighbourhood possesses:

Historical associations with a formative aspect of Bowmanville's growth and development, notably the later annexation of rural township lands;

- *Historical associations with early and mid-nineteenth century inhabitants and settlers who played a leading role in the social, economic and political life of the community;*



- Considerable range and diversity in its architectural heritage of brick and frame residential development including examples of certain nineteenth century styles, usually in vernacular form, but on occasion, in a defined form such as Classical Revival, Second Empire, Italianate and Queen Anne. Later styles such as Tudor Revival, Craftsman, Four Square and Bungalow are represented. In addition, the area is richly represented with double house and workers housing;
- A mature residential landscape comprising a diverse, well maintained, scenic setting of private front yards; grass lined verges which run the length of many streets, tree lined sidewalks and some tree canopy areas;
- The layout of roads, including lanes, that respond in an organic fashion to the subdivision of properties; both large estate lot and normal-sized properties.

1.4 The History of Beech Avenue

The history of Bowmanville is well documented and illustrated in *Bowmanville: An Architectural and Social History 1794-1999* by Diana Grandfield. Ms. Grandfield's research indicates that Beech Avenue's development began with the Rathskamory estate. Rathskamory is now the Clarington Beech Centre property on the west side of Beech Avenue. Rathskamory was a ten acre parcel extending from Concession Street West to the north, Centre Street to the east, Lowe Street to the south, and Horsey and Lowe to the west. There were three entrances into the property, one at Concession, one at Centre and one at Lowe. The Concession and Lowe Street entrance both supported gate houses, one of which still remains at the northwest corner of Concession Street West and Beech Avenue at 40 Beech Avenue.

A Regency villa was built on the Rathskamory estate in 1843 for George Humphrey Low. Dr. Low was an accomplished surgeon who "lived in grand style" and "entertained lavishly". Dr. Low resided at Rathskamory until his death in 1865. His wife, Helena Maria Welsh, remained there until her death in 1873. As they did not have children to inherit the property it was sold to James William McLaughlin. James was the brother of Robert McLaughlin who founded the McLaughlin Motor Car Co. which later became General Motors of Canada.

James McLaughlin was also a doctor and it was he who initiated the development of Beech Avenue. Shortly after acquiring the property he sold the part of Block 35 which covered the east side of Beech Avenue extending eastward to Centre Street. John McClung purchased the Block and created twenty lots, ten on the east side of Beech Avenue and ten on the west side of Centre Street. The date of the sale is not recorded but it was some time between Helena's death in 1873 and the construction of the first house on Beech Avenue in 1878. That first house was 27 Beech Avenue which was named Drumralla meaning at the crest of the hill. Drumralla is one of two buildings on the street that are designated under Part IV of the Ontario Heritage Act. Drumralla was built for William F. Allen who was the mayor of Bowmanville from 1890 to 1892. The property remained in the family until 1959.

In 1880 William Shaw built 33 Beech Avenue. The two lots north of this property at 35 and 39 were bought by John Jones, a dairy farmer. He built a house on one of the lots in 1881 but whether it was 35 or 39 has not been determined. In 1875 Thomas H. Johns purchased land to the south of Drumralla. The lands was sold to Joseph Ruse in 1881 and then to Isabella Davis in 1886. 21 Beech Avenue was built on this lot but the records do not indicate whether it was for Joseph or Isabella.



Abraham Younie purchased the three lots south of 21 Beech Avenue and built a house on the corner for his daughter, Mrs. W.C. King, sometime after he purchased the property in 1877. This house is known as the King Rehder house and is the second designated building on the street. Younie also built a double house on the two northern lots which are now 15 and 17 Beech Avenue.

The newest house on Beech Avenue is number 29. Assessment records indicate that it was constructed in 1948. This property was severed from Drumralla, 27 Beech Avenue. Fire insurance mapping dated 1911 shows there to be an accessory building on the Drumralla property which appears to straddle the lot line between Drumralla's east boundary and the lot behind on Centre Street. 29 Beech Avenue has a jog in the real lot line that wraps partially around the Drumralla property. This would suggest that when the lot was severed it may have included the accessory building.

The severances of the west side of Beech Avenue began in 1886 when Dr. McLaughlin sold the property at 8 Beech Avenue to Dr. Solomon Hillier. Dr. Hillier built a house that he named Ravenscraig at some point between 1886 and 1889. The Rathskamory gatehouse at 40 Beech Avenue was severed from the estate in the late 1870s. The two lots between Rathskamory and the gatehouse were developed in the early 1900s.

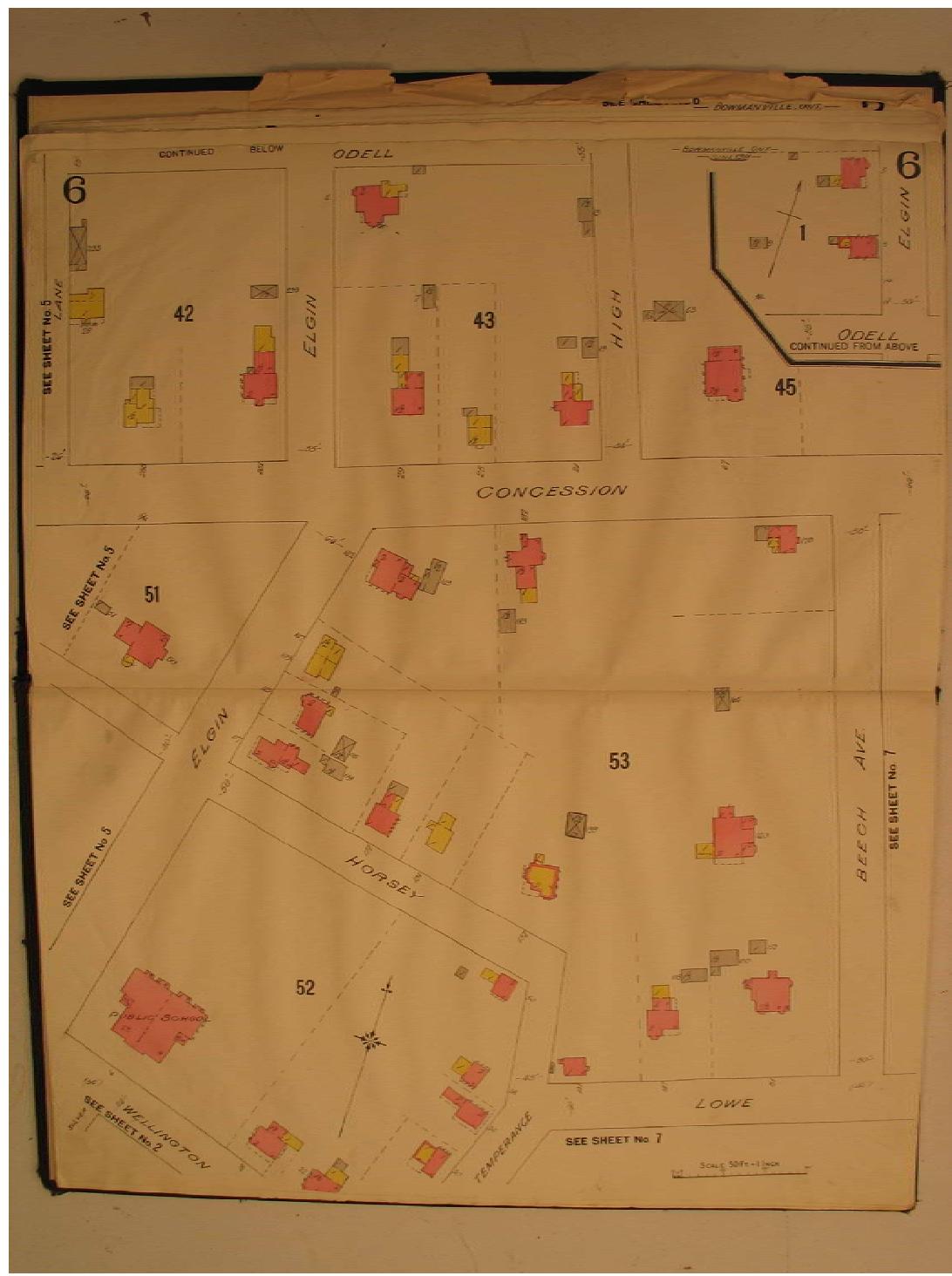
The oldest of the two buildings is 38 Beech Avenue. The 1911 fire insurance plan did not show a building on this lot. The home's Edwardian Classicism features indicate that it would have been constructed before the Edwardian era ended in 1920. The smaller home to the south at 36 Beech Avenue contains both elements of the Edwardian Classicism style and the Bungalow style. Assessment records indicated that this home was built in the 1920s.

Beech Avenue, Bowmanville
Heritage Conservation District Plan



1888 Fire Insurance Plan, updated in 1904
no. 00007

**Beech Avenue, Bowmanville
Heritage Conservation District Plan**



**1911 Fire Insurance Plan
no. 00020**

**Beech Avenue, Bowmanville
Heritage Conservation District Plan**

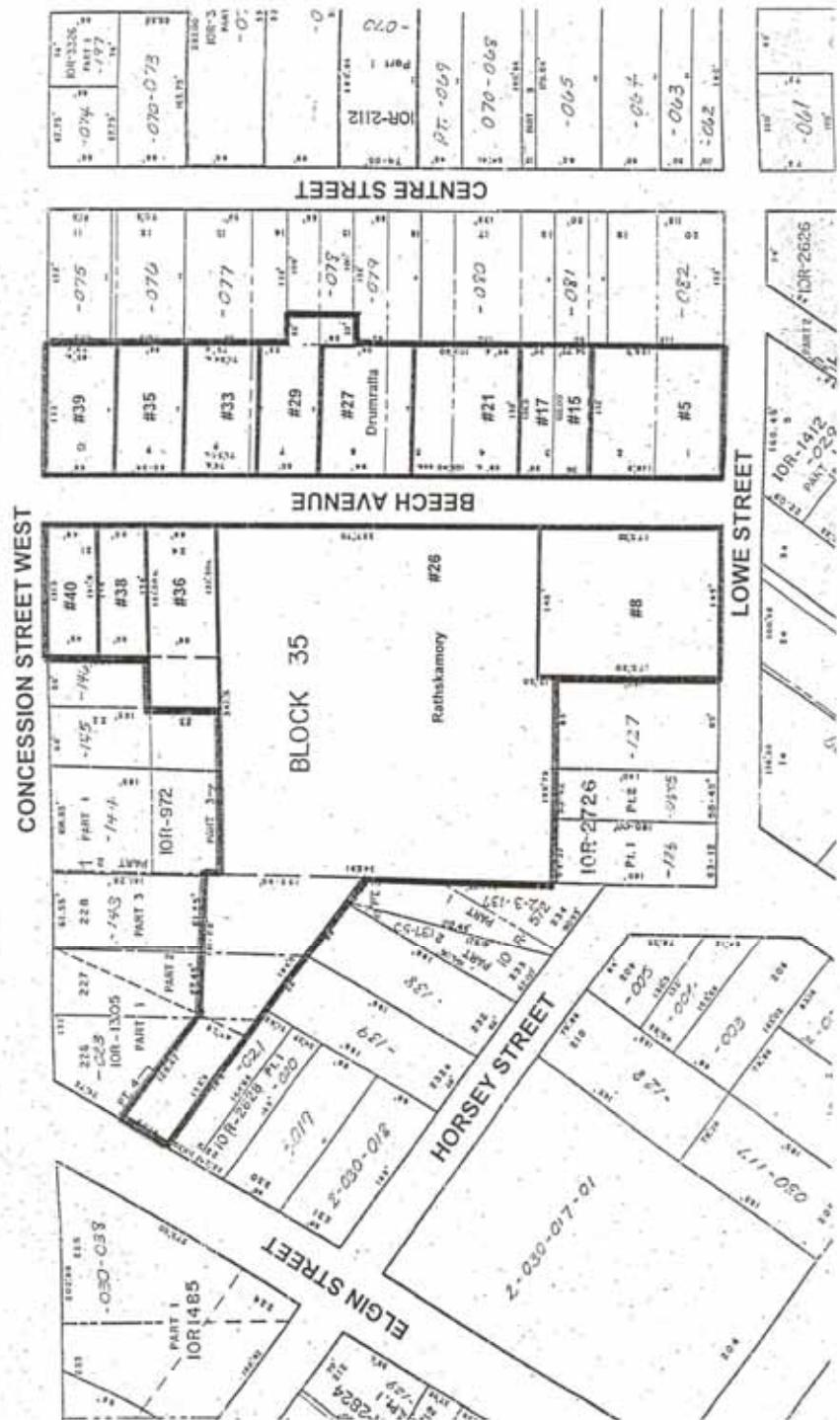


**1911 Fire Insurance Plan
no. 00021**



ASSESSMENT MAPPING

Showing the Development of Beech Avenue





1.5 Definitions

The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation, *Well Preserved*, (Mark Fram, 1988) provides the following definitions:

Conservation: An umbrella term that encompasses a broad range of activities aimed at preventing decay by wisely using heritage resources and purposely intervening to remove or obviate threats to those resources.

