

Maitland Heritage Conservation District:
Changes to the Built Environment since the creation of
the 1995 Maitland Heritage Conservation Plan & Bylaw

Bachelor of Community Design, Urban Design Thesis Project
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Project Summary

Heritage Conservation Districts are created to help preserve areas of historical and cultural value through a set of regulations called Heritage Conservation Plan and Bylaws. Maitland, Nova Scotia, was a prosperous shipbuilding community in the latter half of the 19th century, and the architectural characteristics of the homes built during this period led to Maitland becoming Nova Scotia's first Heritage Conservation District in 1995. However, this plan has not been revisited since its implementation almost 20 years ago. Therefore, the question that I focused my research on was:

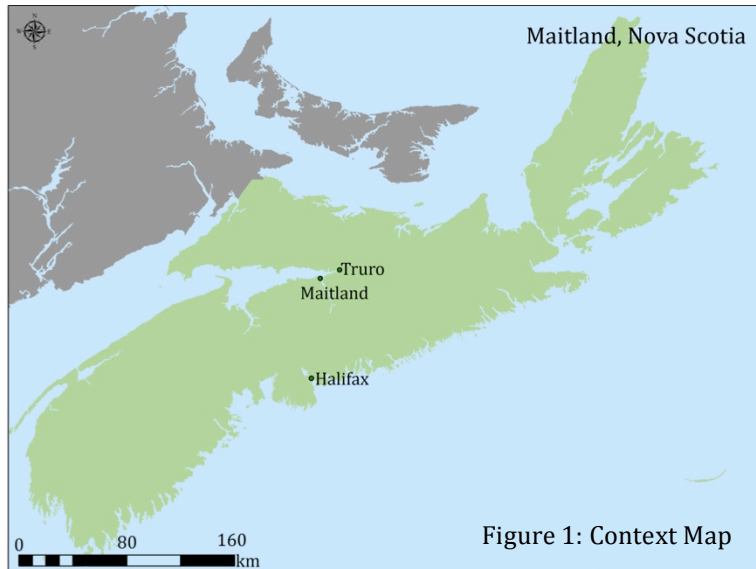


Figure 1: Context Map

Alyssa te Boegt, April 2014. Data Courtesy of the Dalhousie GIS Centre

What changes has the built environment of Maitland undergone since the creation of the Heritage Conservation District in 1995, and what recommendations can be made for future management of the conservation district?

I began by compiling photos of all of the historic buildings located both in and around the Conservation District Boundary. For most buildings I was able to obtain photos from 1995 and the early 2000s. By comparing these photos with current images and building permits I was able to determine what renovations were done. I created a profile of each building, listing its year of construction, architectural features, whether it was inside the conservation district boundary, and a list of visible changes that had occurred since 1995. I also gained additional insight into changes made in the village by speaking with Maitland residents. Following the creation of these profiles for each building I was able to determine what changes

were the most common both inside and outside of the Conservation District boundary, and make recommendations based on these findings.

Cosmetic renovations were the most common for almost every type of housing, and it is almost unheard of that a building would undergo other changes without also undergoing a cosmetic change. Paint, as opposed to vinyl siding, is very common. As such, many buildings are in need of being repainted on at least one side. Many people that I spoke with were in the process of undergoing renovations, but hadn't started the exterior yet. A common comment by residents was that the town as a whole couldn't afford the upkeep the historic houses. The village of Maitland also has an aging population, and as such some buildings may not be able to be maintained the way they once were.

Renovations regarding chimneys are much more common in Maitland than anticipated. Brick chimneys were often replaced with a metal version, or removed completely.

Additionally, the construction of new decks, verandas, and front steps was a common renovation. Although the use of metal chimneys is discouraged in the Conservation Plan & Bylaw, the decks that were constructed were appropriate.

When speaking with Maitland residents it becomes apparent that most haven't considered the Renovation Guidelines set out in the Conservation Plan & Bylaw, but felt that they were familiar enough with the town that they didn't need to.

A problem that needs to be addressed is the fact that the boundary of the conservation district is not particularly well defined. Some historic properties appear to be in the boundary but are not, and other modern buildings that should not have been included are. This entire problem is expanded further through the use of signs that mark the entrance to the conservation district; some residents think they are included when in fact they are not, and vice versa.

Proposed Recommendations for Future Management of the Conservation District:

Many houses in Maitland are somewhat run down, and peeling paint is a common sight. If grants could be issued to help with exterior maintenance of conservation district houses the area would not only be more appealing to residents, but also more enticing to tourists.

Re-evaluate the boundaries of the Conservation District. Not only would it be beneficial to the residents to know if they are subject to the guidelines set out in the conservation plan, but it would also help determine which houses could be eligible for grant money to help with upkeep.

Most residents that I've spoken with haven't considered the conservation plan when doing renovations. Most renovations fell within the guidelines, but perhaps the creation of a simplified outline or brochure of what is and is not permitted would be beneficial.

Acknowledgements

A heartfelt thank-you to my thesis advisor, Kate Thompson, for the encouragement and guidance you provided over the course of the year. An extra thank-you for marking my drafts in pencil, knowing how much I hate seeing the dreaded red pen.

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Introduction:

Heritage Conservation Districts are created to help preserve areas of historical and cultural value. Typically, heritage conservation districts have a concentration of historic buildings with similar architectural features. These districts have a specific set of regulations, Heritage Conservation Plan and Bylaws, which preserve the character of the area while allowing new construction. Each Conservation District is unique, and as such, each Heritage Conservation Plan and Bylaw differs according to the area for which it was created (Nova Scotia. Communities, Culture, and Heritage).

The Heritage Conservation Plan & Bylaw for Maitland, Nova Scotia's first Heritage Conservation District, was approved in April of 1995. It has not been revisited since its implementation. I will be examining Maitland and its current historic buildings to determine what changes the built environment of the village of Maitland has undergone since the implementation of its Heritage Conservation Plan & Bylaw in 1995. This will involve looking at how the village has changed since the plan was first implemented over 18 years ago, determining if the architectural character has been conserved, determining if the design guidelines set out in the Conservation Plan & Bylaw were considered during renovations, assessing the condition of the historic buildings, and identifying any other major problems, such as population changes, that may be facing the area. This analysis will be used to develop a series of recommendations advising East Hants Municipality on how best to proceed with future management of the Heritage Conservation District.

Background:

Maitland, Nova Scotia, is located 35 km from Truro on the East bank of the Shubenacadie River, within the Municipality of East Hants (see [Map 1]: Context.) Its history, outlined below, and its architectural character, led to its designation as Nova Scotia's first Heritage Conservation District in 1995.

Historic Maitland

The development of Maitland began in the late 1700s, although the village was not named Maitland until 1832. Around this time there were only approximately a dozen houses in the community. The shipbuilding industry that would later define the village had only just begun. (*Maitland Heritage Conservation District Plan & Bylaw 3*)

Shipbuilding in Maitland reached its peak in the latter half of the 19th Century. The area was home to about a dozen shipyards, with five of these in Maitland proper. Hundreds of vessels were built, including the largest wooden sailing ship ever built in the Maritimes, *William D. Lawrence*. During this period of prosperity the village became "a thriving community of shipbuilders, shipowners, ship's captains, merchants, blacksmiths, sailmakers, riggers, and other tradesmen and their families" (*Maitland Heritage Conservation Plan & Bylaw 3*). This led to the construction of many large, fine homes, commercial properties, and outbuildings. Approximately seventy of these buildings still remain: 42 houses, 2 churches and church halls, 7 commercial and formerly commercial buildings, and 17 outbuildings. It was the architectural qualities of these buildings that led to the Heritage Conservation District designation (*Maitland Heritage Conservation Plan & Bylaw 3-4*).

Maitland Today

The majority of existing buildings in Maitland are historic; only about 30 buildings were built after 1900. Many of these buildings, especially the ones built pre-1950,

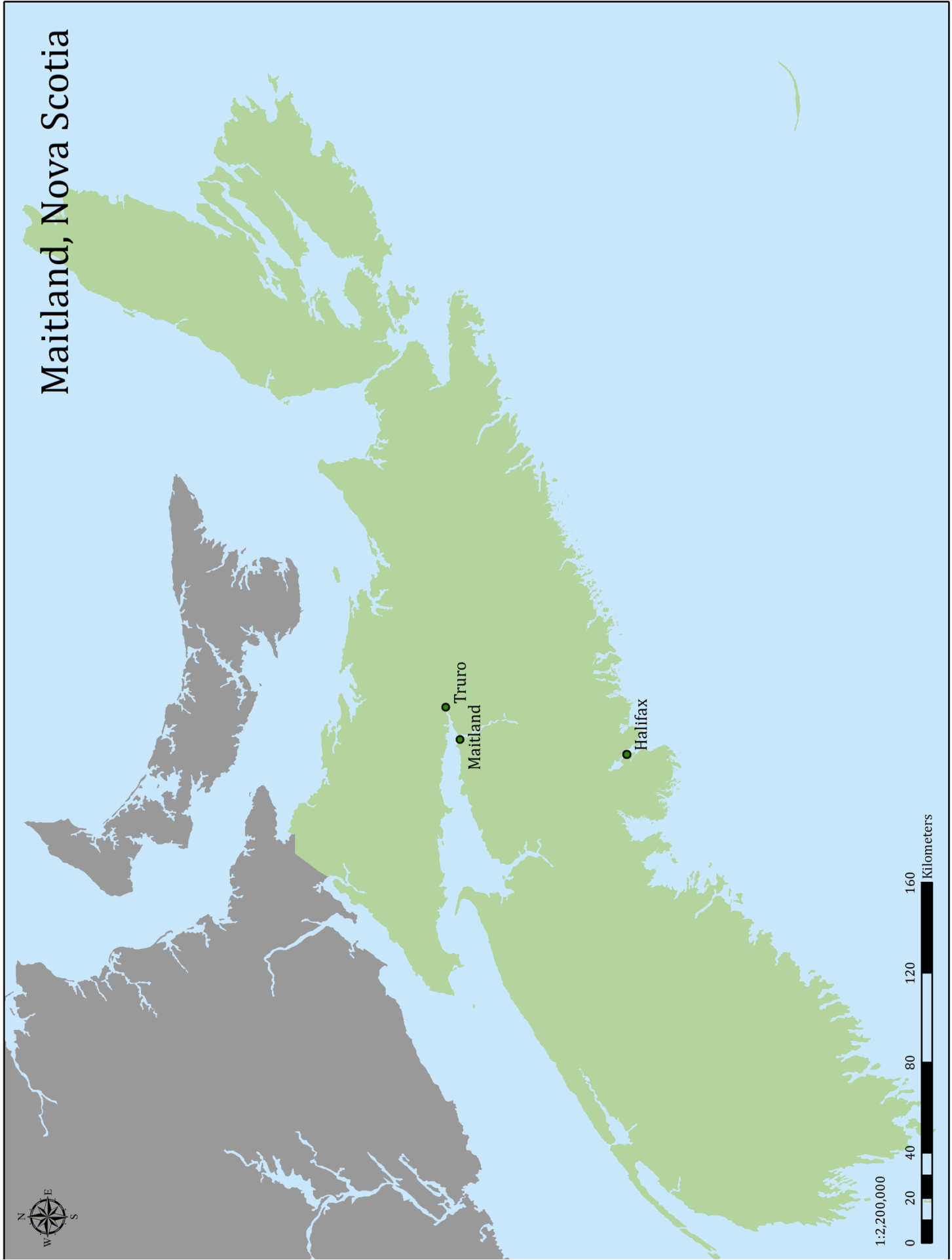
are similar in style to the houses built in the 19th Century. About 40% of the existing historic buildings have undergone exterior renovations, although most of these renovations have been relatively minor (*Maitland Heritage Conservation District & Bylaw 19*).

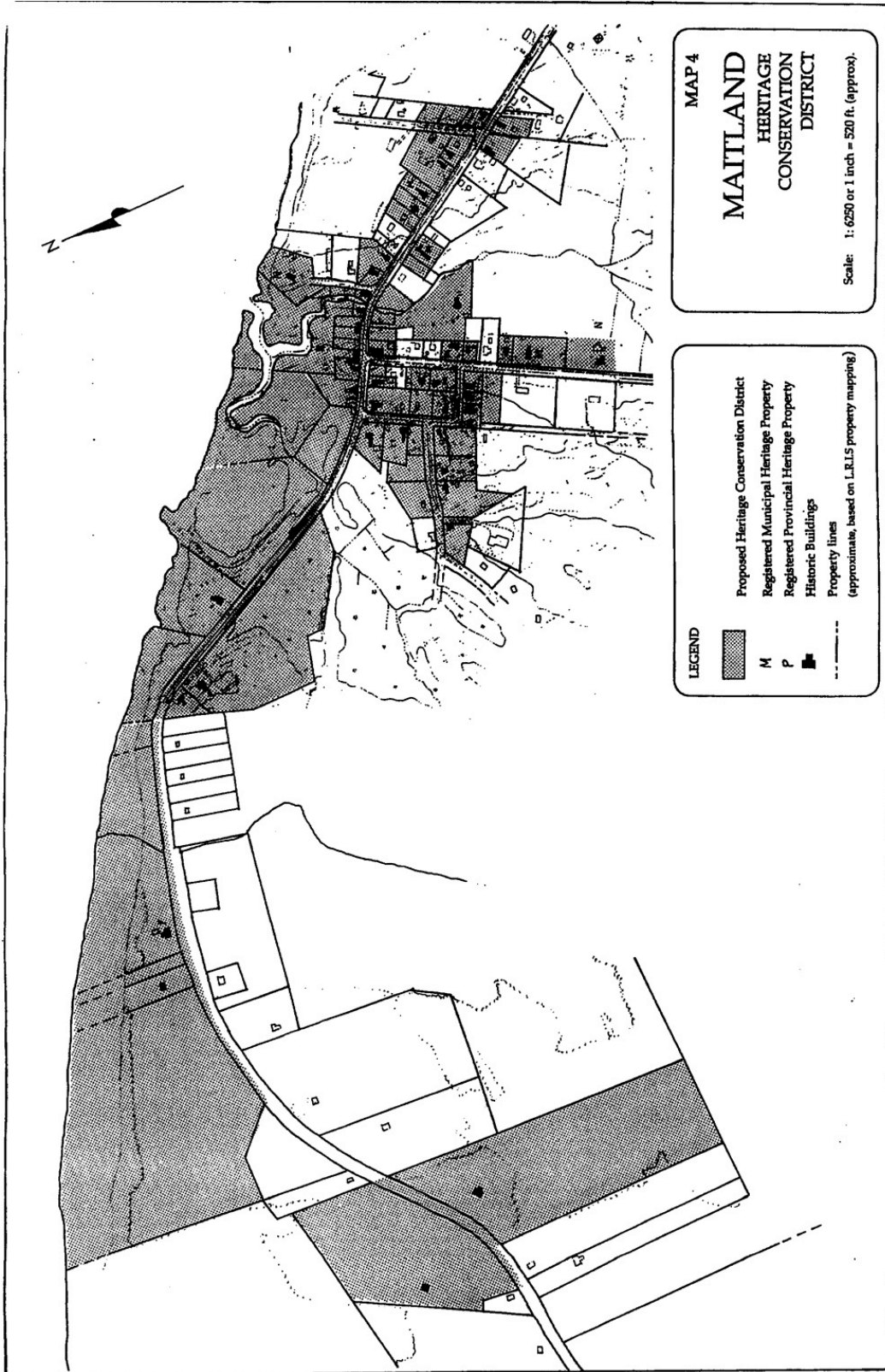
At the time of the 2011 Census, Maitland had a population of 763. This was a decrease of 12.7% since 2006. The area also had a slightly higher unemployment rate (10.5%) and slightly lower median household income (\$49,429) than the rest of Nova Scotia (10% and \$55,412, respectively). However, average monthly dwelling payments in Maitland are lower as well, with an average cost of \$656/month, compared to the Nova Scotia average of \$761/month (Nova Scotia, Community Counts).

The Maitland Heritage Conservation District does not have the same boundaries as the Town of Maitland. At the time of the District's creation, inclusion within the district was voluntary (*Maitland Heritage Conservation District & Bylaw 26-27*), and as such, not all Historic Homes in the area are included within the district. To further complicate matters, the map of the Conservation District included in the Conservation Plan & Bylaw is not only of poor quality, but appears to have errors as well, in that some properties included in the boundary are neither historic nor examples of typical Maitland Architecture. (See [Figure 1] and [Map 2]).

