Bridgewater
Built Heritage Guide
Resource Manual for Residential Buildings
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Town of Bridgewater Architectural Styles Dateline
Background

History
The Town of Bridgewater is very fortunate to have a collection of historic buildings that date back to the 19th and early 20th centuries. These buildings are the undisputed backbone of architecturally significant residential areas.

Significance
Heritage properties are assets to the community for many reasons. From an economic standpoint, heritage properties have been shown to have a higher real estate value increase than newer properties, as well as provide numerous tourist opportunities. Culturally, heritage homes allow us to connect more with our history and become aware of traditions from the past. Lastly, from an environmental view, these properties ease reliance on newer materials when renovating; they also encourage the choice to renovate, rather than destroy the character of the home by demolishing and rebuilding it.

Residential Architectural Control Area
This area (red on the map above) consists of houses mostly on Queen Street, but also includes parts of Pleasant, York, and Dufferin Streets. As the name would suggest, most of the heritage homes in this control area are residential, although Dufferin Street has seen minor conversions to become a commercial area.
Main Buildings:
All main buildings constructed prior to 1920 must maintain their pre-1920 architectural style, or an architectural style approved by the Development Officer. All significant architectural features and character defining elements must be preserved to the satisfaction of the Development Officer. When a main building that was constructed prior to 1920 has no identifiable architectural style due to past modifications, the property owner will be encouraged to bring the building into a greater conformance with a pre-1920 style.

Additions and Alterations
If a main building was designed and constructed according to one of the pre-1920 architectural styles listed in the corresponding section later in this guide, or if the building maintains a pre-1920 style that has been approved by the Development Officer, all building additions and alterations must:
• Be designed and constructed according to the architectural style(s) of the main building, and must contain character defining elements which match the style
• Not exceed 25% of the existing main building’s gross floor area
• Not increase the overall height of the main building

If a main building was not designed and constructed according to one of the pre-1920 styles mentioned in the architectural styles section later in this guide, or a pre-1920 style approved by the Development Officer, all additions and alterations must:
• Be designed and constructed to match the existing main building, or to bring the building into a greater conformance with a pre-1920 architectural style
• Not exceed 25% of the existing building’s gross floor plan

Accessory Structures and Buildings:
If a main building was designed and constructed according to one of the pre-1920 styles listed in the architectural styles section later in this guide, or another pre-1920 style that the Development Officer has deemed to be acceptable, all accessory buildings and structures on the lot must be designed and constructed according to the same architectural style(s).

If a main building has no identifiable architectural style, all accessory structures on the lot must be designed and constructed to match either the main building, or another pre-1920 residential building in Bridgewater.
Building Facade:

The width-to-length ratio of all main buildings and accessory structures must be consistent with a pre-1920 architectural style. The primary entrance of the main building must be located on a public facade that is oriented towards the public street. A main building is able to contain a secondary entrance so long as it does not disrupt the architectural value or character defining elements of the building. No exterior staircases will be permitted on the public facade of a building, unless they lead to a ground floor entrance, porch, or veranda.

Windows:

Windows must be vertically oriented single or double-hung windows, or an ornamental window (transom, piano, picture, bay, eyebrow, round, etc) that reflects the original architectural styles of the main building. All new windows added to an existing main building or accessory structure must match the size, width-to-height ratio, orientation, alignment, and style of the windows found on the main building. All replacement windows must fit the original opening and must match the size, width-to-height ratio, orientation, alignment, and style of the windows found on the original main building.

The Development Officer will allow replacement windows that have had their size reasonably enlarged or reduced, so long as the proposed replacement window brings the building into a greater conformance with its pre-1920 style(s).

An ornamental window such as a transom, piano, picture, bay, round, eyebrow, or other will be permitted as a replacement window so long as it fits the following requirements:

• The ornamental window is traditionally associated with the architectural style(s) of the main building
• The Development Officer concludes that the ornamental window and its placement on the building produce no negative impacts on the public façade and existing character defining elements
**Doors:**

All new doors added to a pre-1920 building must:
- Be based on a design that is consistent with the main building’s architectural style
- Be compatible with any existing doors on the public façade of the main building

All replacement doors to be added to a pre-existing building or structure must:
- Fit the opening made by the original door
- Match the pre-1920 architectural style(s), either from the architectural styles section of this guide, or one approved by the Development Officer, of the building

A replacement door can have its size reasonably enlarged or reduced, so long as the proposed replacement door more closely resembles pre-1920 style(s) and does not negatively impact the public façade of the building, or its character defining elements.