Preservation: Preservation involves stopping, as permanently as possible, those processes contributing to the deterioration of a building or site and making essential repairs to keep it in its existing state.

Restoration: Restoration is the recovery of the forms and details of a property as it appeared at a particular time by removing work of intervening periods and, where necessary, replacing or reproducing missing elements.

Reconstruction: Reconstruction involves the re-creation of a vanished building or feature on its original site based on evidence from historical documents.

For the purposes of this Heritage Conservation District Plan a number of terms are also defined to aid the reader.

Heritage resources: Those buildings which have been recorded by the Clarington Local Architectural Conservation Advisory Committee (Clarington Heritage Committee) for historical and/or architectural reasons. Map A1 (page 9) indicates the locations of these heritage resources within this neighbourhood and the Beech Avenue Heritage Conservation District.

In 1986 the Clarington Heritage Committee engaged a heritage consultant to complete an inventory of all the heritage resources in Bowmanville. The criteria for inclusion in the inventory are included in Appendix 1. The inventory recorded heritage buildings that mostly predated 1900 and was broken into three categories.

Designated properties were those which had been formally designated at the owner's request under Part IV of the Ontario Heritage Act. Beech Avenue contains two properties that have been designated under Part IV of the Ontario Heritage Act.

Primary properties were those that were the best examples of a particular style of architecture.

Secondary properties were those that were constructed with a vernacular interpretation of a particular style of architecture.

The different styles of architecture found in this neighbourhood are recorded in Appendix 3 along with a glossary of architectural terms.

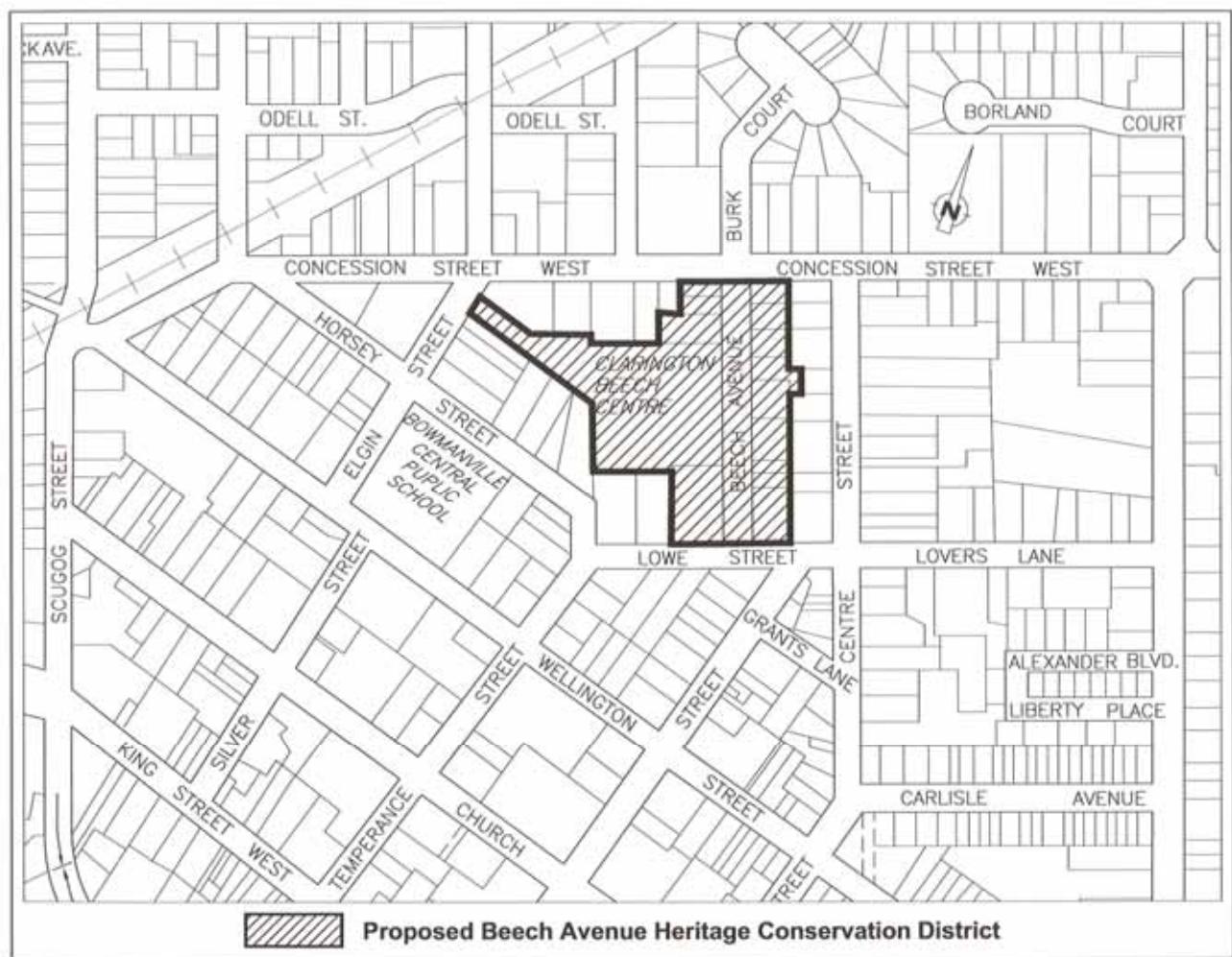
The heritage resources inventory was updated by the Clarington Heritage Committee in 2004 and a fourth category was added. **Heritage merit** buildings are those buildings built between approximately 1900 and 1955 which still retain the majority of their original architectural features.



The properties identified in white on Map A1 are either older buildings that no longer display their original architectural form or buildings that were constructed after approximately 1955. A complete listing of all designated, primary, secondary, and heritage merit buildings within the neighbourhood is included in Appendix 2.

1.6 Heritage Attributes

Beech Avenue has thirteen residential buildings and one community facility. Two residential properties have been designated under Part IV of the Ontario Heritage Act. Three primary buildings and two heritage merit buildings are located on the west side of Beech Avenue. The east side of Beech Avenue has one heritage merit building, six secondary buildings, and the two designated structures. The historical information provided on these buildings was obtained from *Bowmanville; An Architectural and Social History, 1794-1999*.





Designated Properties



**Drumralla, 1878
The William Forsyth Allen House
27 Beech Avenue
Designated in 1996 by By-law 96-132**

This Italianate house was built in 1878 for William Forsyth Allen. Allen, who had been a farmer in Clarke Township, was the mayor of Bowmanville from September 1890 to December of 1892. The house remained in the Allen family until 1959. It sat vacant for a while and was later purchased by the Town of Bowmanville as a home for out patients. In the 1970s it was converted to apartments. Duane and Gail Berry acquired the property in 1981 and restored it to a single family home. The building was designated under Part IV of the Ontario Heritage Act at their request.

This building exhibits the classic Italianate features of wide overhanging eaves, predominant eave brackets, tall and narrow arched windows, double front door and low pitched roof. Constructed with a projecting central bay, the structure boasts a wide front verandah and original slate roof. This building was designated for its historical significance and its architectural features which include:

- The original brick façade
- The slate roof
- The original hardwood and pine floors
- The central staircase with its newel post, banister and railings
- The plaster crown mouldings and medallions on the first floor
- The matching marble fireplaces in the living and dining rooms
- The original wooden doors and trim and the window trims through-out

Other features of interest include the two Copper Beech trees in front of the house and the large White Ash tree which is on the boulevard.



**The King House, 1877
5 Beech Avenue
Designated in 1996 by By-law 96-073**



1924 the property was purchased by Charles Ernest Rehder, founder and president of the Bowmanville Foundry. The house remains in the Rehder family to this day and in 1996 the building was designated at the request of Thomas and Kay Rehder. This building has been designated for its historical significance and its architectural features which include:

- The original brick façade
- The north chimney
- The eaves and brackets
- The dentilling of the verandah, the balcony, the window casings, the cornicing, and the paired window brackets
- The fish scale shingles on the second floor window bay, the balcony, and the third floor
- The gables and gambrel roof
- The front verandah with its decorative pediment
- The second floor balcony
- The front doors with their arched etched glass windows
- The strawberry glass entrance transom
- The segmentally arched balcony door
- The staircase, newel post, and tongue and groove wall
- The wooden baseboards, door and window casings
- The oak flooring with its decorative walnut inlay in the front foyer
- The birch flooring of the second floor
- The front entrance medallion
- The three wooden window wells
- The living room fireplace with its gold leaf accents
- The wooden dining room window doors



Primary Properties



**Rathskamory, 1843
The George Humphrey Low House, now the Clarington Beech Centre
26 Beech Avenue**

Rathskamory was originally a ten acre property bounded by Concession Street West, Lowe Street, Centre Street and Horsey Street. It was built in 1843 for Dr. George Humphrey Low, an Irish immigrant who was both wealthy and well educated. The property contained two gatehouses, one at Concession Street West and one at Lowe Street. The circular entrance ran through the grounds which were landscaped with gardens, woods and gazebos. Dr. Low and his wife, Helena Maria Welsh, enjoyed the property hosting many social events. Dr. Low died in 1865 and Helena remained in their home until her death in 1873. James Wellington McLaughlin purchased the property and subdivided the estate. He retained four acres with the house and willed it to his children, Arthur and Mary, after his death in 1903. Mary, Mrs. Edmund S. Senkler, retained ownership of the home until she passed away in 1937.

During World War II the Boy's Training School on Concession Street East was converted to a German Prisoner of War Camp and some of the boys were accommodated at Rathskamory. The Bowmanville Lions Club acquired the property at some point after 1945. It remained in the Lions Club ownership until 1997 when it was purchased by the Municipality of Clarington. The building is now home to the Clarington Older Adult Association, Clarington Community Care, and the Lions Club Day Care, and the grounds contain a tennis court managed by the Bowmanville Tennis Club.

Rathskamory was built as a Regency Villa. It is a two storey building and at one point had floor to ceiling windows which were common to the Regency style. Regency Villas were geographically located to enjoy an advantageous view and its landscape elements and accessory buildings were as significant to the development of the property as the house itself. This building has been dramatically altered since 1945 but it still retains its position of prominence on the street.



**Ravenscraig, c. 1886
8 Beech Avenue**

In 1886 Dr. Solomon Hillier bought the southwest corner of Beech Avenue and Lowe Street, which was part of the Rathskamory estate, from Dr. James W. McLaughlin. Construction began on the home and by December 18, 1889, it was opened to guests for a house warming. Dr Hillier had begun his practise in Enniskillen in 1862. After moving to Bowmanville he served five terms as church warden of St. John's Church. He was also the mayor of Bowmanville from 1913 to 1915. The Hillier's daughter, Edith, inherited the property and remained there until she died in 1940. The property was then purchased Mr. and Mrs. Timothy Schon who remained there until 1952. As they were returning to Europe they sold the property to Mr. and Mrs. Morley Vanstone. The property was sold in 1963 after Mr. Vanstone's death. It was purchased by Anna and Alan Strike, Q.C. who still reside in the house today.