Following Page: [Map 1] Context

Maitland, Nova Scotia

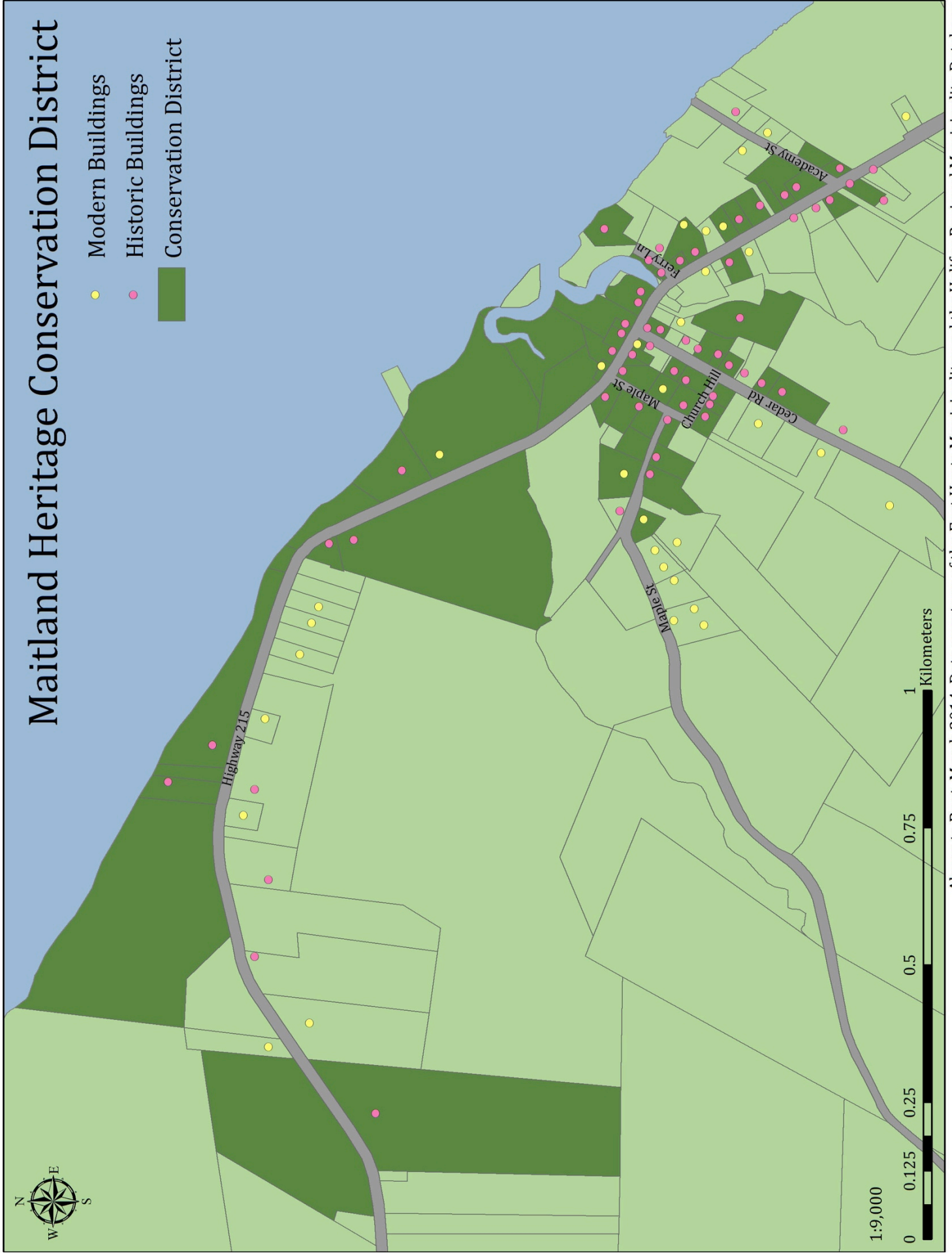




[Figure1] Original Maitland Heritage Conservation District Map (*Maitland Heritage Conservation Plan & Bylaw, 54*)

Maitland Heritage Conservation District

- Modern Buildings
- Historic Buildings
- Conservation District



Previous Page: [Map 2] Maitland Heritage Conservation District.

Literature Review:

Areas of historical significance exist globally, as does legislation ensuring that these places are protected. In Canada these areas are called Heritage Conservation Districts, although the terminology varies in different countries. For the purpose of this literature review the term Heritage District will be used as a general term for sites of historic significance, and Heritage Conservation District will be used when specifically referring to Canadian examples. Literature about heritage districts is greatly varied and is often highly specific to a particular site. However, the following key themes are always addressed: determining how and what to protect; barriers and issues with heritage districts; and determining if heritage districts actually accomplish what they set out to do.

What is Deserving of Protection? How should it be protected?

Around the world there are different approaches and methods used to determine what historic areas are deserving of protection. In Europe, heritage districts are identified by experts using a specific set of objective criteria, whereas in North America the identification of historic districts often comes from local residents or organizations (Shipley *et al.* p.616). For example, within the city of Norrköping, Sweden, a committee was appointed to investigate the preservation of “historically valuable environments” over 40 years ago. These environments were designated according to a classification system (Legnér 133-134). In contrast, within Nova Scotia, Heritage Conservation Districts “are developed by the community for the community” (Government of Nova Scotia).

Writing about Heritage Districts can also be equally specific or vague. Depending on the scope of their work, some authors take a broad approach, stating that a particular area is worthy of a heritage district designation, but provide little support for this reasoning (for example, Sharpe’s article on preserving housing and heritage

in St. John's), and others (for example, Van Den Bosch), who look at the specific elements of a historic area such as building materials, windows, and roof types, that define its character, and determine what is worthy of protection within the district itself (20-24)

Nyseth and Sognaes recognize that protecting areas of historic significance is not about preventing further development, but assuring that any development that occurs retains the character of the area. This facilitates co-existence of the old and new and ensures that they complement one another (70). This is reflected through the regulation in Heritage Conservation District Plans & Bylaws (Nova Scotia, Communities, Culture, and Heritage) and comparative legislation around the world (Kovacs *et al.* p 127).

An alternative method of protecting Heritage Districts presented in the relevant literature is government intervention: purchase of historic properties, or providing financial aid for their upkeep. As Schuster notes, outright purchase is possible only when the number of properties identified as historic is limited. As time passed and more properties were determined to be historically significant it became clear that the [American] Government was not able to bear the financial and logistical burden of preserving these properties (Schuster 49). Schuster then argues that the Government should provide financial incentives instead. Cowell, as a resident of England, is not of the opinion that the Government should buy all historic properties, but takes it for granted that the government provides incentives for maintenance and upkeep (35). Ashworth demonstrates in his paper *Conservation Designation and the Revaluation of Property: the risk of heritage innovation* that heritage districts can suffer if there is a lack of government financial support. (19-21).

Barriers and Issues with Heritage Districts

One aspect of Heritage Districts that residents often have issue with is a perceived loss of their property rights (Shipley *et al.* 615). As one Ontario resident put it: "However benign and liberal these plans are made to appear at first glance, make no

mistake, they are not. They are vulnerable to bureaucracy creep and have the insidious potential of being amended or ‘ramped-up’ in baby steps to become unacceptably onerous and restrictive” (Shipley *et al.* 615). Locals are worried about their inability to make changes to their property. They are concerned about how long it will take to reach approval for proposed changes, and how the value of their property will be affected (Shipley *et al.* 615). Ashworth notes that in St. John’s, NL, after the Heritage Conservation District was created, many illegal and unsuitable renovations were made, such as installing vinyl siding or inappropriate windows, roofs, or decks. This lack of enforcement of the conservation regulations disrupted the streetscape and created a negative visual impact (Ashworth, 20).

Restrictions on exterior building forms and materials can be a burden on residents with a limited income. Sharpe mentions how materials like vinyl siding impair the look of historic properties, but siding appropriate for the historic area is much more expensive (80). The less financially stable residents of historic districts may therefore disproportionately bear the financial burden of maintaining an authentic townscape (Sharpe 80).

There are also other, less prevalent issues concerning conservation projects that were identified by Mansfield in *The Ethics of Conservation: some dilemmas in cultural built heritage projects in England*. His first concern was that decisions about what is worthy of conservation are often made without any input from those who determine conservation potential (Mansfield 274). Mansfield also argues that the value of a historic building is dependent on its age as well as the age of the materials it is constructed with; extensive restoration and rebuilding efforts eventually make the building a counterfeit of the original structure (Mansfield 276). The combination of these two factors could create a heritage district that is arguably no longer historic.

Are Heritage Districts Viable?

The number of authors who examined if Heritage Districts are viable from anything other than a financial standpoint is surprisingly few. Two related articles, written by

Shiple *et al.* and Kovacs *et al.* look at several different Heritage Conservation Districts in Ontario and compare them with the goals that each community laid out when their Conservation Plans were first developed. Their study consisted of surveying residents, analyzing goals, and considering property values. In both cases the aesthetic goals of the conservation district had only been partially met, but residents were familiar with the concept of a conservation district and how it worked, and any fears that they had initially had did not come to pass. Property values were also appreciating at a faster rate than the city average (Kovacs *et al.* 140 & Shiple *et al.* 637)

Conclusion

There is a fair amount of literature concerning Heritage Districts; however, there is a broad range in subject matter. It is difficult to relate articles to one another, and it is challenging to determine what literature was missing, as the majority of papers and books focus on a specific area, province, or country. The number of articles that pertained to determining if Conservation Districts are viable was limited.

Goals and Objectives:

The goal of this thesis is to determine what changes the built environment of the village of Maitland has undergone since the implementation of its Heritage Conservation Plan & Bylaw in 1995.

In order to realize this goal a series of objectives have been identified:

- Determine which buildings in Maitland have undergone renovations since the Historic Conservation District was created in 1995,
- Determine if buildings that have had modifications still retain their architectural character,
- Identify any buildings that are visibly in poor condition,
- Identify any trends in the data or major problems facing the area, and
- Make general recommendations for future management of the conservation district.

Approach and Methods:

The approach to this project was twofold: a study of the built environment of Maitland, and a series of interviews with Maitland residents.

The built environment study included a visual assessment of all the properties in the area, and also examined records of any changes that have been made since the Heritage Conservation District was implemented in 1995. Photos and building permits were used to determine which properties have undergone changes.

It is important to note that there are gaps in the data, such as lost records or renovations that were done without a permit. The East Hants Municipality has no records of any building permits issued before November of 2005. Additionally, although the Maitland Heritage Conservation Plan & Bylaw states that a Certificate of Appropriateness is to be issued if a building is demolished, removed, visibly altered, or newly constructed, there is no record of any Certificates of Appropriateness having been issued.

Because of this missing information, interviews were conducted with residents of Maitland. These interviews were intended to gain additional insight into what changes have been made to the built environment of the village, and if these renovations have had any effect on the character of the area. A list of survey questions can be found in Appendix A, (the consent form that accompanied the questions can be found in Appendix B along with the information letters that were provided to respondents.)

All records of changes, along with the insights provided by survey respondents were then analyzed and recommendations were made concerning future management of the Heritage Conservation District.

To begin, data crucial to the study was identified. This includes:

- Records of building permits;
- A Map of the area (GIS) with building points;
- A copy of the existing design guidelines for the Heritage Conservation District (a copy of these guidelines can be found in Appendix B;)
- Current photos of each building in the district, and, if possible, older (c.1995) photos for as many buildings as possible; and
- Additional data provided by the Maitland residents during interviews.

East Hants Municipality has provided digital map (GIS) data for Maitland as well as a list of all building permits issued. As previously mentioned, no record exists of any building permits issued prior to November of 2005.

The Maitland Heritage Conservation Plan & Bylaw includes an appendix containing photos of almost every property within the Conservation District. Additionally, in the early 2000s, the East Hants Historical Society, in partnership with the East Hants Tourism Association, produced a booklet about the heritage properties in Maitland. This booklet includes many photos. Current Photos of the area have been taken with residents' permission, and, when needed, Google Maps has also provided recent images.

Additionally, I have conducted structured interviews with Maitland residents. Questions regarded exterior renovations (to their own or other properties); whether they considered the Heritage Conservation Plan & Bylaw if they conducted renovations on their own property; and if they thought that the character of the town has been changed at all since the implementation of the Heritage Conservation District in 1995.

To be able to speak to the residents of Maitland I had to undergo the process of getting ethics approval through the Dalhousie Ethics Review Board. This process


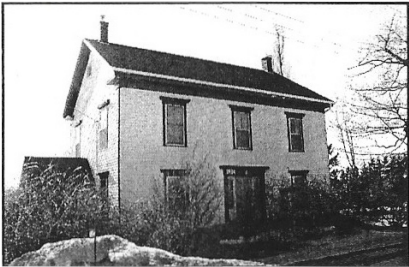

spanned several weeks. The primary concern that needed to be addressed was insuring that there was no way that residents could be accused of having violated a bylaw through the answers that they gave me. This process of getting ethics approval not only encouraged me to think about what questions needed to be asked, but also helped me to develop a way of letting residents know that I would be spending time in their town taking pictures of their homes and businesses. Letters were dropped off a week ahead of time to let residents know when I would be coming, and to provide my contact information. Letters also provided notice to residents that I had taken photos of their homes. The copy of all the letters that were created, and the consent form that was given to survey participants can be found in Appendix B. For safety purposes I was accompanied during some interviews; my companion signed a confidentiality agreement. A copy of this confidentiality agreement can also be found in Appendix B.

Photos of each building within the Conservation District, as well as photos of Heritage buildings outside of the conservation district were compiled and sorted by address. Current photos, combine with photos from 1995 and the early 2000s allow for the identification of changes made to properties since the creation of the Conservation District. Due to confidentiality, survey responses and building permit data are not considered when comparing photographs, but they will be amalgamated and included in the overall analysis.



Results

To analyse the results, data for each address within the conservation district (as well as historical properties near the Conservation District) was compiled. Historical buildings not within the Conservation District boundary were included because despite the fact that they are not within the boundary, their architectural features still influence the overall character of the village.

A profile was created for almost every historic building both within and outside of the Maitland Heritage Conservation District. These profiles include information on the style of the building, whether it's inside the conservation district boundary, the year of construction, and details about the architectural characteristics of the windows, doors, and rooflines. When possible, photos from 1995, the early 2000s, and March 2014 were included, and any changes that occurred since 1995 were documented. Two sample profiles [Figures 2 & 3] are included below; please refer to Appendices C and D for the glossary of terms as provided by the *Maitland Heritage Conservation Plan & Bylaw*. The profiles of all historic properties and a context map can be found in Appendix E.

Address:	8894 Hwy 215
In Conservation District:	No
Name:	Lockhart Lawrence House
Year of Construction:	c. 1877
House style:	Classical revival
Form:	2 storey, 3 bay façade. Symmetrical. South side of lower floor has projection with gable roof. Attic has horizontally aligned windows in gables.
Window detail:	Capped windows
Door detail:	Door is capped, and surrounded by sidelightss.
Other detail:	Friezeboard
Roof:	2 chimneys. Gable roof with returned eaves.
Photo:	  
Changes:	None

[Figure 2] Profile 1

Address:	8863 Hwy 215
In Conservation District:	Yes
Name:	Hiram Grant House
Year of Construction:	c. 1850s
House style:	Second Empire
Form:	Symmetrical, with central projecting bay. 2 storey, mansard roof, all 4 sides. 1.5 storey rear projection (original structure, older than front part of the house).
Window detail:	Central window second storey window is arched. All other windows are 2/2. Traditional bay window on one side of house. Brackets on lower floor windows. Gable dormers second floor (except for central arch window.) Decorative window caps, with wood cutout accents.
Door detail:	Front door is a double door with no windows on or surrounding. Door is bracketed and has decorative wood detail above. Arched canopy above door.
Other detail:	Decorative cornerboards and friezeboard. Contrasting paint highlights these details
Roof:	Brackets under eaves. Chimneys removed over time. Rear projection has gable roof and dormers (one shed dormer, one peaked dormer.)
Photo:	<div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p>(1995)</p> </div> <div style="text-align: center;">  <p>(Early 2000s)</p> </div> </div>



(March, 2014)

Changes: Picket fence replaced with simpler fence. Chimneys removed. Paint.

[Figure 3] Profile 2

Once these profiles were completed the following table [Table 1] was completed to document what changes have occurred since 1995.

		In Conservation District	Number of Buildings	Changes					
				Cosmetic (Paint, Windows, Siding, Doors, etc.)	Addition	Partial Demolition	Other	None	Unknown
Building Style	Classical Revival	Yes	15	10	2	0	3	2	0
		No	3	1	0	0	1	1	1
	Classical Revival Derivative	Yes	1	1	0	0	1	0	0
		No	1	0	0	0	1	0	0
	Greek Revival	Yes	9	5	0	0	4	2	2
		No	1	1	0	0	0	0	0
	Greek Revival Derivative	Yes	5	4	0	0	3	0	1
		No	1	0	0	0	1	0	0
	Greek Revival Commercial	Yes	6	3	1	1	4	1	0
	Gothic Revival	Yes	6	5	0	0	3	0	0
		No	2	1	0	0	1	1	0
	Gothic Revival Stick Style	Yes	1	1	0	1	0	0	0
	Second Empire	Yes	2	2	0	1	2	0	0
		No	1	1	0	0	0	0	0
	Federal	Yes	1	1	0	0	1	0	0
	Other	Yes	1	1	0	0	0	0	0
No		2	0	0	0	0	2	0	

[Table 1] Changes in Maitland Since 1995

The 'other' changes listed in Table 1 above are as follows:

Building Style	Classical Revival	Yes	<ul style="list-style-type: none"> • Roof over veranda replaced with balcony • New exterior door created • Chimneys removed • Metal chimney added • New steps
		No	<ul style="list-style-type: none"> • New front step
	Classical Revival Derivative	Yes	<ul style="list-style-type: none"> • Relocation of doors and windows • Front porch enclosed
		No	<ul style="list-style-type: none"> • New metal chimney • New deck
	Greek Revival	Yes	<ul style="list-style-type: none"> • New front steps and ramps (x2) • Chimney removal • Above ground pool • New deck
		No	<ul style="list-style-type: none"> • New veranda/deck • Chimney changed to metal
	Greek Revival Derivative	Yes	<ul style="list-style-type: none"> • Chimney removed • Veranda enclosed • Shutters removed • New steps • Foundation work
		No	N/A
	Greek Revival Commercial	Yes	<ul style="list-style-type: none"> • Exterior staircase removed • Moved from original location (x2) • Relocate door (x2)
	Gothic Revival	Yes	<ul style="list-style-type: none"> • New veranda/deck • Chimney changed to metal
		No	<ul style="list-style-type: none"> • New veranda/deck
	Gothic Revival Stick Style	Yes	<ul style="list-style-type: none"> • Chimney removed
	Second Empire	Yes	<ul style="list-style-type: none"> • Front steps with ramp added • Chimneys removed
		No	<ul style="list-style-type: none"> • New front step
	Federal	Yes	<ul style="list-style-type: none"> • Shutters removed • Balcony removed
Other	N/A	N/A	

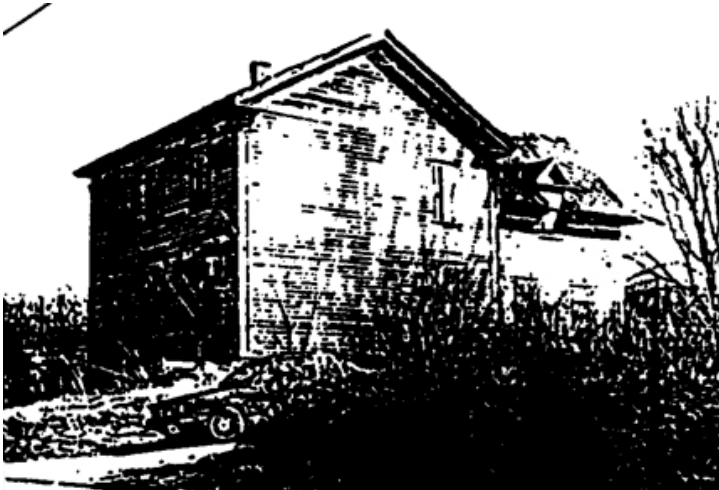
[Table 2] Other Changes in Maitland

Some modern buildings both within and around the Maitland Heritage Conservation District were also documented. Information and photos of these buildings can be found in Appendix F. What is most noticeable about modern buildings in the area is that often they are included within the boundaries of the conservation district, despite being neither historic nor built after 1995. Why these buildings were included in the first place is unknown, but suggests that there may be an error in the map of the conservation district boundary that is included in the Maitland Heritage Conservation District Plan & Bylaw [Figure 1.]

