



STAFF REPORT ACTION REQUIRED

11 Thornwood Road - Application to Demolish a Structure on a Designated Property under Part V of the Ontario Heritage Act

Date:	April 20, 2011
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Policy & Research, City Planning Division
Wards:	Ward 27 - Toronto Centre-Rosedale
Reference Number:	P:\2011\Cluster B\PLN\HPS\TEYCC\May 25 2011\teHPS07

SUMMARY

This report recommends refusal of an application to demolish a heritage house in the South Rosedale Heritage Conservation District (SRHCD) at 11 Thornwood Road. The property was designated under Part V of the Ontario Heritage Act (OHA), enacted by City Council on February 7, 2003. The house is identified as a “Category C” building which contributes to the heritage character of the district. If Council fails to refuse, permit or permit with conditions the application within 90 days of the receipt of the application, the demolition is deemed to be permitted under Section 42 (5) of the OHA.

The existing heritage house should be preserved: it is architect designed, a good example of South Rosedale residential architecture and an interesting modernist interpretation of a common revival style. Built in 1936, it contributes to the significant streetscape character of Pricefield and Thornwood Roads and contributes to the historic context of a grouping of six 1921-1950s houses across from it. The house fits well with its surroundings while exemplifying its own time. The property's landscaping contributes to the picturesque character of the SRHCD.

The proposed replacement building is contemporary in design with a low flat roof which is visually out of keeping with its adjacent heritage houses. It is similarly out of keeping with the longer unbroken streetscape of hipped roof early 20th century heritage houses along Pricefield and Thornwood. The appearance of the new house with its flat roof, tilted garage placement, inset façade, lower entryway and front yard basement entrance, is out of style with the other houses on the street. The proposed residence will be visually incompatible and particularly noticeable because it will be located at the prominent terminus of a significant heritage view shed.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council refuse the application submitted on April 4, 2011, to demolish 11 Thornwood Road a "C" rated building in the South Rosedale Heritage Conservation District.
2. City Council authorize the City Solicitor and appropriate City Staff to attend the Ontario Municipal Board hearing, should Council refuse this application and the refusal be appealed to the Board.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The property was designated under Part V of the Ontario Heritage Act, by Council on February 7, 2003.

The owners proposed a design in September 2009 that would have preserved part of the façade of the house but would demolish the two storey garage wing. HPS noted it was not in keeping with the SRHCD guidelines because the proposal included the removal of the garage wing, an important portion of the overall composition of the original house visible from the street. The applicant was invited to bring back a proposal that maintained more of the front façade of the house including the front of the attached garage. Nothing further was heard from the applicant until they came forward with a proposal to demolish the existing house and build a new residence.

HPS and Community Planning staff met with the applicant on June 17, 2010. The applicant applied for Site Plan approval to demolish the heritage house and construct a new dwelling on a ravine property on October 21, 2010 (File No. 10 2813410 STE 27 SA). A preliminary Zoning By-Law Notice was issued December 16, 2010, sixteen variances were noted, three of them relate to "top of bank" determination which is still pending. The Site Plan application will not proceed until the application to demolish under the Ontario Heritage Act has been considered by City Council.

The applicant received a Notice of Receipt of a complete application for demolition under Section 42 (3) of the Ontario Heritage Act on April 6, 2011.

ISSUE BACKGROUND

Policy Framework

Provincial Policy Statement 2005 (PPS)

PPS Section 2.6.1 indicates that “Significant built heritage resources and cultural heritage landscapes shall be conserved”. In the PPS “conserved” means “the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained.”

PPS Section 2.6.3 states that "Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alterations has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved".

Official Plan

Section 3.1.5 of the City of Toronto Official Plan directs that significant heritage resources will be conserved. One means of conservation is designating areas with a concentration of heritage resources as heritage conservation districts. The Plan directs the adoption of guidelines to maintain and improve the character of such districts.

Ontario Heritage Act

Under Section 42 of the OHA, an owner must obtain a permit from the municipality to demolish a designated property in a HCD. If Council fails to give a decision to the owner within 90 days from the receipt of a complete application for demolition, the permit is deemed to be granted. If Council refuses the application the owner may appeal the decision to the Ontario Municipal Board.

South Rosedale Heritage Conservation District Plan (SRHCD Plan)

The SRHCD Plan was adopted by Council to be used as a guide to manage property alteration and development with a view to the preservation of the existing architectural character of the district and its streetscapes.

Standards and Guidelines for the Conservation of Historic Places in Canada

On March 3, 4 and 5, 2008, City Council adopted Parks Canada’s “ Standards and Guidelines for the Conservation of Historic Places in Canada” as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City.

Description of Heritage Value

Architectural Character

The architectural Heritage Character Statement for the SRHCD notes that:

" South Rosedale is an eclectic neighbourhood consisting of a broad range of styles with Georgian Revival, English Cottage and other styles popular during the 1901 to 1920 period predominating. Most significantly there are good examples of residential architecture from all periods from the nineteenth century to the present. The quality of the architecture is consistently high with numerous buildings representing some of the finest in Canadian architecture for their period of construction. The strong presence of the landscape brings together and makes coherent the various architectural styles of the neighbourhood." (Section 4.2.1.).

