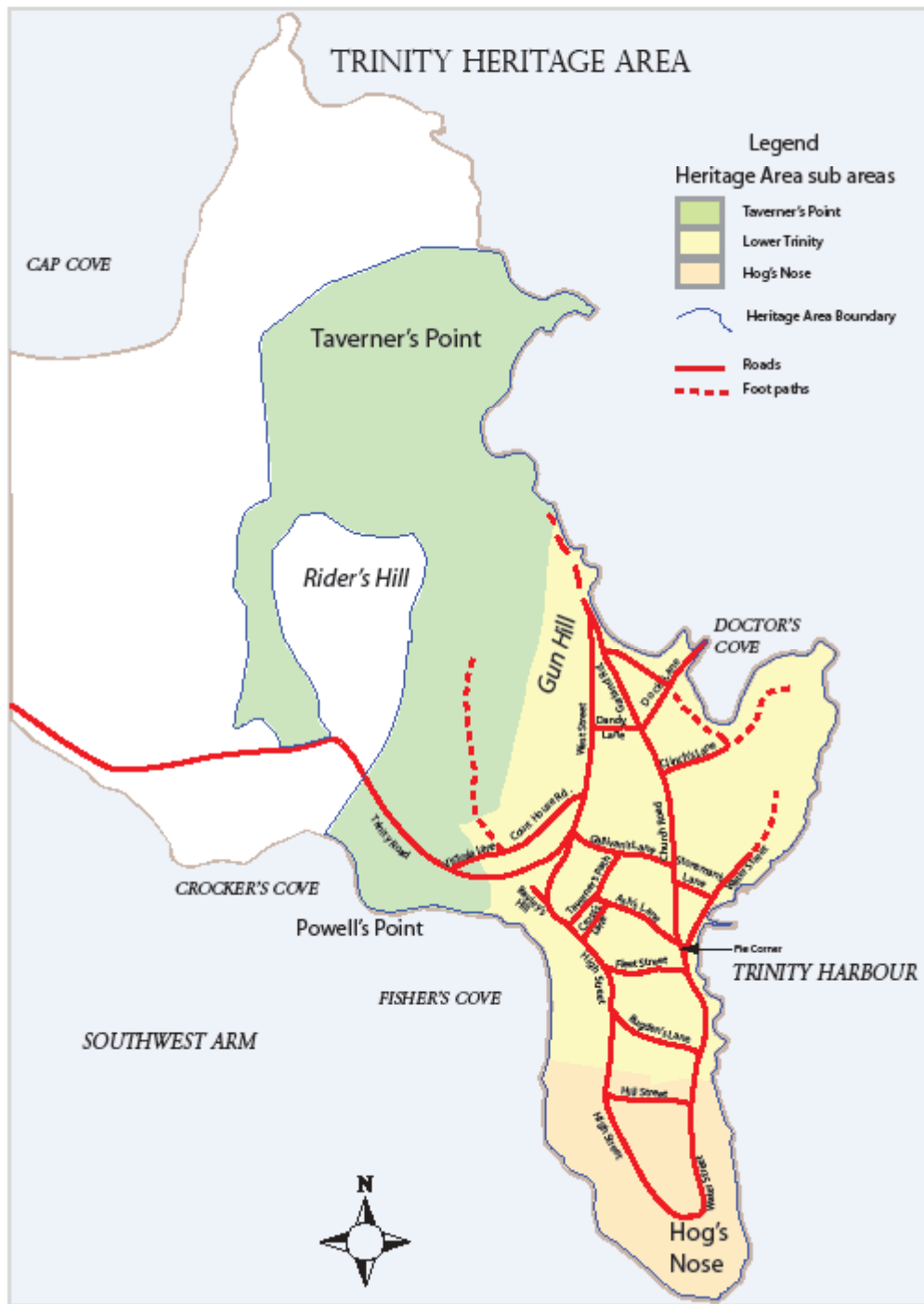


A GUIDE
FOR CONSTRUCTION OR RENOVATION
IN
THE HERITAGE AREA
OF THE
TOWN OF TRINITY





A Heritage Guide

The Town of Trinity Heritage Guide

This guide is intended to assist people who plan to erect or renovate a building or carry out any work related to a property in the Trinity Heritage Area.