Two buildings not documented in either appendix are shown below. The reason for the lack of documentation is that neither building exists at this point in time. Photo documentation (or lack thereof) suggests that both buildings were taken down sometime between 1995 and the early 2000s.



[Figure 4] Demolished Building 1



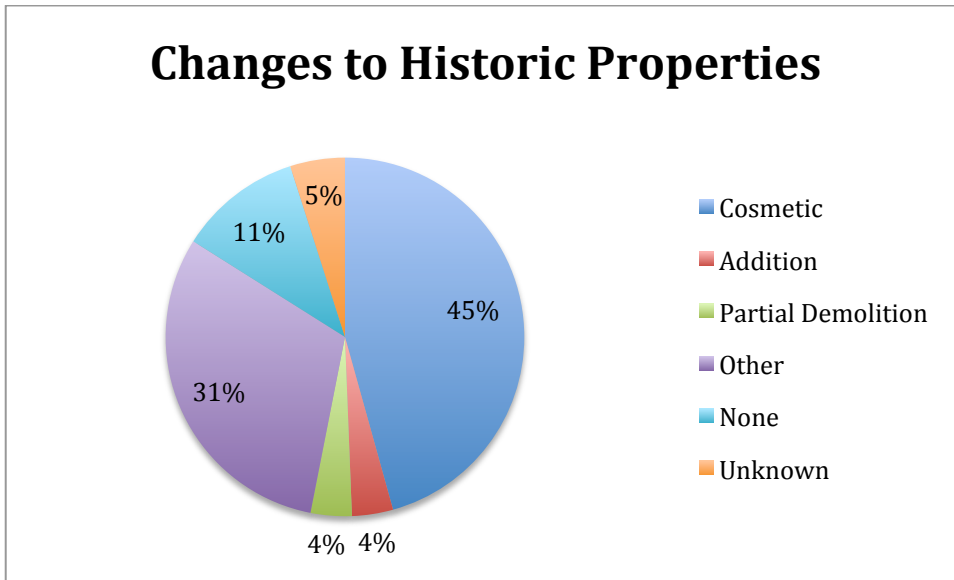
[Figure 5] Demolished Building 2

The building circled in red [Figure 4] was located on Highway 215 next to the old customs and telephone office. The location of the house in [Figure 5] is unknown given the poor quality of the image, but it is thought to have been located on Maple St, as the a map of historic buildings in the *Maitland Heritage Conservation District Plan & Bylaw* shows a historic building on that street where one currently does not exist (*Maitland Heritage Conservation District Plan & Bylaw*, 5.)

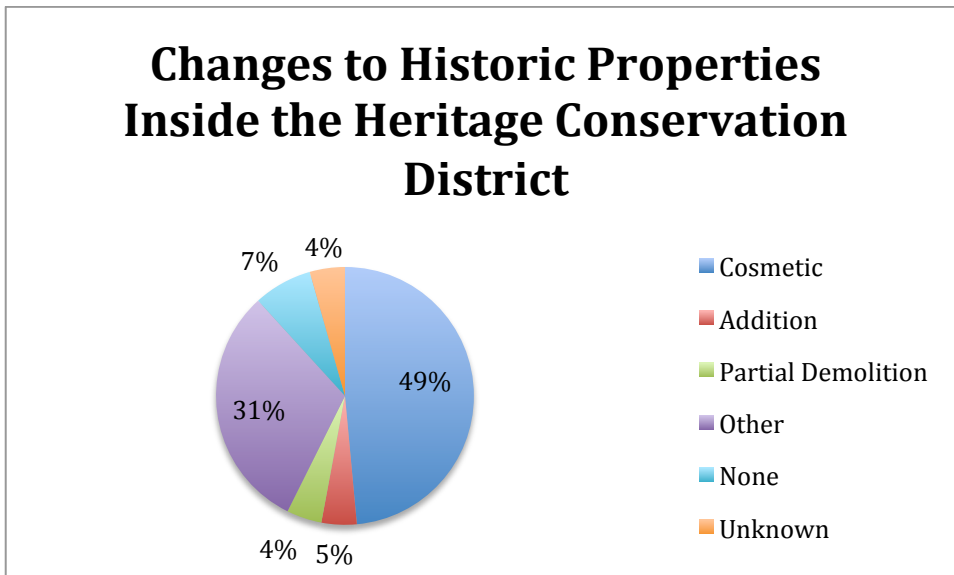
In addition to the demolition, there were three new buildings constructed within the boundaries of the conservation district. Two of these new constructions fall within the guidelines set out by the conservation plan, and one does not. These buildings can be seen in Appendix F (images 6, 9, and 10.)

Analysis

The following pie charts show the most common changes to historic properties in general [Graph 1], and then breaks it down further in order to compare the most common types of changes both inside [Graph 2] and outside [Graph 3] of the Heritage Conservation District boundary.

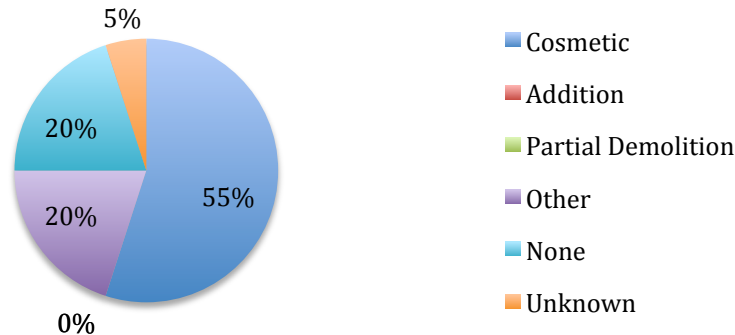


[Graph 1] Changes to Historic Properties



[Graph 2] Changes to Historic Properties Inside the Conservation District

Changes to Historic Properties Outside the Heritage Conservation District



[Graph 3] Changes to Historic Properties Outside the Conservation District

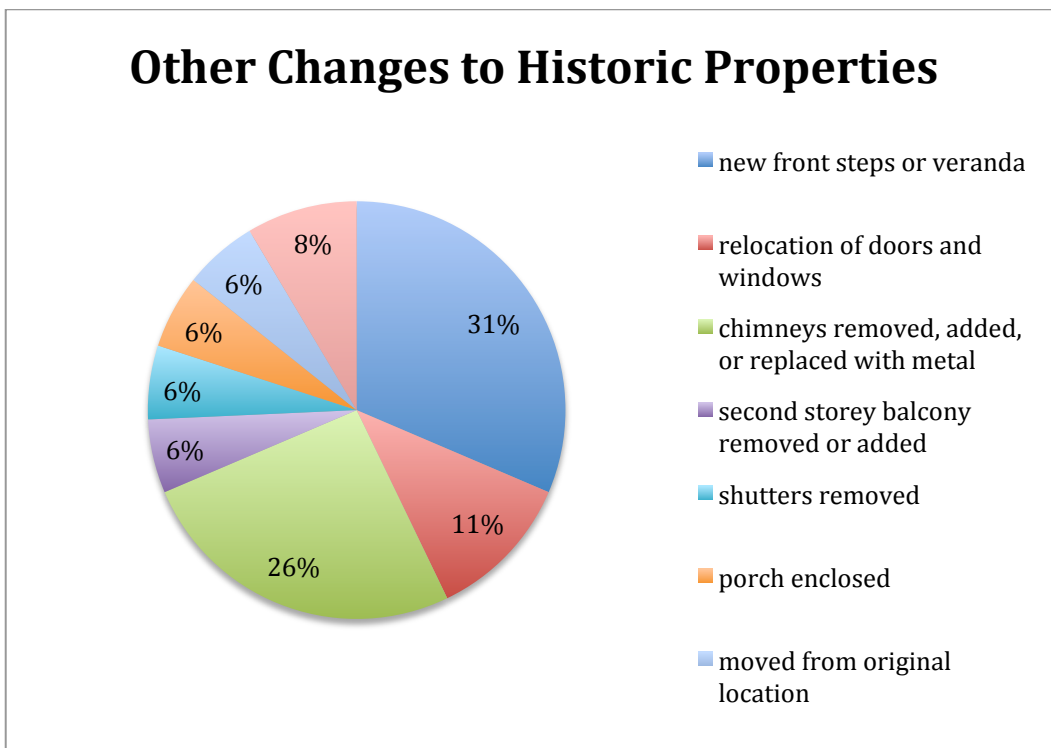
Cosmetic renovations were the most common for almost every type of housing, and it is almost unheard of that a building would undergo other (addition, demolition, or 'other') changes without also undergoing a cosmetic change. The exception to this is the two commercial buildings that were moved due to erosion (Cochrane's General Store and King Tinsmith Shop.) There appears to be no trend in data regarding a certain type of building being more prone to a certain type of change, especially given that the scarcity of some building types makes comparison impossible.

Paint, as opposed to vinyl siding, is very common. As such, many buildings are in need of being repainted on at least one side. Fortunately, the most common housing types are Classical Revival and Greek Revival (and derivatives thereof), and the simplicity of these styles allows for easier maintenance, especially compared to Gothic Revival or Second Empire styles. Some residents felt that vinyl siding was not appropriate for the conservation district, although the Guidelines indicate that it is permitted.

If a building is not in the conservation district and has vinyl siding chances are that it has not undergone any changes in the past 18 years.

Demolitions (both complete and partial) of historic properties and additions to historic properties have only occurred within the Heritage Conservation District Boundary. The reason for this is unknown, and it may just be a coincidence.

Breakdown of the 'Other' changes to historic properties both inside and outside of the Heritage Conservation District Boundary: [Graph 4]



[Graph 4] Other Changes to Historic Properties

Renovations regarding chimneys are much more common in Maitland than anticipated. Brick chimneys were often replaced with a metal version, or removed completely. The use of metal chimneys is discouraged in the Conservation Plan & Bylaw. Perhaps the prevalence of this change has something to do with cost of operation and upkeep or changing regulations.

Additionally, the construction of new decks, verandas, and front steps was a common renovation. However, almost every renovation of this nature both inside and outside of the Heritage Conservation District boundary has fallen within the Design Guidelines set out in the *Maitland Heritage Conservation District Plan & Bylaw*.

Results: General Remarks

Many buildings are in need of some form of repair. Many people that I spoke with were in the process of undergoing renovations and restorations, but either hadn't completed the exterior yet, or hadn't started the exterior yet. A common comment by residents was that the town as a whole couldn't afford to upkeep the historic houses. Also, Maitland has an aging population, and as such some buildings may not be able to be maintained the way they once were.

When speaking with Maitland residents it becomes apparent that most haven't considered the Renovation Guidelines set out in the Conservation Plan & Bylaw, but are familiar enough with what is appropriate for the town that they felt they didn't need to.

Many homes within the town are vacant; some are used as seasonal dwellings, others have owners who work out west, and others are being fixed up to be sold (often by residents of the town who live in nearby). This trend is not limited to residential dwellings.

The post office and the volunteer fire department building are two structures in Maitland that need attention as both are public buildings that seem out of place. The post office is not historic, but it is within the conservation district boundary and doesn't follow the design guidelines set out in the conservation plan particularly well. The fire department is not actually within the conservation district; but its

proximity to the centre of town and other historic buildings makes it very noticeable as being out of place.

Another problem that needs to be addressed is the fact that the boundary of the conservation district is not particularly well defined. Some properties that look like they should be included are not within the boundaries, but are included in the appendix of the Conservation Plan & Bylaw for the area, making it even more unclear as to whether they were supposed to have been included. Additionally, some buildings obviously constructed after 1950 are within the Conservation District, even though they lack the architectural character that was central to the creation of the district in the first place. This entire problem is expanded further through the use of signs that mark the entrance to the conservation district; some residents think they are included when in fact they are not, and vice versa.

General infrastructure within the conservation district also needs to be considered. Some roads are unpaved, and the wooden barrier surrounding the bridge on Highway 215 needs some maintenance.

Cedar Rd has been renumbered since 1995. Not all of the houses on the road have updated their street numbers as of yet, and some display both the old and new street numbers.

Also, some buildings in the village have had to be moved from their original location due to erosion. This problem was not touched upon in the *Maitland Heritage Conservation Plan & Bylaw*, but should be addressed in the future.

Synthesis

The following are recommendations for the future management of the Maitland Heritage Conservation District:

Many houses in Maitland are somewhat run down, and peeling paint is a common sight. If grants could be issued to help with exterior maintenance of conservation district houses the area would not only be more appealing to residents, but also more enticing to tourists. Spending a little money on upkeep now could decrease long-term expenditures down the road.

Although vinyl siding is permitted within the conservation district, unless it is of high quality it is often not as appealing as paint, especially on historic buildings. Given that paint requires much more maintenance than vinyl I suspect that vinyl may become a more common siding choice in Maitland in the years to come. I would recommend that some kind of incentive be put in place to encourage residents to continue to use paint or invest in high quality vinyl.

Re-evaluate the boundaries of the Conservation District. Not only would it be beneficial to the residents to know if they are subject to the guidelines set out in the conservation plan, but it would also help determine which houses could be eligible for grant money to help with upkeep. Also, if grant money were to be allocated, perhaps more historic houses in the area would be willing to be a part of the conservation district.

The post office and the fire hall are both centrally located in Maitland and neither fit the guidelines set out in the Conservation Plan particularly well. Even though the fire hall is not actually within the Conservation District I would recommend that if exterior work was ever deemed necessary for either building that the Design Guidelines set out in the Conservation Plan be taken into consideration.

Create a series of guidelines pertaining to the need to move buildings due to erosion and sea level rise.

Most residents that I've spoken with haven't considered the conservation plan when doing renovations. Most felt that they were familiar enough with the area and what was appropriate to such an extent that reading the guidelines was deemed unnecessary. It was also suggested that people were intimidated by the simple fact that guidelines existed. Perhaps a simplified outline or brochure of what is and is not permitted would be beneficial.

Address road maintenance, especially on Maple Street and Church Hill. If Maitland is to be advertised as a tourist location then the roads within the town should not be dirt. Pavement is not necessary, but the roads should be well maintained. On the same note, portions of Cedar Rd outside of the town of Maitland could also use maintenance, as this is a principle route from the Annapolis Valley to the Conservation District.

Encourage light commercial development (cafes, restaurants, small independent stores, etc.) and the development of cultural programs within the town. Currently there are many vacant properties, both commercial and residential, that could be used to create a vibrant community.

Conclusion

Maitland has undergone a fair amount of changes over the past 19 years, but fortunately, almost all renovations have been in keeping with the architectural character of the village. Despite this, Maitland is in need of attention, and needs to be considered during the upcoming review of the East Hants Municipal Planning Strategy. Hopefully the recommendations that I put forth will be considered, and Maitland will be well cared for in the years to come.

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APPENDICIES

Appendix A: Survey Questions

Preliminary Questions:

| Do you consent to answer this survey? Yes No

Are you over 18? Yes No

Are you a resident of this dwelling or an owner of the building? Yes No

1) Are you aware that you live in a Heritage Conservation District?

Yes No

2) Have there been any exterior renovations to this property since the Heritage Conservation District was created in 1995?

a) If yes, what renovations were done?

Cosmetic (for example: replace windows or siding, adding or removing decorative trim features)

An addition to the existing structure

New construction

Demolition

Other (no specification needed)

b) Did you consider the renovation/construction guidelines set out in the Heritage Conservation District Plan and Bylaw for Maitland before doing these renovations?

Yes No

3) Do you think that the overall built character of the Village has changed since the Heritage Conservation District was created in 1995? Yes or No? (If yes, please comment)

Yes No

4) Without naming any names or giving me specific addresses, are there any renovations that have been done in Maitland that you think are not in keeping with the historic nature of the village? Yes or No? (If yes, please comment)

Yes No

Appendix B: Ethics Approval Letters and Consent Form

The following are the letters that were delivered to the residents of Maitland over a two-week period (following ethics approval). Only those who lived within the Conservation district were interviewed, residents outside of the conservation district were only given the notice that a photo was taken of their residence. The consent form that accompanied the survey is also included.

This appendix includes:

- Information Letter (delivered 1 week ahead of interview date)
- Participant Information Letter (given to respondent prior to conducting the survey)
- Photo Notice Letter (left at residences if a photo was taken and there was no one available to for permission)
- Confidentiality Agreement (signed by Bernadine te Bogt, who accompanied me while conducting interviews)

Information Letter



March 14, 2014

Dear Maitland Resident,

My name is Alyssa te Bogt, and I am a Bachelor of Community Design Student at Dalhousie University. I am in the process of writing my thesis on the Maitland Heritage Conservation District, and how the buildings in your village may have changed since Maitland first became a Heritage Conservation District almost 20 years ago.

As a part of my thesis research, I would like to ask residents of Maitland, yourself included, a few quick questions about any changes that may have taken place to the buildings in the village. I will not take up more than five minutes of your time.

I plan to be in your area on March 22, weather permitting, going door to door with my short survey. I would greatly appreciate having the opportunity to speak with you then.

As a part of this study I will be taking pictures of the exteriors of buildings and residences within the conservation district. I will be in the area taking photos March 15 and March 22. Should you wish that I refrain from taking a photo of your residence I invite you to either leave a note on your door, or contact me using the information below.

If you have any questions, concerns, or would like more information on my thesis topic please feel free to contact me at 902-292-7236, email me at al207239@dal.ca; contact my thesis advisor, Kate Thompson, at 902-494-3114 or kate.thompson@dal.ca; or contact the School Director, Dr. Patricia Manuel at 902-494-6597 or patricia.manuel@dal.ca.