The architectural character of 11 Thornwood Road fits very well with the above description. The heritage house was built in 1936 in the English Cottage Revival style to designs by Jack Ryrie of Saunders and Ryrie Architects.

Jack Ryrie (1903-1988) graduated from the University of Toronto in 1927 and went on to study at the Ecoles des Beaux-Arts in Paris. He collaborated with Eric Arthur and Donald John Reed and was in the team that designed Maple Leaf Gardens along with Mackenzie Waters and the Montreal firm of Ross & MacDonald. In 1934 Ryrie joined with Dyce C. Saunders and worked most notably on the 3rd Law Library addition at Osgoode Hall 1937-38. He joined the RCAF during the war and afterwards Ryrie worked with Mathers and Haldenby.

The house is described in the Heritage Impact Assessment, July 26, 2010, prepared by ERA Architects Inc. as follows: "Built in the Great Depression for a large family, the design was kept exceedingly simple based on the functionality of the plan, rather than the style. The building has a long low horizontal form with a restrained classical door surround; modernist horizontally muntined casement wood windows; and tall chimneys flanking the composition.... Defining features include: the tall, steeply pitched, hipped roof, buff brick cladding and eaves that are flared out at the roof-wall junction. The result was a modernized and stripped down form that reflected the lean years from which it emerges."

The two storey garage wing has a large chimney and is set back from the main house façade breaking up the appearance of a lengthy façade while exhibiting the same design features, cladding, and roof profile. The windows are set right below the eaves giving the roof more prominence. (Attachment No. 4)

In an article written for Canadian Homes and Gardens January 1938, the house was described as follows: "Plan was the primary consideration...both inside and out design has been kept exceedingly simple, and there is no striving after style at any point. But with great simplicity of the general theme and careful choice of materials the house achieves an attractive straight forward individuality, rather in the manner of recent domestic architecture in England." The description notes the materials as rough sawn cedar clapboards treated with one coat of sand-color shingle stain, cream and brown bricks and silvery grey cedar shingles, and goes on to mention that the house is completely insulated with "rock wool" and has copper gutters and brass piping. An interior photo shows a "modern" staircase and railing with vertical and horizontal divisions mirrored in the design of the exterior windows. (Attachment No. 6)

The house is a restrained and simplified version of the English Cottage Revival style, with good materials (fitting for a house built in the 1930s Depression era), and in character with houses on the rest of the street. It demonstrates an interesting interpretation of the earlier styles that brings in modernist influences such as the importance of plan over design, simplified forms and details and modernist windows and staircase, to a street of circa 1910 English Revival styles. The roof is particularly dominant with its cedar shingles, tall profile and low eaves flaring out over the walls. The long roof profile connects with the eave lines and roof profiles of the houses on either side. The house fits well with its surroundings while exemplifying its own time.

Context/Landscape Character

The SRHCD Plan Streetscape Heritage Character Statement notes that, "tall and understorey trees and shrubs create the ... serene and park-like quality of the neighbourhood..." (Section 4.2.2.). The Character Statement notes that "Some (streets) have legalized front-yard parking and/or extensive hard surfacing that tends to detract from the beauty of the architecture." The Statement also notes the "curvilinear and serpentine" character of many streets is "in keeping with the principles of picturesque garden design, providing the experience of a varied promenade with the possibility of surprise vistas around the corner. This curvilinear street device enhances the experience of the architecture by allowing buildings to be viewed from different angles and perceived in the round..." (Section 4.2.1.).

The house is located in a long uninterrupted row of heritage-rated revival styled houses on the north side of Pricefield Road running east from Cluny Drive and curving around to the south on Thornwood Road. There are 34 contiguous, heritage-rated, hipped roofed homes in a row including Nos. 68 to 124 Pricefield Road and No. 11 and No. 9 Thornwood Road. A larger, heritage-rated flat roofed apartment building terminates the row at the end the block where it meets Rowanwood Avenue. (Attachment No. 5)

The house at 11 Thornwood has a prominent visual location on the street as it is at the visual terminus of the east end of Pricefield Road where it curves to join Thornwood Road. It is flanked on the east side by 124 Pricefield Road, a "C" rated house built in 1910, with a hipped roof. On the west side is 9 Thornwood Road a "C" rated house built in 1910 with a hipped roof. All three houses have low stone retaining walls at the edge of the front yard with landscaping of large trees and shrubs. The front yard of 11 Thornwood Road has raised bed landscaping retained by a knee-high, rough hewn stone masonry wall and tall trees and large shrubs at the front and side yards which contributes to the picturesque landscape aesthetic typical of South Rosedale.

The house at 11 Thornwood Road is visible from the south at an oblique angle that shows the south side and front west sides of the house and the front of the garage wing (typical of the curvilinear streets mentioned in the SRHCD Character Statement).

