


The Heritage Property Owner's Guide





Brampton is an award-winning heritage community! Owning a heritage property can be a great joy. But what should and should not be done to a heritage building according to general principles of good practice?

The purpose of this guide is to assist owners with the protection, care and maintenance of their heritage properties by providing useful information and advice. The City of Brampton's heritage fabric depends upon individual property owners, as it is through their active stewardship and enthusiasm that heritage buildings are preserved for the greater public benefit.

Heritage Principles

- 1. Conserve and repair rather than replace historic materials and finishes.**
- 2. Repair with like materials.**
- 3. Respect the building's whole history by not removing important elements in order to restore it to a single time period.**
- 4. Use historic documents such as old photographs and drawings to guide your work.**
- 5. Appreciate the original location of a structure by not moving it to a different location.**
- 6. Make alterations reversible so that the future building restoration remains an option.**
- 7. Make a distinction between new work and old.**
- 8. Care for your building through continuous maintenance.**



Renovation Rundown

Be a part of your property's architectural heritage by keeping these four rules in mind when working on your heritage building:

RESEARCH

Know your building, including period and style. Surrounding buildings near your house may provide evidence of style, form and detail.

RECORD

Before beginning any alteration, record the pre-existing state of the building through photos, drawings and notes. Before and after photos are great for showing off your hard work!

REPAIR

Repairing instead of replacing deteriorated architectural elements wherever possible provides authenticity and longevity.

REPLACE

Maintain, protect and retain the original design, materials and details to conserve the history of your building. Replacing elements should be a last resort.

Properly repaired historic windows have an insulation factor nearly indistinguishable from new, so-called "weatherized" windows.

- Donovan Rypkema



Windows



- Original windows (including overall location, dimensions, form, profiles, proportion and design) are key elements in a heritage structure.
- Avoid significantly larger or smaller windows.
- Maintain the location or the size of window openings.
- Keep the patterns and sizes of mutins and frames, as they reflect specific historical periods.
- Storm windows, decorative glazing, grilles and shutters are all part of the heritage architectural character and should be maintained.
- Shutters should be functional and appropriate in size.

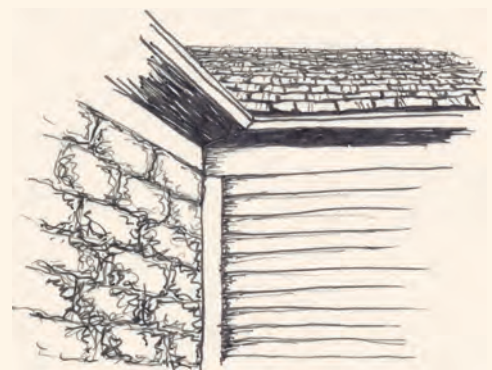
Doors

- Maintain the shape of the opening for the door, the divisions within it and the surrounding trim. Each of these elements contributes to the building's heritage architectural character.
- The charm of a wooden door cannot be replaced with aluminum, coated metal or vinyl units.
- If a door is beyond repair, look for a replacement that is similar to the original.



Cladding

- Traditional cladding materials include brick, stone, wood, historic stucco and terra cotta.
- Use architecturally appropriate size, design, colour and texture siding material.
- Applying new materials to cover up an existing façade (oversiding) is damaging to the original building structure and will completely alter the character of the building.



The historic preservation movement has one great curiosity ... Heritage preservationists are the only people in the world who are invariably confirmed in their wisdom after the act.

-John Kenneth Galbraith



Porches



- Open verandas and porches bring a street to life and contribute to safer neighbourhoods.
- Avoid enclosure or removal of an existing porch or veranda.
- In addition to research and pictorial evidence, examine the wall where a porch/veranda was located as it often offers clues as to the original design, such as its location and roof slope.



Maintaining the original fabric is maintaining the character of the historic neighborhood. That's cultural sustainability, also part of sustainable development.

- Donovan Rypkema

Roofs

- Consider the roof in terms of shape, size, style, pitch, location of dormers and their placement.
- Respect the original roof types when building additions.
- Integrate new elements such as skylights, vent stacks and dormer windows away from the front elevation and public streets.
- Maintain details like iron cresting, cornices, eaves ornamentation, gables, frieze panels, and other roof elements as they visually enrich the roof and define its era.