Sincerely,

Alyssa te Bogt

Participant Information Letter



Project Title: Maitland, NS Heritage Conservation District: The Effects of the Heritage Conservation Plan and Bylaw

Dear Study Participant

My name is Alyssa te Bogt and I am a student at Dalhousie University in the Community Design program. I am doing a research project to determine how the buildings within the Maitland Heritage Conservation District have changed since the Heritage Conservation District was created in 1995.

Study Procedures

I am inviting you to participate in a very brief survey. This survey is designed to gather information about the character of the village in relation to the 1995 Heritage conservation District designation, and determine what exterior renovations were done since then.

As a part of this project I will create a list of which buildings have undergone changes since 1995. I am interested only in general information about exterior renovations or repairs. I am not asking questions about the cost or extent of renovations, or who did the renovations, or the date of the renovations except to establish if the change happened after 1995. Nor will I be collecting information about interior changes. I will also be taking exterior photos of residences, buildings, and institutions in the neighbourhood.

Risks and Confidentiality

This survey should cause you no discomfort, as it is short and I am not collecting any personal information. There is minimal risk to you if you chose to participate in this research. You may choose to end your participation at any time. All data, including participant information and questionnaires will remain confidential and only my project supervisors and I will have access to it. The data or information you provide will be used for this project only.

It should be noted that the questions I will be asking refer to whether the property itself has undergone any exterior renovations, not whether you, the current resident, has done any renovations.

Your individual responses will remain confidential. I am not collecting your name, and your address will not be released. Your input will be generalized and combined with the information provided by others when I report on this project.

Should you wish to, you will be able to withdraw your survey answers from my study up until the point in time where my analysis of the survey data has been completed. If you wish, you are welcome to request to review the sections of the written draft report that include the generalized responses provided by all survey respondents.

Benefits

There are no direct benefits to you for participating in this survey. However, this project, once completed, will contribute in developing policies regarding future management of the Maitland Heritage Conservation District for the upcoming review of the East Hants Municipal Planning Strategy.

Contact Information

I would be happy to talk with you about any questions or concerns you may have about your participation in this research study. Please feel free to contact me, Alyssa te Bogt, my thesis advisor, Kate Thompson, or the School Director, Patricia Manuel, using the contact information provided below. Additionally, if you would like me to send you a copy of my study once completed, I would be pleased to do so.

Alyssa te Bogt
902-292-7236
al207239@dal.ca

Kate Thompson
Instructor, School of Planning
Dalhousie University
902-494-3114
kate.thompson@dal.ca

Patricia Manuel
Director, School of Planning
Dalhousie University
902-494-6597
patricia.manuel@dal.ca

Photo Notice Letter



March 15, 2014

Dear Maitland Resident,

My name is Alyssa te Bogt, and I am a Bachelor of Community Design Student at Dalhousie University. I am in the process of writing my thesis on the Maitland Heritage Conservation District, and how the buildings in your village may have changed since Maitland first became a Heritage Conservation District almost 20 years ago.

As a part of this study I am taking pictures of the exteriors of buildings and residences within the conservation district. On _____ I took a photo of your residence. Should you wish me to remove the photo from my study, or for me to send you a copy of the photo I took so as to ensure that it meets your approval please contact me using the information provided below.

If you have any questions, concerns, or would like more information on my thesis topic please feel free to contact me at 902-292-7236, email me at al207239@dal.ca; contact my thesis advisor, Kate Thompson, at 902-494-3114 or kate.thompson@dal.ca; or contact the School Director, Dr. Patricia Manuel at 902-494-6597 or patricia.manuel@dal.ca.

Sincerely,

Alyssa te Bogt

Confidentiality Agreement

Confidentiality Agreement

Project Title: Maitland, NS Heritage Conservation District: The Effects of the Heritage Conservation Plan and Bylaw

Student Researcher: Alyssa te Bogt
A1207239@dal.ca
902-292-7236

Project Supervisor: Kate Thompson
Kate.thompson@dal.ca
902-494-3114

By signing this form, you agree to hold in confidence all information gained in the course of this project, specifically, respondent addresses, records of renovations, and any other sensitive information obtained.

Bernadine te Bogt

Name (please print)

Bernadine te Bogt

Signature

April 7, 2014

Date

Appendix C: Historic Characteristics

From the original *Maitland Heritage Conservation District Plan & Bylaw* (pages 9-13)

MAITLAND - HISTORIC FACADE TYPES BY STYLE

ILLUSTRATION 1

CLASSICAL REVIVAL



GREEK REVIVAL



GEORGIAN/FEDERAL



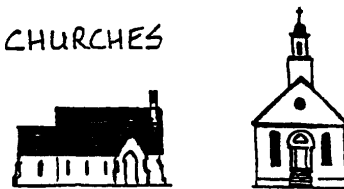
GOTHIC REVIVAL / MODIFIED GOthic



SECOND EMPIRE / MANSARD ROOF



CHURCHES



GREEK REVIVAL - COMMERCIAL



BARNS / LIVERY STABLES / STORAGE



SEE APPENDIX 1 FOR PHOTOS AND DESCRIPTIONS OF STYLISTIC ELEMENTS

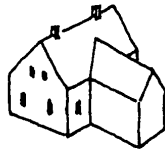
MAITLAND - HISTORIC ARCHITECTURAL CHARACTERISTICS

ILLUSTRATION 2

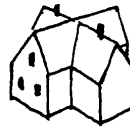
TRADITIONAL BUILDING FORMS



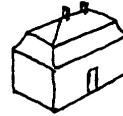
GABLE ROOF
CENTRAL CHIMNEY



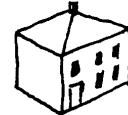
ADDITIVE FORM
SEPARATED CHIMNEYS



CROSS GABLE FORM

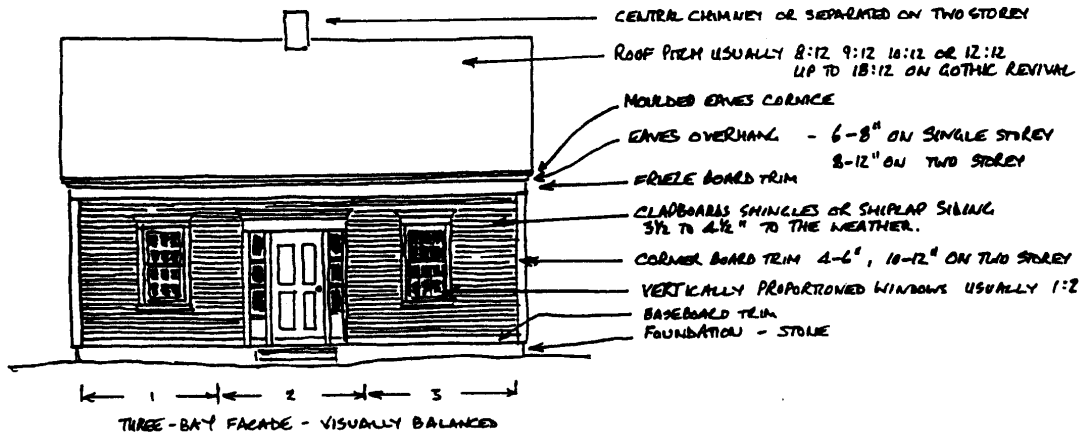


MANSAARD ROOF

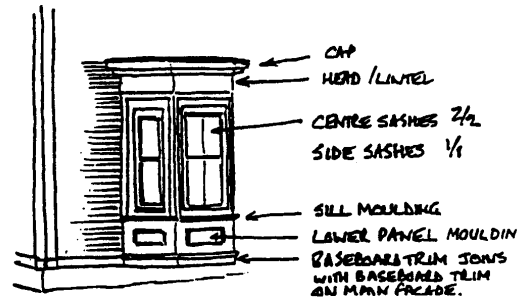
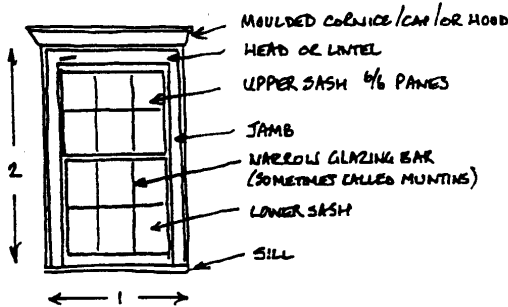


HIP ROOF

TRADITIONAL CLASSICAL REVIVAL FACADE (STYLIZED)



TRADITIONAL WINDOWS



THREE-FACETED BAY WINDOW - SIDES AT 45

VARIATIONS



1/2



1/4



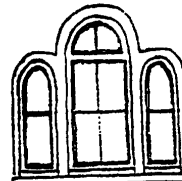
PAIRED



TRIPLE



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WINDOWS WITH



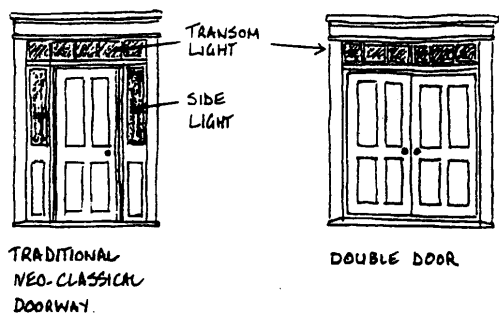
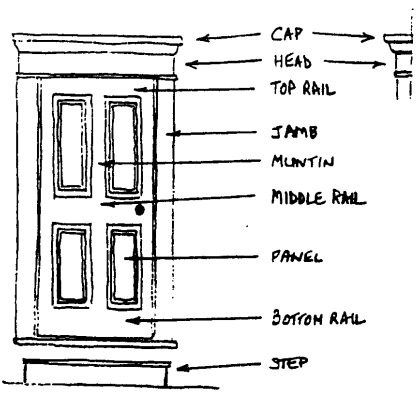
PALLADIAN WINDOW



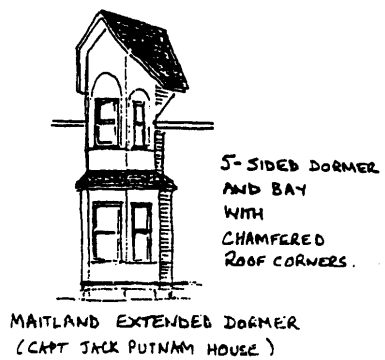
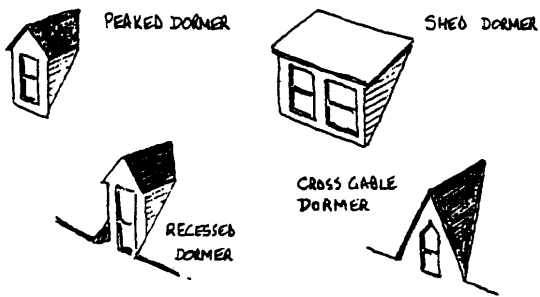
SEGMENTAL
ATTIC WINDOW

ILLUSTRATION 2A

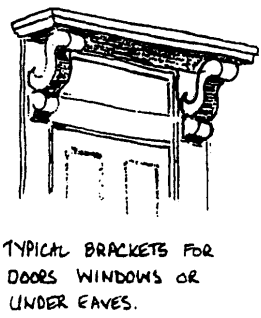
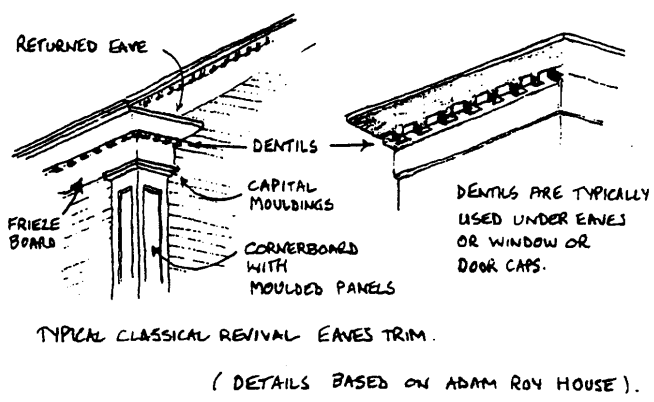
TRADITIONAL DOORS & DOORWAYS



TRADITIONAL DORMERS



TRADITIONAL TRIM ELEMENTS



Appendix D: Design Guidelines

Section 4 of the original *Maitland Heritage Conservation District Plan & Bylaw*
(pages 57-171)

4.0 DESIGN GUIDELINES

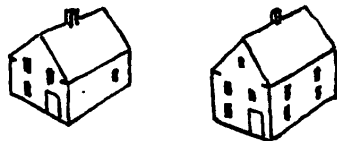
4.1 Design Guidelines for New Buildings.

New buildings in the Heritage Conservation District shall be designed and constructed in accordance with the following guidelines:

- .1 **Style:** New buildings shall be designed and constructed in a style which reflects and responds to the style of nearby existing historical buildings.
- .2 **Form:** New buildings shall be designed and constructed in a form which corresponds with or is derived from one of Maitland's traditional building forms, which include:



CLASSICAL REVIVAL FORM



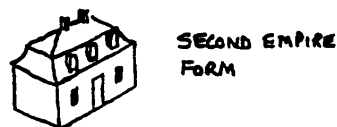
GREEK REVIVAL FORM.



GOthic REVIVAL FORM



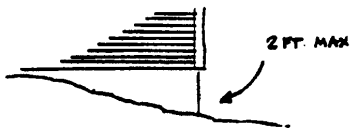
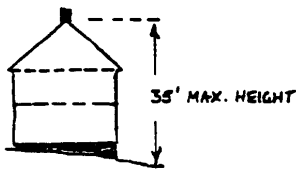
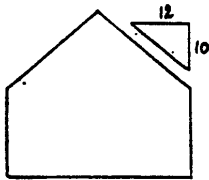
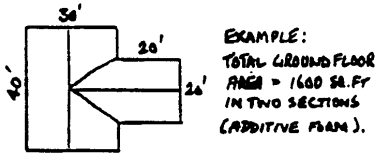
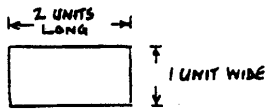
HIP-ROOFED
GEORGIAN / FEDERAL
FORM



SECOND EMPIRE FORM

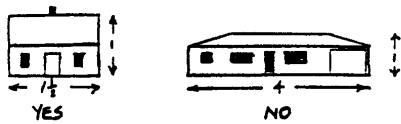
- Single or two-storey, gable roofed form with main facade in long elevation (Classical Revival model).
- Single or two-storey, gable roofed form with main facade in end elevation (Greek Revival model).
- Single or two-storey, cross gable form (Gothic Revival model).
- Two-storey hip-roofed form (Georgian/Federal model).
- 1¹/₂ storey mansard roofed form (Second Empire model).

For further information on traditional building forms and styles, see the Background Studies section of the Heritage Conservation District Plan and Appendix 1.

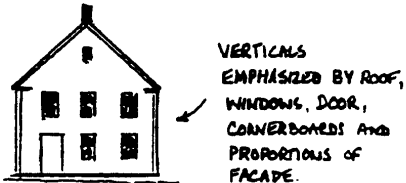


- .3 **Proportion:** New buildings shall have a width to length ratio no greater than 1:2.
- .4 **Size:** Where the total ground floor area of a proposed building will exceed 1450 sq.ft., the building shall be comprised of more than one attached building component. The maximum ground floor area of any new building shall be 2300 sq.ft.
- .5 **Roof Pitch:** The principal roof (not including ells or extensions) on any new building shall have either a gable roof with a minimum pitch of 10:12 or a roof shape and pitch the same as the roof shape and pitch on a nearby historical building.
- .6 **Height:** New buildings shall not be more than 2 stories high exclusive of the attic level under the roof. Maximum overall height shall not exceed 35 ft. from the lowest point of grade at the building foundation to the highest point of the roof.
- .7 **Exposed concrete foundations:** The maximum height of the exposed portion of a concrete foundation, from grade to the lowest level of the cladding shall be 2 ft.

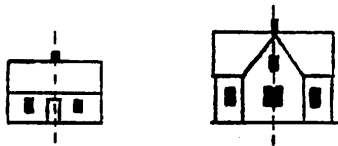
.8 Facade design: The main facade on any new building should be designed with reference to the following factors:



a. Proportion: The length to height ratio of the facade should not exceed 2:1.

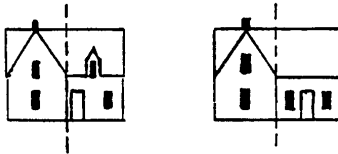


b. Directional emphasis: The facade design should emphasize vertical elements over horizontal elements. This can be most easily achieved by the use of steeply pitched roofs and vertically proportioned windows.



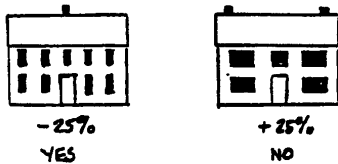
SYMMETRICAL AND BALANCED

c. Visual balance: Facade designs should strive for visual balance. Visual balance may be achieved most directly by the use of symmetry (where design elements are equally balanced about a central point, e.g., windows equally spaced on either side of a central door), but asymmetrical compositions are also acceptable. In asymmetrical compositions, visual balance is more elusive and harder to define, but may be achieved by considering the balance of individual components within the design.



ASYMMETRICAL AND BALANCED

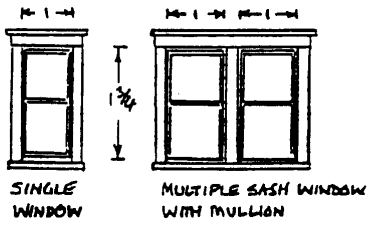
d. Window to wall area ratio: The area of the facade occupied by window and door openings should generally be no greater than 25%.



ORDERED, RHYTHMIC PATTERN
YES.

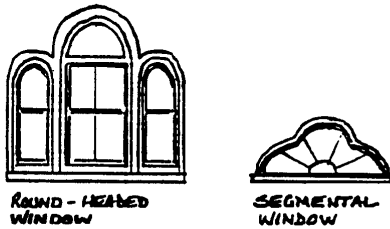
RANDOM UNALIGNED PLACEMENT
NO.

e. Rhythm and alignment: Window and door openings should preferably be arranged in a simple, rhythmic pattern, and should correspond in their horizontal and vertical alignment. Random placement of windows is discouraged.