Ravenscraig is one of Bowmanville's finest examples of the Queen Anne style of architecture. Its tall, decorative chimneys, corner turret, multiple gables, variations in window openings, and intricate wood detailing on the verandah are all Queen Anne elements used in the construction of these homes between 1880 and 1910. The property also boasts a well preserved stone fence which is a land mark in the neighbourhood and a board and batten driving shed. Social events are still part of Ravenscraig's heritage. Every winter for the past 43 years the Strike's have flooded an ice rink near the Lowe Street road frontage which is home to the Wounders ice hockey tournament. This year was the first year that there was insufficient ice to form the ice rink. The neighbourhood children have enjoyed Ravenscraig as every year the rink is open for winter play.



View of Ravenscraig from the southeast showing the ice rink



**The Rathskamory Gatehouse, c. 1843
40 Beech Avenue**

The Rathskamory Gatehouse was built as one of two gatehouses to the Rathskamory estate. Constructed in the Regency cottage style, it is a one storey house with a gently pitched hip roof. It has predominant hood mouldings and a projecting central bay. An addition was added when the building was converted from a gatehouse to a home. The addition is taller than the cottage and has a gabled roof and two-over-two windows. The tripartite gatehouse windows have been replaced in recent years. The original porch had deteriorated over time and was replaced in the 1960s with a larger version. The owners were able to save the windows and the hood mouldings from the old porch to reuse in the new version.

Secondary Properties



**Abraham Younie Double House, c. 1877
15 and 17 Beech Avenue**

This Italianate double house was built as an investment sometime after Abraham Younie acquired the property in 1877. Its Italianate features include the wide overhanging eaves, the decorative eave brackets, the hip roof with tall chimneys, the segmentally arched windows on the second floor, and the main floor's two-over-two sash windows.



**The Davis House, c. 1881
21 Beech Avenue**



Goodyear that were posted to Bowmanville between 1910 and 1917. In later years it was the temporary home for single school teachers. Mrs. Davis passed away at the age of 92 in 1944. It is unknown if she remained in the home until that time.

The Davis House is a fine example of Italianate architecture. It has wide overhanging eaves, decorative eave brackets, and paired eave brackets on the bay windows. The second storey has paired, narrow, round topped windows, segmentally arched windows and a balcony door, and the first storey has two-over-two sash windows, heavy cornicing across the verandah embellished with dentilling and stately verandah pillars. The Red Oak in front of the house is a significant landscape feature.

**The William Shaw House, 1880
33 Beech Avenue**



The first lot severed north of Drumralla was for 33 Beech Avenue. William Shaw purchased the lot from the Rathskamory estate and began construction in 1880. The Canadian Statesman reported the value of construction to be \$2,000.00. Shaw did not live there himself as he had a lakeshore home on East Beach Road. He built the house as an investment and rented the property until he sold it in 1886 to Mary Jane Cryderman.

This square Italianate house is the only building on the street with buff brick quoins. The buff brick accents continue over the segmentally arched windows on both stories. The hip roof, overhanging eaves, eave brackets and verandah pillars are all elements of the Italianate period.



35 Beech Avenue, c. 1881



This Italianate house is on one of two lots purchased in 1881 by dairy farmer, John Joness. Joness also purchased the lot to the north of this property at 39 Beech Avenue. It has been recorded that he was building a house on one of the lots but whether it was 35 or 39 is unknown.

The building's Italianate features include the hip roof, the overhanging eaves, the ornate eave brackets and the large paned two over two windows. Its L-shaped plan is a Gothic Revival feature which was often adapted to Italianate buildings.

39 Beech Avenue, c. 1881



This Italianate house sits on the second of the two properties bought by John Joness in 1881. It has a Gothic Revival L-shaped plan but with Italianate architectural features. The roof line is hip, there are overhanging eaves, and decorative eave brackets. Paired eave brackets also adorn the south bay window. The window openings are large and the front entrance has a double front door with a transom.



Heritage Merit Properties

38 Beech Avenue, c. 1912



Edwardian Classicism was a new form of architecture introduced at the turn of the century. The exact date of construction of this building has not been determined but its multiple Edwardian Classicism features indicate that it may have been built well before the period ended in 1930. The building has a smooth brick surface, generous fenestration, and a verandah with short colonettes and sturdy brick piers. The extended roof eaves, windowsill accents, verandah pediment and large front window with transom make this building a stately example of the Edwardian Classicism period.

36 Beech Avenue, c. 1920



Bungalows were a popular form of architecture between 1900 and 1945. Assessment records indicate that this house was built in the 1920s. This building has a bungalow form with Edwardian Classicism elements. Bungalows often had the appearance of one storey buildings with sleeping quarters on a smaller second floor. In true original bungalow form, this house has a tall chimney and groupings of windows. Its Edwardian Classicism features include the large front windows and transoms, the pediment over the front verandah, the window sills, and the lintel and window accents on the second storey front façade.



29 Beech Avenue, c. 1948



Georgian architecture was prevalent in Ontario from the mid 1780s to 1860. Its clean lines and classic symmetry was so popular that it was often reproduced in mid-nineteenth century houses. According to assessment information this house was built in 1948. The building is Late Georgian and is equally proportioned with three bays and a central entrance with a pediment and side pilasters. Georgian and Late Georgian homes were

generally built with two chimneys, one at each end of the house. This building still retains its Late Georgian features of a steep gable roof, front façade cornicing with dentils, and six-over-six windows.

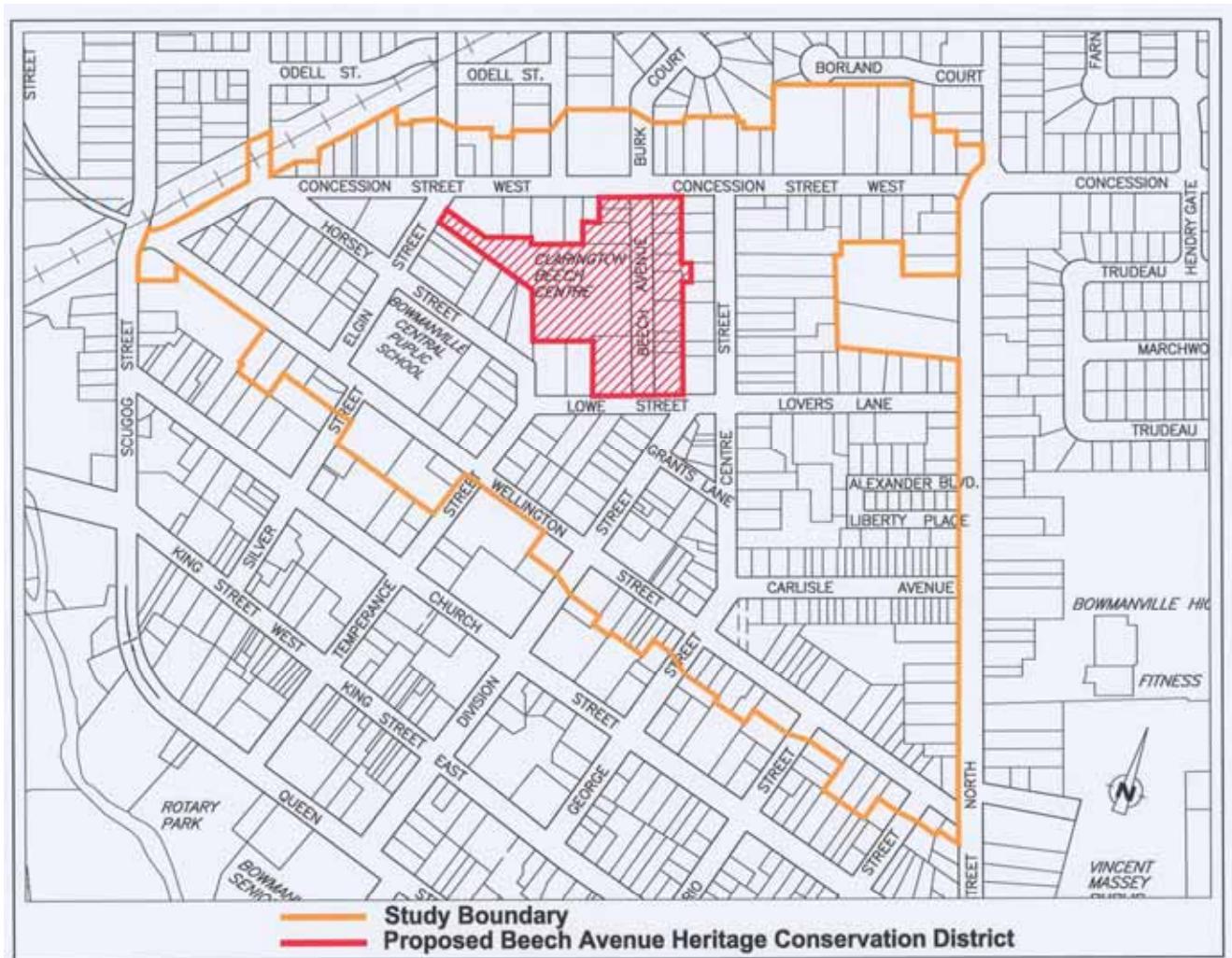


East side of Beech Avenue looking north showing part of 5 Beech Avenue and 15 Beech Avenue

Source: The postcard collection of William Humber



1.7 Heritage Conservation District Area and Study Boundary





2. HERITAGE CONSERVATION PRINCIPLES, GOALS AND OBJECTIVES

2.1 Background

The process of heritage conservation designation requires the recognition of a neighbourhood's special character. It also requires a public acceptance and support for conservation principles. The Ministry of Culture has provided the following interpretation of heritage conservation principles on which these Guidelines are based:

- 1. 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.
- 2. 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.
- 3. RESPECT FOR HISTORIC MATERIAL**
Repair/conserve - rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the historical content of the resource.
- 4. RESPECT FOR ORIGINAL FABRIC**
Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.
- 5. 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 house solely to restore to a single time period.
- 6. REVERSIBILITY**
Alterations should be able to be returned to original conditions. This conserves earlier building design and technique, e.g. when a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.
- 7. 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.
- 8. MAINTENANCE**
With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.



2.2 Goals and Objectives

Sound management of change includes the promotion of a clear statement of goals and objectives for the heritage conservation district. Although goals and objectives are general in nature, they are of importance in providing a framework for more specific guidance and action as well as direction towards the type of management anticipated in a heritage conservation district. Any proposed changes within the Beech Avenue Heritage Conservation District will be considered with regard to the following goals and objectives.

Goals

To promote the conservation of the block's architectural, historical, and contextual character by providing guidance to private and public property owners that will work to stabilize the block's special character for existing residents and future generations.