**Trim:**

All main buildings and accessory structures (including additions) must have trim that is consistent with a pre-1920 structure of the same architectural style(s). Types of trim affected by this include, but are not limited to:
- Door trim
- Window trim
- Corner boards
- Cornices
- Friezes
- Baseboards

All trim on the public façade of a building, including new additions and alterations to the main building, must be consistent in terms of size, style, and colour.

All pre-1920 buildings and existing structures are strongly encouraged to maintain their original trim, so long as it has not passed the point of repair or is now inconsistent with the pre-1920 style due to past modifications. In instances like these, replacement trim must match a pre-1920 style, or the main building’s architectural style, to the satisfaction of the Development Officer.
Cladding:
All exterior cladding must be traditional wooden clapboard, shingles, or a product designed to resemble either of these two materials. They must be horizontally aligned and compatible with a pre-1920 style found in the architectural styles section of this guide, or one that has been approved by the Development Officer.

Vinyl and aluminum siding is strictly prohibited.

All additions and accessory structures must utilize cladding which matches the width and style of cladding on the original main building.

Buildings that have been re-clad with vinyl, aluminum, or other non-wooden material prior to the effective date of the By-law, will be permitted continued use, repair, and replacements of such cladding materials.

Roofs:
All roofs must be designed and constructed according to the main building’s pre-1920 architectural style, or be similar to a pre-1920 building in Bridgewater, based on the discretion of the Development Officer.

All shingles and other roof materials must appear similar to a pre-1920 main building in Bridgewater.

Roofs which were re-shingled with materials that cause the building to no longer appear similar to a pre-1920 architectural style prior to the effective date of the By-law will be permitted to continue use, repairs, and replacement of these materials.

Dormers:
All dormers on a new main building must be consistent with the building’s pre-1920 architectural style(s) to the satisfaction of the Development Officer.

All new and replacement dormers must not alter the established roof shape of the existing main building, unless it brings the building into a greater conformance with its pre-1920 architectural style.
Porches and Verandas:
Porches and verandas are permitted on a main building, so long as the following criteria are met:
• They appear like those of a pre-1920 building in Bridgewater
• They are designed and constructed in a manner which matches the main building’s style
• The width of the porch or veranda does not exceed the width of the public façade, unless it is a traditional feature of the architectural style—such as in Queen Anne and Four Square style homes
• They are constructed from wood

Solar Panels and Mini Wind-Turbines:
Main buildings may install one miniature wind-turbine per lot.

Nothing in Section 6.2 of the Land Use By-law will prevent installation of solar panels on any residential building, so long as:
• The pre-1920 style(s) of the main building are still recognizable
• There are no negative impacts on the building’s architectural features and character defining elements resulting from the addition of the solar panel
Architectural Styles

New England Colonial (1710-1840)

This style is known for its character defining symmetrical and often rectangular structure. The exteriors have minimal ornamentation, relying instead on geometric regularity and line work to create a sense of elegance. Houses built in this style are exclusively constructed from wood. The house itself is usually 1 1/2 or 2 1/2 storeys tall, and the roof can be either gabled or have a salt box style. Other character defining features include one large chimney and a central dormer with a balanced façade of windows.

Gothic Revival (1800-1890)

Gothic Revival is a style known for its steeply pitched gabled roofs and decorative features, including pointed windows and ornamented roof lines. These character defining elements work to create a romantic element distinctive from previous classically stylized buildings. Houses built in this style are usually 1 1/2 storeys tall and have a gabled roof with one or more cross gables. Other character defining elements for this style include, arched lancet windows and a front façade on the longer end of the building, comprised of a central doorway and a 3-bay window. This front façade helps to add vertical symmetry to Gothic Revival homes.
Neo-Classical (1810-1830)

Neo-Classical in this context, is a general term meant to encompass a wide range of similar architectural forms throughout Nova Scotia. A hallmark and character defining element of the Neo-Classical style is the strong presence of symmetry. This is often achieved through uniformity and minimal ornamentation, paired chimneys, and a balanced front façade with a central doorway. Houses built in this style are most often 2 or 2 1/2 storeys tall. Other common character defining elements include fanlight transom windows, low pitched gabled roofs, and classical details such as pediments and columns. To note porches are usually added and often do not contribute to the symmetrical design.

Greek Revival (1830-1890)

This style of architecture is known for its symmetrical design and formality that closely resembles the hallmark form of the Ancient Greek Temple Facade. Character defining elements for this style include a main doorway with a transom and sidelights, as well as a steeply pitched gabled roof with returning eaves. This gabled roof often spans over a porch. Other common features and character defining elements include, dentils and decorative trim.
Modified Gothic (1830-1890)

Much like Gothic Revival, Modified Gothic is a style that draws from the traditional practices of English and French Gothic architecture. Modified Gothic emphasizes verticality more than Gothic Revival, as homes built in this style are usually either 1 1/2 or 2 1/2 storeys tall. Character defining elements with regard to the form of these house include: a steeply pitched roof and an “L” shaped floor plan. During design, focus is placed on giving the house an asymmetrical look, often resulting in an off-centre main doorway. Other common character defining elements of these homes include two or more Gothic style dormers, chimneys at the peak of the roof, and potentially a front porch.