- 9 Windows: Windows which are visible from an adjacent public street shall be vertically oriented in the facade with a minimum width to height ratio of 1: 1³/₄. The preferred window type is the traditional, double hung, vertical sliding sash. Wider window openings may be achieved by utilizing multiple sashes separated by mullions.

Windows may be square-headed or round-headed.



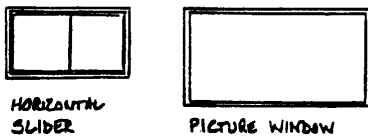
Circular, oval or segmental windows, or variations thereof, shall be permitted.



Three-faceted bay windows on the traditional model shall also be permitted.



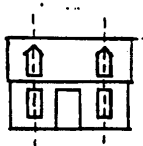
Casement, awning and large flat glazed windows which impart a contemporary image shall be permitted provided that they are installed in openings of acceptable proportions.



Horizontally proportioned slider windows, picture windows and curved bow windows shall not be permitted on facades which are visible from the street.



.10 Dormers: Dormers shall be permitted with proportions and roof pitches similar to those of dormers on existing historic buildings in Maitland.



DORMERS
VERTICALLY ALIGNED

Where small dormers are set in a roof, they should be aligned with window or door openings in the facade below.

SHED DORMER
INSET TO
PRESERVE
GABLE FORM



Where a full shed dormer is incorporated into a pitched roof, it shall be inset from the roof verges so as to preserve the underlying form of the gable.

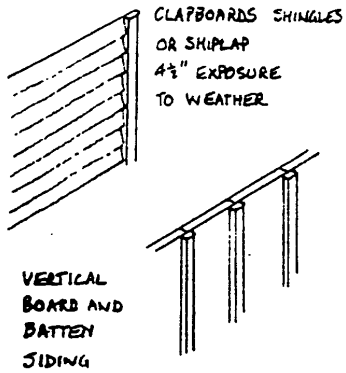


FLAT SKYLIGHT



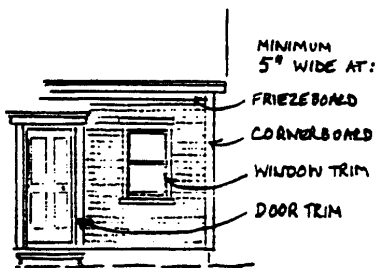
BUBBLE SKYLIGHT

11 Skylights: Flat, glazed skylights shall be preferred to bubble-type skylights.



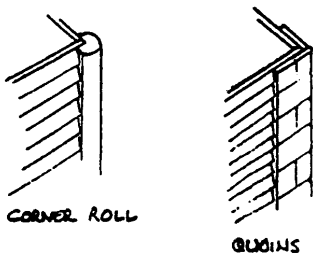
- .12 Cladding: The preferred exterior cladding on new buildings shall be traditional wooden clapboards, wooden shingles or wooden shiplap siding laid in horizontal alignment at maximum 4 1/2 inches to the weather, or wooden board and batten siding.

Vinyl, aluminum or other synthetic cladding materials are not recommended. If they are to be used, however, they shall have a narrow overlap (max 4 1/2 inches) and shall be installed with wooden trim, minimum 5" (nominal 6") width around windows and doors and at the friezeboard and facade corners. See specific guidelines in section 4.3. Also see attached advisory article in Appendix 2.

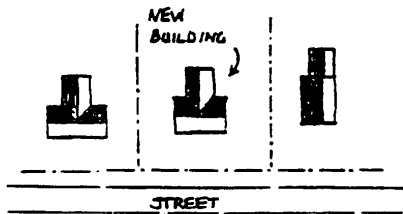
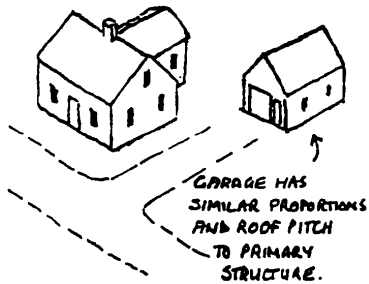
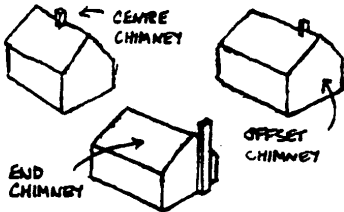
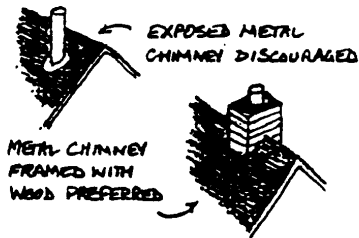
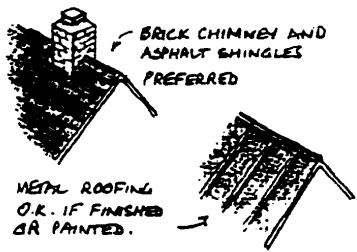


Brick cladding is not characteristic to the historical architecture of Maitland and shall not be permitted on new buildings. Asphalt imitation brick cladding also shall not be permitted.

- .13 Trim: New buildings shall, at minimum, have plain cornerboard, friezeboard, window and door trim, minimum 5" wide (nominal 6").



Traditional wooden corner roll trim, minimum 2 1/2" wide, and traditional wooden corner quoins shall also be permitted.



.14 Roofing: Roofing materials shall be asphalt shingles, traditional wooden roof shingles or synthetic materials which replicate either of these. Sheet metal roofing shall also be permitted provided that it has a painted or other finished appearance.

.15 Chimneys: Chimneys on new buildings should preferably be constructed of brick. Insulated, metal stovepipe chimneys may also be permitted provided that they are enclosed in wood or painted. Exposed stainless steel or chrome chimneys are discouraged.

Centre or offset chimneys emerging through the roof ridge are preferred to end chimneys. Wide, multiple flue chimneys attached to the outside of the building should preferably be located on a building elevation which faces away from the street.

.16 Outbuildings: Outbuildings constructed in association with a primary structure on the same site should be relatively small in scale with similar proportions to the primary structure.

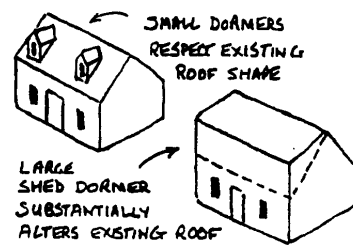
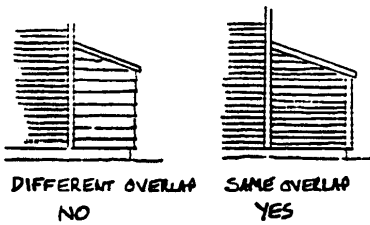
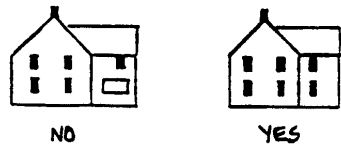
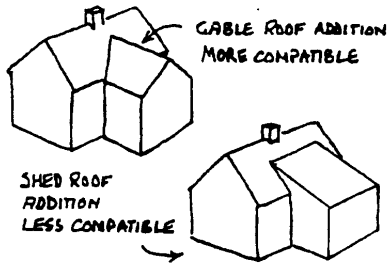
- The maximum height of a new outbuilding shall be 1¹/₂ storeys.
- The style, roof pitch, cladding material and windows should complement the primary structure.
- Portable metal storage sheds and mini-barns shall not be permitted.

.17 Location:

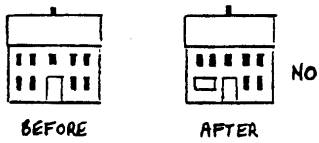
- a. **Setback:** Any new building shall have a setback which is equal to or an average of the setbacks of adjacent historic buildings. This requirement does not apply to new outbuildings.
- b. **Sidyard:** Minimum 6ft.

4.2 Design guidelines for alterations and additions to existing buildings

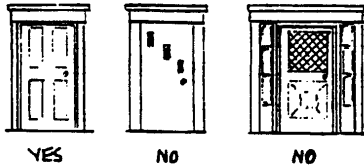
Alterations and additions to existing historic buildings in the Heritage Conservation District shall comply with the following guidelines:



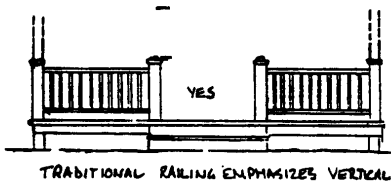
- .1 **Style:** Alterations or additions to existing historical buildings shall be designed and constructed so as to be consistent with the historical style of the principal structure.
- .2 **Roof shape on additions:** Additions which are visible from an adjacent or adjoining public street should preferably have a roof shape and a roof pitch which match that of the principal structure.
- .3 **Windows on additions:** Windows on additions which are visible from an adjacent public street should have proportions and alignment which match the proportions and alignment of the windows on the original structure. The guidelines for windows on new buildings also apply.
- .4 **Cladding and trim on additions:** The guidelines for exterior cladding and trim on additions are the same as those for the exterior cladding and trim on new buildings. Generally, the cladding on an addition should match the cladding on the principal structure in terms of its overlap and alignment, and the trim on the addition should match the trim on the original structure.
- .5 **Height of additions:** The height of an addition shall not exceed the height of the principal structure.
- .6 **Dormers:** New dormers shall not substantially alter the established shape or form of the roof. Where small dormers are set in a roof, they should be aligned with window or door openings in the facade below. The guidelines for dormers on new buildings also apply.



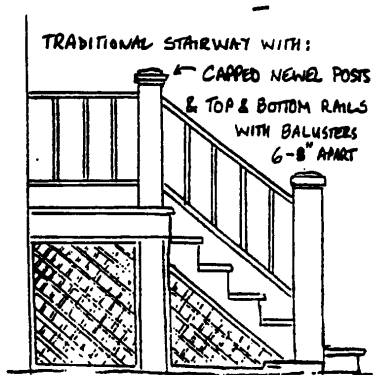
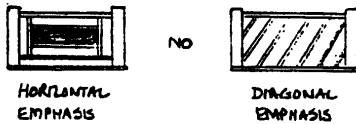
- .7 **Window alterations:** Where existing windows are to be replaced or renovated the new windows shall have proportions the same as or similar to the original windows, and shall not alter the established window pattern in the facade in terms of its visual balance or directional emphasis. Traditional windows shall not be replaced by picture windows or horizontal sliders.
See also guidelines for windows on new buildings



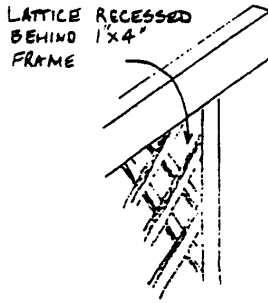
- .8 **Door replacements:** Where existing doors are to be replaced the new door should match the existing style of the entrance. Panelled wooden doors are preferred to modern, metal doors or flush surface doors.



- .9 **Porches, porticos and verandas:** New porches, porticos and verandas shall be designed and constructed in a manner which reflects the historical style of the main structure. Where a railing is necessary or desired, it should be designed and constructed in the traditional way, with an upper and lower rail and vertical balusters. Contemporary railing designs which emphasize diagonals or horizontals are discouraged. End posts should be capped. Wrought iron railings and gothic fretwork are permitted where appropriate to the historical style of the building.



- .10 **Exterior staircases:** shall be permitted provided that they are designed, constructed and trimmed in a manner which reflects the style and detail of the building to which they are attached. Exterior staircases should be unobtrusive and, where possible, should be located at the rear of a building. Except for steps associated with a porch or veranda, exterior staircases shall not be permitted on the front face of a building. Railings on exterior staircases should preferably be designed and constructed in the traditional way, with upper and lower rails, vertical posts and capped newel posts.



- .11 **Lattice screening:** Where lattice screening is installed under porches, verandas or exterior staircases, it should be properly recessed and framed at the edges.

.12 **Replacement of existing cladding materials:**

Replacement cladding materials shall preferably be traditional wooden clapboards, wooden shingles or wooden shiplap siding laid in horizontal alignment at maximum 4 1/2 inches to the weather, or wooden board and batten siding, where this is appropriate to the historical style of the existing building. The overlap of the new wooden cladding should preferably replicate the overlap of the original cladding.

Vinyl, aluminum or other synthetic cladding materials are not recommended as replacement siding materials. If they are to be installed, however, they shall meet the requirements of section 4.3 of these design guidelines. An advisory article regarding the use and durability of vinyl siding is also attached in Appendix 2.

Brick cladding was not traditionally used on Maitland's historic buildings and shall not be permitted as a replacement for traditional wooden cladding. Similarly, asphalt imitation brick cladding shall not be permitted.

- .13 **Trim alterations:** Existing historical trim, including cornerboards, friezeboards, baseboards, window and door trim, mouldings, brackets, dentils, etc., shall be retained wherever possible.

- .14 **Roofing:** Replacement roofing materials shall be asphalt shingles, traditional wooden roof shingles or synthetic materials which replicate either of these. Sheet metal roofing shall also be permitted provided that it has a painted or other finished appearance.

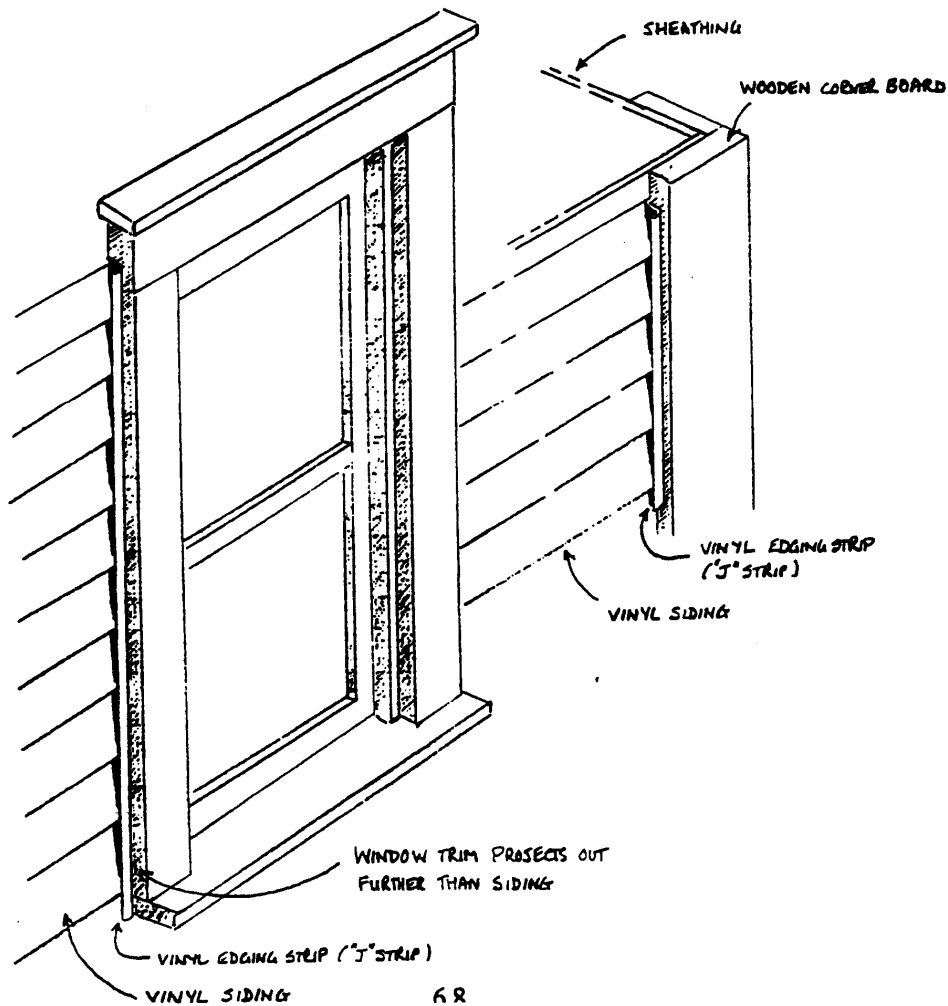
- .15 **Skylights:** Skylights shall be permitted on existing buildings but flat, glazed skylights are preferable to bubble-type skylights and installation on a back roof slope is preferable to installation on a roof slope facing a public street.

- .16 **New chimneys and replacement chimneys:** See guidelines for chimneys on new buildings.

4.3 Guidelines for installation of vinyl and aluminum cladding

Vinyl and aluminum cladding shall be permitted to be installed on new buildings and on existing buildings in the Heritage Conservation District subject to the following provisions.

- .1 the cladding shall be of the narrow overlap type, maximum 4¹/₂" to the weather;
- .2 the cladding shall not project beyond the front surface of abutting trim around windows, doors and corners;
- .3 when installed as replacement cladding on existing buildings, the installation shall not obscure, cover, remove or alter any existing historic architectural trim or other historic architectural features;
- .4 when installed on new buildings, the cladding shall be installed and fitted with wooden trim around windows, doors and corners.



4.4 Design guidelines for signs.

a. **General guidelines:**

- New signs shall be designed in a manner which respects and reinforces the architecture of the building with which they are associated. Signage which is compatible with nearby buildings helps to create visual unity within the Heritage Conservation District.
- Signs such as name and address signs, building identification signs, no trespassing signs, traffic regulation or parking signs, plaques denoting historic significance, etc., shall be relatively small in relation to the building to which they are attached or with which they are associated.
- New signs should present clear, concise information in a simple manner.

b. **Permitted materials:**

New signs shall be constructed of wood and may have painted, carved or raised lettering.

c. **Illumination:**

- Internally lit, plastic signs are regarded as being out of character with Maitland's historic architecture, and shall not be permitted. New signs in the Heritage Conservation District may be externally illuminated, however, by the use of focussed spotlights, either attached to the sign or fixed to the ground or building, as appropriate.

d. **Signs prohibited:**

- Internally lit signs.
- Flashing signs.
- Moveable, portable signs.
- Advertising signs affixed to utility poles or to other highway or traffic control signs.
- Signs fixed to or supported by the roof of any building.
- Product signs.

e. **Projecting Wall Signs:**

- Maximum size of sign board - 20 sq.ft. (4' x 5');
- Wooden or wrought iron brackets preferred; iron pipe brackets discouraged.
- Sign shall not project above eaves, parapet or roof line of a building.
- Sign should be vertically aligned with vertical elements in the building facade, e.g., edges of windows, doors, edge of storefront, or mid-point of spaces between architectural features.
- Top or bottom of sign should be horizontally aligned with horizontal architectural features, e.g., the top of windows, or the lines of a transom or fascia board.
- Illumination by focussed spotlight preferred; no internal illumination.

f. **Fixed Wall Signs:**

- Maximum size of sign board - 1 sq.ft. per lineal foot of wall space.
- Fixed wall signs should preferably be centred between windows, between a window and a door, or between a window and the edge of the wall.
- Fixed wall signs should not obscure significant architectural details.
- Illumination by focussed spotlight preferred; no internal illumination.

g. **Ground signs:**

- Maximum size of sign board - 24 sq.ft. (4'x6');
- Sign shall have wooden posts;
- Maximum height 10 ft.
- Illumination by focussed spotlight preferred; no internal illumination.