The house was built in 1936 and adds contextual value to the opposite side of the street where there are six other houses built in the later 1930-1950 period. Three of them are rated as contributing to the district (20-24 Thornwood Road) and three were subsequently recommended for "C" ratings in the South Rosedale Revisions report of 2004 not yet approved by Council (23, 25, 27 Pricefield Road).

PROPOSAL

Information about the proposal is based on the following documents: "Heritage Impact Assessment, July 26, 2010 prepared by ERA Architects Inc. (HIA); "Arborist Report for 11 Thornwood, Road, Toronto, prepared by Urban Forest Associates Inc. September 15, 2010; Site Plan Application plans prepared by KPMB architects date stamped received by the City Planning Division October 21, 2010 and a letter from KPMB to the South Rosedale Ratepayers Association dated July 20, 2010.

The property is a large irregular shaped lot on the North Rosedale Ravine with a pie shaped portion on the table land where the house is located. The property is situated on a curve where Pricefield Road running east-west curves to meet Thornwood Road running north/south. (Attachment No.1)

The proposal is to demolish the existing heritage house and replace it with a new two storey residence with an increase in G.F.A. of approximately 235 m². The main house will have a two storey integral garage wing, joined by a two storey glazed link with a taller solar chimney. The garage wing is tilted towards the house in order to follow the curvature of the street, and orient itself to the house on the north side. This orientation gives the garage wing visual prominence beside the main house and in views from the south. (Attachment No. 2 & 3) The house form is two box shapes at the front joined by the taller link. Both the garage and the front façade of the house have a portion of the roof and side wall projecting out from the main wall to form a sort of canopy or alcove around the front faces of the house and garage wing. In plan the residence is a square shape and the garage wing is a long rectangle which reaches back into the ravine property. The design is contemporary with flat roofs planned to be "green" with grasses. The exterior materials will be stone, wood, metal and glass. (Attachment No. 10)

The proposed residence is longer across the front and comes closer to the street than the existing house. The top of the wall/eave line is set to match that of the neighbouring properties, as much as possible. The main entrance is lower than its neighbours and there is also a basement entrance on the front of the house. The driveway will be wider than the existing and there will be more hard landscaping on the front yard.

A preliminary Zoning By-Law Notice was issued December 16, 2010. Zoning variances have been identified that relate to visual impact of the front façade, where the house is sited, and front yard design, including:

- Main roof over a first floor platform or terrace projecting into the required (front yard) setbacks
- Required front yard percentage of soft landscaping is 75% , proposed is 58%
- Required maximum width of driveway for its entire length is no wider than 6 m, proposed is wider than 6 m
- Maximum height of certain main walls is 7 m, proposed side walls are 7.7 m
- Maximum height of flat roofed house is 7.2 m, proposed is 8.43 m.
- Maximum permitted building length is 17 m proposed is 24 m
- Required side setback is 1.5 m, proposed on east side is 1.254 m

The arborist's report catalogues 67 trees and recommends removing 10 trees for construction work.

A condition report of the existing house completed by KPMB Architects notes:

- the house has poor drainage, leading to a damp basement
- poor air and vapour barriers, leaky windows and undersized duct work leading to drafts
- sagging floors
- chimneys in need of rebuilding
- gutter system in need of replacing

These are common problems for homes built in the first half of the 20th century and can be addressed without demolition of the house with improved perimeter drainage, new gutters, attic insulation, improved air barriers and window restoration or replacement. Many Rosedale homes have been brought up to modern environmental requirements as part of renovation projects; some have retained existing floor plans and others gut and rebuild the interiors while adding rear additions.

Community Consultation

The South Rosedale Ratepayers Association (SRRA) Board was consulted by HPS and the applicant. The Board reviewed the proposal at its September 13 2010 meeting and informed the applicant and HPS , "It was unanimously agreed that the Board would not support the demolition and replacement of the house which contributes to the heritage character of South Rosedale".

Subsequently the owners and applicant met with some SRRA members who reported back to the Board. On November 30, 2010 the Board unanimously agreed that "demolition is not appropriate because the proposed replacement building is not equally able or more able to contribute to the heritage character of the district". This is a requirement of the SRHCD Plan guideline pertaining to demolition in the HCD.

COMMENTS

The proposed demolition of a character contributing heritage house in the SRHCD is not in accordance with the intent of the heritage legislation in the Ontario Heritage Act, PPS and Official Plan which is to protect and conserve identified heritage resources. The PPS and Official Plan also provide direction about avoiding negative impacts arising from development on properties adjacent to heritage properties.

The HIA states that the proposed project conforms to the Standards and Guidelines for the Conservation of Historic Places in Canada. However, it is staff's opinion that the proposal to demolish a heritage house in a heritage conservation district does not follow the Canadian conservation standards in any meaningful way. It does not propose to "conserve", "rehabilitate" or "restore" the heritage house but to remove it. (Attachment No. 11)

The SRHCD Plan focuses primarily on reviewing alterations that are visible from a public vantage point. The report identifies contributing heritage buildings as falling into three Categories, A, B and C. "A" buildings are of national or provincial significance, "B" buildings are of City-wide significance, and "C" buildings contribute to the heritage character of the district. All are considered "heritage buildings" in the alteration guidelines, however they are differentiated in the demolition guideline.