Maritime Vernacular (1830-1900)

Maritime Vernacular style, as the name would suggest, was very popular in the Maritimes, specifically Nova Scotia. Character defining elements on most Maritime Vernacular style homes include a plain shingled or clapboarded exterior, a square floor plan, a central doorway with a transom, and varying styles of dormers (typically large and triangular or Scottish 5-sided dormers). These homes are usually 1 1/2 storeys tall. It is not uncommon for a Maritime Vernacular style home to have a hipped roof with a belvedere at the peak. Many houses built in this style often have extensions added to the rear or side.
Second Empire (1870-1900)

Second Empire is a style characterized for its expressive combinations of shapes formed through facade ornamentation and building outline. The main character defining element for Second Empire homes is the steeply pitched Mansard roof. Houses built in this architectural style are often 1 1/2 or 2 1/2 storeys tall and have a symmetrical yet complex designs. This is achieved by a central main entrance and bay windows. Other character defining elements include: dormers, windows with rounded tops, polygonal towers, elegant cornices, columns and pilasters.

Queen Anne (1880-1930)

The Queen Anne style is recognized for its seemingly ‘random’ form that draws from many different previous styles (most notably Dutch and English tradition). The building outline is asymmetrical with a strong three-dimensionality to it. Character defining elements include: ‘random’ configurations of walls protruding out from one another, steep gabled roofs, tall chimneys, differing roof lines, polygonal tower(s), and a veranda (often curved around a corner of the building), and bay windows. Houses built in this style are 2 or more storeys high and use a variety of textures and building materials.
Four Square (1890-1930)

This style of house is recognized for its strong emphasis on solidity and balance through the use of massing. As the name would suggest, houses built in this style have a square design, often leading to a symmetrical front façade. Character defining elements regarding the form of these houses include the square outline and pyramidal hipped roof. Other character defining elements often include prominent cornices, wide stairs under a columned veranda or gallery, and large, central dormers.

Craftsman (1900-1920)

The Craftsman style of house draws from the tradition of the Queen Anne, as they both appear irregular in building massing and outline. They do so to create a sense of irregularity to provide an idea of created uniqueness within each building. The craftsman differs from the Queen Anne in its height, as houses built in this style rarely exceed 1 1/2 storeys. Common character defining elements in these houses include a large roof with a gentle slope extending over both a porch and a full-length veranda. Others include, broad gables, exposed rafter ends, large, pediments, dormers, right-angled columns, and small windows that may or may not be grouped together.
Architectural Terminology

**Bay:**
- Bay window
- A section of a building repeated several times

**Beam:**
A heavy frame that is usually used to support other loads

**Bell Cast:**
A curved roof shape resulting in a less steep pitch at the bottom of the roof

**Bracket:**
A support unit that is placed under a wide overhang

**Bungalow:**
A small, single-storied dwelling

**Cladding:**
A general term which includes all types of material used to protect a building from the weather. Cladding usually covers a wall

**Clapboard:**
Strips of wood nailed to the exterior of a wall in an overlapping fashion to promote the run-off of water. Early clapboards were hand-shaped, while those used today are sawn

**Column:**
Comprised of a base, shaft, and a capital. A column is an upright support that is usually circular in design

**Cornice:**
The projecting finish at the top of a wall or entablature

**Dormer Window:**
Commonly shortened to just be called a dormer, a window which projects from a sloping roof

**Eaves:**
The underside of the projection near the end of a roof

**Faceted Dormer Window:**
A dormer window with more than one face, much like a bay window

**Façade:**
The front of a building, usually facing the street

**Fanlights:**
Usually common in Neo-Classical styles of architecture, a fanlight is a fan-shaped window over a door

**Floor level:**
Usually referring to the finished, top surface of a floor

**Gable:**
The triangular part of an end wall to a pitched roof

**Gambrel Roof:**
A roof with two slopes, the lower of which has a steeper pitch
Hip or Hipped Roof:
Roof shape with slopes on all sides

Mansard:
A double-sloped roof shaped named after architect Francois Mansart

Moulding:
Relief decoration with contours that have specific relationships to one another