Objectives

Heritage Resource Structures

- To conserve and maintain the heritage resources existing in the neighbourhood
- To support the continuing care, conservation and restoration of heritage resources by providing guidance on sound conservation and maintenance practices
- To encourage the restoration of the exterior of heritage resources based on pictorial documentation and/or physical evidence that is uncovered
- To prevent the removal or alteration of distinguishing architectural features and building materials
- To prevent the demolition of heritage resources
- To promote the adaptive reuse of heritage resources (e.g. No. 26, Rathskamony Estate)

Landscape/Streetscape

- To encourage public streetscape, landscape, and infrastructure improvements which enhance the neighbourhood's heritage character and are in keeping with the Old Bowmanville Streetscape and Infrastructure Implementation Plan, adopted by Council April 2001.
- To encourage the preservation of landscape treatments and the conservation of landmark features in both public and private ownership (e.g. King carriage step at 5 Beech)
- To encourage the planting of species historically grown in the area
- To preserve the existing street width
- To encourage the retention of historic fences, garden walks and respect for historic design influences when new garden features are introduced

Land Use

- To encourage the maintenance of the existing heritage environment
- To support existing land uses and adaptive re-use of existing residential building stock for residential purposes
- To discourage those land uses that are out of keeping with, or have detrimental effects upon, the neighbourhood's character

New Development

- To provide guidance for infill construction and building additions by encouraging architectural designs that are sympathetic to, and compatible with, the character of the existing heritage properties and the historic character and scale of the area
- To support new technologies and new safety standards that assist in conserving the heritage fabric
- To discourage attempts to restore a building to an artificially established architectural era



Community

- To promote a sense of place, community pride, and public support for the conservation of the block including the residential buildings, the Clarington Beech Centre and the streetscape.
- To promote the involvement of Clarington Heritage Committee, Clarington Museums & Archives and other local heritage groups/agencies.

3. IMPLEMENTATION

3.1 Pre-Consultation

As a property owner, if you are planning any works for the exterior of your property it will help you and us to pre-consult. A pre-consultation is an informal and confidential review of your plans before a formal application is submitted, should one be required. To arrange a pre-consultation call the Planning Services Department and ask to meet with the heritage planner about your proposal. Bring along any sketches, pictures, maps or surveys that might aid in understanding your proposal. The heritage planner will assist you in determining what approvals are required and will guide you through the process.

3.2 Heritage Permit Requirement

The Ontario Heritage Act states that property owners in a Heritage Conservation District are to obtain a permit from the municipality if they intend to alter any part of the property that is not on the interior of a building. A permit is also required to erect, demolish or remove a building or structure from a property. The Act defines "alter" to mean to change in any manner and includes to restore, renovate, repair or disturb. The term "permit" is defined as a permit issued under the Ontario Heritage Act. Minor alterations are permitted to proceed without a permit if they are described in the heritage conservation district plan.

The Heritage Conservation District guidelines portion of this Plan apply to all alterations, additions, demolitions and new construction within the Beech Avenue block. For the purposes of these guidelines, alterations or changes for which heritage permits are required are those alterations that would materially or substantially affect the character or external appearance of a building, most notably on those facades or sides of buildings that are prominent from the street. The two designated properties on the street, 5 and 27 Beech Avenue, will be subject to the heritage permit requirements of this District Plan as well as the requirements of their individual designations under Part IV of the Ontario Heritage Act.

The permit requirement chart on pages 29 and 30 identifies the types of projects that would and would not require a heritage permit. The chart also indicates the types of projects that require a building permit, entrance permit, fence permit, or sign permit. Property owners should consult with municipal staff early in their planning process to determine the type of permit, if any, that may be required.

A heritage permit application process will be implemented, as a parallel and concurrent process to municipal permit applications, to ensure that the proposed projects meet the intent of the guidelines without undue delay in obtaining the permits. Applications for projects that require a heritage permit will be reviewed in a timely manner.

Heritage permit applications are to include sufficient information to expedite the review process. Building drawings, specifications, and archival photographs may be required depending on the type of work proposed. A heritage permit does not supersede the requirements of the Ontario Building Code Act, the Planning Act, or the Municipal Act.

A property owner is to be given a notice of receipt of the heritage permit application and a decision on the application is to be provided within a maximum of 90 days. It is anticipated that most heritage permits will be issued within the same time frame as building or other municipal permits. If a decision has not been made within 90 days the permit is deemed to have been granted and the owner can proceed.



The heritage permit can be approved as applied for, approved with terms and conditions attached, or denied. If the heritage permit is approved with terms and conditions unsatisfactory to the property owner, or is denied, the owner has the right to appeal the decision of Council to the Ontario Municipal Board (OMB). A description of the appeal process is included in Appendix 5.

Heritage Permit Review

Section 42 (16) of the Ontario Heritage Act states that the Council of a municipality may delegate its powers to grant permits for the alteration of property situated in a heritage conservation district to an employee or official of the municipality if the Council has established a municipal heritage committee and consulted with it before the delegation. The Clarington Local Architectural Conservation Advisory Committee (Clarington Heritage Committee) is the municipality's heritage committee and has been mandated by by-law to provide advice and assistance to Council on matters of heritage conservation.

The Ontario Heritage Act states that all demolition applications are to be reviewed by Council upon consultation with the Clarington Heritage Committee.*

Clarington will establish a Beech Avenue Heritage Conservation District Advisory Committee to review major applications for heritage permits. The Advisory Committee will be composed of representatives of the Clarington Heritage Committee, a building industry or design professional, one property owner from the street, municipal staff and the Executive Director of the Older Adult Association. The latter two will both be ex-officio members. Appointments to the Advisory Committee are anticipated to coincide with the term of Council. Council have delegated authority to approve minor applications to the Director of Planning Services, who may consult with the Clarington Heritage Committee. A periodic report on all minor applications is to be forwarded to Council, the Clarington Heritage Committee, and the Heritage Conservation District Advisory Committee for information purposes. Only significant alterations or new construction, and public realm projects will be reviewed by the Advisory Committee who will then make a recommendation to Council. These would include:

- Construction of new buildings
- Additions to a building
- Demolition of a portion of a building*
- Demolition of an entire building*
- Relocation of a building on a property
- Relocation of a building from outside the district
- Site and park function alterations at Clarington Beech Centre
- Streetscape improvements including road and/or utility reconstruction/installation

Property Owner's Guide to the Process

The Planning Services Department offers a pre-consultation service to property owners contemplating making alterations to the exterior of their home. Owners should contact the Planning Services Department and request to meet with the heritage planner. Information on the project, including photographs of the building, product brochures, sketches, measurements, etc., should be provided. The heritage planner will review the project with the owner and/or contractor, provide any municipal requirements, provide copies of the heritage permit, if necessary, and explain the review process. If the project requires a heritage permit (see pages 29 and 30) the heritage planner will provide guidance for the property owner throughout the process.



Public Realm Projects

Projects that are being carried out by the Municipality and/or Utility Companies or any consultants working on behalf of these agencies will be required to review their project with the Heritage Planner and, if necessary, obtain heritage permits. Review by the Heritage Conservation District Advisory Committee and approval by Council will be necessary for projects that are going to affect the streetscape character and quality. Ongoing maintenance such as tree trimming, pothole repair, and sidewalk replacement will not require Council approval; however, consultation with the heritage planner should occur to ensure that no adverse long term impact from the maintenance operation will occur. For any major projects, such as road reconstruction, a public resident review process will be required in advance of the Heritage Conservation District Advisory Committee and Council reviews.

3.3 Implementation

Monitoring, Plan Review and Updating

This Plan will be implemented by the Council of the Municipality of Clarington in accordance with the authority vested under the provisions of the Ontario Heritage Act.

Despite any other general or special Act, Council shall not carry out any public work in the district that is contrary to the objectives set out in this Plan, or pass a by-law for any purpose that is contrary to the objectives set out in this Plan. In the event of a conflict between this Plan and a municipal by-law that affects the designated district, the Plan prevails to the extent of the district, but in all other respects the by-law remains in full force.

The Municipality will, three years into the Plan, prepare a monitoring report in consultation with the residents to assess the success of the Heritage Conservation District Plan in conserving the block's heritage characteristics. Feedback from the residents including an evaluation of the heritage permit review process will be gathered as part of the three year evaluation.

The Heritage Conservation District Plan may be amended from time to time, as set out below, to ensure that it continues to embody the policies of Council, enhancing the achievement of the goals and objectives of this plan. Council will hold a public meeting at its discretion to consider the need for a complete review of the Heritage Conservation District Plan or its significant components.

Public Notice and Amendment Procedures

Prior to passing amendments to this Plan, Council shall ensure that adequate information is made available to the public. For this purpose, Council shall hold at least one statutory public meeting, at which time any person in attendance, or in writing, shall be afforded the opportunity to make representations and to address Council.

In order to provide ample opportunity for the public to review and discuss the proposed amendment notification of the statutory public meeting shall be given at least 18 days prior to the meeting and will be given by:

- Publication in a newspaper that is, in the Clerk's opinion, of sufficiently general circulation in the area to which the amendment would apply; and/or
- Personal service or pre-paid first class mail to every owner of land in the area at the address shown on the last revised assessment roll of the Municipality. Where the Clerk has received written notice of a change of ownership notice shall be given to the new owner at the address provided; and/or
- Personal service or prepaid first-class mail to every person and agency that has given the Clerk a written request for such notice.



The following changes may be made to the Heritage Conservation District Plan without an amendment:

- Changes or corrections to errors in formatting, wording, references, or mapping
- Alterations in the numbering and arrangement of provisions

Council may initiate amendments to this Plan in response to significant changes to the planning and development environment in the Municipality and, in particular:

- As a result of a review of the Clarington Official Plan
- Due to changes to the Durham Regional Official Plan
- In response to new provincial legislation, Provincial Policy Statements or Guidelines; and
- In response to a request from a neighbourhood property owner or group

Clarington Official Plan, Zoning By-law, and Land Severances

Council shall amend the Clarington Official Plan and former Town of Newcastle Comprehensive Zoning By-law 84-63, as amended, as soon as possible to conform with and to give effect to the provisions of the Plan.

In commenting to the Durham Regional Land Division Committee on applications for land severance within the block the Municipality should only support applications which are compatible with the objectives of the Beech Avenue Heritage Conservation District Plan. Each land division proposal is to be evaluated on a site specific basis giving consideration to the configuration of the retained parcel and the impact the severance(s) would have on the neighbouring properties and the balance of the street. In no instance would an application for front yard land severance be supported.



3.4 PERMIT REQUIREMENT CHART

ALTERATIONS, ADDITIONS, REMOVALS AND DEMOLITIONS	HERITAGE PERMIT REQUIRED	EXISTING MUNICIPAL PERMIT REQUIRED	TYPE OF PERMIT REQUIRED
Interior alterations, restorations or maintenance	No	Possibly	Building permit
Continued maintenance or small repairs that do not significantly affect external appearance	No	No	
Installation or replacement of storm windows and storm doors, weather stripping or concealed insulation, eaves trough or down spouts	No	No	
Painting of exterior	No	No	
New exterior wall opening for windows or doors which are visible from the street	Yes	Yes	Building permit
Enlargement of wall opening for windows or doors which are visible from the street	Yes	Yes	Building permit
Replacement of existing windows or doors that reduce the dimensions of the opening which are visible from the street	Yes	No	
Replacement of existing windows or doors with the same size windows or doors which are visible from the street	Yes	No	
Replacement of existing windows with windows of a different dimension within the original opening that are visible from the street	Yes	No	
Installation of new dormers which are visible from the street	Yes	Yes	Building permit
Installation of new or different exterior cladding materials	Yes	No	
Removal of or changes to architectural decorative features which are visible from the street	Yes	No	
Replacement of roofing materials	No	No	
Removal of chimneys or construction of new chimney	Yes	Yes	Demolition permit and/or building permit
Construction of front yard verandas or decks	Yes	Yes	Building permit
Construction of rear yard decks, accessory buildings and structures which are not visible from the street	No	Yes	Building permit
Construction of exterior side yard or rear yard decks, verandas, accessory buildings and structures over 10 square metres on corner lots which are visible from the street	Yes	Yes	Building permit
Construction of a new principal building	Yes	Yes	Building permit



ALTERATIONS, ADDITIONS, REMOVALS AND DEMOLITIONS	HERITAGE PERMIT REQUIRED	EXISTING MUNICIPAL PERMIT REQUIRED	TYPE OF PERMIT REQUIRED
Addition to a principal building	Yes	Yes	Building permit
Addition to an accessory building which is visible from the street	Yes	Yes	Building permit
Replacement of existing stairs or steps	No	Yes	Building permit
Installation of fences in front yards and along exterior lot lines	Yes	Possibly	Pool enclosure permit if fencing a pool
Installation of fences in rear yards	No	Possibly	Pool enclosure permit if fencing a pool
Demolition of a building or structure	Yes	Yes	Demolition permit
Demolition of a portion of a building or structure	Yes	Yes	Demolition permit
Relocation of an accessory building which is visible from the street	Yes	Yes	Building permit
Relocation of a building within or from outside the District which will be visible from the street	Yes	Yes	Building permit
Installation of seasonal, temporary canopies and awnings of canvas material which are visible from the street	No	No	
Installation of fixed structural canopies and awnings of canvas, aluminum and like material which are visible from the street	Yes	Yes	Building permit
Installation of satellite dishes, air conditioning units, and similar appurtenances	No	No	
Installation of attached or freestanding home occupation or business signs	No	Yes	Sign permit
Installation of exterior lighting	No	No	
Planting and removal of vegetation	No	No	

Property owners should consult with the Building Division to determine if a building permit is required for new construction or when a demolition permit is required. Fence permits are only required for swimming pool enclosures and are issued by the Building Division. Sign permits are required for any type of advertising sign installation, these permits are issued by the Planning Services Department.