In considering the SRHCD Plan, Section 5.3.4. Demolition Guidelines, demolition of "C" buildings is considered appropriate "only if the proposed replacement building is equally able or more able to contribute to the heritage character of the district and is acceptable under the guidelines and the zoning by-law." Demolition of this heritage house is not appropriate for two reasons:

1. The proposed replacement building is not "acceptable under the zoning by-law." It requires both Site Plan approval and approval of seven variances that relate to the visible portions of the proposed development.
2. The replacement structure is not "equally able to contribute to the heritage character of the district." (see following discussion)

There are three guidelines for the design of new buildings in Section 5.3.3 of the SRHCD Plan.

Guideline A – "New buildings ...should contribute to and not detract from the variety and heritage character of the district."

The proposed building will detract from the heritage character of the significant Pricefield/Thornwood streetscape. The street on the north side is a continuous stretch of heritage-rated English revival style 20th century hipped roof houses. The new house will have a flat roof which will disrupt the visual rhythm of the streetscape. (Attachment No. 7). It will isolate No. 9 Thornwood Road from its context by placing it between the new house with a flat roof and a large flat roofed apartment building.

The orientation of the new garage wing will give that element more visual prominence than is typical for Rosedale houses, most of which have garages set back from the main façade or located behind the main house (Attachment No. 8).

The placement of a contemporary styled flat roofed house in this location at the terminus of a viewpoint would have more negative impact on the streetscape than if it was placed in a straight row of houses and set further back from the street.

The proposal will have negative impact on the existing landscape character of the street by adding a wider driveway to the hard landscaping. The project will also result in the removal of two elm trees and one silver maple tree with large canopies of 12 to 15m on the north and south sides of the house and several smaller specimen trees including a crab apple and dogwood in the front yard and a choke cherry in the south side yard. The ratio of soft to hard landscaping on the front yard and side yards at the street frontage will be decreased.

Guideline B – "New buildings...should be designed to be compatible with the heritage buildings, in terms of scale, massing, height, setback and entry level."

The new building will be of larger massing and lower height and will have closer setbacks to the side lots and a lower main entry level than its adjacent neighbours. This will interrupt the visual flow between the three houses as the eye stops to take in the differences. The proposed new house will be different in design and materials from the heritage houses on either side of it. The window openings will be much larger than its neighbours and there is a large glazed linking section on the front. The front façade of the building is recessed behind projecting side walls and a projecting main roof; this is not typical of South Rosedale houses and will look unusual on the street. There is a basement level entrance dug down at the front of the house, another unusual, and possibly unique, element in South Rosedale. (Attachment No. 9)

Guideline C – "The roof profile and the location of the eaves lines should be designed so that the apparent height of the building is compatible with that of its neighbours."

The proposed house will have a flat roof unlike its neighbours which have hipped roofs; the proposed roof will be lower than its neighbours and will be visually incompatible with its neighbours. The roof is also proposed to be "green" by planting it with grasses, which would be unique for a main house in South Rosedale, and may not be appropriate for this streetscape depending on its visibility from the street.

The HIA indicates that that the heritage house has contextual value, however argues that the existing building is not a substantial example of its period, not part of a particularly significant grouping, or streetscape in Rosedale, not a particularly significant building on the street, built later than the majority of the buildings in Rosedale during a time of economic austerity, with a stripped down design. The architects while "known architects" are described as "not prominent". The house is criticised for not addressing the unique site in an innovative way.

The existing building is an architect designed house, a good example of South Rosedale residential architecture and an interesting modernist interpretation of a common revival style, of its time. It has been recognized by Council as contributing to the heritage character of the district. It contributes to the significant streetscape character of the north side of Pricefield Road and contributes to the historic context of a grouping of six 1930-1950s houses across from it on Pricefield and Thornwood. The architect, Jack Ryrie also designed and contributed designs to other heritage rated buildings in Rosedale as well as Maple Leaf Gardens and a significant addition to Osgoode Hall.

The HIA contends that the new design will "preserve" the heritage value of Rosedale, as an area "with some of the finest in Canadian architecture for their period of construction."

However well designed the new proposal is, it is difficult to argue that it is contributing to its context. The contemporary appearance and flat roofed silhouette of the new house will create an incompatible appearance, particularly because it will be located at the prominent terminus of a significant view shed looking west on Pricefield Road.

CONCLUSION

The subject property is a Category “C” building, and is considered to contribute to the heritage character of the SRHCD. Demolition of rated heritage buildings is generally discouraged under the SRHCD study guidelines. When the district was originally reviewed for designation the study area was found to have about 67% contributing heritage building which merited the district for designation. The majority of the contributing heritage buildings in the SNRHCD, about 49% , are rated as Category Cs.

There is a great deal of development pressure in the Rosedale District, as owners wish to create larger, more modern living spaces. If systematic demolition of Category "C" buildings is permitted it will lead to a serious diminution of the heritage character of the SRHCD.

The existing heritage building at 11 Thornwood Road makes an important contribution to the heritage character of South Rosedale and should be preserved.