Additions

- The height of any addition should not exceed the original building height.
- Set additions back from the front face or locate them to the rear of the building.
- Significant additions like new rooms, garage connections or carports, additional stories or new dormers should complement the character of the original building.
- While new work should be distinct from original construction, it should use a similar level of design and construction details.
- Avoid new construction that conceals or competes with architecturally significant features.



Authenticity

The value of a heritage restoration lies in how well it communicates the history of the building and the circumstances that led builders of the time to make the decisions they did. Today we employ many substitute materials and methods that can diminish heritage value.



Heritage Brick

Brick buildings are a vital part of Brampton's architectural heritage. When preferences for a more modern appearance or low-cost renovations prevail, a lack of understanding of this material and its structure can lead to unsympathetic treatment. Alternative solutions typically have a shorter lifespan and their application may impact the integrity of the original materials. Maintain the value of your investment by considering the long-term impact of improvements to your property. Be sure to first address underlying issues, such as water damage and structural degradation.

Benefits

Bricks have exceptional durability, as well as environmental and economic value when used as a building cladding material. Benefits include:

- Low maintenance
- Noise insulating
- Fire resistant
- Made with locally sourced material
- Recyclable and reusable
- Free from toxic compounds (in both manufacture and application)
- Reduce heating and cooling loads on building systems, through their thermal mass properties

Maintenance Tips

- Clean masonry using detergents and a stiff natural bristle brush. If this doesn't produce satisfactory cleaning, use only professional water-borne chemical agents for further cleaning.
- Avoid abrasive cleaning techniques (eg. sandblasting) for masonry cleaning. Remove dirt, stains and paint from historic building surfaces using the "gentlest means possible" (e.g. low-pressure water wash, steam cleaning, detergents and chemical cleaners).
- Avoid painting historic masonry. Painting brick traps in moisture and accelerates deterioration.
- If masonry must be painted, use appropriate vapour-permeable paint, washes or stains.
- Repair structural damage before repointing. Structural cracks may be letting in the moisture that is eroding the mortar.
- Do not use power tools to remove old mortar. They can damage the weather-resistant skin of the brick and cause future deterioration of the wall.
- Use lime mortar for repairs and repointing of historic brick. Match the original in formulation, with cement content no greater than one-twelfth of the dry volume of the mix; the cement must be white Portland cement and not grey.
- Do not treat historic brick with sealants or consolidants. They trap water vapour behind the surface of the brick which may damage the face by freezing or leaching of salts.
- Repair structural damage before restoring or replacing bricks on a facade.
- Use matching bricks for repairs, either salvaged old material or the best modern match in size and colour.
- Avoid covering historic brick cladding with stucco.
- Ensure all eavestroughs and downspouts are cleaned regularly and function properly to prevent moisture damage to the building.
- Fix areas that trap unwanted moisture.

Resources

We are here to help! Irrespective of your property's heritage status, staff is happy to be of assistance.

For additional information on these and many more resources, visit the City's website at www.brampton.ca:

Heritage Incentive Grant

The Designated Heritage Property Incentive Grant Program assists property owners with preservation and/or restoration projects.

Façade Improvement Program

The City of Brampton offers matching grants to support the rehabilitation and improvement of commercial buildings within a selected area of the historic downtown core. This includes residential buildings that have been legally converted to commercial uses. Designated heritage buildings are eligible for an increased level of grants.

List of Contractors/Suppliers

If you are looking for a contractor/supplier experienced in historic buildings, contact the City of Brampton and we can help you find one.

Urban Design & Architectural Services

The City of Brampton has a team of specialists who may be able to provide advice on architectural, landscape, and material choices.

When is a Heritage Permit required?

As a rule of thumb, a heritage permit is always required for any large-scale exterior renovations and additions to designated heritage properties. Essentially any works that would also require a building permit, demolition permit or other formal approvals by the City, conservation authorities and/or other agencies and other levels of government would also require a heritage permit. A heritage permit may also be required for some smaller-scale projects (e.g. replacing a front door, removing a verandah railing, etc), if that project would impact existing heritage attributes.



For more information on heritage resources or if you want the City of Brampton to consider adding your property to the heritage register contact:

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Brampton, Ontario L6Y 4R2

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