4. HERITAGE CONSERVATION DISTRICT GUIDELINES

These Guidelines are not intended to prohibit change in the proposed Beech Avenue Heritage Conservation District, rather they are intended to provide guidance for change when it inevitably occurs. The guidelines encourage a sensitive approach to the conservation of the block's built heritage and maintenance of the historic, physical and contextual landscape.

4.1 Landscape Heritage Attributes Guidelines

4.1.1 Landscape Background

Prior to the 1900's the landscape treatment for homes was different than those built later. Plantings were more utilitarian in the 1800's with herb gardens, fruit trees, and the use of native trees and shrubs. Lawns were smaller as there were no lawnmowers and cutting was done by scythe. Plantings, fencing, and walkways were linear in fashion and simple in design. Planting beds were placed away from the house.

With the introduction of the lawnmower in the early 1900's, lawns became more expansive and kept open of flower beds or single shrubs and trees. Plantings were pushed back against the homes to cover up the new style house foundations and laid out in broad sweeping curves rather than straight lines. Utility gardens and orchards were moved to the rear yards, with ornamental shrubs and flowers used to enhance the fronts of the homes. Hedges were used as backdrops for perennial borders. Fencing became more elaborate with ornate ironwork or detailed wood pickets and post tops. Garden structures such as gazebos and arbours became popular. Arches covered in vines were used as doorways into the backyard garden area and pergolas were used for creating a shady spot and for displaying climbing vines and roses.

The historic presence of Brookdale Kingsway Nursery in Bowmanville had an effect on the landscape of the neighbourhood. Plant varieties often thought of as exotic were introduced into the Bowmanville residential landscape in the late 1880s and early 1900s. Much of the mature vegetation in this area dates from this time.

The block's streetscape maintains much of its original character with sidewalks, grass verges, mature tree lined boulevards and narrower streets. Many streets have an overhanging tree canopy creating a ceiling to the space. The recommendations of the Council approved Old Bowmanville Streetscape and Infrastructure Implementation Plan are in force and are in concurrence with the guidelines of this Plan. The recommendations for Beech Avenue are included in Appendix 7 however, some of the design objectives outlined in the study have been partially met by the construction of the on-site parking at the Clarington Beech Centre, which occurred subsequent to the study. These objectives should be revisited when the street reconstruction is being designed.

The residential landscapes contain a wide variety of plantings with trees, shrubs, perennial and annual flowers. Fences and walls surrounding the yards are not common in the area.



Ravenscraig Stone Fence
8 Beech Avenue



"King" Carriage Step
5 Beech Avenue



Rathskamory's landscaping lions



Drumralla's
Copper Beech and
White Ash



Notable landscape features that should be preserved include:

- Ravenscraig Stone Fence – 8 Beech Avenue
- “King” carriage steps – 5 Beech Avenue
- Rathskamory’s landscaping lions - 26 Beech Avenue
- Copper Beech, Norway Spruce, Red Oak, White Ash and Sugar Maple trees

The inclusion of these items does not prevent them from being repaired, pruned, or removed if deemed necessary. A detailed analysis the trees on Beech Avenue has been documented by TSH Engineers, Architects and Planners in Old Bowmanville Neighbourhood Tree Inventory and Assessment, 2003. The report identifies the location, size, and condition of each tree and makes recommendations for their maintenance. Copies of the analysis for Beech Avenue are available from the heritage planner.



Norway Spruce and Sugar Maple



Norway Spruce



Red Oak



4.1.2 Landscape Guidelines for Private and Public Property

The following landscape conservation guidelines have been divided into two categories which include private ownership and the public realm. The private area would be considered exclusively residential properties. The public realm includes all the features within the road allowance and the publicly accessible buildings and properties. The Clarington Beech Centre is considered to be in scale with the surrounding residential component and should be treated in a similar manner. The landscaping of private yards should be in keeping with the historical period of the house. A historical landscape treatment can be used for newer or infill housing to compliment the neighbourhood.

Private Properties

- Preserve existing trees, shrubs, foundation plantings and hedges and prune them to maintain a well kept appearance
- Replace existing trees in poor health with species of similar form as suggested in the following plant list
- Retain and maintain ornamental fences and walls
- Narrower driveways and side yard parking set back behind the front of the house is desirable.
- Avoid joining driveways with the neighbouring property to maintain a green space at the boulevard crossing
- Re-establish landscape features such as fences and hedging that appear on historic photographs of the property



This large magnolia tree at 68 Centre Street appears to be reaching the end of its life span. A young magnolia has been planted nearby which will become the replacement tree when the older magnolia dies.



The following examples are from properties in the neighbourhood. The principles presented are suitable for the Beech Avenue Heritage Conservation District.



38 Centre Street



1. Walkway to front entrance directly from sidewalk typical in District.
2. Low hedging to delineate property, extended along exterior side yard for uniformity.
3. Mixed shrub plantings in scale with house and property.
4. New tree planted to suit surrounding mature trees.
5. Mature trees maintained.



73 Temperance Street

1. Walkway to front entrance directly from sidewalk typical in District.
2. Decorative wood fence in keeping with architecture of house.
3. Custom lattice fence and arbour in side yard.
4. New tree planted to suit surrounding mature trees.
5. Perennial flower beds.





38 Concession Street West



1. Walkway to front entrance directly from sidewalk typical in District.
2. Low hedging across front yard.
3. Low hedging between two driveways to break up visual impact of adjacent hard surfaces.
4. Mature trees maintained.

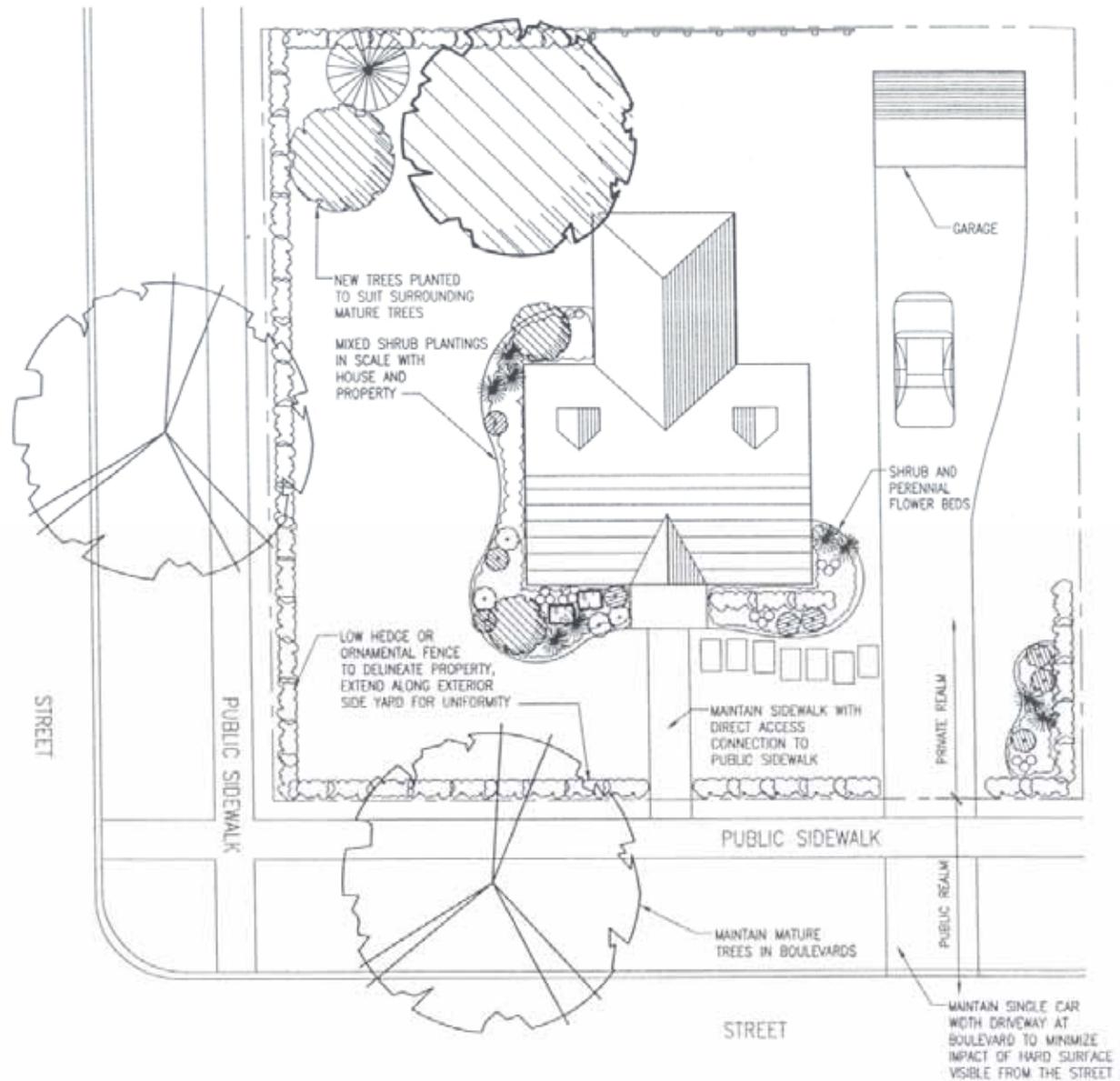


3 Lowe Street

1. Walkway to front entrance directly from sidewalk typical in District.
2. Flower and shrub plantings in scale with house and property. Additional shrub and flower plantings would be appropriate near the public sidewalk on each side of the entry walkway.
3. Side yard car parking.
4. New tree planted to suit surrounding mature trees.