CONTACT

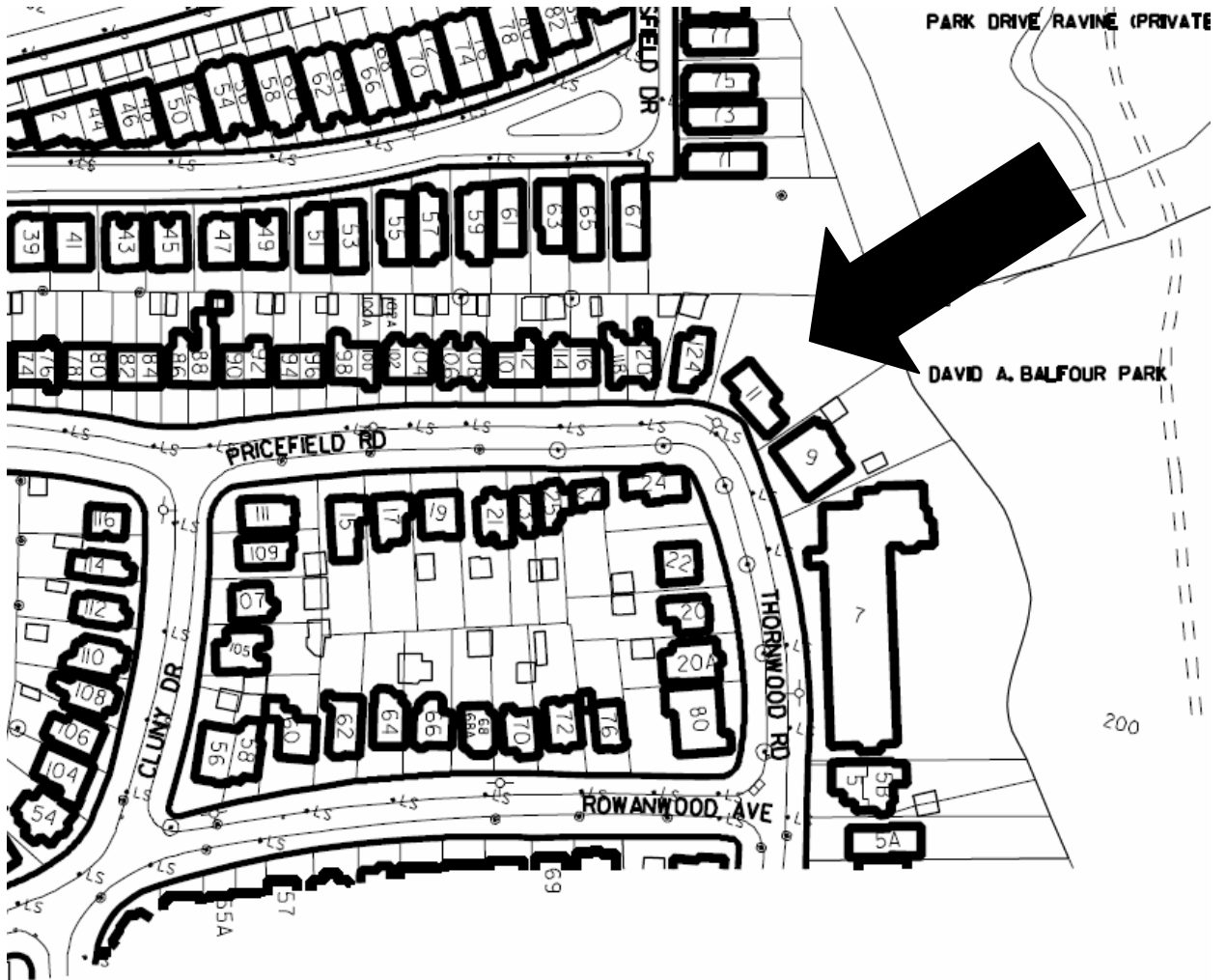
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SIGNATURE