4.5 Design guidelines for fences.

a. General guidelines:

- New fences shall be designed and constructed in a manner which respects and reinforces the architecture of the building with which they are associated.
- New fences shall be constructed of wood only.
- Maximum height of new fences shall be 6 ft.

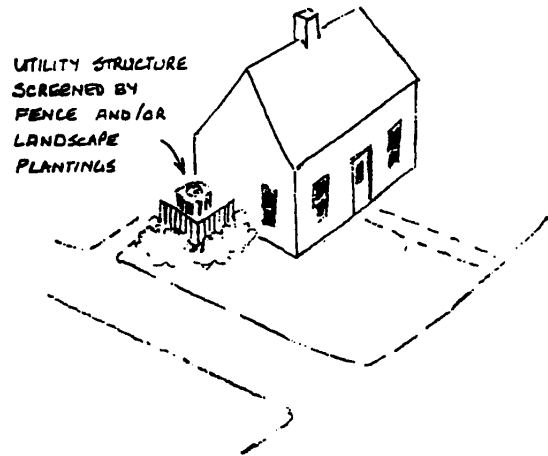
b. Permitted fence types:

- Post and rail.
- Board fence - boards shall be attached on same side of fence posts.
- Picket fence - pickets shall be attached on same side of fence;
 - pickets shall be uniform width;
 - pickets shall be pointed rather than square-topped.
- Lattice fences shall be permitted provided that the latticework is framed.

4.6 Utility structures.

Utility structures such as fuel tanks, garbage containers, electrical transformers, air conditioning equipment and other mechanical equipment shall be permitted in the Heritage Conservation District subject to the following conditions:

- a. utility structures shall not be located in front of buildings.
- b. where utility structures are visible from an adjacent public street, they shall be screened by a board fence, lattice fence and/or other planted landscape material.



Appendix E: Historic Properties

The following appendix contains a profile of every historic house in the Maitland area, with a corresponding map of locations. Please refer to Appendices C & D (the sections on Historic Character and Design Guidelines from the *Maitland Heritage Conservation District Plan & Bylaw*) for a glossary of terms and illustrated examples.

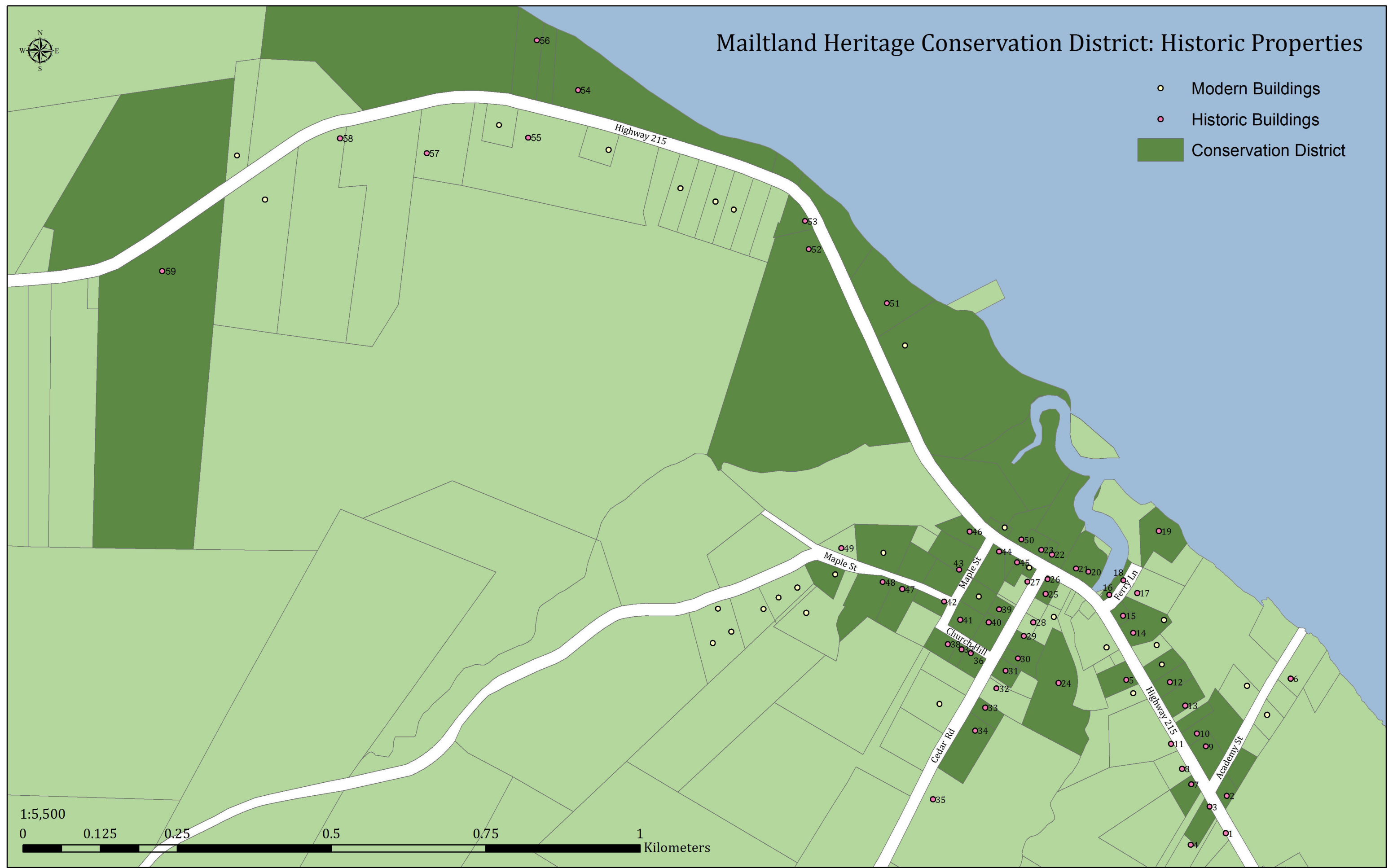
The 1995 images in the following section were taken from the appendix of the Maitland Heritage Conservation Plan; the photos from the early 2000s were taken from the booklet entitled *Heritage Properties Maitland* that was put out by the East Hants Historical Society and the East Hants Tourism Association. I took all other photos, unless otherwise noted.

Note: Cosmetic changes (i.e. new paint, siding, vinyl, or newly painted trim) were often simply indicated by listing the word 'Paint' in the changes category; the quality of the photos made any more precise observations difficult.

Maitland Heritage Conservation District: Historic Properties



- Modern Buildings
- Historic Buildings
- Conservation District



1:5,500
0 0.125 0.25 0.5 0.75 1 Kilometers

1

Address: 8894 Hwy 215

In Conservation No
District:

Name: Lockhart Lawrence House

Year of Construction: c. 1877

House style: Classical revival

Form: 2 storey, 3 bay façade. Symmetrical. South side of lower floor has projection with gable roof. Attic has horizontally aligned windows in gables.

Window detail: Capped windows

Door detail: Door is capped, and surrounded by sidelights.

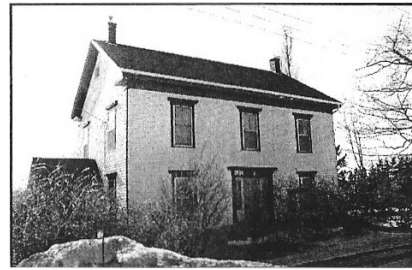
Other detail: Friezeboard

Roof: 2 chimneys. Gable roof with returned eaves.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: None

2

Address: 8877 Hwy 215

In Conservation Yes

District:

Name: Drillio House

Year of Construction: ?

House style: Classical revival.

Form: 1.5 storey with 3 bay façade. Offset front door. Side porch with veranda. House is very small compared to other houses in Maitland. Small addition on north side of house.

Window detail: Capped 3/4 windows. 2 full sized second storey windows on one side of the house, 1 full sized window on the opposite side.

Door detail: Capped with sidelights.

Other detail: No friezeboard, wide cornerboard trim (not decorative.)

Roof: Gable roof. Central metal chimney. Side addition has shallower roof.

Photo:



(Early 2000s)



(March, 2014)

Changes: North side addition, paint

3

Address: 8872 Hwy 215

In Conservation

District: Yes

Name: Dr. Creelman House

Year of Construction: c. 1870s

House style: Greek revival

Form: 2.5 storey. windows are not quite aligned between first and second floor on façade.

Window detail: One bay window on front, one on south side of house. (2/2 front, 1/2 side windows, hipped roofs.) Capped windows align with freizeboard. Attic window is large and arched, with two smaller 1/2 roman arched windows within.

Door detail: Bracketed, capped front door.

Other detail: Wide decorative cornerboard. Friezeboard.

Roof: Gable roof with pediment.

Photo:



(1995)



(Early 2000s)



(Google Maps, c.2009)

Changes: Above ground swimming pool added. Paint color changed. Chimney removed.

4

Address: 8888 Hwy 215

In Conservation

District: No

Name: Singer House

Year of Construction: c. 1870s

House style: Greek revival

Form: 2.5 storey. 2 storey bay window on front. Rear 1.5 story addition.

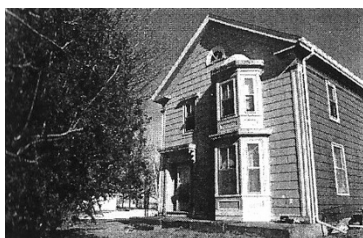
Window detail: 2 storey bay window, lower floor bay window slightly larger than upper floor (2/2 front, 1/2 side windows). Front upper window is capped. Semi circular attic window.

Door detail: Bracketed and canopied front door with sidelights. Slightly offset.

Other detail: Wide decorative cornerboard.

Roof: Gable roof with returned eaves.

Photo:



(Early 2000s)



(March, 2014)

Changes: Paint

5

Address: 8828 Hwy 215

In Conservation

District: Yes

Name: Captain Tom Roy House

Year of Construction: c. 1878

House style: Gothic revival

Form: Not symmetrical. 1.5-2 storey. Front (east) façade has 2 dormers, north façade has 2 gothic dormers

Window detail: Capped windows. 3 hipped roofed bay windows on the lower level (3 are 3 sided, one is 5 sided.) Some windows are 1/2, some 2/2, and some 3/4, although all (save the sides of bay windows) are the same size.

Door detail: Sidelights and top transom.

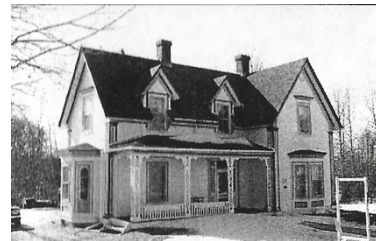
Other detail: Clad in shiplap. Wide decorative cornerboard trim. Decorative pillars on veranda. Freizeboard.

Roof: Cross gable. Two chimneys. Some traditional peaked dormers, some gothic dormers.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: Paint

6

Address: 40 Academy Street

In Conservation

District: No

Name: Captain Caleb McKenzie House

Year of Construction: c. 1850s

House style: Second empire

Form: 2 storey mansard roof, not all sides have mansard roof. Front façade does not have door. 2 bay façade. Rear extension also has mansard roof. Symmetrical.

Window detail: First floor has bay windows (2/2 front, 1/2 side windows) on front and side. Bay windows have a combination of a hipped and gable roof. Peaked dormers on second floor. Decorative square window on flat side of second floor.

Door detail: Side entrance. Bracketed door.

Other detail:

Roof: Mansard roof, central chimney.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: Siding/Paint. New step by entry.

7

Address: 8882 Hwy 215

In Conservation

District: Yes

Name: James Douglas House

Year of Construction: c. 1875

House style: Greek revival derivative

Form: 1.5 storey, with smaller 1.5 storey rear addition. Upper and lower façade windows do not align.

Window detail: Bay window lower floor front (2/2 front, 1/2 side windows, hipped roof.) Dormer in original structure. Capped windows.

Door detail: Transom above door. Bracketed, flat roofed canopy above door. Glass double door in 1995, single door with window in 2014.

Other detail: Friezeboard, wide decorative cornerboards.

Roof: Dentilled eaves. Gable roof with returned eaves.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: Front step removed. Paint & shingles. Foundation work. Front door replaced.

8

Address: 8864 Hwy 215

In Conservation No

District:

Name: Charles Putnam House

Year of Construction: c. 1870s

House style: Gothic Revival

Form: 2.5 storey, symmetrical. Front façade has 3 projecting bracketed bays (2/2 front, 1/2 side windows, hipped roof,) central bay larger than others. Side façade has 2 bay windows on lower floor. Rear 1.5 storey extension.

Window detail: Lower floor windows are bay windows (2/2 front, 1/2 side windows,) on both front and south side. Upper windows on the front of house are all 2/2, arched. Central paladin window. Small decorative window above second storey paladin window. Second storey side windows are capped.

Door detail: Central door has no transoms or sidelights, but is below a moulded cornice.

Other detail: Shiplap siding.

Roof: Gable roof, 2 chimneys. Bracketed eaves.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: None

9

Address: 8863 Hwy 215
In Conservation Yes
District:
Name: Hiram Grant House
Year of Construction: c. 1850s
House style: Second Empire
Form: Symmetrical, with central projecting bay. 2 storey, mansard roof, all 4 sides. 1.5 storey rear projection (original structure, older than front part of the house).
Window detail: Central window second storey window is arched. All other windows are 2/2. Traditional bay window on one side of house. Brackets on lower floor windows. Gable dormers second floor (except for central arch window.) Decorative window caps, with wood cutout accents.
Door detail: Front door is a double door with no windows on or surrounding. Door is bracketed and has decorative wood detail above. Arched canopy above door.
Other detail: Decorative cornerboards and friezeboard. Contrasting paint highlights these details
Roof: Brackets under eaves. Chimneys removed over time. Rear projection has gable roof and dormers (one shed dormer, one peaked dormer.)

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: Picket fence replaced with simpler fence. Chimneys removed. Paint.

10

Address: 8851 Hwy 215

In Conservation

District: Yes

Name: Alexander Roy House

Year of Construction: c. 1860

House style: Greek revival

Form: 2 storey. 3 bays in front façade. Rear section is also 2 storeys but not quite as tall as front structure. Bay window on north side.

Window detail: Simple 2/2 windows, upper windows align with freizeboard. Shutters on front windows. Segmental window in attic.

Door detail: Crenelated canopy over the front door with brackets. Double door, no windows in door.

Other detail: Shiplap siding. freizeboard.

Roof: Pedimented gable roof with dentils. Single chimney.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: Deck built on south side of house. Upcoming exterior paint job.

11

Address: 8862 Hwy 215

In Conservation

District: No

Name: Borden House

Year of Construction: Early 1900s

House style: Halliday House Kit bungalow

Form: Single storey bungalow, not characteristic Maitland Architecture.

Window detail: 1/2 windows, often grouped in twos.

Door detail: Bracketed front screen door.

Other detail: Vinyl siding.

Roof: Central chimney. Roof slope is shallow compared to other homes in the area.

Photo:



(Early 2000s)



(March, 2014)

Changes: None

12

Address: 8833 Hwy 215

In Conservation Yes
District:

Name: Howe House

Year of Construction: c. 1856

House style: Classical Revival

Form: 1.5 storey, 5 bay façade, with side addition done in the 1970s to include a basement garage.

Window detail: Capped windows, both in original structure and addition.

Door detail: Capped, with sidelights. Small front step with side steps.

Other detail: It seems that although renovations were done prior to the conservation plan there was clearly some effort put in to keeping the addition in the style of the original structure.

Roof: Gable roofs both on addition and original structure. Chimney on either side (metal in original structure, brick in addition). Bracketed eaves. Arched window in attic of addition.

Photo:



(1995)



(Early 2000s)

(no recent photos per owners request)

Changes: Paint

13

Address: 8843 Hwy 215

In Conservation

District: Yes

Name: Captain William Douglas House

Year of Construction: c. 1850

House style: Second empire

Form: 2 storey, mansard roof. Symmetrical. 3 2 storey projecting bays on front façade. Central bay has a tower capped by a convex roof and a cast iron widows walk. Sides of house do not have mansard roof. 2 storey rear projection with balcony, wood railing and pillars.

Window detail: Double windows on both projecting bays, both floors. 2/2 lower windows, 1/2 upper windows. Central tower has small single pane windows on each side. Contrasting triangle paint above upper windows.

Door detail: Central door with sidelights. Small deck around front door, with lattice fence.

Other detail: Brackets under eaves. Moulded cornice on lower floor of projecting bays. Frieze between “lower” and “upper” roof.

Roof: Mansard roof. Two chimneys. Wrought iron widows walk. Flat roof over second storey projecting windows. Rear projection has hipped roof.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: Paint, Front deck with ramp added.

14

Address: 8821 Hwy 215

In Conservation

District: Yes

Name: Douglas House

Year of Construction: c. 1860

House style: Greek Revival

Form: 2 storey. 1.5 storey rear addition.

Window detail: 3 faceted traditional bay window lower level, 2/2 front, 1/2 side windows. Moulded cap on upper and side (2/2) windows. Decorative window in attic. South side of house also has bay window.

Door detail: Bracketed door with canopy.

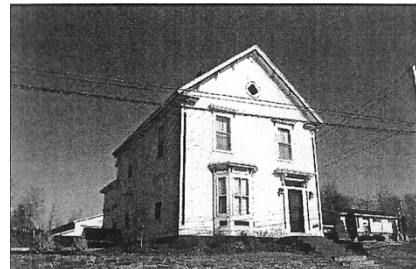
Other detail: Decorative wide cornerboard trim. Freizeboard.