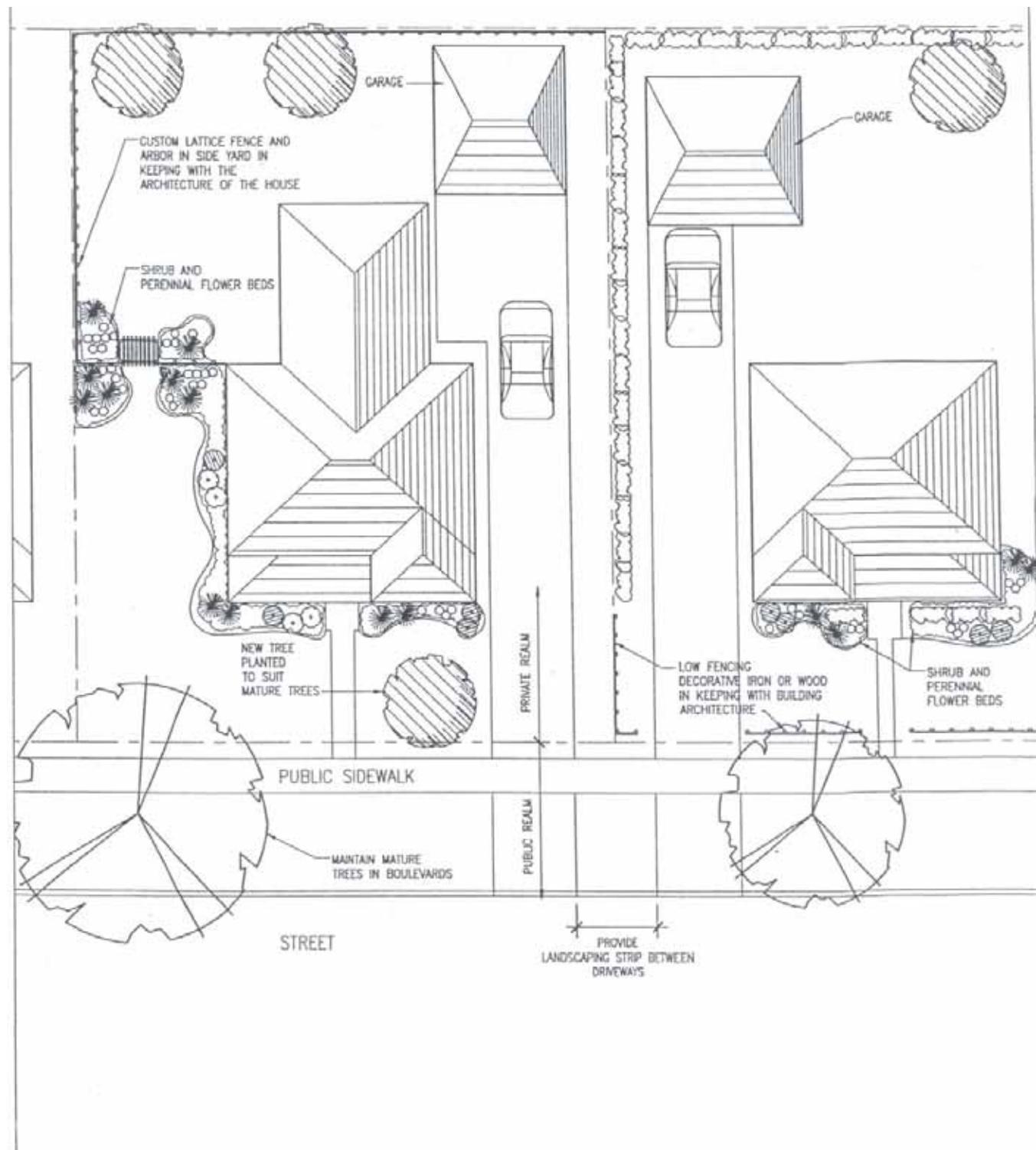


CORNER LOT LANDSCAPING





MID BLOCK LOT LANDSCAPING





Public Realm

The Municipality of Clarington is responsible for works within the road allowance. This includes sidewalks, roadways, grass verges and street trees. Many utility companies have easements or franchise agreements. However, they must review their anticipated works with the Municipality prior to proceeding. The recommendations of the Old Bowmanville Neighbourhood Streetscape and Infrastructure Implementation Plan, April 2001 are applicable.

The tree canopy of the mature trees plays a major role in the heritage character of the neighbourhood. The "Tree Inventory and Assessment" report prepared by Totten Sims Hubicki (2003) made recommendations for the pruning, removal and replacement of trees that require attention.

- The Municipality should follow the recommendations made in the TSH report regarding removal, maintenance and/or replacement of the street trees
- The suggested plant list should be utilized when replacing vegetation
- The health of the trees should be monitored on a regular basis and dead branches should be pruned
- The Municipality should make every effort to avoid damage to the existing trees where road or underground service work is required. Careful consideration must be made to the impact that road reconstruction and/or widening may have on the existing trees
- The existing road width, and sidewalk locations should be maintained
- The Municipality should coordinate with overhead utility company to develop a tree pruning program to avoid unsightly pruning techniques
- The grass verges should be preserved and streets not widened for on-street parking

As stated in Section 3.2 of this document, projects that are being carried out by the Municipality and/or Utility Companies or any consultants working on behalf of these agencies will be required to review their project with the heritage planner and, if necessary, obtain heritage permits. Review by the Heritage Conservation District Advisory Committee and approval by Council will be necessary for projects that are going to affect the streetscape character and quality. Ongoing maintenance such as tree trimming, pothole repair, sidewalk replacement will not require Council approval; however, consultation with the Heritage Planner should occur to ensure that no adverse long term impact from the maintenance operation will occur. For any major projects, such as road reconstruction, a public resident review process will be required in advance of the Heritage Conservation District Advisory Committee and Council reviews.



Mature Tree on Beech Avenue



1. Maintain narrower streets.
2. Maintain grass verges.
3. Maintain sidewalks.
4. Maintain mature trees and perform annual inspection to monitor health of trees and determine pruning requirements. Coordinate with utility companies for tree pruning program in an effort to maintain canopy over street.

Beech Avenue looking north from Lowe Street





**PLANT LIST FOR REPLACEMENT/ADDITIONAL VEGETATION
Private Properties**

	Latin Name	Common Name
Small Deciduous Trees	Acer ginnala	Amur maple
	Acer palmatum	Japanese maple
	Betula papyrifera	White birch
	Carpinus caroliniana	Ironwood
	Cercis Canadensis	Eastern redbud
	Gleditsia triacanthos var. inermis	Honey locust
	Magnolia soulangiana	Saucer magnolia
	Magnolia stellata	Star magnolia
	Malus spp.	Crabapple
	Sorbus aucuparia	Mountain ash
	Syringa reticulata 'Ivory Silk'	Ivory silk tree lilac
Large Deciduous Trees	Acer saccharinum	Silver maple
	Acer saccharum	Sugar maple
	Aesculus hippocastanum	Horse chestnut
	Fraxinus pennsylvanica	Green ash
	Ginkgo biloba	Ginkgo (male only)
	Juglans spp.	Walnut
	Quercus rubra	Red oak
	Tilia spp.	Linden
Coniferous Trees	Larix laricina	Larch
	Picea abies	Norway spruce
	Picea pungens 'glauca'	Colorado blue spruce
	Pinus strobes	White pine
	Thuja occidentalis	White cedar
Shrubs	Buddleia	Butterfly bush
	Forsythia x intermedia	Forsythia
	Hibiscus syriacus	Rose of Sharon
	Hydrangea spp.	'Annabelle' and 'Peegee' species
	Rhus typhina	Staghorn sumac
	Spirea vanhouttei	Bridal wreath spirea
	Syringa vulgaris	Common lilac
	Viburnum spp.	Viburnum
	Weigela spp.	Weigela



**PLANT LIST FOR REPALCEMENT/ADDITIONAL VEGETATION
Public Realm**

Latin Name	Common Name
<i>Acer saccharinum</i>	Silver maple
<i>Acer saccharum</i>	Sugar maple
<i>Aesculus hippocastanum</i>	Horse chestnut
<i>Amelanchier Canadensis</i>	Serviceberry
<i>Carpinus betulus 'Fastigiata'</i>	Pyramidal European hornbeam
<i>Carpinus caroliniana</i>	Hornbeam
<i>Fraxinus pennsylvanica</i>	Green ash
<i>Ginkgo biloba</i>	Ginkgo (male only)
<i>Gleditsia triacanthos var. inermis</i>	Honey locust
<i>Juglans spp.</i>	Walnut
<i>Ostrya virginiana</i>	Ironwood
<i>Quercus macrocarpa</i>	Burr oak
<i>Quercus rubra</i>	Red oak
<i>Sorbus aucuparia</i>	Mountain ash
<i>Syringa reticulata 'Ivory Silk'</i>	Ivory silk tree lilac
<i>Tilia cordata</i>	Little leaf linden



4.2 Fencing Guidelines

Front yard and exterior side yard fences are not common in this neighbourhood. If a property owner is considering a fence, chain link fencing or pressure treated wood with a lattice top is not recommended for exterior side yard fencing. Wrought iron, or a similar material, or simple wooden fencing is preferred. Rear yard fencing would be at the owner's discretion. The photographs below are good examples of what type of fencing should be used if a front yard or exterior side yard fence is being considered.

Wooden picket fence at 73 Temperance Street



Wooden picket fence at 8 Horsey Street



**Beech Avenue, Bowmanville
Heritage Conservation District Plan**



Wrought iron fence at 16 Lovers Lane



Exterior side yard stone fence/wall at 8 Beech Avenue





Wrought Iron Fencing of 50 Centre Street's Side Yard Visible from Centre Street



Wrought Iron Fencing of 49 Division Street's Exterior Side Yard from Wellington Street





4.3 Alterations, Additions and New Construction

4.3.1 Location and Setbacks

In most cases garages, accessory buildings, and building additions should be situated at the rear of original building or be well set back from the front facade. The examples below are all set back to the rear of the houses and do not interfere with the views along the street.



38 Beech Avenue



9 Beech Avenue



15 Beech Avenue

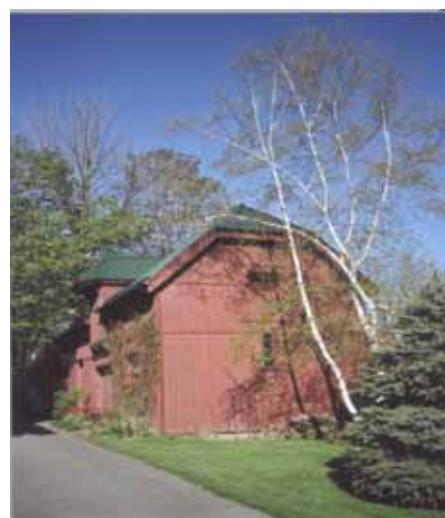
**Beech Avenue, Bowmanville
Heritage Conservation District Plan**



36 Beech Avenue



29 Beech Avenue



8 Beech Avenue



5 Beech Avenue



Additions Built in the Neighbourhood



106 Wellington Street from Wellington St.



View of Rear Addition from Temperance St.

Additions should not compete with original building in scale and/or size, but should compliment the existing form and adjacent buildings. The addition to this heritage resource building above more than doubles the living space but it is barely visible from Wellington Street.