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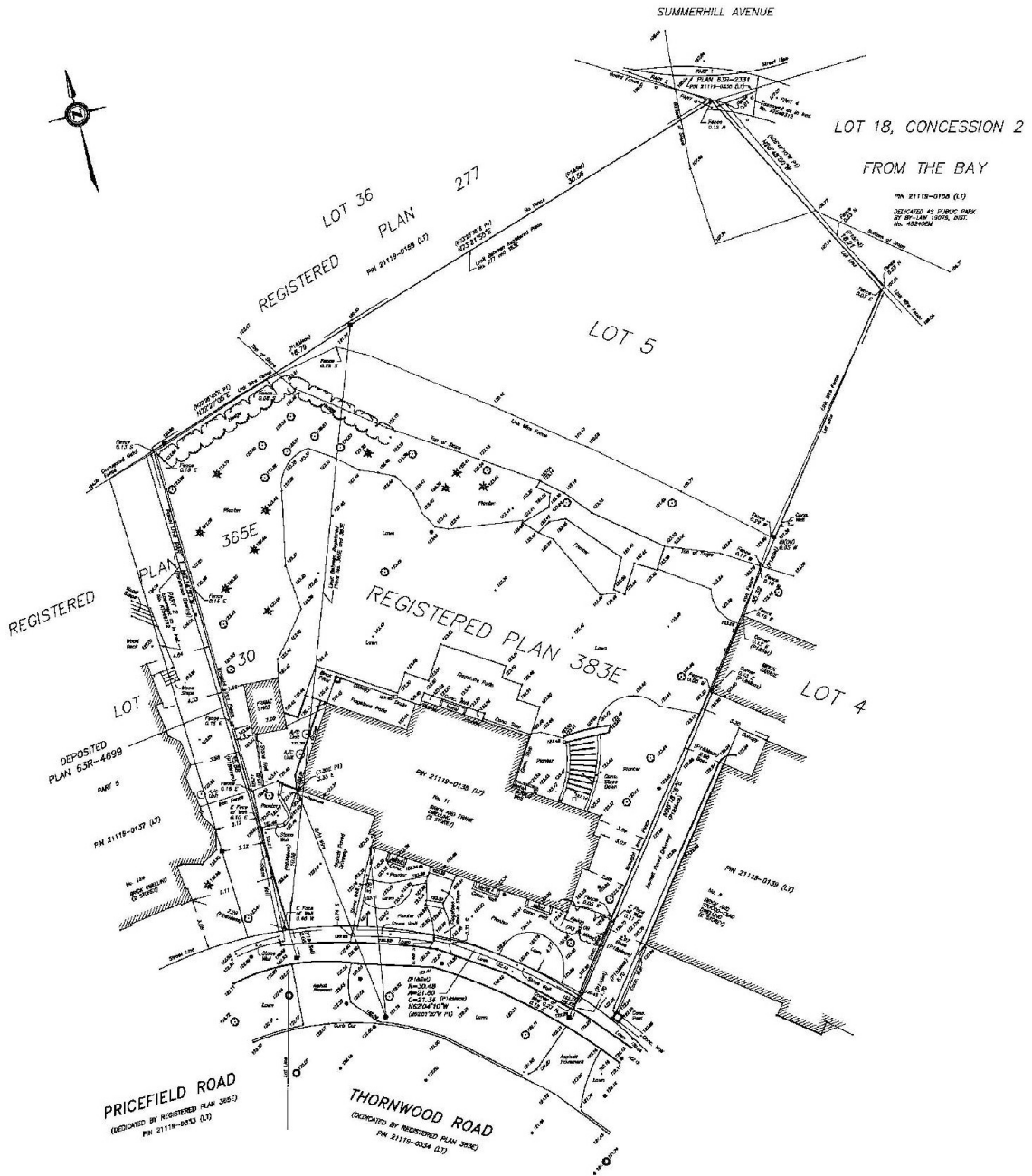
ATTACHMENTS

Attachment No. 1	Location Plan
Attachment No. 2	Survey Plan
Attachment No. 3	Site Plan
Attachment No. 4	Photos, Existing House
Attachment No. 5	Pricefield Road Streetscape
Attachment No. 6	Canadian Homes and Gardens, 1938
Attachment No. 7	Views, Existing and Proposed
Attachment No. 8	Views, Existing and Proposed
Attachment No. 9	Replacement Elevation and Model
Attachment No. 10	Proposed Replacement Elevations
Attachment No. 11	Standards and Guidelines for the Conservation of Historic Places in Canada



The **arrow** marks the location of the site.

This location map is for information purposes only;
the exact boundaries of the property are not shown.





11 THORNWOOD RD – EXISTING HERITAGE HOME ATTACHMENT NO. 4





11 Thornwood is the termination viewpoint of the street



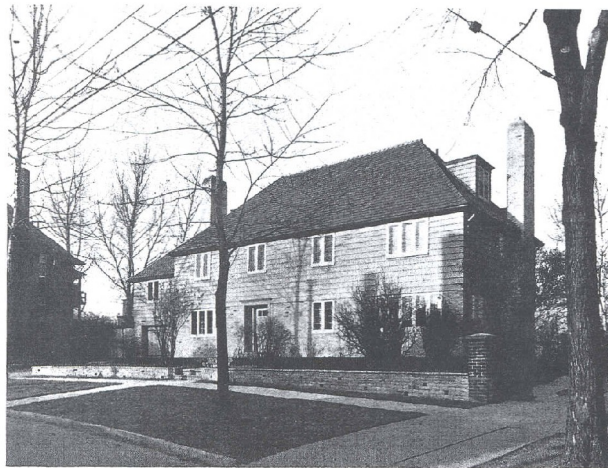
Pricefield West of Thornwood

11 THORNWOOD RD – CANADIAN HOMES & GARDENS 1938

Beginning a Portfolio of 13 New Houses, 31

Canadian Homes and Gardens, January-February, 1938

33



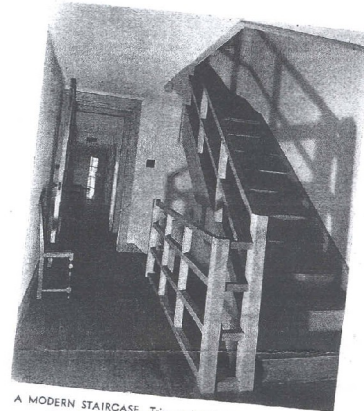
WARM NEUTRAL COLORS. The upper portion of the walls is of rough-sawn cedar clapboards treated with one coat of sand-color shingle stain; this harmonizes with the lower portion of cream and brown bricks laid up in random fashion. Front door and all trim are painted sand color. Roof shingles are a silvery grey weathered tone. The house is completely insulated with rock wool. Copper gutters and brass piping are used.