Roof: Reverse eaves. Centre single chimney. Bay window has hipped roof. Bracketed Eaves.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: None

15

Address: 8817 Hwy 215

In Conservation

District: Yes

Name: Adam Roy House

Year of Construction: c. 1855

House style: Greek Revival

Form: 2 storey. Single storey side extension on lower floor with hipped roof.

Window detail: 3 faceted traditional Bay window lower level, 2/2 front, 1/2 side windows. Moulded cap on (2/2) upper windows. Horizontally oriented oval window in attic. South side of the house has small box window extension with hipped roof.

Door detail: Bracketed door with canopy.

Other detail: Side extension is a veranda, partially enclosed. Decorative wide cornerboard trim. Freizeboard.

Roof: Reverse eaves. Centre single chimney. Bay window has hipped roof. Dentilled eaves.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: None

16

Address: 8807 Hwy 215

In Conservation

District: Yes

Name: Cochrane's General Store

Year of Construction: c. 1850

House style: Greek revival - Commercial

Form: 2 storey. Symmetrical.

Window detail: Lower windows are large and horizontally oriented, 3/2. Upper windows are 3/4, caps align with friezeboard. Lower windows are surrounded by moulded pilasters and a moulded cornice.

Door detail: Door has upper transom, and is also surrounded by moulded pilasters and cornice.

Other detail: Friezeboard trim. Wide decorative cornerboards.

Roof: Pediment. Off centre chimney.

Photo:



(1995)



(Early 2000s)



(March 2014)



Changes: Building has had to be moved south of its original location due to sea level rise. Exterior staircase removed.

17

Address: 10 Ferry Lane

In Conservation

District: No

Name: Urquhart House

Year of Construction: c. 1900 (?)

House style: Bungalow

Form: 1.5 storey. Not typical Maitland architecture. Not symmetrical.

Window detail: Horizontally oriented windows. Large basement window on front of house.

Door detail: Central front door, with brackets.

Other detail: Small canopy over door and large picture window.

Roof: Hipped roof. Side chimney. Low roof pitch. Front veranda is offset.

Photo:



(Early 2000s)



(March, 2014)

Changes: None.

18



(March, 2014)

19

Address: 19 Ferry Lane

In Conservation

District: Yes

Name: Macomber House

Year of Construction: c. 1865

House style: Classical Revival.

Form: 1.5 storey, 5 bay façade. Large cape cod style side addition with 3 peaked dormers. Roof on addition overhangs veranda.

Window detail: Central skylight window (original!). Moulded window caps. One front window is fake (shuttered over).

Door detail: Front storm porch with flat roof, not enclosed. Pillars mirror the cornerboard trim, but smaller scale.

Other detail: Brackets around roof eaves. Friezeboard. Wide decorative cornerboard trim. Shutters.

Roof: Gable roof, off centre chimney in original structure, side chimney in addition. Reverse eaves on original building. Eaves are bracketed and dentilled.

Photo:



(1995)



(Early 2000s)



(March 2014)



Changes: Very large cape cod addition constructed on east side of house, overlooking the Schubencadie River. Paint.

20

Address: 8801 Hwy 215

In Conservation

District: Yes

Name: King Tinsmith Shop

Year of Construction: c. 1860s

House style: Greek Revival - Commercial

Form: 1.5 storey. Symmetrical design.

Window detail: 3/2 lower windows. Framed by moulded pilasters and a moulded cornice. Upper window is full size, 2/2.

Door detail: 2 front doors at 45° to each other. (Shop is divided into 2 halves – a workshop and a display area)

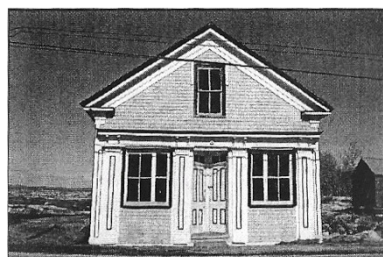
Other detail: Wide decorative cornerboard trim. The pilasters overlap the corneboard trim.

Roof: Simple gable roof. Reverse eaves.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: Building has had to be moved north of its original location due to erosion.

21

Address: 8803 Hwy 215

In Conservation

District: Yes

Name: Old Customs & Telephone Office

Year of Construction:

House style: Greek revival - commercial

Form: Single story. Small addition with shed roof off to one side (1995,) gable roof addition by 2014. Not symmetrical.

Window detail: Windows have obviously been modified since original construction. They are horizontally oriented and not aligned between floors or evenly spaced. No trim detail.

Door detail: Located to one side of original structure. No trim detail. Moved from original location between 1995 and 2014.

Other detail: Returned eaves. Wide cornerboard trim.

Roof: Gable, lean-to has shed roof (1995), new addition (2014) has gable roof. Window in roof peak. Chimney on one side.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: North side lean-to was demolished and rebuilt larger with a gable roof. Building to the right was torn down. Door relocated. Has new siding and paint.

22

Address: 8787 Hwy 215

In Conservation

District: Yes

Name: Frieze & Roy Store

Year of Construction: c. 1839

House style: Greek revival - commercial

Form: The original Greek revival form is still evident. Large 2 storey addition on one side. Original structure was symmetrical. The addition is not symmetric and windows are not aligned between floors.

Window detail: Lower floor windows were obviously changed from the original. Lower floor windows are horizontally oriented. Upper floor moulded window caps align with friezeboard on original structure.

Door detail: Original front door was changed into a window, main entrance is now located in the addition, and is bracketed (with a small shed roof). Currently the central window has been turned back into an entrance.

Other detail: Decorative wide cornerboard trim (original structure only). Lower floor windows of the original structure were framed by moulded pilasters and topped with a moulded cornice. This cornice carries over to the addition. Friezeboard on original structure.

Roof: Gable roof with pediment on original structure, addition has shed roof. Pediment has arch vent detail in centre.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: Old part of the building has had larger windows and a new door put in. New building owners are currently doing other exterior and interior renovations as well.

23

Address: 8787 Hwy 215

In Conservation

District: Yes

Name: Old Bank Building

Year of Construction: c. 1960

House style: Greek revival - commercial

Form: 1.5 storey symmetrical. Connected to Frieze & Roy Store.

Window detail: Large 2/2 lower floor windows, 2 small 3/4 upper storey windows.

Door detail: Central door.

Other detail: Cornerboard trim, not wide.

Roof: Returned eaves. Central chimney.

Other: Was one of the oldest banks in NS, and one of the oldest commercial buildings on Maitland's Main Street.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: Building has gotten steadily more run down and boarded up.

24

Address: 8806 Hwy 215

In Conservation

District: Yes

Name: Captain George Douglas House

Year of Construction: c. 1870s

House style: Gothic revival (with stick style detail)

Form: 1.5 storey, cross gable form. Symmetrical. Central veranda formed from bay windows.

Window detail: 3 faceted traditional Bay windows on lower level, 2/2 front, 1/2 side windows. Upper storey central window is two small windows side by side (each 1/5), and is bracketed by a small gable roof. This roofline is mirrored in the veranda below (over the door).

Door detail:

Other detail: Covered in shiplap siding. Stick style detail around front veranda.

Roof: Cross gable roof that covers a long ell at the rear and forms a large gothic dormer on the front. Off-centre chimney in front portion of the house, another chimney in back. Hipped roof on veranda/bay windows. Stick style detail in gable over front door and central second storey window.

Photo:



(1995)



(Early 2000s)



(March, 2014)



Changes: Chimney changed to metal. Paint.

25

Address: Cedar Road

In Conservation

District: Yes

Name: Livery Stable

Year of Construction:

Style:

Form: Stable, 2.5 storey.

Window detail: Windows/openings are not aligned between floors.

Door detail: Large doors on first floor (as per original purpose of the building.)

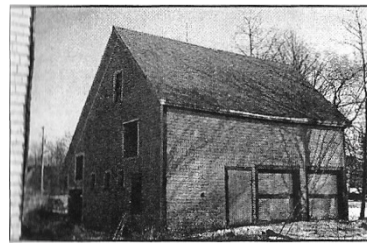
Other detail:

Roof: Gable roof.

Photo:



(1995)



(Early 2000s)



(March, 2014)



Changes: Paint

26

Address: 8796 Hwy 215

Page: Yes

Name: Douglas Machine Shop

Year of Construction: c. 1870s

House style: Greek revival - commercial

Form: 2.5 storey. 1.5 storey rear section. Probably was symmetrical originally, but lower windows were changed.

Window detail: Upper windows are 3/4 and have moulded window caps. Lower windows are not identical: one side has a triple window that is against the door on one side and against a moulded pilaster on the other, the other window is large (4/2), with panelling below and moulded pilasters on both sides. Upper windows align with friezeboard, attic window is full size and has a moulded window cap.

Door detail: Centrally located between windows on lower floor. Has transom above and a lite on one side.

Other detail: Lower floor has large sliding (machine shop) door on one side. Lower floor front windows/door topped by a moulded cornice. Friezeboard.

Roof: Pediment roof, with window in upper story. Side chimney. Rear section does not have pediment.

Photo:



(1995)



(Early 2000s)



(March, 2014)



Changes: Paint.

27

Address: 9645 (7) Cedar Road

In Conservation

District: No

Name: Stirling House

Year of Construction: c. 1850

House style: Classical revival

Form: 3 bay single storey. First floor side extension.

Window detail: Windows have wide trim but no caps. Some windows are 2/2, some are 3/4.

Door detail: Simple door.

Other detail:

Roof: High eaves. Gable roof. Single chimney. Extension has flat roof.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: Resided.

28

Address: 9642 (10) Cedar Road

In Conservation

District: No

Name: Captain Forbes House

Year of Construction: c. 1866

House style: Greek revival derivative

Form: 1.5 storey with front porch (Front porch was enclosed between 1995-2002.) and side extension. Not quite symmetrical.

Window detail: 2/2 original windows, enclosed front porch windows are 3/4. Capped windows.

Door detail: Offset front door.

Other detail:

Roof: Gable roof. Shed roof over extensions and front porch. Vergeboard.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: Front porch enclosed.

29

Address: 9628 (16) Cedar Road

In Conservation Yes
District:

Name: Currie House

Year of Construction: c. 1846

House style: Classical revival

Form: 1.5 storey, 3 bay façade.

Window detail: Moulded window caps with dentills. 1/2 windows.

Door detail: Gable roof door canopy, with pillars. Sidelights on door.
Moulded door cap.

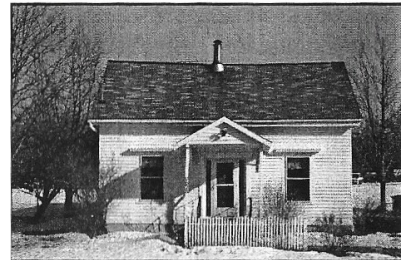
Other detail: Intact traditional plain wood trim.

Roof: Gable roof, central metal chimney. Dentil like detail on side gables.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: None

30

Address: 9620 Cedar Road

In Conservation

District: Yes

Name: Holy Trinity Anglican Church

Year of Construction: c. 1864

Style: Gothic revival

Form: Church. Bell cote. Church is located perpendicular to the road, with extension for the door and apse.

Window detail: Lancet gothic arch windows.

Door detail: Single door with gothic arch detail

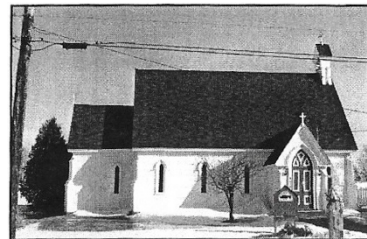
Other detail: Diagonal wooden buttresses.

Roof: Steeply pitched gable roof.

Photo:



(1995)



(Early 2000s)



(March, 2014)



Changes: None

31

Address: 9614 (26) Cedar Road

In Conservation

District: Yes

Name: Barbrick House

Year of Construction: c. 1870s

House style: Greek revival.

Form: 2 storey, 2 bay.

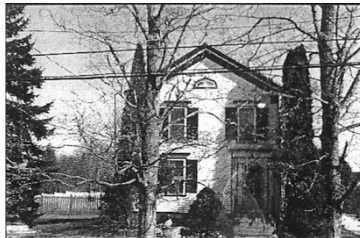
Window detail: Capped windows with shutters.

Door detail: Panelled pilasters and cap over door.

Other detail: Friezeboard. Semicircle detail in attic.

Roof: mid slope gable roof with returned eaves.

Photo:



(Early 2000s)



(March, 2014)

Changes: Paint

32

Address: 9610 (34) Cedar Road

In Conservation

District: No

Name: Denny Smith House

Year of Construction: c. 1875

House style: Gothic revival

Form: 2 storey. Verandas over bay windows. Flat roof over front porch.

Window detail: Front bay window, (2/2 front, 1/2 side windows.) Capped windows.

Door detail: Capped door.

Other detail: Detailed pillars on front porch.

Roof: Cross-gable roof with vergeboard. Single chimney.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: Front deck replacd, side deck constructed. Paint.

33

Address: 9604 (40) Cedar Road

In Conservation

District: Yes

Name: Dickie House

Year of Construction: c. 1870s

House style: Gothic revival

Form: 1.5-2 storey. Not quite symmetrical.

Window detail: Front bay window, (2/2 front, 1/2 side windows, brackets surround front window). capped windows, upper storey front window has arch detail in cap. Side veranda.

Door detail:

Other detail: Decorative posts on veranda. Vertical siding. Cornerboards.

Roof: Steep cross-gable roof with vargeboards. Peaked dormers. 2 chimneys. Hipped roof on veranda and bay window.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: Front deck restored and expanded.

34

Address: 9600 (46) Cedar Road

In Conservation

District: Yes

Name: Dr. Brown House

Year of Construction: c. 1860

House style: Greek Revival

Form: 2 storey. not symmetrical. Partially enclosed first floor extension on western side.

Window detail: Capped 2/2 windows. Segmental attic window.

Door detail: Capped front door is offset, double panel door with transom. Side door may have side lites, hard to tell from photo.

Other detail: Friezeboard, wide decorative cornerboards.

Roof: Medium gable roof. Single chimney. Full pediment with semicircle window. First floor extension has shallow hipped roof. Moulded cornices under eaves.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: Unknown (likely paint)

35

Address: 9568 Cedar Road

In Conservation

District: Yes

Name: Sam Murphy House

Year of Construction: c. 1850 or c. 1870

House style: Gothic revival and stick style

Form: Symmetrical 2 storey. Hipped roof bay windows on lower floor connected with a closed bracketed veranda. Elaborate triple dormers on second floor. Banister detail and transom windows over regular windows in enclosed veranda.

Window detail: Lower floor bay windows. Complex triple dormers dressed up with finials, brackets, and vergeboards. Central dormer window opens onto a balcony. 3rd floor has peaked attic windows in front center dormer.

Door detail: Single front door with window (out of character for Maitland). Looks as though it once may have had sidelights, but now only wide transom window remains.

Other detail: Vertical board and batten cladding on its upper storey, modern siding on lower storey, replicating original clapboard. Hipped roof over front 2nd storey windows. Detailed rungs on veranda

Roof: Hipped gable roof, complex triple dormers. Hipped roof bay windows. 2 chimneys originally, now only one remains.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: Paint. Chimney removed.

36

Address: 5 Church Hill

In Conservation

District: Yes

Name: Old School House

Year of Construction: c. 1867

Style: Classical revival

Form: 1 storey schoolhouse. 5 bay façade, with door on side of structure.

Window detail: Capped windows.

Door detail: Capped single door with transom

Other detail: Siding is wider than typical.

Roof: Comparatively shallow gable roof with returned eaves.
Single chimney

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: Paint.

37&38

Address: 11 Church Hill

In Conservation Yes

District:

Name: St. David's United Church and Church Hall

Year of Construction: 1858 (church), unknown (Hall)

Style: Greek revival (Original Conservation Plan says classical revival)

Form: Church. Front and centre bell tower. Back of the church is slightly lower than main structure. 4 side windows. The Church Hall is almost identical in form and scale, but lacks the steeple and has a small addition with gable roof on the north side.

Window detail: Arched windows on the front of church. Side windows are tall, not arched. Some basement windows. Round window in roof pediment. Church Hall has no front windows, save the round window in roof pediment.

Door detail: Central arched double door on church, simple single door on Church Hall.

Other detail: Quoined corners (Church only,) wide decorative cornerboards. Friezeboard. Two tiered bell tower with arched details and openings (Church only.)

Roof: Gable roof with pediment. Freizeboard and Dentiled cornice. Side chimney on the Church, centre chimney in the Hall. Church Hall has pediment but lacks dentills.

Other: The Church became a registered Municipal Heritage Property in 1990.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: New front step with ramp on both structures.

39

Address: 9639 (11) Cedar Road

In Conservation

District: Yes

Name: Foley House

Year of Construction: c. 1870

House style: Classical Revival.

Form: 2 storey, 3 bay façade. Veranda on first floor.

Window detail: Capped windows.

Door detail: Sidelights on lower floor main entry. Upper door is capped.

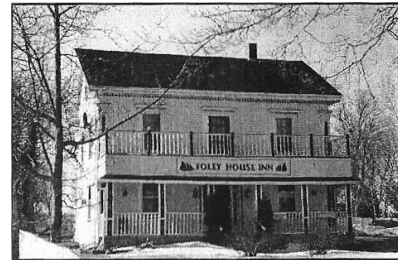
Other detail: Dentils and wide decorative cornerboards.

Roof: Gable roof with reverse eaves. Single chimney. Veranda once had a hipped roof, but between 1995 and 2002 this was replaced with a balcony.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: Second storey veranda created, along with central door in centre of second storey. One chimney removed.

40

Address: 9627 (17) Cedar Road

In Conservation Yes
District:

Name: Murphy-Hirtle House

Year of Construction: c. 1859

House style: Federal.

Form: Façade is similar to the Greek style but with no gable roof.
Side ell had second storey balcony.

Window detail: Shutters (1995). Bay window on side ell (2/2 front, 1/2
side windows.) 2/2 capped windows.

Door detail: Bracketed door, with pediment canopy. Transom and
sidelights.

Other detail: Wide cornerboards, freizeboard, dentilled eaves.

Roof: Hipped roof with central chimney.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: Shutters Removed. Paint. Balcony above side ell removed.