53 Division Street Showing Original House and Addition to the East

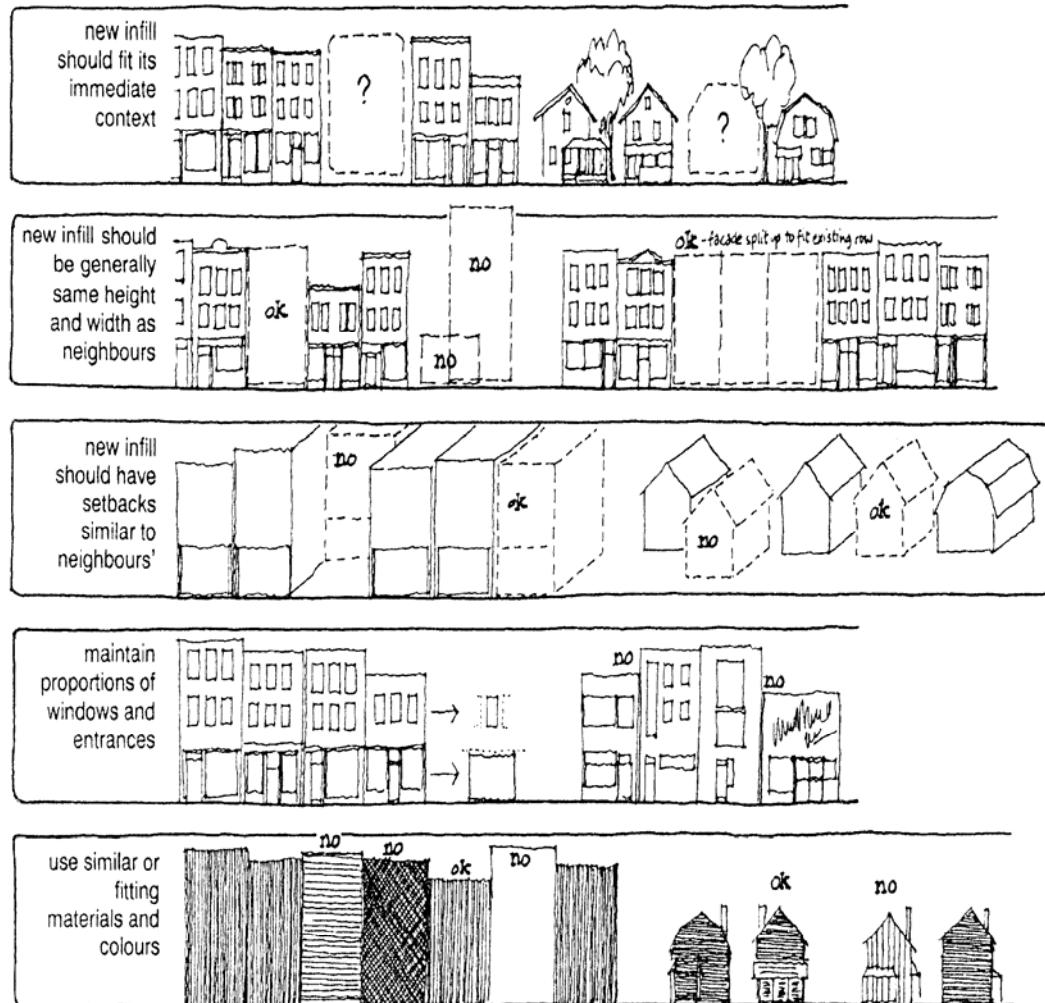


Addition to 53 Division Street Fronting onto Wellington Street

This building at 53 Division Street was designated as being historically and architecturally significant under Part IV of the Ontario Heritage Act by By-law 81-042 in 1982. The building has a commercial use and in the mid 1990s the property to the east was added to the lot and approval was granted for a building addition. The board and batten addition is both complementary and easily distinguishable from the original masonry structure.