Clapboard Above Brick

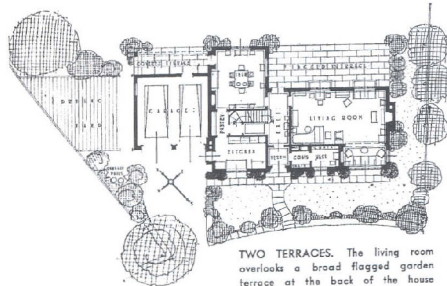
Saunders & Ryrie, Architects

PLAN WAS the primary consideration in the case of this house, the residence of Mr. and Mrs. Stanley S. Mills, Thornwood Road, Toronto. Both inside and out, design has been kept exceedingly simple, and there is no striving after style at any point. But with the great simplicity of the general theme and the careful choice of materials, the house achieves an attractive straightforward individuality, rather in the manner of recent domestic architecture in England.

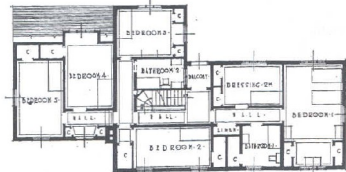
The special requirements of the plan were a very large living room, in which a grand piano would not appear oversized for the space, and, on the second floor, a bedroom apiece for the family's four boys. The floor plans below show how carefully these stipulations have been met. There is a living room of admirable size, with a sunny alcove at the southeast corner and with two groups of windows overlooking the rear garden. Upstairs, bedrooms numbered 2, 3, 4, and 5 on the plan open off their own hall and share a conveniently placed bathroom. The owner's suite, comprising large bedroom, dressing-room, bathroom and an ample supply of cupboards, is quite separate from the other parts.



A MODERN STAIRCASE. Trim and staircase are very plain birch in silver grey finish.



TWO TERRACES. The living room overlooks a broad flagged garden terrace at the back of the house.



SEPARATE SUITES. The second floor is composed of two virtually separate suites—the owner's apartments to the right, and the four boys' bedrooms on the left.



Existing house in centre



Proposed replacement house in centre



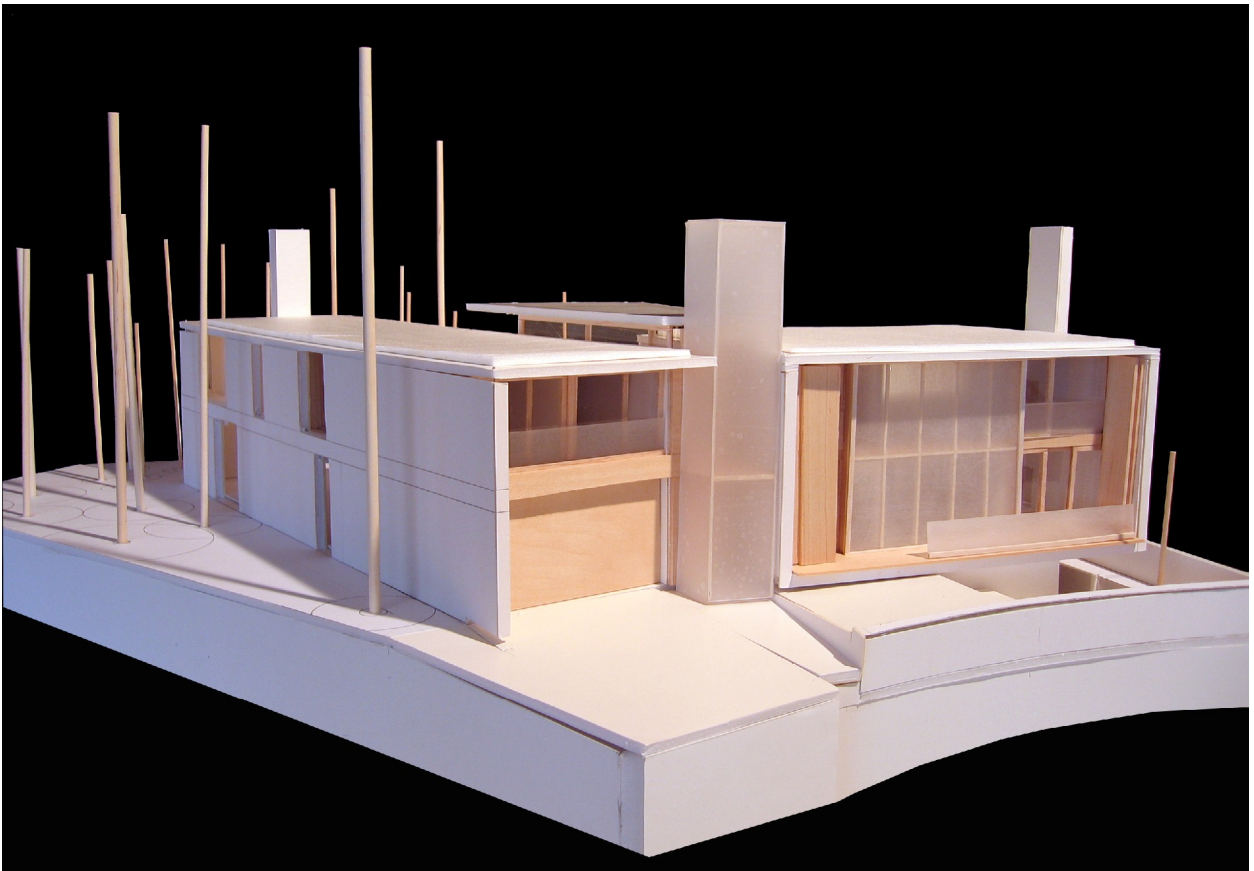
View from south on Thornwood Rd with existing house