41

Address: 10 Church Hill

In Conservation

District: Yes

Name: United Church Manse

Year of Construction: c. 1855

House style: Greek revival

Form: 2.5 storeys, 1 storey side addition. 3 bay façade. Offset door.

Window detail: Windows have shutters and moulded caps. Horizontal oval attic window.

Door detail: Double door with bracketed canopy.

Other detail: Friezeboard, wide cornerboards on main structure but not addition. Quoined corners.

Roof: Partial pediment. Eaves are trimmed in a manner similar to the church. Central chimney. Hipped roof over addition.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: Unknown

42

Address: 19 Church Hill

In Conservation Yes

District:

Name: Campbell House

Year of Construction: c. 1850s

House style: Greek revival derivative

Form: 1.5 storey. Exposed basement on one side makes the house look to be a 2 storey structure when viewed from the side.

Window detail: Some windows have caps, rear side of the house does not have window caps. Windows into cellar on either side of the door.

Door detail: Double cellar door. Door has sidelights and moulded cap.

Other detail: Exposed basement with full door on one side. Cornerboards.

Roof: Gable roof, central chimney.

Photo:



(1995)



(Early 2000s)



(March, 2014)



Changes: In the process of getting restored (some cosmetic changes.)

43

Address: 16 Maple Street

In Conservation

District: Yes

Name: Jack Putnam House

Year of Construction: c. 1878

House style: Gothic revival

Form: 2 storey, 2 5-sided projecting bays with chamfered roof corners. The main entrance is through a veranda and enclosed porch built onto the side of the house. Long rear ell formed by a series of additions to the basic structure. The addition has peaked dormers.

Window detail: The second storey windows were originally round-headed. Curved mouldings still define the original window shape. All windows are 1/2. The 5 sided bays have 3 windows, the centre window larger then the two that surround it. Moulded window caps. Attic semicircle window.

Door detail: Sidelightss surround door to enclosed side porch.

Other detail:

Roof: Gable roof. 2 chimneys (one in basic structure, one in addition). Hipped roof on veranda.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: Paint.

44

Address: 8778 Hwy 215

In Conservation

District: Yes

Name: David Frieze House

Year of Construction: c. 1835

House style: Classical revival

Form: 5 bay façade, 2.5 storey. 2 storey addition on back.
(originally 1.5 story, now (since 1873) 2.5 storey with dormers.)

Window detail: Peaked window caps on front of the house. 3/4 windows.
Traditional 3 faceted Bay window on side of house

Door detail: Rectangular, pedimented (low), front porch with front
central door surrounded by sidelights and transom.

Other detail: Friezeboard. Shiplap cladding on front façade, shingle
cladding on sides. Wide panel cornerboard trim.

Roof: Returned eaves. 3 dormers in front. 2 chimneys.

Other: For many years house was used as a hotel.

Photo:



(1995)



(Early 2000s)



(March, 2014)



Changes: Paint.

45

Address: 8784 Hwy 215

In Conservation

District: Yes

Name: McDougall House

Year of Construction: ?

House style: Possibly a derivative of classical revival

Form: 1.5 storey 5 bay facade. Not quite symmetrical. 2 storey central section with side door as main entrance (1995) entrance has since moved to the front. 1 storey rear wing.

Window detail: Double central windows, both floors. Window caps. Front central window replaced by door.

Door detail: Door was (maybe) located on side of central column, is now on front of central column. Has sidelights, pilasters, and a moulded cornice. There is also a door leading nowhere on the side of the central section on second story.

Other detail: Friezeboard. Wide panel cornerboard trim.

Roof: Pediment over central column. Gable roof. Central chimney.

Photo:



(Early 2000s)



(March, 2014)

Changes: Front central windows were replaced with a capped door with sidelights. Paint.

46

Address: 4 Maple St

In Conservation

District: Yes

Name: Fred Frieze House

Year of Construction: c. 1850

House style: Greek revival derivative

Form: Side addition. 2 storey, 1.5 and 1 storey addition(s).

Window detail: Bay window on Maple St. side, with hipped roof. Windows have peaked roof on second storey addition. Horizontally oriented windows in lower floor of addition.

Door detail: Main entrance is a 3 sided front porch under veranda. (looks like a bay window with a door in it.)

Other detail: Enclosed porch on Maple St. side. Was not enclosed in 1995.

Roof: Combination of hipped and gable roof. 3 chimneys, one central chimney in original building (no longer there,) 2 chimneys in addition. Veranda has hipped roof. Returned eave on original structure.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: Chimney removed. Veranda enclosed. Paint.

47

Address: 39 Maple St

In Conservation

District: Yes

Name: Eaton House

Year of Construction: c. 1850s

House style: Classical revival.

Form: 1.5 storey. 5 bay façade. Single story side projection.

Window detail: Window caps.

Door detail: Sidelightss. Capped doorway.

Other detail: Freizeboard.

Roof: Gable roof. Central chimney. Side projection has peaked roof detail.

Photo:



(1995)



(Early 2000s)



(March, 2014)



Changes: Paint

48

Address: 43 Maple St

In Conservation

District: Yes

Name: Macomber House/Dixon House

Year of Construction: c. 1860s

House style: Greek revival derivative

Form: 1.5 storey, 1.5 storey side addition. Shed dormer built into one side of original structure.

Window detail: 3/4 windows have shutters, no window caps. Peaked dormer window in addition. There are also windows in the shed dormer aligned with the windows below.

Door detail: Main entrance has sidelightss.

Other detail: Friezeboard and dentills.

Roof: Gable roof, shed dormer extending along one side of the gable roof. Gable roof on side ell. Chimney in original structure, and in addition.

Photo:



(1995)



(Early 2000s)



(March, 2014)



Changes: Siding/Paint. Shutters removed.

49

Address: 64 Maple St

In Conservation

District: No

Name: Jim Tucker House

Year of Construction: ?

House style: Classical revival derivative

Form: 1.5 storey, front central projection with veranda covering 1/2 of façade. rear and side additions.

Window detail: 1/2 windows. Some placed in groups of two.

Door detail: Screen doors.

Other detail: Side addition has shallowly pitched roof, and appears to have a low ceiling as well.

Roof: Main structure has gable roof with central chimney. Rear addition has hipped roof, side addition has a shallow hipped roof. Central triangle dormer.

Photo:



(Early 2000s)



(March, 2014)

Changes: Metal chimney added, possibly a new deck added as well.

50

Address: 8781 Hwy 215

In Conservation Yes
District:

Name: Isaac Douglas House

Year of Construction: c. 1830

House style: Classical revival (veranda obscures original façade)

Form: Originally 5 bay design. 1.5 storey, 1.5 storey rear addition.
Left side of the veranda is enclosed.

Window detail: Windows are the correct scale, but have no traditional trim.

Door detail: Door has sidelights.

Other detail: It would seem that much of the original trim and window caps (etc.) was lost over the years, probably in the course of adding the veranda and residing the house.

Roof: Gable roof, hipped roof veranda. Single chimney on one side.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: None

51

Address: 8681 Hwy 215

In Conservation

District: Yes

Name: McCallum House

Year of Construction: c. 1865

House style: Classical revival

Form: 2 storey 5 bay design. Rear addition with enclosed porch on one side and veranda on the other. Symmetrical design.

Window detail: Window caps. 3/4 windows.

Door detail: Rectangular front porch with front central door.

Other detail: Friezeboard. Rear addition was once 3x the length. Wide decorative cornerboard trim.

Roof: Dentilled eaves. Gable roof. 2 chimneys (1995,) no chimneys (2014.) front porch has flat roof.

Other: Currently the location of the Shubenacadie River Runners

Photo:



(1995)



(Early 2000s)



(March, 2014)



Changes: Chimneys removed

52

Address: 8660 Hwy 215

In Conservation

District: Yes

Name: Lawrence House

Year of Construction: c. 1870

House style: Classical Revival

Form: 2 Storey. Rear wing with veranda: 1.5 storey. Symmetrical 5 bay design. Rectangular enclosed front porch with flat roof.

Window detail: Central upper window is 3 windows combined. Window caps align with friezeboard. Bracketed windows. 2/2 windows.

Door detail: Rectangular front porch doors on both sides.

Other detail: Friezeboard. Curved stairs lead to front doors. Wide panel cornerboard trim.

Roof: Double chimney. Gable roof. Brackets on eaves. Roof above front porch is surrounded by cast iron detail.

Other: National Historic site in 1965, museum since 1967.

Photo:



(1995)



(Early 2000s)



(March 2014)

Changes: Window trim has been Painted

53

Address: 8654 Hwy 215

In Conservation

District: Yes

Name: Whidden House

Year of Construction: c. 1850

House style: Classic Revival

Form: 5 bay single storey. Rear kitchen wing.

Window detail: Windows have caps.

Door detail: Centre door has sidelights.

Other detail: Friezeboard.

Roof: Gable roof. Off centre metal chimney added on later date (post 1995.)

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: Metal chimney added

54

Address: 8557 Hwy 215

In Conservation

District: Yes

Name: Springhurst (Alfred Putnam House)

Year of Construction: c. 1870

House style: Gothic revival

Form: 3 bay, symmetrical. 2 storeys. Rear extension is 1.5 storeys and has enclosed veranda.

Window detail: Bay windows lower level, (2/2 front, 1/2 side windows.) Caps and brackets on upper windows. Central upper bay window has arches on all three sides. Tre-foil window in central bay. Side of the house has shutters on windows and an additional bay window.

Door detail: Double door. 2 storey central bay with chamfered roof corners (5 sided front porch)

Other detail: Wide corner trim.

Roof: Bracketed eaves. Gable with 3 peaks in front. 2 chimneys.

Other: Designated municipal and provincial Heritage Property in 1989.

Photo:



(1995)



(Early 2000s)



(March, 2014)

Changes: Trim has been painted.

55

Address: 8552 Hwy 215

In Conservation

District: No

Name: Smith House

Year of Construction: c. 1870

House style: Classical revival

Form: 3 bay Façade. Large 2 story addition on side of structure that includes first storey veranda and second storey balcony.

Window detail: 2/1 windows.

Door detail: Enclosed projection around front door. Side lites.

Other detail: Rear and side addition.

Roof: Gable roof. Single chimney. Side addition has shallow shed (possibly gable) roof.

Photo:



(March, 2014)

Changes: Unknown

56

Address: 8535 Hwy 215

In Conservation

District: Yes

Name: Putnam Frieze House

Year of Construction: c. 1790

House style: Classical revival

Form: 5 Bay façade (no central window on upper floor).
Symmetrical. 2 storey. Single storey extension on side of house.

Window detail: 3/4 windows, smaller than what is typical in

Door detail: Front door is covered with gable roof.

Other detail: Friezeboard.

Roof: Gable roof on main structure and extension. 2 chimneys.

Other: Moved From Village Square in 1991, front façade faces water, not the road. Oldest existing building in Maitland.

Photo:



(Early 2000s)



(March, 2014)



Changes: New Paint, and new exterior steps on side façade.

57

Address: 8520 Hwy 215

In Conservation

District: No

Name: Smith House

Year of Construction: c. 1870

House style: Greek revival derivative

Form: 1.5 stories. Large enclosed front porch. Large single storey rear addition with shallow roof, and side projection for basement access.

Window detail: Small windows in enclosed front porch. All windows are 1/2.

Door detail:

Other detail: Has two different colours of vinyl siding on front façade.

Roof: Gable. 2 metal chimneys.

Photo:



(March, 2014)

Changes: Unknown

58

Address: 8488 Hwy 215

In Conservation

District: No

Name: Crowe Homestead

Year of Construction: c. 1850

House style: Originally 3 bay classic revival (?), renovations done in 1947. Originally 1 or 1.5 storey, now 2 storey.

Form: Symmetrical. 3 bay façade. Roof was raised in 1947 (was originally 1.5 storey, is now 2 storey)

Window detail: Moulded window caps on first floor

Door detail: Small shed roof over front door.

Other detail: The shed dormer addition in 1947 did not preserve the gable roof as much as current guidelines would allow.

Roof: Gable roof with large shed dormer. Off centre single chimney.

Photo



(Early 2000s)



(March, 2014)

Changes: New doorstep with shed roof added over front door. Paint. Replica of original friezeboard added across front façade.

59

Address: 8416 Hwy 215

In Conservation

District: Yes

Name: Ellis House

Year of Construction: c. 1870

House style: Classic Revival

Form: Symmetrical, 3 Bay Façade. 2 storey.

Window detail: 2/2 windows both levels. Bay windows lower floor, (2/2, side windows 1/2). Moulded window caps with brackets

Door detail: 5 sided front porch with side windows. Double door.

Other detail: Brackets under eaves, wide panel corner board trim. Freizeboard.

Roof: Gable, 2 chimneys

Photos:



(early 2000s)



(March, 2014)

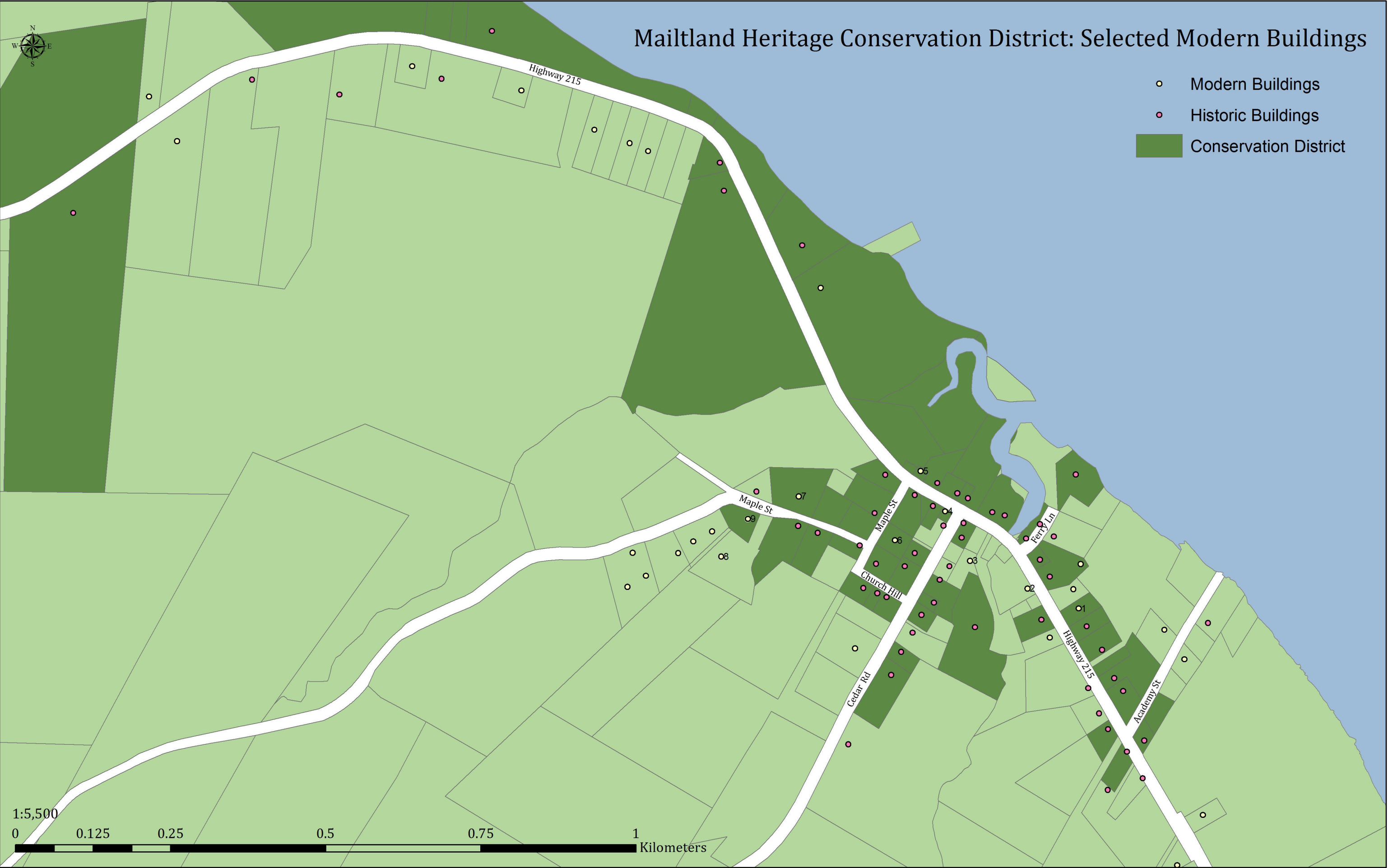
Changes: Paint.

Appendix E: Modern Buildings

The following appendix contains a photos of a selection of modern buildings scattered throughout the area of Maitland, with a corresponding map of locations. I, unless otherwise noted, took all images, in March of 2014.

When possible, other information was also provided about the building.

Maitland Heritage Conservation District: Selected Modern Buildings



1

Canada Post Office. Inside the Conservation District boundary. Built pre-1995.



2

Typical modern residence outside of the Maitland Conservation District boundary. Built pre-1995.



3

Maitland Volunteer Fire Department. Built pre-1995. Outside Conservation District boundary.



4

Commercial property built pre-1995. Inside Conservation District boundary.



(Google Maps, c.2009)



5

Commercial Property built pre 1995. Inside Conservation District Boundary.



6

BellAliant Building (built post-1995.) Within Conservation District boundary. Effort was clearly taken to adhere to the design guidelines set out in the *Maitland Heritage Conservation District Plan & Bylaw*.



7

Address: 46 Maple

In Conservation District: Yes

Name:

Year of Construction: Unknown. Post 1950, pre-1995.

House style: Cape Cod (classical revival)

Form: Symmetrical, 5 bay classical revival with 2 peaked dormers.

Window detail: 3/4 windows. Shutters.

Door detail: Recessed front centre door with sidelites.

Other detail:

Roof: Gable roof with single side chimney.

Photo:



8

Seniors Apartments. Built pre-1995. Outside of the Conservation District boundary.



9

Modern residence built inside Conservation District boundary post 1995. As per the map on page 21 of the *Maitland Heritage Conservation District Plan & Bylaw*, it appears to have been built on the site of a historic residence.



10

Park building. Built post-1995. Inside the Conservation District Boundary.



Photo from Google Maps, c. 2009.

11

Commercial property located outside of the Conservation District Boundary. Built pre-1995.