4.3.2 Building Form: Height



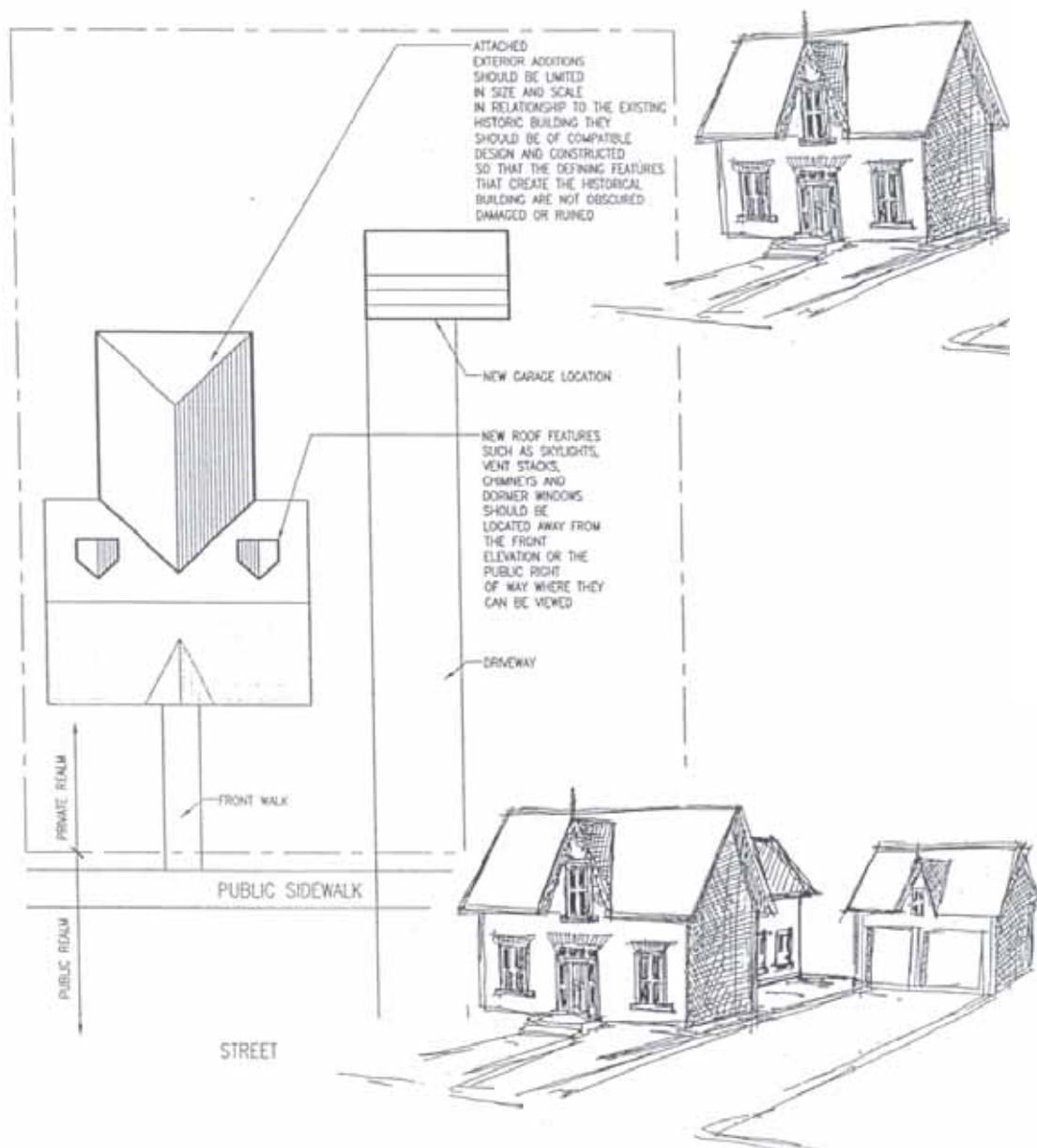
Source: Ministry of Culture



4.3.3 Exterior Additions and Garage Placement

GARAGE PLACEMENT EXTERIOR REAR ADDITION

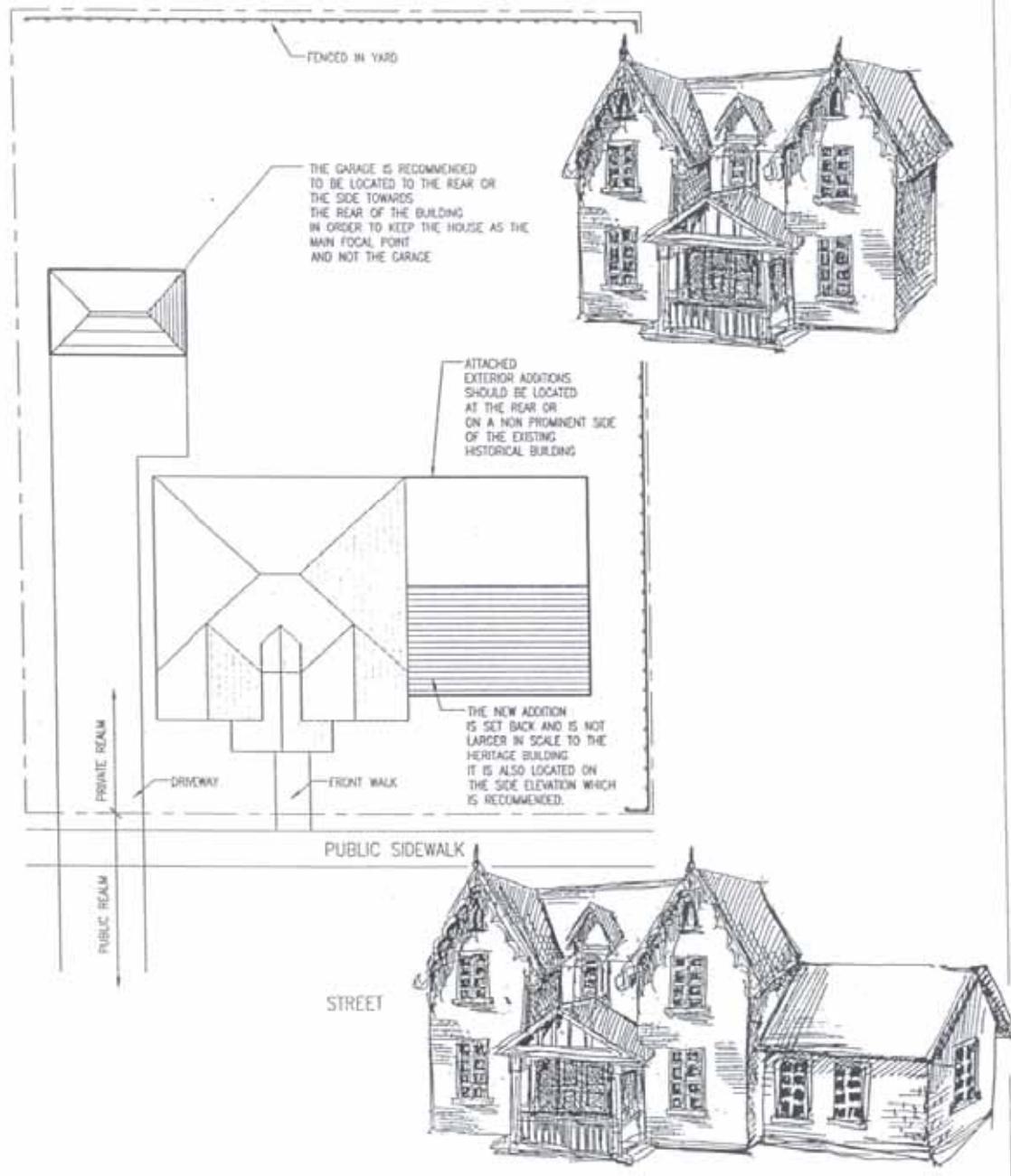
ONE-AND A-HALF STOREY
SIDE GABLE ROOF
THREE BAY





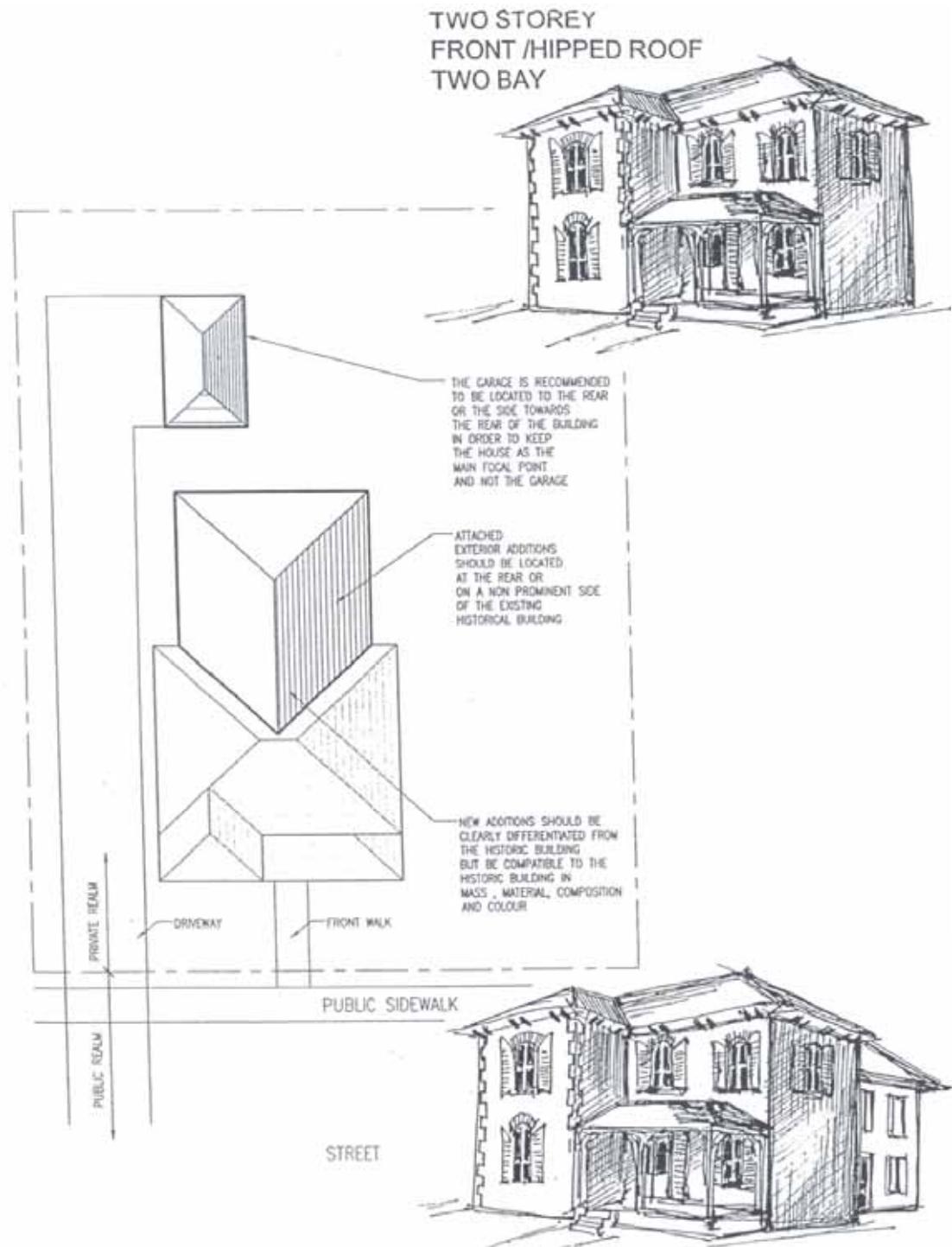
GARAGE PLACEMENT EXTERIOR SIDE ADDITION

TWO STOREY
FRONT PITCHED ROOF





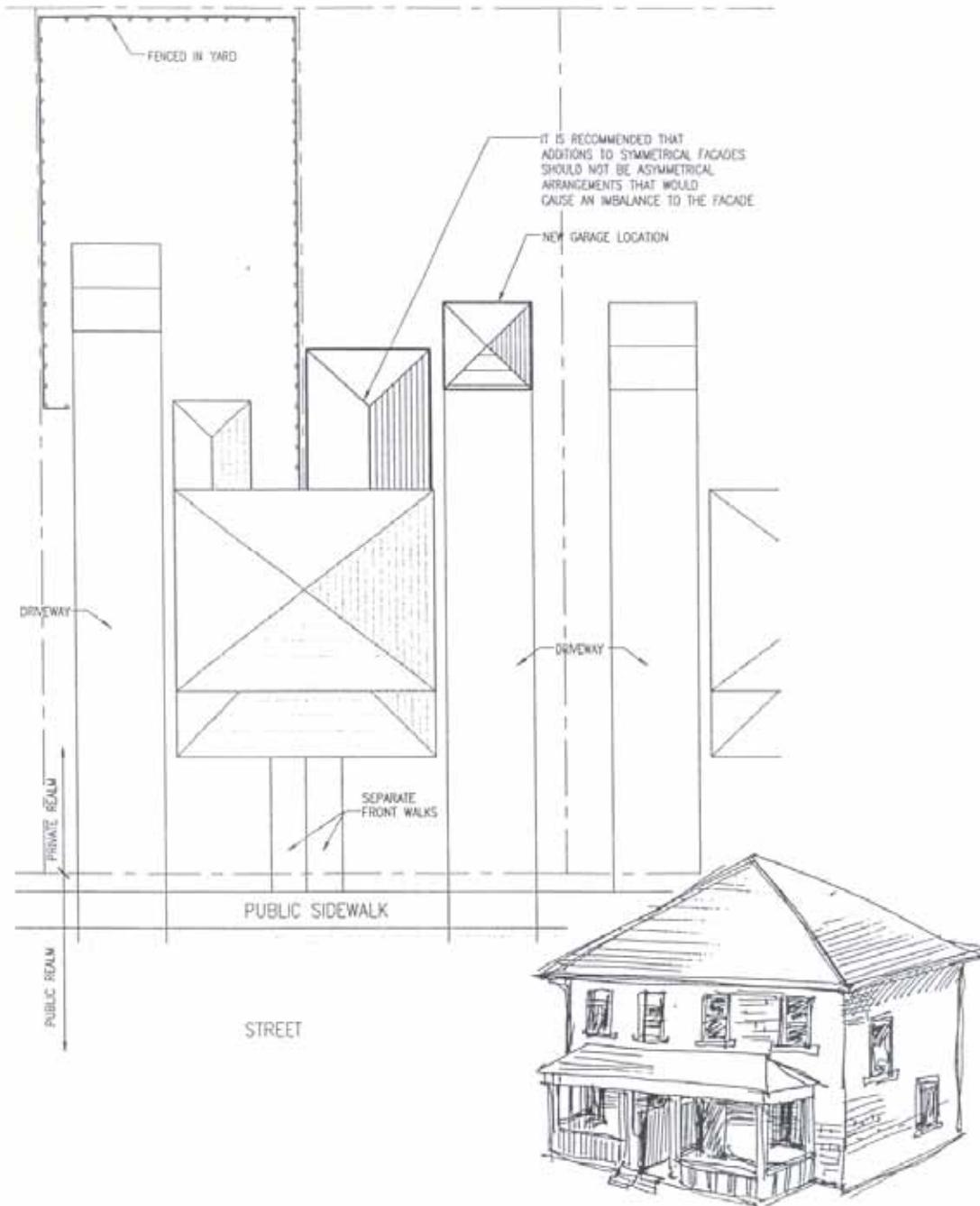
GARAGE PLACEMENT EXTERIOR REAR ADDITION





GARAGE PLACEMENT EXTERIOR ADDITION

TWO STOREY
HIPPED ROOF
DUPLEX





4.3.4 Additions and Alterations to Non-heritage Buildings

Additions should be sensitive to the character of adjacent buildings in terms of size and height. Upper storey additions should not be out of scale with neighbouring buildings. Heights of existing roof lines, predominant roof profiles and the configuration of adjacent buildings should be maintained. New garages and parking spaces should be located in unobtrusive areas, normally in the side or rear yard. If dormers are to be located on principal facades, their placement should attempt to reflect the pattern and position of existing windows and doors below. Similar roof design (angles, roof form and materials) to the main building should be used.

4.3.5 New Building Lots

If existing large lots are proposed to be severed, the new lots should be of similar in width and depth as adjacent occupied lots. Conformity to the minimum lot frontage and area requirements of the zoning by-law shall not be the sole criteria for evaluating their appropriateness. Severance of new lots shall not occur where the effect would adversely affect the streetscape. The relationship between the existing building and its presence on the street should not be altered. Regardless of the size of the lot or the extent of the front yard, severances should not be permitted where they have the effect of permitting a new house to be placed in front of an existing house.

4.3.6 New Construction

Construction on newly-created lots or vacant lots will be required to have regard for the character of adjoining properties and the streetscape. Each new structure should be built in a manner that avoids replication of a single style or building material throughout the neighbourhood, whether of heritage or contemporary design. Shading, privacy and the obstructions of views are to be considered in the location of new buildings on a property.

The Worboy House, 23 Concession Street West



The Worboy House at 23 Concession Street West has been set back from the front property line out of the owner's respect for the neighbour's wishes. It is an example of a contemporary design that incorporates heritage elements including its stone façade, good architectural detailing and a walkway with a direct connection to the public sidewalk. The placement of the garage is not recessed, traditionally garages were detached and placed at the rear of the property.



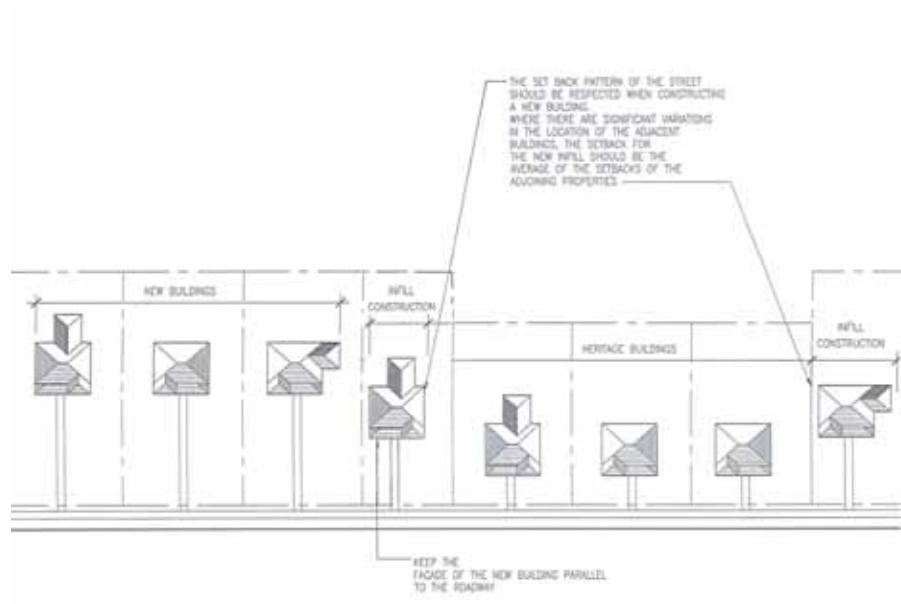
In the design of new dwellings, consideration shall be given to a number of factors including building height, width, setbacks, roof shape, number of bays and materials. Specific guidance is provided as follows:

Height: The majority of buildings within the area are two storeys or less. To maintain this profile, new buildings should be no higher than two storeys, particularly if there are high basement and foundation walls. Required living space should be provided in a building mass that extends rearwards in depth on the lot rather than upwards in height.

Width: New dwellings should be designed in a manner that provides living space in a building mass that extends rearwards in depth on the lot rather than in horizontal width across the lot. Cross-gable or "L" shaped plans may be used where appropriate.

Setback: Existing residences have a variety of setbacks and vary from street to street. In a streetscape of similar building setbacks new construction should be consistent with the existing setbacks established for the street. New construction should also respect the views from existing dwellings, and the shadowing caused by the new structure. Setbacks should be adapted accordingly.

Where adjacent buildings are staggered from one another, the new intervening façade should be located so that it does not extend beyond the front façade of the forward most building, or located so that it does not sit behind the front façade of the rearward building.



Roofs: Roof types encouraged in new construction are front gable, side gable, hipped or cross- or centre gable. Asphalt or wood shingles are appropriate for new construction.

Roof vents, skylights, satellite dishes, solar panels, metal chimneys and flues, other venting devices and roof features are best located to the rear of new buildings.



Materials: All of the homes in the proposed district are of brick construction. Wall materials for use in new construction should be complementary to the design of the home being built.

Windows: A range of window and entrance types are evident in the existing late nineteenth and twentieth century architectural styles represented in the neighbourhood. The overall appearance of building facades is more wall surface than windows. Window openings are generally vertical and rectangular. New window designs that reflect vertical and rectangular dimensions are encouraged. On facades that face the street, windows should maintain proportions of neighbouring properties.

Entrances: Entrances are an important element of the principal elevation, and are usually highlighted with architectural detailing such as door surrounds and porches. They can be recessed or projected from the wall face for emphasis.

Garages: Garages and accessory structures are best located away from the main façade and should be sited in traditional areas for these functions, usually towards the rear of the lot. Garages should not form part of the front façade of the main building except where the dimensions of an existing lot preclude a detached garage. Attached garages should be recessed behind the front façade of the dwelling. The pedestrian entrance to the home is to be the dominant feature