View from south with proposed replacement house

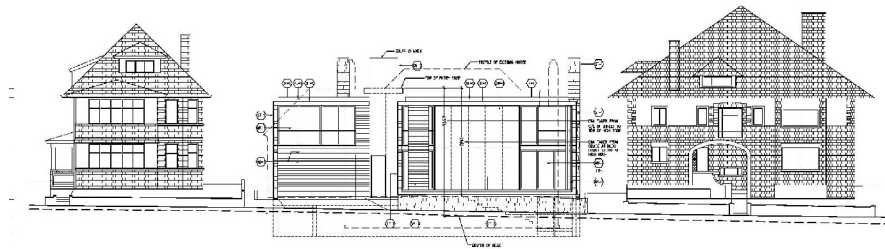


Replacement in street context

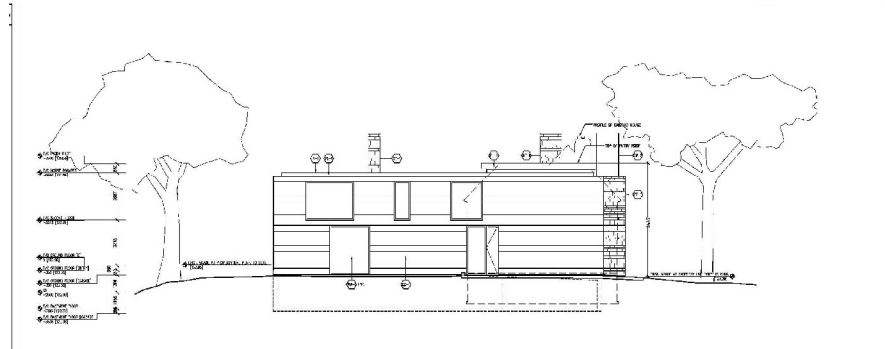


Model of replacement design

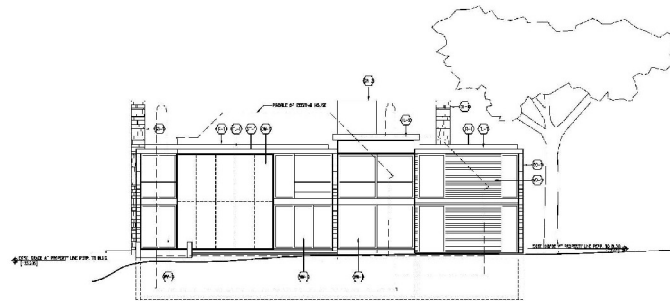
11 THORNWOOD RD – PROPOSED ELEVATIONS ATTACHMENT NO. 10



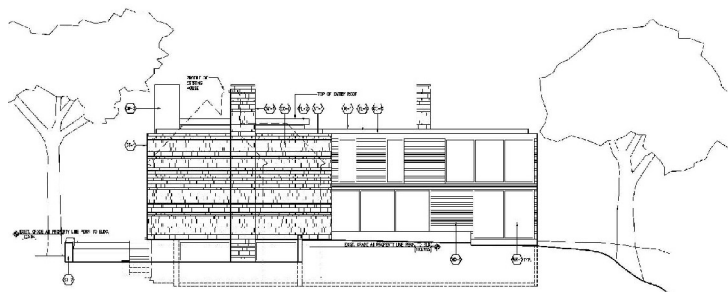
1 SOUTH ELEVATION (STREET)
A31



South, front elevation on top, west, side elevation below



1 NORTH EL
A31



North, rear elevation on top, east, side elevation below

ATTACHMENT NO. 11

STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA

Parks Canada, Standards from “The Standards and Guidelines for the Conservation of Historic Places in Canada” approved for use by Council March 3,4 and 5, 2008, as the official document guiding planning, stewardship, and conservation issues for all listed and designated properties within the City.

General Standards (all projects)

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place which, over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is under-taken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place, and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.