To help the reader, examples of good and/or appropriate design are provided for each major type of feature and building.

PLEASE NOTE

Before beginning any work in the Heritage Area, including demolitions of buildings, excavation and placing of fill, fences and sheds, persons must consult the Town Office about the specific requirements for development under the Town's Municipal Plan and Development Regulations.

A permit is required from the Town before any development can start.

The contact person is the Town Clerk at 709 - 464 - 3836

email: CouncilTrinity@netscape.net

The Heritage Advisory Committee, composed of both Council members and non-Council members, advises Council on applications and can also advise individuals as to what is appropriate within the Heritage Area. Also, assistance is available from the Heritage Foundation of Newfoundland and Labrador.

General

The goal is to retain and extend throughout the developed and undeveloped portions of the Heritage Area, the massing, scale, forms and styles of the buildings and structures prevalent in the Lower Trinity historic core.

While the Heritage Area is mixed use in character, the guiding principle is to ensure that the predominantly residential character of the area is retained while still accommodating the traditional mix of commercial, public, marine and hospitality uses.

Appropriate use combinations which are compatible with other nearby land uses, can be allowed in the same building and/or on the same premises. Examples include, shops attached to dwellings, dwellings above shops and other mixes of residential and non-residential uses.

A comprehensive plan of development is required before the Town will allow development of areas requiring new roads. This plan must include a plan for services, layout of lots, roads and services, open spaces, and if buildings are included in this plan, building designs.

Design

Aimed at the retention of the character and environment of the Heritage Area, the Town has established requirements for all exterior aspects of any structure on a property and any visible renovations to such structures - be they fences, sheds and/or principal buildings.



Panoramas showing the Character and Environment of Trinity



Aspects of design that will be regulated in the Heritage Area include colour, siding materials, windows, doors, roofs, fences, size, scale and massing.

Examples of Roofs, windows, doors and fences appropriate for use in the Heritage Area



Windows and Doors - Materials

Original windows and doors, including sash, lintels, sills, decorative glass, pediments, trims and hardware shall be retained or replaced with duplicates constructed with the original or other materials which match those elements as closely as possible.

Windows and Doors. Scale, Proportion and Spacing

After alteration or construction, the proportions of and relationships between doors and windows shall be compatible with the original architectural style and character of the structure and with the character of the surrounding environment as documented.

Roofs

The direction, pitch and arrangement of the roof or roofs shall be visually compatible with the original architectural style and character of the building, and with surrounding buildings.

No flat roofs, that is, roofs with a pitch under 2/12 - that is, with a slope less than 2%, shall be added to or constructed on principal buildings.

Finish Materials and Detail

Architectural details including materials, colours, and textures shall be treated so as to conform to the original architectural style and character of the building and preserve and enhance the Heritage Area.

Extensions to an existing building or structure shall be clad in visually compatible materials, and the original structure and extension should be finished in a uniform colour scheme compatible with the original architectural style.



Building Size

Building height and main floor area size are regulated. The maximum allowable building height is 10.4 metres or two and a half storeys, and the minimum building height is 6 metres and one and a half storeys. You cannot have a ground floor area greater than 90 square metres in Lower Trinity, but this is increased to 100 square metres in the remainder of the Heritage Area.

Materials

With the approval of the Town, non-original materials may be used where the non-original material is similar in appearance to the original and the traditional appearance of the building is maintained.

Most paint companies carry a line of suitable Historic Colours similar to these.



Examples of acceptable building and renovation



Accessory Buildings, Workshops, Boat Houses and Fishing Stages

Accessory buildings, workshops, boat houses and fishing stages must be compatible with the design of the principal buildings in this Area.

Buildings accessory to dwellings and tourist accommodation uses, must be smaller than the principal buildings and complement the design of these buildings.

Workshops, boat houses and fishing stages can be larger and taller than accessory buildings and erected on lots other than the principal buildings, or may be principal buildings in their own right.



Examples of good building and renovation can be seen throughout this brochure.
Many more can be seen by taking a walk through the heritage area.



Heritage Buildings and Properties

A list of designated heritage buildings and properties is available from the Town. Specific provisions apply to these buildings.

A Heritage Guide prepared for the Town of Trinity by Arvo McMillan and Hilary Cass - 2007