Pediment:
The triangular gable of a classic temple

Pitch:
The angle of a slope, usually given as a ratio, or rise over run

Porch:
A covered entrance to a building

Portico:
A porch with columns and a pediment

Rafter:
Major wooden framing in a roof spanning between the wall and the ridge

Salt Box:
A term used in New England to describe a house form which was generated by a two-story house with an attached addition roof from the ridge, to the first story. The shape is made to resemble an 18th Century salt box

Shingles:
Small pieces of wood that have been split or sawn and then nailed over another in an overlapping style to provide a rainproof finish

Storey:
The height, floor to floor at any level

Temple Front:
The wall and gable in a Greek Revival style home where the front has been replaced at the very end of the form

Tower:
Has a vertical form and is usually attached to the front of a house to add both weight and strength to the composition

Transom:
The horizontal frame between a door and the windows above it, hence a transom window above the door

Trim:
Small wooden sections used as casing, picture rails, or simple decoration

Truncated:
Cut off, or shortened

Veranda:
A covered porch or balcony
Standards and Guidelines for Conservation

General:

The Town of Bridgewater has based its standards and guidelines for the conservation of heritage buildings on the principles set forth in the Standards and Guidelines for the Conservation of Historic Places in Canada by Parks Canada. Residents with any questions regarding proper conservation practices are encouraged to consult the Standards and Guidelines For the Conservation of Historic Places in Canada. Further questions can also be addressed to Nick Brown, Development Officer at the Town of Bridgewater.

Conservation includes all actions or processes aimed at safeguarding the character defining elements of a heritage building to retain its heritage value and extend its physical life.

The conservation principles of residential heritage buildings in Bridgewater include the following:

1. Conserve the heritage value of a heritage building. Do not remove, replace, or substantially alter intact or repairable character defining elements. Do not move part of a heritage building if its current location contributes as a character defining element.

2. Conserve changes to a heritage building that have, over time, become character defining elements in their own right.

3. Conserve the heritage value of a property by adopting a renovation approach which calls for minimal intervention.

4. Recognize that each heritage property is a record of its time, place, and use. Do not create a false sense of historical development by adding elements from other historic places or properties, or by combining features of the same property which never existed.

5. Find a use for a heritage building which requires minimal, or no change to its character defining elements.

6. Protect, and if necessary, stabilize a heritage building until any subsequent intervention is undertaken. Protect and preserve any archaeological resources in place. Where there is the potential to disturb archaeological resources, take mitigation measures to limit damage and loss of information.

7. Evaluate the existing condition of character defining elements to determine the appropriate intervention method needed. When intervening, use the gentlest means possible. Respect the value of heritage during interventions.

8. Maintain character defining elements on an ongoing basis. Repair character defining elements by reinforcing the used materials. Replace any extensively deteriorated, or missing parts of character defining elements where there are surviving prototypes.
Concerning Rehabilitation:

Rehabilitation involves the sensitive adaptation of a heritage building or individual component for a continuing or compatible contemporary use, while protecting its heritage value. Rehabilitation should be considered for the primary treatment of a residential heritage building when:

1. Repair or replacement of deteriorated features is necessary;
2. Alterations or additions to the heritage building are planned for a new or continued use; and,
3. Depiction during a particular period in its history is not appropriate.

When rehabilitating residential heritage buildings practice the following rehabilitation principles:

Rather than replacing, look to repair character defining elements. If a character defining element is too severely deteriorated to repair and if sufficient physical evidence remains, replace the character defining element with a new element which will match the form, materials, and detailing sound versions of the building. If there is no sufficient physical evidence, the form, material and detailing of the replacement element must be compatible with the character of the heritage building.

Conserve the heritage value and any character defining elements when creating any new additions to a heritage building or any related new construction. New work must be physically and visually compatible with, subordinate to, and distinguishable from the historic place.

Any new additions or related new construction must be done so that the essential form and integrity of a heritage building will not be repaired if the new work is removed in the future.

Concerning Restoration:

Restoration involves accurately revealing, recovering or representing the state of a heritage building or individual component as it appeared at a particular period in its history, while protecting its heritage value. Restoration should be considered for the primary treatment of a residential heritage building when:

1. A heritage building’s significance during a particular period in its history significantly outweighs the potential loss of existing, non character-defining materials, features and spaces from other periods;
2. Substantial physical and documentary or oral evidence exists to carry out the work; and,
3. Contemporary additions or alterations and are not planned.

When restoring residential heritage buildings practice the following rehabilitation principles:

Repair, rather than replace character defining elements from the restoration period. If character defining elements are too severely deteriorated to be repaired and if sufficient physical evidence exists, they should be replaced with elements matching the forms, materials and detailing of those same elements.

Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.